AGRICULTURAL ADVISORY COMMITTEE

Wednesday, December 18, 2024 at 7:00pm
Nicomekl River Meeting Room
4th Floor, 20338-65 Avenue, Langley, BC

A G E N D A

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

Page

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Agricultural Advisory Committee – December 18, 2024

Recommendation that the Agricultural Advisory Committee approve the agenda and receive the agenda items of the December 18, 2024 meeting.

B. ADOPTION OF MINUTES

1-8 **1. Agricultural Advisory Committee – October 23, 2024**

Recommendation that the Agricultural Advisory Committee adopt the minutes of the October 23, 2024 meeting.

9-11 **2. Agricultural Advisory Committee – November 27, 2024**

Recommendation that the Agricultural Advisory Committee receive the Notes of the November 27, 2024 meeting.

C. DELEGATIONS AND PRESENTATIONS

12-63 **1. HAC Rural Heritage Task Force**

D. REPORTS

1. Co-Chair Reports

E. CORRESPONDENCE

Page

F. WORK PROGRAM

1. Agriculture Outreach Campaign

2. 2024 Year End Report

Recommendation that the Agricultural Advisory Committee receive and endorse the Agricultural Advisory Committee 2024 Annual Report and ask staff to forward it to Council for information.

(To be provided on table)

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Farmers' Institute Update

I. NEXT MEETING

Date: Wednesday, January 29, 2025
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00 pm

J. TERMINATE

Township of Langley

Est. 1873

AGRICULTURAL ADVISORY COMMITTEE

Wednesday, October 23, 2024 at 7:05pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

M I N U T E S

Present:
J. Caldarella, Community Co-Chair
Councillor M. Pratt, Council Co-Chair

C. Allison, G. Brar, J. Green, A. Hamer, R. Ross, O. Smid, A. Smith, and J. Walker

Staff:
K. Robinson, Community and Policy Planner
M. Gunn, Community and Policy Planner
K. Stepto, Recording Secretary

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

J. Caldarella acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Agricultural Advisory Committee – October 23, 2024

Moved by A. Smith,
Seconded by J. Green,
That the Agricultural Advisory Committee approve the agenda and receive the agenda items of the October 23, 2024 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Agricultural Advisory Committee – June 26, 2024

Moved by O. Smid,
Seconded by R. Ross,
hat the Agricultural Advisory Committee adopt the minutes of the June 26, 2024 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Fraser Highway Employment Lands Area Plan

K. Robinson provided a presentation regarding the Fraser Highway Employment Lands Area Plan. She noted that Metro 2050 states that industrial lands are critical to supporting a diverse, resilient economy – one that supports businesses and residents by securing land for economic development and jobs within the region and reducing costs for commuting and the transportation of goods.

The Fraser Highway Employment Lands Area Plan will include low-impact industrial uses, such as:

- Light industrial production (food and beverage manufacturing)
- Distribution (warehousing, industrial storage)
- Repair (autobody shops, consumer goods repair)
- Construction materials and equipment (building supplies)
- Outdoor storage activities (container storage)
- Wholesale (logistics wholesalers)

Changing this area to “industrial” will require a Regional Growth Strategy (Metro 2050) amendment to be consistent with land use designations at the regional level.

The committee provided comment on the following two questions:

1. What agricultural opportunities do you see in the Plan area?

- Cold Storage
- Butcher/processing shop
- Engagement of the broader agriculture community on opportunities
- Farm hub
- Food hub
- Farm equipment repair
- Meat locker (storage locker for those who don’t have room to store their meat).
- Cidery (gathering place)

2. What should be in place in the Plan to minimize impacts to ALR lands?

- Habitat and livestock protection
- Aquifer protection
- Light and noise pollution
- Water service
- Widening of 232 Street

MOTION
Moved by J. Caldarella,
Seconded by R. Ross,
That the Agricultural Advisory Committee recommends consideration of the following in the Fraser Highway Employment Lands Area Plan:

- Agricultural Land Reserve/Non-Agricultural Land Reserve edge planning buffer.

