



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 69585

Application Status: In Progress

Applicant: 748924 BC LTD., INC.NO. 0748924

Agent: Associated Environmental

Local Government: Township of Langley

ALC Date of Receipt: 01/11/2024

Proposal Type: Transport, Utility, & Recreation

Proposal: As part of the Fraser Valley Highway 1 Corridor Improvement Program, the Ministry of Transportation and Infrastructure (MoTI) is widening Highway 1 between 216th Street and Whatcom Road to six lanes, in addition to introducing bus-on-shoulder and climbing lanes. This project will increase the capacity of the existing four-lane highway by widening the eastbound and westbound roadways and connecting interchanges, intersections, and ramps within the Highway 1 right-of-way (RoW). This widening will be achieved primarily by extending the existing roadways toward the existing open median, requiring limited widening outside the existing RoW. The overarching objective is to improve mobility, safety, and reliability of the mobility of people and goods along Highway 1.

The proposed Project is 5.76 ha in the Agricultural Land Reserve (ALR), which is a combination of property acquisition and Statutory Right of Way (SRW). However, 3.54 ha of the acquisition proposed is land to be used as wetland compensation and greenfield. The hard infrastructure impact, which includes SRWs, is 2.22 ha.

Agent Information

Agent : Associated Environmental

Mailing Address :

2800 29th Street, 200

Vernon, BC

V1T 9P9

Canada

Primary Phone : (250) 540-2038

Email : pioreckym@ae.ca

Parcel Information

Parcel(s) Under Application

1. **Ownership Type :** Fee Simple

Parcel Identifier : 026-633-094

Legal Description : LOT A SECTION 12 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN BCP22709

Parcel Area : 1.3 ha

Applicant: 748924 BC LTD., INC.NO. 0748924

Civic Address : 5789 260 ST.

Date of Purchase : 03/10/2021

Farm Classification : No

Owners

1. **Name :** 748924 BC LTD., INC.NO. 0748924

Address :

5789 260 ST.

Langley, BC

V4W 1K9

Canada

Phone : (604) 837-0176

2. **Ownership Type :** Fee Simple

Parcel Identifier : 008-898-472

Legal Description : LOT 29 EXCEPT: PART ON PLAN 23059, SECTION 12 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN 2577

Parcel Area : 1.2 ha

Civic Address : 5695 264 ST

Date of Purchase : 08/02/2016

Farm Classification : Yes

Owners

1. **Name :** David Alvin Thomas

Address :

5695 - 264th Street

Langley, BC

V4W 1K7

Canada

Phone : (778) 823-5883

2. **Name :** Amanda Natasha Thomas

Address :

5695 - 264th Street

Langley, BC

V4W 1K7

Canada

Phone : (778) 823-5883

3. **Ownership Type :** Fee Simple

Parcel Identifier : 001-854-828

Legal Description : LOT 28 EXCEPT: PART ON STATUTORY RIGHT OF WAY PLAN 23059 SECTION 12 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN 2577

Parcel Area : 1.9 ha

Civic Address : 26205 56 Ave

Date of Purchase : 02/16/2015

Farm Classification : No

Owners

1. **Name :** Pang Liang Chang

Address :

1288 Dunlop Avenue

Burnaby, BC

V5B 3X1

Canada

Phone : (000) 000-0000
Email : chou_amy@yahoo.com

2. **Name :** Shou Mei Chang

Address :
1288 Dunlop Avenue
Burnaby, BC
V5B 3X1
Canada

Phone : (000) 000-0000

3. **Name :** James Hung Tsai Chou

Address :
5433 Collingwood Street
Vancouver, BC
V6N 1S9
Canada

Phone : (000) 000-0000

4. **Name :** Amy Huey Mei Huang Chou

Address :
5433 Collingwood Street
Vancouver, BC
V6N 1S9
Canada

Phone : (000) 000-0000

4. **Ownership Type :** Fee Simple

Parcel Identifier : 012-817-431

Legal Description : LOT 27 EXCEPT: PART STATUTORY RIGHT OF WAY PLAN 23059
SECTION 12 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN 2577

