

Notice of Public Hearing – Committee of Adjustment Application

File # A-017/26 - 1111 DROUILLARD RD

Date Mailed: April 1, 2026

Electronic hearing:

By videoconference on April 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 April 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 620; W PT LOT 138

OFFICIAL PLAN DESIGNATION	ZONING OF SUBJECT LAND(S)
Mixed Use	Commercial District 2.2 (CD2.2)

Applicant/Owner(s)	Authorized Agent(s)	Subject Property
<p>Owner Name: MICHELLE CATHERINE COOK-MCINTYRE</p> <p>Applicant Name: Shawn Piskovic DZigner Man & Associates</p>		1111 DROUILLARD RD

PURPOSE OF APPLICATION

Minor Variance - Request for expansion of legal non conforming use from a single unit dwelling to a combined use building with a dwelling unit on the same level as the commercial unit.

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

Design Firm:



Office Address:
12122 Evergreen Dr.
Toronto, Ontario, M3H 1G9

Contact:
Cell / Fax: 618-818-7024
Email: dzignerman@yahoo.com

Website:
www.DZignerman.com

Facebook:
DZignerman & Associates

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Revision	Date	Initials
1	01/22/2026	SP

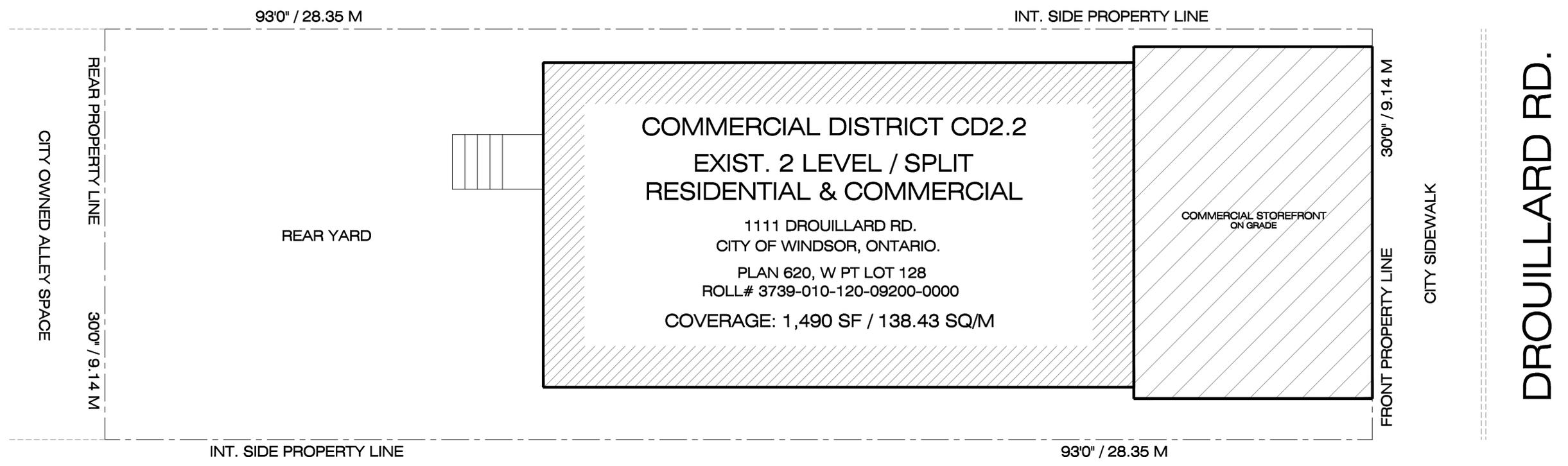
The undersigned has prepared and taken responsibility for the design and the construction of these drawings in accordance with the Ontario Building Code to be a Registered Professional Engineer under the Engineering Act, R.S.O. 1990, Chapter O.1, of the Province of Ontario.

