

COMMITTEE OF ADJUSTMENT

CONSENT REPORT

STATUTORY AUTHORITY: Section 53 of the Planning Act, 1990

APPLICATION: B25/02

**RELATED FILE: A/074/2025 1349 Clearview Drive (Part 1)
A/075/2025 1349 Clearview Drive (Part 2)**

DATE OF MEETING: July 9, 2025 at 7 p.m.

By videoconference and live-streaming video on the Town of Oakville's Live Stream webpage at oakville.ca

<u>Owner (s)</u>	<u>Agent</u>	<u>Location of Land</u>
F. Khalili	Joris Keeren Keeren Design 11 Bronte Rd Unit 31 Oakville ON L6L 0E1	1349 Clearview Dr PLAN 432 PT LOT 7 RP 20R7709 PART 9

**OFFICIAL PLAN DESIGNATION: Low Density Residential
WARD: 3**

**ZONING: RL3-0
DISTRICT: EAST**

APPLICATION:

Under subsection 53(42) of the Planning Act, the applicant is requesting to permit the consent for the creation of a New Lot.

An application has been made for Consent to permit a New Lot. The application is asking to convey the severed lands (Part 2 on the severance sketch) from Part Lot 7 Plan 432 RP 20R7709 Part 9.

The application is asking to convey a portion of land (Part 2 on the severance sketch) which is approximately 655.38 m² in area with an approximate frontage of 13.185 m on Clearview Drive to be severed from 1349 Clearview Drive for the purpose of creating a new lot.

The retained parcel (Part 1 on the severance sketch) is approximately 655.95 m² in area, with an approximate frontage of 13.185 m on Clearview Drive.

The purpose of this application is to create two (2) single-detached residential dwelling lots. This application is being considered with related Minor Variance A/074/2025 (Retained) and Minor Variance A/075/2025 (Severed).

The said parcels being more particularly described on the Severance Sketch (Figure 2) below.

CIRCULATED DEPARTMENTS AND AGENCIES COMMENTS RECEIVED

Planning Services:

(Note: Planning Services includes a consolidated comment from the relevant district teams including, Current, Long Range and Heritage Planning, Urban Design and Development Engineering)

RECOMMENDATION

That Consent application submitted by Keeren Design Residential Architecture on behalf of the owner Farshid Khalili to create a new residential lot (Part 2) having an area of approximately 655.38 square metres, a frontage of 13.185 metres, and depth of 50 metres on Plan 432, Lot 7, with the retained portion (Part 1) having a similar site area of approximately 655.95 square metres, a frontage of 13.185 metres, and a depth of 50 metres, be approved subject to the conditions attached as Appendix “A”.

Note: This Consent application should be considered together with Minor Variance applications A/074/2025 and A/075/2025 for the subject lands to address the deficient lot frontage requirements under Zoning By-law 2014-014, as amended, for both the severed and retained lands.

LOCATION

The subject lands are located south of Winterbourne Drive and east of Kingsway Drive, as shown in Figure 1 below. The municipal address is 1349 Clearview Drive. The lands are legally described as Plan 432 Part LOT 7 Registered Plan 432 Reference Plan 20R7709 PART 9.



Figure 1: Subject Lands

PURPOSE

The Consent application would sever the subject land into two residential lots, the retained lands (Part 1) and the severed lands (Part 2) to facilitate the creation of the new lot, with the existing dwelling to be demolished. The effect of this application is to permit two new single detached dwellings to be constructed, one on each lot. Both lots are proposed to have driveway access from Clearview Drive, as shown in the conceptual severance plan, and streetscape plan in Figures 2 and 3 below.