Parcel Area : 2 ha

Civic Address : 26257 56th Ave

Date of Purchase : 04/18/2023

Farm Classification : Yes

Owners

1. **Name :** Wind Farms LTD., BC0914367

Address :
26257 56TH Avenue
Langley, BC
V4W 3M9
Canada

Phone : (236) 478-1246

5. **Ownership Type :** Fee Simple

Parcel Identifier : 012-817-406

Legal Description : LOT 25 SECTION 12 TOWNSHIP 11 NEW WESTMINSTER DISTRICT
PLAN 2577

Parcel Area : 2 ha

Civic Address : 264 Street

Date of Purchase : 12/18/2021

Farm Classification : No

Owners

1. **Name :** Charlie Yu-Lien Wu

Address :

5938 Fremlin Street
Vancouver, BC
V5Z 3W9
Canada

Phone : (778) 668-3434

2. **Name :** Yang-Lin Wu

Address :

5938 Fremlin Street
Vancouver, BC
V5Z 3W9
Canada

Phone : (778) 668-3434

6. **Ownership Type :** Fee Simple

Parcel Identifier : 005-013-488

Legal Description : LOT 26 EXCEPT: PART STATUTORY RIGHT OF WAY PLAN 23059
SECTION 12 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN 2577

Parcel Area : 2 ha

Civic Address : 26335 56 AVE

Date of Purchase : 01/16/2017

Farm Classification : No

Owners

1. **Name :** Darshan Singh Brar

Address :

3451 Bradner Road
Abbotsford, BC
V4X 1M9
Canada

Phone : (604) 897-4636

2. **Name :** Bhinder Pal Kaur Brar

Address :

3451 Bradner Road
Abbotsford, BC
V4X 1M9
Canada

Phone : (604) 897-4636

3. **Name :** Jimmy Jasbir Singh Brar

Address :

3451 Bradner Road
Abbotsford, BC
V4X 1M9
Canada

Phone : (604) 897-4636

4. **Name :** Ranbir Robby Singh Brar

Address :

3451 Bradner Road
Abbotsford, BC
V4X 1M9
Canada

Phone : (604) 897-4636

7. **Ownership Type :** Fee Simple

Parcel Identifier : 003-370-623

Legal Description : LOT 4 EXCEPT PART DEDICATED ROAD ON PLAN 86434; SECTION 7 TOWNSHIP 14 NEW WESTMINSTER DISTRICT PLAN 2492

Parcel Area : 1.8 ha

Civic Address : 56th avenue between 264th and 268th street

Date of Purchase : 07/21/2022

Farm Classification : No

Owners

1. **Name :** CONWEST (GLOUCESTER) GP LTD., INC.NO. BC1309525

Address :

401 - 1930 Pandora Street

Vancouver, BC

V5L 0C7

Canada

Phone : (604) 900-8400

8. **Ownership Type :** Fee Simple

Parcel Identifier : 000-444-545

Legal Description : PARCEL "C" (EXPLANATORY PLAN 12503) EXCEPT PART ON HIGHWAY PLAN 23059 NORTH EAST QUARTER SECTION 1 TOWNSHIP 11 NEW WESTMINSTER DISTRICT

Parcel Area : 2.7 ha

Civic Address : 26220 - 56th Avenue, Langley

Date of Purchase : 09/30/2004

Farm Classification : No

Owners

1. **Name :** 0903475 B.C. LTD., INC.NO. BC0903475

Address :

C/O 1180 - 625 Howe Street

Vancouver, BC

V6C 2T6

Canada

Phone : (604) 533-6090

9. **Ownership Type :** Fee Simple

Parcel Identifier : 010-830-944

Legal Description : LOT 2 EXCEPT: PART ON HIGHWAY PLAN 23059; SECTION 1 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN 3089

Parcel Area : 4 ha

Civic Address : 5297 - 264th Street, Township of Langley

Date of Purchase : 08/03/2018

Farm Classification : No

Owners

1. **Name :** Kuldeep Singh Thind

Address :

