



West Hants
something inspiring awaits



WEST HANTS REGIONAL MUNICIPALITY

Public Information Meeting

Wednesday, March 5, 2025

Planning application for PIDs 45055241, 45190386 and 45366457 on
Wentworth Rd, Windsor

Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Questions or Comments from the public can be sent until noon on March 19, 2025 to Planner Hong to:
 - P.O. Box 3000, Windsor, NS B0N 2T0;
 - (902) 798-8391 ext. 110; or
 - whong@westhants.ca
6. Conclusion of Public Information Meeting



Planning application for PIDs 45055241, 45190386 and 45366457 on Wentworth Rd, Windsor

Public Information Meeting

February 5, 2025

something inspiring awaits



Application

- A completed application was received from Brighter Community Planning on behalf of J.D. Irving, Ltd. on January 27, 2025.
- The application is to develop multiple commercial buildings on PID 45055241 and part of PID 45190386, with plans to accommodate future residential development at the rear of the commercial area on PID 45190386.

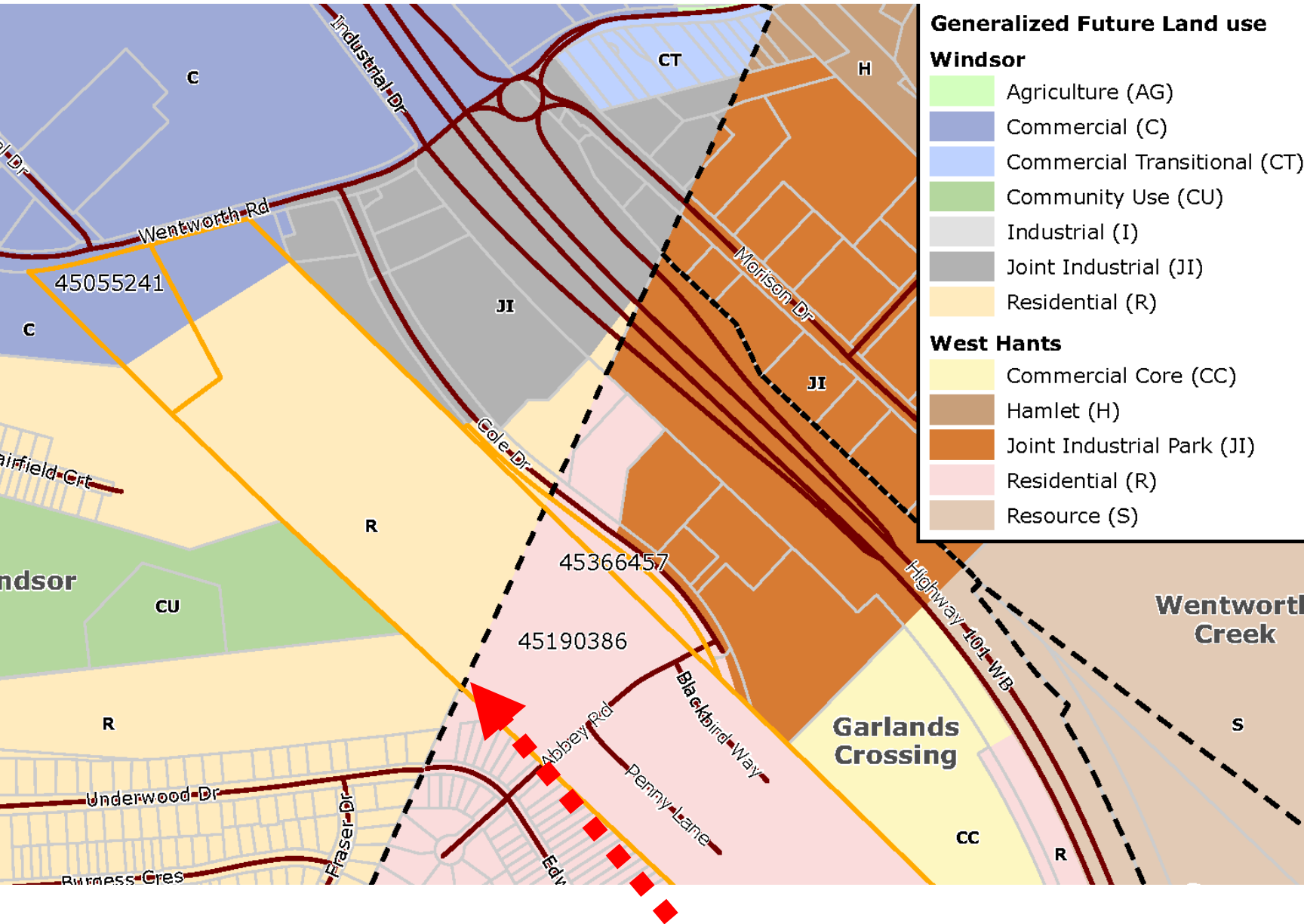


Application Cont.

