

## Notice of Public Hearing – Committee of Adjustment Application

File # A-043/26 - 1220 BROCK ST

Date Mailed: July 1, 2026

### Electronic hearing:

By videoconference on July 16, 2026 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 July 1, 2026. 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 M-2 LOT 3;PLAN 40 PT PARK LOT 5;N/S PRINCE RD;

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Residential	Residential District 1.2 (RD1.2)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
<p><b>Owner Name:</b> NOAH BURTON VAN DEN DRIESSCHE</p> <p><b>Applicant Name:</b> Pillon Abbs Inc.</p>		1220 BROCK ST

## PURPOSE OF APPLICATION

**Minor Variance** - Requesting relief for increased maximum accessory building lot coverage.

By-Law	Provision	Provision Description	Requirement	Proposed
Zoning By-law 8600	5.10.9.10	Maximum lot coverage for an accessory building	10%	11.97%

## 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.

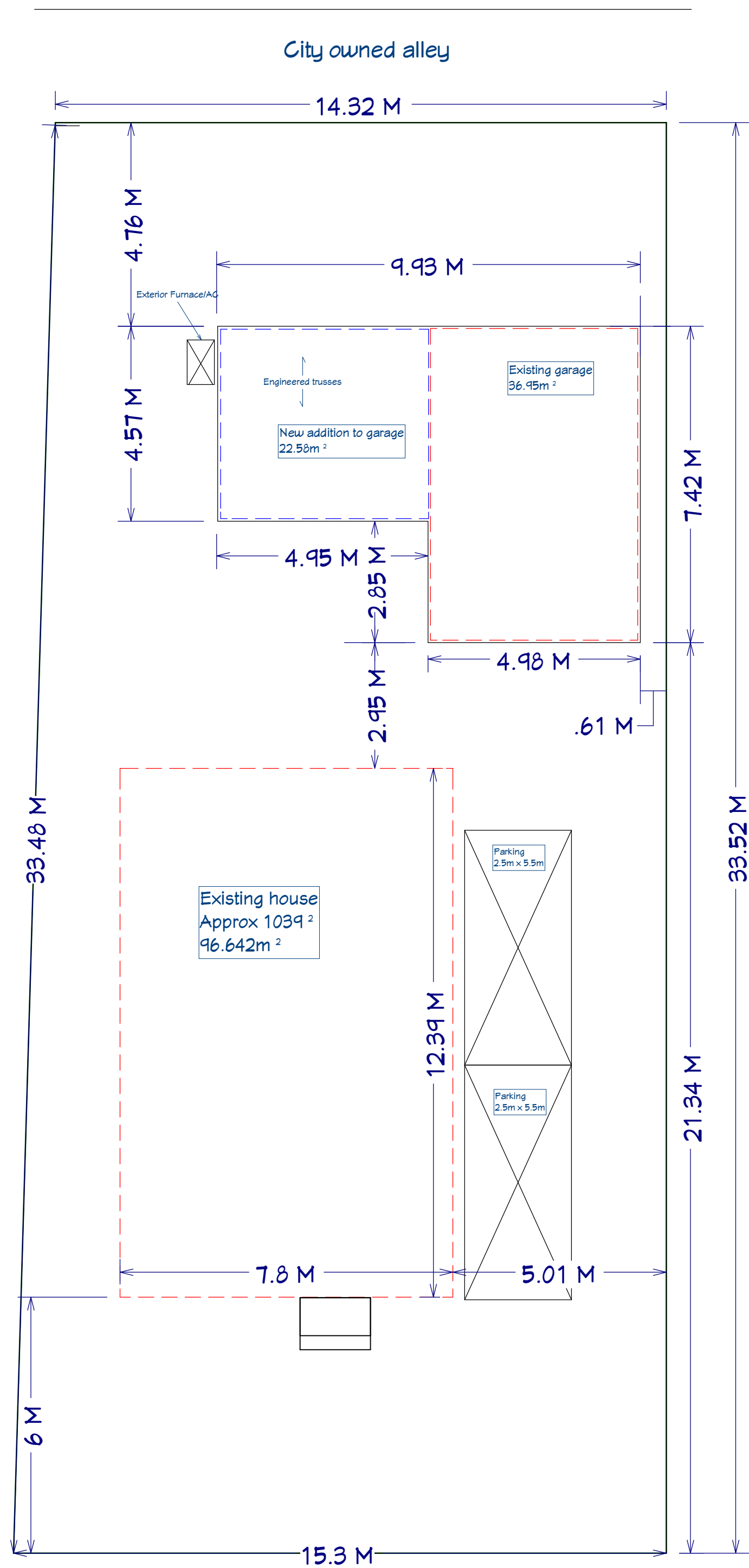
### Notice of Decision

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](mailto: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:

