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**From:** Tom Morris [REDACTED]  
**Sent:** Tuesday, September 23, 2025 9:11 AM  
**To:** Committee of adjustment  
**Subject:** Minor Variance, 87 Appaloosa trail, Flambourgh;Application #A-25:174

**Categories:** Public Comment

External Email: Use caution with links and attachments

To committee of adjustment

To whom it may concern,

My wife and I have lived on the adjacent property, immediately east [REDACTED] since September 2009. Upon taking possession of our property, there were heavy rains in the fall of that year and as a result, we had pooling of water around our foundation and during rains the sump pump would run continuously. The next spring we took action to resolve the drainage issues around our house, which have been quite successful.

We are living in an era of climate change with extreme weather events. When I left my property September 22nd, after the heavy rain, I came upon an area of street flooding in front of our neighbours at 71 Appaloosa Trail. The flooding was due to blockage of the street drain. The water came over the curb and up onto the lawns for a section of road of approximately 150 feet. Our home is approximately a foot below the grade of 87 Appaloosa Trail. This event and my prior history have led to this submission.

Mr. McQuade has been quite open with his proposal to build a garage. Even though the committee did not require drawings of the proposal, Jeff shared the drawings for my review. I am sure the McQuade's will insist on a well build aesthetically pleasing structure. Upon opening my garage, the proposed building will be in my direct view.

Back to the drainage issue. My only concern is the addition of 850 square feet of additional hardscape and where will the runoff go. Jeff assures me the water runoff will be directed to the rear of his property and we will not be affected. If we have a deluge of rain like last July 2024 I don't think my property can absorb any more water nor runoff. Is this issue relevant to the committee granting this application? Have you reviewed the drainage plan for the proposed building or is this the responsibility of the building department? Prior to granting permission for the variance, can the committee give me the same assurances that our property will not subject to an additional flooding risk?

Respectfully yours

Thomas Morris  
[REDACTED]

Sent from my iPad

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**From:** [REDACTED]  
**Sent:** Tuesday, September 23, 2025 11:56 AM  
**To:** Committee of adjustment  
**Subject:** A-5-174-87 Appaloosa Trail

**Categories:** Public Comment

**External Email:** Use caution with links and attachments

To: Hamilton Committee of Adjustment,

We are submitting the following comment regarding the application for a variance to the zoning bylaws for the proposed garage for 87 Appaloosa Trail. 87 Appaloosa is on a cul-de-sac with drainage from this property flowing onto 95 Appaloosa which then drains to our property [REDACTED] (our property is the low point for drainage on the street). There are no swales between the yards, so when there is heavy run-off we will notice occasional water ponding in our yard or heavy usage of our sump pump. The September 7 rainstorm was severe enough that our sump pump was running – something we have never noticed before during the summer months in the 18 years we have lived at this address.

The additional hardscape and the large roof area for this proposed garage will create additional drainage that needs to be managed. We want to make sure that this issue has been considered as part of the application. The City of Hamilton is implementing a new stormwater fee because of concerns over stormwater run-off. We want to make sure that they also consider this issue when evaluating any variances to zoning.

Thank you

Kevin Fettig and Cindy Sawchuk