

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

Council First Reading  
November 25, 2025

# Application

- A completed application was received from Brighter Community Planning on behalf of J.D. Irving, Ltd. on January 27, 2025.
- The request was to redesignate and rezone the subject properties to establish the foundation for future commercial and residential development on the lots.
- This application also included a development agreement application under File #25-07, which is to develop a large-scale commercial development. The nature of the development agreement application is not contingent on the redesignation and rezoning process.

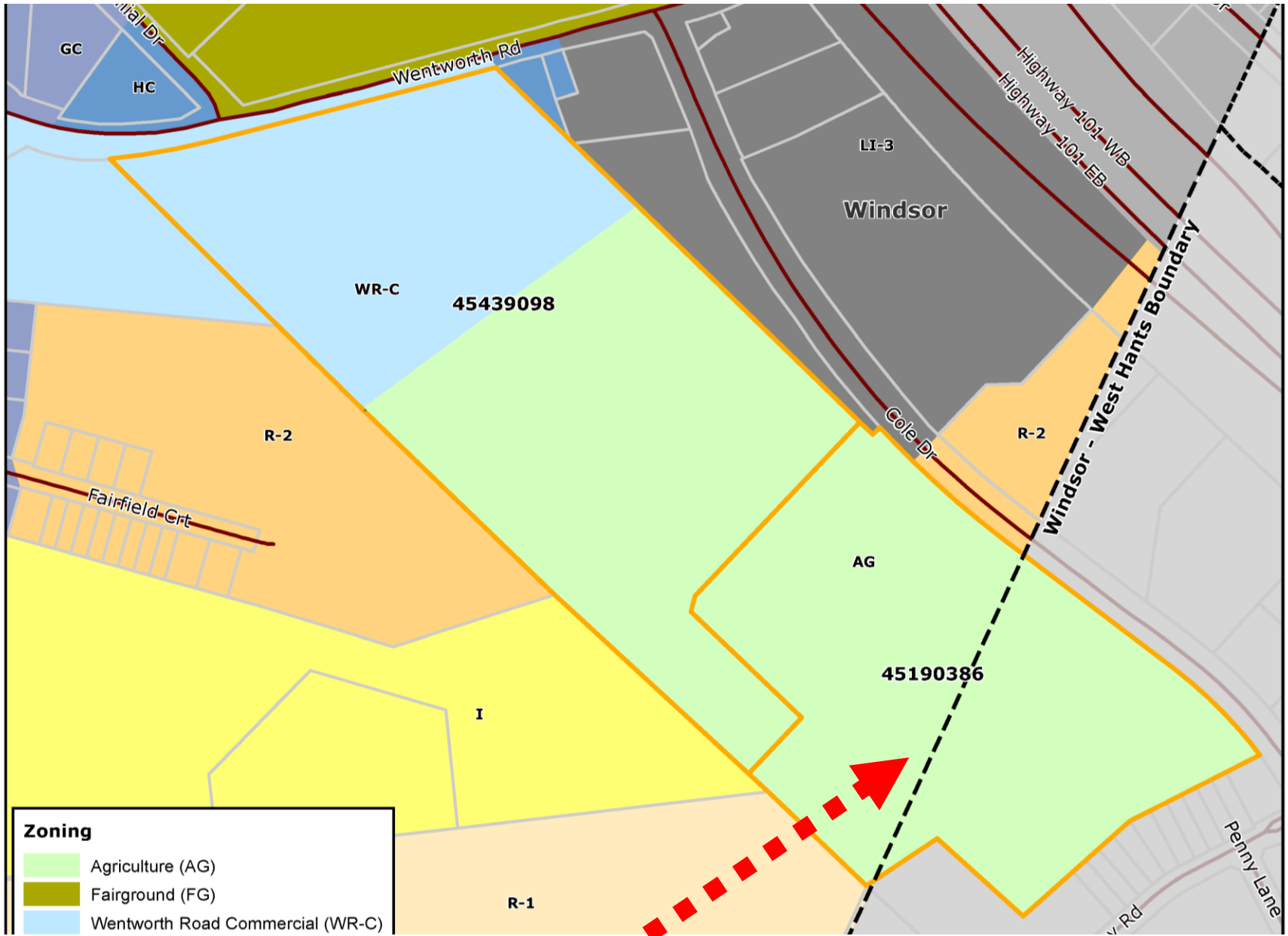





# Application Cont.

Property	Designation	Zoning	Wentworth Road Gateway District	Development Agreement
<p>PID 45439098  <i>(former PID 45055241, boundary adjusted through a recent consolidation)</i>                      (23.7-acre land)</p>	<p>Redesignate from a split designation of Commercial and Residential to Commercial entirely</p>	<p>Rezone from a split zone of Wentworth Road Commercial (WR-C) and Agriculture (AG) to Wentworth Road Commercial (WR-C) entirely</p>	<p><i>Not Applicable</i></p>	<p>Being considered under File #25-07 to allow a large format retail development</p>
<p>PID 45190386                      (15.6-acre land)</p>	<p><i>Not Applicable</i></p>	<p>Rezone from Agriculture to Medium Density Residential (R-2)</p>	<p>Exclude the property from the Wentworth Road Gateway District</p>	<p><i>Not Applicable (future residential development)</i></p>