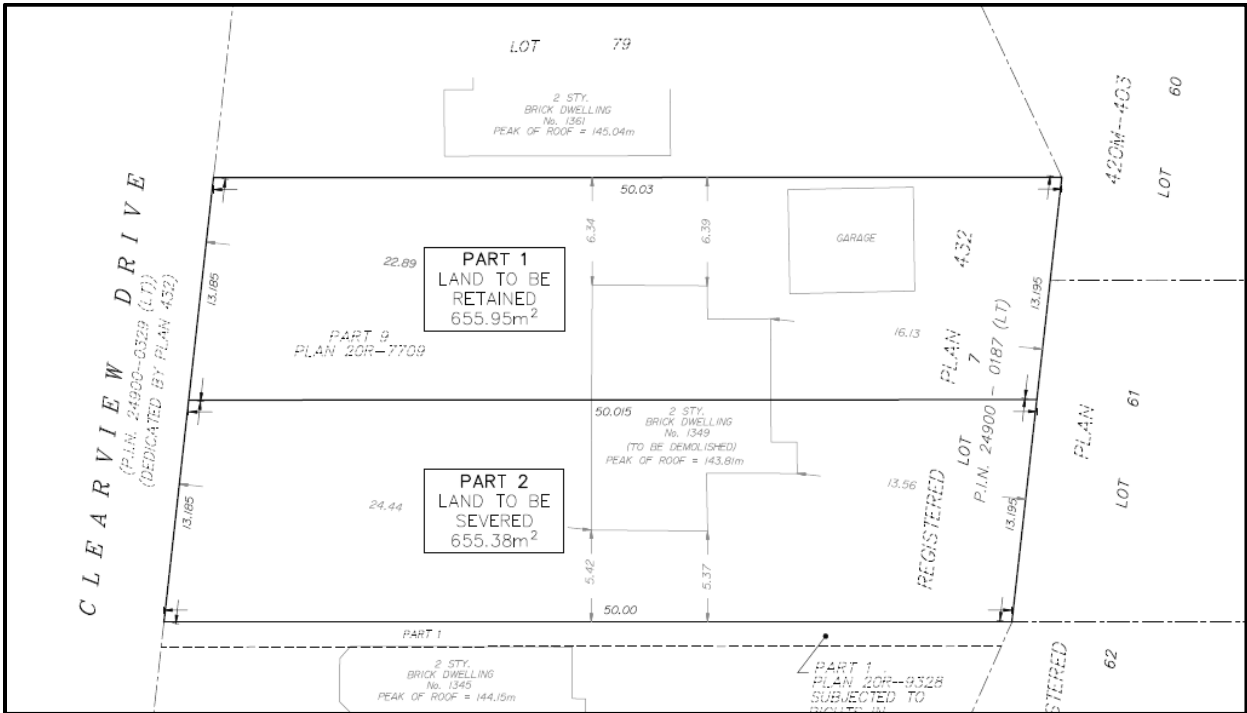


Figure 2: Severance Sketch

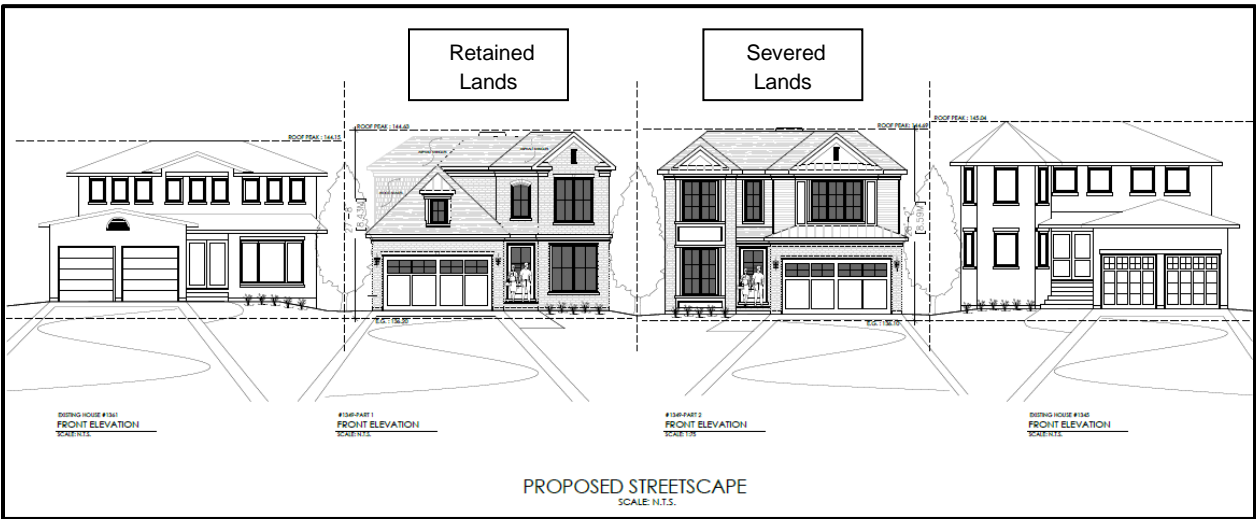


Figure 3: Conceptual Streetscape Plan

BACKGROUND

The subject lands are 1,311.33 square metres (0.13 hectares) in size, with frontage of 26.37 metres along Clearview Drive. The site is currently occupied by an existing two-storey detached dwelling with a double-car width driveway leading to a detached garage.

All residential lots in the immediate neighbourhood are designated Low Density Residential and zoned RL3 (Residential Low 3). The current application to sever the subject lands to create an additional new lot is subject to Minor Variances to address deficiencies in lot frontage for both the severed and retained lands.

The subject lands remained as a holdout when the surrounding lands were developed as part of a subdivision registered in 1986 (20M-0403). As a result, the subject lands are larger than the surrounding lots.

