



COMMITTEE OF ADJUSTMENT

N.T.S.

APPLICANT : WINDSOR CHRISTIAN FELLOWSHIP
ADDRESS : 4500 WALKER ROAD

 SUBJECT LANDS  SEVERED LANDS

Notice of Public Hearing – Committee of Adjustment Application

File # B-054/26 - 4500 WALKER RD

Date Mailed: October 28, 2026

Electronic hearing:

By videoconference on November 12, 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 October 28, 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: CON 7 PT LOT 14;RP 12R8285 PART 2;995.77X998.50 X229.00X342.05; 6.59AC 995.77FR

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Industrial	Manufacturing District 1.2 (MD1.2)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
Owner Name: WINDSOR CHISTIAN FELLOWSHIP Applicant Name: Jacob Smith		4500 WALKER RD

PURPOSE OF APPLICATION

Consent (Severance) - Consent to create a new lot fronting 7th Concession Rd.

Type of Consent Application Transaction: New Lot

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.

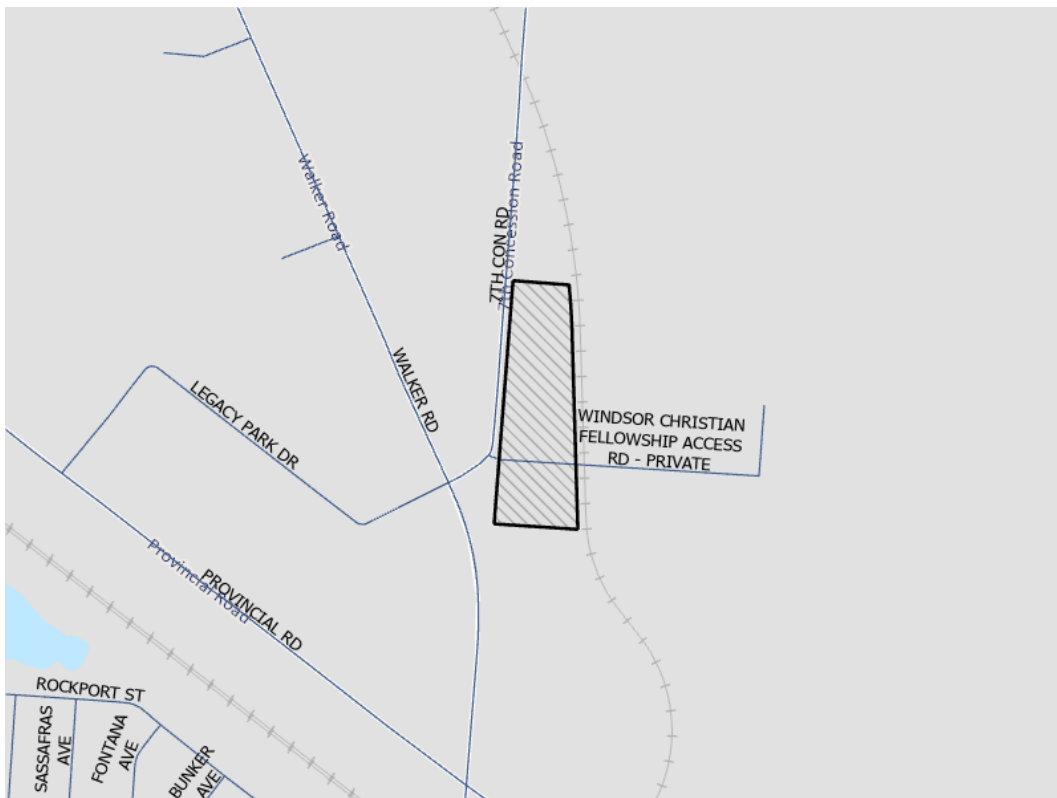
Participate in the hearing by videoconference (Microsoft Teams)

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.

