



Date: June 27, 2022

To: Mayor and Council

Author: Richard Wyma, Director of Community and Development Services

RE: Kingsville Temporary Farm Worker Housing Study – Final Report and Recommendations

Report No.: CaDS 08-22

RECOMMENDED ACTION

1. That Administration **BE DIRECTED** to prepare Official Plan Amendments and Zoning By-Law Amendments to:
 - a) Create a new definition of “Boarding, Lodging, and Rooming House” (“BLRH”), with three sub-categories being:
 - a. Small (4 or less occupants)
 - b. Medium (5 to 9 occupants)
 - c. Large (10 and more occupants)
 - b) Allow Small BLRHs in all agricultural and residential areas;
 - c) Allow Medium BLRHs in all agricultural and residential areas;
 - d) Allow Large BLRHs in in all agricultural and residential areas, subject to Site Plan Control;
 - e) Require all new BLRHs located on a farm where occupants of the BLRH are employed to provide additional amenity spaces for workers and separation from operational facilities;
 - f) Require all BLRHs to be licensed by the Town at \$150 per BLRH per annum; and,
 - g) The maximum number of persons in a BLRH is determined by the lower of the limit set by:
 - a. The Windsor Essex County Health Unit
 - b. The Kingsville Fire Department / Fire Code

- c. 28 sq.m (300 sq.ft.) per person of liveable completed space