REGISTRATION INFORMATION
Required unless design is exempt under 2.2.4.1. of the Building Code

PROFESSIONAL ENGINEER

SITE ANALYSIS:	IMPERIAL	METRIC
TOTAL PROPERTY SIZE:	2,790 SF	259.2 SQ/M
EXIST. HOUSE COVERAGE:	1,490 SF	138.4 SQ/M
TOTAL COVERAGE:	1,490 SF	138.4 SQ/M

XXXX DROUILLARD RD.
EMPTY LOT



1111 DROUILLARD RD., WINDSOR, ONT.
S-1 Site Plan
PRESENTATION PLAN

1117 DROUILLARD RD.



Shawn Palkovik
REGISTERED ENGINEER & ASSOCIATES

Issued For:
Proposed Variance Drawings
City of Windsor, Ontario

P.O. #: 2002

Mike & Michelle McIntyre
1111 Drouillard Rd.
Windsor, Ontario
N8Y 2R2

Final Square Footage
As Noted

Drawing Type:
Variance Presentation

Designed By:
Shawn Palkovik
Lead BCN Designer

Scale: 1/4"=1'
Date: 01/22/26
Province: Ontario

Drawing I.D.
01

Design Firm:



Office Address:
12122 Evergreen Dr.
Toronto, Ontario, M3H 1G9

Contact:
Cell / Fax: 618-818-7094
Email: dzignerman@yahoo.com

Website:
www.DZignerman.com

Facebook:
DZignerman & Associates

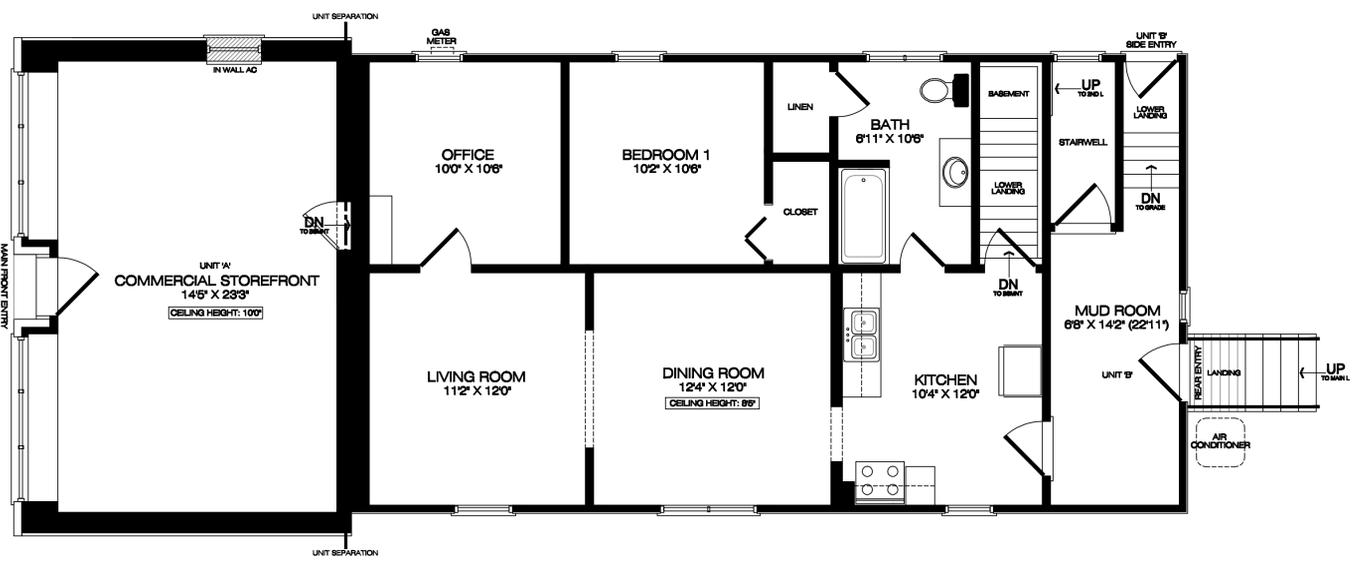
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Revision	Date	By
1	01/22/2026	SP

