



REQUEST FOR DECISION

North Arm Farm Brewery F&B Lounge GFA Expansion – Zoning Amendment (First & Second Reading)

Meeting Date: October 25, 2023

To: SLRD Board

Applicant: Jordan and Trish Sturdy

Location: Pemberton, Electoral Area C

Legal Description: LOT A DISTRICT LOT 214 LILLOOET DISTRICT PLAN EPP68874; PID: 030-277-922

RGS Designation: Non-Settlement Area	OCP Designation: Agriculture	Zoning: AGR1	ALR Status: Yes	Development Permit Areas: Wildfire Protection
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RECOMMENDATIONS:

THAT Bylaw 1829-2023, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1829-2023” be given first and second reading.

THAT Bylaw 1829-2023, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1829-2023” be referred to the appropriate First Nations, Village of Pemberton, and provincial agencies including the Ministry of Transportation and Infrastructure, and Vancouver Coastal Health for comment.

THAT the SLRD Board receive the DRAFT October 10, 2023 Area C Agricultural Advisory Committee minutes, attached as Appendix C.

KEY ISSUES/CONCEPTS:

The SLRD received a zoning amendment application from North Arm Farm (Jordan and Trish Sturdy) to increase the gross floor area (GFA) of the food and beverage service lounge associated with a brewery at 1888 Sea to Sky Hwy 99. The site-specific text amendment would provide for a food and beverage service lounge with 125m² of indoor GFA and 125m² of outdoor GFA, as per the maximum set by the *Agricultural Land Reserve Use Regulation (ALR Use Regulation)*. The current SLRD Area C Zoning Bylaw provides for 60m² of indoor GFA and 60m² of outdoor GFA. The application states that North Arm Farm holds a brewery manufacture license, and it is understood that the intention is to build a food and beverage service lounge associated with this brewery use.

SLRD staff are comfortable the parcel can accommodate the proposed increase in GFA of the food and beverage service lounge associated with a brewery as well as associated parking,

noting that the application remains within the 5% lot coverage limit recommended for *farm-related commercial and farm-related industrial uses* as per ALC Policy L-24.

SLRD staff are also comfortable the site is “safe for intended use” based on the submitted geotechnical report. Zoning Amendment Bylaw No. 1829-2023 is being presented for consideration of first and second reading.

Further technical information may be requested through the referral process to provincial agencies, to come after first/second reading. Further building details will be addressed as part of development permit and building permit processes.

RELEVANT POLICIES & PLANS:

[Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008](#)

[Squamish-Lillooet Regional District Electoral Area C Official Community Plan Adoption Bylaw No. 689, 1999](#)

[Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002](#)

[Pemberton Valley Agriculture Area Plan](#)

[SLRD Natural Hazards Policy No. 7.5](#)

[Mount Currie Landslide Risk Assessment](#)

[ALC Policy L-24 Farm Related Commercial and Farm Related Industrial Uses](#)

BACKGROUND:

Project Description

North Arm Farm holds a brewery manufacture license and is seeking a zoning amendment to allow the maximum gross floor area of food and beverage service lounge associated with a brewery, cidery, distillery, meadery or winery of 125m² indoors and 125m² outdoors, as per the *ALR Use Regulation* Section 13. Note the SLRD Area C Zoning Bylaw limits the gross floor area of the food and beverage service lounge to 60m² indoors and 60m² outdoors.

The application states that the vision is to expand North Arm Farm’s on-farm processing capacity to include beer manufacturing and sales in order to incorporate farm grown barley and hops. The proposed location of the food and beverage service lounge is between the existing residence and barn. The required parking is also already in place, so there is no expansion of the amount of land taken out of agricultural production for farm-related commercial. The property is connected to municipal sewer and water. As the proposed use is farm-related commercial (as opposed to residential), the application proposes to build the lounge addition at the same flood construction level as the existing barn.

See [Site Drawings](#) for additional details.

Previous Reports

[Public Hearing Waiver – September 27, 2023](#)

Previous Board Resolutions

At the September 27, 2023 SLRD Board meeting it was resolved:

THAT notice of the waiver of the public hearing regarding Bylaw No. 1829-2023, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1829-2023” be given in accordance with section 467 of the Local Government Act.

