

Cover Letter

Property: 1349 Clearview Dr.

April 16 2025

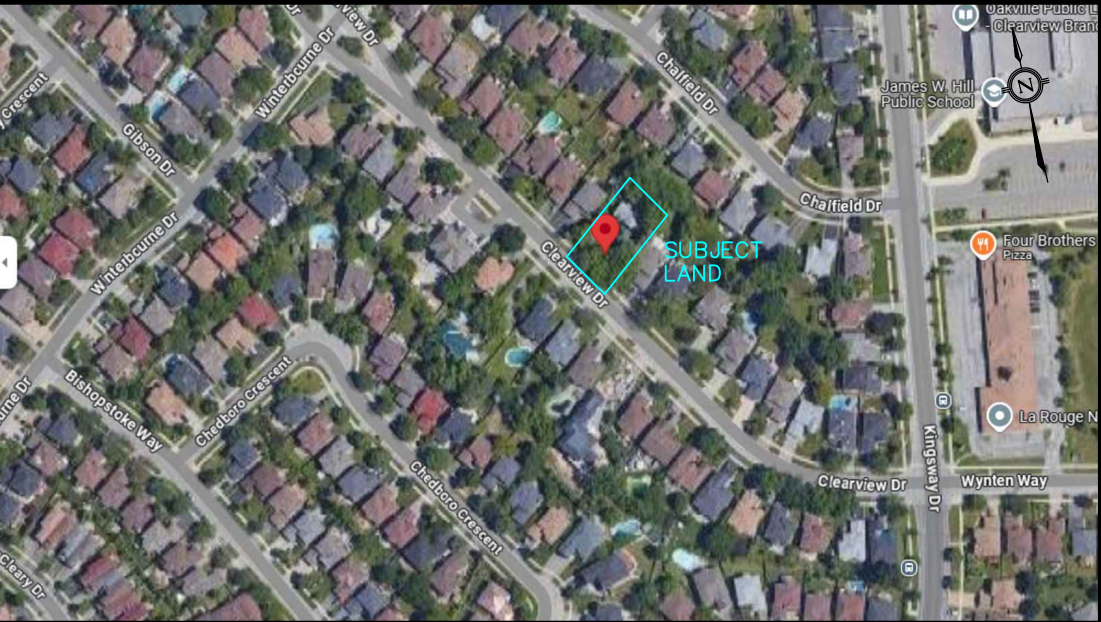
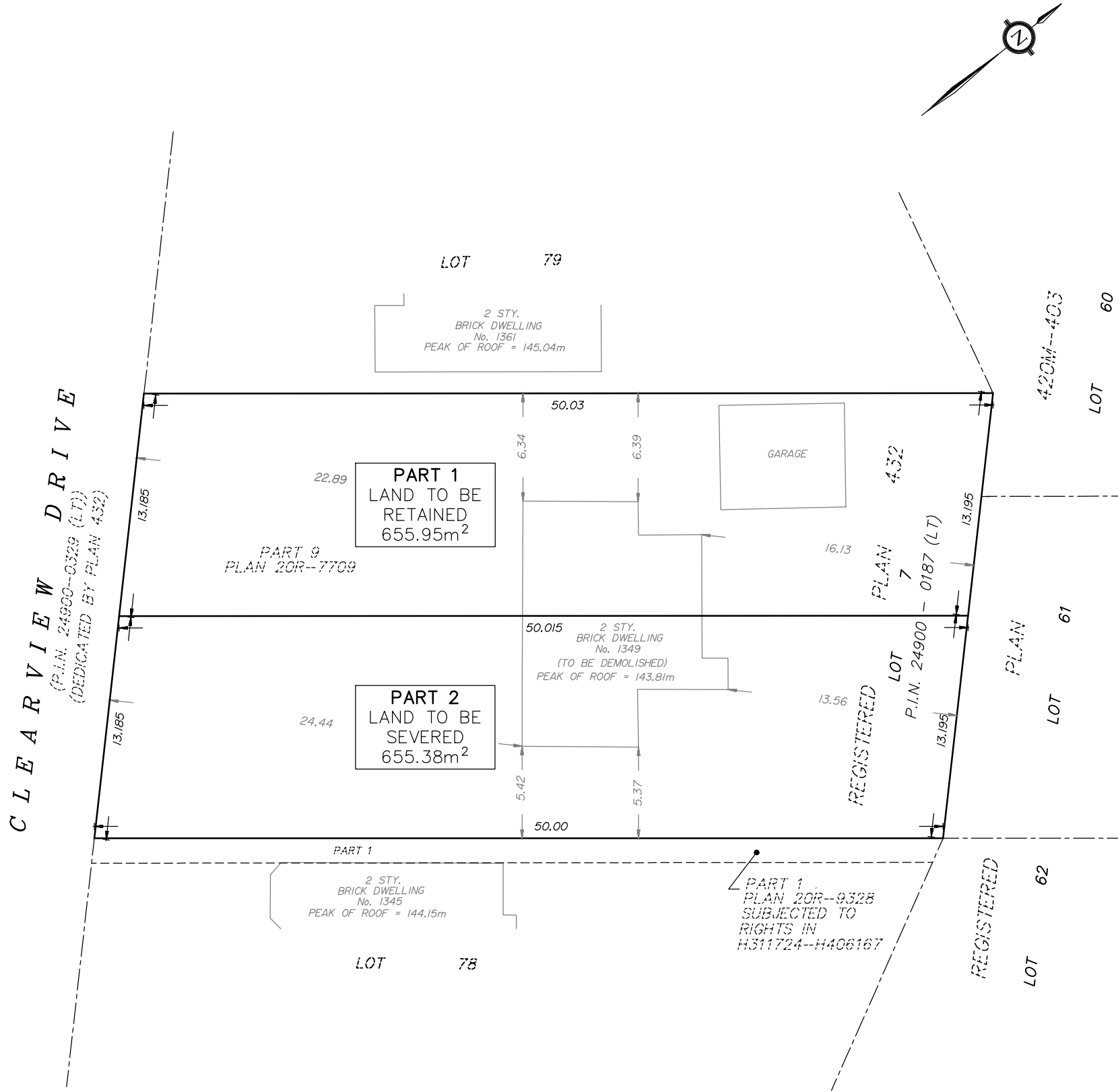
Please find here within an application for consent, comprised of a proposed severance of the above noted property.

A minor variance is also being sought to permit reduced frontages for each lot.

Included in this submission are the following materials:

- Cover letter.
- Completed application form (Consent).
- Completed application form (Minor Variance).
- Aerial Photograph (included on survey sketch)
- Legal Survey / Severance sketch.
- Height Survey of Adjacent buildings, shown on severance sketch and streetscape.
- Site plan.
- Building elevations.
- Streetscape plan.
- Tree protection plan, shown on site plan.
- Grading / drainage plan, shown on site plan.
- Site servicing plan, shown on site plan.
- Planning Justification and Character impact Analysis.
- Arborist report.
- Environmental Site screening Checklist.
- Rental Housing Demolition & Conversion Declaration.

