

Notice of Public Hearing – Committee of Adjustment Application

File # A-082/25

Date Mailed: October 29, 2025

Electronic hearing:

By videoconference on November 13, 2025 at 3:30 PM

Why am I receiving this notice?

As an adjacent property owner you are receiving this courtesy notice of hearing because an application has been submitted for consent and/or minor variance to a property located close to you. Formal notice of the hearing was given by publication of the Committee of Adjustment’s Agenda Record in the Windsor Star on October 29, 2025. as required by the Planning Act.

Sections 45(1) & 54(5) of the Planning Act authorize the Committee of Adjustment to consider these requests.

Application details are posted on the City of Windsor website along with the Administrative recommendation(s). For the latest Administrative comments check the City’s website page for **Committee of Adjustment-Meeting Agenda** after 12:00 noon on the Friday prior to the hearing date.

APPLICANT AND PROPERTY INFORMATION

LEGAL DESCRIPTION: PLAN 435 LOT 231; 4470.00SF 30.00FR 149.00D

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
	Residential RD1.3

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: ZOHDEROCK HEDD WILLIAMS Applicant Name: Essex County Home Company Ltd		1010 BRUCE AVE

PURPOSE OF APPLICATION

Minor Variance - Proposed detached ADU requesting relief for increased maximum gross floor area.

By-Law	Provision	Provision Description	Required	Proposed
Zoning By-law 8600	Maximum gross floor area for an additional dwelling unit in an accessory building	5.99.80.1.5.b.7	100 m²	151 m²

How do I participate if I have comments or concerns?

Submit written comments

Although neighbours cannot appeal a decision, you are entitled to notice and may make written submissions before the application is considered by the Committee of Adjustment. You can send your written comments regarding the application by email (preferred) or regular mail to the Secretary-Treasurer noted below. Include your name, address and application number or address of the property in which you are providing comments. To allow all Committee members the opportunity to review and consider your comments, please provide your written submissions to be received no later than noon the day before the hearing.

Participate in the hearing by videoconference (Microsoft Teams)

Two ways to register: 1) visit the City of Windsor website to self-register OR 2) call or email the Secretary-Treasurer noted below no later than noon the day before the hearing date. You are encouraged to pre-register as a delegation as soon as possible in order to facilitate an orderly registration process. Once registered you will receive confirmation by email including a link to join the virtual hearing.

Applicant(s) – Attendance is required. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you or reschedule the meeting at a cost to you.

Notice of Decision

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer (jwatson@citywindsor.ca). The written request must be received before noon the day before the hearing date. This will entitle you to be notified of any future Ontario Land Tribunal proceedings in the event of an appeal.



Contact Information:

Jessica Watson
Secretary-Treasurer
Committee of Adjustment
Suite 320, 350 City Hall Square West
Windsor, ON N9A6S1
Phone: 519-255-6543 ext. 6450 or 6436
COAdjustment@citywindsor.ca

ADU Development - 1010 bruce ave

Total GFA = 150.92m ²
Minor variance needed

4' sideyard setbacks
1 parking space
Building height is lower than main building



DETAILS OF DEVELOPMENT		ADU - 1010 Bruce ave, Windsor		
Zoning - C5	Required	Provided	Comments	Variance required
Lot Width (Min)	9m	9m		No
Lot Area (Min)	360m ²	415.28m ⁻²		No
Total Lot Coverage for ADU (10% Max)	10.00%	12.00%	Previously approved	No
Building Height (Max)	7.5m	6.83m		No
Front Yard (Min)	6m	30.48m		No
Rear Yard (Min)	6m	7.12m		No
Side Yard (Min)	1.2m	1.22m		No
Number of Units		1		No
Gross Floor Area (max)	100m ²	150.92m ²		Yes
Parking Spaces (Alley access)	1	1		No

TYPYCAL NOTES

BUILDING CONTRACTOR/HOME OWNER
TO REVIEW AND VERIFY ALL DIMENSIONS,
SPECS, AND CONNECTIONS BEFORE
CONSTRUCTION BEGINS.

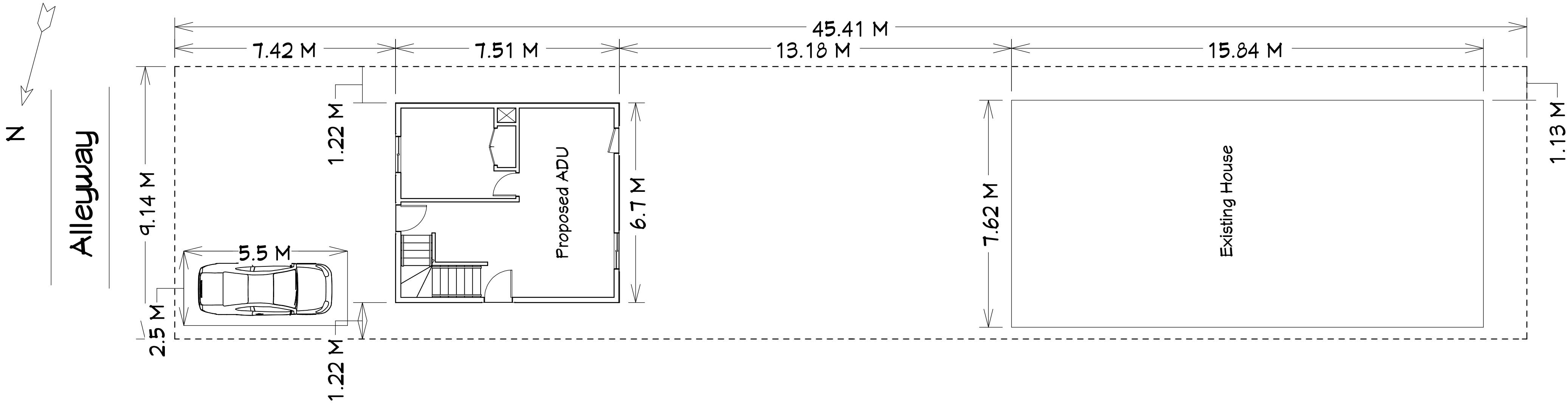
EACH CONTRACTOR IS RESPONSIBLE
TO ENSURE ALL WORKS AND MATERIALS
ARE IN ACCORDANCE WITH LATEST OBC REVISIONS