Public Hearing Waiver Notice

As Amendment Bylaw 1829-2023 is consistent with the Electoral Area C Official Community Plan, the SLRD Board resolved to waive the public hearing and notice was provided as per the *Local Government Act*. This included:

- Neighbour Notifications sent to all property owners/tenants within 150m of the subject property;
- Newspaper Ads placed in the October 13th and October 20th editions of the Pique Newsmagazine; and
- A Notice posted on the SLRD website, with information also available at the SLRD office front desk.

ANALYSIS:

See previous [Public Hearing Waiver Report](#) for analysis of the subject application in relation to SLRD bylaws/plans, ALR regulations/ALC policies and submitted professional reports.

Area C Agricultural Advisory Committee

The Area C Agricultural Advisory Committee (AAC) met on October 10, 2023 to review and provide input on the zoning amendment application. As per the Area C AAC Terms of Reference, the SLRD Board typically refers “*applications to amend Official Community Plans and Zoning Bylaws that affect agricultural lands, the Agricultural Land Reserve, or that may have implications for the agriculture sector*” to the committee.

At the October 10, 2023 Area C AAC meeting, the following motion was unanimously passed:

THAT the Area C Agricultural Advisory Committee is supportive of the North Arm Farm Zoning Amendment Application, which proposes a text amendment to increase the gross floor area of the food and beverage service lounge associated with a brewery to 125m² indoors and 125m² outdoors.

Discussion input from the AAC highlighted that the application is aligned with the *ALR Use Regulation* as well as specific ALC policy recommendations around parcel coverage for *farm-related commercial and farm-related industrial uses*. It was also noted that parking requirements are able to be met within the existing parking area and that the proposed food and beverage service lounge GFA is within the farm plate.

The full Area C AAC Meeting minutes are attached to this report as Appendix C.

Public Hearing Waiver Submissions

Proponent petition of support:

The proponent posted a public information display in the barn at North Arm Farm to inform the public about the zoning amendment application. A petition was included with the display and close to 1000 signatures (90 pages) of support were gathered from visitors.

Proponent collected letters of support:

The proponent also collected letters of support from five neighbours. See Appendix B.

Other submissions:

No other public hearing waiver submissions have been received to date. Additional submissions can be received up until October 24 and will be communicated to the Board verbally during the October 25, 2023 SLRD Board meeting.

See Appendix B for full Public Hearing Waiver Submissions.

Provincial Ministry/Agency Referrals

Following first/second reading, a 30-day referral period will be initiated, with referrals sent to neighbouring First Nations, adjacent local governments, and provincial ministries/agencies. As part of this process, the Ministry of Transportation and Infrastructure (MOTI) will review any access/egress/traffic considerations and Vancouver Coastal Health (VCH) will review any servicing considerations. The Zoning Amendment Bylaw No. 1829-2023 also requires sign off from MOTI prior to adoption.

Development Permit and Building Permit Considerations

A Wildfire Protection Development Permit will be required at the building permit stage. Additional aspects that may be considered through the building permit process include: building code requirements; geotechnical report recommendations, and outstanding permits.

Next Steps

Amendment Bylaw 1829-2023 process steps include:

1. Board Resolution to Waive Public Hearing – **Complete**
2. Public Hearing Waiver Notice & AAC Input – **Complete**
3. First and Second Reading and Referrals
4. Third reading and MOTI approval
5. Adoption

REGIONAL IMPACT ANALYSIS:

Impacts of the increase in gross floor area of the food and beverage service lounge associated with a brewery will be largely local. There may be positive regional spin off impacts associated with agritourism in the area and there may be negative regional spin off impacts associated with increased farm-related commercial uses competing with other commercially zoned properties.

OPTIONS:

Option 1 (PREFERRED OPTION)

Give first and second reading to Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1829-2023, initiate the referral process and receive the October 10, 2023 Area C Agricultural Advisory Committee Minutes.

Option 2

Give first reading to Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1829-2023, initiate the referral process and receive the October 10, 2023 Area C Agricultural Advisory Committee Minutes.