This application will be considered by Planning staff in three parts:

1. an amendment to the maps of the Windsor Municipal Planning Strategy to allow Council to consider redesignate portion of PID 45055241 and 45190386 to Commercial.
2. an amendment to the maps of the Windsor Land Use By-law to allow Council to rezone portion of 45190386 from Agriculture (AG) to Wentworth Road Commercial (WR-C) and Two Unit Residential (R-2), and amend the Wentworth Road Gateway District boundary; and
3. consider the proposed commercial buildings by development agreement as per Policy 8.6.15 of the WMPS

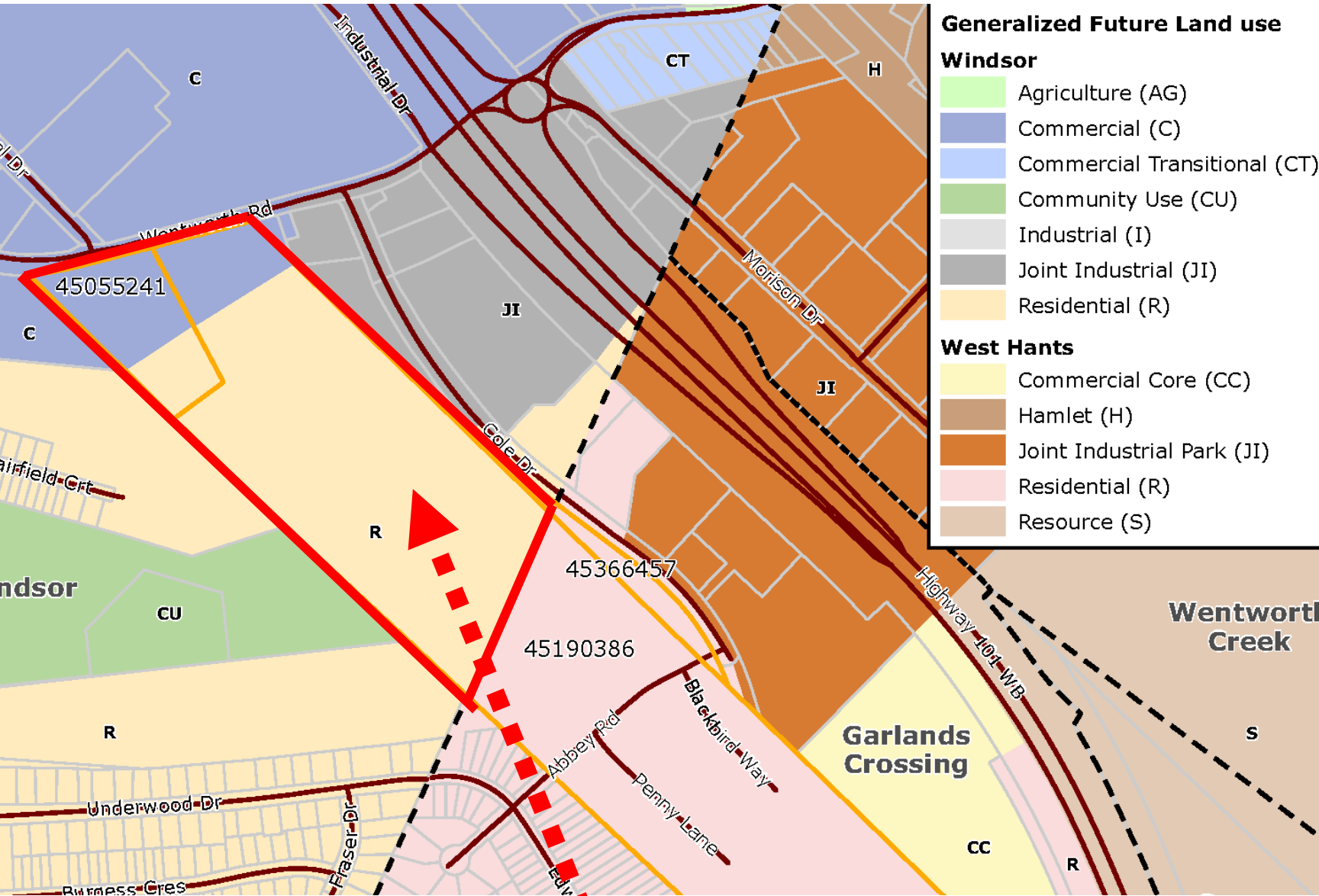




Jurisdictional Line Between Windsor and West Hants Planning Area

something inspiring awaits



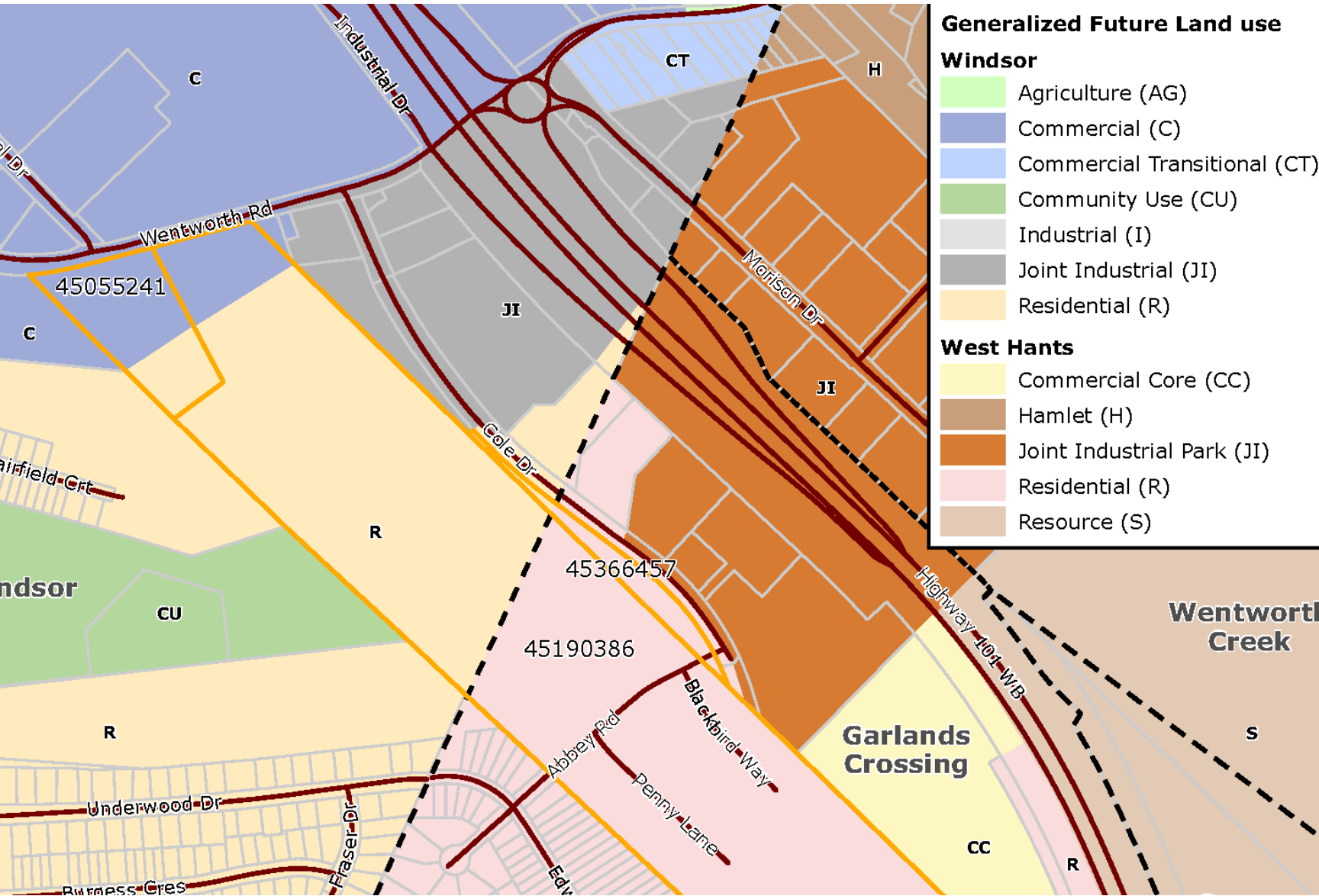


- Generalized Future Land use**
- Windsor**
- Agriculture (AG)
 - Commercial (C)
 - Commercial Transitional (CT)
 - Community Use (CU)
 - Industrial (I)
 - Joint Industrial (JI)
 - Residential (R)
- West Hants**
- Commercial Core (CC)
 - Hamlet (H)
 - Joint Industrial Park (JI)
 - Residential (R)
 - Resource (S)