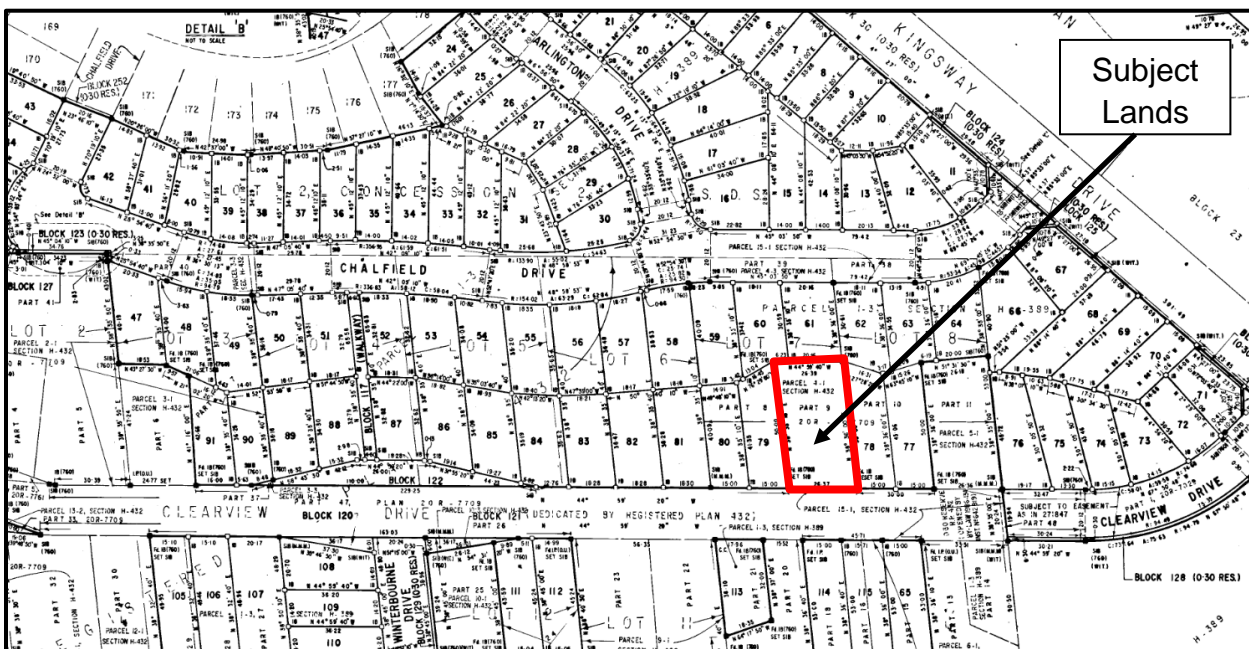


Figure 4: 20M-0403 registered subdivision

This Consent application is to be considered in conjunction with applications A/074/2025 and A/075/2025, which have been evaluated in a separate report. As detailed in that report, staff are of the opinion that the variance applications facilitate the creation of two new lots that are generally consistent with the prevailing lotting pattern of the surrounding neighbourhood. The proposals are desirable for the appropriate development of the lands, are minor in nature, and maintain the general intent and purpose of the Official Plan and Zoning By-law. Accordingly, they satisfy the four tests for a minor variance application as set out in Section 45(1) of the *Planning Act*.

PROVINCIAL PLANNING STATEMENT (PPS), 2024

The PPS provides for efficient development, land use patterns and an appropriate range and mix of land uses. Policies within Chapter 2 direct growth and development to settlement areas, which optimizes the efficient use of land and resources, existing and planned infrastructure, and promotes active transportation. The proposal is to create two new lots on the subject lands.

On this basis, the proposed Consent application is consistent with the PPS.

LIVABLE OAKVILLE PLAN

The subject lands are identified as 'Residential Areas' on Schedule A1 – Urban Structure, as shown in Figure 4 below. They are further designated as 'Low Density Residential' on Schedule G – South East Land Use Plan (Figure 5) and are subject to the residential policies of Part D, Section 11 along with Section 2, Section 4, and Section 28.

The guiding principles of Livable Oakville as stated in Policy 2.2.1:

“Preserving and creating a livable community in order to:

a) preserve, enhance, and protect the distinct character, cultural heritage, living environment, and sense of community of neighbourhoods;

Further, to manage growth within the town, intensification is primarily directed to growth centres, however, Policy 4.3 states:

“Residential Intensification Outside of the Growth Areas

It is the policy of the Plan that the key focus for development and redevelopment to accommodate intensification will be the locations identified as Growth Areas. Lands outside of Growth Areas are predominantly stable residential communities which consist of established neighbourhoods. While the Plan encourages intensification generally throughout the built-up area, it also recognizes that some growth and change may occur in these areas provided the character of the areas is preserved and the overall urban structure of the Town is upheld. Intensification outside of the Growth Areas including additional intensification opportunities such as infill, redevelopment and greyfield and brownfield sites, will be considered in the context of this Plan.”

Additionally, Section 11 of the Livable Oakville Plan establishes the policy framework for assessing intensification with residential areas. Specifically, Policy 11.1.8 states:

“Intensification within the stable residential communities shall be provided as follows:

a) Within stable residential communities, on lands designated Low Density Residential, the construction of a new dwelling on an existing vacant lot, land division, and/or the conversion of an existing building into one or more units, may be considered where it is compatible with the lot area and lot frontages of the surrounding neighbourhood and subject to the policies of section 11.1.9 and all other applicable policies of this Plan;”

Intensification is defined as:

“means the development of a property, site or area at a higher density than currently exists through:

- a) redevelopment, including the reuse of brownfield sites;*
- b) the development of vacant and/or underutilized lots within previously developed areas;*
- c) infill development; or*
- d) the expansion or conversion of existing buildings.”*