INTERCONNECTED SMOKE ALARMS THROUGHOUT

ALL STAIRS AND HANDRAILS TO CONFORM TO OBC

EGRESS WINDOWS IN ALL BEDROOMS

ALL FLOOR JOISTS AND TRUSSES ARE ENGINEERED BY
OTHERS



PLOT PLAN VIEW
1/8 IN = 1 FT

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REVISION TABLE		REVISION BY		DESCRIPTION	
NUMBER	DATE				

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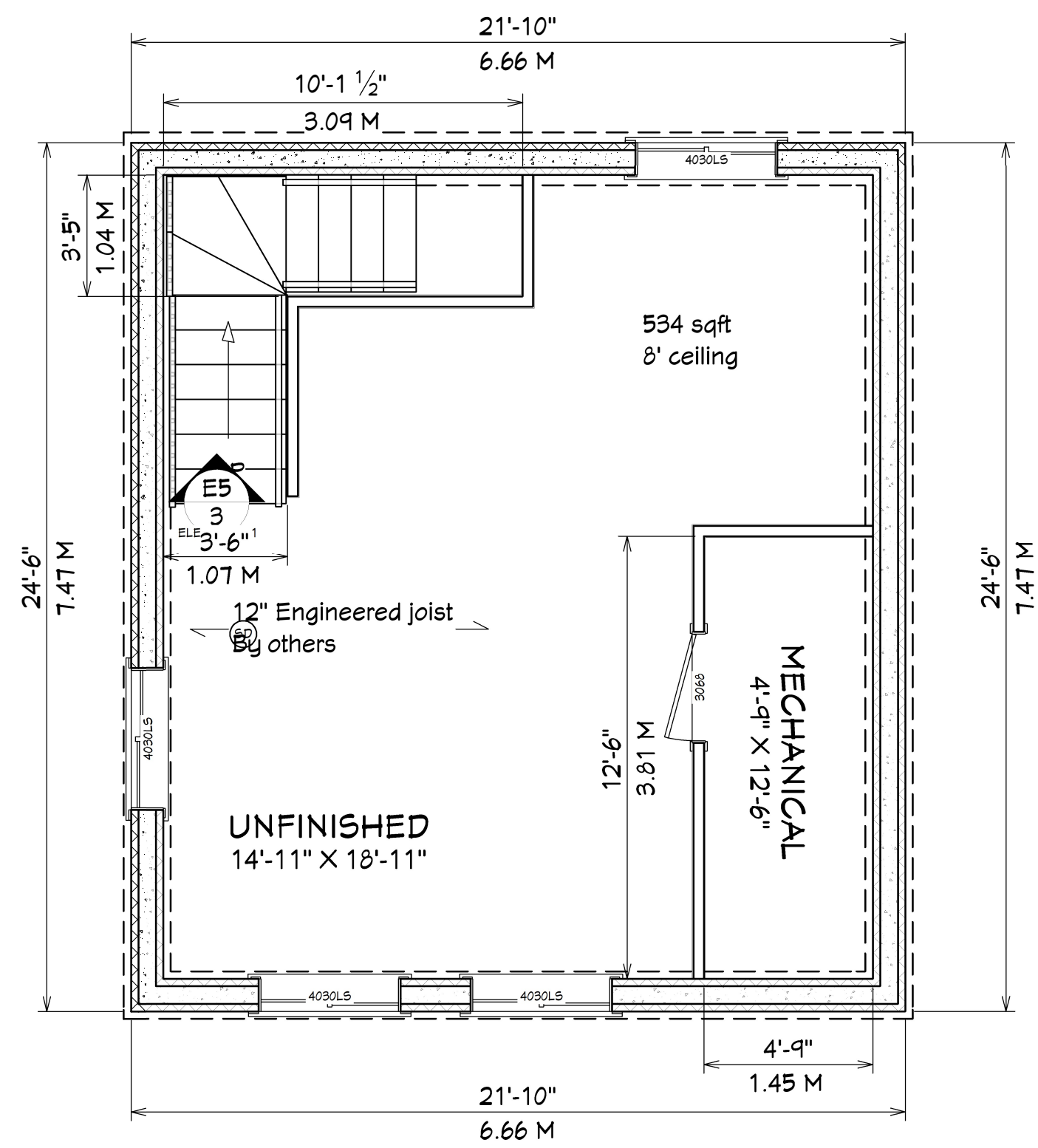
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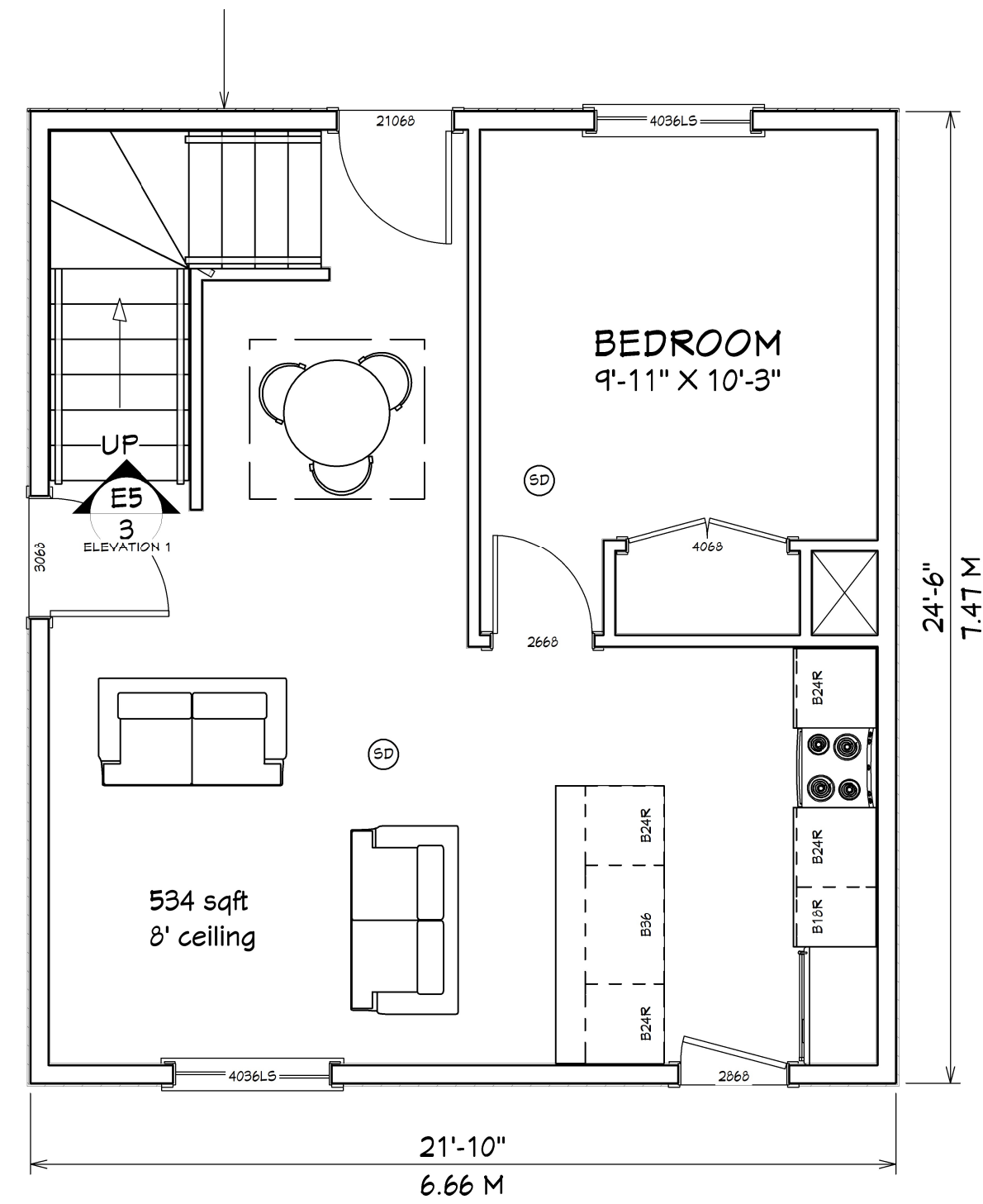
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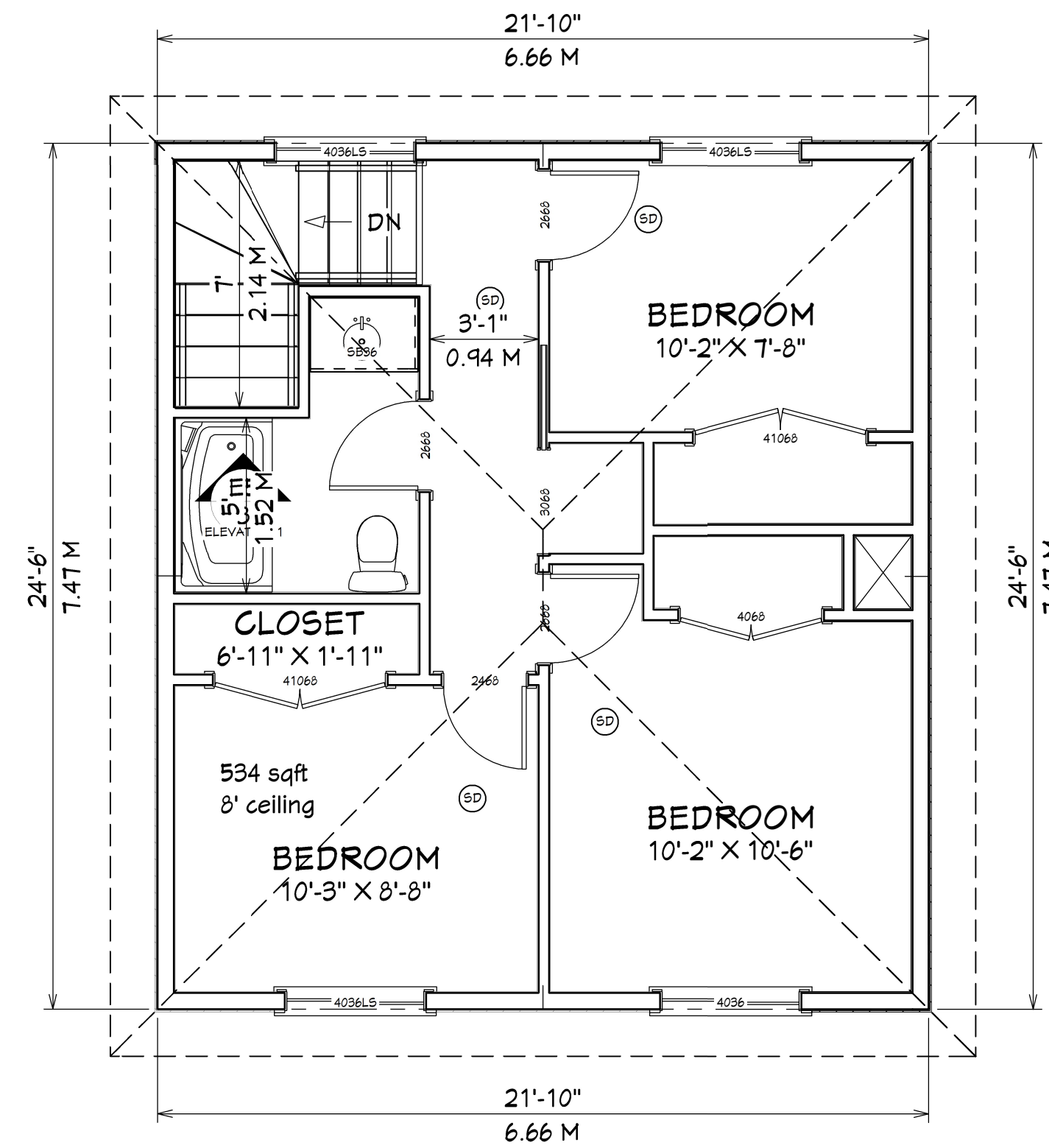
P-1



