

Township of  
Langley



Est. 1873

## REPORT TO MAYOR AND COUNCIL

<b>PRESENTED:</b>	MAY 11, 2026 - REGULAR MEETING	<b>REPORT:</b>	26-50
<b>FROM:</b>	COMMUNITY DEVELOPMENT DIVISION	<b>FILE:</b>	11-15-0013
<b>SUBJECT:</b>	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100475 (THUNDERBIRD LEGACY HOLDINGS LTD. / 24550 – 72 AVENUE)		

---

### PROPOSAL:

Non-farm use application to the Agricultural Land Commission (ALC) submitted to permit and adjust liquor service areas accessory to the Thunderbird Show Park use at 24550 – 72 Avenue in the Agricultural Land Reserve (ALR).

### RECOMMENDATION SUMMARY:

That Council refer the application for non-farm use to the ALC for consideration based on agricultural merits.

### RATIONALE:

The proposed non-farm use (accessory to the existing Thunderbird Show Park operation) complies with the Township's Zoning Bylaw and aligns with the provisions of the Rural Plan, subject to ALC confirmation. The application is being forwarded to Council for consideration of referral to the ALC.

### RECOMMENDATION:

**That** Council refer the non-farm use application submitted by Rachelle Cashato Consulting to the Agricultural Land Commission to permit and adjust liquor service areas accessory to the Thunderbird Show Park use at 24550 – 72 Avenue to the Agricultural Land Commission for consideration based on agricultural merits.

### EXECUTIVE SUMMARY:

The Township of Langley has received a non-farm use application proposing to permit and adjust liquor service areas accessory to Thunderbird Show Park on an approximately 34 ha (84 ac) property at 24550 – 72 Avenue within the Agricultural Land Reserve.

The property is operated by Thunderbird Legacy Holdings Ltd. as an approved non-farm use equestrian centre. The current proposal involves the identification and adjustment of liquor service areas in association with the existing operation. The proposal requires approval from the ALC as the property is located within the ALR.

AGRICULTURAL LAND COMMISSION APPLICATION  
NO. 100475 (THUNDERBIRD LEGACY HOLDINGS LTD. /  
24550 – 72 AVENUE)  
Page 2 . . .

The equestrian use and its accessory buildings and uses are consistent with the Rural Zone (RU-3). Staff recommend that Council forward the application to the ALC for consideration as the proposed non-farm use complies with the Township's Zoning Bylaw (subject to ALC approval). Should the ALC approve the non-farm use application, the applicant will need to apply for and obtain all necessary permits.

**PURPOSE:**

To provide Council with information and a recommendation with respect to an ALR non-farm use application submitted under Section 20(2) of the ALC Act by Rachelle Cashato Consulting.

AGRICULTURAL LAND COMMISSION APPLICATION  
 NO. 100475 (THUNDERBIRD LEGACY HOLDINGS LTD. /  
 24550 – 72 AVENUE)  
 Page 3 . . .

**REFERENCE:**

<b>Agent:</b>	Rachelle Cashato Consulting PO Box 1156 Langley, BC V1M 2S5
<b>Owner:</b>	Thunderbird Legacy Holdings Ltd. 22757 – 72 Avenue Langley, BC V2Y 2K3
<b>Legal Description:</b>	Parcel “C” (L9720E) North East Quarter Section 15 Township 11 New Westminster District
<b>Location:</b>	24550 – 72 Avenue
<b>Area:</b>	34 ha (84 ac)
<b>Existing Zoning:</b>	Rural Zone RU-3
<b>Rural Plan:</b>	Agricultural/Countryside
<b>Agricultural Land Reserve:</b>	In the Agricultural Land Reserve

**BACKGROUND/HISTORY:**

- The property is designated Agriculture in the OCP, designated Agricultural/Countryside in the Rural Plan, zoned Rural Zone RU-3, and located in the ALR.
- The property currently accommodates Thunderbird Show Park. ALC staff have confirmed that expansion of an existing non-farm use, or the establishment of additional non-farm service areas accessory to the approved Thunderbird Show Park (such as liquor service areas not previously considered by the Commission), requires a new non-farm use application under the ALC Act.
- According to the applicant:
 

*“As confirmed through correspondence with ALC staff, a review of historical approvals on the property indicates that not all service or patio areas associated with the existing operation were included in prior ALC resolutions.”*

*“The purpose of the current application is not to introduce a new principal non-farm use, nor to materially intensify the existing approved use. Rather, the application seeks approval for expanded and refined service areas that are accessory and subordinate to the permitted Thunderbird Show Park operation, and which are required to meet licensing, safety, and operational requirements associated with the existing facility.”*
- Previous related approvals include:
  - In June 1999, the ALC granted approval in principle for an indoor arena, stables, and sand-surfaced riding and show rings, subject to the submission of a detailed site plan, which was subsequently acknowledged in correspondence dated July 21, 1999.