# Redesignation and Rezoning Part

Property	Designation	Zoning	Wentworth Road Gateway District	Development Agreement
<p>PID 45439098 <i>(former PID 45055241, boundary adjusted through a recent consolidation)</i>  (23.7-acre land)</p>	<p>Redesignate from a split designation of Commercial and Residential to Commercial entirely</p>	<p>Rezone from a split zone of Wentworth Road Commercial (WR-C) and Agriculture (AG) to Wentworth Road Commercial (WR-C) entirely</p>	<p><i>Not Applicable</i></p>	<p>Being considered under File #25-07 to allow a large format retail development</p>
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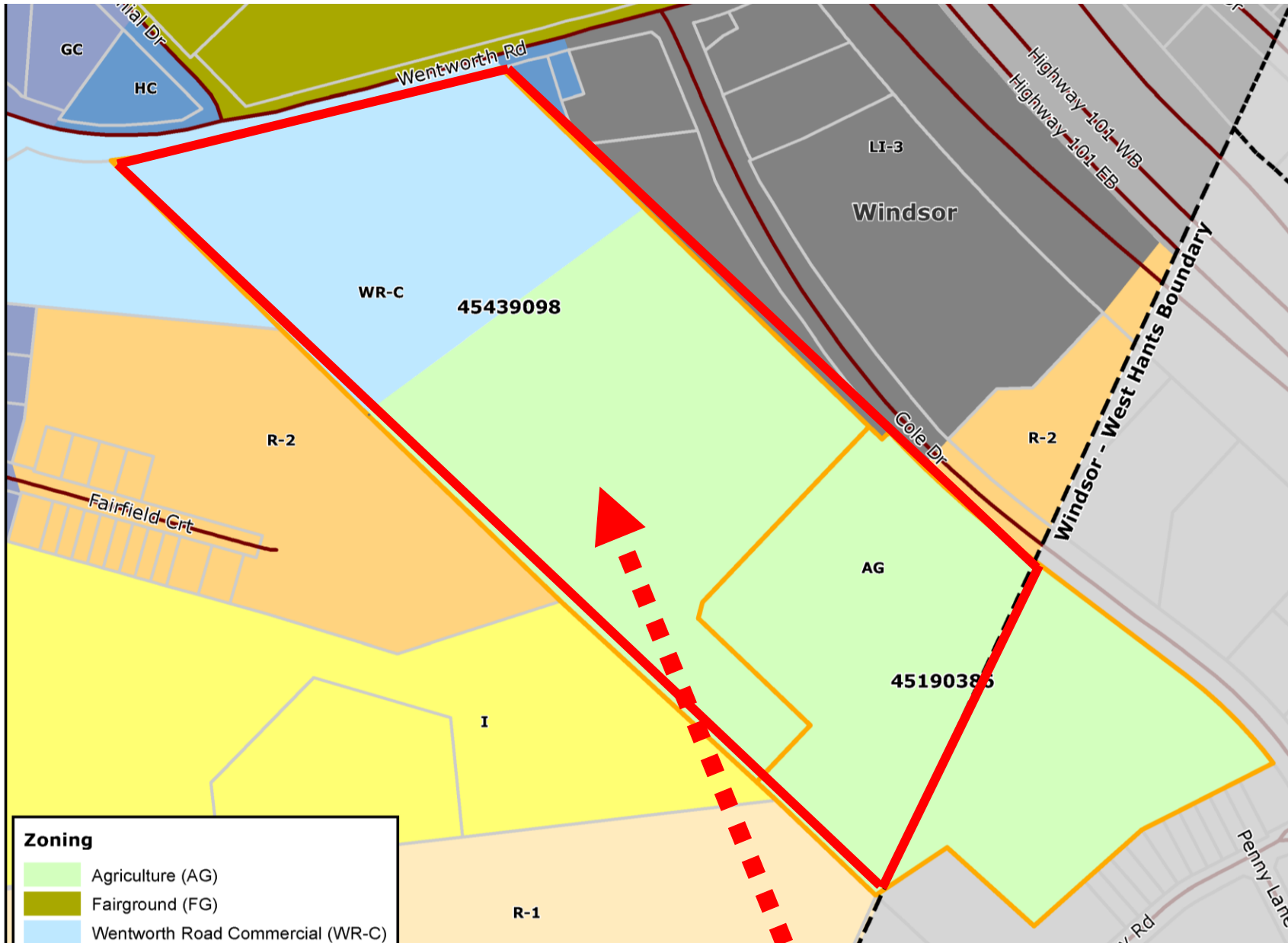


Zoning	
	Agriculture (AG)
	Fairground (FG)
	Wentworth Road Commercial (WR-C)