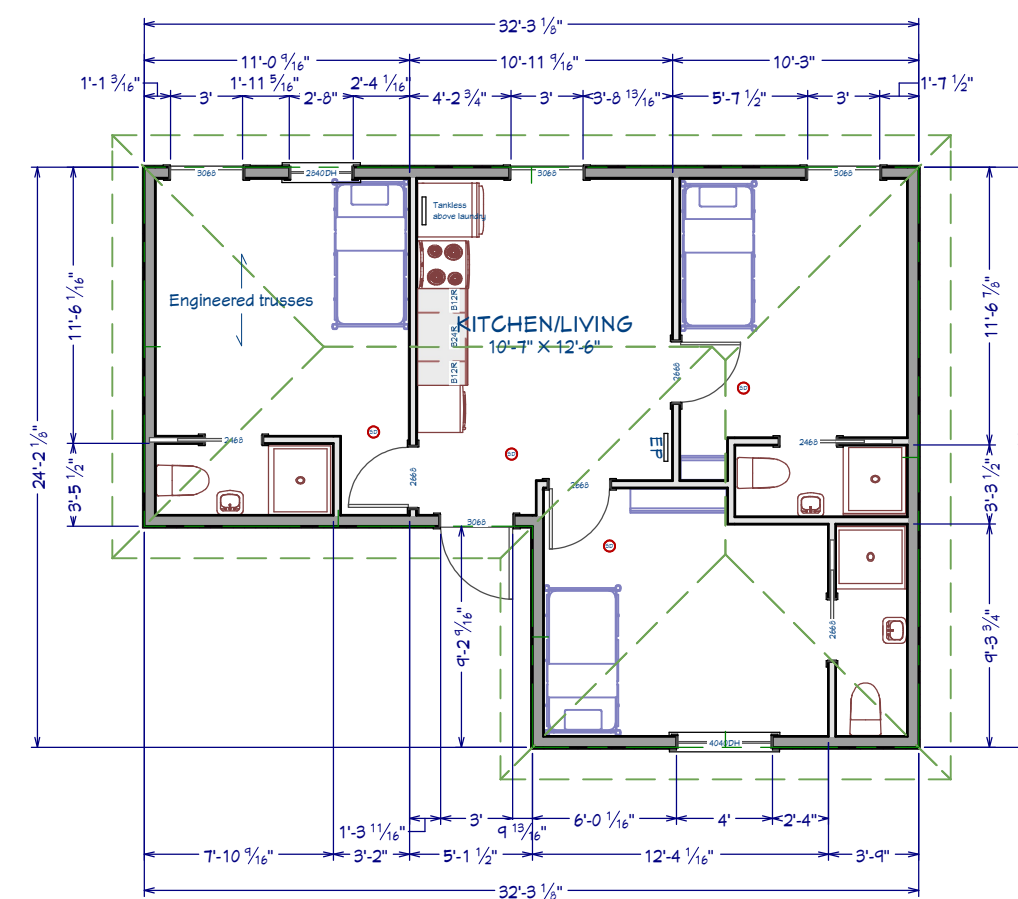
Jessica Watson  
Secretary-Treasurer  
Committee of Adjustment  
Suite 320, 350 City Hall Square West  
Windsor, ON N9A6S1  
Phone: 519-255-6543 ext. 6450 or 6436  
[COAdjustment@citywindsor.ca](mailto:COAdjustment@citywindsor.ca)