- In September 2009, there was an additional approval for construction of a new parking lot and concession stand to operate during a horse show / event.
- In April 2011, the Township of Langley received a Liquor Primary Endorsement (event-driven) application to permit liquor service during equestrian events from April to October, which was approved by the Liquor and Cannabis Regulation Branch in June 2011.
- The ALC Act allows Council the opportunity to provide recommendations on non-farm use applications made to the ALC. Information available to Council to consider making recommendations are policies contained in the Township’s Official Community Plan, Rural Plan and Zoning Bylaw; as well as other site-specific information.

#### DISCUSSION/ANALYSIS:

- The applicant has applied under Section 20(2) of the ALC Act for a non-farm use for property located at 24550 – 72 Avenue.
- The applicant proposes the identification and adjustment of liquor service areas in association with the approved Thunderbird Show Park use to meet current operational requirements.
- As noted by the applicant,
  - “The proposed service areas are:
    - Directly tied to the on-site equestrian competitions and events
    - Required to serve participants, staff, volunteers, and spectators who are present on the property
    - Necessary to meet licensing, safety, and occupant load requirements associated with on-site activities
    - These accessory uses must be located in immediate proximity to the arenas and competition areas they serve.”
- In accordance with Sections 201.1(1) and (6) of the Township of Langley Zoning Bylaw, equestrian centres and riding stables, along with their accessory buildings and uses, are permitted in the RU-3 zone.

#### Adjacent Uses:

	Existing Use	Rural Plan Designation	Existing Zoning	ALR
<b>North:</b>	72 Avenue, beyond which are three properties with existing rural dwellings and farms	Agricultural/Countryside	Rural Zone RU-3	In ALR
<b>South:</b>	Railway, beyond which are two properties with existing dwellings and farms	Agricultural/Countryside	Rural Zone RU-3	In ALR
<b>East:</b>	248 Street, beyond which is one property with existing dwelling and farm	Agricultural/Countryside	Rural Zone RU-3	In ALR
<b>West:</b>	One property with existing dwelling and farm	Agricultural/Countryside	Rural Zone RU-3	In ALR

AGRICULTURAL LAND COMMISSION APPLICATION  
NO. 100475 (THUNDERBIRD LEGACY HOLDINGS LTD. /  
24550 – 72 AVENUE)  
Page 5 . . .

**Policy Considerations:**

Pursuant to Section 20 of the ALC Act, the proponent has submitted a non-farm use application for the identification and adjustment of liquor service areas. Consideration of the application by Council is required prior to it being forwarded to the ALC for consideration. Should the ALC approve the non-farm use application, the applicant will need to apply for and obtain all necessary permits.

