



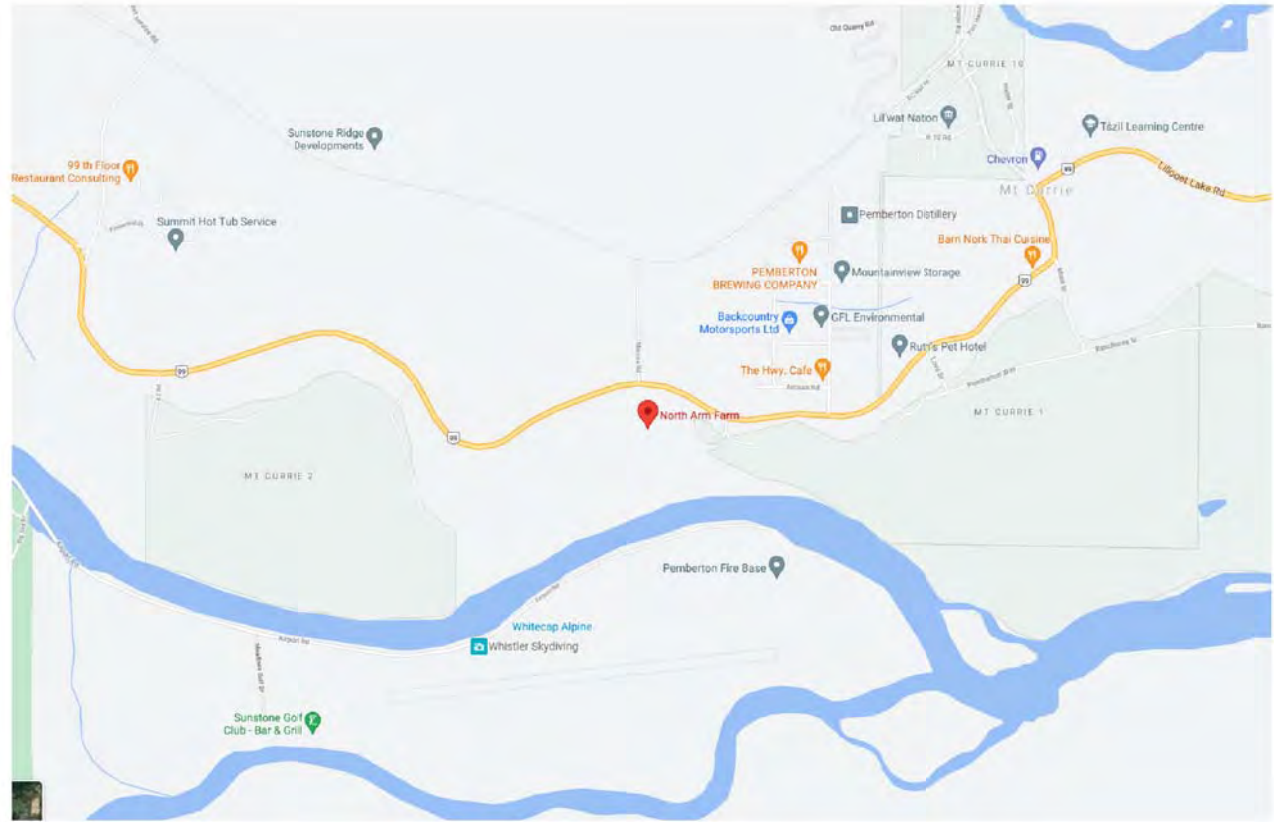
**NORTH ARM FARM BREWING:
TASTING ROOM
RENOVATION**

1888 SEA TO SKY HIGHWAY, PEMBERTON, BC VoN 2Lo
PART OF LOT A DL 214 LILLOOET DISTRICT
PLAN EPP68874
030-277-922

PROJECT #		2124
no.	date	issue
01	16 aug 2023	zoning text amendment

NORTH ARM FARM BREWING: TASTING ROOM RENOVATION

issued for zoning text amendment



PROJECT INFORMATION

Civic Address 1888 SEA TO SKY HIGHWAY, PEMBERTON, BC VoN 2Lo
Legal Description PART OF LOT A DL 214 LILLOOET DISTRICT PLAN EPP68874
P.I.D 030-277-922
Zone AGR1
Site Area 215,358.34 m² / 21.53 ha

ZONING SUMMARY

Principal Use: Agricultural
Ancillary Use: Brewery; Alcohol Production
(as defined in ALR Land Reserve Use Regulation)

Required Setbacks: Front - 4.5m
Interior side - 7.5m
Exterior side - 7.5m
Rear - 7.5m

Permitted Height: Farm building - 15m (7.1m existing)
Auxiliary building - 6m

Proposed Height: Auxiliary building - 5.7m

SLRD Regulations / Requested Variance:
Gross Floor Area Permitted: Food and beverage lounge associated with a brewery, cidery, distillery, meadery, or winery
indoor gross floor area - 60 m²
outdoor gross floor area - 60 m²
Tasting room associated with a brewery, cidery, distillery, meadery, or winery
gross floor area - 60 m²
Gross Floor Area Proposed: indoor gross floor area - 125 m²
outdoor gross floor area - 125 m²
text amendment requested
GFA Exclusions:
Parking Required: as per Zoning Bylaw 765, Section 4, Table 4.3.6
80 stall required for combined agritourism, brewery, farm retail sales
and/or gathering for event use
Parking Proposed: existing no change
no requirement for off-street loading space
Flood Construction Level:
Existing barn, residence, and garden room structures are built below the current flood construction level. The proposed
garden room addition will be built at the same elevation. Flood protective structure for the farm building are in place.
Owners will provide covenants if required.
ALR Requirements and Policies:
food and beverage service lounge maximum 125 m² internal area and 125 m²
external area

OWNERS:

Jordan and Trish Sturdy
North Arm Farm
1888 SEA TO SKY HIGHWAY
PEMBERTON, BC VoN 2Lo
jordan@jordansturdy.ca
778 984 2027

ARCHITECT:

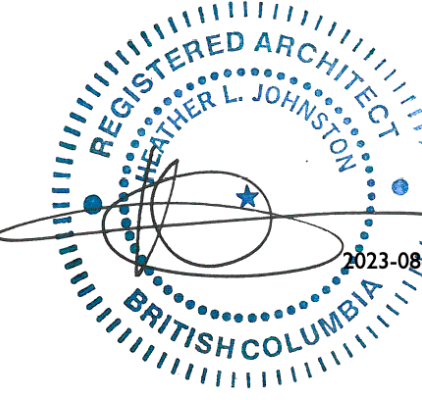
Heather L Johnston, architect AIBC
PLACE architect ltd
6262 St Georges Ave
West Vancouver, BC V7W 1Z7
heather@placearchitects.com
778 386 6769