C. DELEGATIONS AND PRESENTATIONS

- Low impact development that is compatible with adjacent Small Farms/Country Estates designation in the Rural Plan.
- Agricultural-industrial uses, including abattoirs, farm equipment repairs, and cold storage.
- Community Amenity Contribution for agricultural amenities as recommended in the Agricultural Viability Strategy (AVS) Section 2.1.14.
- A Food Hub as recommended in the AVS Section 2.2.5.

CARRIED

D. REPORTS

1. Co-Chair Reports

Councillor Pratt reported that he attended the Union of BC Municipalities (UBCM) Convention where he participated in a session on food security. He noted that the Ministry of Agriculture is developing tools to help with supply and demand discrepancies in agriculture.

E. CORRESPONDENCE

F. WORK PROGRAM

1. 2024 Farm Tour Report

J. Caldarella reported that the Farm Tour was successful, despite the weather. The feedback received was positive and attendees really enjoyed the networking portion of the day. Networking responses are included as Attachment A.

2. Agriculture Outreach Campaign

M. Gunn reported that the Task Force has been working on a survey to provide to the participants at the Langley Sustainable Agriculture Foundation/Young Agrarians workshop on November 2. The survey will include the following questions:

Do you own or lease the land you farm?

- Own
- Lease
- Looking for land
- Other

What type of farming do you do?

What resources or sources do you rely on to stay informed about agriculture?

- Word of mouth/local farmers
- Ministry of Agriculture and Food

F. WORK PROGRAM

- YouTube/Internet
- Newsletter from organizations
- Commodity groups
- Other

What are your preferences for receiving information?

- Email/eNewsletter
- In person
- On-farm
- Phone
- Website
- Workshops

What do you see as the biggest challenge/obstacle to increasing farm production in the TOL?

What do you see as the most significant opportunities for strengthening agriculture in TOL?

What examples, if any, have you observed of positive initiatives in other municipalities?

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Farmers' Institute Update

A. Smith reported that the Institute has partnered with the Langley Animal Protection Society on the issues of dangerous dogs, and that they are planning a workshop on water in March.

2. Committee Application Process 2025

Committee members whose terms are expiring were reminded to re-apply by October 25, 2024.

3. salishan Place by the River Update

Provided in package for information.

I. NEXT MEETING

Date: Wednesday, November 27, 2024
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00 pm

J. TERMINATE

Moved by C. Allison,
Seconded by A. Smith.
That the meeting terminate at 8:50pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Farm Tour 2024 – Networking Session on Table Responses

1. **In what ways do you believe local agriculture impacts the quality of life for residents?**
    - Greenspace and trees
    - Fresh food available locally
    - Positive benefit of local produce
    - Carbon sequestration
    - Breaks up the urban landscape
    - Plants and animals vs concrete
    - Health benefits
    - Makes you aware of the benefits and challenges related to food you're enjoying
    - Permeable surfaces to allow groundwater to recharge
    - Many residents are not aware of the amount of agriculture in Langley
    - Provides opportunities for education for kids and youth

2. **What do you think are the biggest challenges for the agricultural community in the Township?**
    - Keeping urban development off of agriculture lands
    - Lack of opportunities to sell produce
    - Small parcels of agriculture lands
    - Water – access and irrigation
    - Relationship between levels of government
    - Need more awareness around farm practices eg. equipment
    - Lack of generational knowledge being shared
    - Food processing
    - Land prices
    - Buying of agricultural land for estate use
    - Not having an agriplex
    - Urban interface pressures
    - Lack of farmers and aging farmers
    - Education about supporting "Buy Local" and supporting farmers
    - Agricultural education to future generations
    - No coordination between organizations

