

FAQ

Frequently Asked Questions Farm Alcohol Production Facilities

Q: What is a Farm Alcohol Production Facility?

A: This can be an on-farm brewery, cidery, distillery, meadery, or winery. It must be accessory to [Agriculture Use](#) on the lot and could potentially include supporting uses such as retail sales, product sampling, indoor and outdoor lounges, picnic areas, and special event areas, subject to necessary Provincial licensing and authorizations.

Q: Which properties are permitted Farm Alcohol Production Facilities?

A: An A Zoned lot that is 1.5 ha or larger is eligible for an alcohol production facility, subject to Zoning Bylaw conditions (e.g., farm status) and applicable licensing.

Q: Are there any Agricultural Land Commission (ALC) rules to keep in mind?

A: Yes. The alcohol production facility must conform to the “primary farm product” sourcing regulations (50% rules) of the [ALR Use Regulation](#). See ALR Use Regulation section 13, or [contact the ALC](#) for more information.

Important: While an ALC application is not required if the above conditions are met, a Notice of Intent will likely be required for the placement of fill and/or removal of soil. For more information, see [ALC Information Bulletin 07: Soil or Fill Uses in the ALR](#).

Q: How big can my Farm Alcohol Production Facility be?

A: If your lot is between 1.5 ha and 4.99 ha, you can have a facility up to 1,250 m² in size. If your lot is 5 ha or larger, you can have a facility up to 2,500 m². See [Zoning Bylaw section 210.9.4](#) for details.

Q: Can I include other uses as part of my facility, such as a tasting area?

A: A farm alcohol production facility can include a range of potential supporting uses, subject to Zoning Bylaw conditions and Provincial licensing. These may include indoor and outdoor lounges, a tasting area, retail sales, food preparation and storage areas, and an outdoor special event area.

Q: Are there size limits on the supporting (ancillary) uses, such as tasting and sales?

A: In total, ancillary uses cannot exceed 49% of the size of the facility. For example, if your facility is 500 m², a maximum of 245 m² can be used for ancillary uses and the remaining 255 m² must be devoted to alcohol production activities. In accordance with the ALR Use Regulation and Zoning Bylaw, each individual ancillary use has its own size limit, as illustrated on page 2 ([see Zoning Bylaw section 210.9.4 for full details](#)).

DISCLAIMER: This FAQ is not a legal document and does not outline all applicable regulations. Any contradiction, dispute, or difference between the contents of this FAQ and applicable City bylaws, plans, policies or guidelines will be resolved by reference to the bylaws or other official documents.



Planning Services
604-864-5510
planning-info@abbotsford.ca

Building Permits & Licences
604-864-5525
building-info@abbotsford.ca

Sample Illustration | Farm Alcohol Production Facility on a lot over 5 hectares



Farm Alcohol Production Facility (2,500 m²)

- A** Alcohol manufacturing and storage areas (e.g., fermentation, brewing, distilling, barrel rooms, bottling, supplies, packing/packaging (51% of total floor area = min 1,275 m²))
- B** Farm alcohol retail sales and/or sampling (max 125 m²)
- C** Food preparation area/kitchen supporting the indoor and outdoor food and beverage service lounges (max 50 m²)
- D** Indoor food and beverage service lounge (max 125 m²)
- E** Outdoor food and beverage service lounge (max 125 m²)
- F** Outdoor special event area - no permanent structures or hard surfaces, such as asphalt, cement, gravel (up to 175 m² would remain for this example)
- G** Picnic area - no size limit, permanent structures or hard surfaces (asphalt, cement, gravel) not permitted

Buildings and structures for these uses shall not exceed 49% of the total farm alcohol facility size

Outdoor service areas shall not exceed a total area of 300 m² - excludes picnic areas which have no size limit

DISCLAIMER: This FAQ is not a legal document and does not outline all applicable regulations. Any contradiction, dispute, or difference between the contents of this FAQ and applicable City bylaws, plans, policies or guidelines will be resolved by reference to the bylaws or other official documents.



Planning Services
604-864-5510
planning-info@abbotsford.ca

Building Permits & Licences
604-864-5525
building-info@abbotsford.ca

Q: Are there any special building related requirements to keep in mind?

A: All buildings will need to meet the BC Building Code for the proposed uses. Alcohol production facilities often have higher than typical building and safety standards (can be significant), which can impact facility design. Contact the Building Permits and Licences Division early in the planning process for more information on the specific requirements (building-info@abbotsford.ca).

Q: Can I build permanent facilities for my special event area and/or picnic area?

A: No. Special event areas and picnic areas cannot involve the installation of any buildings, structures, or permanent hard surfaces, including asphalt, concrete, or gravel. However, an area constructed for product sampling and/or a lounge can also be used as a special event area with all required licensing.

Q: Can I have both an alcohol retail sales area and a general farm product sales area?

A: Yes, you may have farm alcohol sales and general farm retail sales on the same lot, however the total combined size cannot exceed 300 m².

Q: Can I have more than one processing facility on my property? E.g. Farm Alcohol Production Facility and Farm Product Processing or Cannabis Processing?

A: You may have more than one type of processing facility, as long as you meet the [ALR Use Regulation](#). However, the total combined size of the alcohol facility and all other processing areas cannot exceed 2,500 m².

Q: How does licensing work for Farm Alcohol Production Facilities?

A: Licensing is managed by the [BC Liquor and Cannabis Regulation Branch](#) (LCRB), but some activities will require input/review by Local Government. More information on license types is outlined in the [Provincial Manufacturer's Handbook](#). For information on City processes and related applications, please contact planning-info@abbotsford.ca.

A City of Abbotsford [business licence](#) is also required.

Helpful Links:

[City of Abbotsford Zoning Bylaw \(key sections include: 120, 210.3, 210.4, and 210.9\)](#)

[City of Abbotsford Application Forms and Fees](#)

[ALR Use Regulation](#)

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

[ALC Information Bulletin 07 - Soil or Fill Uses in the ALR](#)

DISCLAIMER: This FAQ is not a legal document and does not outline all applicable regulations. Any contradiction, dispute, or difference between the contents of this FAQ and applicable City bylaws, plans, policies or guidelines will be resolved by reference to the bylaws or other official documents.



Planning Services
604-864-5510
planning-info@abbotsford.ca

Building Permits & Licences
604-864-5525
building-info@abbotsford.ca