T:\2024\24-7711 - 1349 Clearview Drive - Oakville\Surveying\24-7711 SEV. SKETCH.dwg

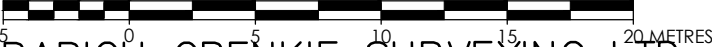


ADDRESS: 1349 CLEARVIEW DRIVE, OAKVILLE

SEVERANCE SKETCH OF
PART OF LOT 7
REGISTERED PLAN 432
IN THE
CITY OF OAKVILLE

SCALE & NOTES

Scale 1:300



BARICH GRENKIE SURVEYING LTD.

A DIVISION OF GEOMAPLE

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METRIC

DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Barich Grenkie
Surveying Ltd.

301 HWY No. 8 (2ND FLOOR) - STONEY CREEK, ON
L8G 1E5 (905) 662-6767

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DWN BY: DC

CHK BY: DJ

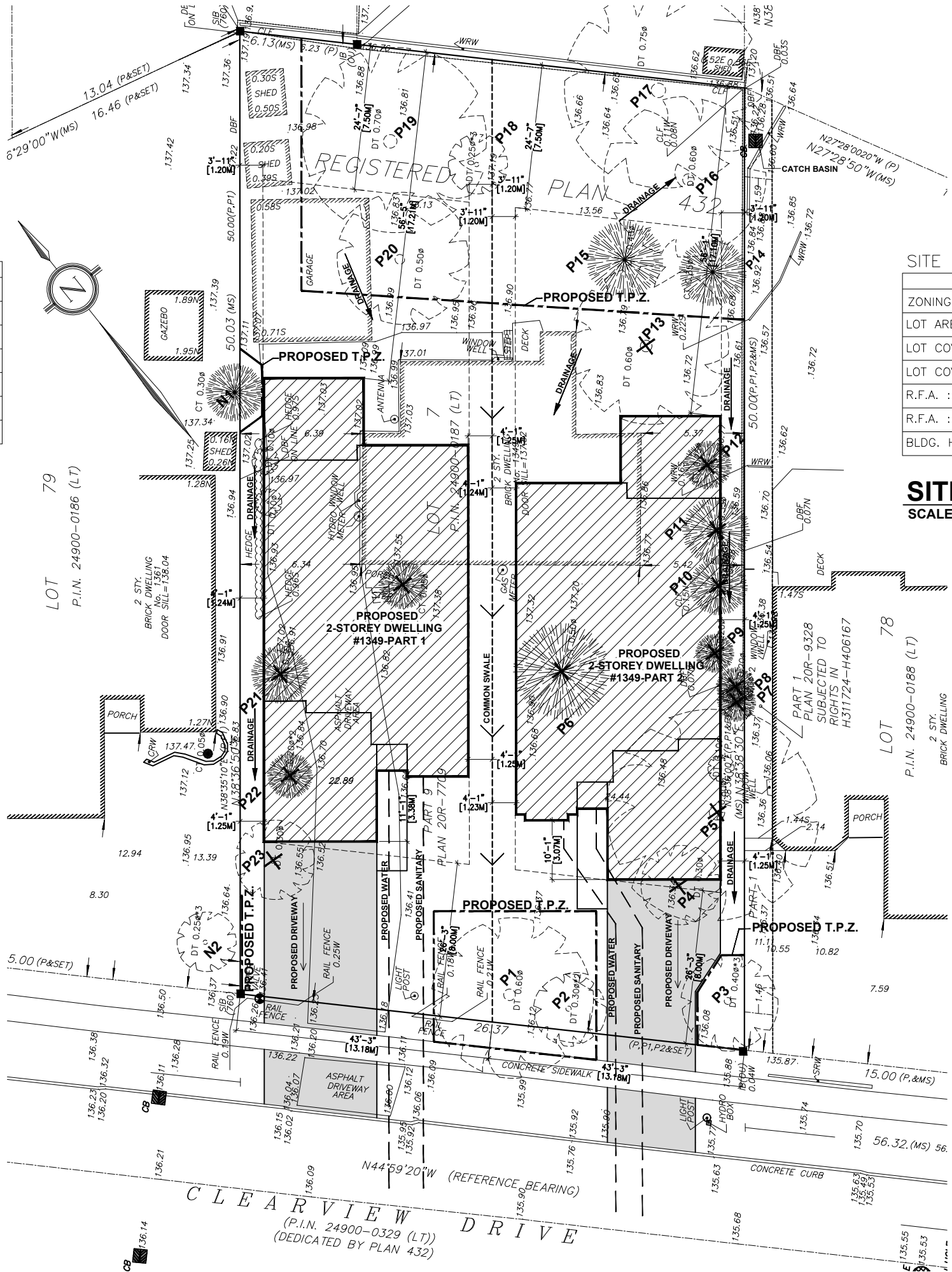
JOB No. 24-7711

SITE STATISTICS: 1349 CLEARVIEW DRIVE-PART 1

	EXISTING	PROPOSED	TOTAL	ALLOWED
ZONING:	RL3			
LOT AREA:	655.38M2			
LOT COVERAGE:	--- M2	220.21M2		229.38M2 2,469 SQ. FT.
LOT COVERAGE:	---	%	33.6%	35 %
R.F.A. :	--- M2	318.43 M2	--- M2	N/A M2
R.F.A. :	---	%	48.59%	N/A %
BLDG. HEIGHT (PEAK)	--- M	8.43M	--- M	12 M

SITE PLAN

SCALE: 1:250



SITE STATISTICS: 1349 CLEARVIEW DRIVE-PART 2

	EXISTING	PROPOSED	TOTAL	ALLOWED
ZONING:	RL3			
LOT AREA:	655.95M2			
LOT COVERAGE:	--- M2	220.90M2	--- M2	229.58M2 2,471 SQ. FT.
LOT COVERAGE:	---	%	33.68%	35 %
R.F.A. :	--- M2	331.18M2	--- M2	N/A M2
R.F.A. :	---	%	50.49%	N/A %
BLDG. HEIGHT (PEAK)	--- M	8.59M	--- M	12 M

SITE PLAN

SCALE: 1:250



KEEREN DESIGN
Residential Architecture

11 BRONTE RD. SUITE 31
OAKVILLE, ON
L6L 0E1

PHONE: (905) 847-2350

WWW.KEEREN.CA

FIRM BCIN #: 31181

JORIS KEEREN
DESIGNER BCIN #: 25348

REVISION

DRAWING INFORMATION

INITIAL DESIGN : DECEMBER 2024
DESIGNER : JORIS KEEREN
DRAWN BY : M. RICO
PLOT DATE : APRIL 15, 2025
PERMIT # : 25 -

These drawings are not to be
used for construction
purposes, unless approved
and stamped by the Local
Building Department.

