



Hamilton

**COMMITTEE OF ADJUSTMENT**

City Hall, 5<sup>th</sup> floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221

E-mail: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

**NOTICE OF PUBLIC HEARING**  
**Minor Variance**

**You are receiving this notice because you are either:**

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

<b>APPLICATION NO.:</b>	<b>A-25:174</b>	<b>SUBJECT PROPERTY:</b>	87 Appaloosa Trail, Flamborough
<b>ZONE:</b>	'S1' Settlement Residential Zone	<b>ZONING BY-LAW:</b>	Hamilton Zoning By-law 05-200

**APPLICANTS:** Owner: Jeff & Wendy McQuade

The following variances are requested:

1. A maximum building height of 6.0 metres shall be provided for an accessory building instead of the maximum permitted height of 4.5 metres.
2. A maximum combined lot coverage of all accessory building shall not exceed 113.0 square metres instead of the maximum permitted 45.0 square metres or 7.5% of the lot area.

**PURPOSE & EFFECT:** To facilitate the construction of an Accessory Building.

**Notes:**

1. It noted that variance 1 is written as requested by the applicant. Elevations drawings have not been provided at this time to confirm the building height of the proposed structure. The applicant shall ensure that building height is measured in accordance with the definition of Building Height within Hamilton Zoning By-law 05-200.

**This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.**

This application will be heard by the Committee as shown below:

<b>DATE:</b>	<b>Thursday, September 25, 2025</b>
<b>TIME:</b>	<b>2:55 p.m.</b>

<b>PLACE:</b>	<b>Via video link or call in (see attached sheet for details)</b>
	<b>City Hall Council Chambers (71 Main St. W., Hamilton)</b>
	<b>To be streamed (viewing only) at</b> <a href="http://www.hamilton.ca/committeeofadjustment">www.hamilton.ca/committeeofadjustment</a>

For more information on this matter, including access to drawings illustrating this request and other information submitted:

- Visit [www.hamilton.ca/committeeofadjustment](http://www.hamilton.ca/committeeofadjustment)
- Visit Committee of Adjustment staff at 5<sup>th</sup> floor City Hall, 71 Main St. W., Hamilton

### **PUBLIC INPUT**

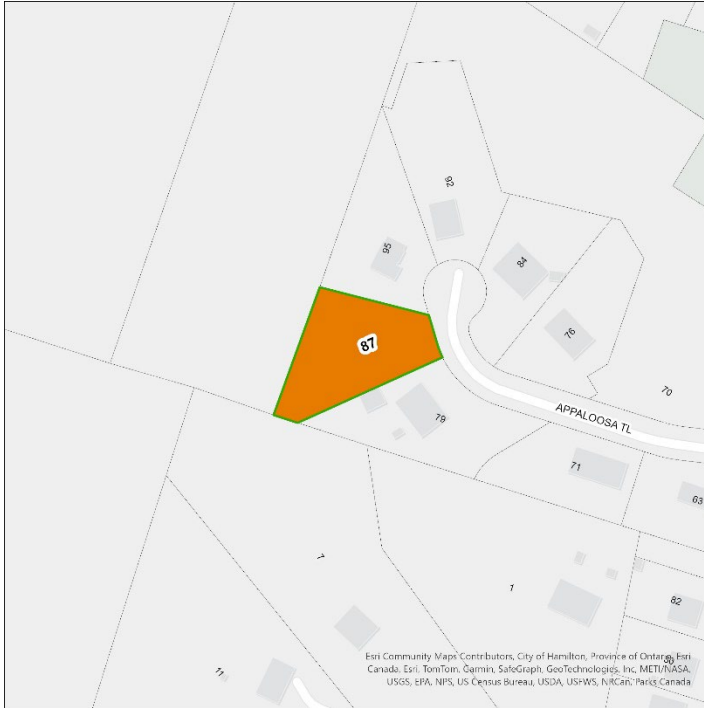
**Written:** If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon September 23, 2025

**Orally:** If you would like to speak to this item at the hearing you may do so via video link, calling in, or attending in person. Please see attached page for complete instructions, registration to participate virtually must be received no later than noon September 24, 2025

### **FURTHER NOTIFICATION**

If you wish to be notified of future Public Hearings, if applicable, regarding A-25:174, you must submit a written request to [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer by emailing [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.