Applications tonight are within the Windsor planning area

something inspiring awaits





Generalized Future Land use

Windsor

- Agriculture (AG)
- Commercial (C)
- Commercial Transitional (CT)
- Community Use (CU)
- Industrial (I)
- Joint Industrial (JI)
- Residential (R)

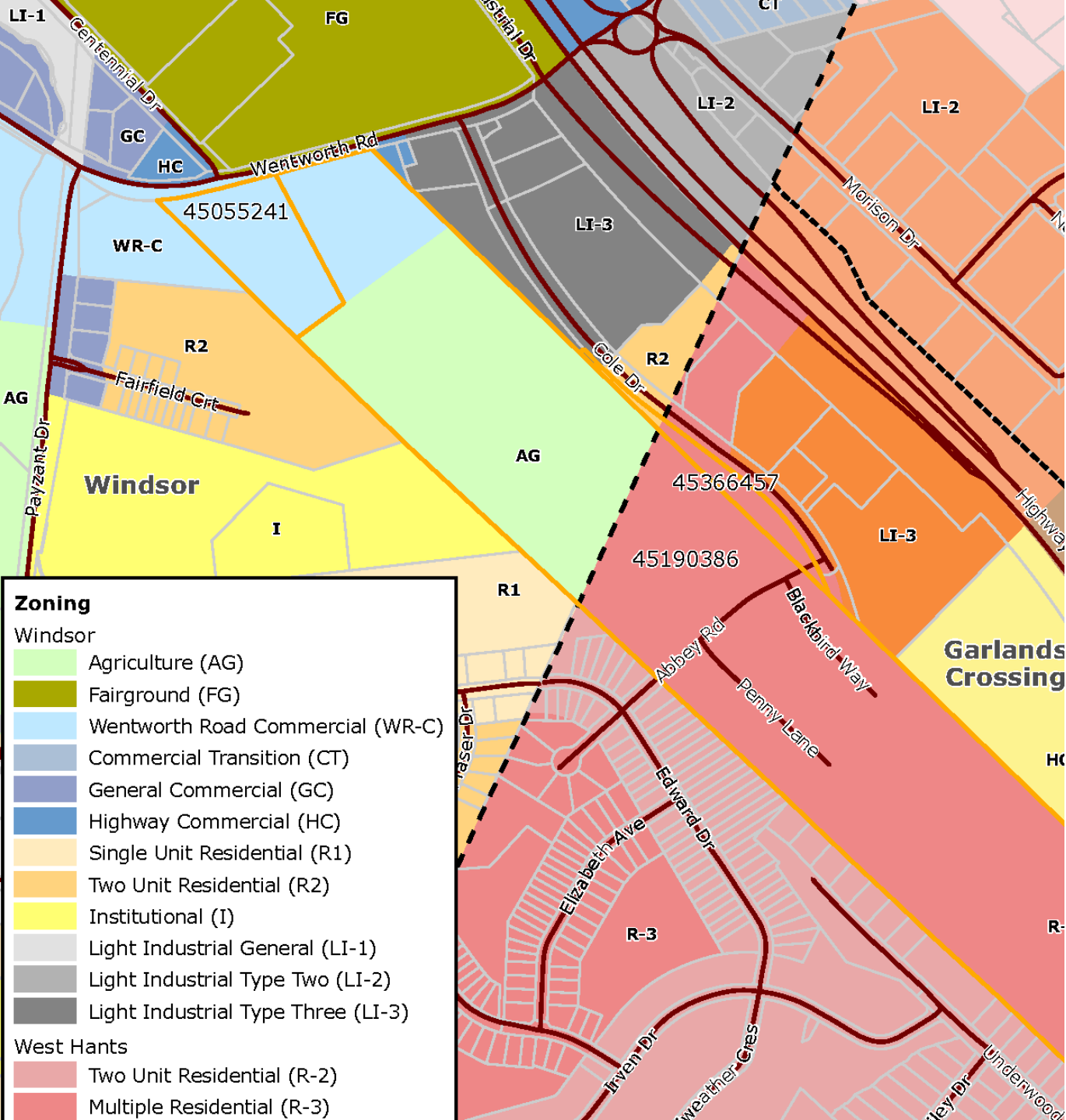
West Hants

- Commercial Core (CC)
- Hamlet (H)
- Joint Industrial Park (JI)
- Residential (R)
- Resource (S)