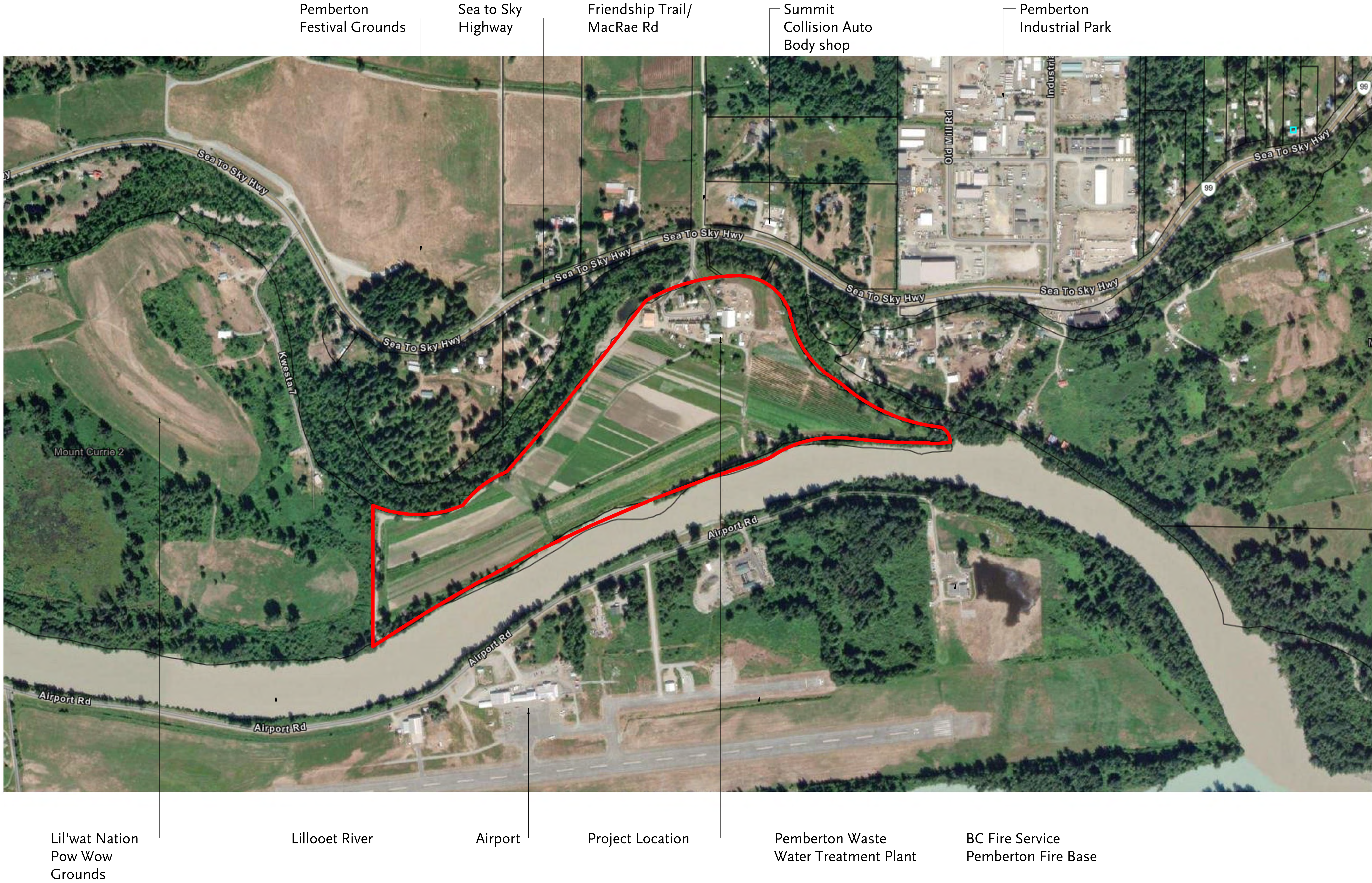
DRAWING INDEX

- A1 PROJECT DATA
- A2 CONTEXT PLAN
- A3 CONTEXT SITE
- A4 CONNECTIVITY AND PARKING PLANS
- A5 VISION, RATIONALE, AND PRECEDENTS
- A6 SITE PLAN
- A7 FLOOR PLAN
- A8 ELEVATIONS
- A9 ELEVATIONS
- A10 SECTIONS
- A11 PERSPECTIVE VIEWS

project data

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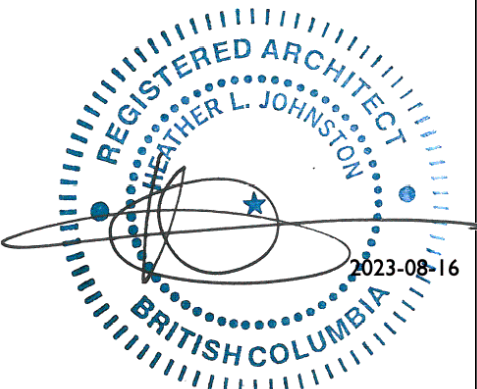
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context plan

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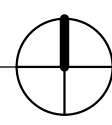
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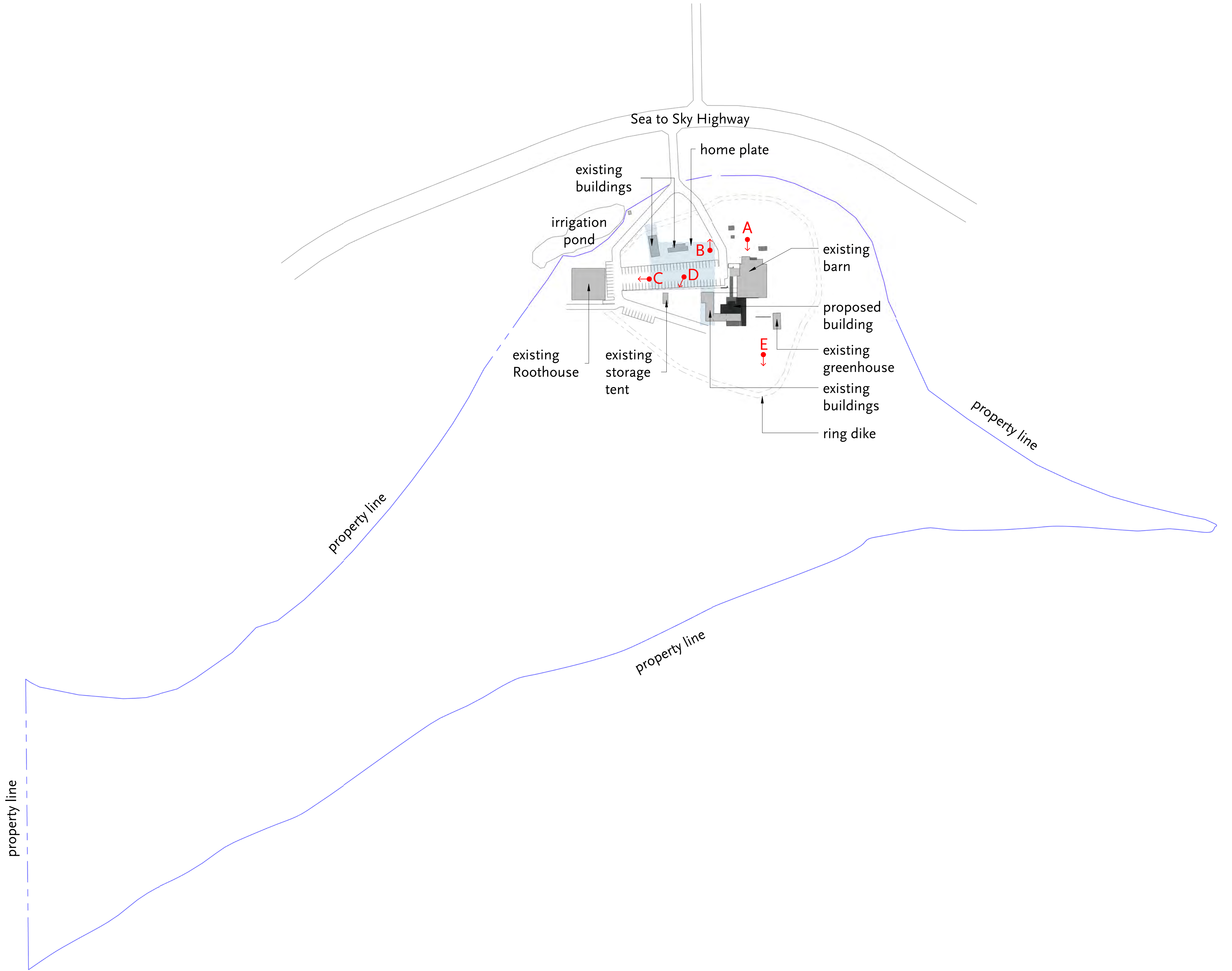
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A 2

