

Windsor MPS and LUB
Amendments: PIDs 45439098
and 45190386, Wentworth Rd,
Windsor

Planning and Heritage Advisory Committee

November 13, 2025

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Application

- A completed application was received from Brighter Community Planning on behalf of J.D. Irving, Ltd. on January 27, 2025.
- This application also included a development agreement application under report File #25-07, which is to develop commercial retail stores by development agreement. The nature of this file is not contingent on the development agreement application. However, the intent of this application will establish the foundation for the applicant's future residential proposal on the subject lots.

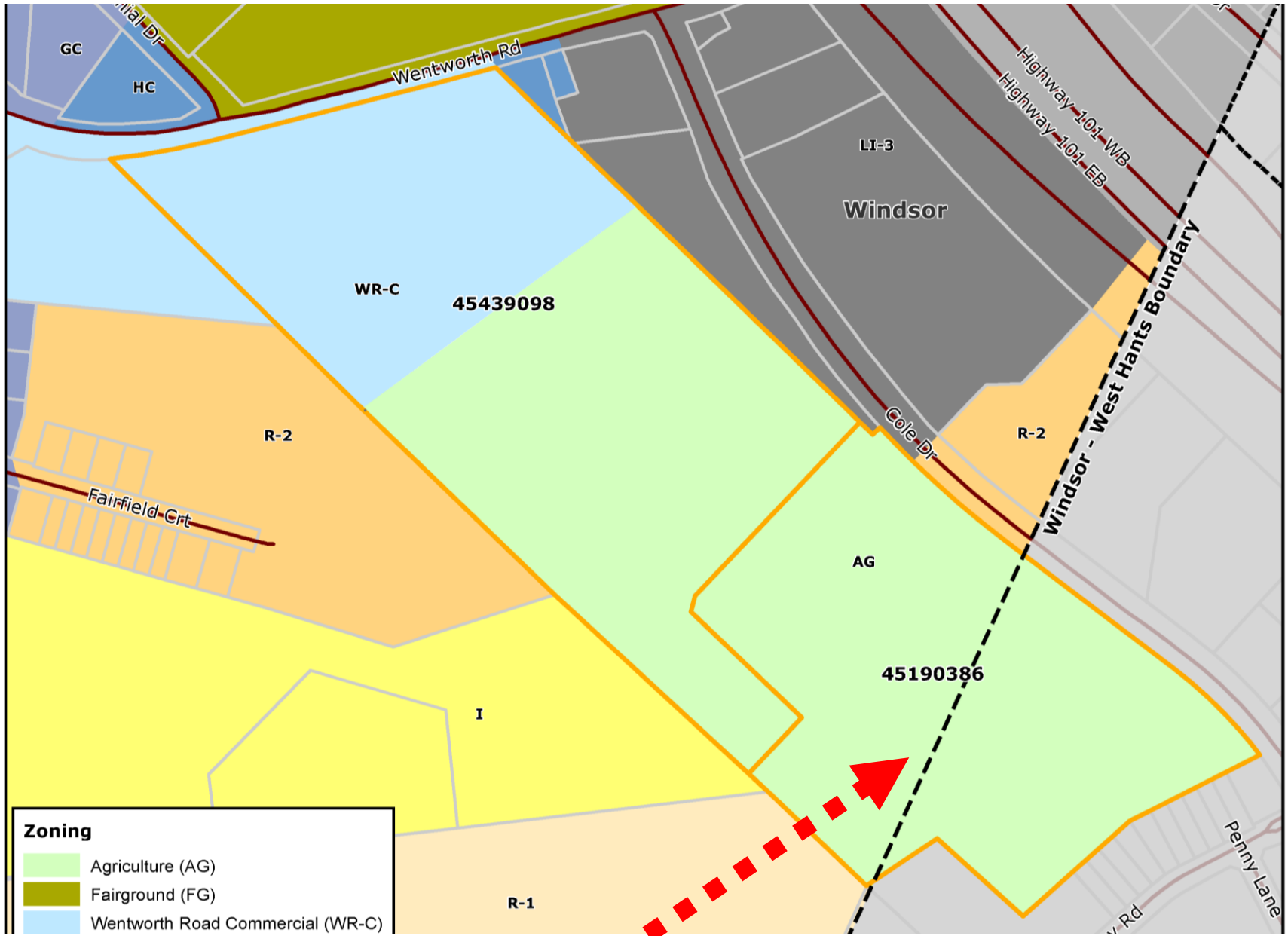


Application Cont.