5297 264th Street

Aldergrove, BC

V4W 1K4

Canada

Phone : (604) 309-2559

Email : gsthind221@gmail.com

2. **Name :** Rajinder Kaur Thind

Address :
5297 264th Street
Aldergrove, BC
V4W 1K4
Canada

Phone : (604) 309-2559

3. **Name :** Kuldeep Bhullar

Address :
5297 264th Street
Aldergrove, BC
V4W 1K4
Canada

Phone : (604) 309-2559

10. **Ownership Type :** Fee Simple

Parcel Identifier : 010-830-928

Legal Description : LOT 1 SECTION 1 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN 3089

Parcel Area : 4 ha

Civic Address : 5235 264 ST

Date of Purchase : 06/30/2016

Farm Classification : No

Owners

1. **Name :** Naresh Sharma

Address :
12808 108 Avenue
Surrey, BC
V3T 2H5
Canada

Phone : (778) 895-1966

2. **Name :** Janak Sharma

Address :
12808 108 Avenue
Surrey, BC
V3T 2H5
Canada

Phone : (778) 895-1966

3. **Name :** Harmesh Chand

Address :
12808 108 Avenue
Surrey, BC
V3T 2H5
Canada

Phone : (778) 895-1966

11. **Ownership Type :** Fee Simple

Parcel Identifier : 006-783-040

Legal Description : LOT 3 SECTION 1 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN 33271

Parcel Area : 9 ha

Civic Address : 5181 - 264th St Langley

Date of Purchase : 02/07/2023

Farm Classification : Yes

Owners

1. **Name :** Mal Singh Kondolay

Address :

5181 264 Street

Langley, BC

V4W 1K4

Canada

Phone : (604) 824-5500

12. **Ownership Type :** Fee Simple

Parcel Identifier : 012-747-408

Legal Description : LOT 6 EXCEPT: PART ON STATUTORY RIGHT OF WAY PLAN 23336;
SECTION 6 TOWNSHIP 14 NEW WESTMINSTER DISTRICT PLAN 2553

Parcel Area : 2 ha

Civic Address : 5296-264th langley bc

Date of Purchase : 02/01/2012

Farm Classification : No

Owners

1. **Name :** Z & R Trucking & Construction Contracting CO. LTD., INC.No. A0026079

Address :

23302 - 70A Ave

Langley, BC

V2Y 2H9

Canada

Phone : (778) 246-4443

13. **Ownership Type :** Fee Simple

Parcel Identifier : 001-868-403

Legal Description : LOT 5 EXCEPT: PART SUBDIVIDED BY PLAN 24044; SECTION 6
TOWNSHIP 14 NEW WESTMINSTER DISTRICT PLAN 2553

Parcel Area : 2 ha

Civic Address : 26543-52 nd ave Langley BC

Date of Purchase : 01/30/2023

Farm Classification : No

Owners

1. **Name :** Jaswinder Kaur Kai

Address :

23302 - 70A Avenue

Langley, BC

V2Y 2H9

Canada

Phone : (778) 246-4443

14. **Ownership Type :** Fee Simple

Parcel Identifier : 009-298-550

Legal Description : LOT "A" SECTION 6 TOWNSHIP 14 NEW WESTMINSTER DISTRICT
PLAN 24044

Parcel Area : 0.4 ha

Civic Address : 26431 52 AVE

Date of Purchase : 03/09/2018

Farm Classification : No

Owners

1. **Name :** WILL BORN & CO INC., ONC NO. BC0775523

Address :

26590 64 AVE

Aldergrove, BC

V4W 1P7

Canada

Phone : (778) 809-4777

15. **Ownership Type :** Fee Simple

Parcel Identifier : 000-658-618

Legal Description : LOT 1 SECTION 6 TOWNSHIP 14 NEW WESTMINSTER DISTRICT PLAN 23510

Parcel Area : 0.4 ha

Civic Address : 5166 264 ST

Date of Purchase : 03/20/1996

Farm Classification : No

Owners

1. **Name :** William Edward Bucholtz

Address :

