

Memorandum

Date: October 22, 2019

To: Members of Council

From: Laura Hall, Manager, Regulatory Services, Corporate Services

Subject: Notice of Motion re: Zoning Review for Residential Driveway Widths

The Planning and Development Committee Agenda Package contains a Notice of Motion regarding a request for staff to review the Town's Zoning By-law as it relates to provisions concerning driveway widths. The purpose of this memo is to provide further information for consideration.

Zoning By-law Review

Currently, the Town is conducting a review of the Town's Zoning By-law and driveways widths are already part of this review. It is anticipated that the public engagement process is expected to proceed late Fall and a report will be brought to Committee for consideration in 2020.

Background Information

In considering increases to driveway widths, there are a number of important factors to bear in mind. Over the last 3 years, complaints received regarding driveway widths equates to approximately 1.8% of the total number of complaints. In urban areas, complaints often result from drainage issues and the overall aesthetics of the neighbourhood. In contrast, complaints in rural areas are often associated with parking of commercial vehicles (transport trucks).

Where a complaint is received, a property owner has the option to apply for a minor variance should they seek to retain their expanded driveway width. This process is administered by the Town's Planning and Development Division by way of an application to the Committee of Adjustment. Over the last 3 years, approximately 30% of Committee of Adjustments applications for driveway widening were related to compliance of a complaint matter. While the average increased width granted through a variance over this period was 4.65 metres, this ranges as low as 0.6 metres to as wide as 21 metres.

Potential Impacts from Widened Driveways

Environmental Impacts

Stormwater infrastructure is designed based on the type of development and an associated estimated amount of runoff. In residential areas, similar to neighbouring municipalities, the Town of Caledon has observed an increase in impermeable cover as a result of increases in driveway widths and installation of water-resistant landscape features, such as pools, sheds, decks, and walkways. The increase in impervious cover is resulting in more runoff than estimated.

Widening driveways reduces the permeable surface on properties and results in more stormwater draining to municipal stormwater infrastructure and, in some cases, to neighbouring properties. Stormwater infrastructure in older developed areas, that were designed and built to older

standards, levels of service, and permeable surfaces in the area at the time, may be undersized and challenged when considering current and projected future weather patterns/storm intensities due to climate change. A further reduction in permeable surfaces due to driveway widening may further exacerbate drainage issues in an area.

Overall, a continued reduction in permeable surfaces will result in drainage issues between private property owners and on the Town's road and stormwater infrastructure that will be increasingly difficult for Town staff to resolve.

Commercial Impacts

In addition to the environmental impacts, the Town is increasingly experiencing complaints regarding parking of commercial vehicles on rural lots. Should the Town expand the allowable widths of driveways in rural areas, this would accommodate and potentially encourage this growing misuse of rural properties.

Altering Town Boulevards

It is important to note that the motion does not include boulevards or other areas of Town lands that are often altered (widened) for the purposes of parking additional vehicles. The Town is experiencing an increase in these complaint types.