3. **What sources or resources do you rely on to stay informed about agriculture?**
    - Local farmers
    - Farm Credit Canada
    - LEPS – YouTube webinars
      BC Farm Museum
    - AAC
    - Farmers' Institute
    - Country Life in BC newspaper
    - Oeds Smith
    - Environmental Farm Planning
    - Langley Tourism Circle Farm Tour
    - Ministry of Agriculture and Food - Agriservice
    - Word of mouth and talking to people

- David Davis
- Newsletters from organizations
    - Businesses
    - NGOs
    - Government
- BCAC
- AAFC
- Tol Ag Website
- IAF
- Langley Farmer's Market
- BC Farmer's Market Association
- Young Agrarians
- Social Media Groups
- Let's Talk Food Aldergrove food table
- Regional Agrologists
- Export Navigator – connect local produce inter-province
- School visits could be re-introduced
- Tie finished products and experiences to farmers via social media
- ALC Bulletins
- Local Government social media (fb, Instagram)

4. How do you think agriculture shapes the identity and culture of the Township?

- Green space
- Food stands
- Circle Farm Tours
- Horse Competitions
- Agritourism
- Transportation on roadways
- Food production
- Land development and the ALR
- Economic Development
- Employment
- Agri-tourism
- History and Legacy – First Nations
- Way of life – mindset to support agriculture
- Land stewardship
- Watershed management
- Riparian conservation
- Biodiversity
- Land base / tax base – infrastructure and resources

5. What do you see as the most significant opportunities for strengthening the Township's agricultural community?

- Starting an agricultural compliance team with the ALC
- Farmgate sales map (online)
- Cooperatively steward farms
- Agritourism
- Strong policies (Zoning Bylaw, etc.)

- Protecting soil
- Involving youth through social media
- More engagement opportunities
- Protecting farmland
- Farming as a primary use (actually use for farming)
- Stop truck parking on agricultural lands
- Partnerships with LEPS
- Farm stores and stands
- An actual agriplex to promote local food products, animals, livestock
    - Actually connect and see them

6. **Who do you think plays a crucial role in supporting and promoting agriculture in the Township?**
    - Government – local, provincial, federal
    - AAC
    - LEPS
    - LSAF
    - Arboretum
    - Horse Council
    - 4-H
    - Decision makers to keep ag land for agriculture
    - Voters
    - Educational Institutions
    - Commodity groups
    - Farmers
    - Farmer's Markets
    - Consumers
    - First Nations
    - Grocery Stores
    - Environmental Organizations

7. **What, if any, concerns do you have about food security in the Township now and in the future?**
    - Pressure to alienate farm land
    - Urbanites that object to farm vehicles, noises, odours, etc..
    - Trespass onto farmland and leaving garbage behind
    - Land cost prohibit farm expansion/growth
    - Farm transition to next generation
    - Transportation corridors expanding and creating barriers to efficient farm operations
    - Reliance on grocery stores and big box for food
    - Climate change and impacts on food production
    - Pressure to convert agricultural land into other uses (residential, industrial, etc.)
    - Use of agricultural lands to build large homes (agricultural not the primary use)
    - High product pricing, competing with large groceries
    - Water (recharge aquifers)
    - Monitor farm exemptions better – grow food or lose subsidy
    - Diversify crops (can't live on one food product alone)

Township of Langley

Est. 1873

AGRICULTURAL ADVISORY COMMITTEE

Wednesday, November 27, 2024 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

NOTES

Present:
J. Caldarella, Community Co-Chair
Councillor M. Pratt, Council Co-Chair

C. Allison, J. Green, R. Ross, A. Smith

Guest:
A. Stainsby, Program Coordinator, Delta Farmland & Wildlife Trust

Staff:
M. Gunn, Community and Policy Planner
S. Mikicich, Manager, Community Planning and Major Projects
K. Stepto, Recording Secretary

As no quorum was present, Notes only were taken.

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

J. Caldarella acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Agricultural Advisory Committee – November 27, 2024

The agenda was received.

B. ADOPTION OF MINUTES

1. Agricultural Advisory Committee – October 23, 2024

Deferred to next meeting.