In summary, the requests from the applicant are as follows:

Property	Designation	Zoning	Wentworth Road Gateway District
PID 45439098 (23.7-acre land)	Redesignate from a split designation of Commercial and Residential to Commercial entirely	Rezone from a split zone of Wentworth Road Commercial (WR-C) and Agriculture (AG) to Wentworth Road Commercial (WR-C) entirely	<i>Not Applicable</i>
PID 45190386 (15.6-acre land)	<i>Not Applicable</i>	Rezone from Agriculture to Medium Density Residential (R-2)	Exclude the property from the Wentworth Road Gateway District

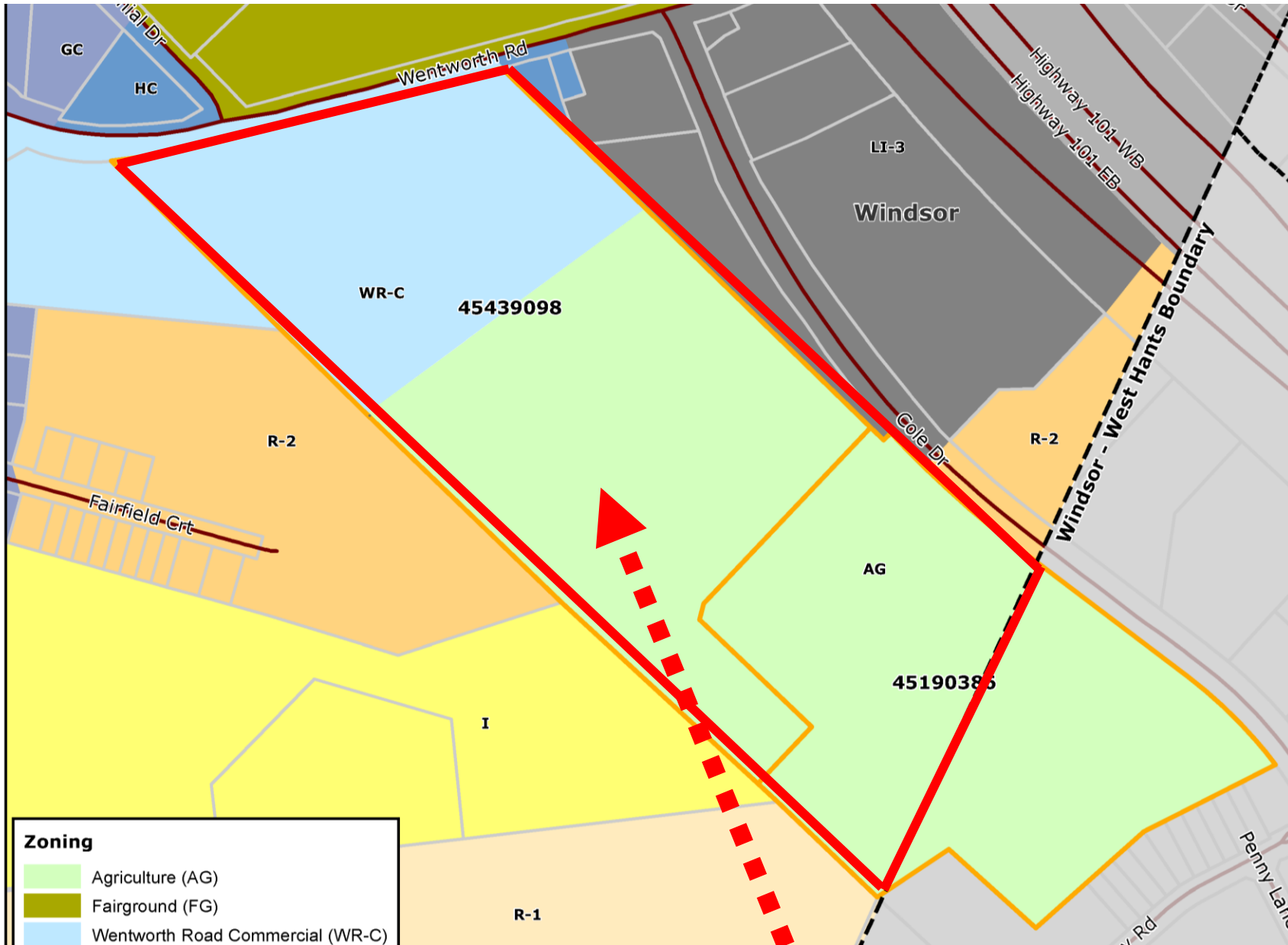




Planning boundary line between Windsor and West Hants

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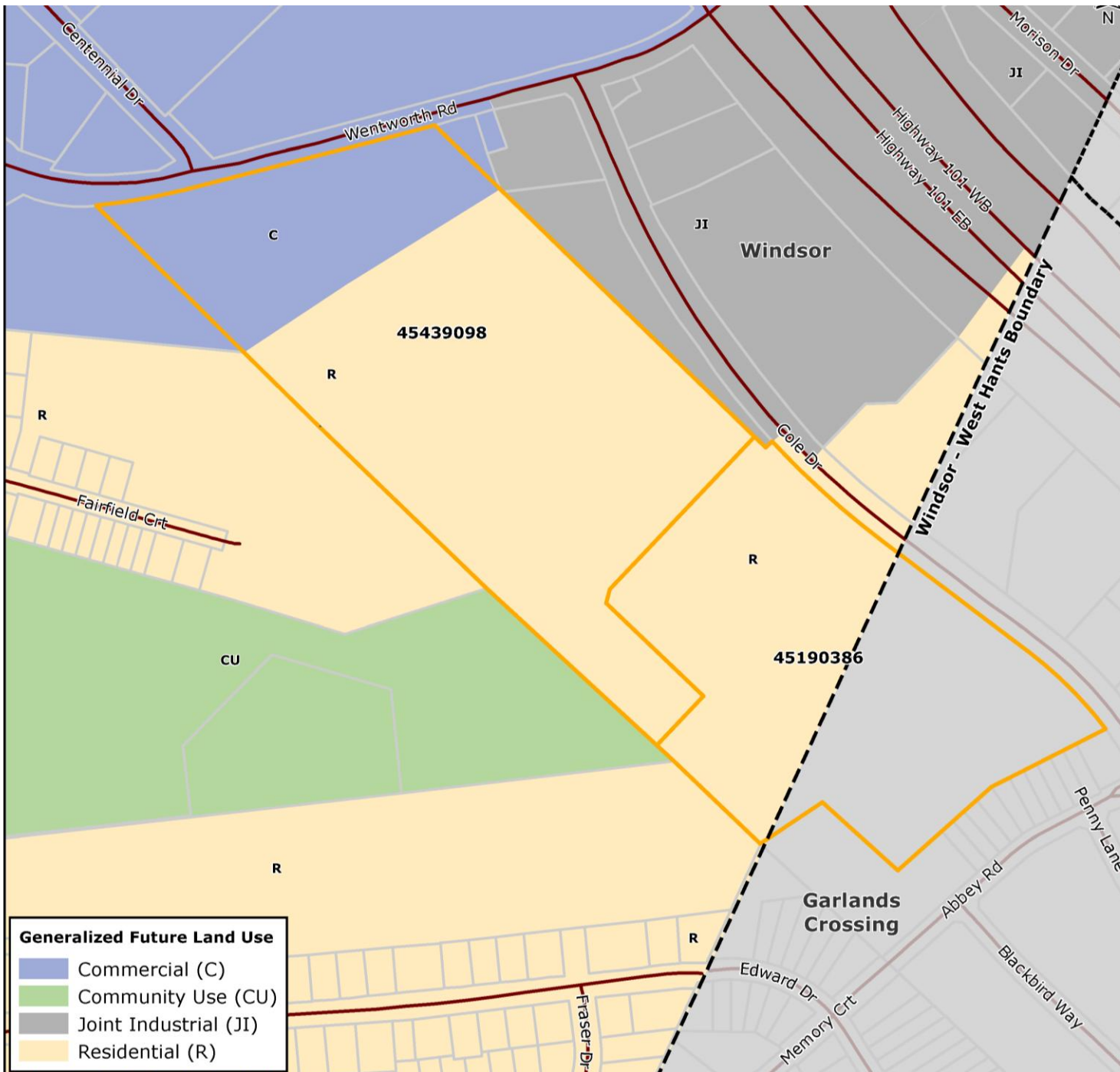




Applications tonight are within the Windsor planning area

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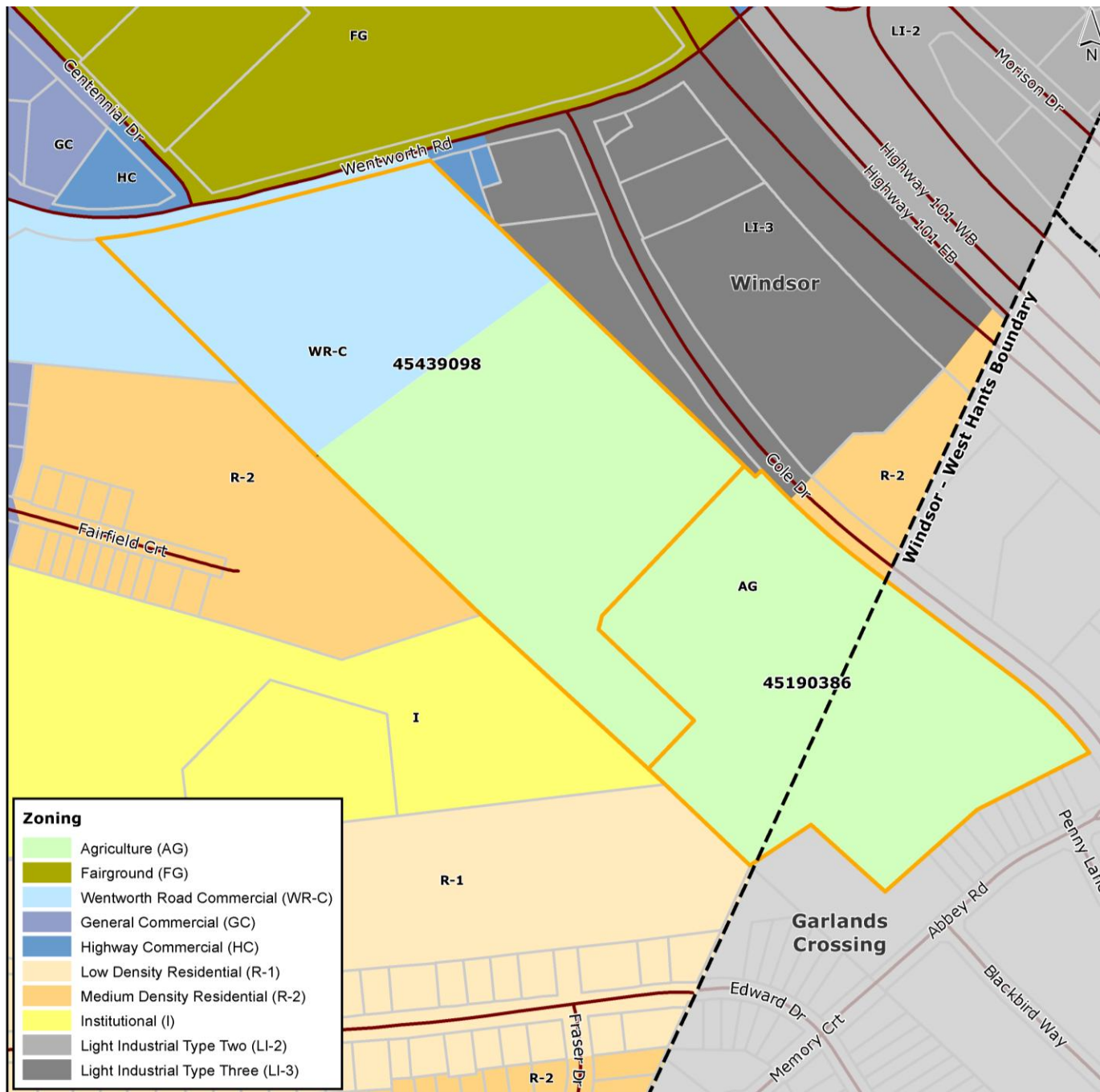