FOUNDATION
1/4 IN = 1 FT



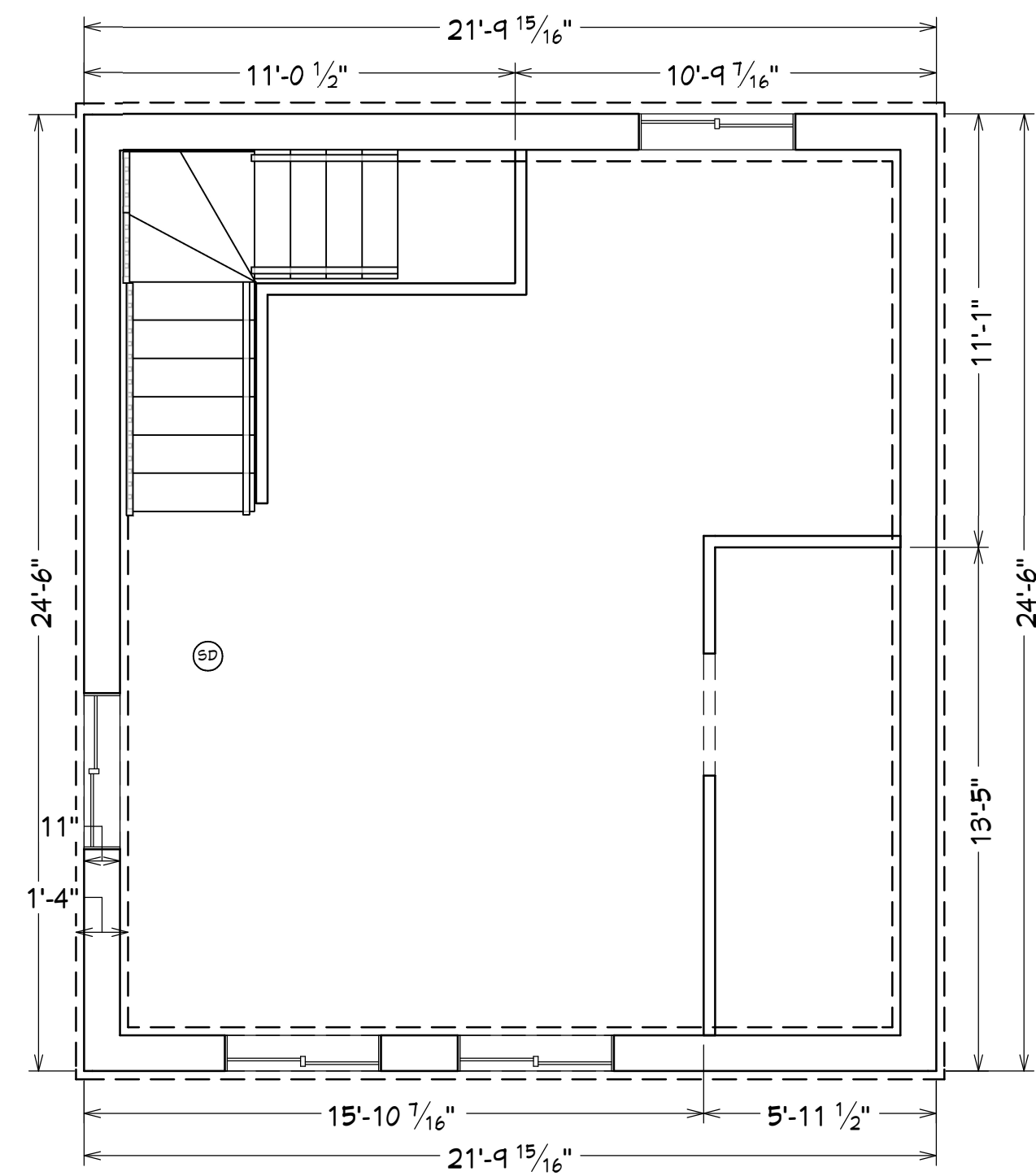
1ST FLOOR
1/4 IN = 1 FT



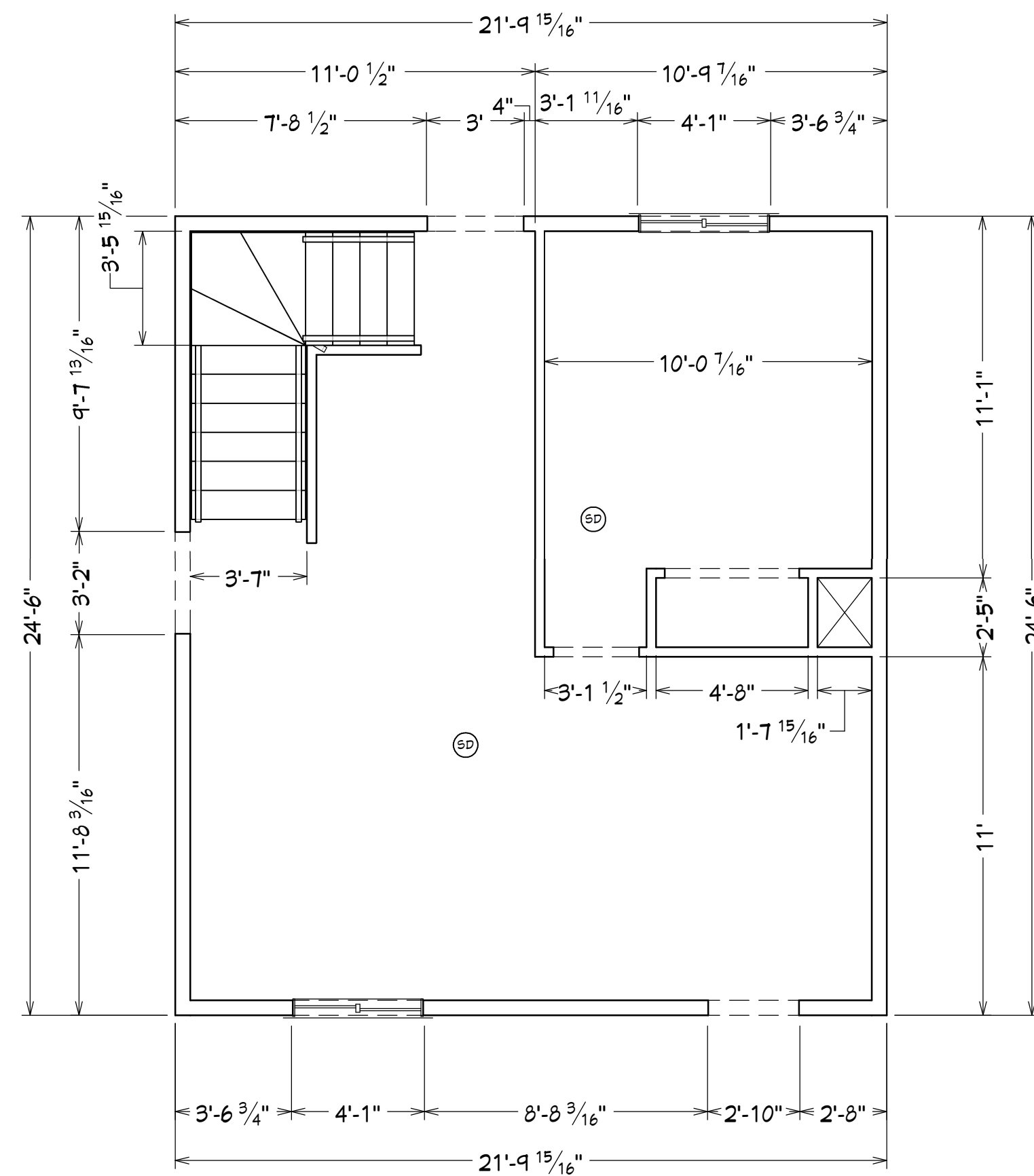