C. DELEGATIONS AND PRESENTATIONS

1. Delta Farmland & Wildlife Trust

A. Stainsby provided a presentation regarding the Delta Farmland & Wildlife Trust. The trust is a non-profit society established in 1993 whose mission is to promote the preservation of farmland and wildlife habitat in the Fraser River delta through cooperative stewardship with local farmers. Cost-share support for farmers for practices that improve soil quality and establish wildlife habitat.

The Cost-Share programs include:

- Winter Cover Crop – cereals, legumes, and mixed plantings after harvest of annual cash crops in late summer.
- Grassland Set-asides – farmland that is removed from production, seeded to a grass/legume mixture and left for 2-4 years.
- Blueberry Rest Program – supports blueberry growers facing losses due to Scorch virus by covering and rebuilding the soil.
- Hedgerows – native trees and shrubs planted along margins of farm fields.
- Field Margin Program – grass/wildflower strips along field edges and ditches.

The Trust monitors winter vegetation and bird surveys, grassland breeding birds, bats and soil health. They are also doing a trial project to track Snow Geese movement and preferred habitats.

More information can be found at www.deltafarmland.ca.

D. REPORTS

1. Co-Chair Reports

J. Caldarella reported that he attended the Langley Sustainable Agriculture Foundation/Young Agrarians conference on November 4 where the Agricultural Survey was presented.

Councillor Pratt reported that He attended a Fraser Valley roundtable discussion on agriculture where common issues were discussed.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Agriculture Outreach Campaign

M. Gunn reported that 15 responses to the survey were received at the LSAF/Young Agrarians workshop. She presented the results for the committee's information.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Farmers' Institute Update

A. Smith reported that the Langley Animal Protection Society and the Farmer's Institute will not be doing a joint event next year. A Winter Mingler for farmers and the rural community is scheduled for February. A water seminar/workshop is scheduled for March.

I. NEXT MEETING

Date: Wednesday, December 18, 2024
Location: Nicomekl Meeting Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00 pm

J. TERMINATE

The meeting terminated at 8:05pm.

RURAL HERITAGE TASK FORCE
FINAL REPORT



Prepared for
Township of Langley Heritage Advisory Committee
December 2023

Township of Langley
Est. 1873

Contents

1.0 LANGLEY'S RURAL HERITAGE 1
2.0 RURAL HERITAGE TASK FORCE: 2022 - 2023 2
3.0 THREATS TO RURAL HERITAGE 3
4.0 CHALLENGES FOR CONSERVATION OF LANGLEY'S RURAL HERITAGE 5
5.0 OPPORTUNITIES 6
6.0 CASE STUDIES – Township of Langley 9
6.1 Dixon Farmstead 9
6.2 Old Yale Park 11
6.3 Log Cabin 13
6.4 Metro Vancouver Parks 16
6.5 Fairmeade Farm 24
6.6 Winkler Farm 26
6.7 St. Alban's Anglican Church 27
6.8 Berry General Store 30
7.0 CASE STUDIES: POTENTIAL INFILL PROJECTS 32
7.1 Monahan Residence 33
7.2 Danny Cummings Residence 35
8.0 CASE STUDIES – City of Surrey 36
8.1 Historic Stewart Farm 36
8.2 Brooksdale Estate 39
9.0 MATERIAL SALVAGE 44
10.0 COMMEMORATION AND INTERPRETATION 46
10.1 Great Northern Railway 47
APPENDIX 'A' 49

1.0 LANGLEY'S RURAL HERITAGE

Rural heritage is recognized as a key component of Canada's cultural heritage, as represented in the Canadian Register of Historic Places (CHRP). Canada has a rich tradition of rural ways of life, including important achievements in agriculture – evidence of which is expressed in many historic places.

In the Township of Langley, three quarters of the land base is situated within the Agricultural Land Reserve (ALR). Langley's rural landscapes reflect its long-standing farming traditions and economy, and are part of the community's established character and identity.