 Subject Lands

DATED: September 8, 2025

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Justin Leung,  
Secretary-Treasurer  
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public, and may include posting electronic versions.



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## COMMITTEE OF ADJUSTMENT

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## PARTICIPATING PROCEDURES

### 1. Written Submission Ahead of the Meeting

Members of the public who wish to provide input without speaking at the Hearing may submit written comments in advance of the meeting. Comments must be received by 12:00 p.m. (noon) on the deadline date for written comment submissions listed on the Notice of Public Hearing.

#### How to Submit Written Comments:

##### By Email:

Send to: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

##### By Mail:

Committee of Adjustment  
City of Hamilton  
71 Main Street West, 5th Floor  
Hamilton, Ontario  
L8P 4Y5

All written comments received will be made available to the Committee and the public by the Tuesday prior to the Hearing.

### 2. Oral Submissions During the Hearing

Interested members of the public, agents, and owners may provide oral comments on Committee of Adjustment Hearing items either virtually via Webex (computer or phone) or by attending in person.

#### Speaking Time Limit:

All participants providing oral submissions, either in person or virtually are limited to a maximum of 5 minutes to speak. This is to ensure all parties have an equal opportunity to be heard and that the meeting runs efficiently.

### 3. In-Person Oral Submissions

To participate in person, attend Council Chambers on the date and time listed in the Notice of Public Hearing. You will be required to provide your name and address for the record. It is recommended you arrive at least 10 minutes prior to the scheduled start time.

#### 4. Virtual Oral Submissions

To participate virtually, you must register by 12:00 p.m. (noon) on the virtual oral submissions registration deadline date. This is listed on the Notice of Public Hearing. To register, email [cofa@hamilton.ca](mailto:cofa@hamilton.ca) with the following information:

- Committee of Adjustment file number
- Hearing date
- Name and mailing address of each person wishing to speak
- Method of participation (phone or video), and, if applicable, the phone number to be used
- Each person must register separately

Registered participants will receive a Webex link one business day before the Hearing. Only those registered will be called upon to speak.

#### 5. Presentations

All presentations are permitted at the discretion of the Committee.

##### **Virtual Presentations:**

Presenters participating virtually may be granted permission to share their screen during the Hearing. A copy of the presentation must be submitted to [cofa@hamilton.ca](mailto:cofa@hamilton.ca) **by 12:00 p.m. (noon) on the business day prior to the Hearing**. The submission must be one document in PDF format only.