2ND FLOOR
1/4 IN = 1 FT

WINDOW KEY

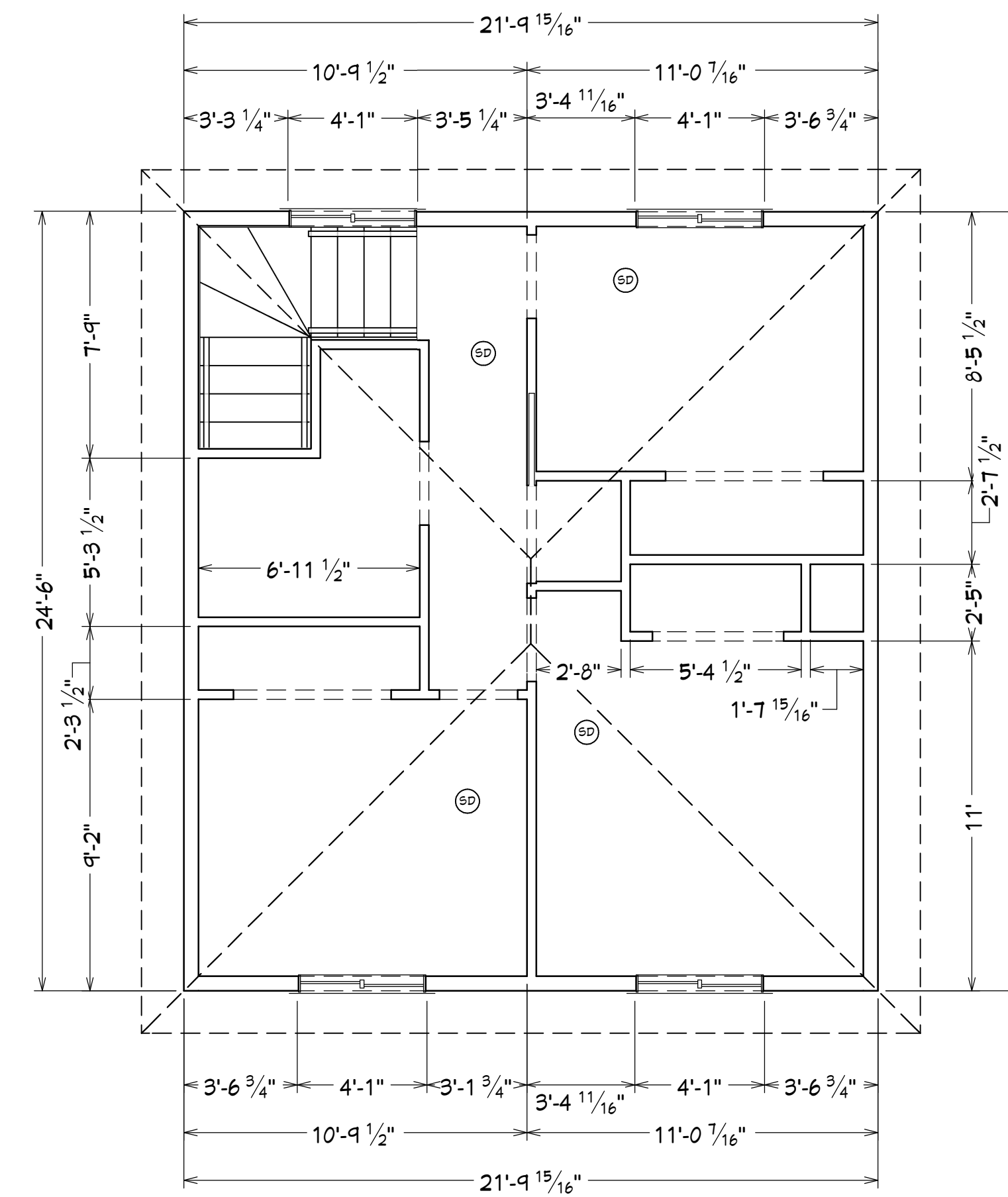
4036DH =
4' 0" (W)
3'6" (H)
LS - LEFT SLIDING