In 2017, Township Council endorsed a Historic Context Statement and Thematic Framework for values-based heritage conservation. Presented under one title, *Our Shared History,* these documents distill what we know about Langley's evolution, development, and identity, and establish a framework for determining the significance of a historic place within one or more of the identified themes, subthemes, or components.

The following images are of two remaining farmhouses in the Township of Langley: the Matheson Residence in Willoughby and the Fidler/Worrell Residence in Milner. Both are formally recognized for their heritage value via listing on the Community Heritage Register. Additionally, the Matheson Residence is protected through a Heritage Revitalization Agreement.



Matheson Residence, 1898
19893 64 Avenue



Fidler/Worrell Residence, 1912
21196 Crush Crescent

2.0 RURAL HERITAGE TASK FORCE: 2022 - 2023

The Heritage Advisory Committee (HAC) had identified Langley's rural heritage as a topic of interest for some time, although little work had been accomplished. In 2022, HAC called for the establishment of a Rural Heritage Task Force[1] with a clear purpose, and refined Terms of Reference (see Appendix 'A') in order to advance its approved committee work plan through the balance of the year[2]. Specifically, this Task Force would:

- Help define the threats to Langley's rural heritage assets and the challenges for their preservation;
- Identify innovative opportunities for retention and conservation by:
  - Balancing agricultural and heritage objectives through an economic development lens;
  - Defining potential 'win-win' scenarios to support conservation of historic farmhouses including for non-residential use;
  - Developing best practices and potential conservation precedents through case study opportunities; and
  - Recommending policy and regulatory changes to support conservation of heritage structures in Langley's rural areas.

The Rural Heritage Task Force was established by resolution of Council in May 2022, and its mandate was extended for a second 180-day term starting in March 2023. Task Force members were:

- Rosemary Genberg (HAC Community Co-Chair)
- Fred Pepin (HAC)
- Helen Williams
- Ted Lightfoot
- Jim Foulkes

The Task Force has also addressed other items in HAC's 2022 work plan including:

[1] Under its Terms of Reference, HAC may establish a task force for a specific purpose to undertake special projects which may require extended consultation, review, and planning, subject to prior approval by Council. The duration of a task force is up to a maximum of 180 days.

[2] As 2022 was a municipal election year, the Township's Advisory Committees would not be holding meetings during the last half of the year. The establishment of three task forces (including one for Rural Heritage) enabled progress to continue on HAC's approved work plan through the balance of 2022.

- Examining opportunities for material salvage from deconstruction of rural buildings – as a way of promoting sustainability; and
- Supporting the development of an interpretive program for the former Great Northern Railway, and consideration of other opportunities for interpretation of Langley's rural heritage.

The work of the Rural Heritage Task Force is now complete, and its findings and recommendations will support further work to:

- increase public awareness and appreciation of Langley's rural heritage and its importance to the identity of the community;
- better understand the threats to rural heritage, and the particular challenges for the conservation of old farmhouses, barns, and outbuildings; and
- inform future policy and regulations based on emerging best practices and precedents for rural heritage conservation.

3.0 THREATS TO RURAL HERITAGE

Building Condition

As with all heritage buildings, there are common conservation challenges associated with a building's overall condition and structural integrity, and required maintenance or upgrades. For example:

- In some cases, poor original construction can compromise structural inegrity – e.g., the lack of a concrete foundation.
- Unused or abandoned structures can deteriorate over time through exposure to the elements.
- Deferred or limited maintenance may result in natural wood rot and other material failures leading to demolition by neglect.

Depending on the required scope of work, addressing these issues may require the property owner to meet current Building Code requirements or current zoning or other municipal regulations. A recognized heritage building may, however, be eligible for Building Code 'equivalencies or alternative compliance methods.

