



**Agricultural Land Commission**  
201 – 4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000 | Fax: 604 660-7033

September 27, 2021

Reply to the attention of Shannon Lambie  
Local Government File: SS-RZ-2017.2

Geordie Gordon, Planner 2  
Islands Trust  
ggordon@islandstrust.bc.ca

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

Thank you for forwarding a draft copy of Bylaw No. 504 *Salt Spring Island Official Community Plan 2008, Amendment No. 4, 2017* and Bylaw No. 505 *Salt Spring Island Land Use Bylaw 1999, Amendment No. 4, 2017* (the “Proposal”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Proposal is consistent with the purposes of the *ALC Act*, the Agricultural Land Reserve (ALR) General Regulation, the ALR Use Regulation, and any decisions of the ALC.

The Proposal seeks to rezone the subject property identified as 221 Drake Road; PID: 001-751-581 (the “Property”) from *Rural (R)* to *Residential 4 variant (a) (R4(a))* in order to accommodate 30 affordable dwelling units; a common building of 250 square metres with a maximum of two bedrooms, two bathrooms and a kitchen; and, a limited number of home-based businesses.

The ALC recognizes that the Property is not within the ALR; however, the northern perimeter borders the ALR across Drake Road. Part 3 of the Ministry of Agriculture’s [Guide to Edge Planning](#) (2015) describes urban-side edge planning tools to promote urban/rural compatibility. While the adjacent property does not appear to currently be used for agricultural production, it could be in the future. As such, it is possible that there could be complaints about farm noise and smells, as well as potential impacts to agriculture, such as trespass, litter, theft, etc. at a future date. For this reason, ALC staff recommend considering the setback and buffer requirements outlined in the [Guide to Edge Planning](#).

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The ALC strives to provide a detailed response to all referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any decisions of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-2026 or by e-mail ([shannon.lambie@gov.bc.ca](mailto:shannon.lambie@gov.bc.ca)).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

A handwritten signature in black ink that reads "S. Lambie". The signature is written in a cursive, flowing style.

Shannon Lambie, Regional Planner