



September 7, 2021

Geordie Gordon
Planner 2 – Salt Spring Island
Islands Trust
Sent by email

Dear Geordie:

Re: Bylaws 504 & 505 – 221 Drake Road (PID: 001-751-581) – The Subject Property

Thank you for providing the opportunity for the Ministry of Agriculture, Food and Fisheries (Ministry) to comment on Bylaws 504 & 505 that propose to rezone the Subject Property to permit 30 affordable dwelling units, a maximum 250 square metre common building and a limited number of home-based businesses.

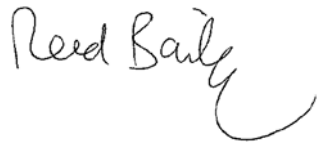
From an agricultural perspective, the Ministry offers the following comments:

- The 4.3 ha Subject Property is not located within the Agricultural Land Reserve (ALR) but does border a property in the ALR to the north across Drake Road. Ministry staff note that the Subject Property is a panhandle lot and that only the panhandle portion borders the property in the ALR. In viewing the adjacent ALR property on Google Earth, it appears heavily forested and not used for agricultural production.
- The Subject Property is also located in close proximity, but does not directly border, a property in the ALR to the east. In viewing this ALR property on Google Earth, it appears to have a residence, an accessory building and is not used for agricultural production.
- The proposed zoning bylaw amendments will have a minimal, if any, impact on the agricultural potential of the adjacent and nearby ALR properties.

Please contact Ministry staff if you have any questions regarding the above comments.

Thank you for the opportunity to provide comments from an agricultural perspective with respect to this file.

Sincerely,

A handwritten signature in black ink that reads "Reed Bailey". The signature is written in a cursive style with a long, sweeping underline.

Reed Bailey
Land Use Planner
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Doug Pepper

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Regional Agrologist
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cc: Shannon Lambie, Regional Planner – Agricultural Land Commission