Obsolescence

Technological advancements and the nature of contemporary agri-businesses have made some traditional farming practices and associated farm buildings obsolete. For example, the 'wrapping' of hay bales today has made hay storage in concrete silos unnecessary. Anecdotally, there may be 100 or so obsolete silos still standing in Langley. Are these structures simply redundant now, or can they be re-purposed?

Regulatory Framework

The demand for large new homes on rural properties, whether or not they are in active farm use, and limitations on the size of second dwellings under municipal and Provincial regulations may result in disincentives for the retention of historic farmhouses.

The Agricultural Land Commission (ALC) does not consider the heritage significance or value of rural heritage buildings in the application of land use regulations for the Agricultural Land Reserve (ALR), particularly related to principal and second dwellings on farm properties. As there are no provisions for the exemption of heritage buildings from such regulations or for the consideration of variances to allow for their retention, these structures are inherently vulnerable to demolition.

If, on the other hand, the regulatory framework for agricultural properties fully considered the value of heritage buildings, the Township of Langley could apply various tools under the Local Government Act (Part 15) and the Community Charter to support private conservation efforts. For example, former farmhouses and workers' accommodations could be retained or repurposed for non-residential uses – e.g., to support agricultural operations, and related events, and sales – possibly through a Heritage Revitalization Agreement (HRA).





Principal Residence and Workers' Accommodations at Fairmeade Farm, 6750 232 Street

Township staff have raised concerns about the vulnerability of Langley's rural heritage to both Heritage BC and the Canadian Association of Heritage Professionals (BC & Yukon Chapter), and believe that further dialogue is needed between the Provincial ministries responsible for Agriculture and Heritage Conservation (see Section 5.2). The objective would be to the recognize the value and significance of rural heritage buildings, and to establish policies and regulations that incentivize rather than discourage private conservation efforts.

Heritage Assets in Metro Vancouver Parks

In the Township of Langley, there are a number of rural heritage buildings and other structures located in Metro Vancouver Parks – i.e., on former farmlands (see case study in Section 6.4). Metro Vancouver Parks has a responsibility and budget to maintain heritage buildings that are formally recognized via listing on a Community Heritage Register or are legally protected. The same commitment does not apply to structures of 'heritage interest' – e.g., that are listed on or recommended for listing in a Heritage Inventory.

While the regional government is respectful of maintaining heritage buildings, and has worked in a conservation partnership with the Langley Heritage Society, the primary mandate of Metro Vancouver Parks is public recreation, not heritage conservation. Therefore, these structures can become vulnerable over the long term, particularly if they do not have a particular use, are found to be in conflict with future park development plans, or become a financial liability due to ongoing maintenance requirements.

4.0 CHALLENGES FOR CONSERVATION OF LANGLEY'S RURAL HERITAGE

Public Awareness

The Township of Langley has built a fairly comprehensive heritage conservation program, particularly in defining the community's historical context and thematic framework, in the documentation and recognition of individual heritage buildings, the development of heritage policies in community and neighbourhood plans, and the establishment of two heritage conservation areas. However, general public awareness and understanding of Langley's 'heritage' remains limited.

For example, while there were 4.6 million views on www.tol.ca during a one-year period (July 2021 through June 2022) only 0.04 percent were heritage-related. Lack of public awareness may be more pronounced when it comes to Langley's rural areas where old farmhouses, barns, and outbuildings may not be as publicly visible compared to heritage buildings in a more urban context.

Another HAC task force is examining ways of improving the Township's heritage information, education, and awareness programs – including a complete review of existing online content and communications methods, as well as best practices from other jurisdictions. The objective is to make information more readily accessible and user-friendly.

Documentation and Assessment

Another area of interest is to fully document Langley's rural heritage – perhaps starting with a review of existing inventories and documented sites, and the Township's Heritage Gap Analysis.

The Task Force also noted the importance of heritage trees and rural landscapes, as the context for interpreting heritage values. There are a number of landscape features already recognized for their heritage value via listing on the Community Heritage Register.