PROJECT: 1349 CLEARVIEW DR.

S1



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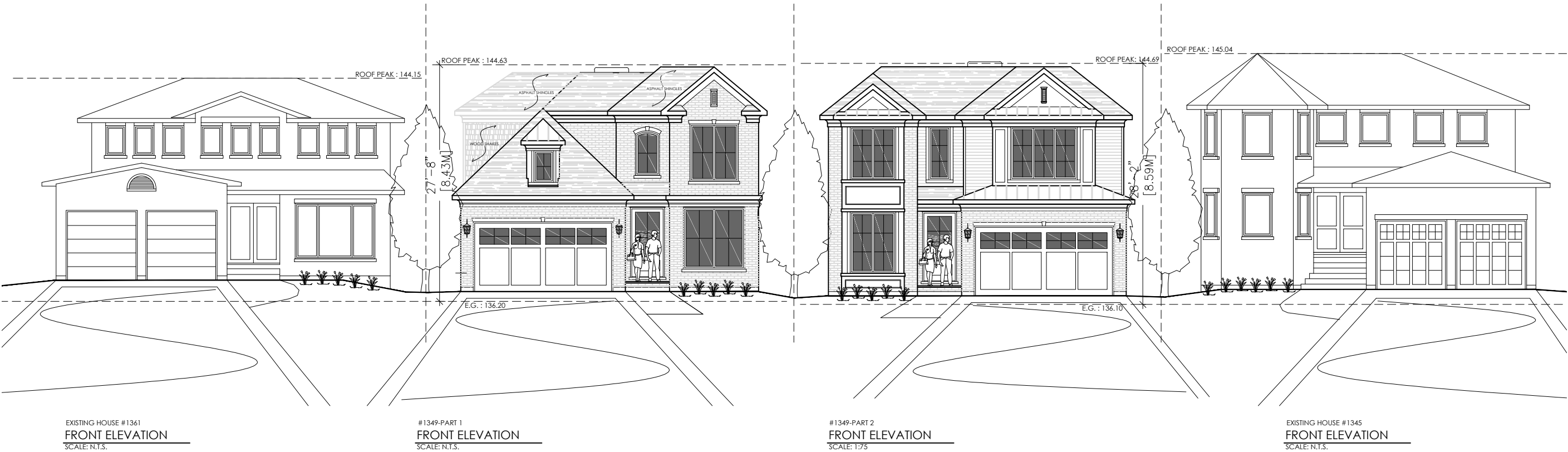
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PROJECT: 1349 CLEARVIEW DR.

S2



PROPOSED STREETSCAPE
SCALE: N.T.S.