27726 Fraser Highway

Abbotsford, BC

V4X 1M2

Canada

Phone : (604) 309-1050

Email : bucholtz@shaw.ca

16. **Ownership Type :** Fee Simple

Parcel Identifier : 013-309-901

Legal Description : PART PARCEL "A" (REFERENCE PLAN 5193) SOUTH HALF OF THE SOUTH WEST QUARTER SECTION 5 TOWNSHIP 14 LYING SOUTH AND WEST OF THE TRANS-CANADA HIGHWAY SHOWN ON PLAN 23336 NEW WESTMINSTER DISTRICT

Parcel Area : 3.9 ha

Civic Address : 27245 48 AVE

Date of Purchase : 07/04/2018

Farm Classification : No

Owners

1. **Name :** Daryl Wayne Baron

Address :

27245 48th Avenue

Aldergrove, BC

V4W 1S1

Canada

Phone : (604) 454-7639

Email : wbaron100@gmail.com

17. **Ownership Type :** Fee Simple

Parcel Identifier : 013-343-718

Legal Description : WEST HALF OF THE NORTH EAST QUARTER SECTION 32 TOWNSHIP 13 EXCEPT: FIRSTLY: PART SHOWN AS HIGHWAY ON PLAN 23336 SECONDLY: THAT

PORTION LYING TO THE SOUTH WEST OF PART ON PLAN 23336 THIRDLY: PART
SUBDIVIDED BY PLAN 26677, NEW WESTMINSTER DISTRICT

Parcel Area : 2.5 ha

Civic Address : 27694 TOWNSHIPLINE RD

Date of Purchase : 02/28/2022

Farm Classification : No

Owners

1. **Name :** Transcorp Holding INC., INC.NO. BC114663

Address :

P.O Box 658, Station A

Abbotsford, BC

V2T 6Z8

Canada

Phone : (778) 548-8723

18. **Ownership Type :** Fee Simple

Parcel Identifier : 010-831-363

Legal Description : LOT 5 SECTION 1 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN
3089

Parcel Area : 0.4 ha

Civic Address : 56 Ave

Date of Purchase : 12/18/1956

Farm Classification : No

Owners

1. **Name :** CORPORATION OF THE TOWNSHIP OF LANGLEY

Address :

264 th Street

Township of Langley, BC

V2Y 3J1

Canada

Phone : (604) 533-6090

19. **Ownership Type :** Fee Simple

Parcel Identifier : 004-279-760

Legal Description : LOT 1 EXCEPT: PART STATUTORY RIGHT OF WAY PLAN 23059,
SECTION 1 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN 8832

Parcel Area : 7.6 ha

Civic Address : 26148 56th Avenue

Date of Purchase : 01/30/1995

Farm Classification : No

Owners

1. **Name :** The Crown in Right of British Columbia

Address :

2889 E 12th Ave #500

Vancouver , BC

V5M 4T5

Canada

Phone : (000) 000-0000

20. **Ownership Type :** Fee Simple

Parcel Identifier : 010-831-347

Legal Description : PARCEL A (REFERENCE PLAN 11916) LOT 3 EXCEPT: PART

STATUTORY RIGHT OF WAY PLAN 23059, SECTION 1 TOWNSHIP 11 NEW WESTMINSTER
DISTRICT PLAN 3089

Parcel Area : 0.4 ha

Civic Address : 5317 264 ST

Date of Purchase : 09/23/2021

Farm Classification : No

Owners

1. **Name :** PAYLESS TRUCK & TRAILER REPAIR LTD

Address :

5317 264th Street

Langley, BC

V4W 1J7

Canada

Phone : (604) 836-2501

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

Five of the 20 properties that are being submitted for acquisition or statutory right of way are currently used for agriculture production. Activities include grazing, hay, blueberries, cannabis (indoor) and a landscaping company.

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

Of the 20 properties, only two have evident improvements for agricultural production. This includes irrigation, drainage and fencing to their farm. Other agriculture improvements to all other properties include fencing and drainage.