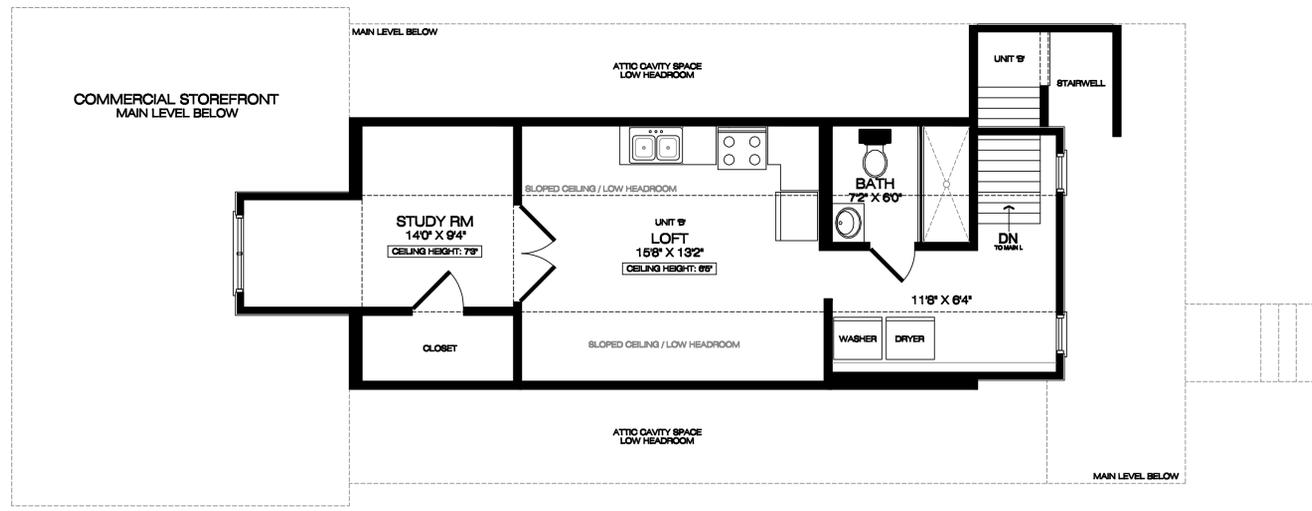
The undersigned has examined and is responsible for the design and the construction of these drawings in accordance with the Ontario Building Code to the best of his knowledge and belief. The undersigned is a registered professional engineer in the Province of Ontario. The undersigned is registered under the Ontario Engineering Council. The undersigned is registered under the Ontario Engineering Council. The undersigned is registered under the Ontario Engineering Council.

REGISTRATION INFORMATION
Required unless design is exempt under 3.2.1.1. of the Building Code

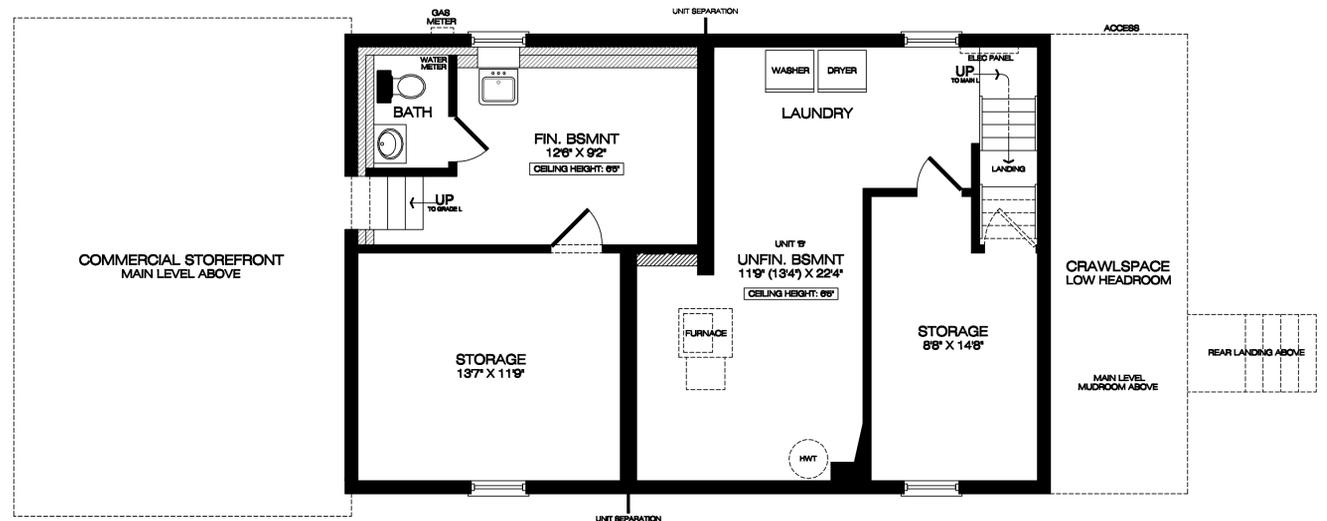
PROFESSIONAL ENGINEER



A-1 Existing Main Floor Plan
1111 DROULARD RD., WINDSOR
INT. FLOOR SPACE: 988 SF
INT. FRONT STORE FLOOR SPACE: 927 SF
TOTAL COVERAGE: 1,495 SF