#1349-PART 1
FRONT ELEVATION
SCALE: 1:75



#1349-PART 2
FRONT ELEVATION
SCALE: 1:75



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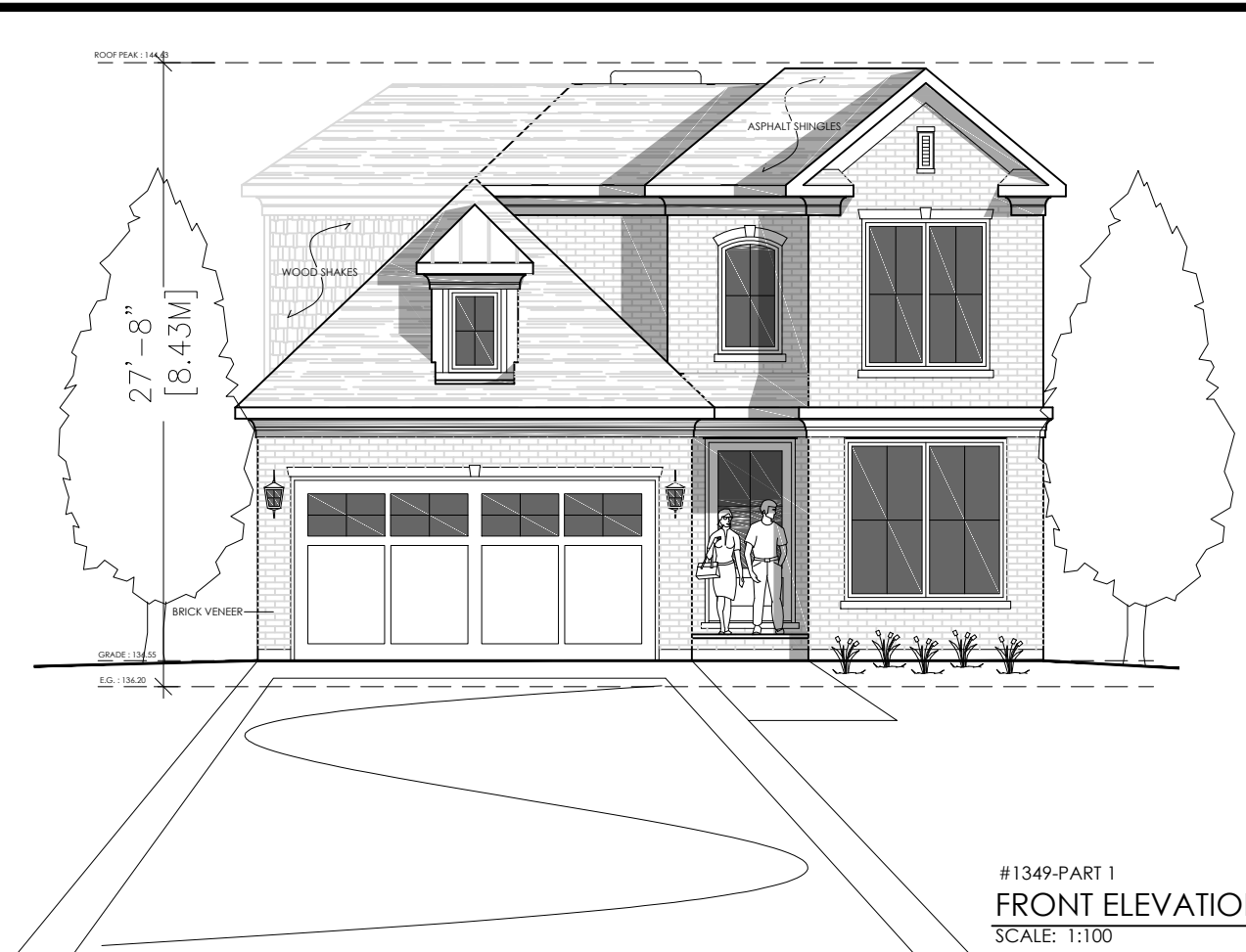
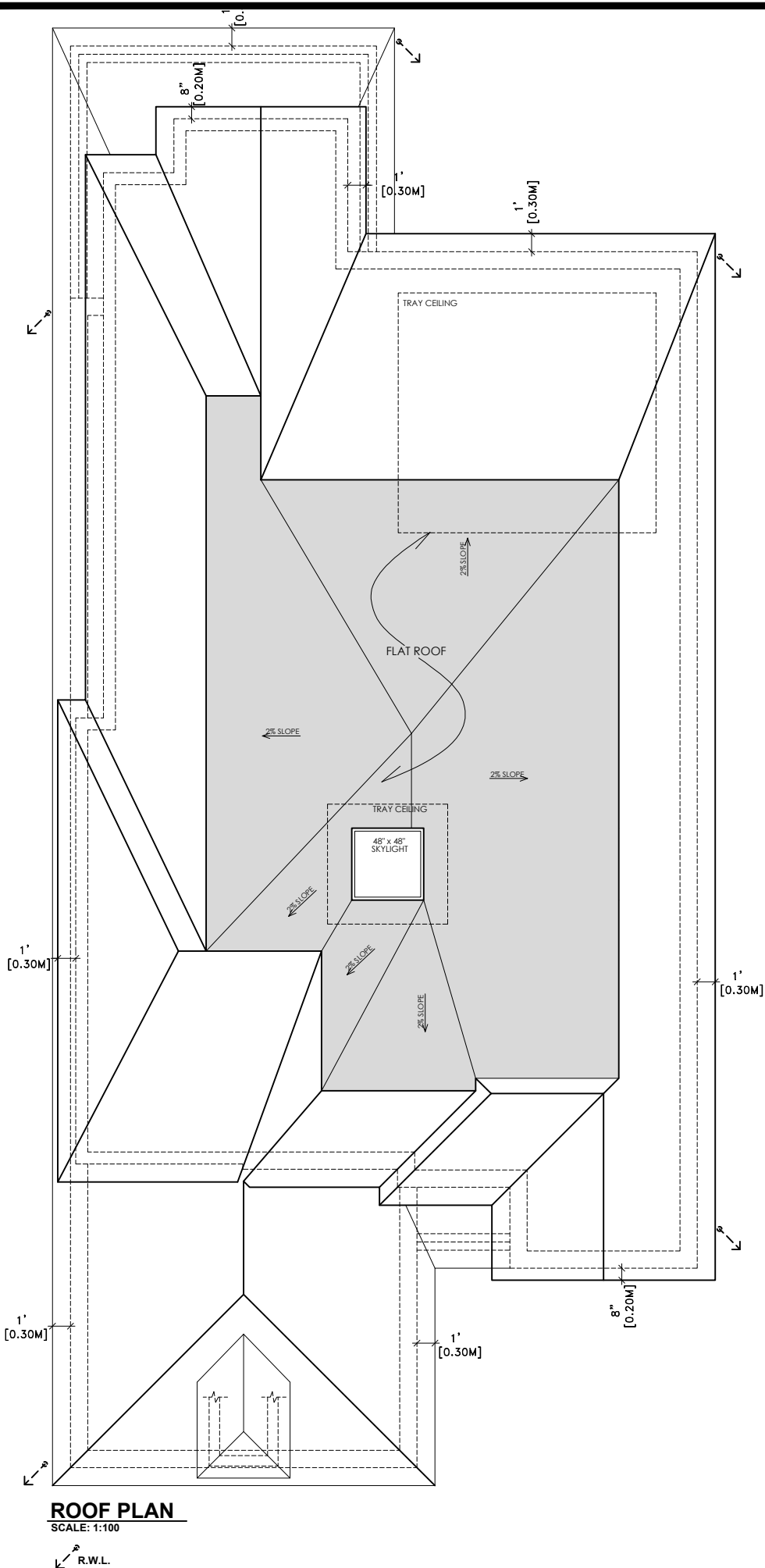
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PROJECT: 1349 CLEARVIEW DR.

S3





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Residential Architecture

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OAKVILLE, ON
L6L 0E1

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FIRM BCIN #: 31181

JORIS KEEREN
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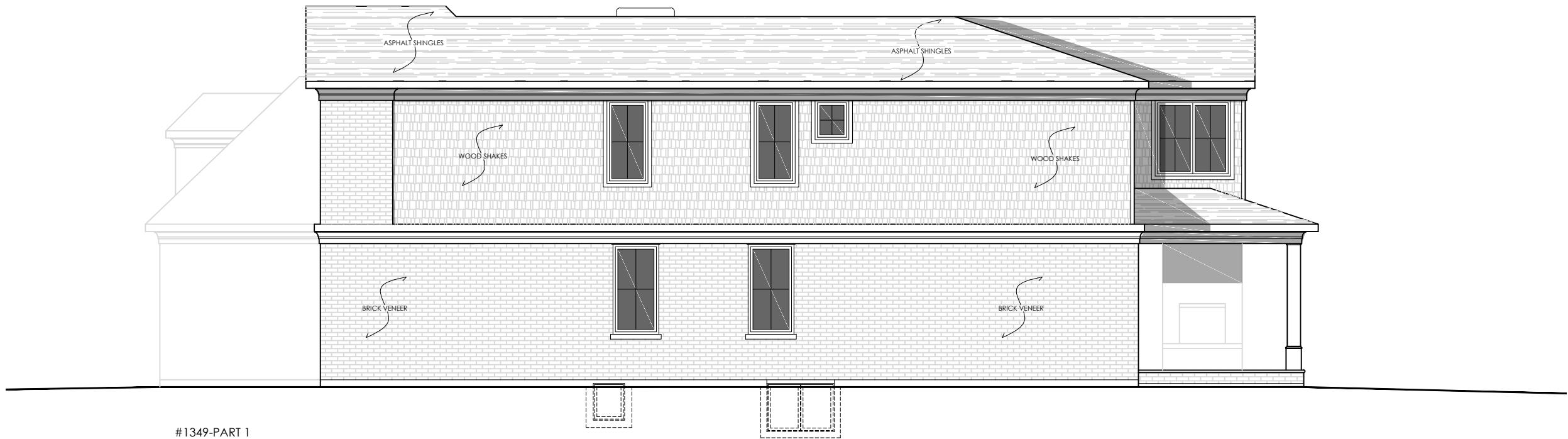
PROJECT: 1349 CLEARVIEW DR.