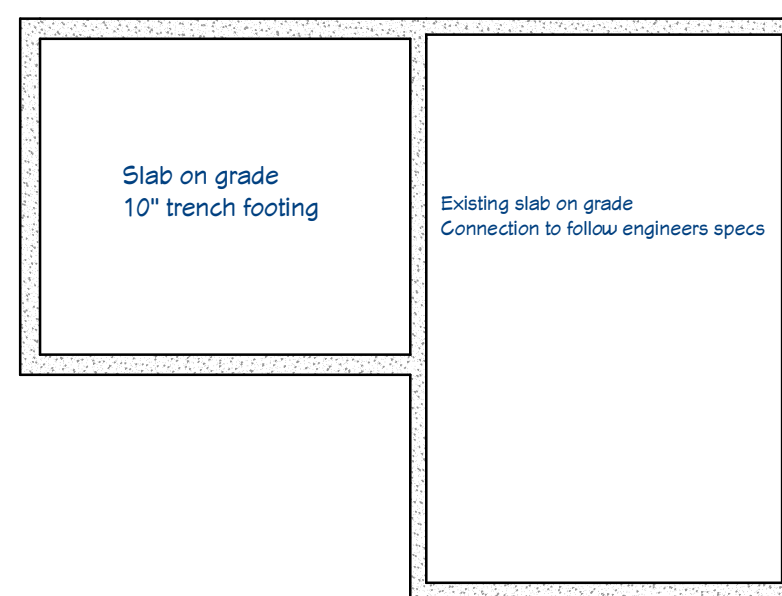
Brock St

**PLOT PLAN VIEW**  
1/8 IN = 1 FT

DETAILS OF DEVELOPMENT		ADU - 1220 Brock St, Windsor		
Zoning - C5	Required	Provided	Comments	Variance required
Lot Width (Min)	9m	14.33m		No
Lot Area (Min)	360m <sup>2</sup>	496.44m <sup>2</sup>		No
Total Lot Coverage for ADU (10% Max)	10.00%	11.96%		Yes
Total Lot Coverage for ADU	49.64m <sup>2</sup>	59.42m <sup>2</sup>		Yes
Building Height (existing primary)	4.26m	3.53m		No
Front Yard (Min)	6m	6m		No
Rear Yard (Min)	1.2m	4.76m		No
Side Yard (Min)	Existing	Existing		No
Number of Units		1		No
Gross Floor Area (max)	100m <sup>2</sup>	59.42m <sup>2</sup>		No
Parking Spaces	1	1		No



**1ST FLOOR**  
1/8 IN = 1 FT



**FOUNDATION**  
1/8 IN = 1 FT

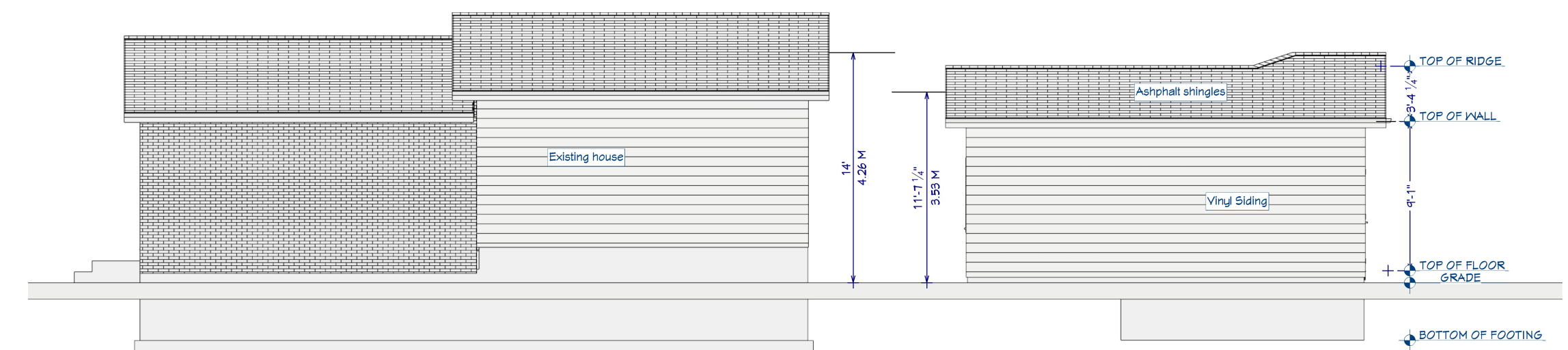
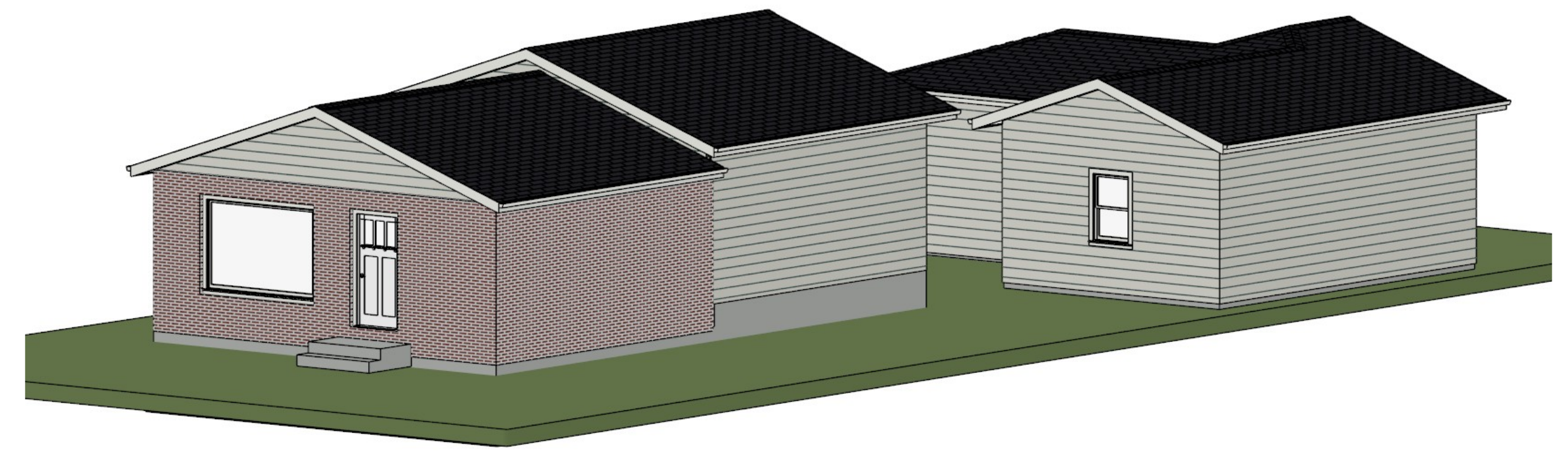
**Doors and Window Schedule**  
 Exterior Doors - 36" x 80" Out swing  
 Bathroom doors - 28" pocket door  
 Bedroom Doors - 30"  
 Windows - 36" x 48" Single hung