Option 3

Refer the zoning amendment application back to SLRD staff for more information, or for revision and receive the October 10, 2023 Area C Agricultural Advisory Committee Minutes.

Option 4

Reject the zoning amendment application and receive the October 10, 2023 Area C Agricultural Advisory Committee Minutes.

FOLLOW UP ACTION: If approved by the Board, proceed with initiating the referral process.

ATTACHMENTS:

Appendix A: Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1829-2023

Appendix B: Public Hearing Waiver Submissions

Appendix C: DRAFT Area C Agricultural Advisory Committee Minutes – October 10, 2023

Prepared by: C. Dewar, Senior Planner

Reviewed by: K. Needham, Director of Planning and Development Services

Approved by: N. Gilmore, Interim Chief Administrative Officer

**SQUAMISH-LILLOOET REGIONAL DISTRICT
ELECTORAL AREA C ZONING BYLAW NO. 765-2002
AMENDMENT BYLAW NO. 1829-2023**

A bylaw of the Squamish-Lillooet Regional District to amend
Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765-2002

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend the Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765-2002;

NOW THEREFORE, the Regional Board of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as the 'Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1829-2023.
2. The Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, is hereby amended as follows:
 - a. By inserting under Section 6.13 – Exceptions a new Section 6.13.5, as follows:

.5 Despite Section 6.4.19 and 6.4.20, on the parcel legally described as LOT A DISTRICT LOT 214 LILLOOET DISTRICT PLAN EPP68874; PID: 030-277-922, the maximum combined gross floor area of the food and beverage service lounge (which includes tasting room) associated with a *brewery, cidery, distillery, meadery, or winery* shall be 125 m² indoors and 125 m² outdoors.
3. By updating the Summary of Amendments Table, as follows:

BYLAW NO.	SUMMARY OF AMENDMENTS	DATE OF ADOPTION
1829-2023	Site Specific text amendment to increase the maximum GFA of the food and beverage service lounge associated with Brewery at LOT A DISTRICT LOT 214 LILLOOET DISTRICT PLAN EPP68874; PID: 030-277-922	_____, 202X

PUBLIC HEARING WAIVED this	27 day of	September, 2023.
READ A FIRST TIME this	day of	, 2023.
READ A SECOND TIME this	day of	, 2023.
READ A THIRD TIME this	day of	, 202X.
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE	day of	, 202X.
ADOPTED this	day of	, 202X.

Jen Ford
Chair

Angela Belsham
Corporate Officer

Appendix B: Public Hearing Submissions

North Arm Farm

SLRD Area C Zoning Bylaw text amendment

I understand that North Arm Farm has made application to the SLRD for an Area C zoning bylaw text amendment to allow for an increase in the liquor lounge space associated with an on-Farm brewery from the 60 m² inside and 60 m² outside currently allowed under the SLRD zoning bylaw to match the 125 m² inside and 125m² outside allowed by the Agricultural Land Commission.

I, Randy West

of 

and a neighbour of North Arm Farm support the above SLRD Area C zoning bylaw text amendment application by Trish and Jordan Sturdy to increase the allowable liquor lounge space.


Signature

Aug 31st / 23
Date

Comments: we need to help the farm community
to survive. This is a great way.
100% for it.

North Arm Farm

SLRD Area C Zoning Bylaw text amendment

I understand that North Arm Farm has made application to the SLRD for an Area C zoning bylaw text amendment to allow for an increase in the liquor lounge space associated with an on-Farm brewery from the 60 m² inside and 60 m² outside currently allowed under the SLRD zoning bylaw to match the 125 m² inside and 125m² outside allowed by the Agricultural Land Commission.

I Cam McIvor
of [REDACTED]

and a neighbour of North Arm Farm support the above SLRD Area C zoning bylaw text amendment application by Trish and Jordan Sturdy to increase the allowable liquor lounge space.

[REDACTED]

Signature

Aug 31, 2023
Date

Comments: I FULLY SUPPORT THE REZONING TO
125m² INSIDE AND 125m² OUTSIDE LIQUOR
LOUNGE SPACE.