GFLUM

- Commercial Designation
- Residential Designation

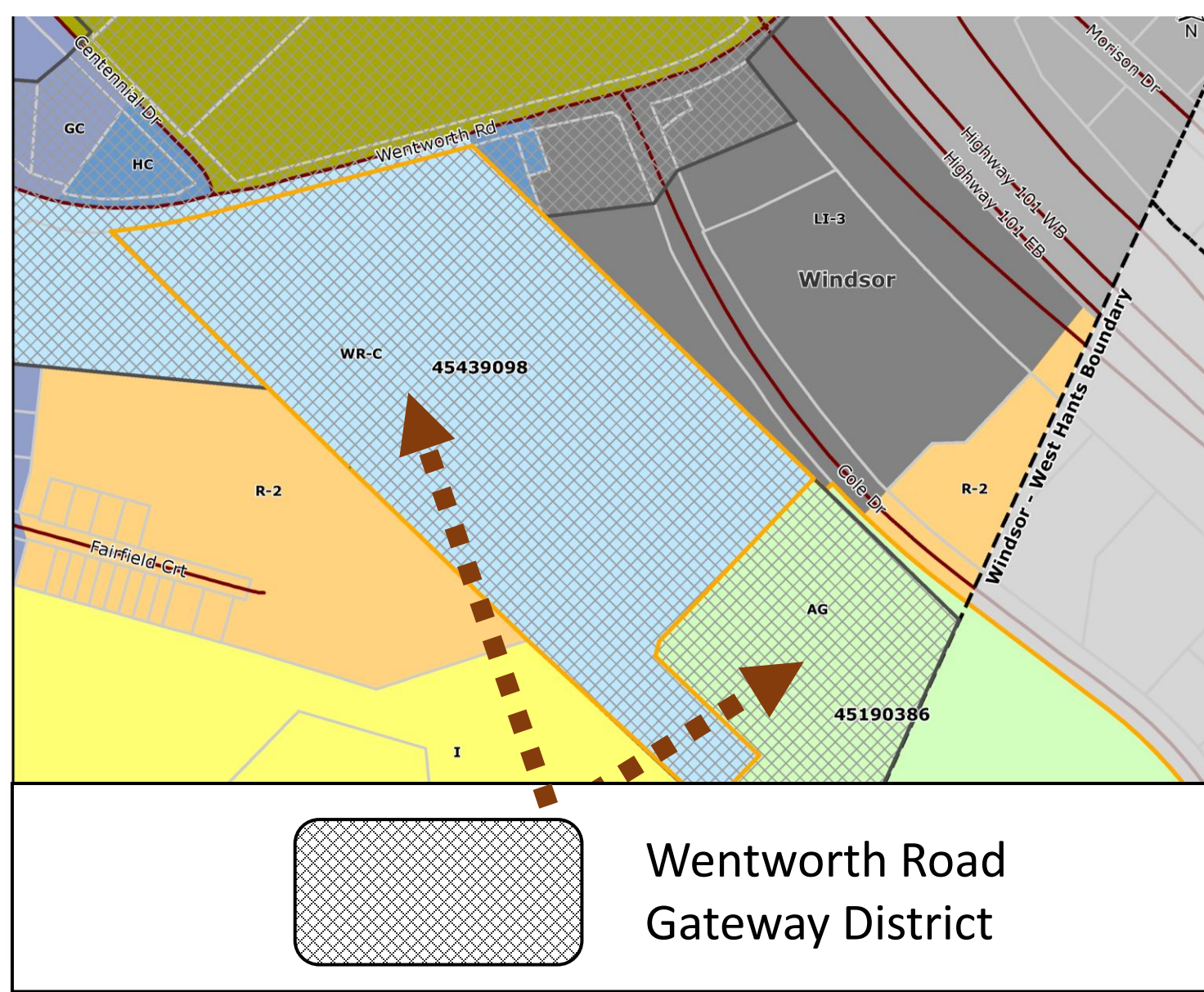




Current Zoning