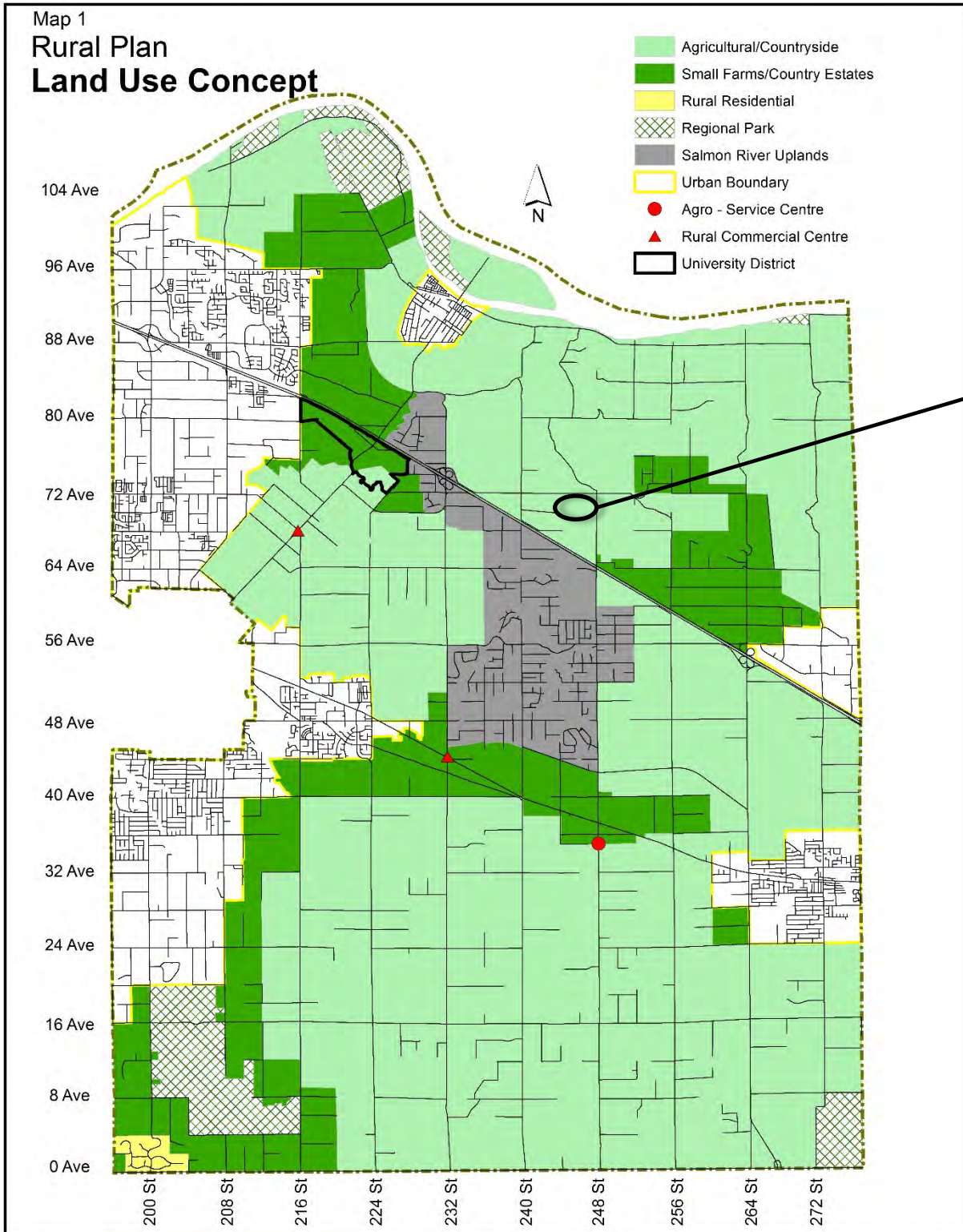
Respectfully submitted,

Mohammad Nemati  
PLANNING TECHNICIAN  
for  
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A      Maps and Graphics