GFLUM

- Commercial Designation
- Residential Designation





Current Zoning

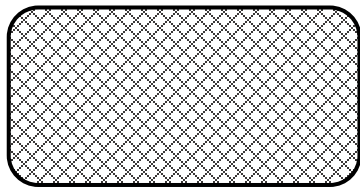
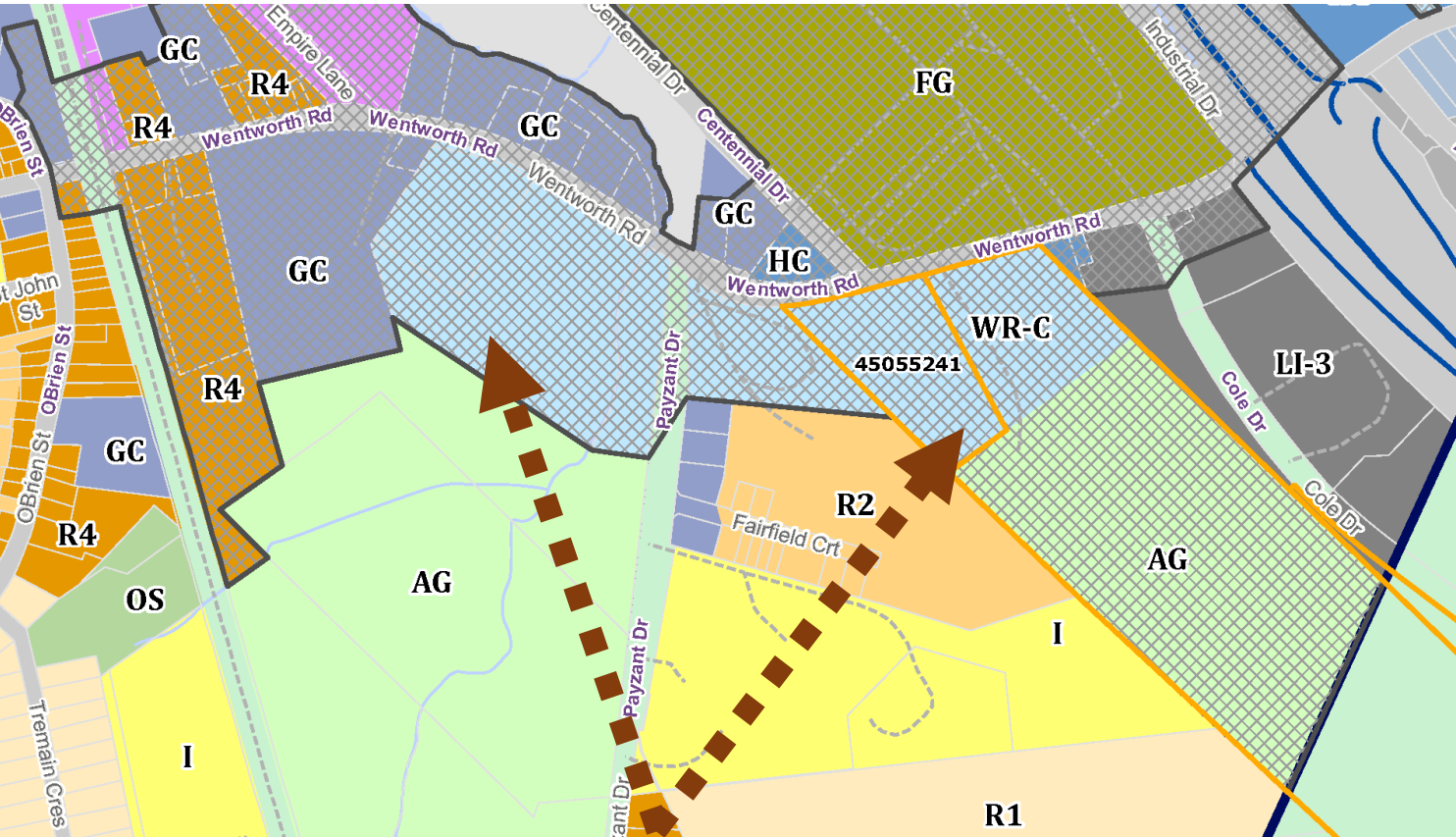
Wentworth Road Commercial (WR-C)

Agriculture (AG)

Two Unit Residential (R-2)

Zoning

Windsor	
	Agriculture (AG)
	Fairground (FG)
	Wentworth Road Commercial (WR-C)
	Commercial Transition (CT)
	General Commercial (GC)
	Highway Commercial (HC)
	Single Unit Residential (R1)
	Two Unit Residential (R2)
	Institutional (I)
	Light Industrial General (LI-1)
	Light Industrial Type Two (LI-2)
	Light Industrial Type Three (LI-3)
West Hants	
	Two Unit Residential (R-2)
	Multiple Residential (R-3)



Wentworth Road Gateway District

Current Zoning cont.