Wentworth Road Commercial (WR-C)

Agriculture (AG)



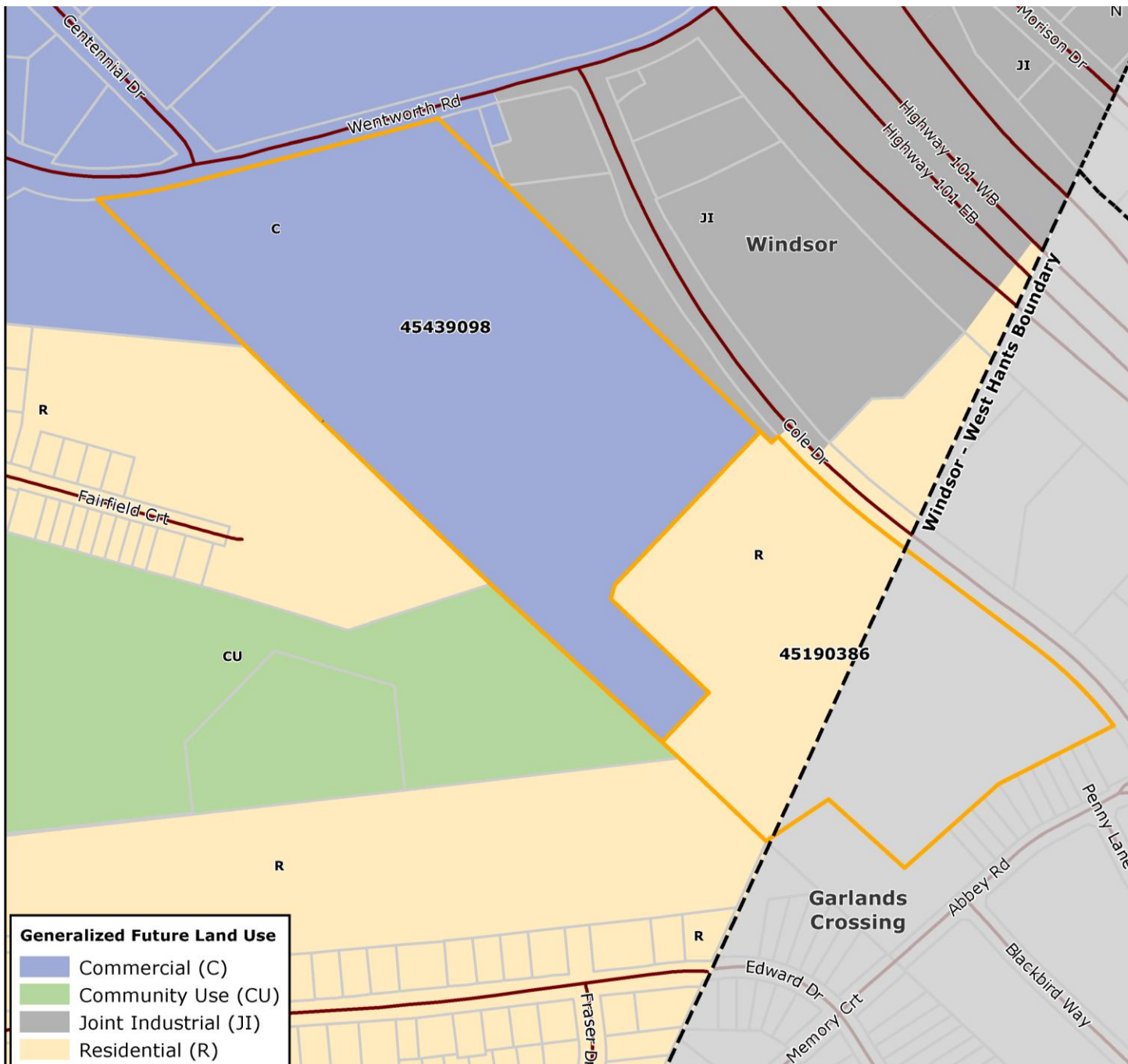
Current Zoning cont.