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1 context site plan
A3 SCALE 1" = 160'-0"

PLACE

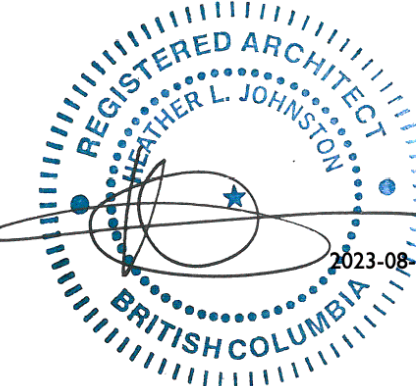
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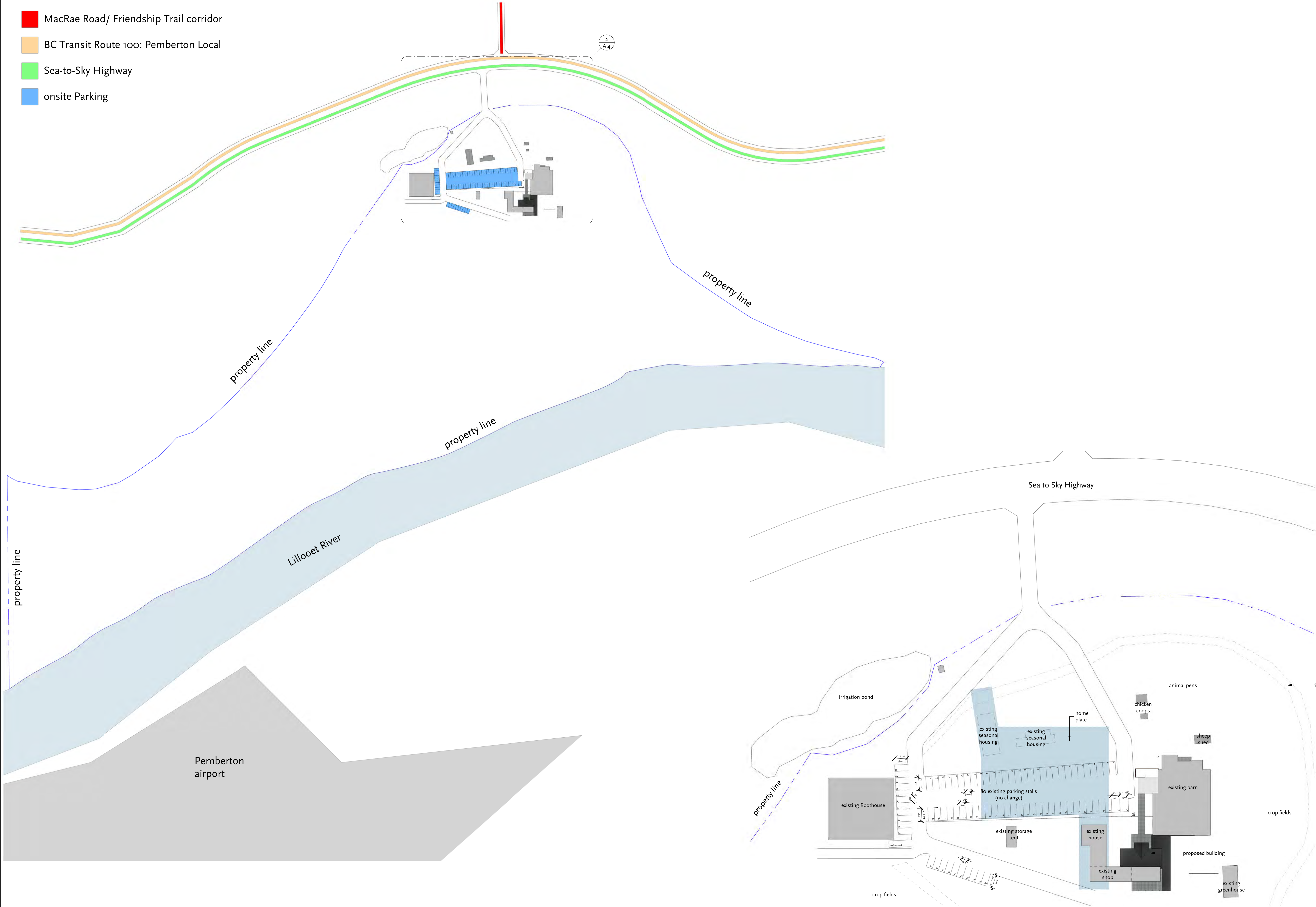


A3

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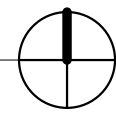
2023-08-16 8:04:33 AM

- MacRae Road/ Friendship Trail corridor
- BC Transit Route 100: Pemberton Local
- Sea-to-Sky Highway
- onsite Parking



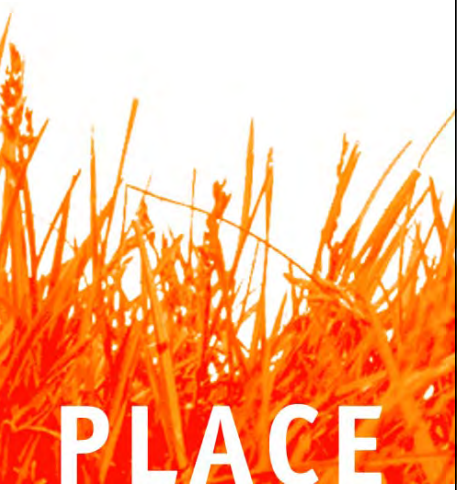
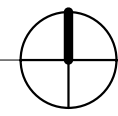
1
A 4

connectivity plan
SCALE 1" = 160'-0"



2
A 4

parking layout
SCALE 1" = 60'-0"

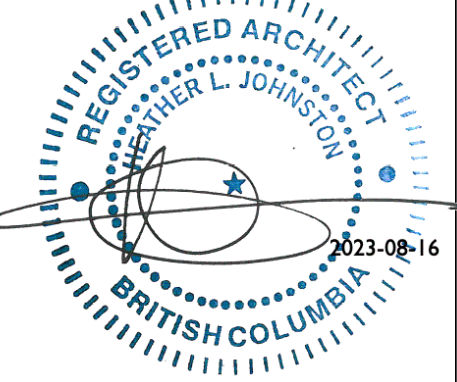


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connectivity and parking plans

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A 4

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ROOTHOUSE BREWING AT NORTH ARM FARM

We are seeking a site specific text amendment to the zoning bylaw for

- LOT A, PLAN EPP68874, DISTRICT LOT 214, LILLOOET LAND DISTRICT
- PID 030-277-922
- to allow a maximum gross floor area of food and beverage lounge associated with a brewery, cidery, distillery, meadery or winery of 125m2 indoors gross floor area; and 125m2 of outdoor gross floor area. This is in keeping with ALR Land Use regulation 13.b

Vision

- To expand North Arm Farms on-farm processing capacity to include beer manufacturing and sales in order to incorporate farm grown barley and hops

Rationale

- North Arm Farm has for 30 years consistently evolved and developed an operating accessible public facing farm
- North Arm Farm has a long history of innovation and for 30 years has been the primary operator in the Sea to Sky for farm experiences and agricultural educational opportunities
- This proposal is the natural evolution of this family farming business
- It incorporates additional "value add" to the farm pickles, jams, sauces and baking products that has been a staple of the business for decades
- North Arm Farm is a Sea to Sky destination for both locals and tourists
- North Arm Farm is centrally located in the Pemberton Valley
- Located at a transit, trails, and highway intersection
- ALC allows 125 m2 inside and 125 m2 outside for liquor service recognizing that even this is a small venue footprint relative to golf course/restaurant/ or even your living room and patio
- SLRD Area C Agricultural Area plan goals supports diversifying local agriculture and improving the economic viability of farming.
- No agricultural land would be impacted with this application, as the site is nestled between the barn and main residence.