PART 1

S5



#1349-PART 1
EAST SIDE ELEVATION
SCALE: 1:100



#1349-PART 1
WEST SIDE ELEVATION
SCALE: 1:100



KEEREN DESIGN
Residential Architecture

11 BRONTE RD. SUITE 31
OAKVILLE, ON
L6L 0E1

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JORIS KEEREN
DESIGNER BCIN #: 25348

REVISION

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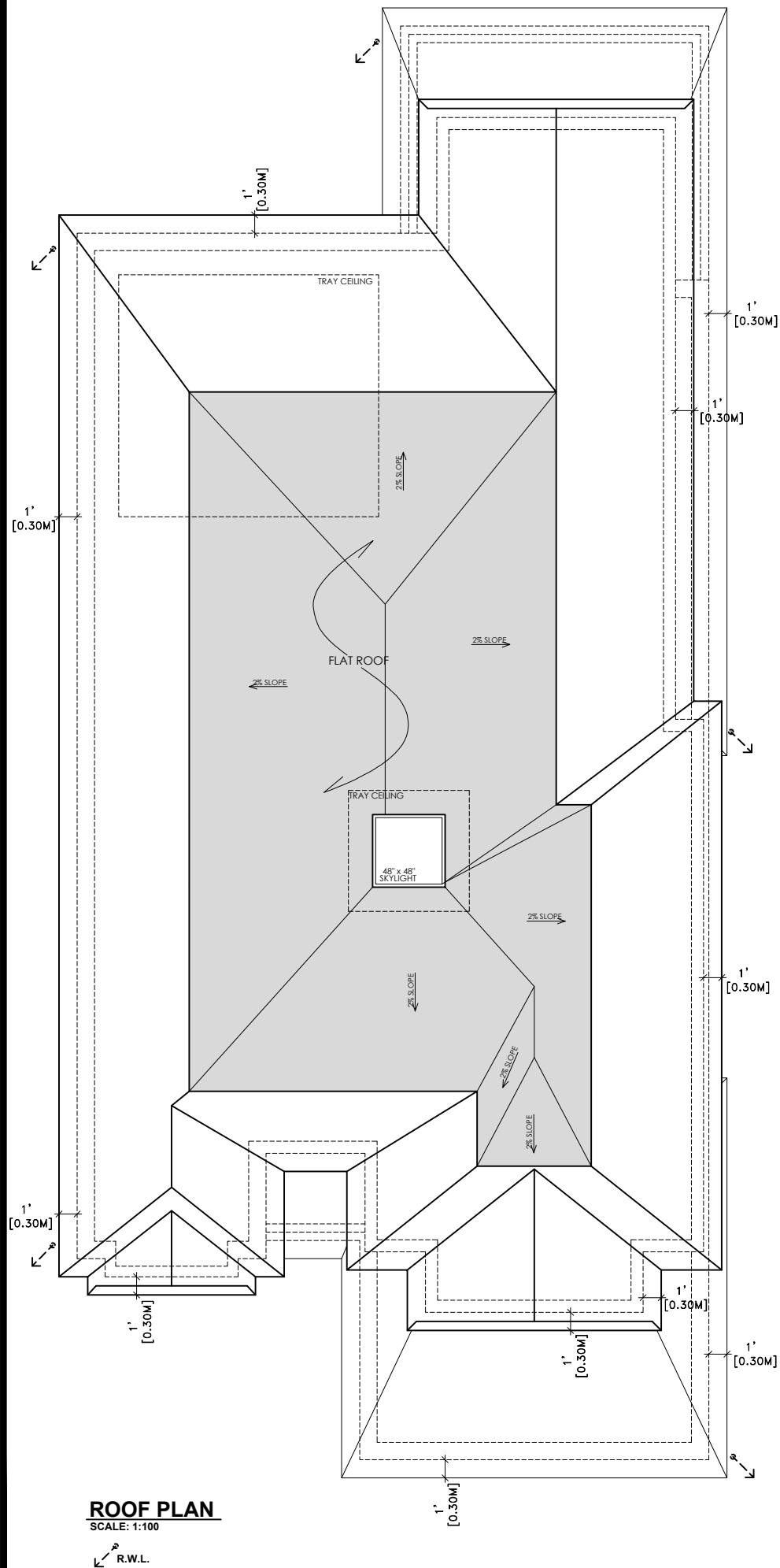
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PROJECT: 1349 CLEARVIEW DR.

PART 1

S6



#1349-PART 2
FRONT ELEVATION
SCALE: 1:100



#1349-PART 2
REAR ELEVATION
SCALE: 1:100



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L6L 0E1

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PROJECT: 1349 CLEARVIEW DR.

PART 2

S8



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L6L 0E1

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FIRM BCIN #: 31181

JORIS KEEREN
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PROJECT: 1349 CLEARVIEW DR.

PART 2

S9



#1349-PART 2
WEST SIDE ELEVATION
SCALE: 1:100



#1349-PART 2
EAST SIDE ELEVATION
SCALE: 1:100

Planning Rationale + Character Impact Analysis

Property: 1349 Clearview Dr.

April 16 2025

This and application for consent and minor variance and is comprised of a proposed severance of the existing property resulting in two parcels to accommodate two single family-dwellings.

Zoning and design considerations:

1. Each parcel will have a frontage of 13.185 Meters, whereas the min required by the RL3 zoning is 18 meters.
2. To put the request for reduced lot frontage in context in relation to the immediate area, frontages on the street range from 15M to 18M, with only a few having frontages greater than 18Meters. Approximately 50% of the lots in the immediate area have a 15 M frontage. That means the proposed parcels are only deficient in frontage by 1.92M from the typical lots in the area.
3. To demonstrate the practical use of the proposed lots, this applicaiton includes concept drawings for two new single-family dwellings, of approximately 3,500 sq. ft. in size. With a front yard setbacks of about 8 meters to align with the existing dwelling on either side.
4. In regards to the proposed dwellings, the RL3 zoning is being adheared to with the exception of the garage projections, which are about 3.4 meters, whereas 1.5 meters is required. Please note that this is being added as an architectural massing feature to better match the existing dwellings and streetscape. For reference, most of the existing dwellings on the street have a garage projection of between 4-6 meters.
5. The overall heights of the proposed dwellings are well below the maximum 12 meters permitted by the RL3 zoning, and have been designed in such a way as to blend in with heights of the existing dwellings on either side. Please see the streetscape plan which demonstrates this graphically. The actual heights of the existing dwellings were surveyed and the roof elevations are noted on the streetscape plan.

6. The East side elevation of the proposed dwelling on Part 2 has been designed in such as way to provide massing relief, because this façade projects behind the existing dwelling at 1345 Clearview. This is achieved by stepping back a large portion of the 2nd floor wall facing the East side which introduces a roof element at the mid point of the wall, severving as a visual separation of this wall.
7. For the proposed dwelling on Part 1, only a small portion of it projects beyond the adjacent dwelling located at 1361 Clearview Dr. Only the rear covered porch is meaningfully projecting beyond the rear face of 1361 and this element is open on three sides and only one-storey in height. A portion of the 2nd floor will also be visible but this has also been stepped back with a mid level roof to assist in breaking up the wall massing.