I SEE NO REASON TO HAVE LOCAL BYLAWS BE
MORE RESTRICTIVE THAN THE ALC. THIS
IS A GREAT LOCATION AND WITH ITS ISOLATION
THERE IS NO CHANCE OF DISTURBING THE AREA
RESIDENTS.

North Arm Farm

SLRD Area C Zoning Bylaw text amendment

I understand that North Arm Farm has made application to the SLRD for an Area C zoning bylaw text amendment to allow for an increase in the liquor lounge space associated with an on-Farm brewery from the 60 m2 inside and 60 m2 outside currently allowed under the SLRD zoning bylaw to match the 125 m2 inside and 125m2 outside allowed by the Agricultural Land Commission.

Laura & Tim Watt

of [REDACTED]

[REDACTED] a neighbour of North Arm Farm support the above SLRD Area C zoning bylaw text amendment application by Trish and Jordan Sturdy to increase the allowable liquor lounge space.

[REDACTED]
Signature

Sept 11, 2023
Date

Comments: We support the increase to the liquor lounge space associated with North Arm Farm as long as there is not amplified outdoor music on a daily basis. Also, it would be great if transportation services could be expanded to include Pemberton to Mount Currie to provide safe alternative transportation option.

Overall, we support new hospitality establishments in Pemberton that provide both local residents and visitors food & beverage options in line with our community values.

North Arm Farm

SLRD Area C Zoning Bylaw text amendment

I understand that North Arm Farm has made application to the SLRD for an Area C zoning bylaw text amendment to allow for an increase in the liquor lounge space associated with an on-Farm brewery from the 60 m² inside and 60 m² outside currently allowed under the SLRD zoning bylaw to match the 125 m² inside and 125m² outside allowed by the Agricultural Land Commission.

Nicholas Ollier
[Redacted]
[Redacted]

and a neighbour of North Arm Farm support the above SLRD Area C zoning bylaw text amendment application by Trish and Jordan Sturdy to increase the allowable liquor lounge space.

[Redacted]

Signature

d/m
3/9/2023
Date

Comments: I have heard no reason why, nor
can I imagine a reason, why the SLRD
would deem it necessary to handicap this
type of business in this way in our
area. This bylaw is grossly prohibitive and should
be changed.

North Arm Farm

SLRD Area C Zoning Bylaw text amendment

I understand that North Arm Farm has made application to the SLRD for an Area C zoning bylaw text amendment to allow for an increase in the liquor lounge space associated with an on-Farm brewery from the 60 m2 inside and 60 m2 outside currently allowed under the SLRD zoning bylaw to match the 125 m2 inside and 125m2 outside allowed by the Agricultural Land Commission.

I Karen Ollier

of [REDACTED]

and a neighbour of North Arm Farm support the above SLRD Area C zoning bylaw text amendment application by Trish and Jordan Sturdy to increase the allowable liquor lounge space.

[REDACTED]
Signature

8th Sept, 2023.
Date

Comments: I am 100% in support of this
application.

Squamish-Lillooet Regional District

DRAFT Minutes of an Electoral Area C Agricultural Advisory Committee (AAC) meeting of the Squamish-Lillooet Regional District held via Electronic Facilities on Tuesday, October 10 at 6:00 P.M.

In attendance electronically:

Committee: E. Fromowitz, C. Charron (Chair), A. Helmer, M. Beks, Electoral Area C Director R. Mack, K. Clark, T. Sturdy

Staff: C.Dewar (SLRD Senior Planner), C. Keyes, (Ministry of Agriculture and Food Regional Agrologist)

Other: 1 member of the public

Regrets: J. Weightman (Ministry of Agriculture and Food), B. Kolenbrander (SLRD Planner),

1	Call to Order
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CC called the meeting to order at 6:03 P.M.

CC provided details on the purpose of the AAC and read the Electronic Chair Script.

CD shared that she was filling in as staff liaison for the committee meeting, as B. Kolenbrander was on vacation. It was also noted that CD is the staff lead on the North Arm Farm Zoning Amendment Application.

2	Approval of Agenda
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It was moved and seconded:

THAT the agenda be approved.

CARRIED (MOTION 1)

3	Appointment of Minutes
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It was moved and seconded:

THAT the February 15, 2023 Area C AAC Minutes be approved.