Seasonality

- NAF is a highly seasonal business that is striving to be sustainable as a year around operation
- There is a high capital cost for brewhouse and retail space, washrooms etc.
- There is a 4 month high season – it is important to maximize sales in those 4 months to justify the high capital costs
- In rural areas of the S2S the bulk of the visits take place in just a few summer months and the Farm needs the largest permissible footprint to be able to maximize table turns while the visitors are in the area.
- In order to have the best chance at success we need the ability to "make hay while the sun shines" and take full advantage of our high seasonal visitation
- In seasonal businesses it is difficult to maintain year around core staffing without consistent additional activity and traffic
- Difficult to be consistent employer with the highly variable visitation
- It is critical to turn over the largest number of tables as many times as possible during maximum visitation season to support the significant investment.
- Maintenance mode for the bulk of the year relying on just local traffic

Risk Management

- NAF is a working farm actively engaged in the growing and producing of farm products as a primary occupation
- NAF vegetable and berry production fields are not protected by PVDD dyke system
- NAF farm fields have been flooded in 1991, 2003, 2016 and the numerous minor field flooding in other years
- A flood of the farmland anytime between May and October could be catastrophic in terms of losing a full year of the farms production
- Oct 18 2003 flood had our pumpkin crop floating down the Lillooet river and other root crops not harvested
- The Heat Dome event of 2021 had us building an emergency dyke to try and protect the crops in the fields. We were very fortunate in that we maintained 20 cm of freeboard but if we were not successful and very lucky we would have lost an entire year of vegetable and berry production.
- Given the local climate change modelling for the Pemberton valley its likely that cropland flooding will increase
- The Farm brewery is flood protected and will increase the farms resilience in the face of catastrophic events.

Servicing

- Municipal water and sewer connection
- Existing parking area without need for any expansion
- Tasting lounge to make use of and expand existing underutilized structure
- Located within Pemberton Fire department primary response area
- Flood protection dyke in place around farm building footprint

Location Overview Map

- Lil'Wat PowWow grounds to the east
- Airport to the south
- Pemberton Waste water treatment plant across the Lillooet river to the south
- Industrial park to the northeast
- Auto Body shop north across the highway
- Hwy 99 frontage
- Located on BC Transit Route 100 Pemberton Local between Pemberton and Mount Currie
- Friendship Trail connection at McRae road across the street from the NAF driveway
- Den Dufy park and its ball fields and bike park are connected by the Friendship Trail located close by
- Water and sewer services cross the farm connecting the Pemberton waste water treatment plant to the Pemberton Industrial Park

ALR Land Use Regulation

- Farm-related commercial and farm related industrial includes
 - Alcohol production and ancillary uses under Div 2 Section 13 of the ALR Use regulations
 - ALR Regulations Part 2 Div 2 "Farm Uses that may not be prohibited" includes under Part 2 Div 2.5 "necessary structures and ancillary services may not be prohibited"
- "Ministers Guide for Bylaw Development in Farming areas
- "...our farmers need to be able to use farmland (sic) efficiently and effectively without unnecessary or unfair restrictions" 2020 edition p 5
- ALC Bylaw Reviews. A guide for Local Governments 2018
 - What is Agriculture?
 - 7. A British Columbia licensed brewery, cidery, distillery, meadery or winery provided that the use is in accordance with all the conditions in the Agricultural Land Commission Act p4
 - "Regulating farm uses in the ALR local government must permit the widest possible range of permitted farm uses" and "...by restricting the maximum building size (sic) local government may not regulate to the point of prohibition" p14
- Precedents
 - Hop Creek Farm Squamish
 - Barnside Brewing Delta
 - Farmhouse Brewing Chilliwack
 - Farm Country Brewing Langley
- Transportation Linkages
 - Highway 99
 - Friendship Trail/ McRae Road
 - BC Transit Route - 100 Pemberton to Mount Currie
- Letters of support available



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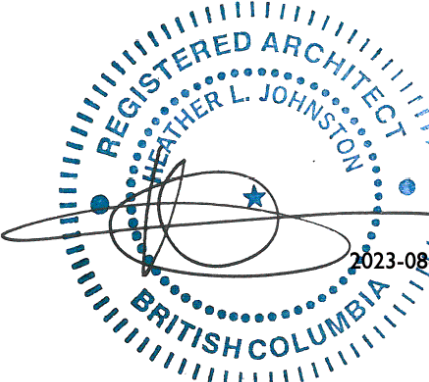
vision, rationale,
and precedents

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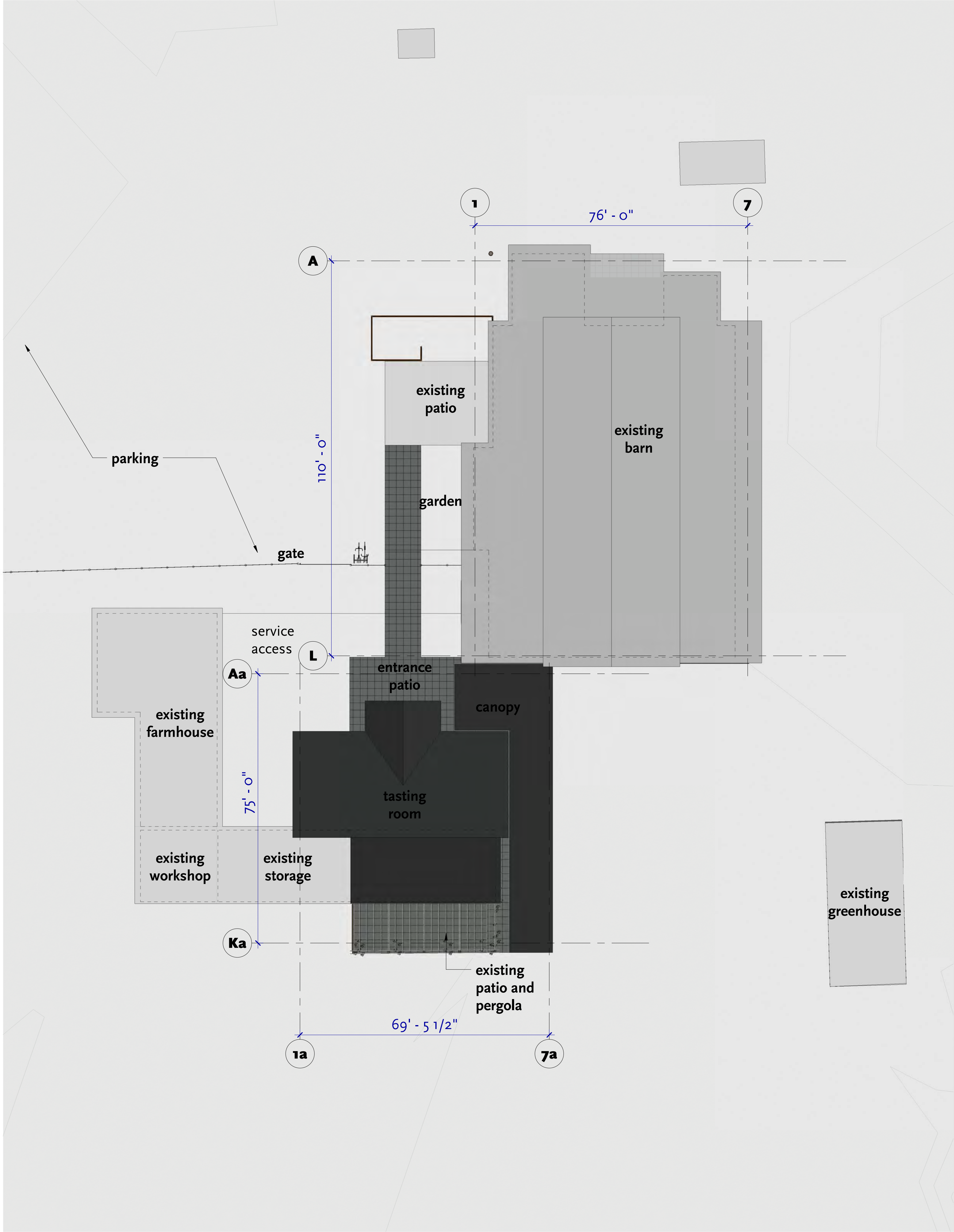
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A5