FRAMING, FLOOR PLAN VIEW
1/4 IN = 1 FT



FRAMING, FLOOR PLAN VIEW
1/4 IN = 1 FT



FRAMING, FLOOR PLAN VIEW
1/4 IN = 1 FT

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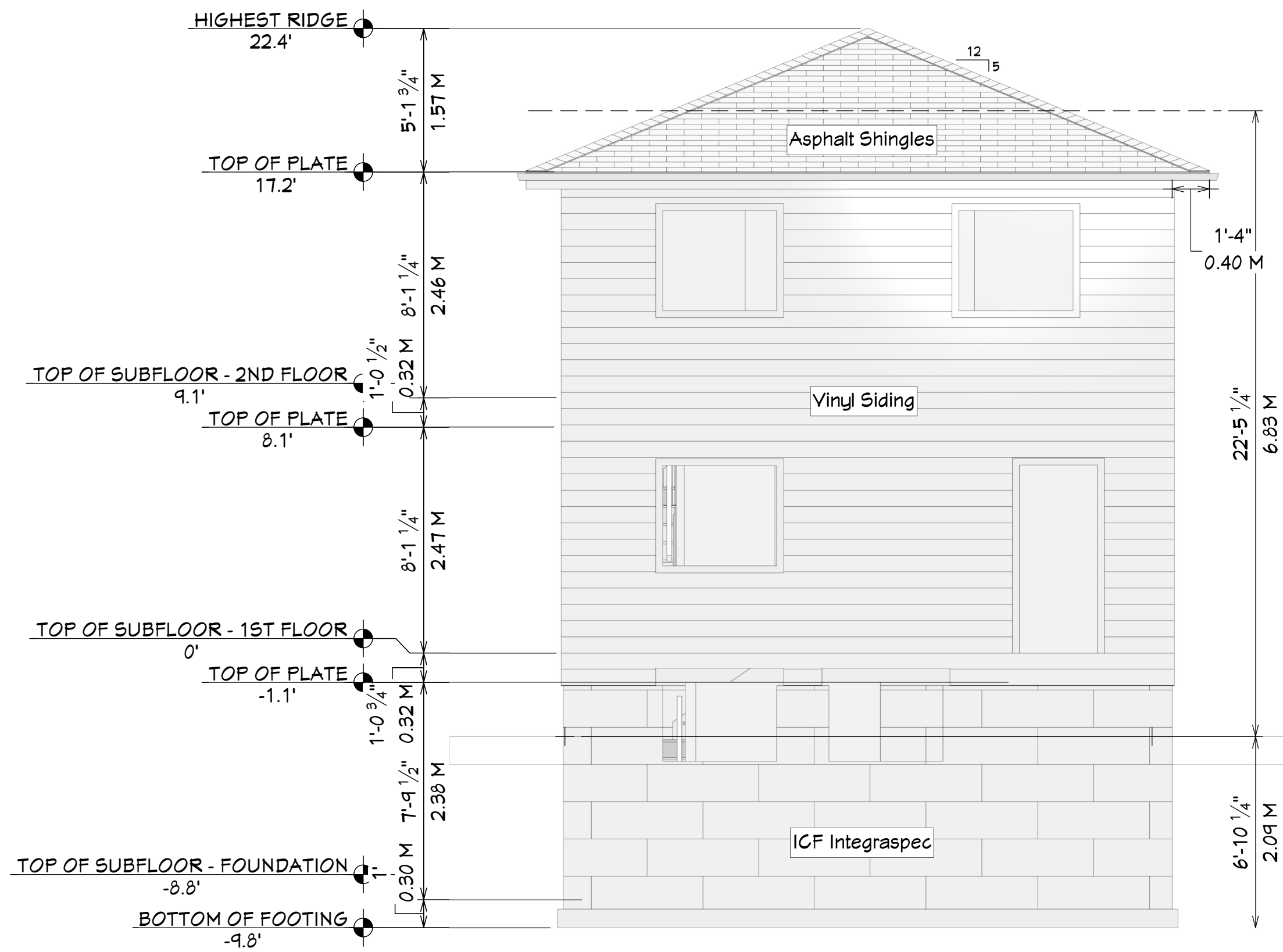
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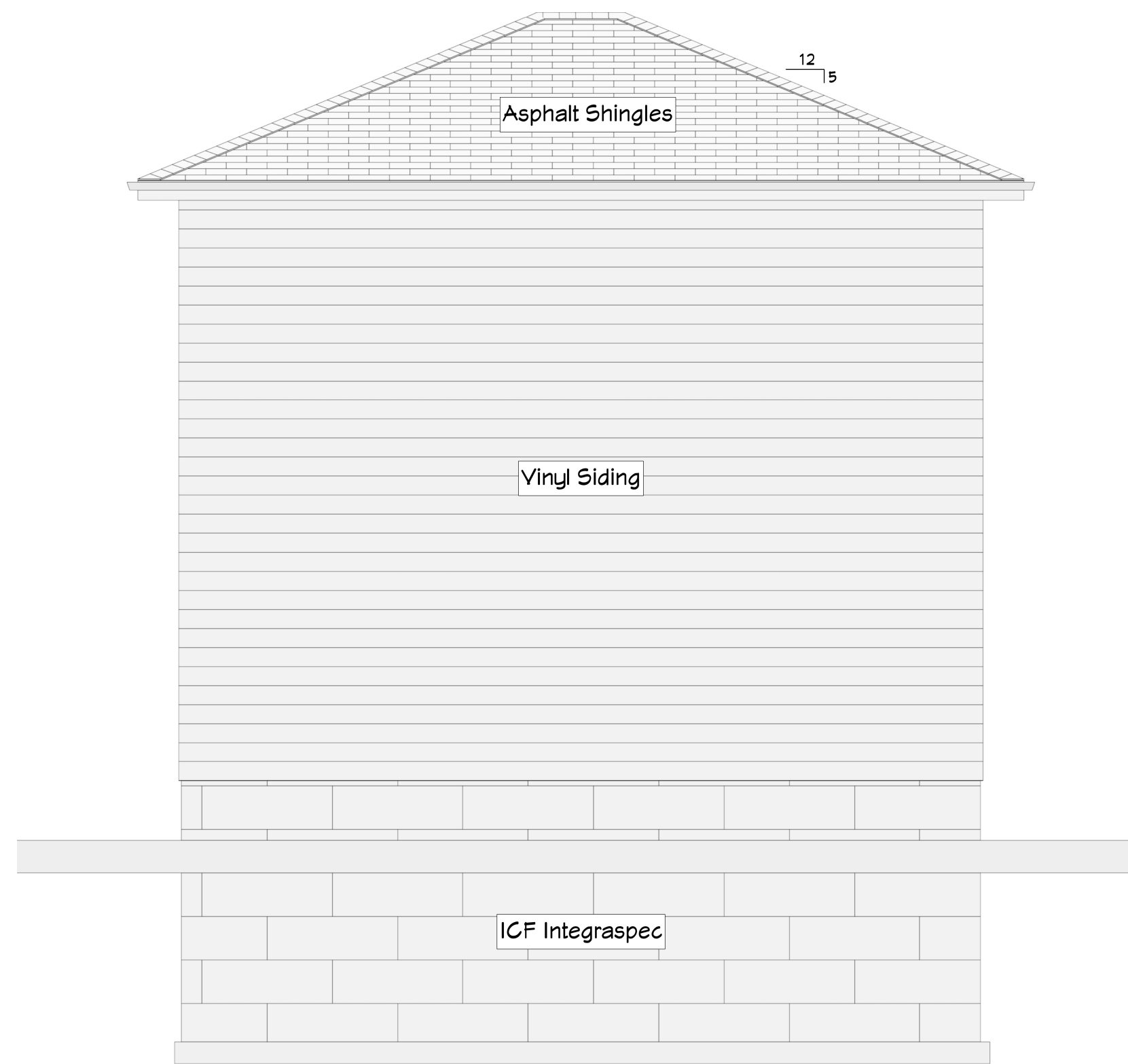
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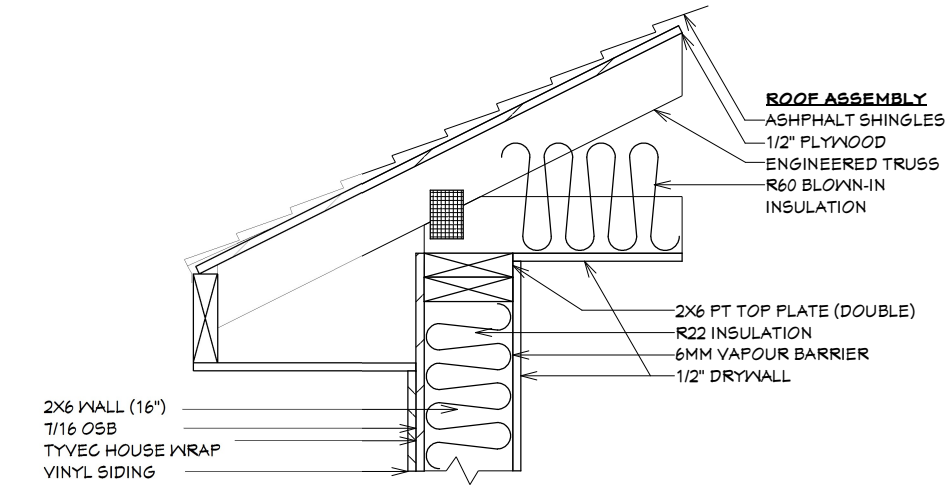