**DOOR AND WINDOW NOTES:**

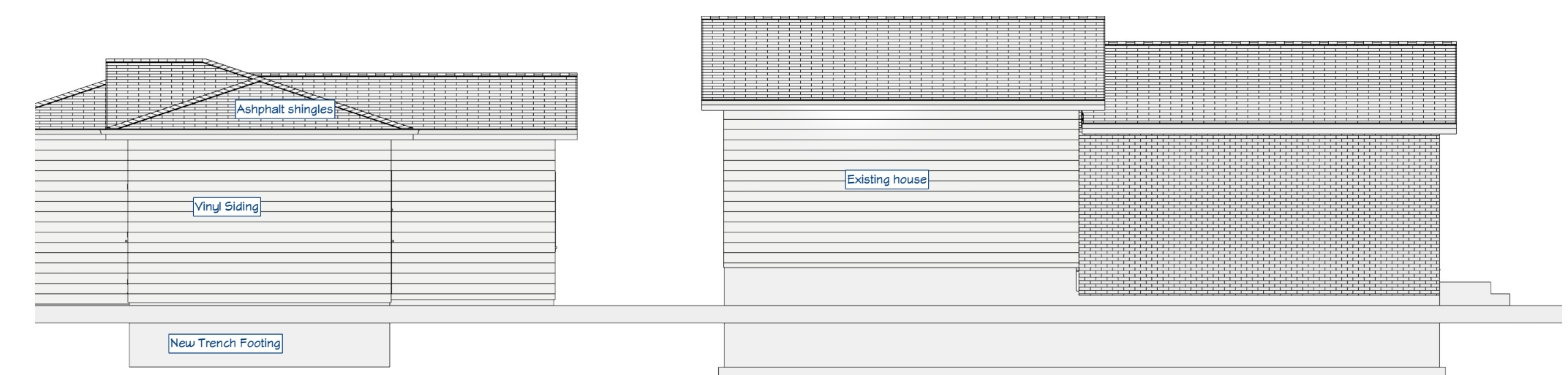
According to OBC 9.9.10.1  
 EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW.