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2 site plan
A 6 SCALE 1/16" = 1'-0"

NORTH ARM FARM BREWING:

**TASTING ROOM
RENOVATION**

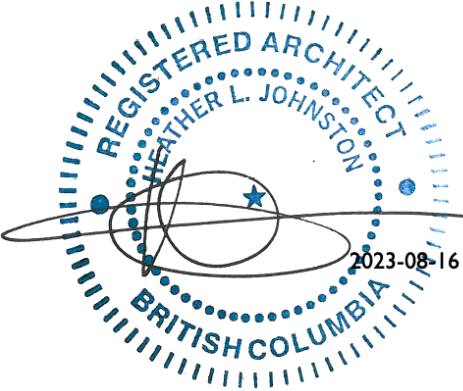
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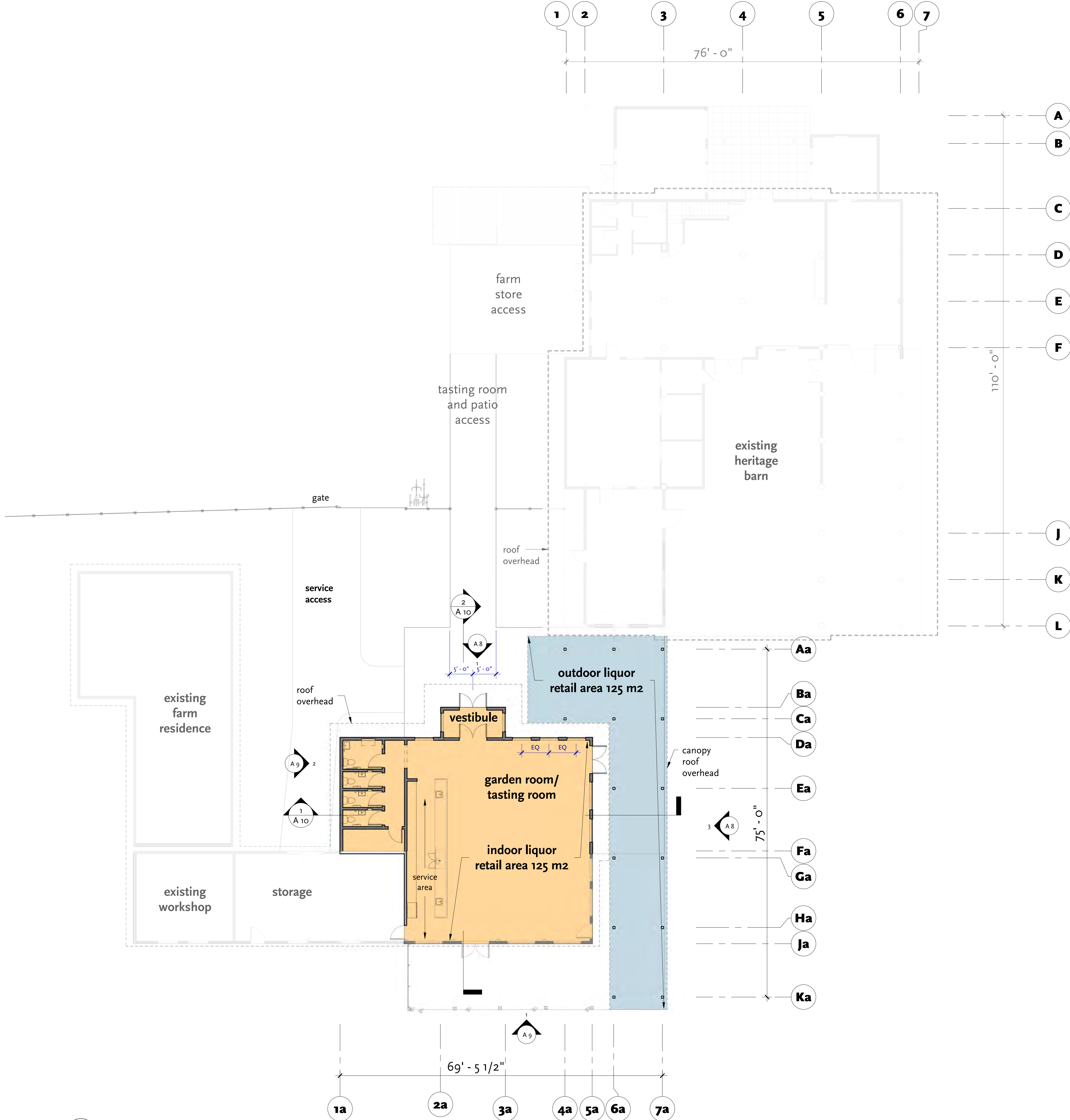
site plan

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A 6

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1 floor plan
A 7 SCALE 3/32" = 1'-0"

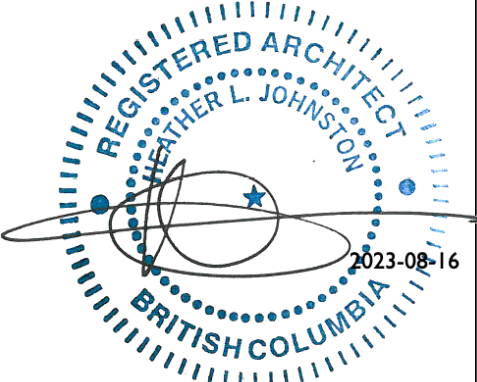


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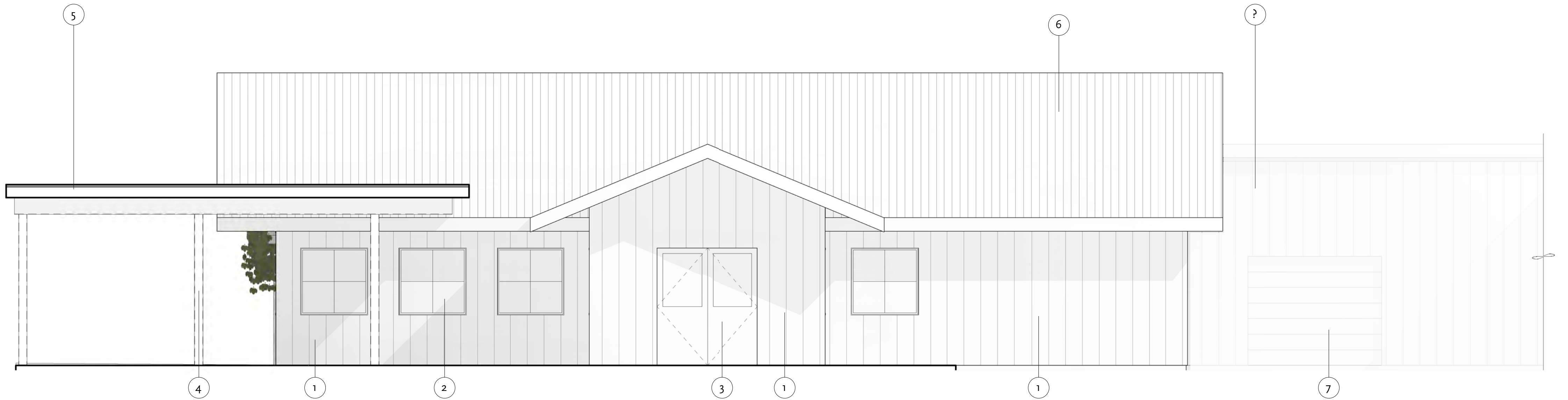
floor plan