E1 EXTERIOR ELEVATION FRONT
1/4 IN = 1 FT

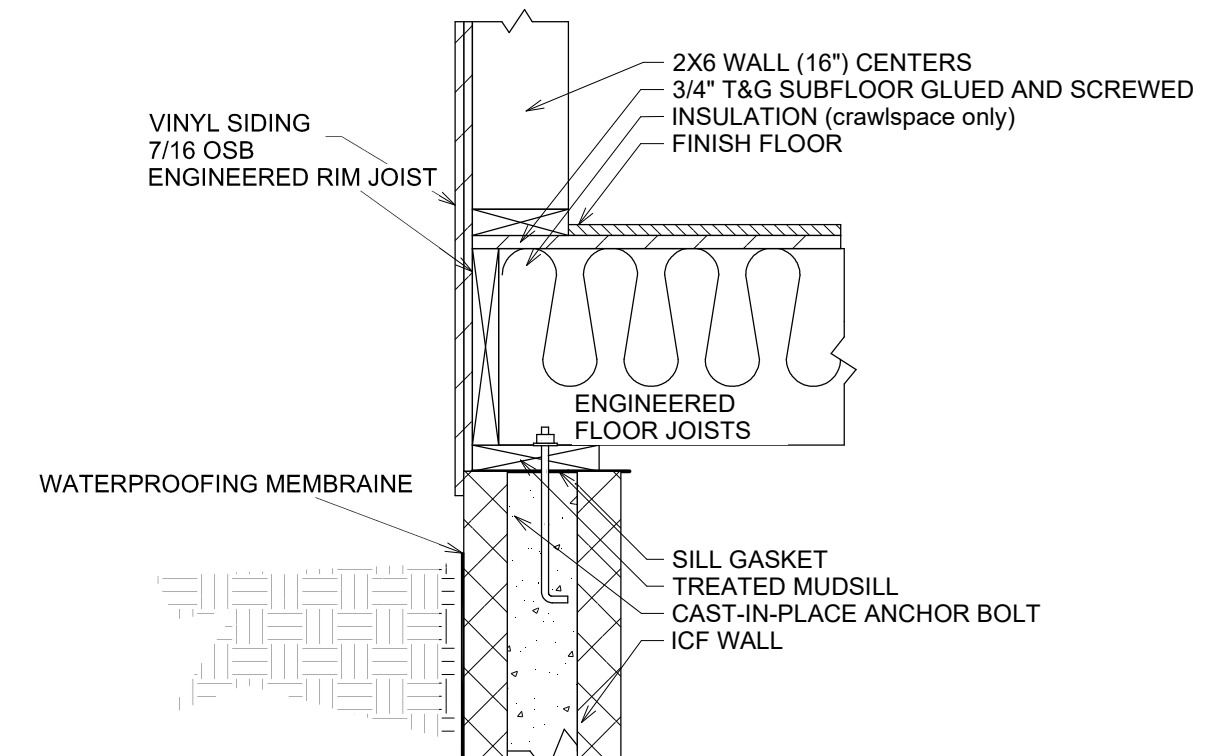


E4 EXTERIOR ELEVATION RIGHT
1/4 IN = 1 FT

Cross Sections

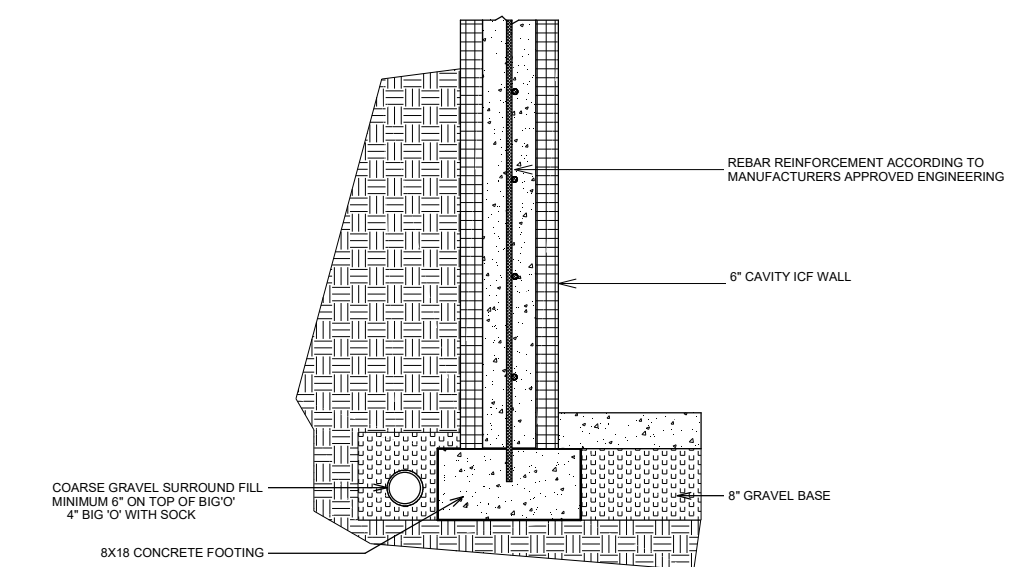


Top of wall to Roof - TRUSS

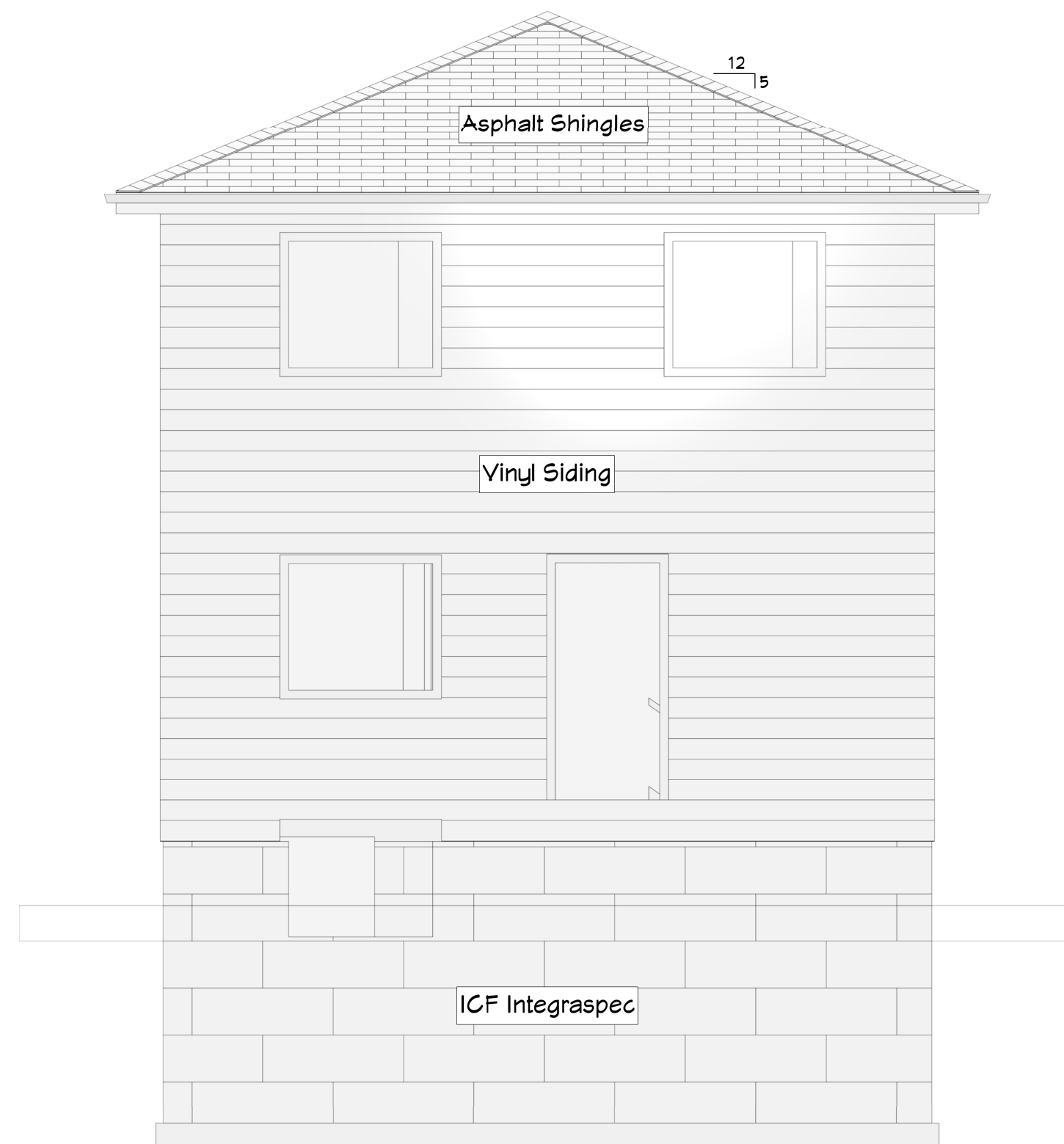


Floor at Foundation
(print at 1"=1')