# Planning boundary line between Windsor and West Hants

something inspiring awaits

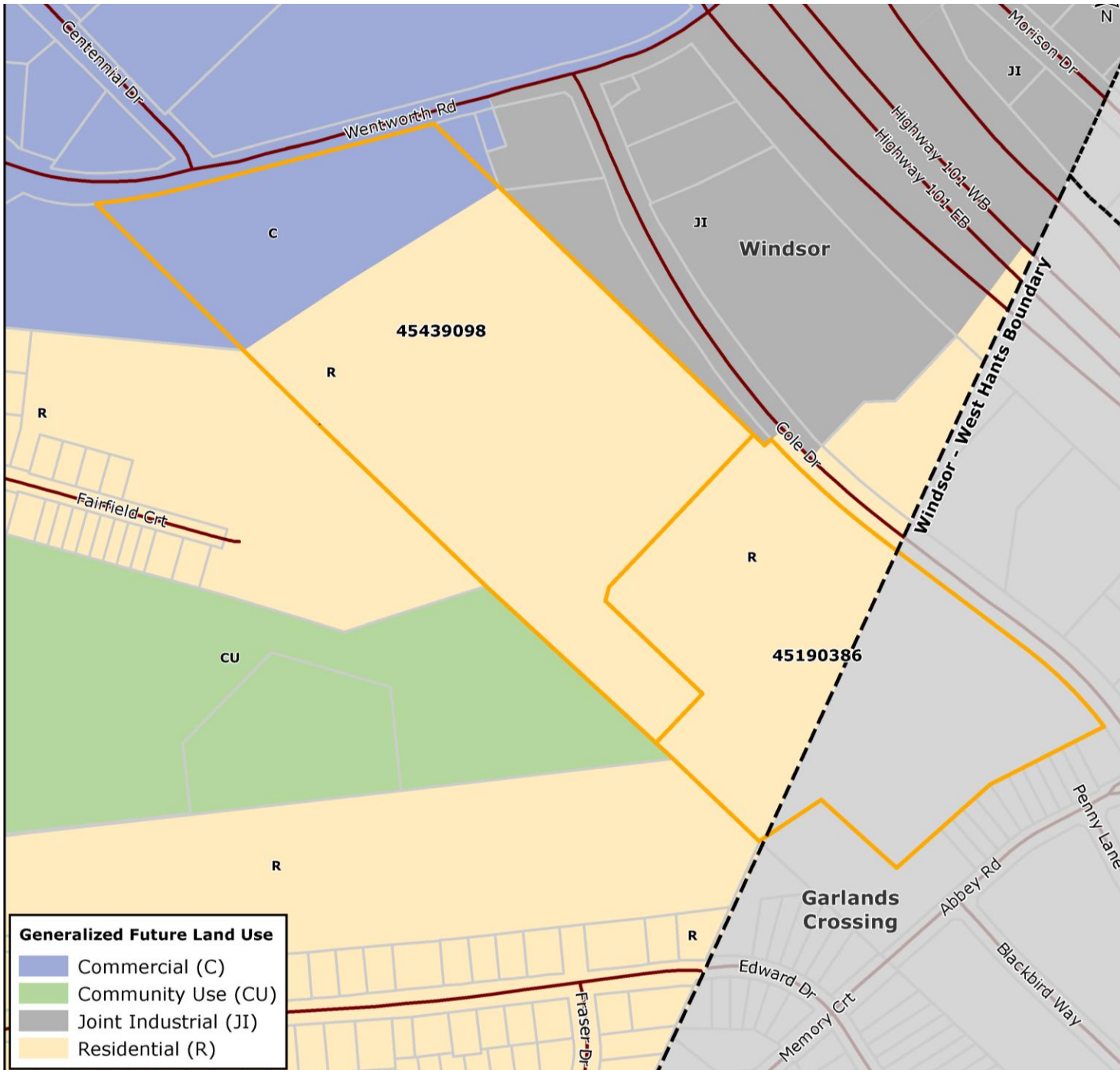




**Applications tonight are within the Windsor planning area**

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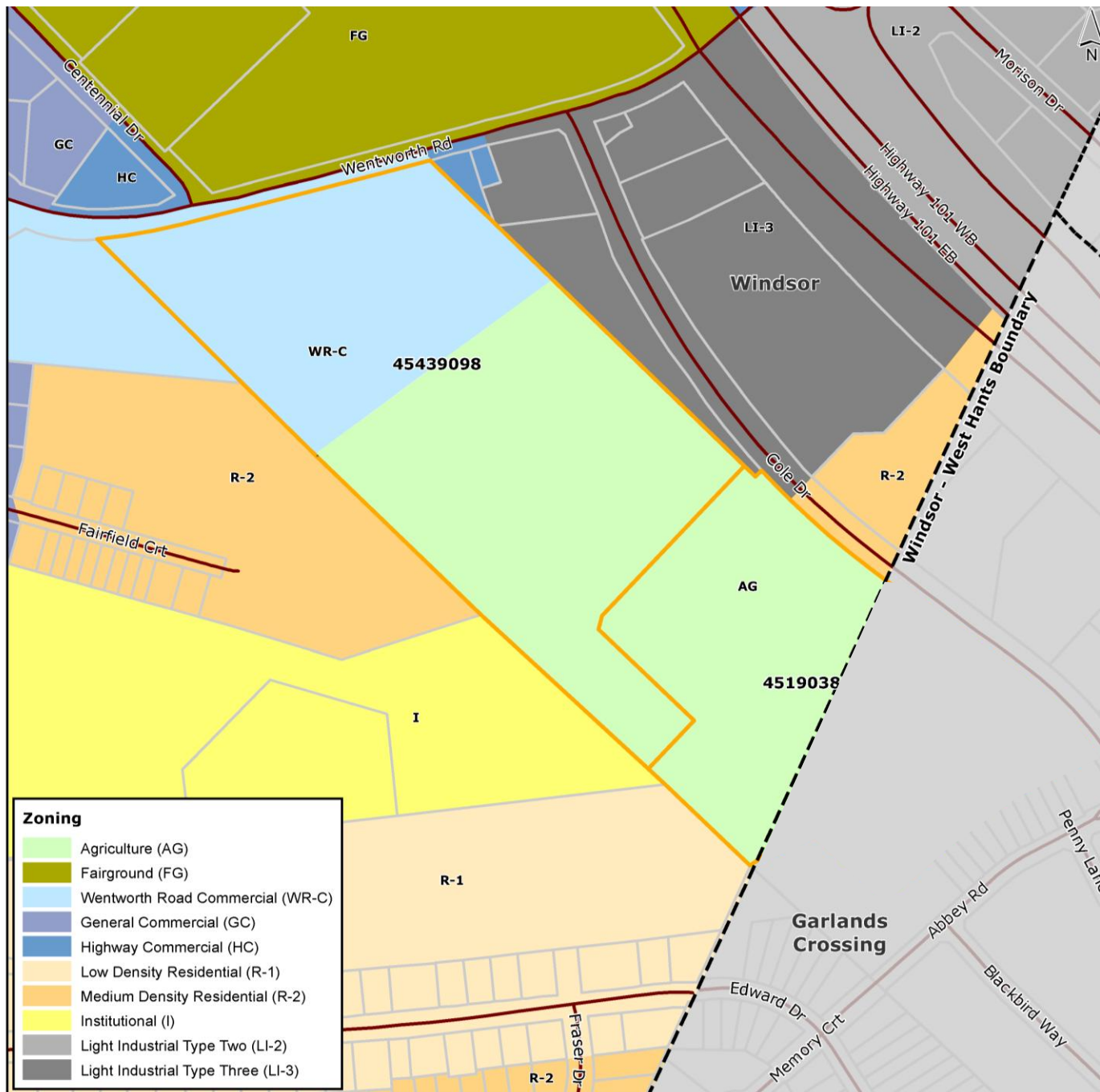


# GFLUM

- Commercial Designation
- Residential Designation

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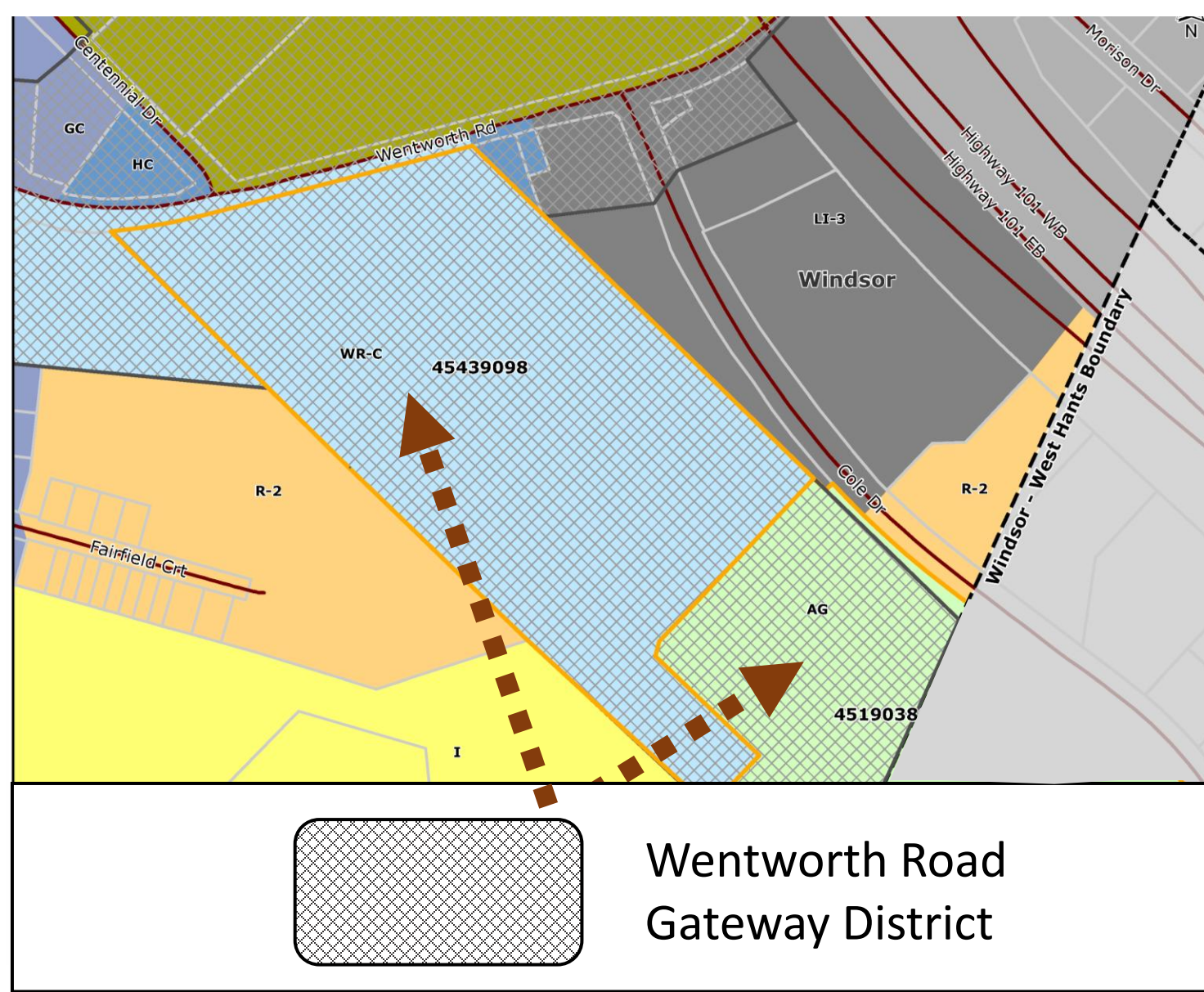