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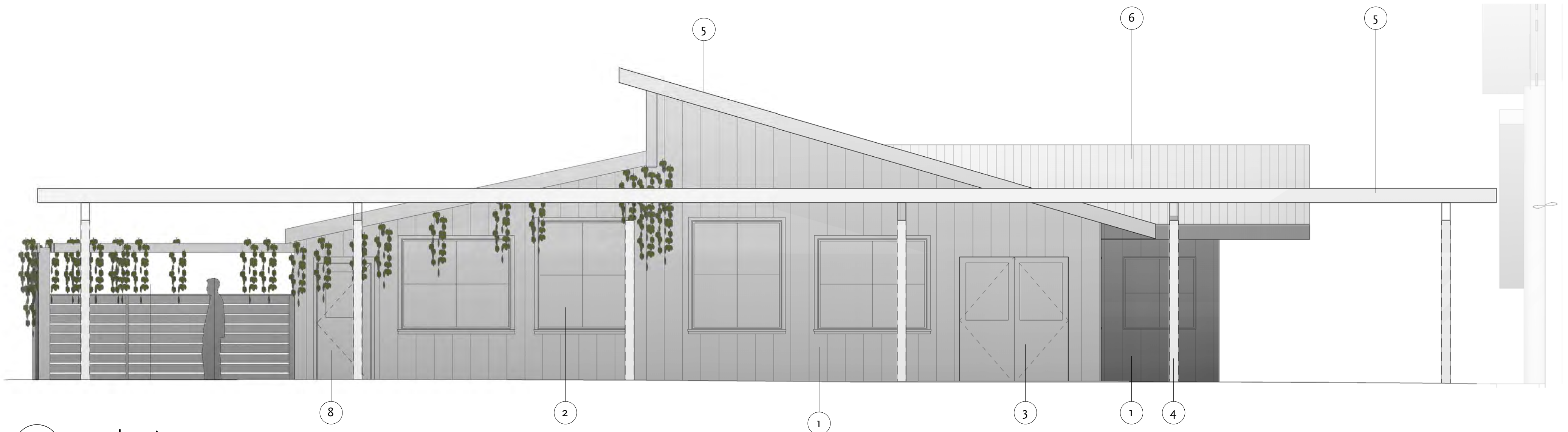


A 7

16 aug 2023



1 north elevation
A 8 SCALE 1/4" = 1'-0"



3 east elevation
A 8 SCALE 1/4" = 1'-0"

MATERIALS SCHEDULE - EXTERIOR

TAG	DESCRIPTION	TYPE / COLOUR	NOTES
1	wood siding	board & batten, stained	
2	glazing	harmonize with existing	
3	exterior double door	harmonize with existing	
4	structural beam and column	color TBD	
5	wood fascia	harmonize with existing	
6	standing seam metal roof	match existing	
7	existing overhead door		existing
8	exterior door	wood, match double doors	
9	louwered vent		
10	soffit	wood, match existing adjacent soffit	

Materials are intended to complement the existing barn and landscape.



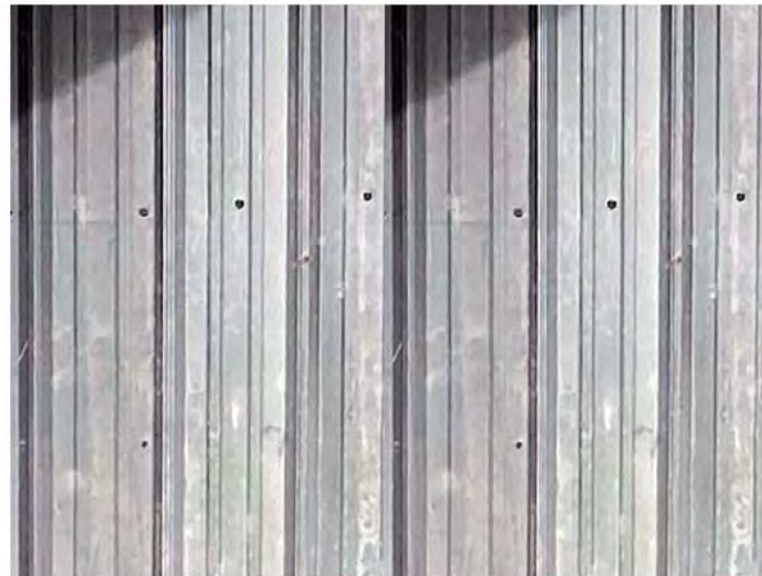
1 wood board and batten



2 glazing to complement existing



3 standing seam metal roof, wood fascias



corrugated metal siding (existing)



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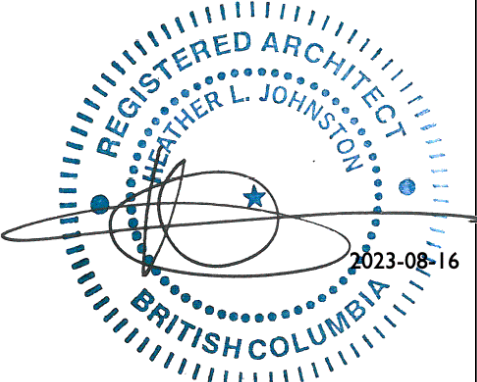
elevations