- Wentworth Road Gateway District

Windsor Municipal Planning Strategy

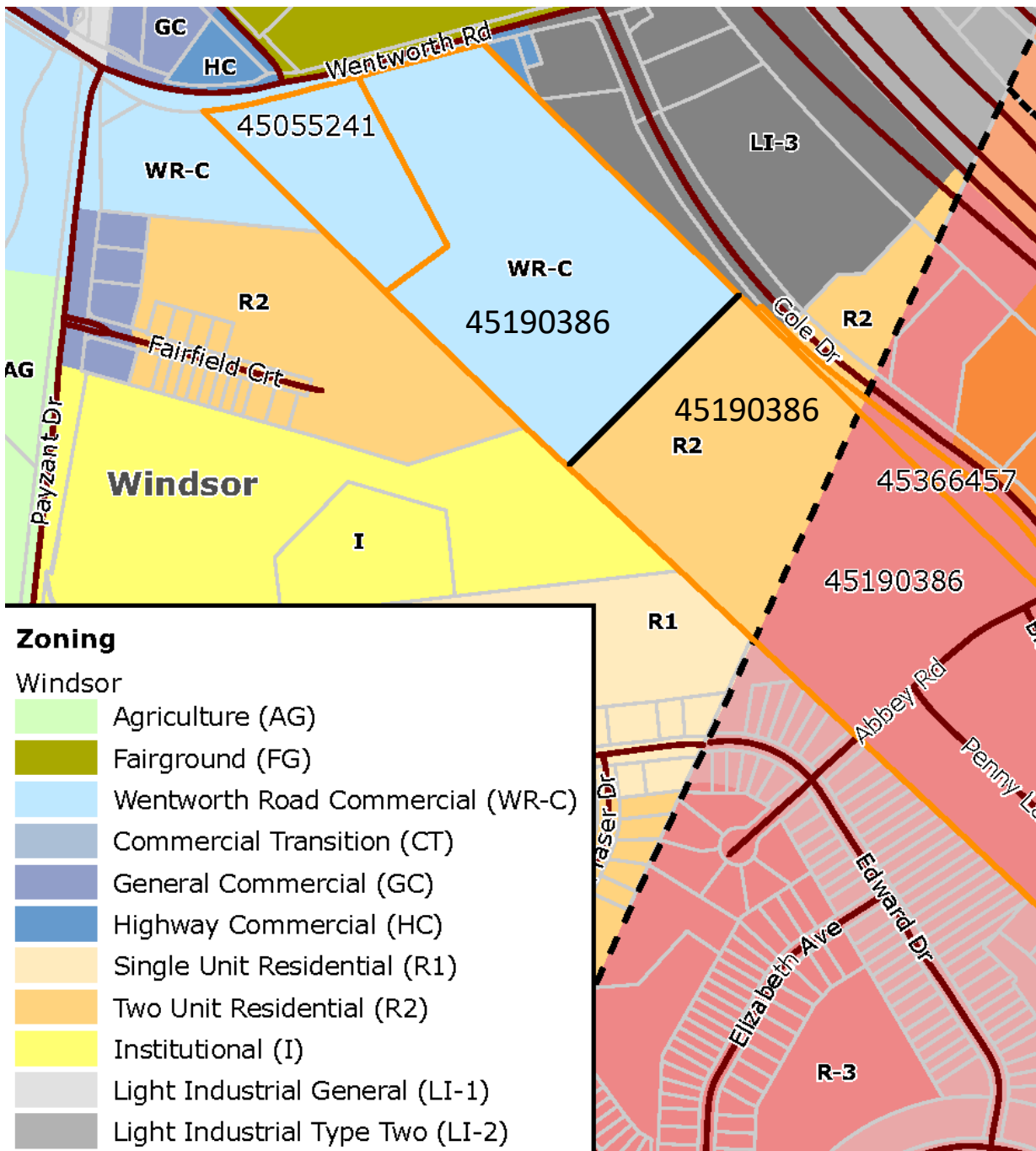
- The Wentworth Road Gateway District (WRGD) was created to recognize Wentworth Road as the gateway to Windsor
- The objectives of the WRGD is to:
 - identify Wentworth Road as an important entrance route into Windsor, for pedestrians and cyclists as well as for vehicles;
 - promote a sense of welcome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