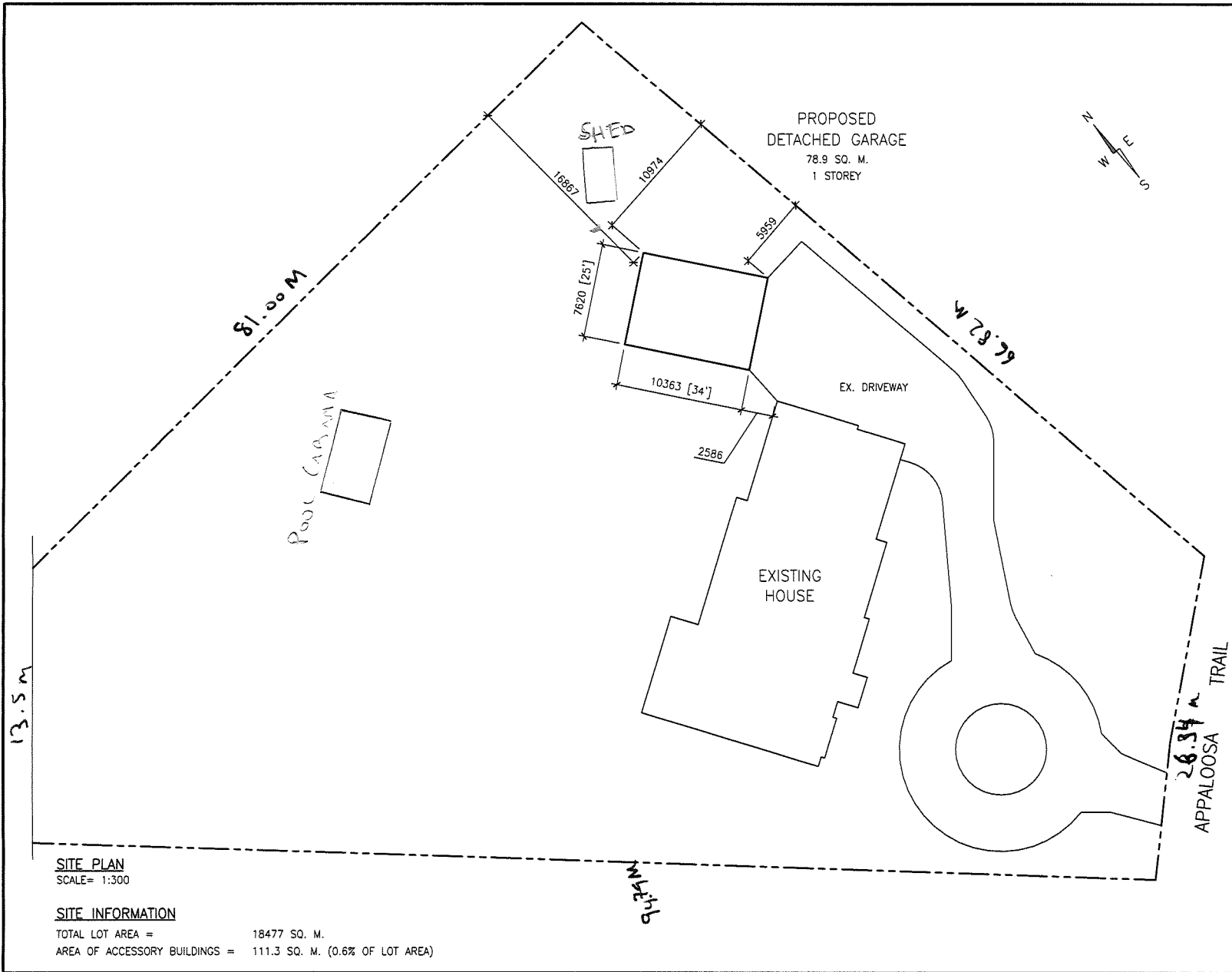
##### **In-Person Presentations:**

Presenters attending in person may be granted permission to use the presentation screen. Presentations must be brought on a USB device and opened by the owner/applicant. A copy of the presentation must also be sent to [cofa@hamilton.ca](mailto:cofa@hamilton.ca) **by 12:00 p.m. (noon) on the business day prior to the Hearing**. The submission must be one document in PDF format only. Handouts are permitted only if the same content can be displayed on the presentation screen.

#### 6. Additional Notes

- Webex (video) participation requires a compatible computer or smartphone. The necessary application must be downloaded in advance.
- It is the interested party's responsibility to ensure their device is functional and compatible prior to the Hearing.

For any questions, contact staff at [cofa@hamilton.ca](mailto:cofa@hamilton.ca) or call 905-546-2424 ext. 4221.



I, ROBERT SAJKUNOVIC, declare  
(print name)

that I have reviewed and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 Div. C of the Building Code. I am qualified, and the firm is registered, in the appropriate classes / categories.