A-3 Existing 2nd Level Floor Plan
1111 DROULARD RD., WINDSOR
INT. FLOOR SPACE: 488 SF



A-2 Existing Basement Floor Plan
1111 DROULARD RD., WINDSOR
INT. FLOOR SPACE: 780 SF



Shawn Palowic
REGISTERED ENGINEER

Issued For:
Proposed Variance Drawings
City of Windsor, Ontario

P.O. #: 2802

Mike & Michelle McIntyre
1111 Droulard Rd.
Windsor, Ontario
N8Y 2P2

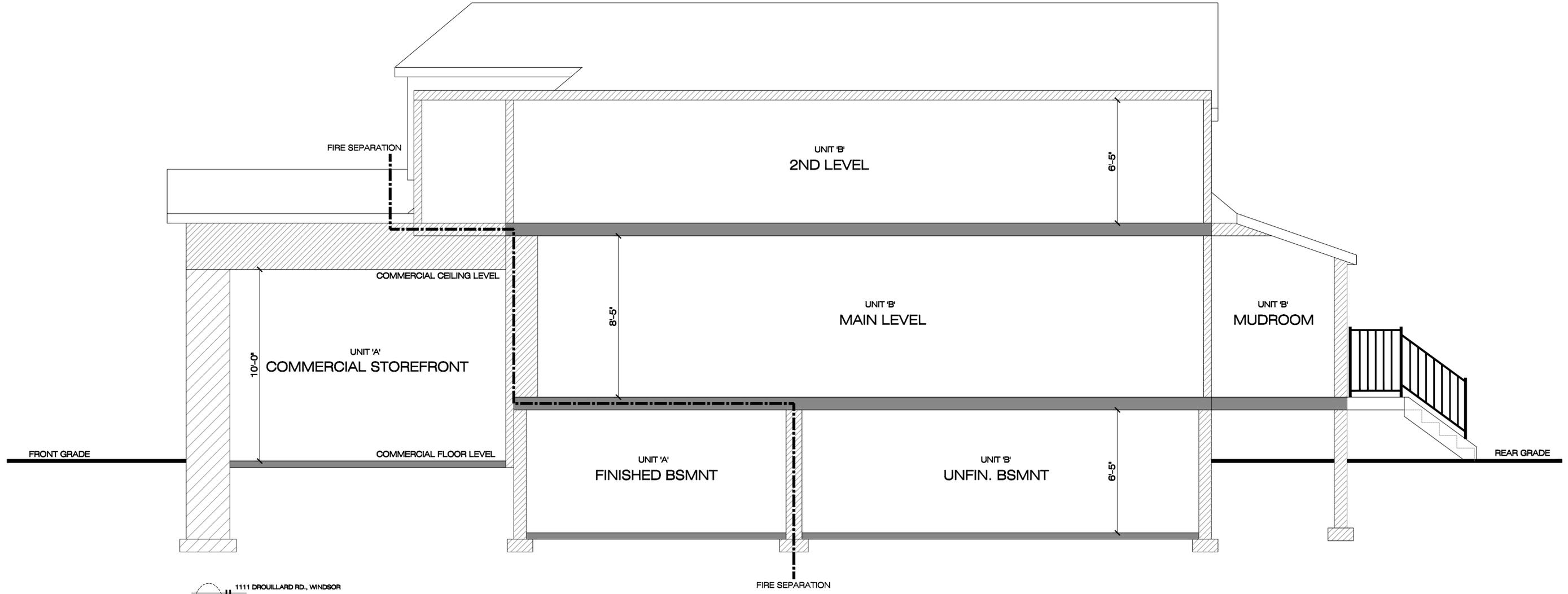
Final Square Footage
As Noted

Drawing Type:
Variance Presentation

Designed By:
Shawn Palowic
Lead BCN Designer

Scale: NTS
Date: 01/22/26
Province: Ontario

Drawing I.D.
02



1111 DROUILLARD RD., WINDSOR
C-1 Existing Side Crosssection
 PRESENTATION PLAN

ENGINEER STAMP

Design Firm:



Office Address:
 12122 Evergreen Dr.
 Toronto, Ontario, M3H 1G9

Contact:
 Cell / Text: 618-818-7084
 Email: dzignerman@yahoo.com

Website:
 www.DZignerman.com

Facebook:
 DZignerman & Associates

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Revision	Date	Initials
1	01/22/2026	SP

The undersigned has examined and taken responsibility for the design, and for the construction and safety, the construction and use of the building Code to be a Designer.
 Signature Information:
 Required unless design is stamped under 3.2.1.1. of the Building Code.
 Registration Information:
 Required unless design is stamped under 3.2.1.1. of the Building Code.