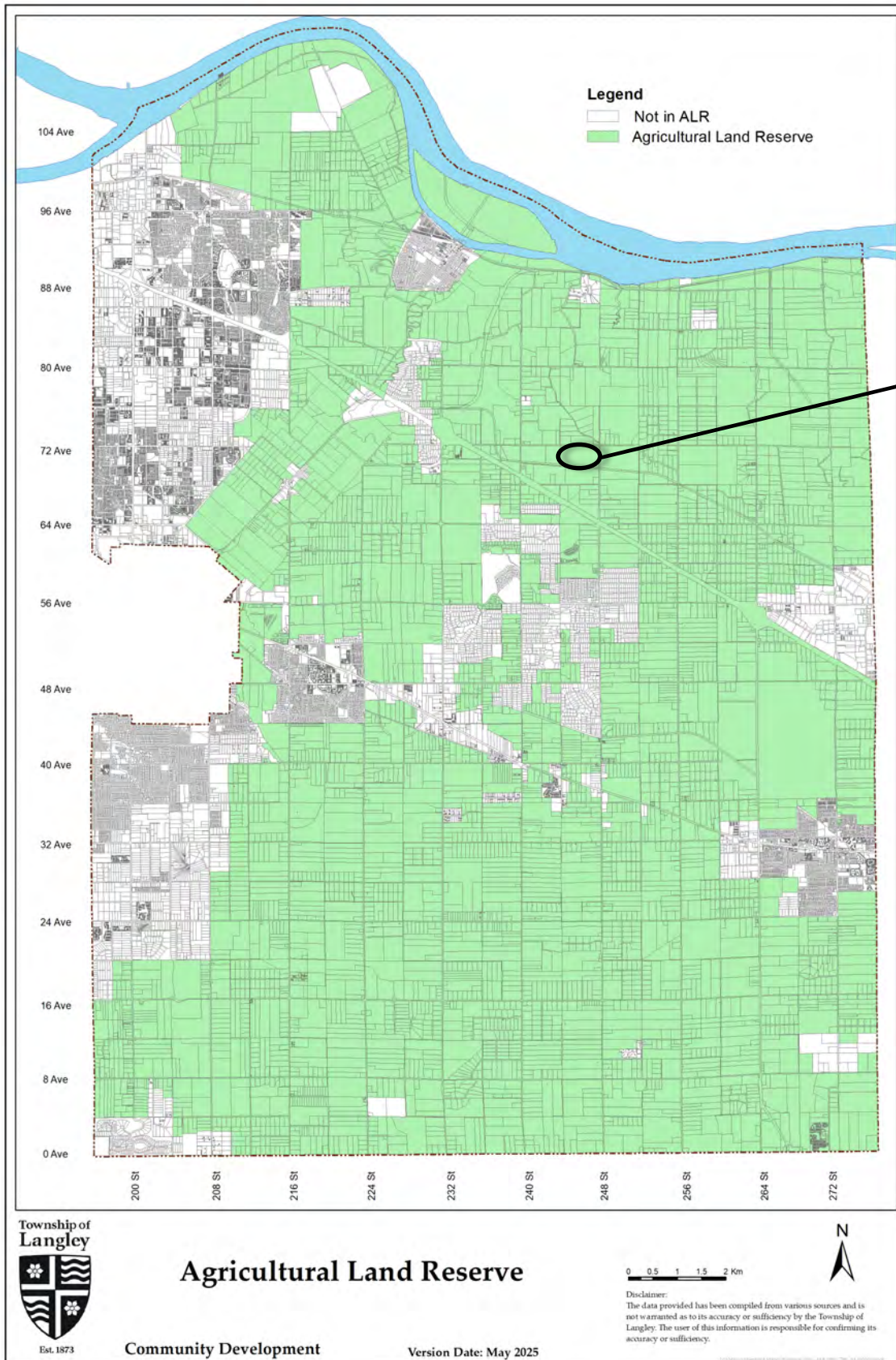


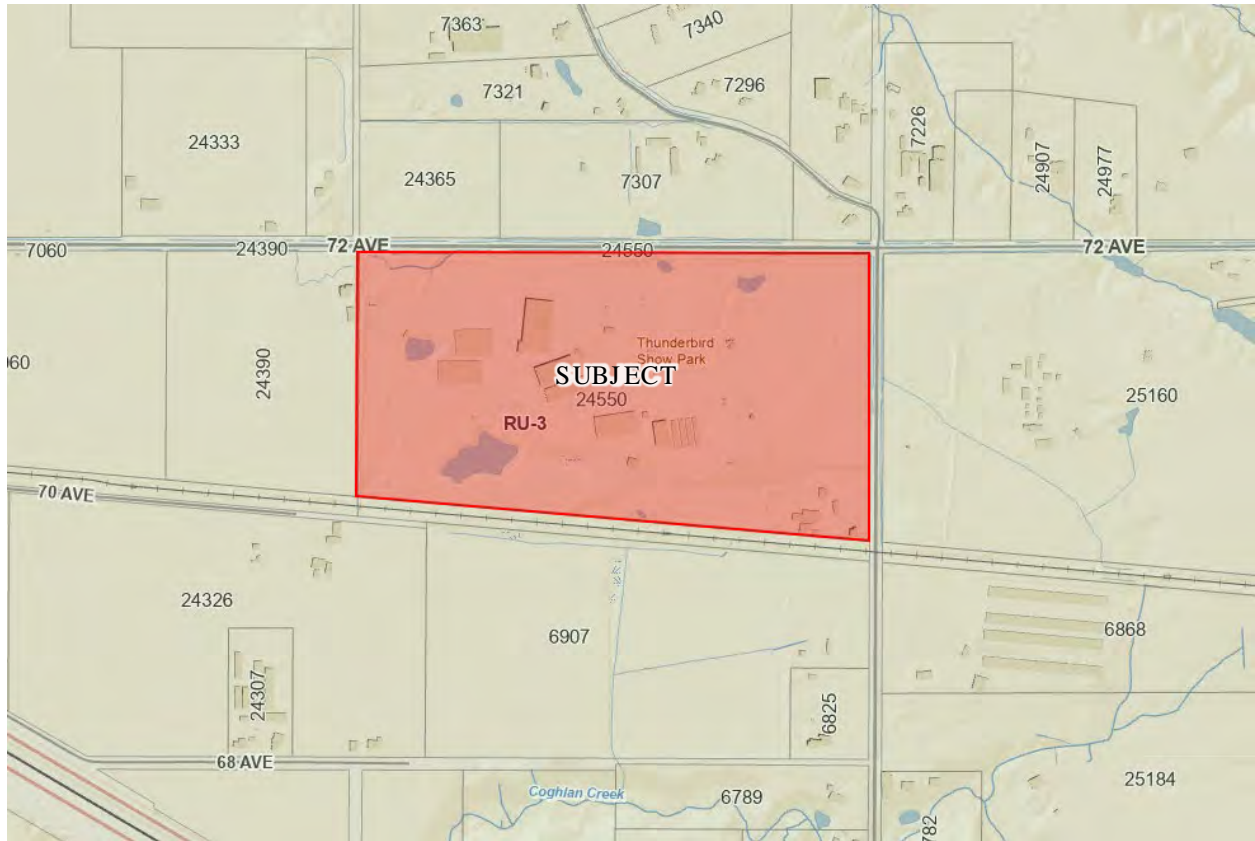
AERIAL CONTEXT MAP



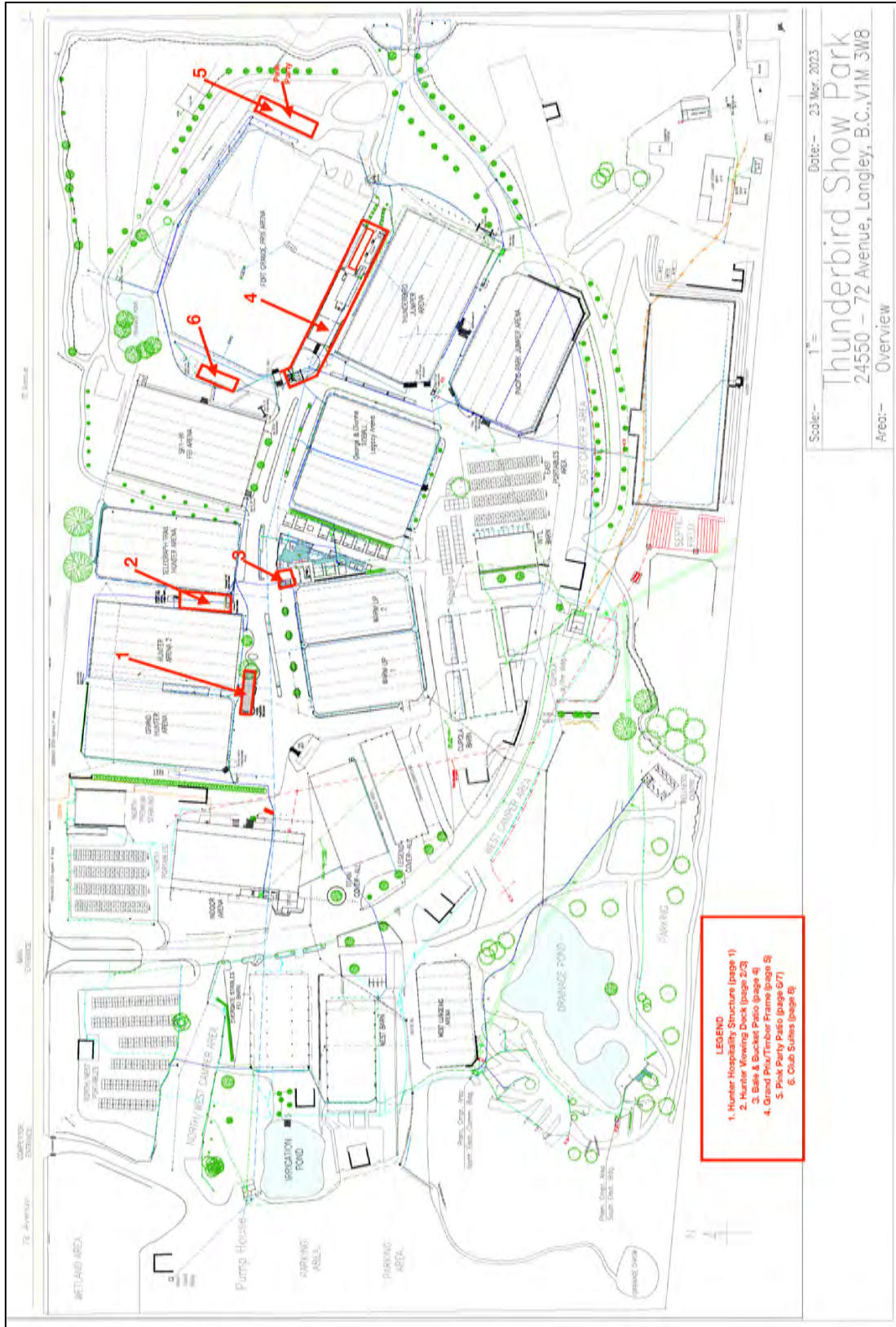
Amendment Bylaw No. 5103 - September 29, 2014

F:\data\Geomatics\Planning\LONG\_RANGE\Community\_Plans\Rural\2014-09-29\_Pln\_Rural\_Plan.mxd