- Both properties are within the Wentworth Road Gateway District

Windsor Municipal Planning Strategy

- The Wentworth Road Gateway District (WRGD) was created to recognize Wentworth Road as the gateway to Windsor
- The objectives of the WRGD is to:
 - identify Wentworth Road as an important entrance route into Windsor, for pedestrians and cyclists as well as for vehicles;
 - promote a sense of welcome and arrival;
 - assist in visitor orientation and direction into downtown Windsor

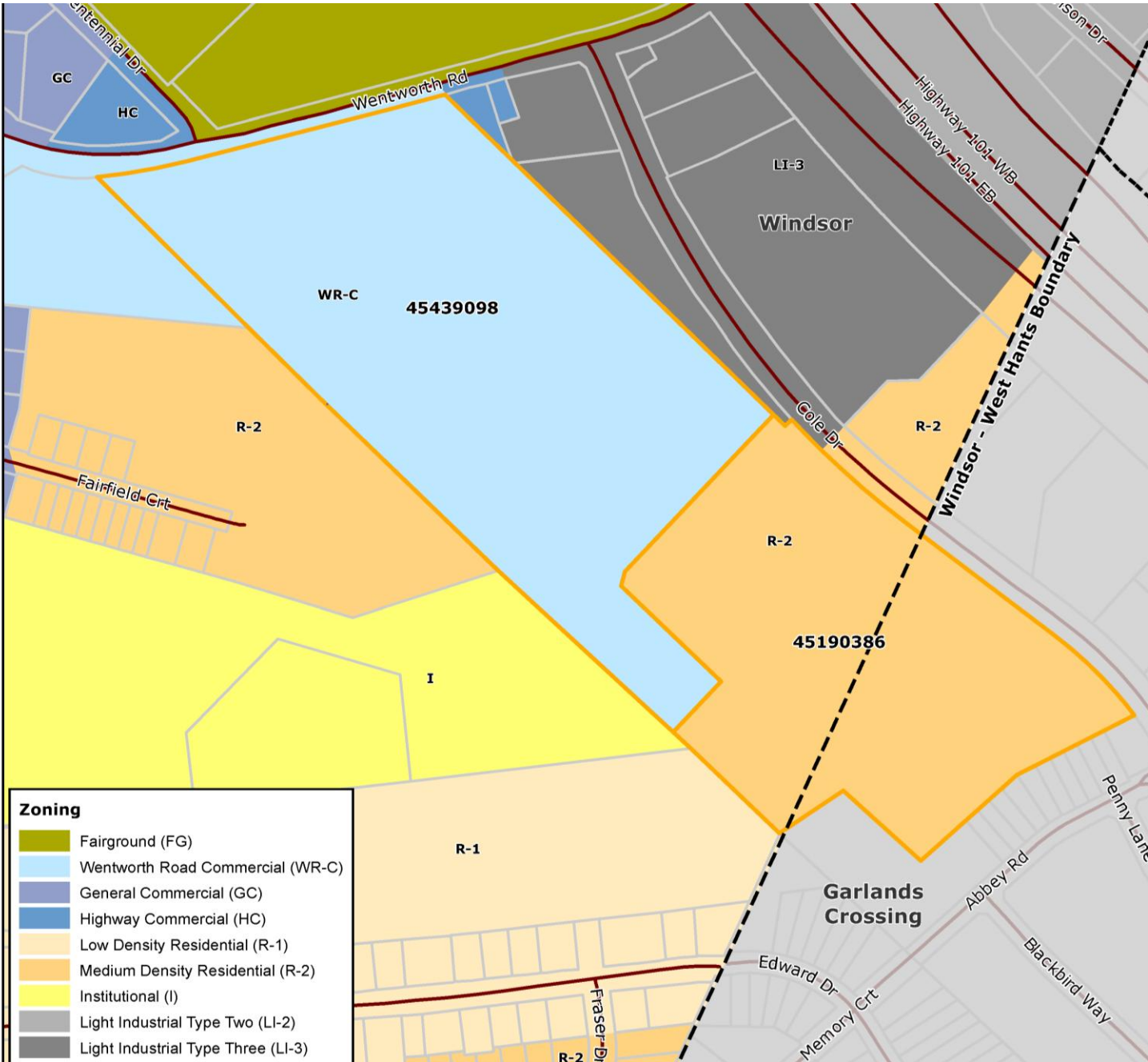




Proposed GFLUM

- Commercial Designation
- Residential Designation





Zoning

	Fairground (FG)
	Wentworth Road Commercial (WR-C)
	General Commercial (GC)
	Highway Commercial (HC)
	Low Density Residential (R-1)
	Medium Density Residential (R-2)
	Institutional (I)
	Light Industrial Type Two (LI-2)
	Light Industrial Type Three (LI-3)