# Current Zoning

Wentworth Road Commercial (WR-C)

Agriculture (AG)





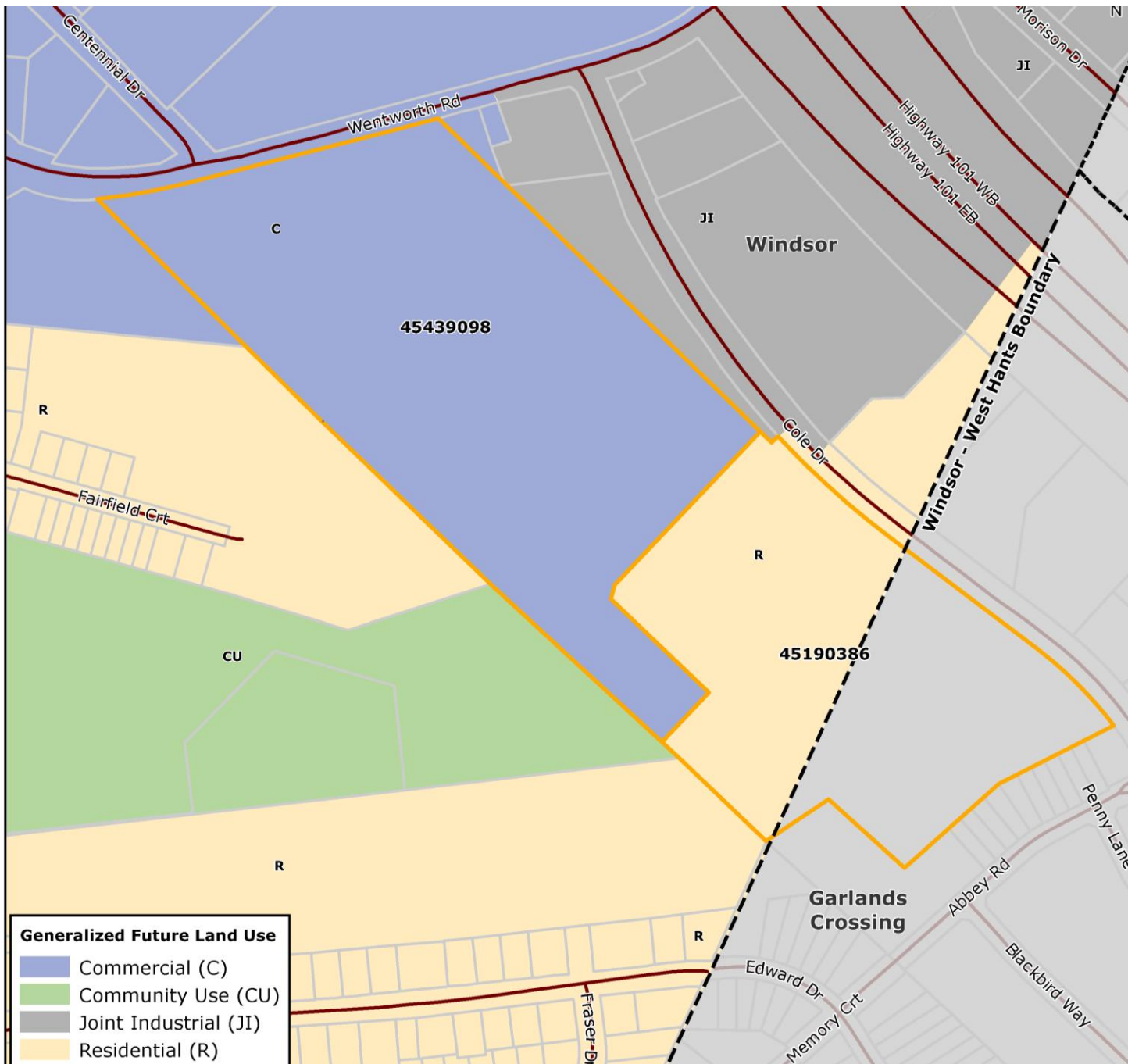
## Current Zoning cont.

- 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

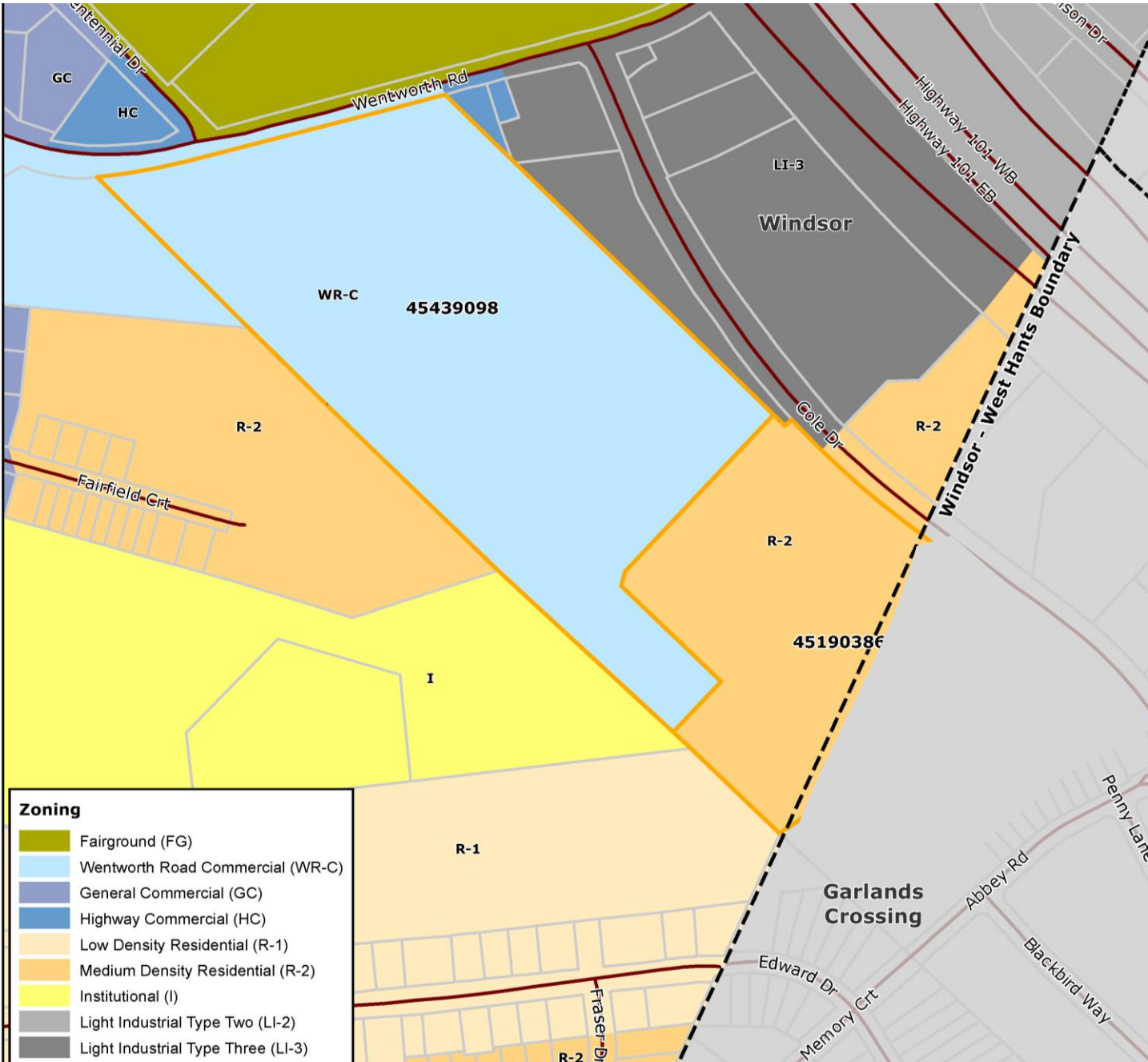




# Proposed GFLUM

- Commercial Designation
- Residential Designation





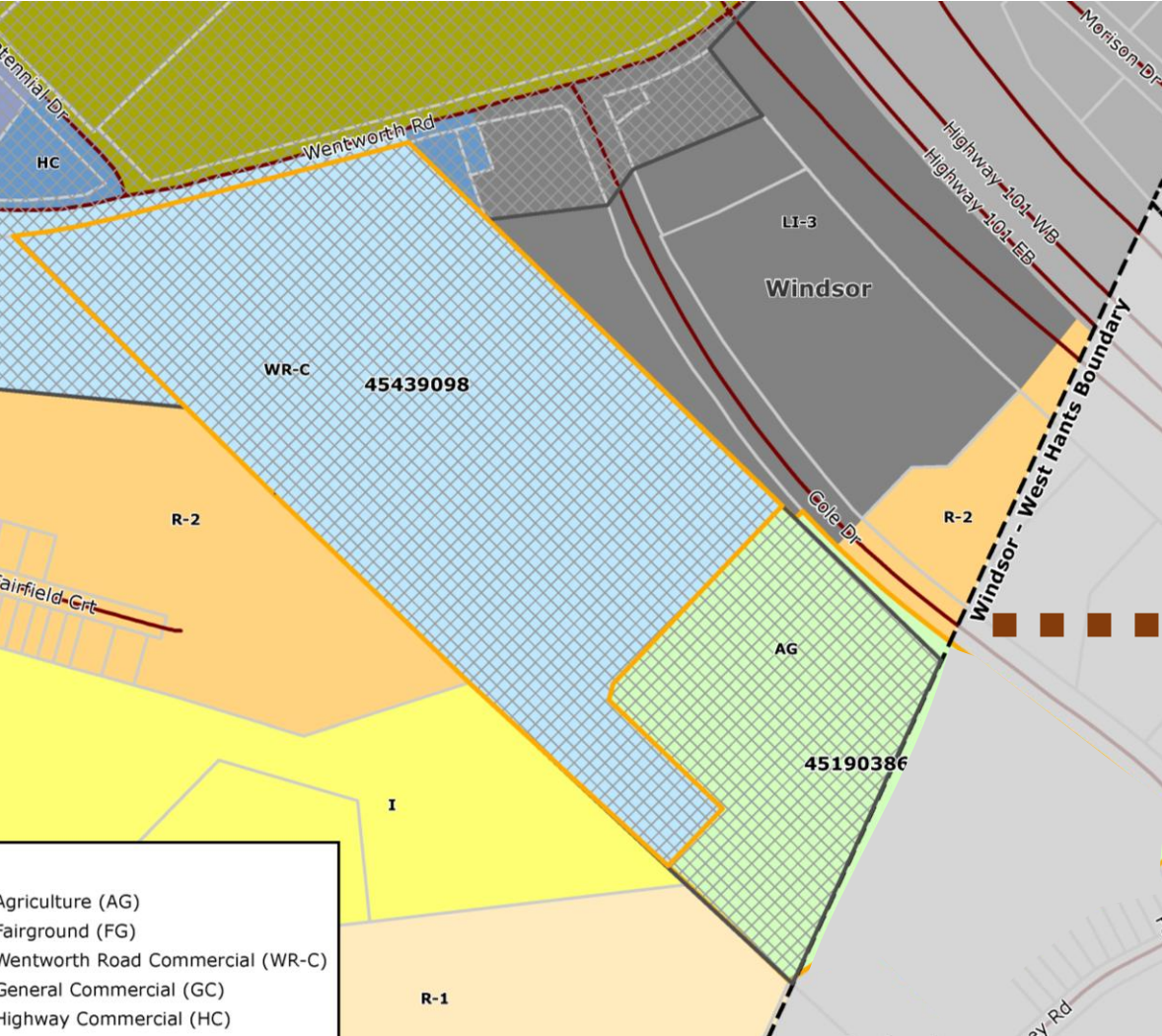
# Proposed Zoning

Wentworth Road Commercial (WR-C)

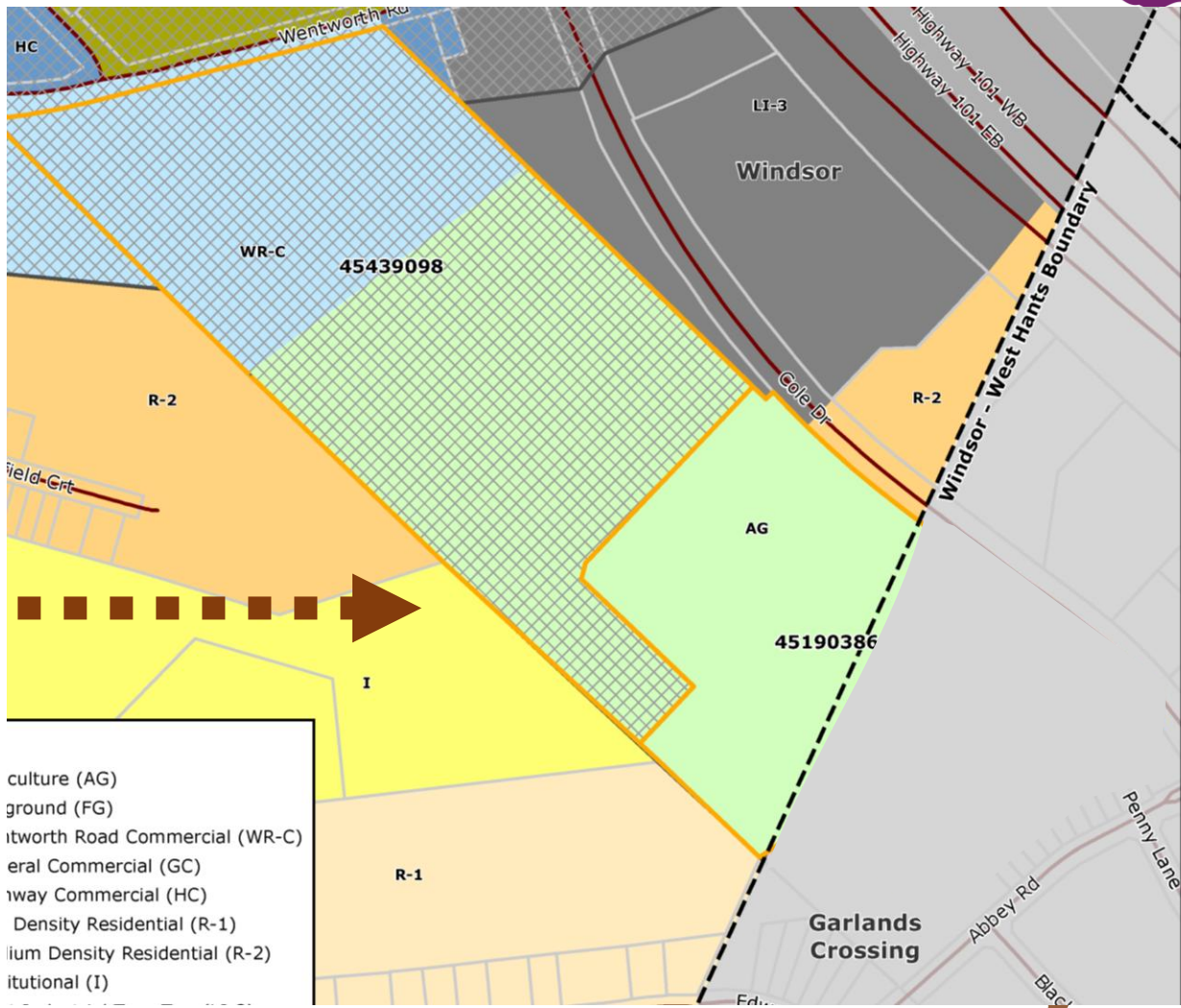
Two Unit Residential (R-2)



# 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 – 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

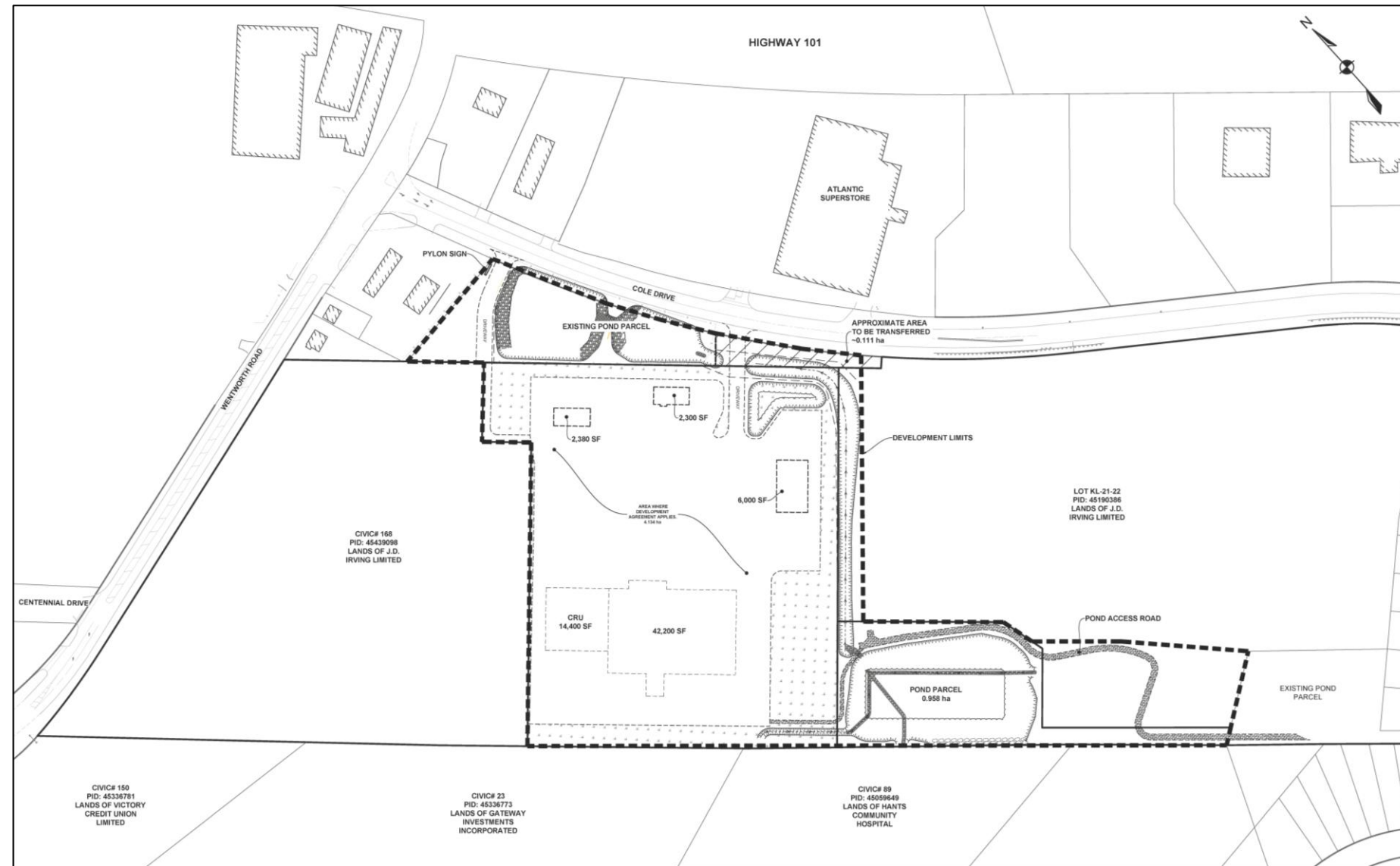


# Development Agreement Part

Property	Designation	Zoning	Wentworth Road Gateway District	Development Agreement
PID 45439098 <i>(former PID 45055241, boundary adjusted through a recent consolidation)</i>  (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>	Being considered under File #25-07 to allow a large format retail development
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	<i>Not Applicable</i>

# Proposed Site Plan

- Large Format Retail with smaller retail stores on lot
- Stormwater management ponds
- Frontage on Cole Drive



# Windsor MPS Policies

**Policy 8.5.1** provides Council with the ability to consider the permitting of large format retail stores and expansions to existing large format retail stores by development agreement.

- In summary, the policy is applicable since the proposed development is for a large format retail store.



# Windsor MPS Policies

**Policy 8.5.2** provides the criteria to consider development agreements applications enabled by Policy 8.5.1.

In summary, the proposal meets the criteria as:

- the proposal included an acceptable traffic impact study and meets all parking, access, and pedestrian safety concerns;
- the proposed development agreement meets all architectural, setback, landscaping, and buffering requirements;
- the proposed development agreement will not conflict with neighbouring uses; and
- the Development Officer and Municipal Traffic Authority have no concerns which have not been addressed in this report.



# Windsor MPS Policies

**Policy 8.6.16** and **Policy 8.6.4** provide additional criteria to consider when reviewing proposals for development agreements applications in the Wentworth Road Gateway District.

In summary, the proposal meets the criteria as:

- the proposed development agreement will not conflict with neighbouring uses;
- the proposed development agreement meets all architectural requirements and includes landscaping along the road frontage of the proposed development;
- the proposal included an acceptable traffic impact study; and
- the Development Officer and Municipal Traffic Authority have no concerns which have not been addressed in this report.



# Windsor MPS Policies

**Policy 8.6.8** provides certain provisions to be included within development agreement applications for proposals within the Wentworth Road Gateway District.

In summary, the proposal meets the criteria as:

- the proposed development agreement includes a natural buffer along the road frontage of the proposed development as well as a provision to require landscaping within the parking areas;
- the proposal does not raise any pedestrian safety concerns; and
- the Development Officer and Municipal Traffic Authority have no concerns which have not been addressed in this report.



# Windsor MPS Policies

**Policy 16.3.1** establishes the general criteria that must be considered for all development agreements applications.

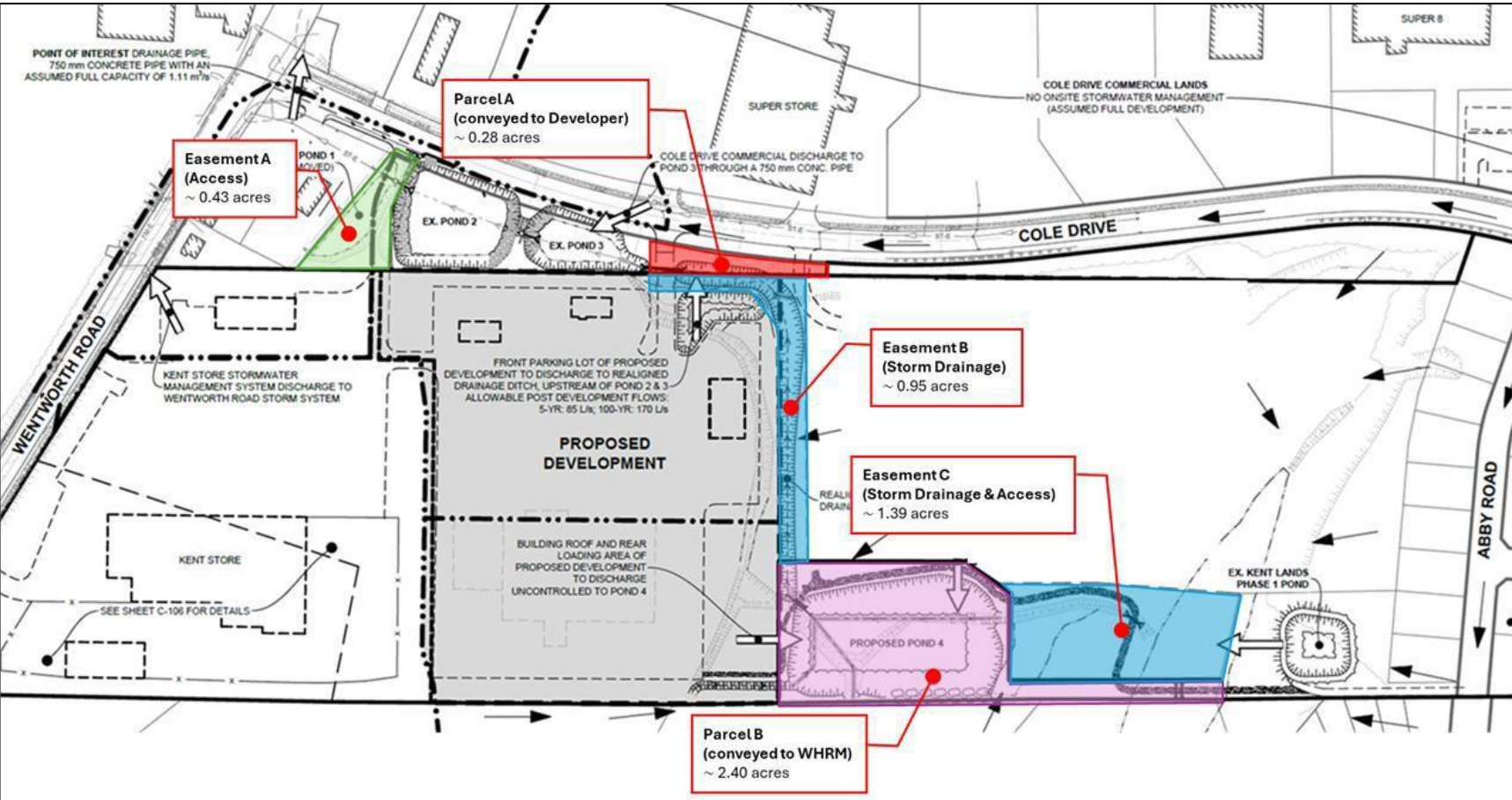
In summary, the proposal meets the criteria as:

- the proposal is not considered premature or inappropriate for the area;
- the stormwater management system is proposed to be cost-shared with the developer up to \$281,821.88 + HST to be paid by WHRM, with 50% of that project cost being covered by the provincial government, this was reviewed by the Municipal Project Engineer, Director of Financial Services and the CAO; and
- the Fire Chief, Development Officer, Manager of Building and Fire Inspection Services, Public Works Engineering Division, and Municipal Traffic Authority have no concerns which have not been addressed in this report.