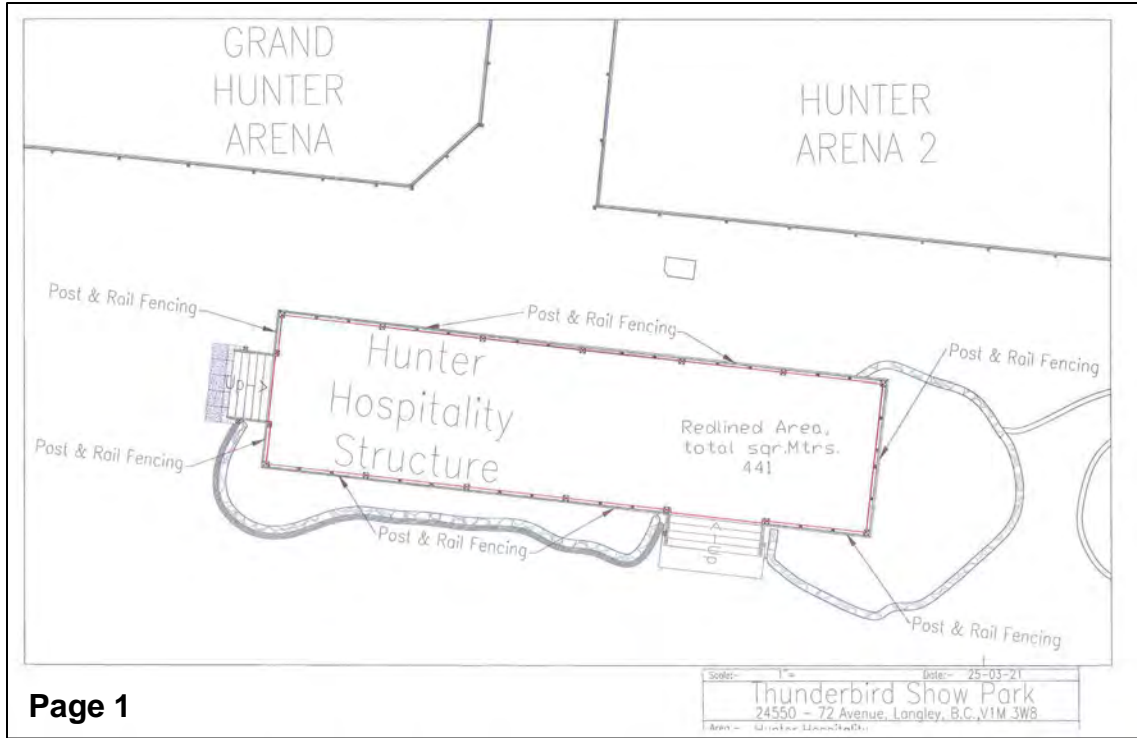




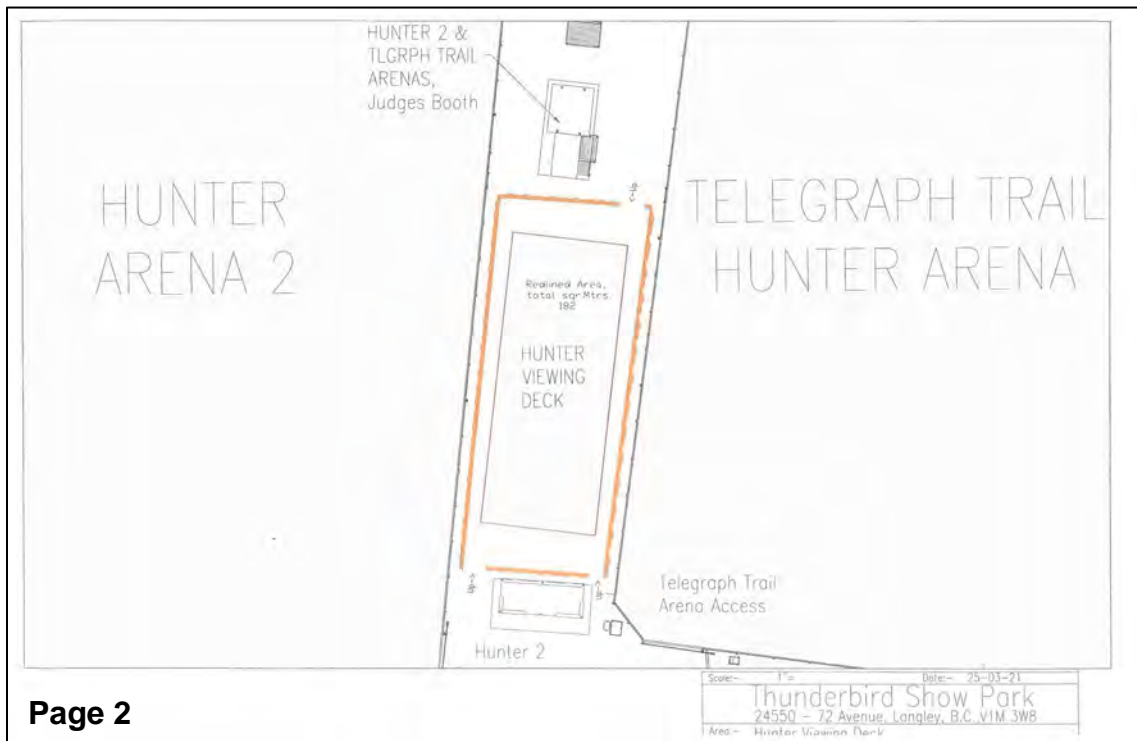
**ZONING BYLAW NO. 2500**



