

Project Data for 3660 41B Street (LU009814)

Owner/Applicant	Windset Farms (Canada) Ltd.	
Application Date	February 18, 2025	
	Existing	Proposed
Regional Growth Strategy Designation	Agriculture	No change
OCP Designation: Schedule A	Agricultural (A)	No change
Zoning	Agriculture (A1)	No change
No. of Lots	1	No change
Lot Area	30 ha (74 ac)	No change
Greenhouse Area	176,256 m ² (1,897,204 ft ²)	No change
Migrant Farm Worker Housing (Total floor area)	1,191 m ² (12,820 ft ²)	1,571.2 m ² (16,912 ft ²)
Migrant Farm Worker Housing Units	100	Number of new units: 30 Total: 130
	Permitted/Required under A1 Zone	Proposed
Maximum Farm Home Plate	4,300 m ² (46,285 ft ²) based on 35 m ² (377 ft ²)/worker	4,300 m ² (46,285 ft ²) 33 m ² (355 ft ²)/worker
Maximum Number of Workers in Migrant Farm Worker Housing on a Lot	130	130
Total Floor Area** **including washrooms, laundry, storage and mechanical areas.	15 m ² /worker to a maximum of 1,950 m ² (20,900 ft ²)	12 m ² / worker or 1,572.1 m ² (16,922 ft ²)
Minimum Floor Area for each Migrant Farm Worker* *not including washrooms, laundry, storage and mechanical areas.	967.2 m ² (10,411 ft ²) or 7.44 m ² (80 ft ²)/worker	1,365 m ² (14,693 ft ²) or 10.5 m ² (113 ft ²)/worker
Minimum Volume Area per Worker person in the sleeping area	8.5 m ³ (300 ft ³)/worker	Ranges from 14.9 m ³ (526 ft ³) to 15.2 m ³ (537 ft ³) depending on bedroom types
Minimum Setbacks: Front Property line: Other lot lines:	6 m (20 ft) 15 m (49 ft)	6 m (20 ft) 15 m (49 ft)
Minimum outdoor amenity space [50 m ² (538 ft ²) plus 5 m ² (54 ft ²) per worker]	700 m ² (7,535 ft ²)	1,247 m ² (13,423 ft ²)