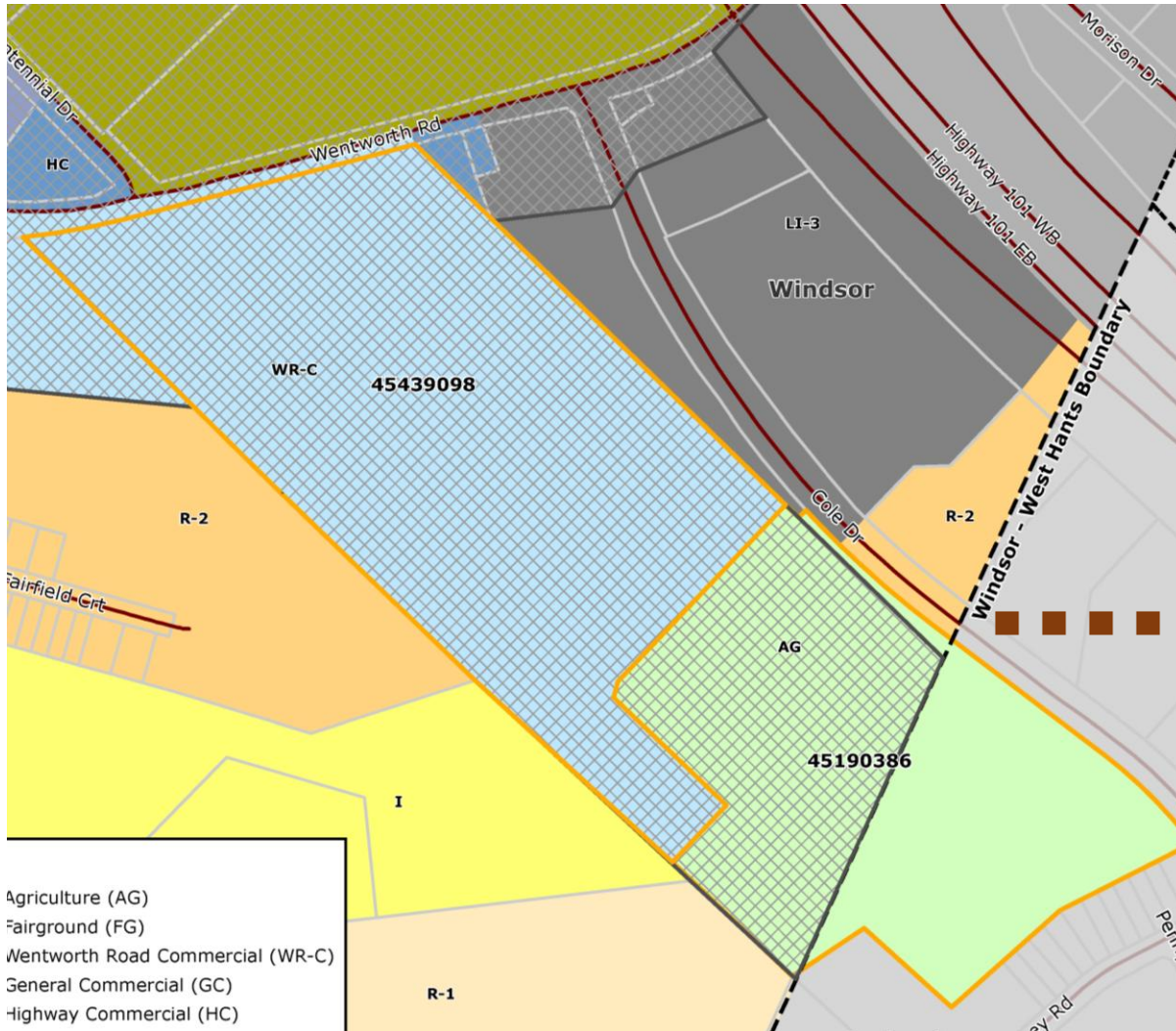
Proposed Zoning

Wentworth Road Commercial (WR-C)