SITE PLAN – SUBMITTED BY APPLICANT

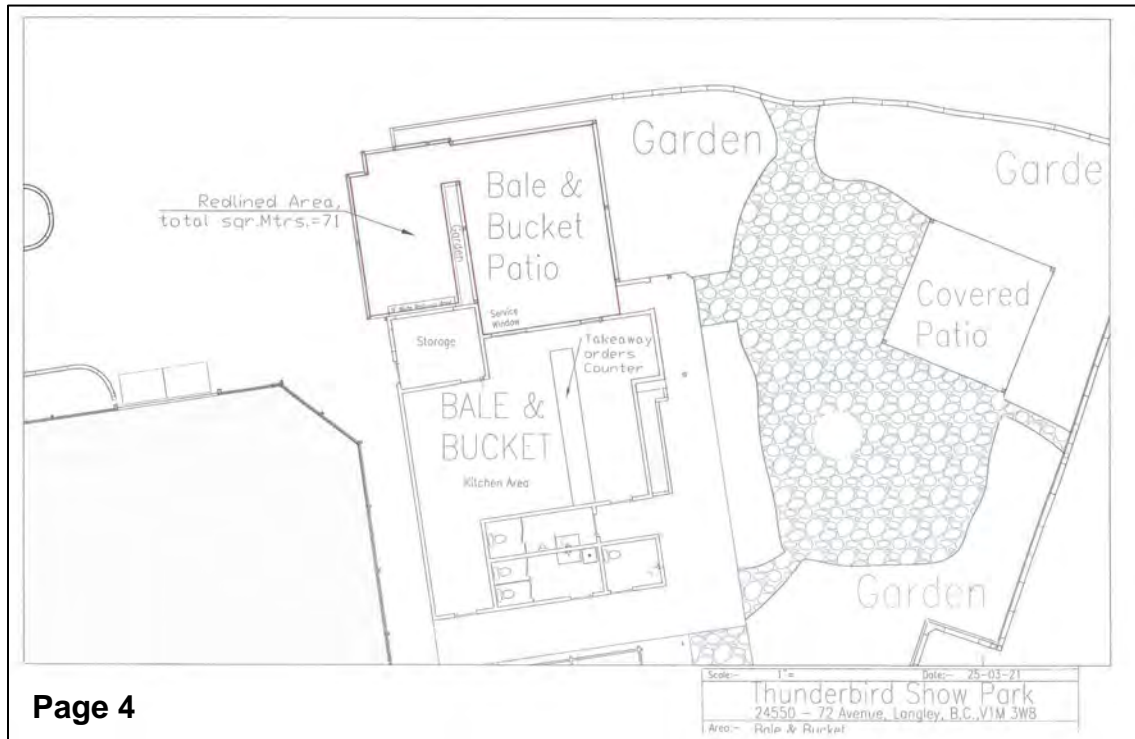
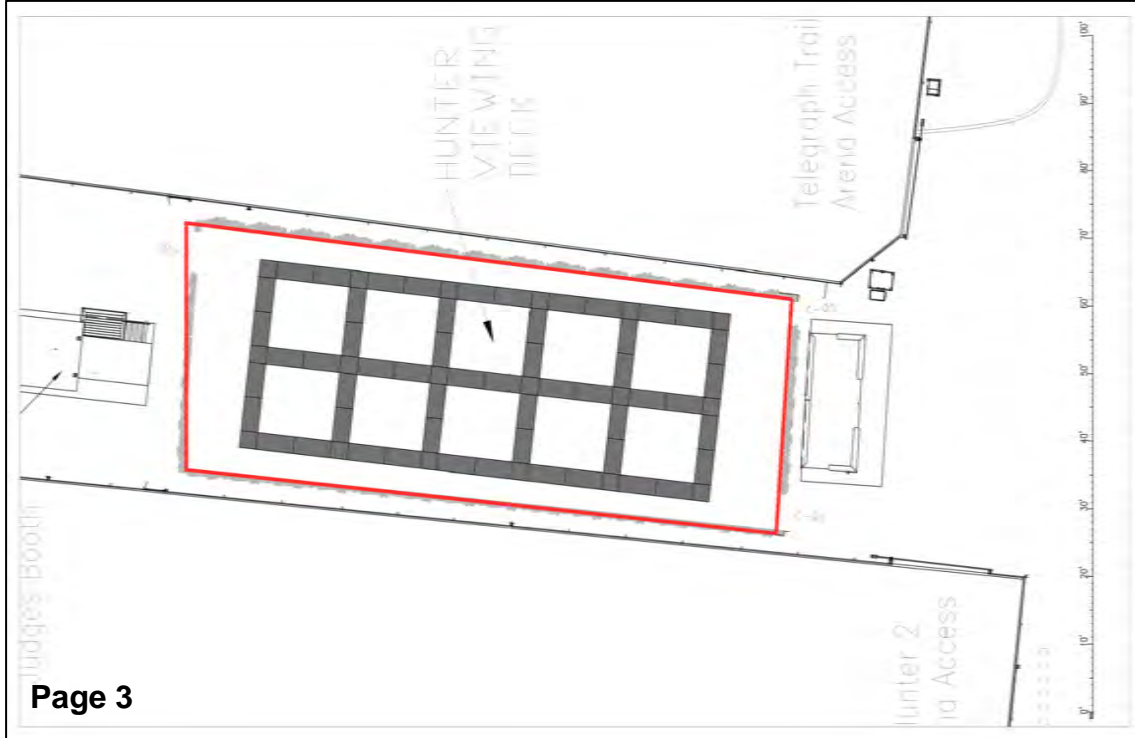