Individual BCIN: 19478

Firm BCIN: 32053

Robert Sajkunovic  
(signature)

NOTE: THESE DRAWINGS ARE THE PROPERTY OF JR DESIGN AND CONSULTANTS

REVISIONS			
No.	REVISION	DATE	BY
1	ISSUED FOR CLIENT APPROVAL	JUL 7	RS
2	ISSUED FOR BUILDING PERMIT	JUL 8	RS
3	REVISED FOR CITY COMMENTS	JUL 21	RS

**JR DESIGN AND CONSULTANTS**

- DESIGN DRAWINGS
- WORKING DRAWINGS
- RENOVATIONS
- INSPECTIONS

ROBERT SAJKUNOVIC  
PHONE: (519) 591-3096  
EMAIL: rob\_sajkunovic@hotmail.com

PROJECT:  
**PROPOSED DETACHED GARAGE  
FOR EXISTING HOUSE  
87 APPALOOSA TRAIL  
CARLISLE, ONTARIO**

TITLE: <b>SITE PLAN</b>	
DRAWN BY: ROB SAJKUNOVIC	PROJECT No. 25-1721
SCALE: 1:300	DWG. No. <b>A0</b>
DATE: JULY, 2025	

**SITE PLAN**  
SCALE= 1:300


**SITE INFORMATION**  
TOTAL LOT AREA = 18477 SQ. M.  
AREA OF ACCESSORY BUILDINGS = 111.3 SQ. M. (0.6% OF LOT AREA)

**From:** Laura Head <lhead@hrca.on.ca>  
**To:** [REDACTED]  
**CC:** Michelle Caissie <mcaissie@hrca.on.ca>  
**Date:** Aug 1, 2025, 1:48:28 PM  
**Subject:** RE: [EXTERNAL]87 Appaloosa Trail, Carlisle

Hi Jeff,




Thanks for looking at our mapping. I can confirm that 87 Appaloosa Trail, Carlisle is not regulated by Conservation Halton. Please accept this email as staff's clearance for the detached garage and provide a copy to the City of Hamilton as needed. Should the City require additional clearances beyond this email, please have them reach out directly.

Regards,



**Laura Head**  
Regulations Officer

2596 Britannia Road West, Burlington, ON L7P 0G3  
905.336.1158 ext.2333 | [lhead@hrca.on.ca](mailto:lhead@hrca.on.ca)  
[conservationhalton.ca](http://conservationhalton.ca)



*This message, including any attachments, is intended only for the person(s) named above and may contain confidential and/or privileged information. Any use, distribution, copying, or disclosure by anyone other than the intended recipient is strictly prohibited. If you are not the intended recipient, please notify us immediately by telephone or e-mail and permanently delete the original transmission from us, including any attachments, without making a copy.*

[REDACTED]

**From:** [REDACTED]  
**Sent:** August 1, 2025 11:36 AM  
**To:** Laura Head <lhead@hrca.on.ca>  
**Subject:** [EXTERNAL]87 Appaloosa Trail, Carlisle

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi Laura,

Left you a voicemail also just now. We are applying for permits/variance with the City of Hamilton for construction of a detached garage. I'm not sure if I need anything from you??? When I look at our address on your maps it does not lie in the highlighted areas. Look forward to hearing from you, appreciate it,

Jeff McQuade

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Hamilton

Committee of Adjustment

City Hall, 5<sup>th</sup> Floor,

71 Main St. W.,

Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221

Email: [cofa@hamilton.ca](mailto:cofa@hamilton.ca)

APPLICATION FOR A MINOR VARIANCE/PERMISSION UNDER SECTION 45 OF THE PLANNING ACT

1. APPLICANT INFORMATION

Table with 3 columns: NAME, MAILING ADDRESS, and contact info (Phone, E-mail). Rows include Registered Owners(s), Applicant(s), and Agent or Solicitor.