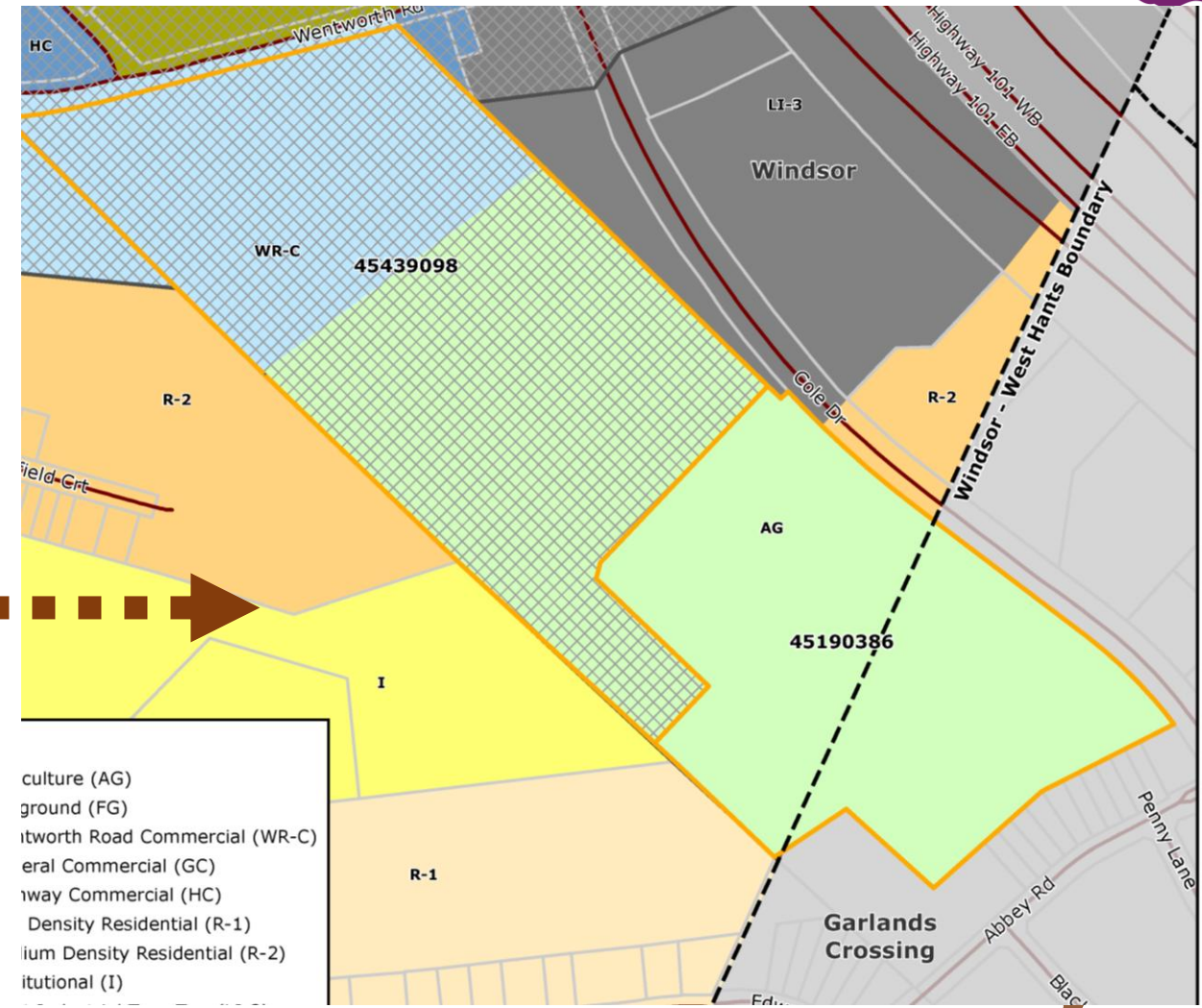
Two Unit Residential (R-2)



Current Overlay



Proposed Overlay



Windsor Municipal Planning Strategy Policies

- **Policy 6.0.10** enables Council to permits lands zoned Agriculture to be considered for other uses. In considering such a rezoning, Council shall have regard to the potential impact of the new development on adjacent active farms.
- **Policy 8.6.7** enables Council to consider that, with the exception of the Joint Industrial Park lands, lands within the Wentworth Road Gateway District shall be designated Commercial on the Generalized Future Land Use Map (Map 1).



WMPS Policies Cont.

- **Policy 8.6.10** enables Council to establish a Wentworth Road Commercial (WR-C) zone and shall be the main commercial zone within the district. Rezoning to any other zone will not be considered within the Wentworth Road Gateway District.

WMPS Policies Cont.

- **Policy 16.3.1** general criteria have been considered met and are summarized as the following:
 - the proposal is not considered premature or inappropriate for the area;
 - no municipal costs related to the proposal are anticipated; and
 - the Fire Chief, Development Officer, Manager of Building and Fire Inspection Services, the Traffic Authority, and Public Works Engineering Division have no concerns which have not been addressed in this report.



Public Information Meeting Notes

- A Public Information Meeting was held on March 5, where the meeting was broadcast live on the Municipal YouTube page.
- 2 members of the public attended the meeting.
- The deadline for comments was March 19.
- Staff did not receive any comments from the public.

Public Information Meeting – March 5

Staff Review

**PAC/HAC Review and Recommendation –
November 13**

Council First Reading – Nov 25*

Public Hearing & Second Reading – TBD

Ministerial Review / Approval

Notice of Approval

Process

* Anticipated dates



Recommendations (1 of 2)

...that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider amending the Generalized Future Land Use Map of the Windsor Municipal Planning Strategy to include PID 45439098 in the Commercial designation as shown in the report #25-11/12 to the Planning and Heritage Advisory Committee dated November 13, 2025;

Recommendations (2 of 2)

- ...that PAC/HAC recommends that Council give First Reading and hold a Public Hearing to consider amending the zoning map of the Windsor Land Use By-law to rezone PID 45439098 from a split zone of Wentworth Road Commercial (WR-C) and Agriculture (AG) to Wentworth Road Commercial (WR-C) entirely, and rezoning PID 45190386 from Agriculture (AG) to Medium Density Residential (R-2) and amending the Schedule B of the Windsor Land Use By-law to adjust the Wentworth Road Gateway District boundary as shown in the report #25-11/12 to the Planning and Heritage Advisory Committee dated November 13, 2025.



West Hants
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