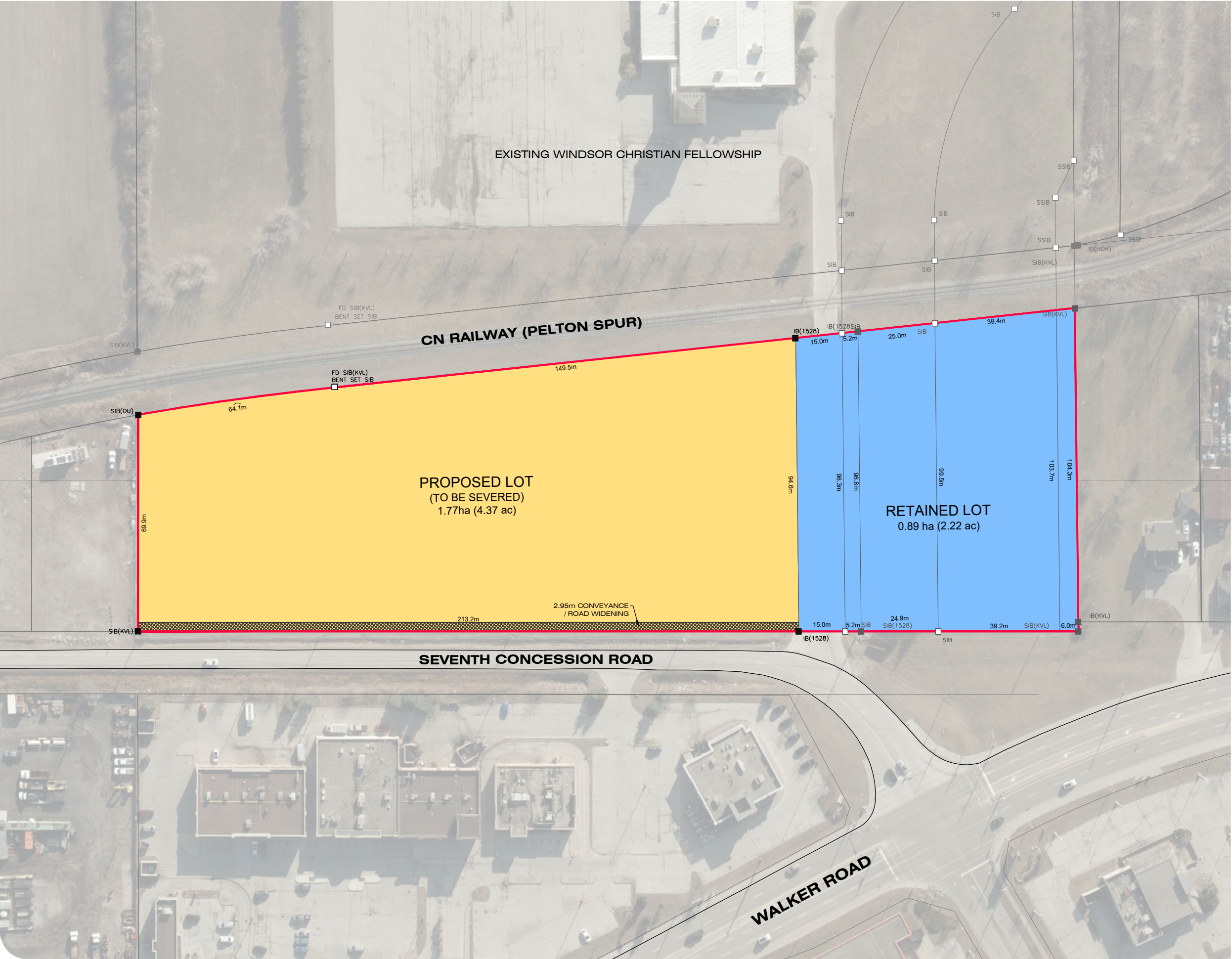
Applicant(s) – Attendance is required. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you or reschedule the meeting at a cost to you.

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



WINDSOR CHRISTIAN FELLOWSHIP
4500 WALKER ROAD AT 7th CONCESSION ROAD

PROPOSED SEVERANCE
FIGURE 1.0

- SUBJECT SITE
(±2.66 ha. / 6.59 ac.)
- RETAINED LOT
(±0.89 ha. / 2.22 ac.)
- LOT TO BE SEVERED
(±1.77 ha. / 4.37 ac.)
- 2.95m CONVEYANCE / ROAD WIDENING

SCALE: CUSTOM (11x17)