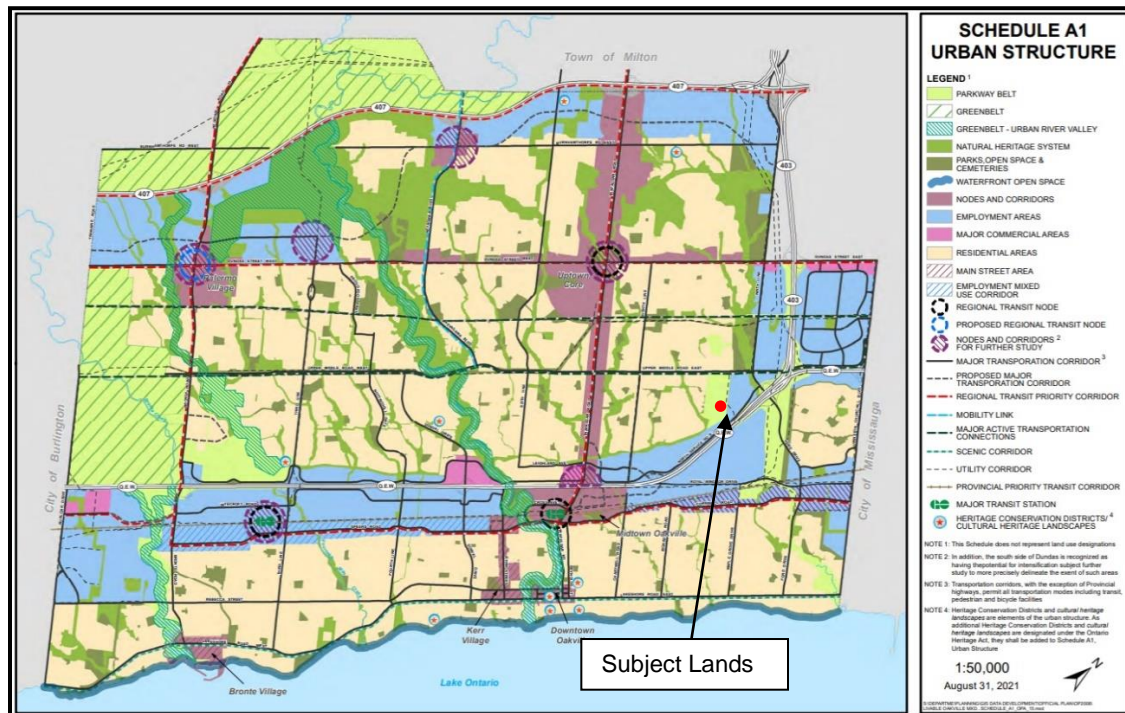


Figure 5: Livable Oakville Plan (Schedule A1 – Urban Structure)

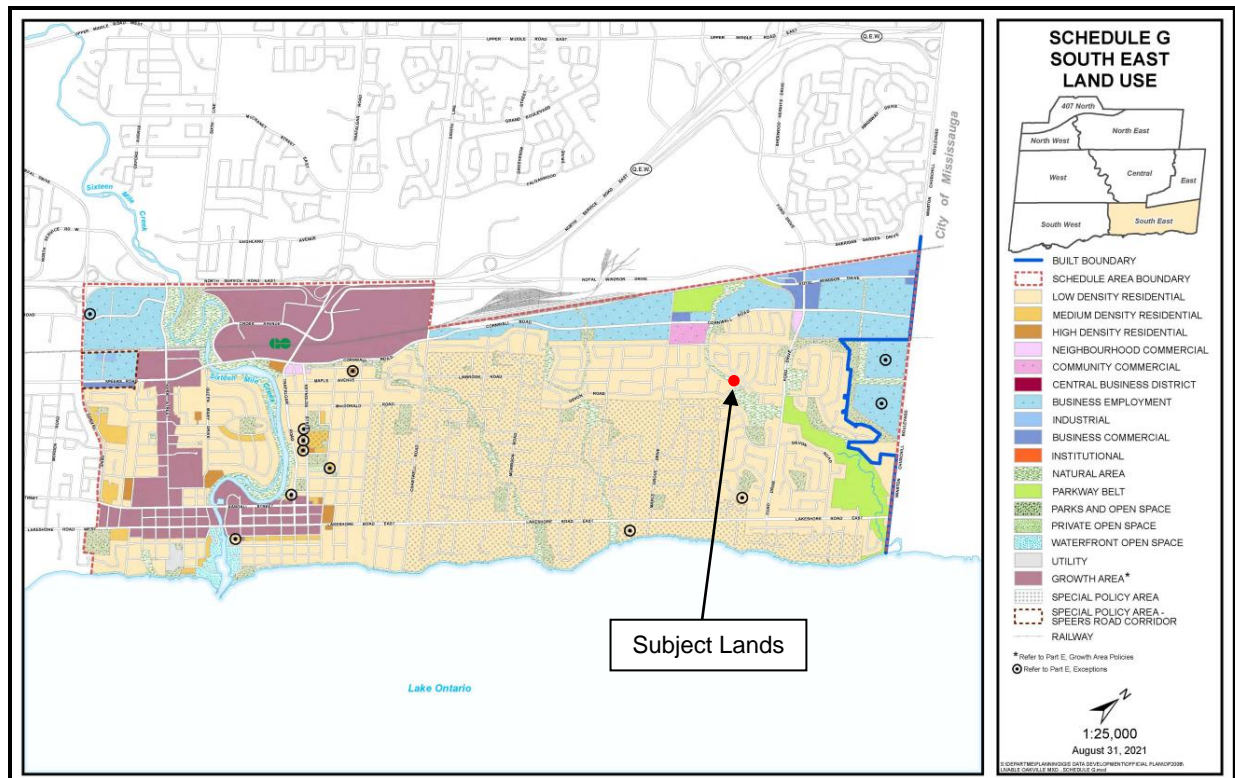


Figure 6: Livable Oakville Plan (Schedule G – South East Land Use)

As noted above, Policy 11.1.8 permits intensification within the stable residential communities provided the new lots are compatible with the lot area and frontages of the surrounding neighbourhood. Lot area and frontages of the surrounding neighbourhood are two factors that affect the lot fabric of a neighbourhood and consequently impact its character.

Section 11.1.9 states that development within all stable residential communities shall be evaluated using criteria to maintain and protect the existing neighbourhood character.

In relation to policy 11.1.9 d) of the Official Plan, it states:

d) Where applicable, the proposed lotting pattern of development shall be compatible with the predominant lotting pattern of the surrounding neighbourhood.

Section 29.5 of the Official Plan defines “compatible” as:

Means the development or redevelopment of uses which may not necessarily be the same as, or similar to the existing development, but can coexist with the surrounding area without unacceptable adverse impact.

The Consent policies contained within Section 28 provide direction on when the creation of a new lot can be granted. Policy 28.14.2 states:

“Applications for consent to create new lots may only be granted where:

- a) a plan of subdivision is not necessary;*
- b) the number of resulting lots is three or less;*
- c) the lot can be adequately serviced by water, wastewater and storm drainage facilities;*
- d) no extension, improvement or assumption of municipal services is required;*
- e) the lot will have frontage on a public street and access will not result in traffic hazards;*
- f) the lot will not restrict the ultimate development of adjacent lands;*
- g) the size and shape of the lot conforms with the requirements of the Zoning By-law, is appropriate to the use proposed and is compatible with adjacent lots; and,*
- h) the consent conforms to all relevant policies of this Plan.”*

As discussed earlier in this report, both the proposed severed and retained lands are deficient in lot frontage as set out in the Town’s Zoning By-law. However, they are compliant with the minimum required lot area. Table 1 below provides an analysis of frontages in proximity to the subject lands.

Table 1 – Frontage Analysis

Property Address	Lot Frontage (approx.)	Land Use Designation / Zoning
1349 Clearview Drive (Existing)	26.3 m	RL3 Zone
Severed	13.2 m	RL3 Zone
Retained	13.2 m	RL3 Zone
1361 Clearview Drive	15.6 m	RL3 Zone
1365 Clearview Drive	14.4 m	RL3 Zone
1345 Clearview Drive	15.2 m	RL3 Zone
1338 Clearview Drive	14.2 m	RL3 Zone

Based on staff’s analysis of the surrounding area, both the severed and retained lands will not significantly fragment the lotting fabric within the neighbourhood. Additionally, staff note that if the lands were not severed, the existing zoning would allow for the construction of a dwelling that would be much larger than the existing dwelling and out of character with the neighbourhood. On this basis, it is staff’s opinion that the proposed consent facilitates the appropriate construction of two future single detached dwellings that would have a scale more in keeping with the surrounding dwellings.

It is staff's opinion that the proposed severance maintains the existing neighbourhood character and conforms to the policies contained within the Livable Oakville Plan.

Zoning



Figure 7: Zoning Map Extract

The subject lands are currently zoned RL3 in Zoning By-law 2014-014. The RL3 zone requires a minimum lot area of 557.7 m² and a minimum lot frontage of 18.0 m. The proposed severed and retained lands will have an area of 655.38 m² and 655.95 m², and a frontage of 13.185 m. Therefore, the proposed severed and retained lots comply with the Zoning By-law with respect to minimum lot area but do not comply with the minimum required lot frontage.

The following is a summary of the minor variance applications for the retained lands and severed lands:

A/074/2025 – Part 1 (Retained Lands)

No.	Current	Proposed
1	Table 6.3.1 (Row 2, Column RL3) The minimum frontage shall be 18.0 m.	To decrease the minimum frontage to 13.185 m.

A/075/2025 – Part 2 (Severed Lands)

No.	Current	Proposed
2	Table 6.3.1 (Row 2, Column RL3) The minimum frontage shall be 18.0 m.	To decrease the minimum frontage to 13.185 m.

As has been noted earlier, these applications have been evaluated separately and are recommended for approval by staff.

COMMENT

While the applicant has included conceptual Site Plan and Elevation drawings to demonstrate that dwellings can be designed to achieve the requirements of the by-law and maintain the character of the original subdivision as it relates to height, setbacks, and residential floor area. Staff note that dwellings in the neighbourhood feature predominantly two-storey detached homes, which have a front-facing double car garage that projects into the front yard.

It is noted that the existing dwellings in the neighbourhood generally do not take advantage of or maximize the zoning regulations available under the current RL03 zoning such as the allowable building height. The new dwellings constructed on the proposed lots could be larger than the surrounding development if they are designed to fully utilize the permissions of the RL03 zoning. However, staff may not be supportive of any future minor variance applications seeking further increases in building height, reductions to yard setbacks, or similar requests that would have the effect of increasing the scale and massing beyond what is permitted in the existing by-law. Having said this, a minor variance application to permit a garage projection may be considered, provided it is consistent with the existing character of the neighbourhood.

Additionally, the development of each lot would be subject to a Site Alteration Permit application, which will further evaluate grading, servicing, and drainage. A separate permit under the Private Tree By-law will also be required to address tree protection and removal.

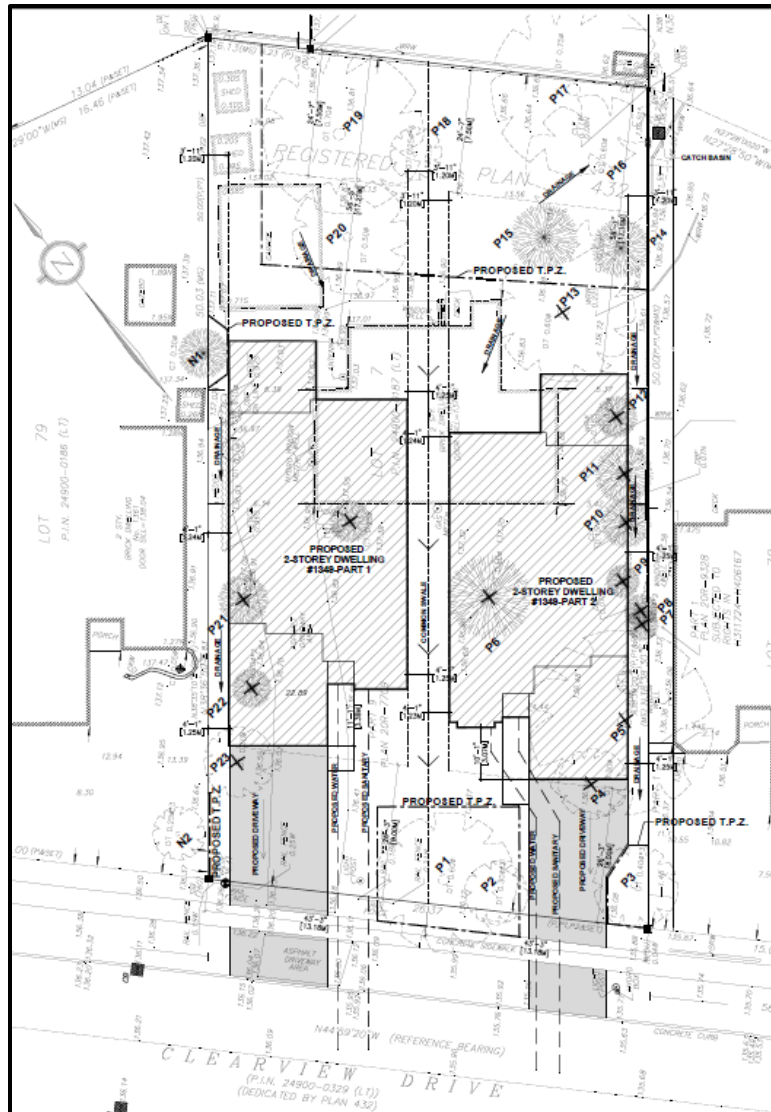


Figure 8: Site Plan

Conditions of approval were also identified through the staff review and agency feedback in response to the notice and circulation. These conditions are outlined in Appendix “A” of this report, and full comments from the various departments and agencies who reviewed the application have been provided in “Appendix B”. At the time of writing this report, no comments were received from the public.

CONCLUSION

It is staff’s opinion the proposed severance will create two lots with a size and shape that are consistent with the established lot fabric of the surrounding area. While the numerical reduction in frontage appears significant when compared to the current zoning standard, it is important to note that many of the existing frontages in the surrounding properties are legally non-conforming with the current Zoning By-law. As such, the proposed reduction in frontage will result in lots that are compatible with the prevailing lot pattern as demonstrated in the analysis provided in Table 1. For these reasons, staff consider the variance to be minor in nature and supportable.

Consent application B25/02 represents an appropriate form of intensification for the neighbourhood, is consistent with the PPS, conforms to the Livable Oakville Plan and complies with the applicable Zoning By-law, subject to the approval of the associated variance applications. On this basis, staff recommends approval of Consent application B25/02 subject to the conditions attached as Appendix "A".

Submitted by:

Sara Hajsaleh

Reviewed by:



Approved by:



Sara Hajsaleh
Planner, Current Planning

Kate Cockburn,
MCIP, RPP
Manager, Current
Planning, East District

Gabe Charles,
MCIP, RPP
Director, Planning and
Development

APPENDIX “A” – CONDITIONS OF APPROVAL

1. That the owner/applicant receive final approval of minor variance applications A/074/2025 and A/075/2025.
2. That the owner/applicant submit a digital copy of the reference plan showing the lands to be conveyed together with a registerable legal description of the lands to be conveyed, to the Secretary-Treasurer, prior to the issuance of Consent.
3. That the owner/applicant submit to the Secretary-Treasurer a final certification fee payable to the Town of Oakville at the rate prescribed at the time of payment.
4. That the owner/applicant pay all taxes as levied on the property in full.
5. The owner/applicant is to pay cash-in-lieu of parkland dedication, in accordance with provisions of Section 53 of the Planning Act. The owner / applicant is to contact the Towns Manager of Realty Services following provisional consent being final and no later than 60 days prior to the lapsing date of the conditions associated with such approval to arrange coordination of the necessary appraisal.
6. That the owner/applicant apply for and be granted any required permit(s) from the Town for the relocation, addition, construction, demolition etc. of the existing buildings and structures, prior to the issuance of Consent.
7. That the owner/applicant apply for and be granted any required permit(s) from the Region of Halton to ensure:
 - a. development shall be subject to full municipal water and sanitary sewer services to the satisfaction of the Region of Halton;
 - b. the applicant determines the location of all existing and proposed municipal water services, curb valves, hydrants and sanitary sewer laterals that service this property and the proposed lot and submit to the Region’s Developer Project Manager a drawing showing the relationship of these services to the new proposed lot line; and
 - c. no sanitary sewer laterals or water service connections for these lots are to cross existing or proposed property lines.

NOTES

- There are capacity concerns for the storm sewer on Clearview Drive. Based on the existing drainage pattern, the increase in roof area and impervious landscape areas, stormwater management requirements will be required and prescribed through the site alteration permit.
 - The concept grading/servicing plan shows a CB on the adjacent property with drainage arrows from the subject land towards it. Please note that this CB appears to be private.
- Driveways should be a minimum 1.5m from utility poles/boxes. Catch basins should be offset from the driveway entrance and not located within the curb cut of a driveway.

- The proposed drainage/grading of the site is to comply with the Towns Development Engineering standards/guidelines.
- Permits may be required should any proposed works be carried out on the property i.e. site alteration permit, pool enclosure permit, tree preservation, etc.
- A site alteration will be required for the proposed development, grading, servicing, etc.
- Any current or future proposed works that may affect existing trees (private or municipal) will require an arborist report and/or a tree preservation assessment.
- The applicant should be advised that the driveway location is subject to review and approval by the Development Engineering Department and Urban Forestry section and will be reviewed in detail during the site alteration permit.
- The driveway design & spacing must comply with the Driveway By-law (by-law 2009-072).
- The development shall be subject to full municipal water and sanitary sewer services to the satisfaction of the Region of Halton.
- No sanitary sewer laterals or water service connections for these lots are to cross existing or proposed property lines.

APPENDIX B - DEPARTMENT/AGENCY COMMENTS B25/02

With respect to B25/01 the following Departments and Agencies have either not provided comments, or indicated no comments or concerns with the proposal:

- Building Services - Plan & Code Review
- Finance
- Urban Design
- Building Services – Zoning
- Development Engineering
- Legal Department – Realty
- Oakville Hydro
- Parks and Open Space

Urban Forestry

As per the provided documents, there are several trees proposed to be impacted/removed for the lot severance and new dwellings.

Prior to any demolition and development on the property, an Arborist report and Tree Protection Plan will be required. The current Arborist report is a tree inventory with no impact assessments.

Please provide a replanting plan as per the trees proposed for removal outside the building footprint(s).

Finance

Development charges would be applicable to the new residential units constructed. The owner may be eligible for demolition credits associated with existing unit in accordance with the Town's Development Charges By-law. Eligible demolition credits are retained by the lot where the existing units reside, the owner will need to assign the credit to one of the lots through an acceptable letter of direction with the Town's finance department.

Halton Region



Public Works
Development Services
1151 Bronte Road
Oakville, ON, L6M 3L1

June 6, 2025

Jen Ulcar, Secretary-Treasurer
Planning and Development Department
Town of Oakville
1225 Trafalgar Road
Oakville, ON, L6H 0H3

Dear Jen Ulcar:

**RE: Region of Halton Comments – 1st Submission
Consent Application
File: B25/02
F., Khalili
1349 Clearview Drive, Town of Oakville**

Due to Provincial legislation, as of July 1, 2024, Halton Region's role in land use planning and development matters has changed. The Region is no longer responsible for the Regional Official Plan – as this has become the responsibility of Halton's four local municipalities. As a result of this change, a Memorandum of Understanding (MOU) between the Halton municipalities and Conservation Authorities has been signed that identifies the local municipality as the primary authority on matters of land use planning and development. The MOU also defines the continued scope of interests for the Region and the Conservation Authorities in these matters.

As outlined in the MOU, the Region has an interest in supporting our local municipal partners by providing review and comments on a scope of interests that include:

- Water and Wastewater Infrastructure;
- Regional Transportation Systems including stormwater management infrastructure and acoustic mitigation on Regional right-of-ways;
- Waste Collection;
- Affordable and Assisted Housing;
- Responsibilities associated with a specific mandate prescribed by legislation (e.g. sourcewater protection, public health); and
- Other Regional services that have a land component.

Regional Contaminated Sites Database:

In order to maintain the Region's Contaminated Sites Database, Regional staff request final copies of all environmental reports including: Geotechnical Studies, Hydrogeological Studies, Phase One and/or Two Environmental Site Assessments, Remediation Reports, Risk Assessments, Record of Site Condition (RSC), and/or Certificate of Property Use (CPU).

Background:

Regional staff are forwarding comments in response to the circulation of the 1st submission for the above-noted application circulated on May 21, 2025. The application has been made for Consent for the creation of a New Lot. The purpose of the application is to convey the severed lands (Part 2 on the severance sketch) from Part Lot 7 Plan 432 RP 20R7709 Part 9. The application is asking to

Regional Municipality of Halton

HEAD OFFICE: 1151 Bronte Rd, Oakville, ON L6M 3L1
905-825-6000 | Toll free: 1-866-442-5866

convey a portion of land (Part 2 on the severance sketch) which is approximately 655.38 m² in area with an approximate frontage of 13.185 m on Clearview Drive to be severed from 1349 Clearview Drive for the purpose of creating a new lot. The retained parcel (Part 1 on the severance sketch) is approximately 655.95 m² in area, with an approximate frontage of 13.185 m on Clearview Drive. The purpose of this application is to create two (2) single-detached residential dwelling lots.

In addition, should the consent applications be approved, the Proponent will require various minor variance applications for the severed (CAV A/075/2025) and retained (CAV A/074/2025) parcel. The proposed variances are seeking relief under Section 45(1) of the Planning Act in order to permit decreases in the minimum lot frontage for both the retained and severed parcels, under the requirements of the Town of Oakville Zoning Bylaw. Regional staff have no objections to the above noted Minor Variance applications.

Regional staff has no objection to the above-referenced application, subject to the conditions outlined in *Schedule A*.

Water and Wastewater Servicing:

In accordance with the MOU and to ensure water and wastewater services are provided in accordance with Regional requirements, Halton Region provides the following comments.

The following information is a review of the existing services adjacent to the subject lands, and Regional Servicing comments and conditions as they relate to the proposed development:

Watermain:

- A 150mm diameter watermain is located on Clearview Drive adjacent to the property.
-

Sanitary Sewer:

- A 200mm diameter sanitary sewer is located on Clearview Drive adjacent to the property.

Regional staff note that no documentation or drawing was submitted with the application showing the location of the existing water service and/or sanitary sewer lateral for the existing property. Regional records indicate that the existing house on the property is currently serviced by both an existing water service and sanitary sewer lateral that is connected to the existing watermain and sewer on Clearview Drive.

Regional staff have no objections to this consent provided that the below conditions are satisfied to determine that the locations of the existing and proposed services do not cross property lines.

Regional conditions related to municipal servicing matters on this application are outlined in *Schedule A*.

Waste Management:

To ensure that Regional waste collection services can be provided in a safe and cost effective manner, this proposal has been reviewed against the *Region's Development Design Guidelines for Source Separation of Solid Waste*.

Regional Waste staff have reviewed the proposed application and note they will service the new residential lot for full residential waste collection services curbside, once construction is completed and unit is occupied.

Finance:

The Owner will be required to pay all applicable Regional Development Charges (DCs) in accordance with the Region of Halton Development Charges By-law(s), as amended. If a subdivision (or other form of development) agreement is required, a portion of the Regional DCs for residential units may be payable upon execution of the agreement or in accordance with the terms and conditions set out in the agreement. In addition, commencing January 1, 2017 every owner of land located in Halton Region intended for residential development will be subject to the Front-ending Recovery Payment. Residential developments on lands located in Halton Region that prior to January 1, 2017 are part of a Regional allocation program, or have an executed Regional/Local Subdivision or consent agreement, or have an executed site plan agreement with the Local Municipality, or received a notice in writing from the Local Municipality that all requirements under the Planning Act have been met, or obtained a building permit are not subject to the Front-ending Recovery Payment.

The above note is for information purpose only. All residential development applicants and every owner of land located in Halton Region assume all of the responsibilities and risks related to the use of the information provided herein.

Please visit our website at <https://www.halton.ca/The-Region/Finance-and-Transparency/Financing-Growth/Development-Charges-Front-ending-Recovery-Payment> to obtain the most current information which is subject to change.

Conclusion:

In accordance with the MOU and to support Regional and local objectives, to ensure water and wastewater services are provided in accordance with Regional requirements and to ensure an effective Regional infrastructure.

Regional staff have no objection to the proposed application, subject to the conditions outlined in *Schedule A*.

It is recommended that the requirements for clearance of the conditions be provided as a complete package and not in a piecemeal manner.

We trust that these comments are of assistance. Should you have any questions or require additional information, please do not hesitate to contact the undersigned. Please send notice of the Town's decision on this application.

Sincerely,

Michaela Campbell

Michaela Campbell

Intermediate Planner, Regional Development Review

michaela.campbell@halton.ca

cc: Michael Di Febo, Senior Planner, Regional Development Review (via email)

SCHEDULE 'A'
CONDITIONS – B25/02

The following Regional Conditions must be satisfied and/or included in the Consent application.

Applicant: F., Khalili

Municipal Address: 1349 Clearview Drive, Town of Oakville

Application File Number: B25/02

Condition	Status
Water and Wastewater Servicing	
1. The development shall be subject to full municipal water and sanitary sewer services to the satisfaction of the Region of Halton.	Not addressed within the 1st submission. This matter remains outstanding.
2. That the applicant determines the location of all existing and proposed municipal water services, curb valves, hydrants and sanitary sewer laterals that service this property and the proposed lot and submit to the Region's Developer Project Manager a drawing showing the relationship of these services to the new proposed lot line.	Not addressed within the 1st submission. This matter remains outstanding.
3. No sanitary sewer laterals or water service connections for these lots are to cross existing or proposed property lines.	Not addressed within the 1st submission. This matter remains outstanding.

Fire: No concerns for Fire.

Halton Conservation: No comments for this agenda.

Bell Canada: No comments received.

Union Gas: No comments received.

Oakville Hydro:

We do not have any objection with consent application B25/02 – 1349 Clearview Drive. Please note, the two new dwellings will require their own underground hydro service installed from Clearview Dr.

Regards,



Stephanie Sebastiani
Supervisor, GIS and Records
Management
905-825-4426
| ssebastiani@oakvillehydro.com



Letter(s) in support – None.

Letter(s) in opposition – 1

Town of Oakville
S. Coyne, Asst. Secretary-Treasurer
Planning and Development Department
1225 Trafalgar Road
Oakville, ON L6H 0H3
Subject: Opposition to Proposed Subdivision of
Residential Lot

Dear Members of the Planning and Development Department:

I am writing to formally express my opposition to the proposed subdivision of the residential lot located at 1349 Clearview Drive, Oakville. As a long-time resident of this neighborhood, I have serious concerns regarding the long-term implications this motion may have on the character and integrity of our community.

First and foremost, a clear precedent was set in the past when a similar request made by a neighboring property owner was denied by the Town. Allowing this subdivision now would not only appear inconsistent but could open the door to a series of similar applications, effectively altering the character that this neighborhood was built upon.

Additionally, the proposed subdivision would significantly impact the aesthetic cohesion of the street. The current lot sizes are designed to support spacious, visually harmonious homes that maintain a sense of privacy and uniformity. Introducing two homes on a previously single lot would disrupt this balance, leading to a mismatch in scale and style with existing properties. This also raises the question of market value of the current homes on the street. The majority of homes are of similar size and are on large, sought after lots, which maintains the property values on the street.

There are also concerns about potential pressure on local infrastructure such as sewage and stormwater systems. These factors combined pose a concern that residents in this area have come to value and expect.

I also believe the home in question is over 100 years old and could be considered of heritage value. I urge the Town of

Oakville to consider these issues carefully and remain consistent in applying development standards that prioritize community integrity and long-term livability.

Thank you for your time and attention to this matter.

Sincerely,

Christine [REDACTED]

[REDACTED]
Oakville, Ontario