Page 1



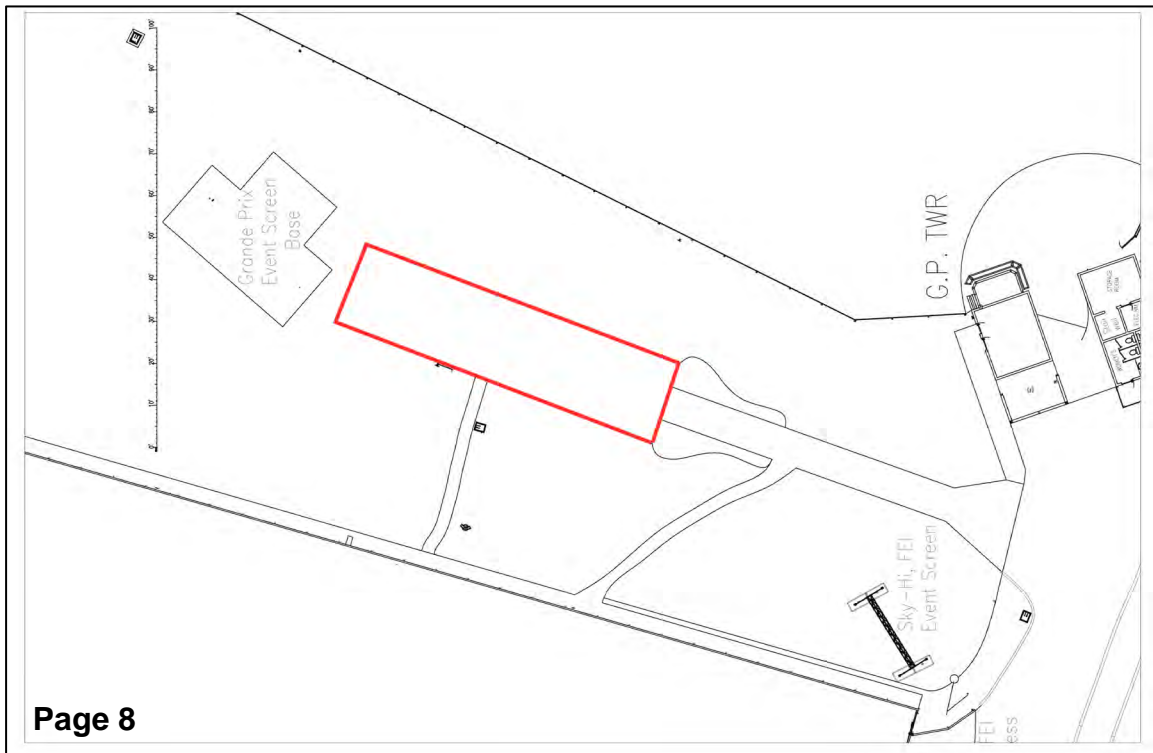
Page 2

**SERVICE AREAS – SUBMITTED BY APPLICANT**



**SERVICE AREAS – SUBMITTED BY APPLICANT**





**SERVICE AREAS – SUBMITTED BY APPLICANT**