**Fire Alarms**

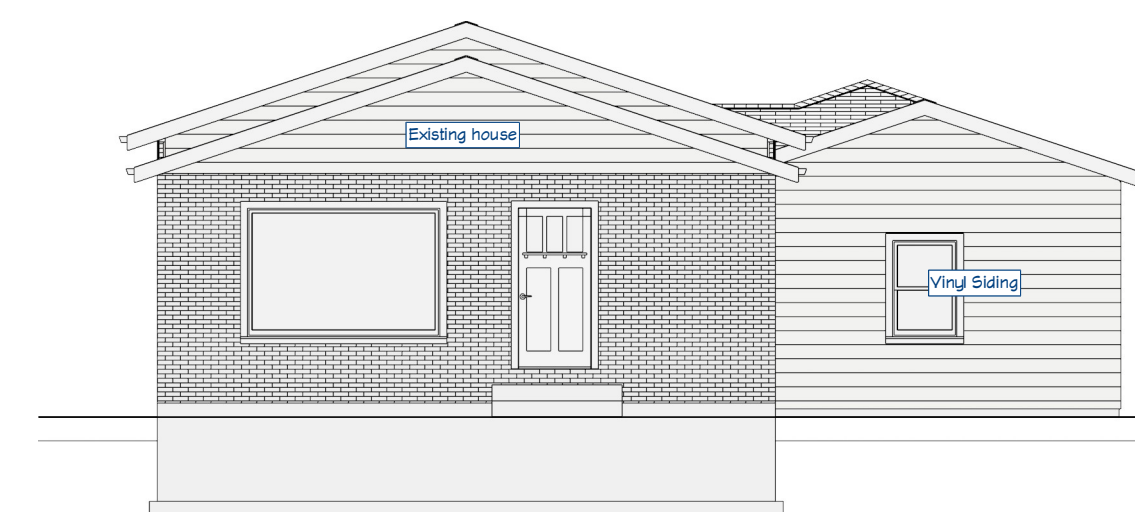
Provide smoke alarms and carbon monoxide alarms in accordance with OBC Div. B 9.10.19 and 9.32.3.9. Smoke alarms shall be installed on each storey, in each sleeping room, and between sleeping rooms and the remainder of the storey, interconnected so activation of one sounds all required alarms. Smoke alarms to be permanently wired with battery backup and installed to CAN/ULC-S553. Provide CO alarms where required by OBC due to fuel-burning appliances, flues, forced-air fuel-fired heating, or storage garage conditions.



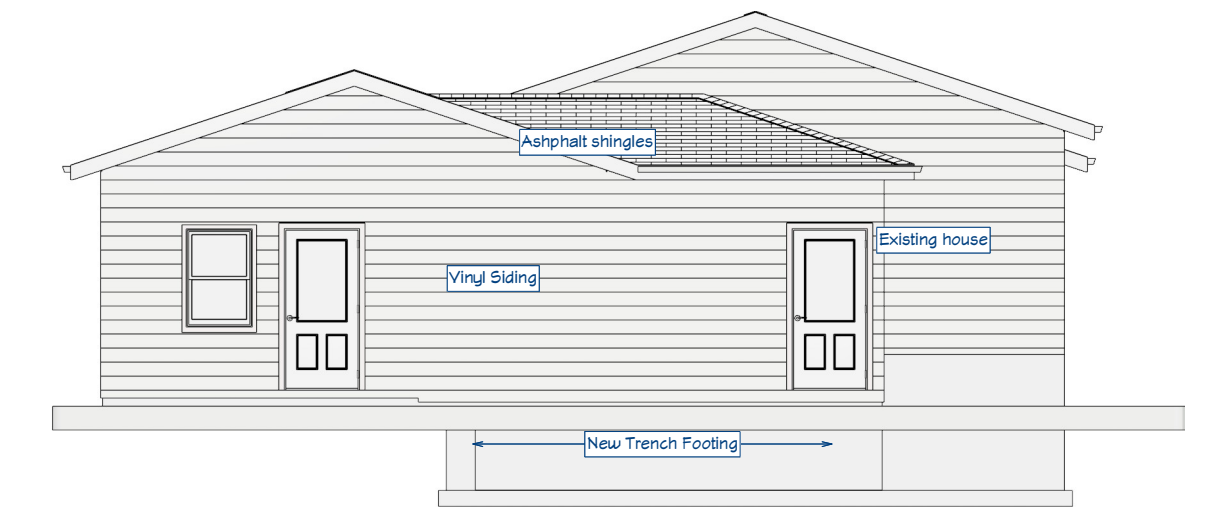
**E4 EXTERIOR ELEVATION RIGHT**  
1/8 IN = 1 FT