Trees:

8. An arborist report has been prepared which identifies all the trees on the subject property as well as those immediately adjacent. The proposed dwellings have been sited to optimize the preservation of several key mature trees on the property. Notably P1, P2 & P3 in the front yard and P14-19 in the rear yard. (see site plan)
9. Utilities, such as a new water and sewer lines, will be provided and located away from the mature trees to not have a negative impact.
10. Please refer to the arborist report by Summit professional consulting arborist dated November 19th 2024.

Detached versus Semi-detached consideration:

11. In evaluating the optimal build form for the proposed properties, the existing streetscape and the immediate surrounding area was considered. The existing housing stock adjacent to and opposite the subject site are all single-family detached dwellings, and therefore this supports the continuity of similar dwellings on the proposed severed parcels.
12. Futher consideration of semi-detached dwellings demonstrates that this would result in a larger massing (one structure, versus two) which would also not match the current lot patterning. Although the proposed parcels are slightly narrower than the the typical lots on the street, the proposed single family detached dwellings comply fully with all setbacks, which provides for consistent spacing between all the dwellings on the street.

Character Impact Analysis:

13. The existing area is comprised of “subdivision” style homes built in the late 1980’s to early 1990’s. The two most notable and common architectural features of the existing housing stock are brick veneer and projecting garages. The proposed dwellings also feature projecting garages for this reason and the exterior front facades are also comprised mostly of brick.

Image 1
Streetscape looking North from the subject property.





Prepared for:

Keeren Designs Inc.
11 Bronte Rd Unit 31, Oakville, ON
905-847-2350
www.keeren.ca

Project Address:

1349 Clearview Drive, Oakville, Ontario
DENG File # n/a

Data Collection and Report Prepared by:

Alex Sharp Certified Arborist ON-2026
19 November 2024

Arborist Report - 1349 Clearview Drive, Oakville, Ontario

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Arborist Report - 1349 Clearview Drive, Oakville, Ontario

Summit SKS Limited have been retained by the property owner to prepare this Arborist Report and Tree Protection Plan for 1349 Clearview Drive in Oakville, Ontario. The owner intends to demolish the existing house and build a new one. The tree assessment was completed on the 16th day of November, 2024. All field and appraisal work was conducted by qualified consultants as defined by the Town and in accordance with Private Tree Protection By-Law 2017-038. A Tree Protection Agreement will not be required for this project.

The purpose of this report is to inventory and assess trees 10cm in diameter, measured at breast height and larger on the subject property, in the city road allowance adjacent to the property and any trees within 6m of the property line. There are no trees that are recommended for removal as a result of this proposed construction and/or their current condition.

Municipally Owned Trees

There are no municipally owned trees associated with this report.

Neighbouring Trees

Tree number N1 is a 32cm dbh Spruce White that is growing near the south property line in the backyard of 1361 Clearview Drive. This tree is in good condition and requires a tree protection zone of 3.0m.

Tree number N2 is a 15/13/10/8cm dbh Birch European White that is growing near the south property line in the front yard of 1361 Clearview Drive. This tree is in fair condition and requires a tree protection zone of 2.4m.

Privately Owned Trees

Tree number P1 is a 69cm dbh Maple Silver that is growing on the middle of the front yard on the subject property. This tree is in good condition and requires a tree protection zone of 4.2m.

Tree number P2 is a 21/37cm dbh Maple Silver that is growing on the middle of the front yard on the subject property. This tree is in good condition and requires a tree protection zone of 3.0m.

Tree number P3 is a 72/49cm dbh Maple Silver that is growing near the south side of the front yard on the subject property. This tree is in good condition and requires a tree protection zone of 4.8m.

Tree number P4 is a 37cm dbh Maple Silver that is growing near the south side of the front yard on the subject property. This tree is in good condition and requires a tree protection zone of 3.0m.

Tree number P5 is a 74cm dbh Elm American (white) that is growing near the south side of the front yard on the subject property. This tree is in good condition and requires a tree protection zone of 4.8m.

Tree number P6 is a 48cm dbh Spruce Blue that is growing near the middle of the front yard on the subject property. This tree is in good condition and requires a tree protection zone of 3.0m.

Tree number P7 is a 18/11cm dbh Cedar White that is growing near the south side of the front yard on the subject property. This tree is in good condition and requires a tree protection zone of 1.8m.

Tree number P8 is a 18cm dbh Cedar White that is growing near the south side of the front yard on the subject property. This tree is in good condition and requires a tree protection zone of 1.8m.

Tree number P9 is a 23cm dbh Spruce White that is growing near the south side of the front yard on the subject property. This tree is in good condition and requires a tree protection zone of 2.4m.

Tree number P10 is a 28cm dbh Spruce White that is growing near the south side of the front yard on the subject property. This tree is in good condition and requires a tree protection zone of 2.4m.

Tree number P11 is a 34cm dbh Spruce White that is growing near the south property line on the subject property. This tree is in good condition and requires a tree protection zone of 3.0m.

Arborist Report - 1349 Clearview Drive, Oakville, Ontario

Tree number P12 is a 28cm dbh Spruce White that is growing near the south property line on the subject property. This tree is in good condition and requires a tree protection zone of 2.4m.

Tree number P13 is a 67cm dbh Maple Silver that is growing near the south side of the backyard on the subject property. This tree is in good condition and requires a tree protection zone of 4.2m.

Tree number P14 is a 39cm dbh Spruce White that is growing near the south side of the backyard on the subject property. This tree is in good condition and requires a tree protection zone of 3.0m.

Tree number P15 is a 44cm dbh Pine Eastern White that is growing near the south side of the backyard on the subject property. This tree is in good condition and requires a tree protection zone of 3.0m.

Tree number P16 is a 69cm dbh Maple Silver that is growing near the south side of the backyard on the subject property. This tree is in good condition and requires a tree protection zone of 4.2m.

Tree number P17 is a 82cm dbh Maple Silver that is growing near the east property line in the backyard of the subject property. This tree is in good condition and requires a tree protection zone of 5.4m.

Tree number P18 is a 79cm dbh Maple Silver that is growing near the middle of the backyard on the subject property. This tree is in good condition and requires a tree protection zone of 4.8m.

Tree number P19 is a 75cm dbh Maple Silver that is growing near the middle of the backyard on the subject property. This tree is in good condition and requires a tree protection zone of 4.8m.

Tree number P20 is a 55cm dbh Maple Silver that is growing near the middle of the backyard on the subject property. This tree is in good condition and requires a tree protection zone of 3.6m.