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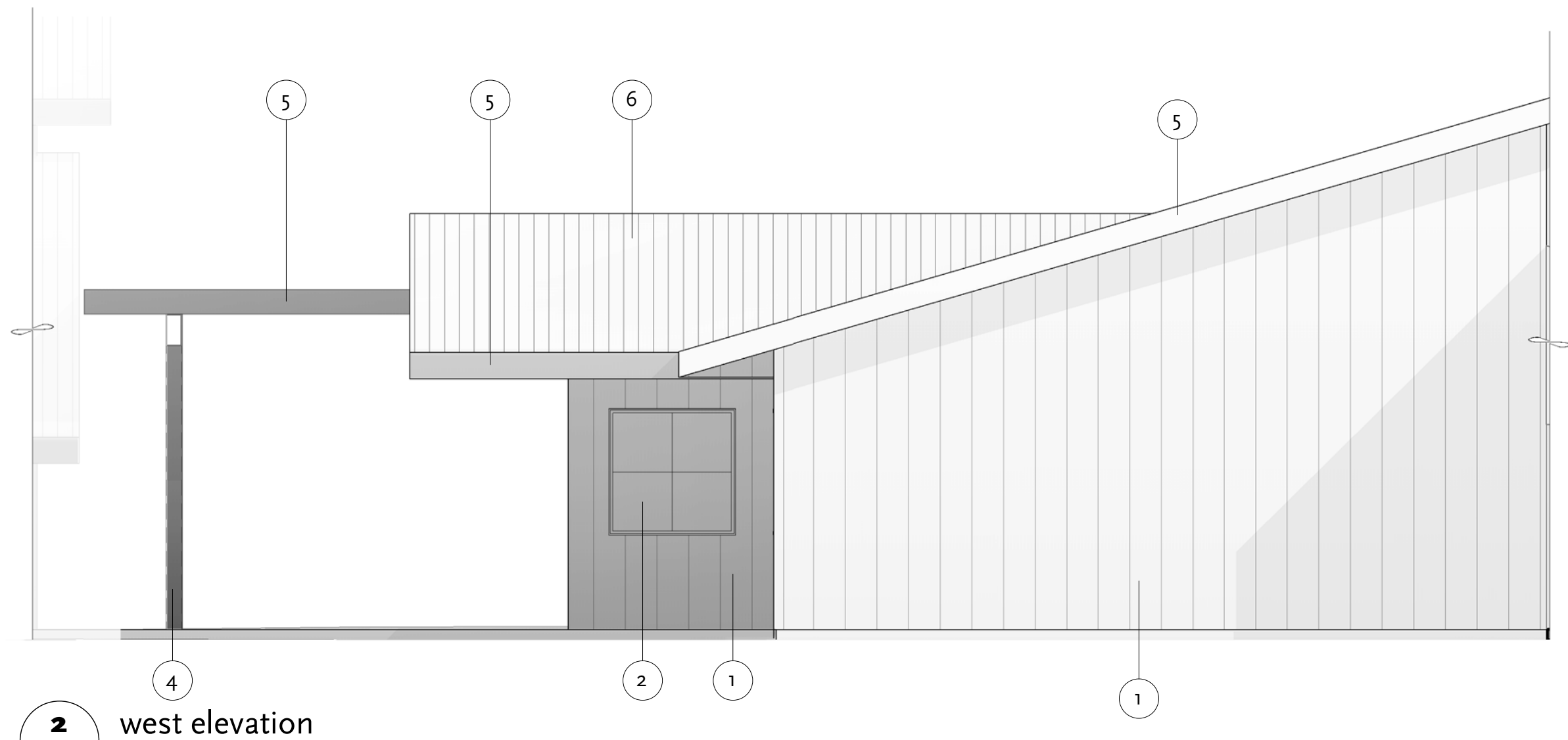


A 8

16 aug 2023



1 south elevation
A 9 SCALE 1/4" = 1'-0"



2 west elevation
A 9 SCALE 1/4" = 1'-0"

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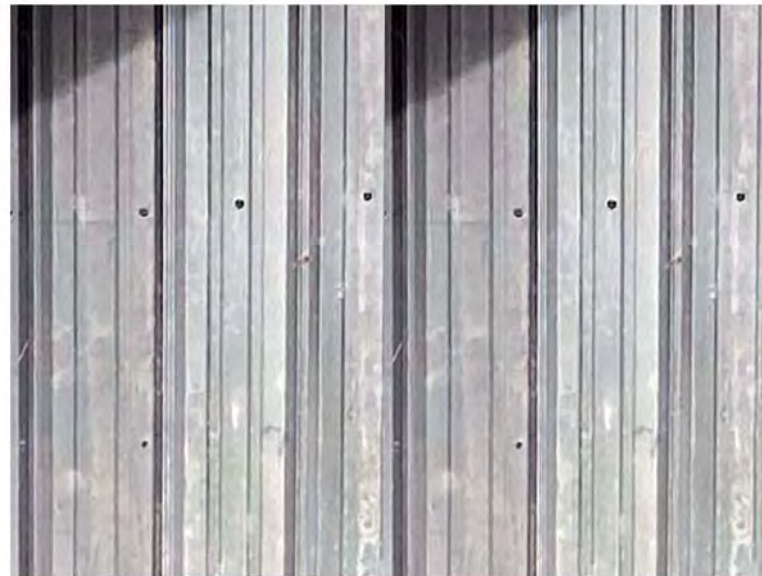
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corrugated metal siding (existing)



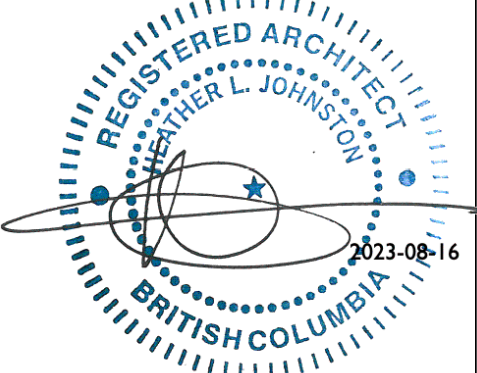
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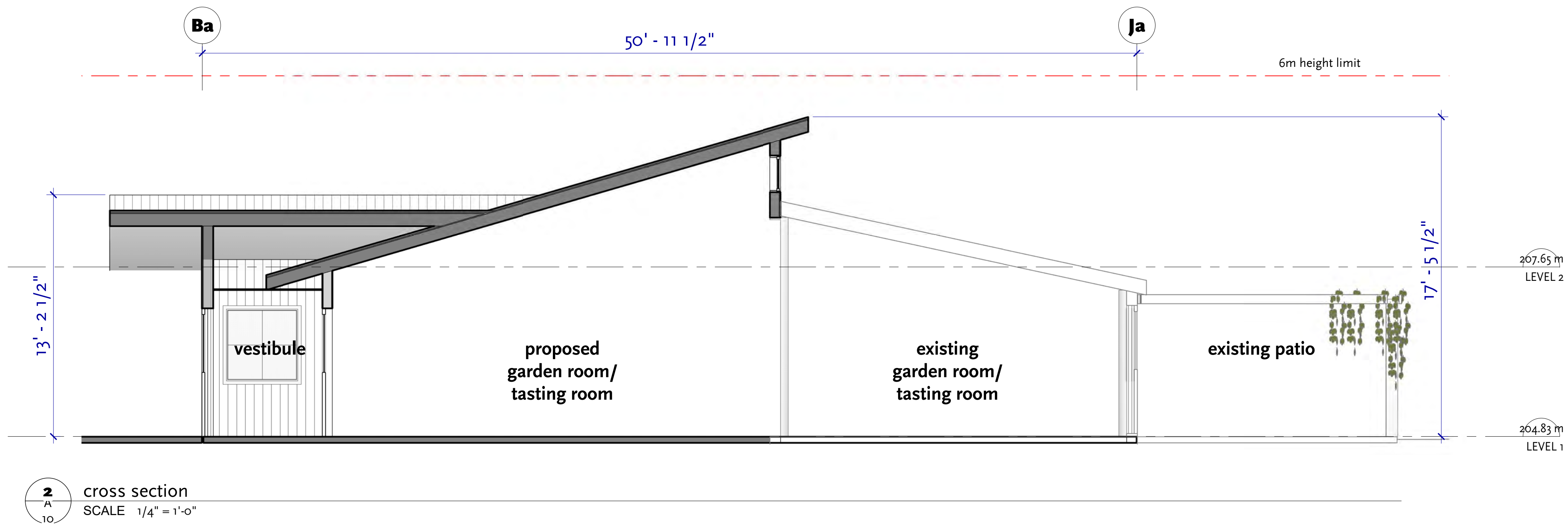
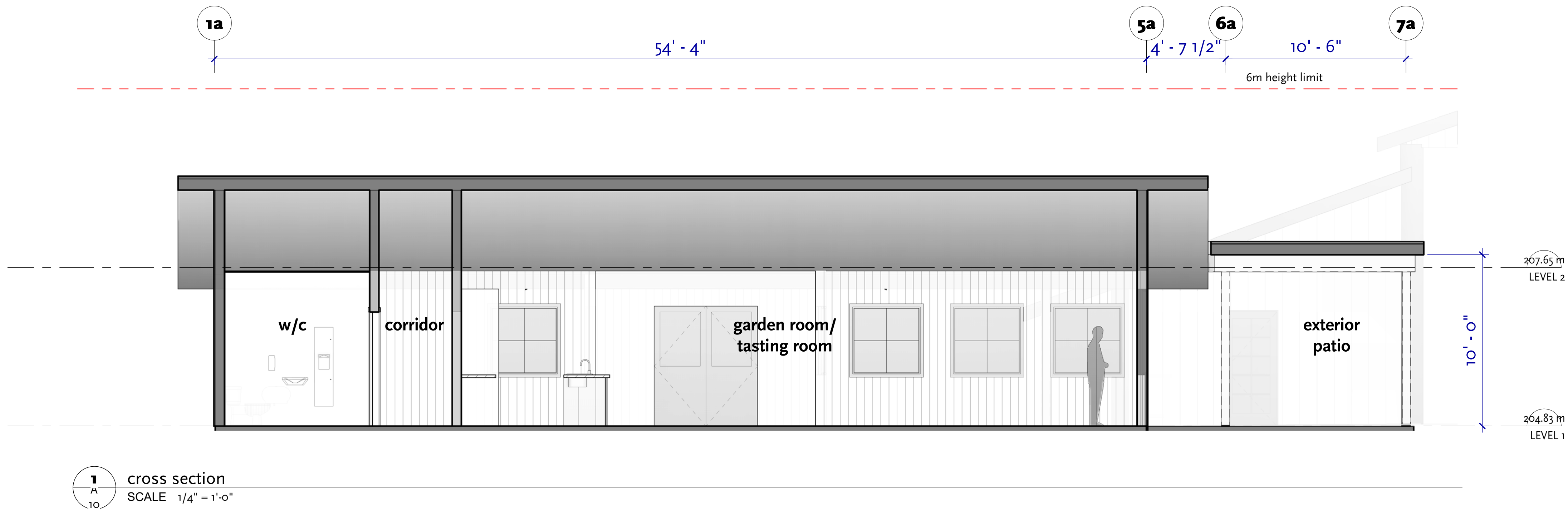
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A 9