**E2 EXTERIOR ELEVATION LEFT**  
1/8 IN = 1 FT



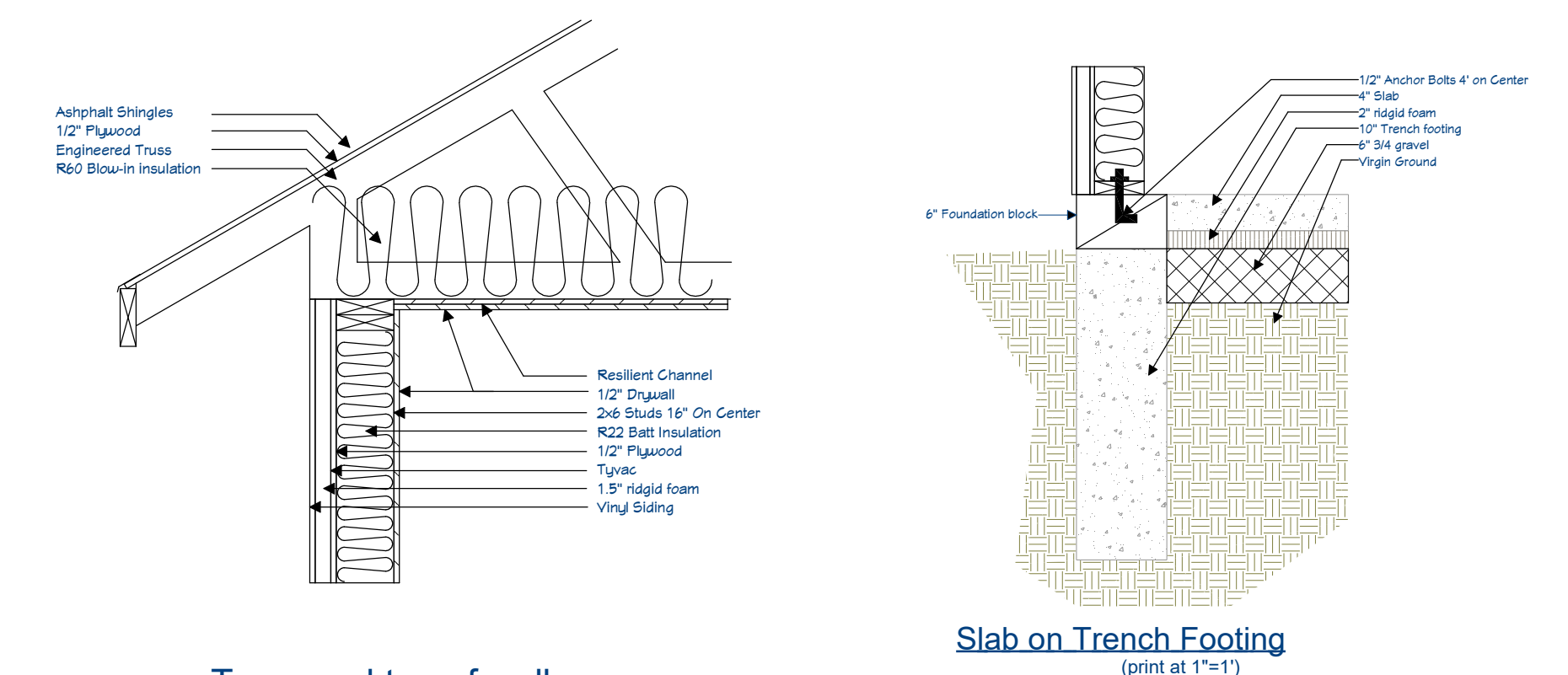
**E1 EXTERIOR ELEVATION FRONT**  
1/8 IN = 1 FT



**E3 EXTERIOR ELEVATION BACK**  
1/8 IN = 1 FT

**General Construction Notes**

All work shall comply with the current Ontario Building Code, municipal requirements, approved permit drawings, and all applicable trade regulations. Contractor shall verify all existing conditions and dimensions prior to construction and report discrepancies before proceeding. Do not scale drawings. All materials and systems shall be installed in accordance with manufacturer's specifications. Provide required fire separations, firestopping, insulation, vapour barrier, air barrier, plumbing, HVAC, ventilation, electrical, drainage, and structural work in accordance with OBC requirements. Existing structural members shall not be cut, notched, removed, or altered without approval. All penetrations through required fire separations shall be sealed with approved firestopping systems. Electrical work shall be completed under ESA permit and inspection. Plumbing, mechanical, and ventilation systems shall be installed to applicable OBC requirements. Maintain positive drainage away from the building. ADU shall not be occupied until all required inspections and approvals are complete.



**Truss and top of wall**  
(print at 1"=1")

**Slab on Trench Footing**  
(print at 1"=1")

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

1220 Brock ave, Garage  
 conversion to 3 bed ADU

DRAWINGS PROVIDED BY:

DATE:

2026-05-04

SCALE:

SHEET:

P-1