1.2 Primary contact

Applicant

Owner

Agent/Solicitor

1.3 Sign should be sent to

Applicant

Owner

Agent/Solicitor

1.4 Request for digital copy of sign

Yes\*

No

If YES, provide email address where sign is to be sent

[Redacted]

1.5 All correspondence may be sent by email

Yes\*

No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

1.6 Payment type

In person

Cheque

Credit over phone\*

\*Must provide number above

## 2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	87 Appaloosa Trail, Carlisle ON L0R 1H3		
Assessment Roll Number	303910025700000		
Former Municipality			
Lot		Concession	
Registered Plan Number	62M 958	Lot(s)	# 4
Reference Plan Number (s)		Part(s)	

2.2 Are there any easements or restrictive covenants affecting the subject land?

Yes  No

If YES, describe the easement or covenant and its effect:

## 3. PURPOSE OF THE APPLICATION

**Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled**

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

Height variance for proposed detached garage please.

Second Dwelling Unit  Reconstruction of Existing Dwelling

3.2 Why it is not possible to comply with the provisions of the By-law?

Because the scale and height of our home is tall and a low garage would not look appealing and not look like neighbors existing tall garage and several in neighborhood.

3.3 Is this an application 45(2) of the Planning Act.

Yes  No

If yes, please provide an explanation:

## 4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
26.34 metre	94.79 metre	0.45 hectare	8.5 metre

4.2 Location of all buildings and structures on or proposed for the subject lands:  
(Specify distance from side, rear and front lot lines)

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
House	26 metres	33 metres	11 metres	05/01/2005
pool cabana	67 metres	20.5 metres	9.75 metres	07/01/2009
shed	42 metres	22 metres	9 metres	07/01/2009

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
detached garage	39 metres	16.9 metres	5.9 metres	09/01/2025

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
House	241 sq/m	455 sq/m	2	8.7 metres
pool cabana	26.5 sq/m	26.5 sq/m	1	4 metres
shed	7.4 sq/m	7.4 sq/m	1	3 metres

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
detached garage	78.9 sq/m	78.9 sq/m	1	6 metres

- 4.4 Type of water supply: (check appropriate box)  
 publicly owned and operated piped water system  
 privately owned and operated individual well

- lake or other water body  
 other means (specify)  
 \_\_\_\_\_

- 4.5 Type of storm drainage: (check appropriate boxes)  
 publicly owned and operated storm sewers  
 swales

- ditches  
 other means (specify)  
 \_\_\_\_\_

- 4.6 Type of sewage disposal proposed: (check appropriate box)
- publicly owned and operated sanitary sewage
  - system privately owned and operated individual
  - septic system other means (specify) N/A
- 4.7 Type of access: (check appropriate box)
- provincial highway
  - municipal road, seasonally maintained
  - municipal road, maintained all year
  - right of way
  - other public road
- 4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):  
GARAGE
- 4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):  
SINGLE DETACHED HOMES

**7 HISTORY OF THE SUBJECT LAND**

- 7.1 Date of acquisition of subject lands:  
2014
- 7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)  
SINGLE DETACHED HOME
- 7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)  
SINGLE DETACHED HOME
- 7.4 Length of time the existing uses of the subject property have continued:  
20 YRS

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): Rural Settlement Area

Rural Settlement Area: Carlisle

Urban Hamilton Official Plan designation (if applicable) \_\_\_\_\_

Please provide an explanation of how the application conforms with the Official Plan.

7.6 What is the existing zoning of the subject land? S1

7.8 Has the owner previously applied for relief in respect of the subject property?  
(Zoning By-law Amendment or Minor Variance)

Yes  No

If yes, please provide the file number: \_\_\_\_\_

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7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

Yes       No

If yes, please provide the file number: \_\_\_\_\_

**8 ADDITIONAL INFORMATION**

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: \_\_\_\_\_

8.3 Additional Information (please include separate sheet if needed):

## 11 COMPLETE APPLICATION REQUIREMENTS

### 11.1 All Applications

- Application Fee
- Site Sketch
- Complete Application form
- Signatures Sheet

### 11.4 Other Information Deemed Necessary

- Cover Letter/Planning Justification Report
- Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
- Minimum Distance Separation Formulae (data sheet available upon request)
- Hydrogeological Assessment
- Septic Assessment
- Archeological Assessment
- Noise Study
- Parking Study

HALTOD CONSTRUCTION LETTER

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