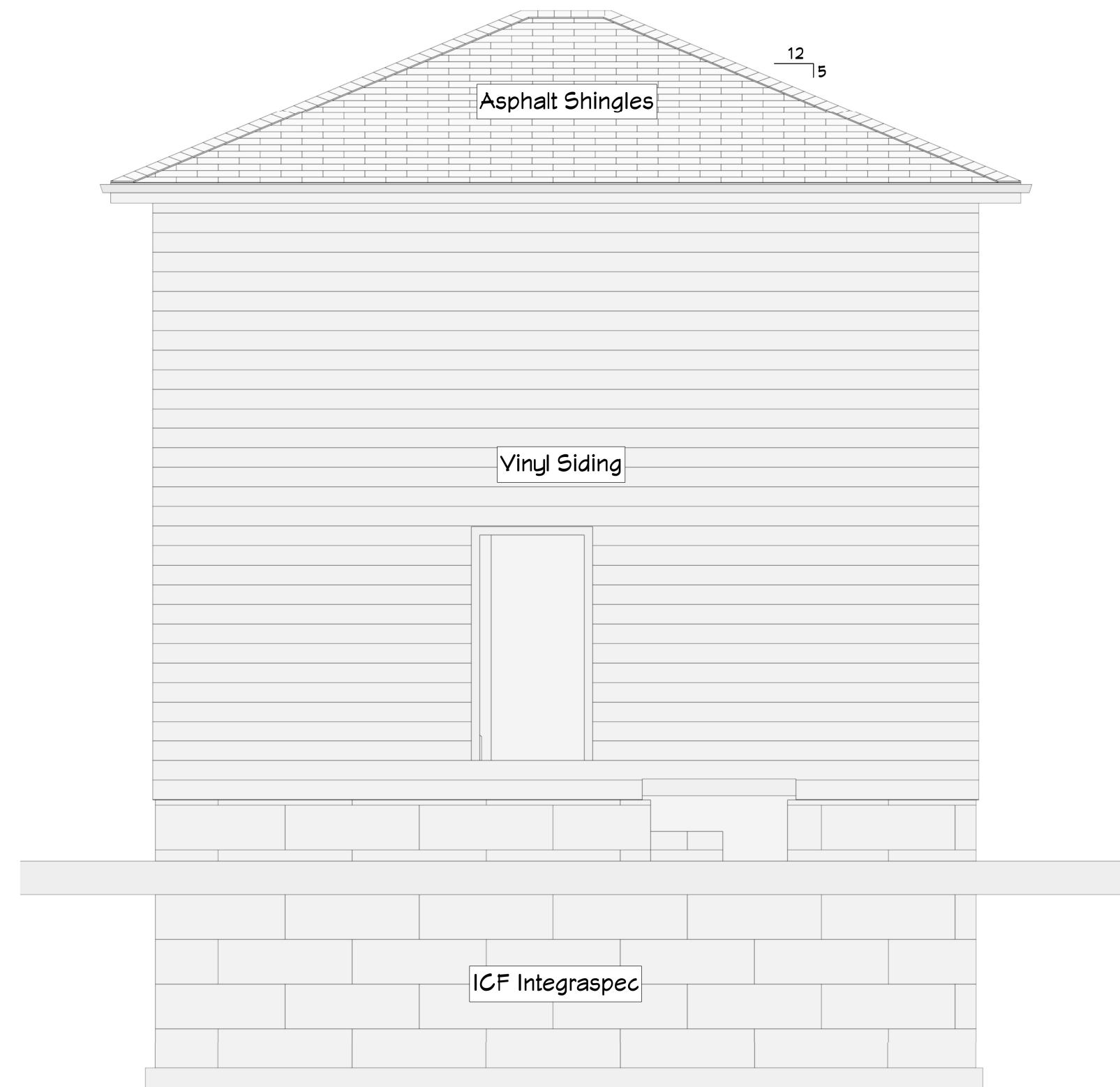
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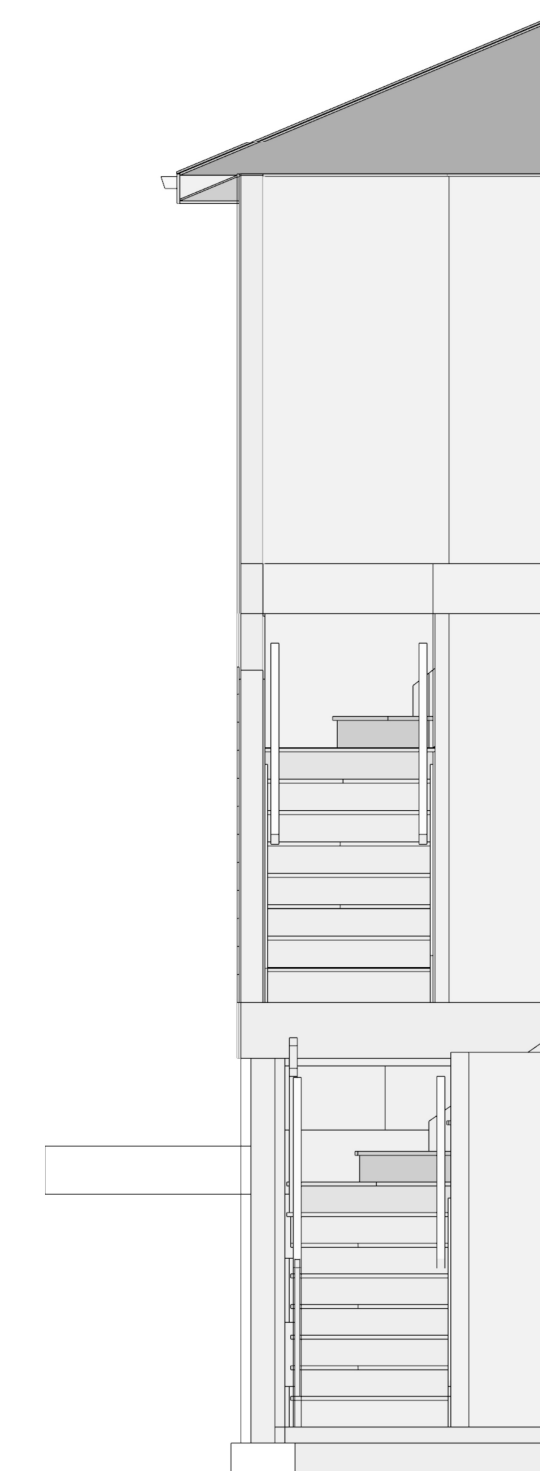
ICF BLOCK - Foundation and
Footing



E3 EXTERIOR ELEVATION BACK
1/4 IN = 1 FT



E2 EXTERIOR ELEVATION LEFT
1/4 IN = 1 FT



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DATE:

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SHEET: