



Planning Application: Commercial Plaza + Residential Development on PID 45190386 & 45055241

Brighter Community Planning & Consulting

West Hants Regional Municipality
Public Information Meeting
Presentation

March 05th, 2025

Project Overview

- PID 45190386 & 45055241
- Commercial Plaza + Residential Development
- Develop the rest of the commercial area by DA or Site Plan Approval
- Future residential development at the rear





Hants
Community
Hospital

Fairfield Ct

Cole Dr

Detached
Commercial
Buildings

Super Store

Gas
Station

Drive-through
Restaurants

Wentworth Rd

101

Business
Park

West Hants
Sport Complex

Centennial Dr

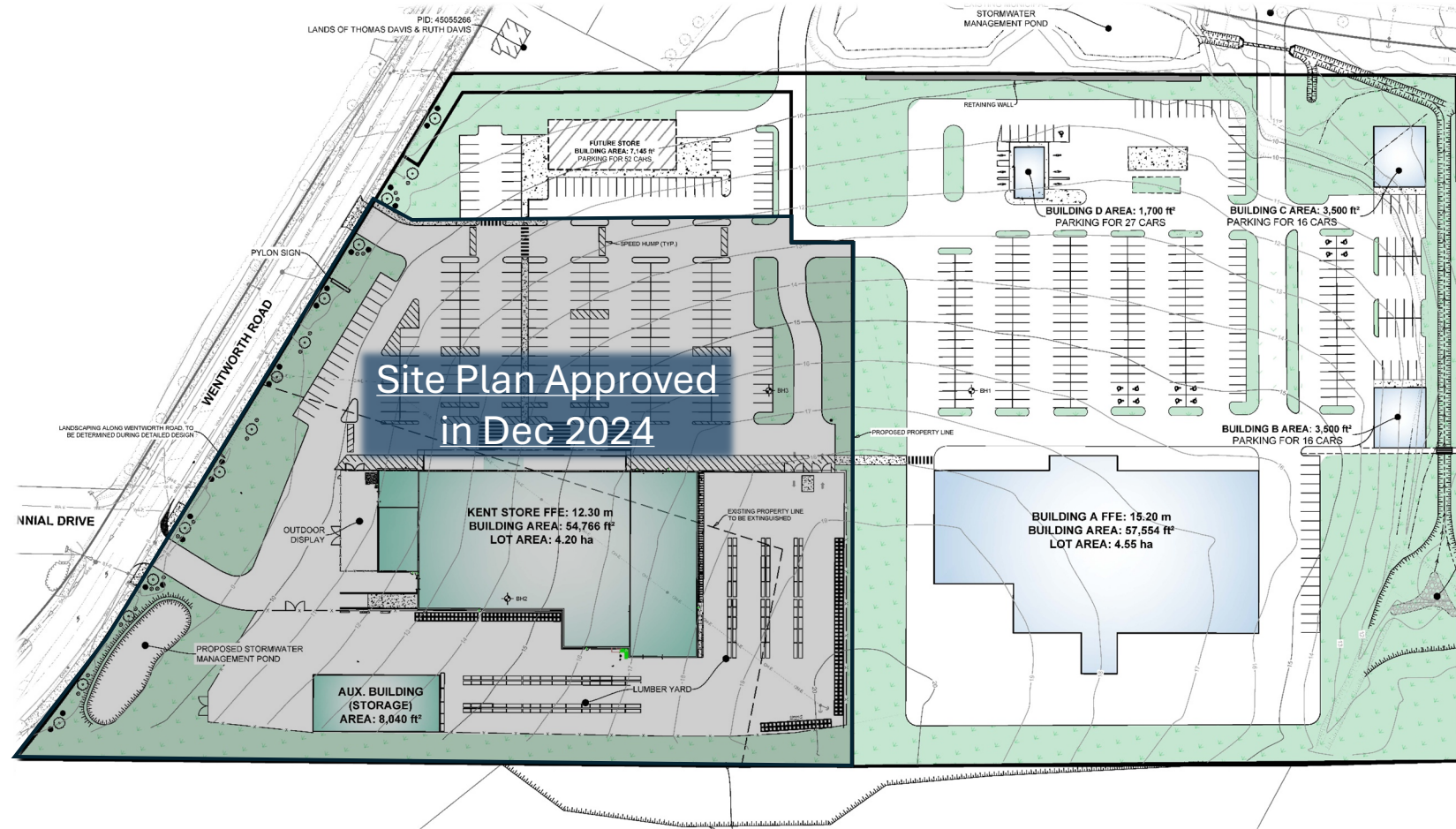
Windsor
Exhibition
Park

Gas
Station

101

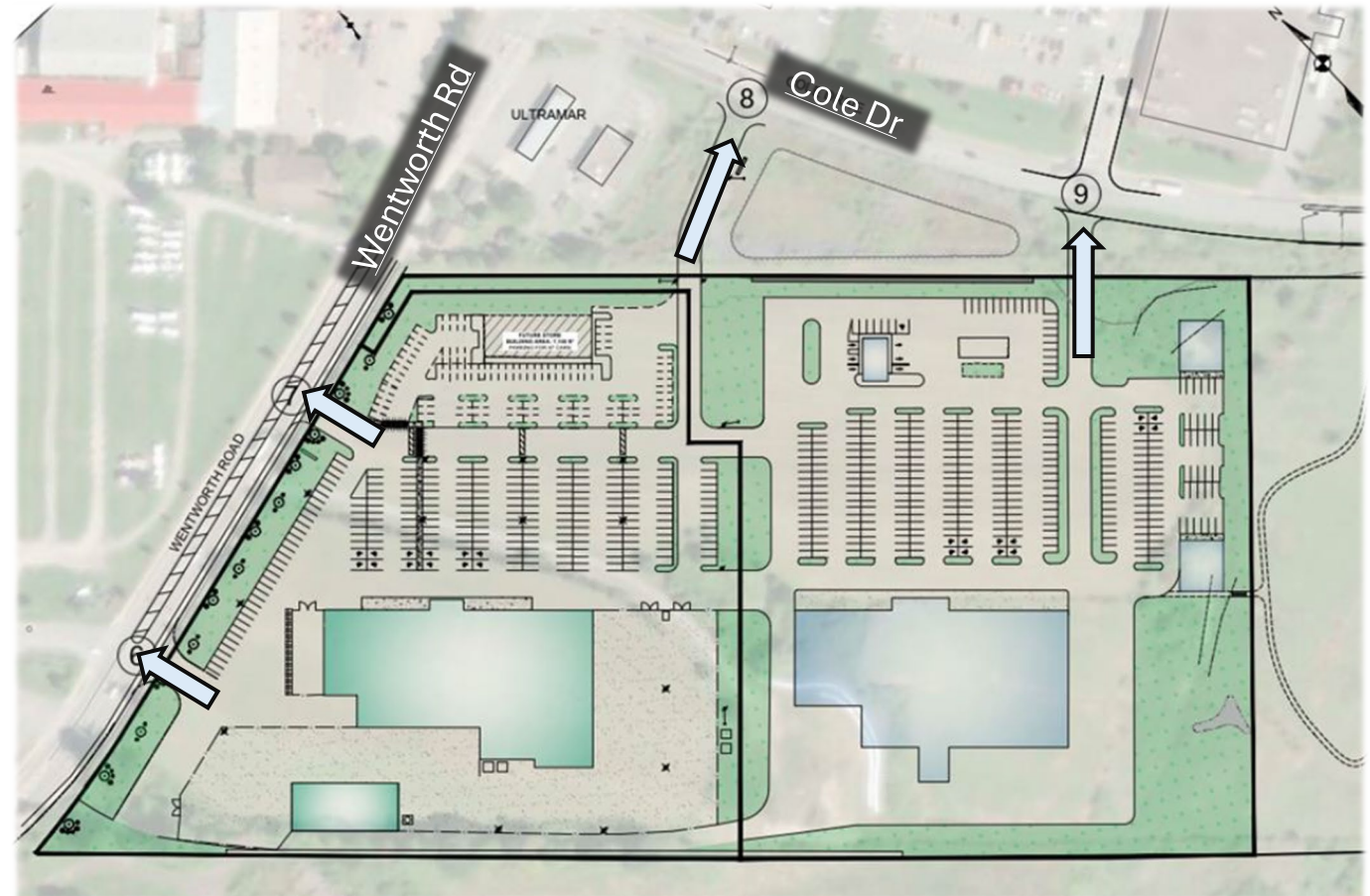
Project Overview

- Commercial Plaza:
- Two large commercial buildings
- Multiple small commercial buildings
- Green space: 23% of the land area



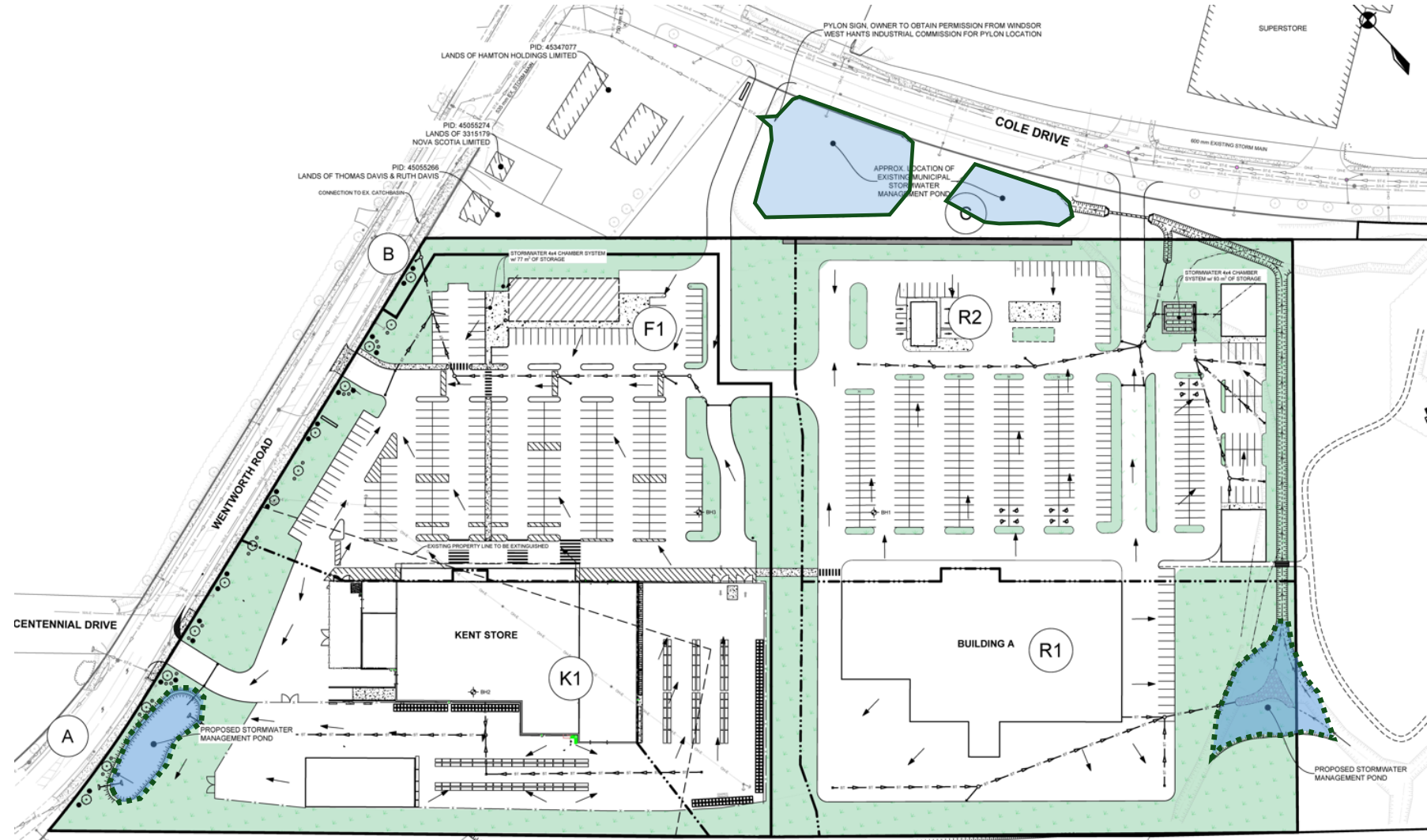
Traffic & Parking

- Vehicular movement:
 - Four driveway access to Wentworth Rd & Cole Drive
 - A traffic study submitted in January
- Onsite parking:
 - 1 space per 185 sqft of CFA
 - Higher than the LUB required ratio at 1 space per 300 sqft
 - 1 accessible parking per 100 spaces
 - Landscaped islands on parking areas



Stormwater Management

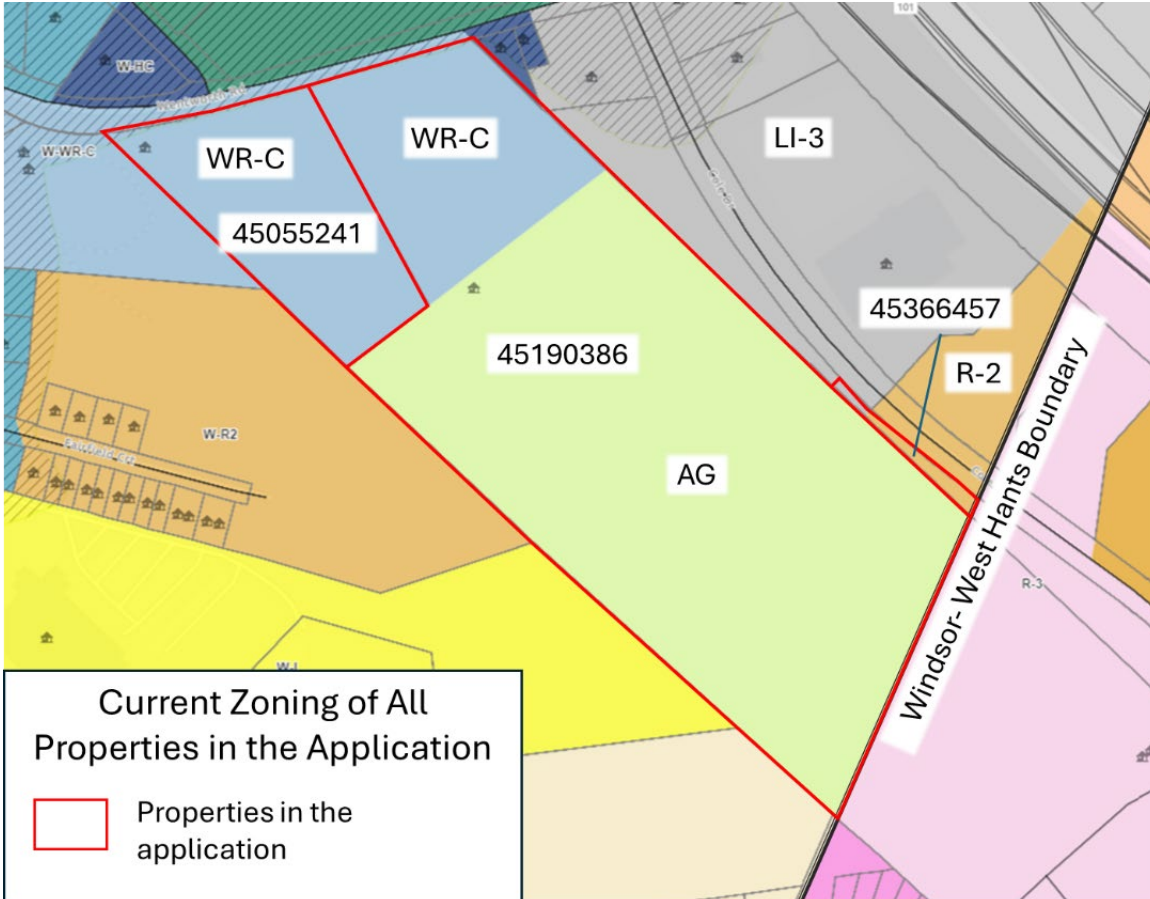
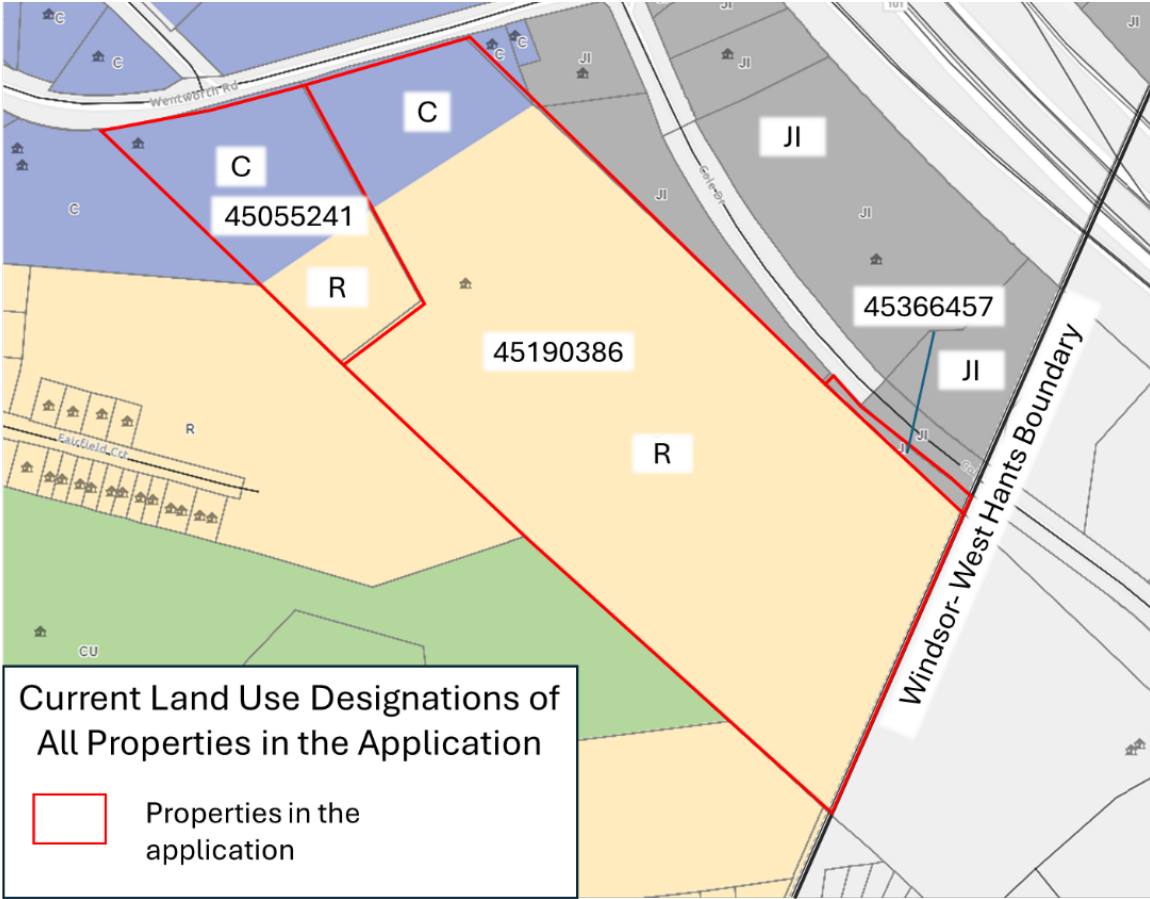
- Green space: 23% of the area
- Landscaped islands in parking area
- On-site stormwater mgmt ponds



Site Description

PID	45190386	45055241
Lot Area	82.94 Acres	5.01 Acres
Owner	J. D. IRVING, LIMITED	
Designation	Residential (R), Commercial (C),	Residential (R), Commercial (C),
Zone	WR-C, AG	WR-C, AG
Sewer & Water	Can connect to municipal water and sewer	
Surrounding	Super Store, Windsor Exhibition Arena, West Hants Sport Complex, West Hants Community Hospital, drive-through restaurants, gas stations, detached commercial buildings, one- & two-unit residential dwellings	

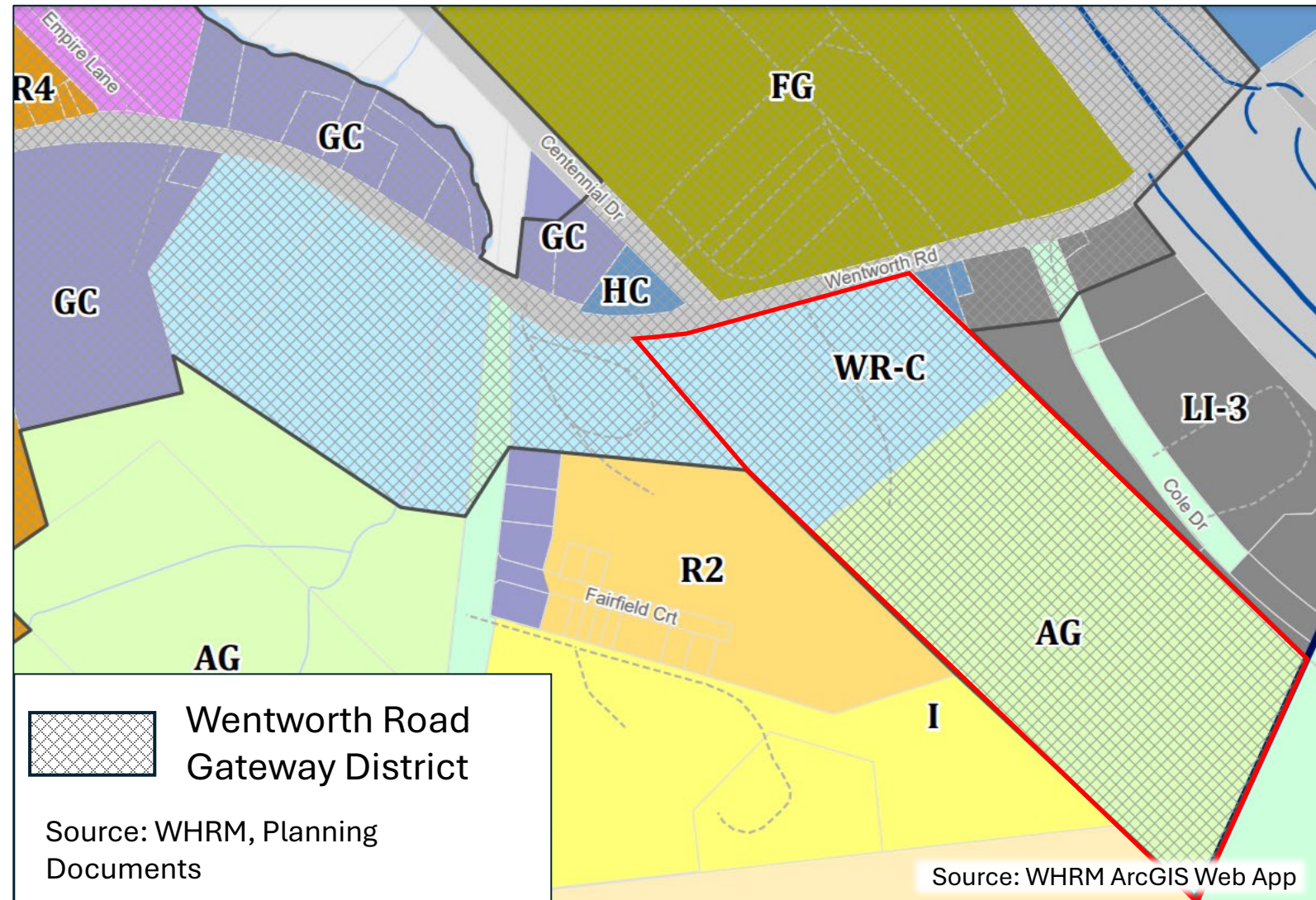
Designation & Zoning



Source: WHRM, Planning Documents, ArcGIS Web App

Wentworth Road Gateway District

- Properties under the Gateway District (WRGD) may be rezoned to WR-C Zone
- WR-C allows for large commercial development by:
 - Site Plan Approval
 - Development Agreement (if gross commercial floor area exceeds 50,000 sqft)



Project Overview

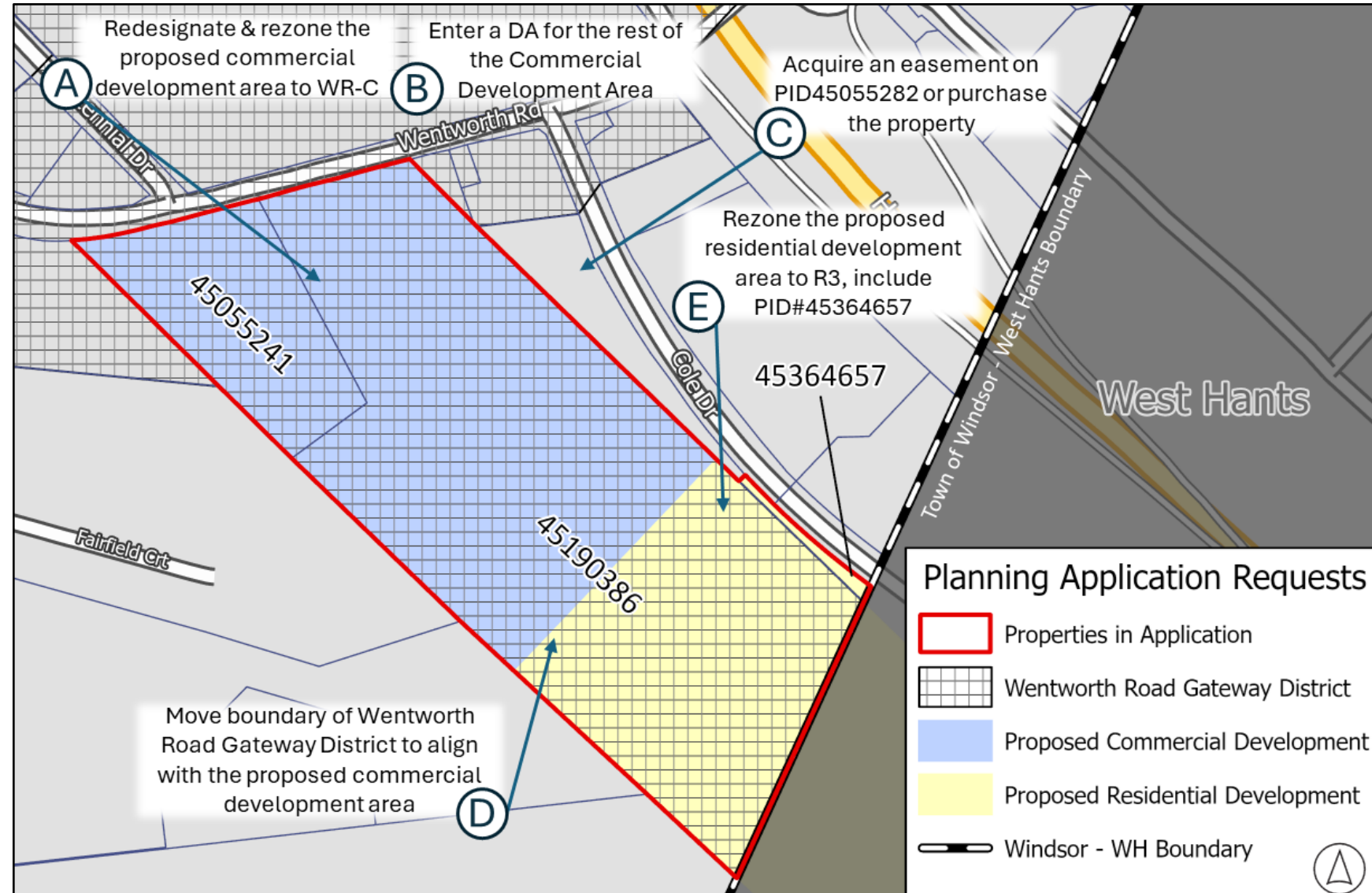


Project Overview



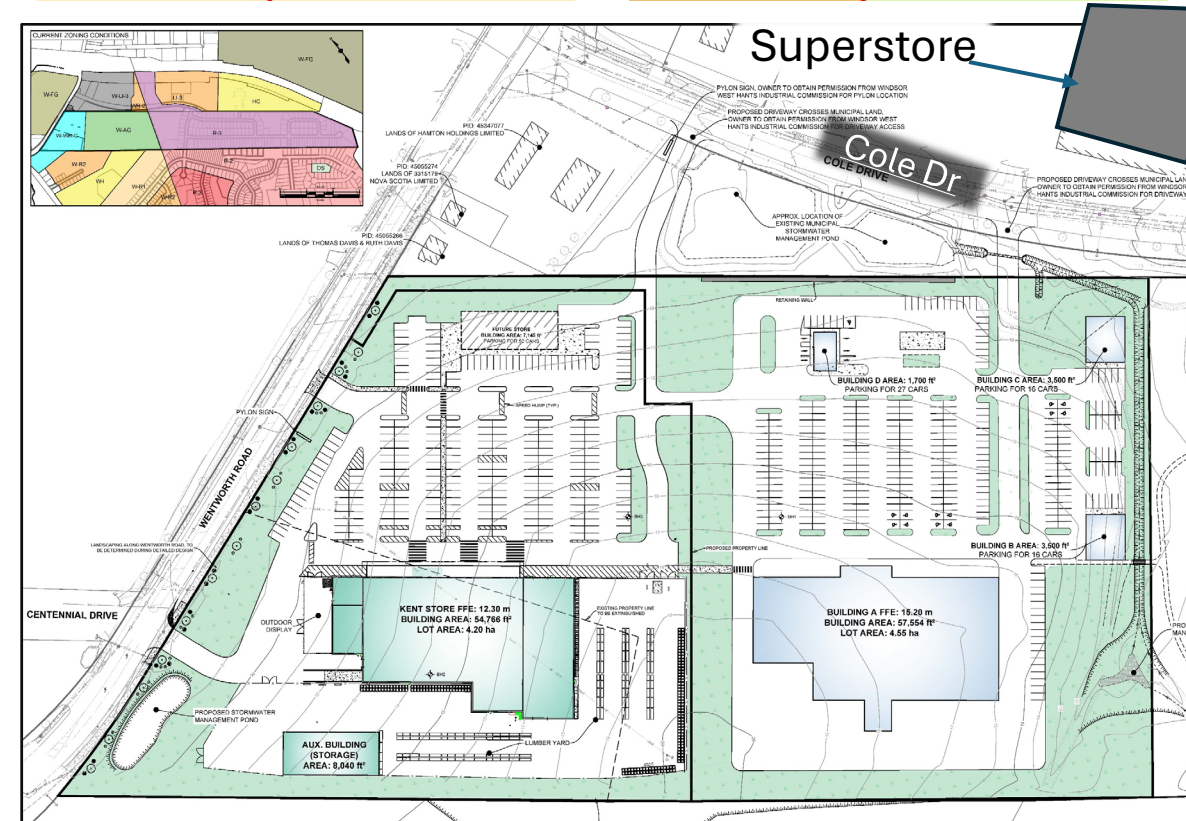
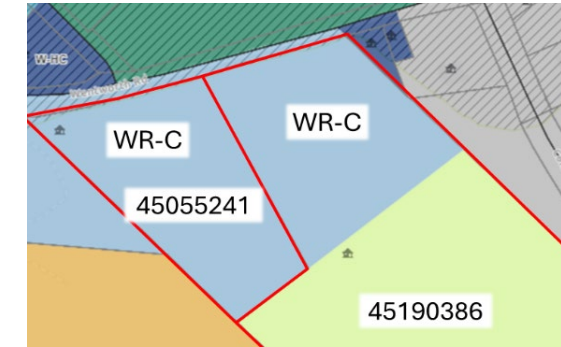
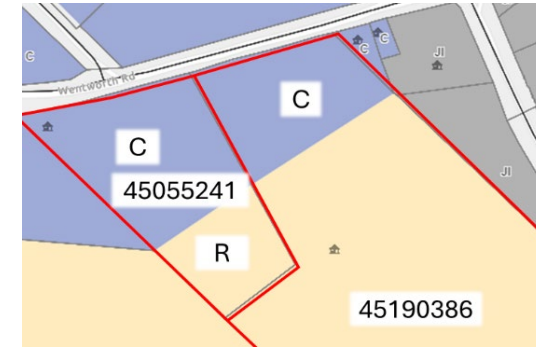
Five Concurrent Requests

- A. Redesignate & Rezone – WR-C
- B. Enter a DA
- C. Acquire easements
- D. Move WRGD boundary
- E. Rezone the rear to a residential zone



A. Redesignate/Rezone to WR-C

- The commercial development area is not fully designated & zoned WR-C.
- The commercial area is under the WRGD, eligible for being rezoned to WR-C (MPS Policy 8.6.14)
- **Our Request: rezone the commercial development area to WR-C zone**



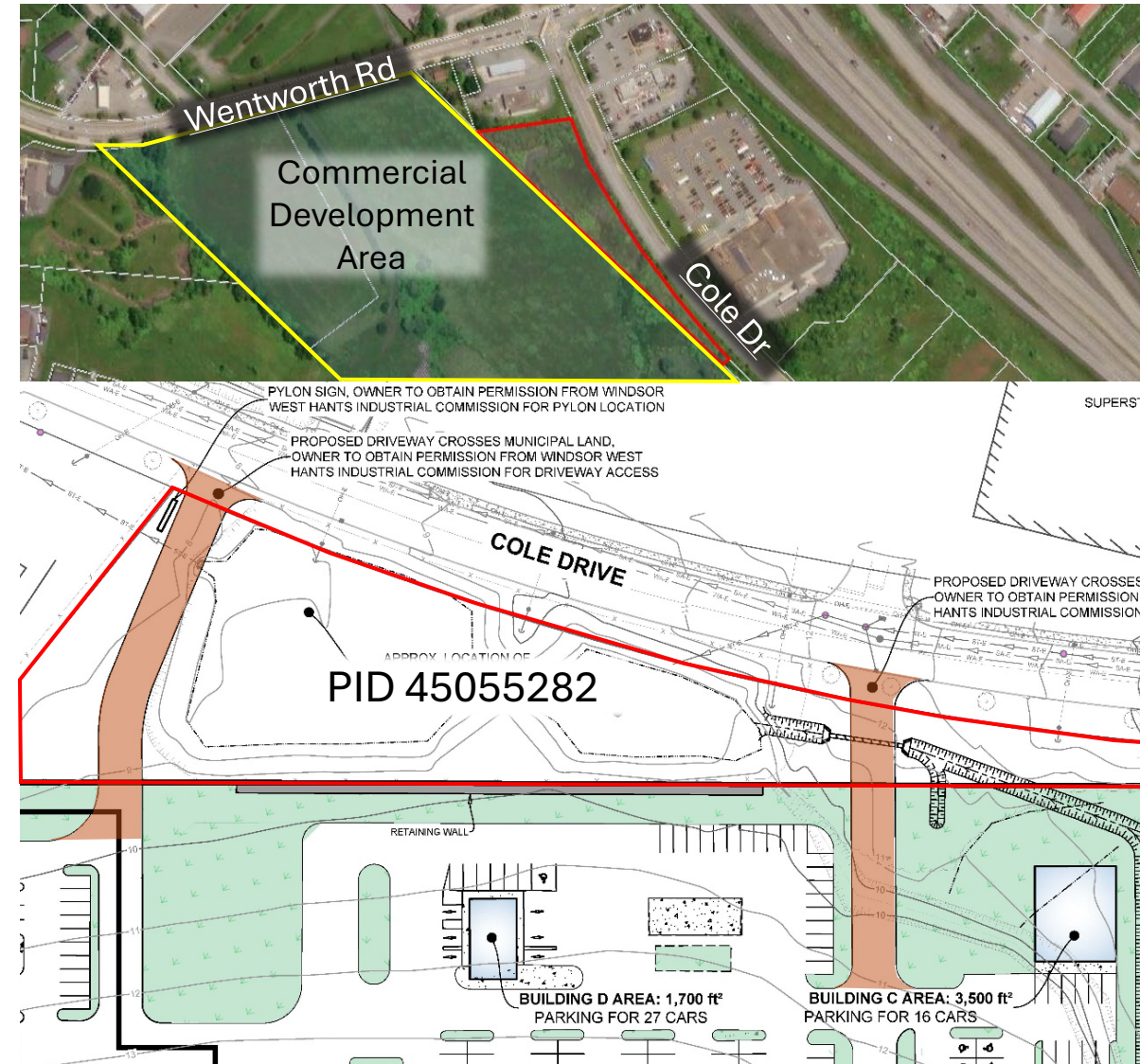
B. Enter a Development Agreement

- WR-C Zone permits large format retail stores:
 - If the GFA exceeds **50,000 sqft**, then by Development Agreement (MPS Policy 8.5.1 & 8.6.15)
 - If less, permits by site plan approval
- GFA to be determined in the finalized site plan
- **Our Request: enter a development agreement OR request for site plan approval for the rest of the commercial development**



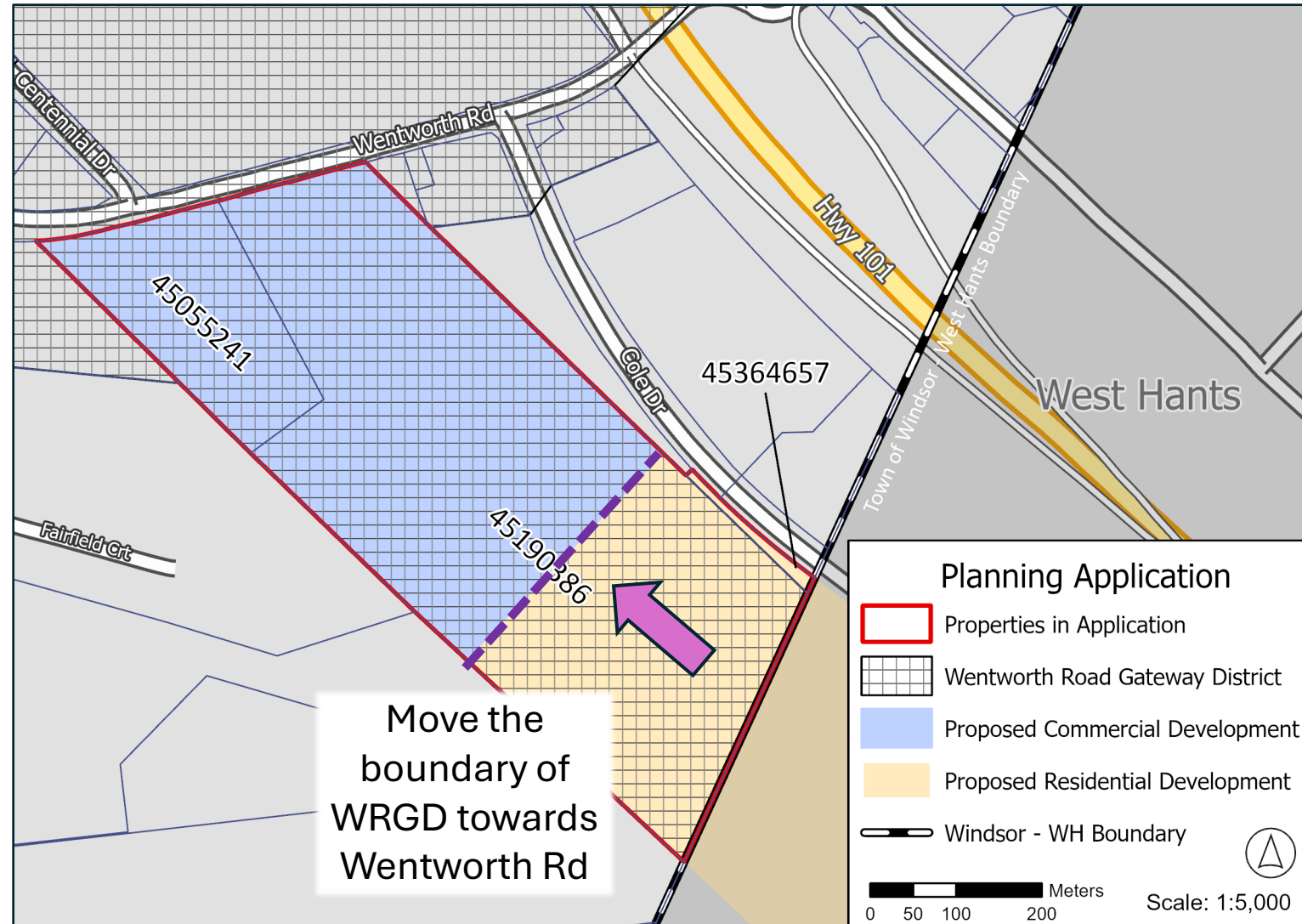
C. Easement to Cole Drive

- Two driveway accesses to Cole Drive across PID 45055282, a municipal property.
- **Our Request: acquire two easements on PID 45055282**



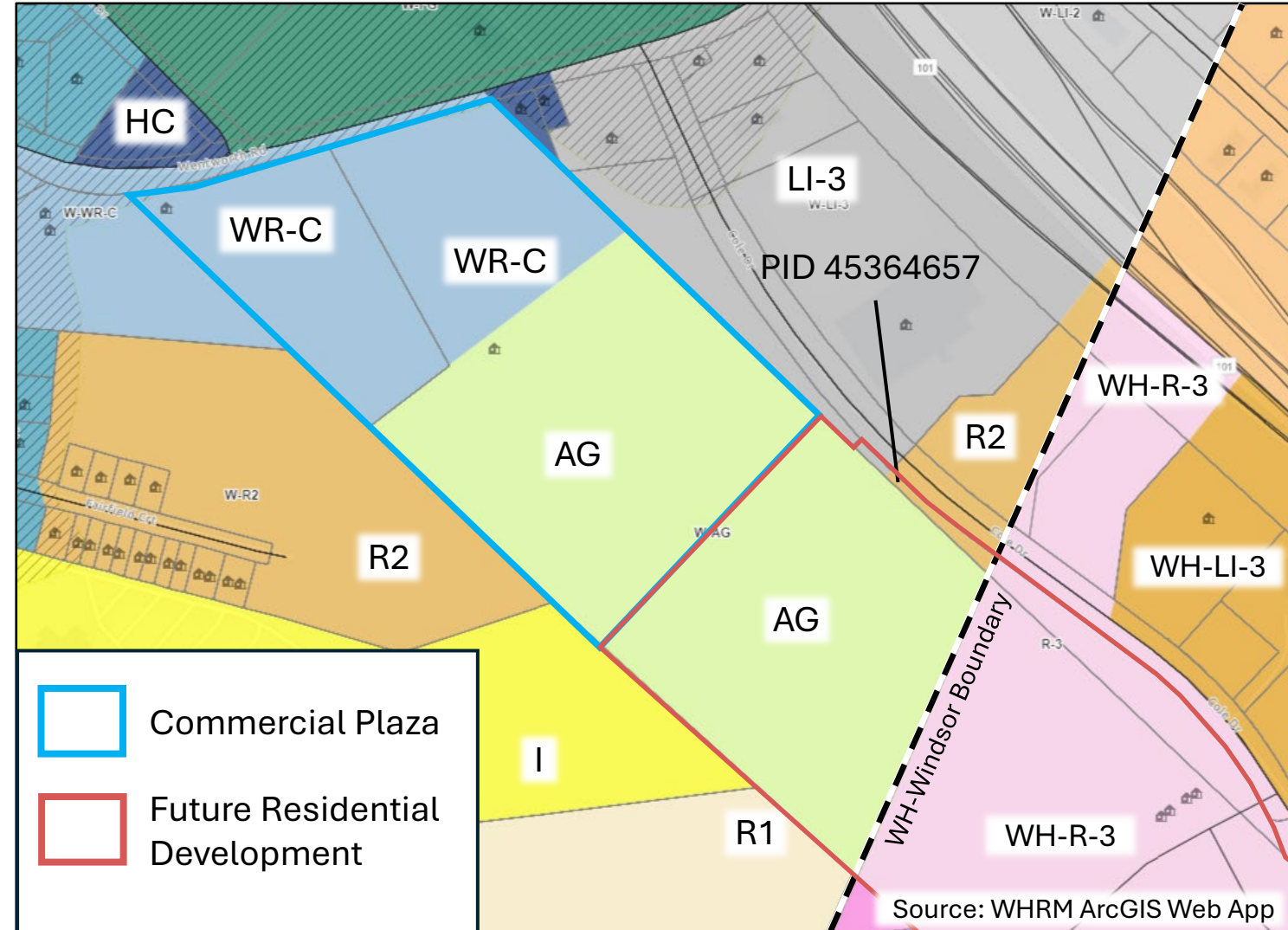
D. Boundary Change of WRGD

- Policy 8.6.10: Lands under WRGD may only be rezoned to WR-C
- New residential uses in WR-C zone cannot be on the ground floor
- Need to remove WRGD on area designated as R to rezone it to a residential zone
- **Our Request: move the boundary of WRGD closer to Wentworth Rd and align with the commercial area.**



E. Rezone to a Residential zone

- Rear of PID 45190386 is planned for residential development
- West Hants side is zoned R-3 Multiple Residential
- **Our Request: rezone the Windsor side of the property to R-3 Median Density zone**





For any questions, please contact:
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