Tree number P21 is a 32cm dbh Spruce White that is growing near the north side of the front yard on the subject property. This tree is in good condition and requires a tree protection zone of 3.0m.

Tree number P22 is a 26/22cm dbh Spruce Norway that is growing near the north side of the front yard on the subject property. This tree is in good condition and requires a tree protection zone of 2.4m.

Tree number P23 is a 32cm dbh Maple Silver that is growing near the north side of the front yard on the subject property. This tree is in good condition and requires a tree protection zone of 3.0m.

All protective tree hoarding shall be installed prior to commencement of any construction activities as per Town of Oakville specifications.

Arborist Report - 1349 Clearview Drive, Oakville, Ontario

Tree #	Common Name	Latin Name	DBH (cm)	Height (m)	Crown Reserve (m)	Crown Height (m)	Canopy Cover Area (m)	Health	Structure	TPZ (m)	Site Plan Results
P1	Maple Silver	Acer saccharinum	69	15	15	3	225	good	good	4.2	preserve
P2	Maple Silver	Acer saccharinum	21/37	15	12	3	144	good	good	3.0	preserve
P3	Maple Silver	Acer saccharinum	72/49	15	15	3	225	good	good	4.8	preserve
P4	Maple Silver	Acer saccharinum	37	18	9	5	81	good	good	3.0	preserve
P5	Elm American (white)	Ulmus americana	74	21	18	9	324	good	good	4.8	preserve
P6	Spruce Blue	Picea pungens	48	18	9	1	81	good	good	3.0	preserve
P7	Cedar White	Thuja occidentalis	18/11	9	6	1	36	good	good	2.4	preserve
P8	Cedar White	Thuja occidentalis	18	9	4	1	16	good	good	2.4	preserve
P9	Spruce White	Picea glauca	23	12	5	3	25	good	good	2.4	preserve
P10	Spruce White	Picea glauca	28	15	6	3	36	good	good	2.4	preserve
P11	Spruce White	Picea glauca	34	18	9	3	81	good	good	3.0	preserve
P12	Spruce White	Picea glauca	28	15	6	3	36	good	good	2.4	preserve
P13	Maple Silver	Acer saccharinum	67	21	18	5	324	good	good	4.2	preserve
P14	Spruce White	Picea glauca	39	21	9	3	81	good	good	3.0	preserve
P15	Pine Eastern White	Pinus strobus	44	24	9	3	81	good	good	3.0	preserve
P16	Maple Silver	Acer saccharinum	69	24	18	3	324	good	good	4.2	preserve
P17	Maple Silver	Acer saccharinum	82	18	18	3	324	good	good	5.4	preserve
P18	Maple Silver	Acer saccharinum	79	21	15	9	225	good	good	4.8	preserve
P19	Maple Silver	Acer saccharinum	75	18	24	6	576	good	good	4.8	preserve
P20	Maple Silver	Acer saccharinum	55	15	15	4	225	good	good	3.6	preserve
P21	Spruce White	Picea glauca	32	15	6	3	36	good	good	3.0	preserve
P22	Spruce Norway	Picea abies	26/22	15	6	3	36	good	good	2.4	preserve
P23	Maple Silver	Acer saccharinum	32	15	9	3	81	good	good	3.0	preserve
N1	Spruce White	Picea glauca	32	15	6	3	36	good	good	3.0	preserve
N2	Birch European White	Betula pendula	15/13 /10/8	7	9	2	81	fair	fair	2.4	preserve

Tree ownership is indicated by the tree naming system, tree names beginning with the letter M are municipally owned, tree names beginning with the letter N are on neighbouring properties within 6m of the property line and tree names beginning with the letter P are privately owned and on the subject property.



TM



The International Society of Arboriculture

Hereby Announces That

Alex Mackenzie Sharp

Has Earned the Credential

ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan
CEO & Executive Director

9 January 2016

Issue Date

30 June 2025

Expiration Date

ON-2026A

Certification Number



Arborist Report - 1349 Clearview Drive, Oakville, Ontario

Limitations of Assessment

It is the policy of Summit SKS Limited to attach the following clause in regards to limitations. This is to ensure that the client is fully aware of what is technically and professionally realistic in the preservation and assessment of trees in the urban environment.

The assessment of the trees in this report has been done in conjunction with and according to accepted arboriculture methods and techniques. These include an examination of the above ground parts of the tree for structural defects, scars, cracks, the overall condition of the visible root structures, the severity and direction of lean (if any), the general condition of the trees and the surrounding environment, external indications of decay such as fungal fruiting bodies, evidence of attack by insects, symptoms of infestation and pathogens, discoloured foliage, and the proximity of potential targets should a tree fail. Except where specifically noted, the trees not cored, probed or climbed and there was no detailed inspection of the root crowns involving excavations, or samples taken to be scientifically tested.

Notwithstanding the recommendations and conclusions presented in this report, it must be acknowledged that trees are living organisms. They are not immune to changes in site conditions, dramatic weather events or seasonal variations in climate. Therefore it should always be recognized that trees are ever evolving and their health and vigour constantly vary over time. While all reasonable efforts have been made to ensure that the subject trees are healthy, no guarantees are offered or implied that these trees or part(s) of any trees will remain intact.

It is professionally and practically impossible to predict with absolute certainty the behaviour of any tree or its component parts under all circumstances and variables. Most trees have the potential for failure under adverse weather conditions and the risk can only be completely eliminated if the tree is removed. inherently, a standing tree will always pose some level of risk. Although every effort has been made to ensure that this assessment is reasonably accurate, trees should be re-assessed periodically. The assessment presented in this report is valid at the time of inspection.

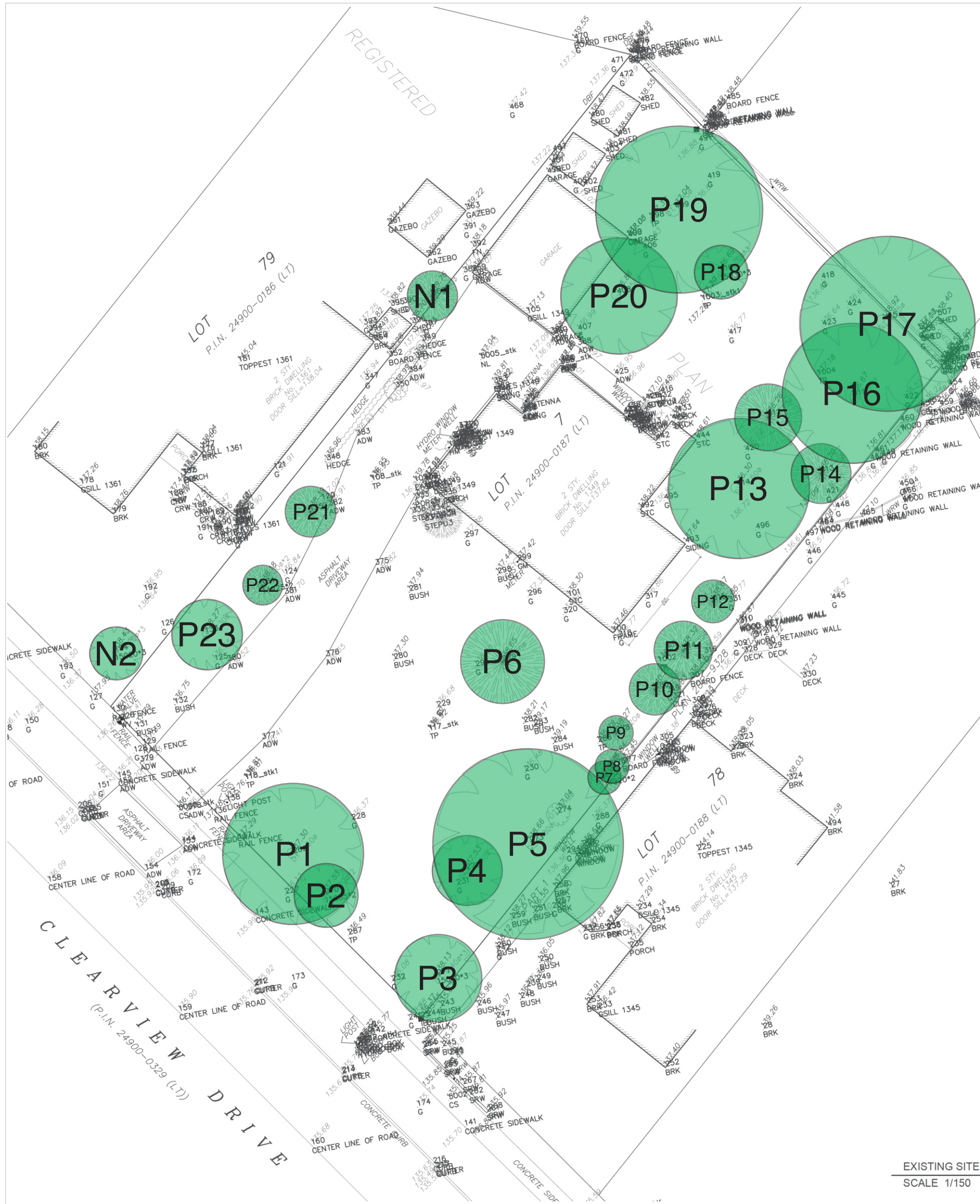
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On Behalf of Summit SKS Limited



Alex Sharp,
Certified Arborist ON-2026

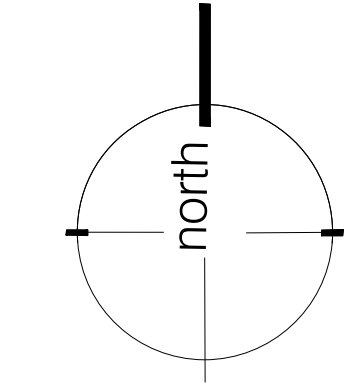




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P2	Maple Silver	Acer saccharinum	21/37	15	12	3	144	good	good	3	preserve
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P4	Maple Silver	Acer saccharinum	37	18	9	5	81	good	good	3	preserve
P5	Elm American (white)	Ulmus americana	74	21	18	9	324	good	good	4.8	preserve
P6	Spruce Blue	Picea pungens	48	18	9	1	81	good	good	3	preserve
P7	Cedar White	Thuja occidentalis	18/11	9	6	1	36	good	good	2.4	preserve
P8	Cedar White	Thuja occidentalis	18	9	4	1	16	good	good	2.4	preserve
P9	Spruce White	Picea glauca	23	12	5	3	25	good	good	2.4	preserve
P10	Spruce White	Picea glauca	28	15	6	3	36	good	good	2.4	preserve
P11	Spruce White	Picea glauca	34	18	9	3	81	good	good	3	preserve
P12	Spruce White	Picea glauca	28	15	6	3	36	good	good	2.4	preserve
P13	Maple Silver	Acer saccharinum	67	21	18	5	324	good	good	4.2	preserve
P14	Spruce White	Picea glauca	39	21	9	3	81	good	good	3	preserve
P15	Pine Eastern White	Pinus strobus	44	24	9	3	81	good	good	3	preserve
P16	Maple Silver	Acer saccharinum	69	24	18	3	324	good	good	4.2	preserve
P17	Maple Silver	Acer saccharinum	82	18	18	3	324	good	good	5.4	preserve
P18	Maple Silver	Acer saccharinum	79	21	15	9	225	good	good	4.8	preserve
P19	Maple Silver	Acer saccharinum	75	18	24	6	576	good	good	4.8	preserve
P20	Maple Silver	Acer saccharinum	55	15	15	4	225	good	good	3.6	preserve
P21	Spruce White	Picea glauca	32	15	6	3	36	good	good	3	preserve
P22	Spruce Norway	Picea abies	26/22	15	6	3	36	good	good	2.4	preserve
P23	Maple Silver	Acer saccharinum	32	15	9	3	81	good	good	3	preserve
N1	Spruce White	Picea glauca	32	15	6	3	36	good	good	3	preserve
N2	Birch European White	Betula pendula	15/13/10/8	7	9	2	81	fair	fair	2.4	preserve

SCHEDULE 1
TREE PROTECTION BARRIER

Tree Protection Barriers
1) Tree protection barriers must be 1.2m (4ft) high, waterboard hoarding or an equivalent approved by Urban Forestry Services.
2) Tree protection barriers for trees situated on the Town road allowance where visibility must be maintained can be 1.2m (4ft) high and consist of plastic web snow fencing on a wood frame made of 2" x 4"s.
3) Where some excavate or fill has to be temporarily located near a tree protection barrier, plywood must be used to ensure no material enters the Tree Protection Zone.
4) All supports and bracing should be outside the Tree Protection Zone. All such supports should minimize damaging roots outside the Tree Protection Barrier.
5) No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.



- LEGEND
- property line

2

existing tree number (refer to chart)

existing vegetation to remain

existing vegetation to be removed

minimum tree protection zone (tpz)
- as per Town of Oakville guidelines

tree protection

Recommended Tree Protection Zone

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	19/Nov/2024	1st Submission
2		
3		
4		
5		

CERTIFICATIONS



TRAQ 1589



ON-0542AT

CLIENT
Keeren Designs Inc.
MUNICIPALITY
Town of Oakville

PROJECT
Private Residence
1349 Clearview Drive

MUNICIPAL FILE NUMBER

#- n/a

SHEET
Tree Protection Plan



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