CARRIED (MOTION 2)

It was moved and seconded:

THAT the May 23, 2023 Area C AAC Minutes be approved, as revised.

CARRIED (MOTION 3)

5	Business Arising from the Minutes
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No business arising from the minutes.

6	Agenda Items
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6.1 Discussion on North Arm Farm Lounge Expansion – Zoning Amendment Application (Bylaw No. 1829-2023)

TS declared a conflict of interest and was placed in the virtual waiting room.

CD provided a brief overview of the North Arm Farm Zoning Amendment Application and related staff report, highlighting how the application relates to the ALR Use Regulation and ALC policies, Pemberton Valley Agricultural Plan, as well as the agriculture specific aspects of the Area C Zoning Bylaw No. 765.

RM stated that he is supportive of the application and that the zoning bylaw should be following the ALR regulations.

AH stated that she is supportive of the application and also inquired as to what staff will be recommending to the Board. She further shared that she feels the zoning bylaw should keep the 60m² maximum as a check; she is supportive of the increase in gross floor area (gfa) for this parcel but other parcels may be smaller with greater impacts of agricultural production, etc.

KC stated that he is fully supportive of the application and further that he does not think regional districts should have superseding size limits to what is set out in the *ALR Use Regulation*. He also shared that the economics do not work for 60m².

MB stated that she is totally in favour of the application, highlighting that there is adequate parking within the existing parking area and that the proposed food and beverage service lounge is within the farm plate even with the increase in GFA.

EF stated that he is all for it; everything looks good and it is good for the valley.

CC states that she is supportive of the application.

It was moved and seconded:

THAT the Area C Agricultural Advisory Committee is supportive of the North Arm Farm Zoning Amendment Application, which proposes a text amendment to increase the gross floor area of the food and beverage service lounge associated with a brewery to 125m² indoors and 125m² outdoors.

CARRIED (MOTION 4)

7	Other Business
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A roundtable discussion took place around the preferred meeting format (electronic, in-person, or hybrid) for Area C AAC meetings.

KC shared that he had sent out an email through the AAC Chair raising the topic of meeting format and the desire for in-person meetings. He stated that there should be an option to attend committee meetings in person.

RM shared that it is really important to get people in the same room to discuss when possible and that meetings should be in-person as much as possible.

MB shared that she prefers in person meetings and that it is easier to get a feel for people's perspectives in person.

AH shared that she prefers to meet online and that it is more accessible to meet online than in-person. She also shared that the hybrid meeting format was really challenging last meeting.

CD shared that the SLRD, like other organizations, is experiencing staffing constraints and that electronic meetings require less staff to run. It was shared that a minimum of two staff are required to run an in-person meeting at the SLRD Office, and that in this particular case the application would have been held up by at least a month if the meeting had to be held in person. It was also noted that many SLRD staff live out of region now, and that support from other departments would be required for hybrid meetings.

CC shared that she prefers electronic meetings as there is less emotion in the room and that it is not necessary to be a team rather an advisory body. Further it is more accessible to participate for people with families. It was also noted that the hybrid meeting format did not work well last meeting and that electronic meetings can be taken just as seriously as in-person meetings.

TS shared that she is supportive of in-person meetings, as electronic meetings hamper discussion and can lead to technical issues. It was noted that in-person or hybrid meetings give more people access.

EF shared that he lived 45 minutes out of town and that meeting in person can be challenging. He also shared that he prefers to meet in person; that it would be good to have both options.

RM suggested that the current AAC meeting processes be kept as is, and that he would bring this input forward at the October 11, 2023 EAD meeting for a broader organizational discussion given the potential staffing implications.

8	Next Steps
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1. AAC input on the North Arm Farm Zoning Amendment Application, including motion, to be included in the staff report presenting Amendment Bylaw 1829-2023 for first and second reading.
2. Minutes from the October 10, 2023 AAC meeting to the October 25, 2023 SLRD Board meeting.

9	Next Meeting / Adjournment
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Next meeting to be scheduled as needed.

Adjournment: The meeting adjourned at 6:39 PM



C. Charron
Chair



Claire Dewar
Recording Secretary

DRAFT