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

Fourteen properties included on the application have land uses of residential, commercial, industrial and undeveloped land.

Adjacent Land Uses

North

Land Use Type: Other

Specify Activity : Combination of road, residential, vacant and farmed

East

Land Use Type: Other

Specify Activity : Combination of road, residential, vacant and farmed

South

Land Use Type: Other

Specify Activity : Combination of road, residential, vacant and farmed

West

Land Use Type: Other

Specify Activity : Combination of road, residential, vacant and farmed

Proposal

1. What is the purpose of the proposal? Include the length and average width of the proposed project.

As part of the Fraser Valley Highway 1 Corridor Improvement Program, the Ministry of Transportation and Infrastructure (MoTI) is widening Highway 1 between 216th Street and Whatcom Road to six lanes, in addition to introducing bus-on-shoulder and climbing lanes. This project will increase the capacity of the existing four-lane highway by widening the eastbound and westbound roadways and connecting interchanges, intersections, and ramps within the Highway 1 right-of-way (RoW). This widening will be achieved primarily by extending the existing roadways toward the existing open median, requiring limited widening outside the existing RoW. The overarching objective is to improve mobility, safety, and reliability of the mobility of people and goods along Highway 1.

The proposed Project is 5.76 ha in the Agricultural Land Reserve (ALR), which is a combination of property acquisition and Statutory Right of Way (SRW). However, 3.54 ha of the acquisition proposed is land to be used as wetland compensation and greenfield. The hard infrastructure impact, which includes SRWs, is 2.22 ha.

2. Specify any agricultural activities such as livestock operations, greenhouses or horticultural activities in proximity to the proposal. Please include the farm activity's location relative to the proposal.

The agricultural activities in proximity to the proposal are on the properties impacted directly by the Project. They include blueberry production, a landscaping company and a cannabis grow facility. Refer to the agrologist report and the property specific descriptions and land uses.

3. What steps will you take to reduce potential negative impacts on surrounding agricultural lands?

Refer to the agrologist's report for more detail about agriculture specific mitigation measures on the project. To guide the mitigations during construction, a construction environmental management plan (CEMP) will be developed by the design build team and reviewed by the MoTI team, including the Qualified Professional for this agricultural component (M. Piorecky, the authorized agent on this submission). At a minimum, the CEMP will incorporate plans pertaining to the following, which are relevant to agricultural land use:

Air quality and dust control

Clearing and grubbing

Construction and waste management

Environmental incident reporting

Environmental monitoring

Erosion and sediment control

Invasive plant management

Reclamation

Spill contingency

4. Could this proposal be accommodated on lands outside of the ALR? Include all alternative corridor alignment considerations. Alternate alignment maps can be uploaded in the Upload Attachments section.

No. Alternate alignments were reviewed and this option, including the wetland compensation areas in the footprint, has the biggest benefit to transportation and a low impact to ALR.

5. Total area of corridor 2.20 ha

6. All affected property owners with land in the ALR must be notified as required by Section 7 of the *Agricultural Land Reserve General Regulation*. Please attach the "Transportation, Utility, and Recreational Trail Use Proof of Serving Notice" in the "Upload Attachments" section. I confirm that all affected property owners with land in the ALR have been notified.

Yes

Applicant Attachments

- Agent Agreement - Associated Environmental
- Proposal Sketch - 69585
- Notice of Affected Landowners - 69585
- Certificate of Title - 026-633-094
- Certificate of Title - 008-898-472
- Certificate of Title - 001-854-828
- Certificate of Title - 012-817-431
- Certificate of Title - 012-817-406
- Certificate of Title - 005-013-488
- Certificate of Title - 003-370-623
- Certificate of Title - 000-444-545
- Certificate of Title - 010-830-944
- Certificate of Title - 010-830-928
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- Certificate of Title - 013-343-718
- Certificate of Title - 010-831-363
- Certificate of Title - 004-279-760
- Certificate of Title - 010-831-347

ALC Attachments

None.

Decisions

None.