



City of Delta  
COUNCIL REPORT  
Regular Meeting

To: **Council**

File No.:

**LU009814**

From: **Development Department**

Date: **May 13, 2025**

Application Date: **February 18, 2025**

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**Agricultural Land Reserve Non-Adhering Residential Use Application for  
Temporary Farm Worker Housing at 3660 41B Street [Windset Farms (Canada)  
Ltd.]**

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The following report has been reviewed and endorsed by the City Manager's Office.

▪ **RECOMMENDATION:**

THAT the application for a non-adhering residential use to permit additional temporary farm worker housing at 3660 41B Street be forwarded to the Provincial Agricultural Land Commission noting that the City of Delta supports the application.

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▪ **PURPOSE:**

The purpose of this report is to present a non-adhering residential use application for temporary farm worker housing at 3660 41B Street within the Agricultural Land Reserve (ALR) for Council's consideration and referral to the Provincial Agricultural Land Commission (ALC). A location map and an aerial photo are provided in Attachment A.

▪ **BACKGROUND:**

**Site Description and Context:**

The 30 ha (74 ac) subject property is within the ALR and contains greenhouses, a farmhouse and three existing temporary farm worker modular housing units approved in 2009 that provide housing for 100 workers. The application for additional farm worker housing is part of a multi-phase expansion of the existing greenhouse operations with plans to construct four new greenhouses over several properties.

The adjacent property to the north at 3680 41B Street is also owned and operated by Windset Farms Ltd. and contains an existing greenhouse operation and temporary farm worker housing approved in 2013, 2018 and 2024. Under the 2024 approval the owner proposed to remove one of the existing modular temporary farm worker housing units on the property and replace it with a new 2-storey modular building to accommodate 64 temporary farm workers resulting in a total of 128 units on the property.

The modular structure that was removed from 3680 41B Street was relocated to the subject property at 3660 41B Street without knowledge or approvals from the City of Delta or the ALC. This application is a request to permit the relocated structure to remain at 3660 41B Street. Should the application be denied by the City of Delta or the ALC, Windset Farms Ltd. would be required to remove the structure.

Temporary farm worker housing applications are reviewed by staff to ensure compliance with the Agriculture (A1) Zoning regulations. Under “Delta Zoning Bylaw No. 7600, 2017”, a Section 219 covenant is required to be registered on the property to ensure compliance with zoning regulations. The covenant requires an annual statutory declaration from the owner and also holds security for the removal of temporary farm worker housing when it is no longer needed.

**Council Policy:**

The Official Community Plan (OCP) designation for the subject property is Agricultural (A) which is intended for general and intensive agricultural uses. This proposal for additional temporary farm worker housing fits within the description of general agricultural uses and is therefore consistent with the OCP.

The current zoning of the site is Agriculture (A1) which is intended for farm uses only.

▪ **DISCUSSION:**

**Proposal:**

The owner has requested approval for a modular temporary farm worker housing unit on the subject property to accommodate 30 temporary farm workers. The relocated unit would increase the number of housing units from 100 to 130 and the net floor area from 1,191 m<sup>2</sup> (12,820 ft<sup>2</sup>) to 1,571.2 m<sup>2</sup> (16,912 ft<sup>2</sup>). A project data table is provided in Attachment B. A site plan, floor plans and elevations are provided in Attachment C. The site plan demonstrates that the new temporary farm worker housing and associated septic facilities would be located on the farm home plate as required under the Zoning Bylaw (Attachment D).

An ALC non-adhering residential use application is required pursuant to s. 20.1(2) of the *Agricultural Land Commission Act* (ALCA) for the proposed net increase in residential floor area for temporary farm worker housing. Section 10.10.4 of the Zoning Bylaw permits a maximum number of 130 temporary farm workers per farm, calculated based on 1 temporary farm worker per 1,000 m<sup>2</sup> (10,764 ft<sup>2</sup>) of principal farm building floor area for farm operations with greenhouses with on-farm processing or on-farm production preparation, consistent with the guidelines established by the Provincial Ministry of Agricultural and Food. The proposed farm worker housing complies with Delta’s Zoning Bylaw requirements.

**Agricultural Land Reserve Approval Process:**

When reviewing an ALC application for a non-adhering residential use on land zoned for agriculture, Council may:

- Pass a resolution supporting the proposal and referral of the application to the ALC for their consideration;
- Pass a resolution refusing the application. The application would not be referred to the ALC and the application would be refused; or
- Pass a resolution of “No Comment” and refer the proposal to the ALC for their consideration.

Local government comments are important in the ALC's review since they provide additional information based on local knowledge not otherwise available. It is recommended that Council provide support for the application as it is consistent with the Zoning Bylaw regulations and is contained within the existing farm home plate.

**Implications:**

Financial Implications – There are no financial implications to Delta.

▪ **CONCLUSION:**

The owner is requesting approval for additional temporary farm worker housing that has been relocated onto the subject property to accommodate their expanding greenhouse operation. It is recommended that the non-adhering residential use application to permit additional temporary farm worker housing at 3660 41B Street be forwarded to the ALC, noting that the City of Delta supports the application.



Doreann Mayhew, P.Eng  
General Manager, Development

Department submission prepared by: Hayley Burns, Planner  
HB/rl

▪ **ATTACHMENTS:**

- A. Location Map and Aerial Photo
- B. Project Data Table
- C. Site Plan & Elevation Plans