Shawn Palkovik
 LEAD DESIGNER

Issued For:
 Proposed Variance Drawings
 City of Windsor, Ontario

P.O. #: 2802

Mike & Michelle McIntyre
 1111 Drouillard Rd.
 Windsor, Ontario
 N8Y 2R2

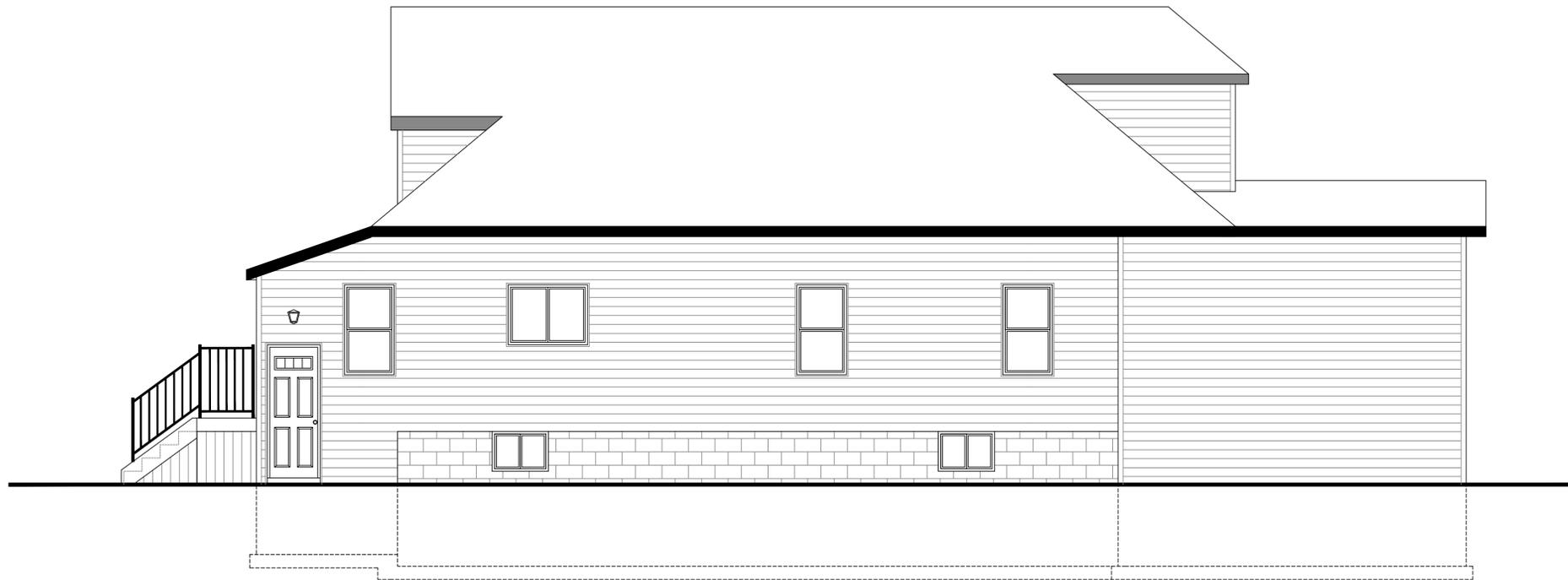
Final Square Footage
 As Noted

Drawing Type:
 Variance Presentation

Designed By:
 Shawn Palkovik
 LEAD DESIGNER

Scale: NTS
 Date: 01/22/26
 Province: Ontario

Drawing I.D.
03



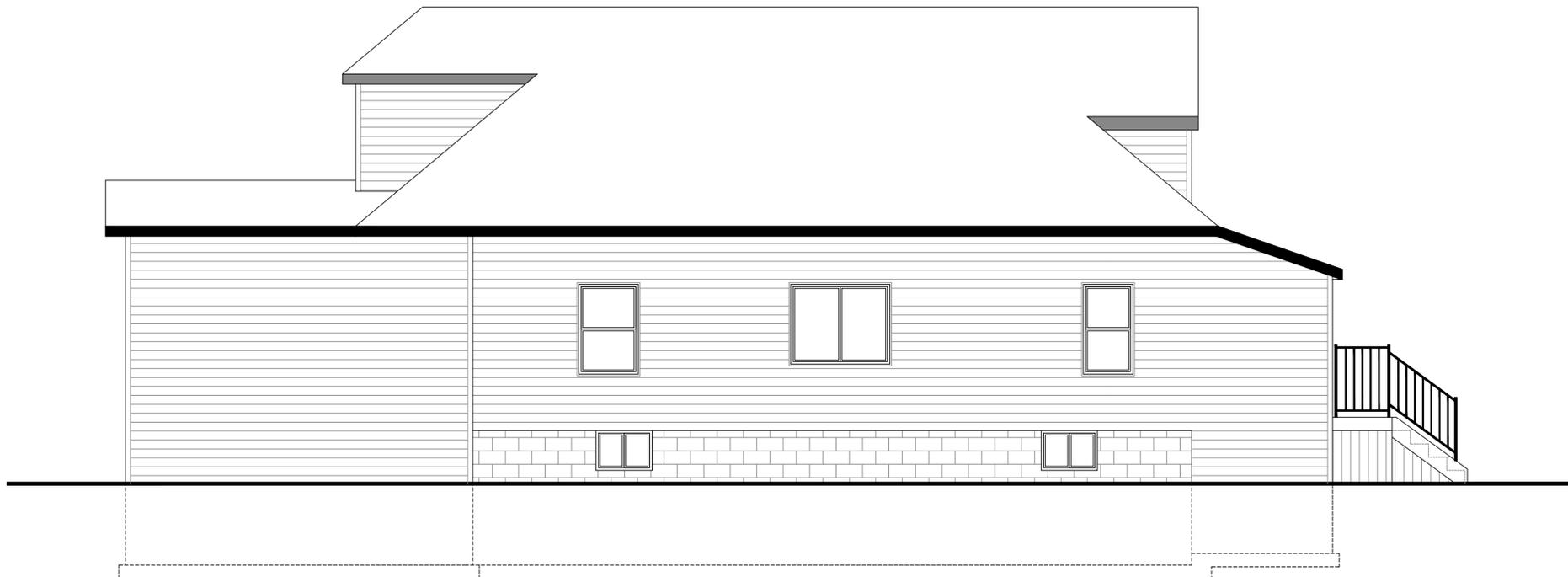
1111 DROULLARD RD., WINDSOR
E-2 Existing Left Side Elevation
 PRESENTATION PLAN



1111 DROULLARD RD., WINDSOR
E-2 Existing Front Elevation
 PRESENTATION PLAN



1111 DROULLARD RD., WINDSOR
E-2 Existing Rear Elevation
 PRESENTATION PLAN



1111 DROULLARD RD., WINDSOR
E-2 Existing Right Side Elevation
 PRESENTATION PLAN

ENGINEER STAMP

Design Firm:



Office Address:
 12122 Evergreen Dr.
 Tecumseh, Ontario, N8N 1G9

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Website:
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Facebook:
 DZigner Man & Associates

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Revision	Date	By
1	01/22/2025	GP

The undersigned has examined and approved the drawings for the project, and he/she is a duly registered professional engineer in the Province of Ontario. The undersigned is registered under the Professional Engineers Act, R.S.O. 1990, Chapter 1927, and is a member of the Ontario Professional Engineers Association (O.P.E.A.).
 REGISTRATION INFORMATION:
 Registered Professional Engineer under 1927, R.S.O. 1990, Chapter 1927.
 REGISTRATION NUMBER: 21715
 REGISTRATION EXPIRES: 31/12/2025
 PROVINCE: ONTARIO



Shawn Palkovik
 LEAD DESIGNER & ASSOCIATE

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 Proposal Variance Drawings
 City of Windsor, Ontario

P.O. #: 2802

Mike & Michelle Mohrbyre
 1111 Drouillard Rd.
 Windsor, Ontario
 N8Y 2P2

Final Square Footage
 As Noted

Drawing Type:
 Variance Presentation

Designed By:
 Shawn Palkovik
 Lead BCN Designer

Scale: NTS
 Date: 01/22/25
 Province: Ontario

Drawing I.D.
04