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MATERIALS SCHEDULE - EXTERIOR

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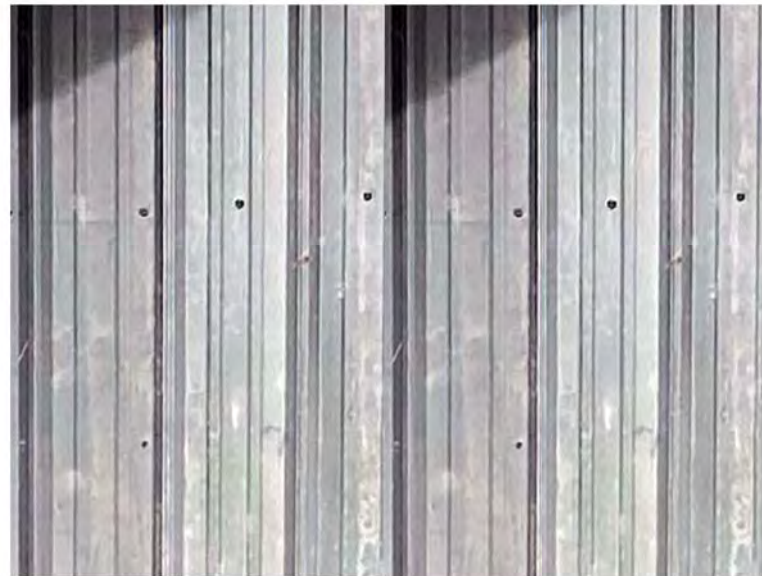
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corrugated metal siding (existing)

PLACE

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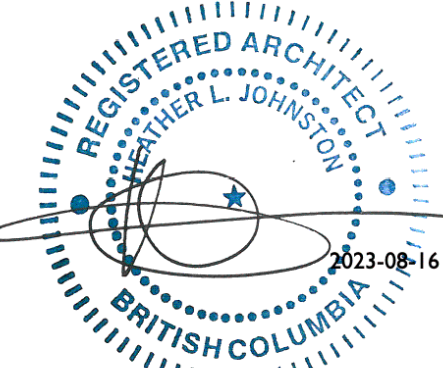
sections

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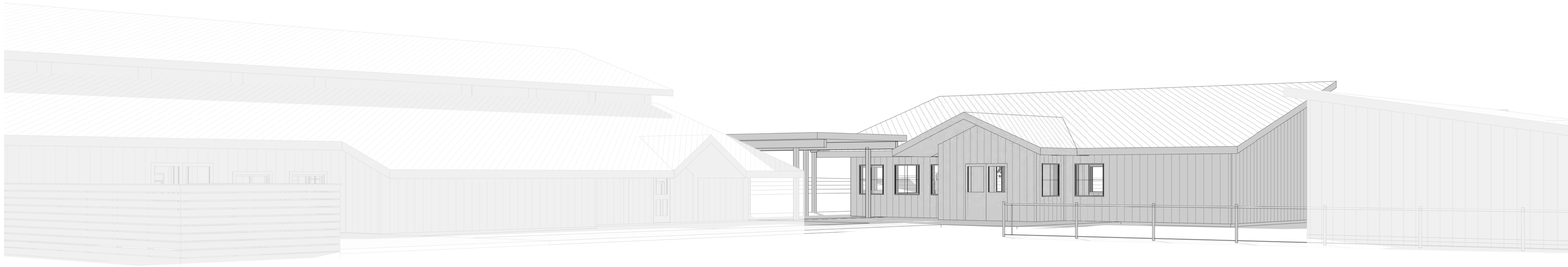
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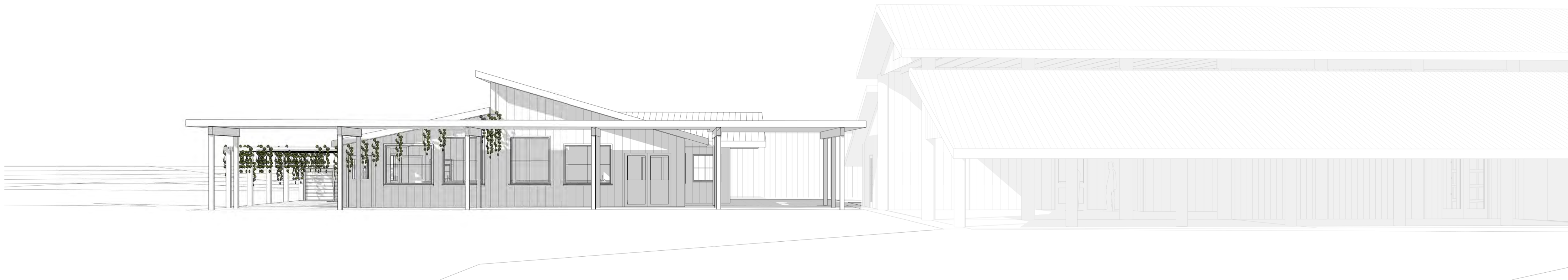


A 10

16 aug 2023



1 perspective view - north
A 11



3 perspective view - east
A 11



2 perspective view - south
A 11

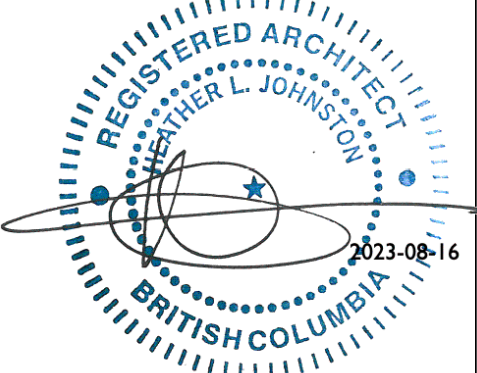


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perspective views

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A 11

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