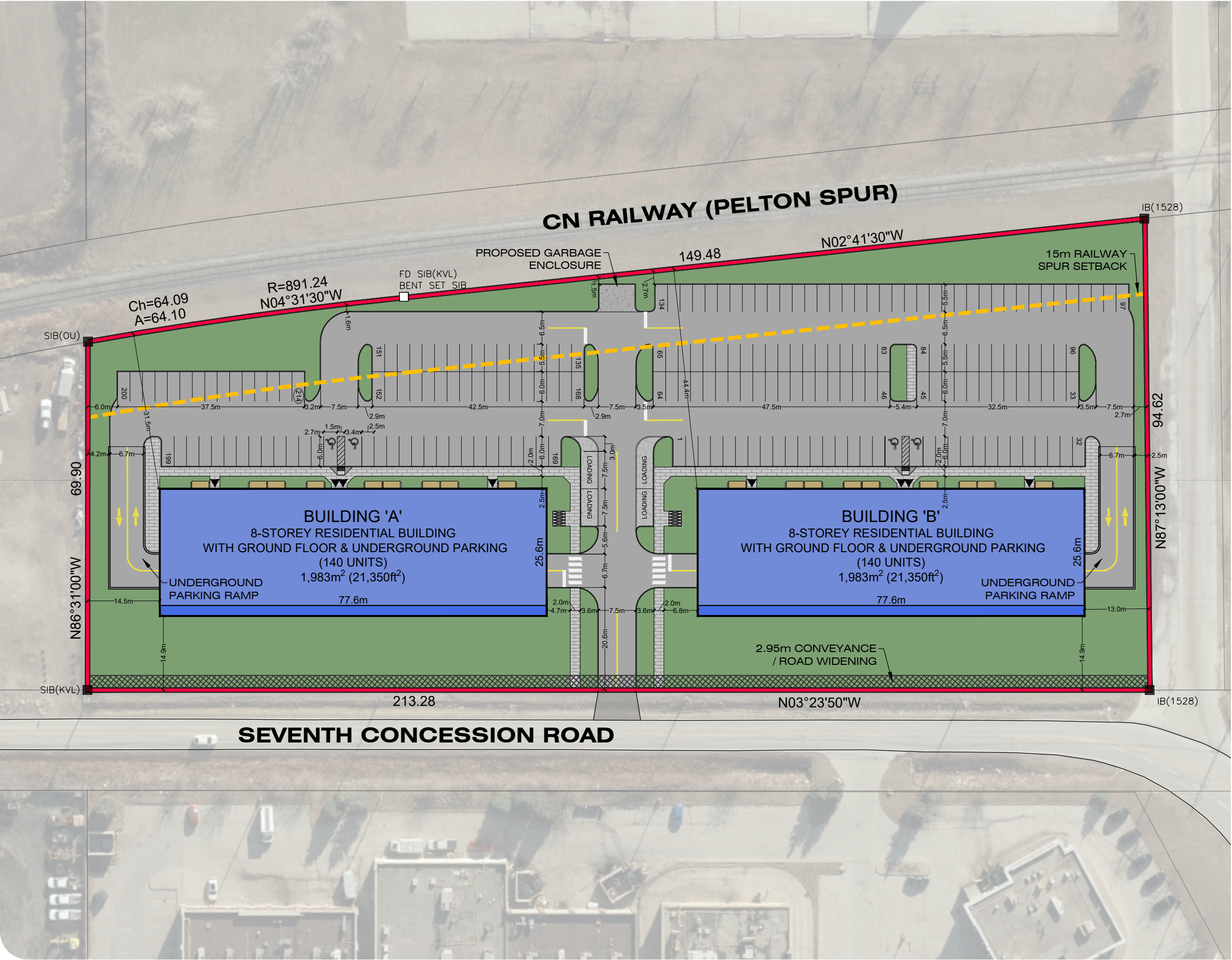
MAP/DRAWING INFORMATION:
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.

CREATED BY: JDS
CHECKED BY: ESB
DESIGNED BY: JDS

SOURCE: COUNTY OF ESSEX AERIAL PHOTOGRAPHY (2025)

File Location:
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October, 16, 2026 11:14 AM

DILLON COUNTERPOINT
LAND DEVELOPMENT



ARK DESIGN BUILD

4500 WALKER ROAD AT
7th CONCESSION ROAD

CONCEPT PLAN

	SUBJECT AREA (±1.77ha. / 4.37ac.)		15m RAILWAY SPUR SETBACK
	PROPOSED MULTIPLE DWELLING RESIDENTIAL BUILDING (280 UNITS)		PROPOSED SIDEWALK
	PROPOSED LOADING SPACE		PROPOSED LANDSCAPE
	2.95m CONVEYANCE / ROAD WIDENING		PROPOSED BICYCLE PARKING

PARKING STATISTICS

- REQUIRED PARKING - 350 spaces (1.25 spaces per unit)
- PROVIDED PARKING - 354 spaces (1.26 spaces per unit)
- SURFACE PARKING - 214 spaces
 - COVERED PARKING - 140 spaces
- REQUIRED ACCESSIBLE PARKING - 9 spaces
- PROVIDED ACCESSIBLE PARKING - 9 spaces
- SURFACE PARKING - 4 spaces
 - COVERED PARKING - 5 spaces
- REQUIRED BICYCLE PARKING - 20 spaces
- PROVIDED BICYCLE PARKING - 20 spaces
- SURFACE PARKING - 10 spaces
 - COVERED PARKING - 10 spaces

SCALE: 1:750 (11x17)



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INFORMATION SHOULD BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.

CREATED BY: ESB	SOURCE: COUNTY OF ESSEX AERIAL
CHECKED BY: AMF	PHOTOGRAPHY (2025)
DESIGNED BY: ESB	

File Location:
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work\drawings\08-planning\263105-08-concept-opt3_esb.dwg
October, 16, 2026 11:19 AM

DILLON | COUNTERPOINT
LAND DEVELOPMENT

DATE: 10/16/2026 | STATUS: DRAFT | PROJECT: 26-3105