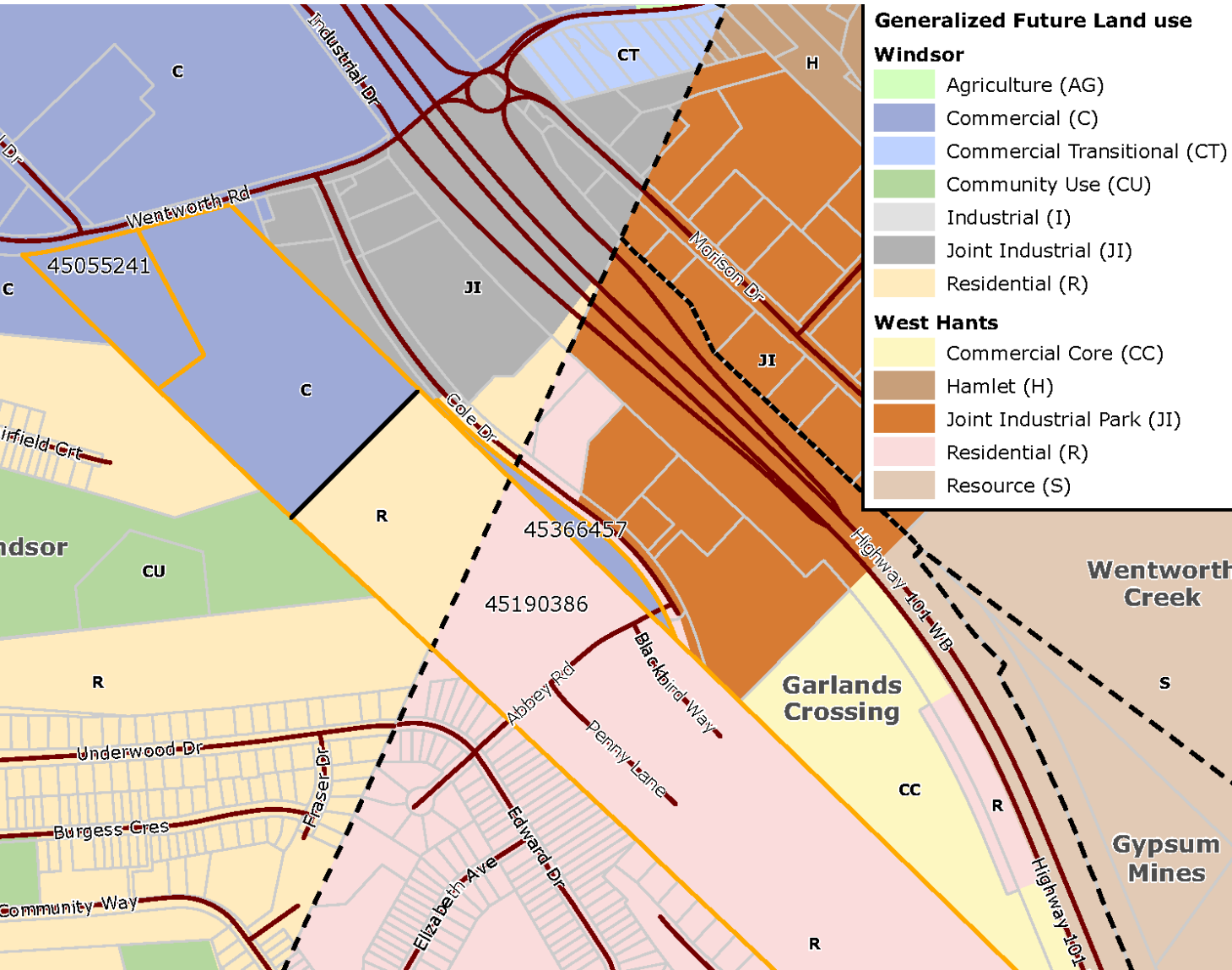


Proposed Zoning

Wentworth Road Commercial (WR-C)

Two Unit Residential (R-2)





