



REQUEST FOR DECISION

North Arm Farm Brewery F&B Lounge GFA Expansion – Zoning Amendment (Adoption)

Meeting Date: January 25, 2024

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 adopted.

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.

The Lil'wat Nation Referral Committee reviewed the application at their December 19, 2023 meeting. The referral response confirmed the Lil'wat Nation has no objections to the amendment bylaw on the condition that a Chance Find Protocol is followed, if the expansion to lounge buildings results in ground disturbance or excavation that could uncover hidden archaeological artifacts.

Ministry of Transportation and Infrastructure (MOTI) approved the bylaw on January 17, 2024. MOTI is working with the property owner to ensure the outstanding paved apron condition (condition #11 of their commercial/industrial access permit) is addressed.

Zoning Amendment Bylaw No. 1829-2023 is being presented for consideration of adoption.

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](#)

[ALR Use Regulation Section 13](#)

BACKGROUND:

Project Description

North Arm Farm has noted that they hold 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](#)

[First and Second Reading – October 25, 2023](#)

[Third Reading and MOTI Approval – December 13, 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.

At the October 25, 2023 SLRD Board meeting it was resolved:

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.

At the December 13, 2023 SLRD Board meeting it was resolved:

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 third reading.

THAT pursuant to Section 52(3)(a) of the Transportation Act, Bylaw 1829-2023, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1829-2023” be sent to the Ministry of Transportation and Infrastructure for their approval prior to adoption of the bylaw.

ANALYSIS:

See previous staff reports linked above for analysis of the subject application in relation to SLRD bylaws/plans, ALR regulations/ALC policies and submitted professional reports as well as AAC input, public hearing waiver submissions, and referral comments. The following section focuses on new information pertaining to the Lil'wat Nation referral response, MOTI approval and next steps, including development permit and building permit considerations.

Lil'wat Nation Referral Response

Lil'wat Nation staff requested an extension to the referral response deadline to accommodate Referral Committee meeting dates/workloads. As communicated to Lil'wat Nation and the SLRD Board at third reading, Lil'wat Nation referral comments were to be provided to the SLRD Board prior to bylaw adoption.

The Lil'wat Nation Referral Committee reviewed the application and amendment bylaw at their December 19, 2023 meeting. The referral response confirmed the Lil'wat Nation has “no objections to the proposed amendment to the Zoning Bylaw to increase the GFA for a Brewery Lounge on the condition that a Chance Find Protocol is followed, if the expansion to lounge buildings results in ground disturbance or excavation that could uncover hidden archaeological artifacts.”

Lil'wat Nation staff are currently drafting a Chance Find Protocol, and this will be provided to the property owner once available. Additionally, the SLRD Building Official has also been made aware of the Chance Find Protocol requirement, should this be relevant during the building permit process.

MOTI Approval

Zoning Amendment Bylaw No. 1829-2023 was approved by MOTI on January 17, 2024, pursuant to Section 52(3)(a) of the *Transportation Act*. MOTI staff are working with the property owner directly to ensure the all conditions of their commercial/industrial access permit are addressed (including outstanding Condition #11 which stated the access would require a paved apron, of a minimum 5-7 metres).

Next Steps

Amendment Bylaw No. 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 – **Complete**
4. Third reading – **Complete**
5. MOTI approval – **Complete**
6. 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; outstanding permits; VCH design and operational plans/permits for food establishment and servicing; and compliance with ALR Use Regulation for primary farm product.

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)

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

Option 2

Revise as per Board direction and adopt Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1829-2023 as revised.

Option 3

Reject the zoning amendment application.

FOLLOW UP ACTION: If adopted by the Board, consolidate the zoning bylaw and notify the proponent.

ATTACHMENTS:

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

Prepared by: C. Dewar, Senior Planner

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

Approved by: H. Paul, 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	_____, 2024

PUBLIC HEARING WAIVED this	27 day of	September, 2023.
READ A FIRST TIME this	25 day of	October, 2023.
READ A SECOND TIME this	25 day of	October, 2023.
READ A THIRD TIME this	13 day of	December, 2023.
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE	17 day of	January, 2024.
ADOPTED this	day of	, 2024.

Jen Ford
Chair

Angela Belsham
Corporate Officer