



# WINDSOR PLAN REVIEW

## Highlights of Key Changes

Proposed Change	Doc.	Section/ Policy
<b><i>Development Permits</i></b>		
Expiry date for development permits—12 months from the date issued if the development has not commenced, except that permits issued prior to effective date of By-law will expire 12 months from effective date if the development has not commenced	LUB	2.4(c)
<b><i>Architectural Design</i></b>		
Architectural design controls in Ferry Hill, Central Residential and Town Centre	MPS	13.0
	LUB	29.0
<b><i>Residential</i></b>		
New multiple residential development, or conversions, of three or more units by development agreement, rather than rezoning	MPS	5.4.6
Accessory apartments permitted in R-1 subject to strict requirements to ensure building retains appearance as a single unit dwelling	MPS	5.1.3
	LUB	8.3
<b><i>Mixed Use</i></b>		
More opportunities for mixed use development (combinations of commercial and residential) by development agreement (previously permitted only in Shopping Centre zone)	MPS	9.0
<b><i>Town Centre &amp; Pesaquid CDD</i></b>		
Minor development such as small additions, alterations to existing buildings and accessory buildings permitted in Pesaquid CDD as-of-right (previously, anything other than a change in use in an existing building required a development agreement)	MPS	7.5.5
	LUB	15.1
Changes to criteria for major development proposals in Town Centre which trigger a development agreement; i.e., new main buildings, additions greater than 1,000 sf floor area affecting front facade, development involving parcel greater than one acre in size (previously, criteria based on value of construction >\$500,000, floor area >20,000 sf, or parcel >1 acre)	MPS	7.2.1

<b>Proposed Change</b>	<b>Doc.</b>	<b>Section/ Policy</b>
Existing car dealerships and service stations in Town Centre and Pesaquid CDD will not be listed as permitted uses. Instead, they will be treated as non-conforming. This means they can continue to operate on their current properties, but the use cannot be extended onto new properties and the building cannot be enlarged. If the building is destroyed or damaged to more than 75% of its market value, it could not be repaired or used for another car dealership or service station. If the business ceases to operate for 12 months or more, it could not re-open. However, Council may consider allowing expansion, reconstruction or re-opening through a development agreement process.	LUB	14.1
	MPS	16.7.2
New ground signs not permitted	MPS	4.13.4
	LUB	7.18(a)
<b><i>Large Format Retail &amp; Regional Shopping Centres</i></b>		
Large format retail stores (>20,000 sf) considered by development agreement, subject to a traffic study, only on Wentworth Road or Cole Drive (LI-3 zone)	MPS	8.5
New regional shopping centres (>20,000 sf) considered by development agreement, subject to a traffic study, only on Wentworth Road.	MPS	8.4.4
<b><i>Wentworth Road Overlay District</i></b>		
New provisions establishing Wentworth Road Overlay District are intended to encourage a pedestrian-friendly, attractive streetscape with buildings set closer to the street, parking lots at rear or side, and landscaping.	MPS	8.6
	LUB	28
New opportunities for a wide range of uses west of Payzant Drive by development agreement including general commercial, regional shopping centre, large format retail, mixed use, residential, institutional, light industrial and recreational.	MPS	8.6.12 8.6.13
East of Payzant Drive, highway commercial development will be permitted as well as a range of other uses such as mixed use, regional shopping centres and large format retail by development agreement, and other uses by rezoning	MPS	8.6.5 to 8.6.10 8.6.13

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<b><i>Fairground</i></b>		
More flexibility in the uses permitted in the Fairground zone, including hotels/motels and temporary display and sale of products, vehicles, etc. (new definition of Exhibition Grounds)	LUB	23.0 30.0
<b><i>Recreation Commercial</i></b>		
New provisions for commercial recreation facilities such as golf courses and campgrounds by development agreement	MPS	11.3
<b><i>Drive-through Businesses</i></b>		
New requirements for stacking spaces (queuing lanes) for drive-through businesses	LUB	5.9
Drive-through restaurants to be permitted in Highway Commercial, Town Centre and Joint Industrial Type Three (Cole Drive), but not in General Commercial or Local Commercial	LUB	18.0 14.0 22.0 16.0 17.0
<b><i>Windsor Industrial Park</i></b>		
Several additional commercial uses added to those permitted in the LI-1 zone (Windsor Industrial Park) including brewpubs or restaurants accessory to breweries or wineries, indoor recreational uses, garden and nursery sales	MPS	10.1
	LUB	20
<b><i>Agriculture</i></b>		
New definitions and requirements for intensive and non-intensive livestock operations; new intensive livestock operations will not be permitted; new dwellings required to be at least 500 ft. from existing intensive livestock operation; requirements for setbacks and separation distances for intensive livestock operations will be more consistent with those used across the municipal boundary in West Hants	MPS	6
	LUB	26.0 30.0
Topsoil removal prohibited from land zoned Agriculture	MPS	6.0.5
	LUB	26.1
Number of livestock permitted on hobby farms less than 10 acres in size will be limited	LUB	26.9
New policy requiring Council to have regard to the potential impact on adjacent active farms when considering rezoning land zoned AG	MPS	6.0.10