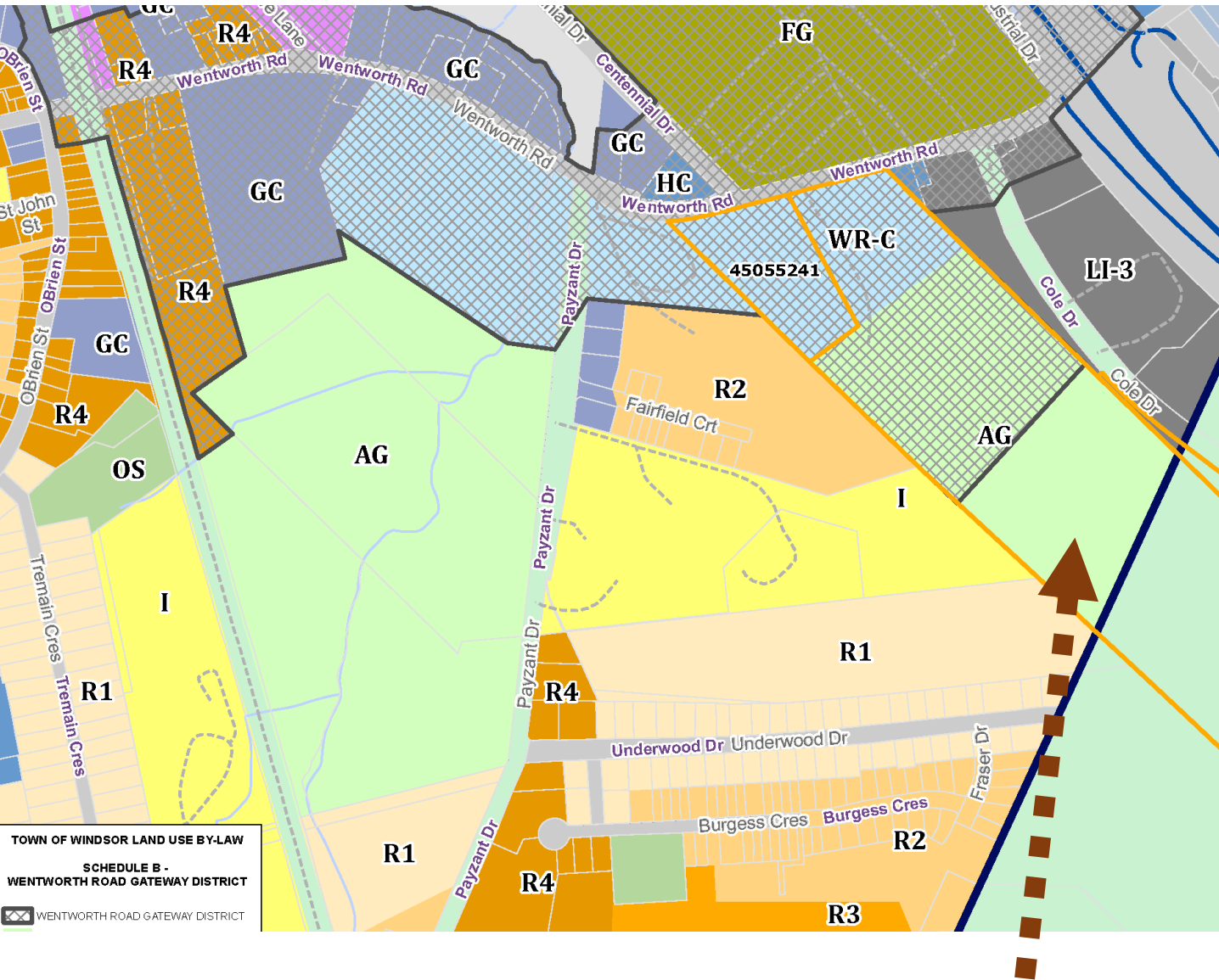
Proposed GFLUM

- Commercial Designation
- Residential Designation



Proposed Zoning

- Amend the Wentworth Road Gateway District boundary to align with the proposed commercial development area





View of Subject Lot on Wentworth Road



View of Subject Lot from Cole Drive

Windsor Municipal Planning Strategy Policies

- **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).
- **Policy 8.6.14** enables Council to consider rezoning land within the Wentworth Road Gateway District to the Wentworth Road Commercial (WR-C) zone subject to the provisions of Policy 8.6.16.



WMPS Policies Cont.

- **Policy 8.6.15** enables Council to consider proposals for large format retail stores exceeding 50,000 ft² (4,645 m²) in commercial floor area by development agreement.
- **Policy 6.0.10** enables Council to consider to permit lands zoned Agriculture to be considered for other uses by amendment to the Land Use By-law subject to Policy 16.3.1.
- **Policy 16.3.1** states general criteria for amendments to the Land Use By-law.



Public Information Meeting – March 5

Staff Review

PAC/HAC Review and Recommendation –
April 10

Council First Reading – April 29*

Public Hearing & Second Reading – May 27*

Notice Placed in Paper

14 Day Appeal period

Process

Notice was placed in the Valley Journal

Properties within 300 ft were notified of the Public Information Meeting

Signage posted on subject lot

* Anticipated dates



Comments Submission

- Comments and questions can be submitted by the public until noon on **March 19**
- All correspondence should be sent to:

Will Hong, Planner

Phone	902-798-8391 ext. 110
Email	whong@westhants.ca
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive





West Hants
something inspiring awaits

westhants.ca