# Easements and Land Conveyance

- Included in the recommendation is a component which exchanges land ownership in order to satisfy the stormwater requirements for Public Works.



# PAC Discussion

## **Stormwater Management Cost Sharing:**

- The proposed stormwater management plan was negotiated to both accommodate the development and improve the stormwater capacity above what is required for municipal benefit. This is the reasoning for the cost sharing of the project cost.
- Ponds 2 & 3 are existing, but require upgrades since Pond 1 is being eliminated completely. Flow control structures are also being added as part of the overall stormwater management plan.



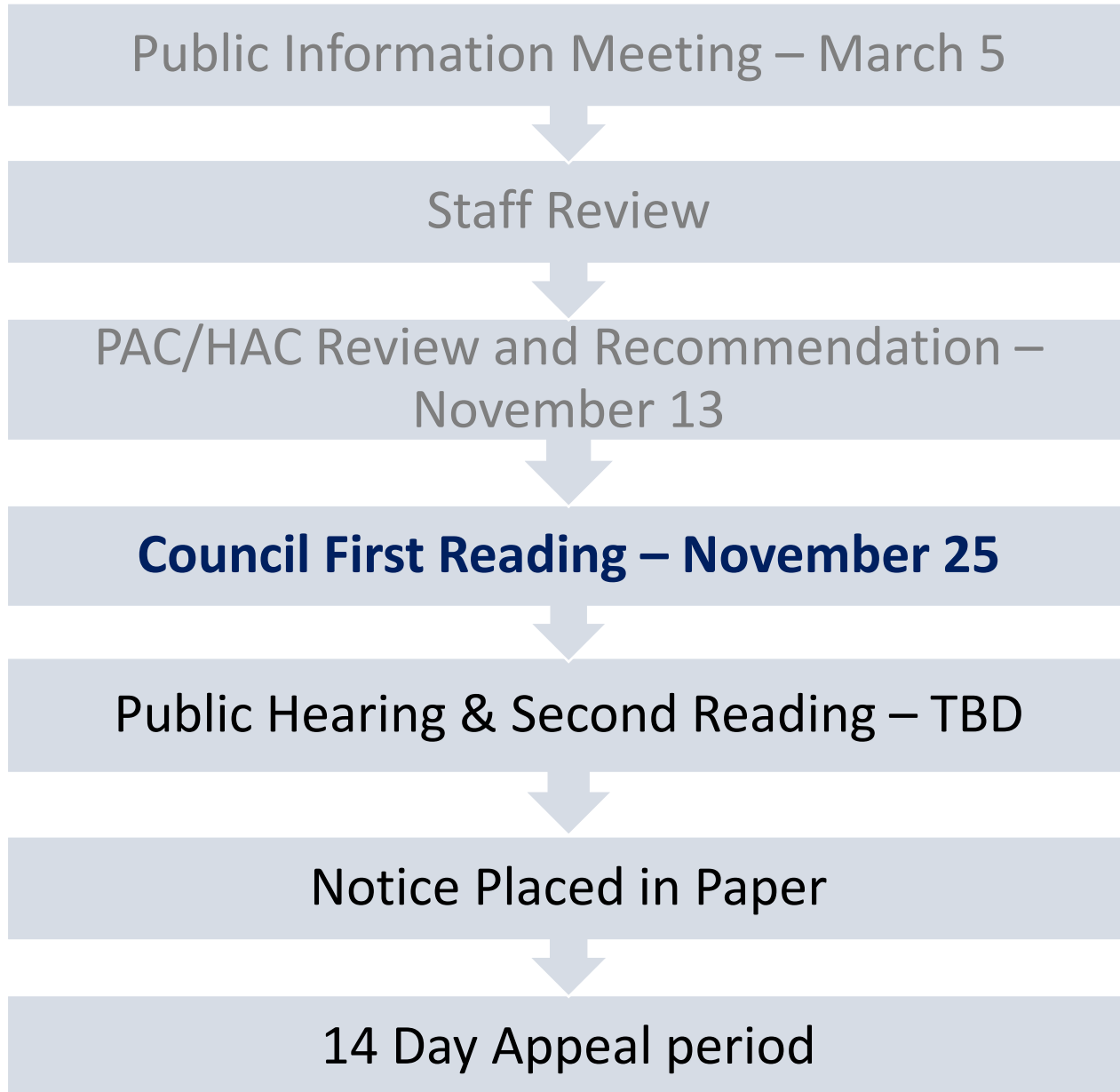
# PAC Discussion

## Traffic Impact Study:

- The Traffic Impact Study was conducted by a qualified engineer. It was reviewed and accepted by municipal staff after being compared to existing municipal data.
- The recommended improvements within the report must be implemented by the developer. The report also references global recommendations to improve municipal and/or provincial traffic capacity, which will be the responsibility of WHRM and the Province through future capital improvements.



# Process



# Redesignation and Rezoning Recommendations (1 of 2)

...that Council gives 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;

# Redesignation and Rezoning Recommendations (2 of 2)

- ...that Council gives 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.

# Development Agreement Recommendations (1 of 3)

...that Council gives First Reading and will hold a Public Hearing to consider entering into a development agreement to allow a large-format retail store and several smaller retail stores on Cole Drive (PIDs 45439098, 45190386 & 45055282) in Windsor by development agreement, which is substantively the same as the draft set out in Attachment B of the report File #25-07 to the Planning and Heritage Advisory Committee dated November 13, 2025.



# Development Agreement Recommendations (2 of 3)

...that Council requires that the development agreement with J. D. Irving, Limited which permits a large-format retail store and several smaller retail stores on Cole Drive (PIDs 45439098, 45190386 & 45055282) in Windsor be signed within 120 days from the date of final approval by Council or the date that any appeals have been disposed of; otherwise this approval will be void and obligations arising hereunder shall be at an end.

# Development Agreement Recommendations (3 of 3)

...that Council approves the necessary land transfer of a portion of PID 45055282 to the Owner and a portion of PID 45439098 to the Municipality, as well as an easement across a portion of PID 45055282 in favour of the Municipality and two easements across PID 45439098 in favour of the Municipality, as part of this Development Agreement.





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