Economic Viability

Balancing the costs of heritage conservation with the economic benefits of retention and re-use will be the key to successful outcomes. For example, how can a property owner derive income from obsolete farm buildings to warrant ongoing maintenance?

Another challenge in supporting adaptive re-use of obsolete farm buildings may be related to insurance, specifically liability insurance if proposed uses and activities include public access.

There are, however, some insurance providers with a greater understanding of 'heritage' buildings and associated issues, which are not as risk averse as other potential insurers.

Goal #3 in the Township of Langley's Heritage Strategy (2012) is to link heritage conservation and economic development; specifically in supporting cultural tourism, filming, and supporting commercial activity and marketing of Langley's historic communities. However, this recommendation has never been formally implemented.

Financial Support

Rural heritage conservation projects are eligible for funding under the Township's Heritage Building Incentive Program (HBIP); however there appears to be some misconception that this grant program only supports conservation and maintenance of houses and designated commercial buildings.

One of the directions under consideration, as part of the grant program review, is the provision of funding for property owners to access heritage expertise at an early stage – i.e., to retain qualified consultants to undertake heritage assessments, prepare statements of significance, and develop conservation plans to guide preservation, restoration, and rehabilitation work, and the long-term maintenance of recognized heritage buildings.

5.0 OPPORTUNITIES

Government and Community Cooperation

The Township of Langley's powers and responsibilities related to heritage conservation are laid out in the Local Government Act (Part 15) and the Community Charter.

The Provincial government plays a key role in heritage conservation through administration of the BC Heritage Register, administration of the Heritage Conservation Act which includes jurisdiction over archaeological sites, and the development of heritage legislation.

At the federal level, the Historic Places Initiative includes administration of the Canadian Heritage Register, and the Standards and Guidelines for the Conservation of Historic Places in Canada. Both senior governments may also provide financial support for heritage planning and conservation through periodically available grant programs.

As noted above, Metro Vancouver Parks has responsibility for stewardship of heritage buildings located within the regional parks network. However, as heritage conservation is not a primary mandate, that stewardship role is often dependent on partnerships with local governments and community heritage organizations, as is the case in Langley Township.

At the local level, there are several community organizations working to advance public awareness and interest in Langley's rural heritage. These include the BC Farm Museum, Langley Heritage Society, and Alder Grove Heritage Society. It is the advocacy work and educational programs undertaken by these organizations, along with the Township's cultural facilities and

programs, which provides a solid foundation for heritage planning and conservation efforts in Langley.

Langley Heritage Society

A very successful partnership model is that developed by the Langley Heritage Society – in working with the Township of Langley, the City of Langley, and other government agencies. The Society was formed in 1979 with the mission to preserve and foster conservation of Langley's heritage resources for present and future generations. Its aims are to:

- acquire, hold, improve, preserve, develop, and restore structures of historic or architectural value;
- advocate for the preservation of Langley's distinctive built heritage and cultural landscapes; and
- educate its members and the general public about all aspects of Langley's rich cultural history.

Through its direct efforts, the LHS has been instrumental in conserving 19 significant heritage sites in Langley over the past 40-plus years – in partnership with the Township of Langley, the City of Langley, Metro Vancouver Parks, Canadian National, and Kwantlen University. Some of these sites are profiled as case studies in Section 6.0, but the following is a complete list:

CONSERVATION PROJECT		PARTNERSHIP	DATE
1.	Michaud House	Langley City / Langley Arts Council	1980
2.	Annand-Rowlatt House	Metro Vancouver Parks	1981
3.	Houston House	Metro Vancouver Parks	1983
4.	CN Station	Township of Langley	1984
5.	Wark-Dumais House	Kwantlen University	1987
6.	Lochiel School	Metro Vancouver Parks	1989
7.	Karr-Mercer Barn	Metro Vancouver Parks	1991
8.	Murrayville Pump House	Township of Langley	1992
9.	Sperling Church	Township of Langley	1992
10.	Annand-Rowlatt Outbuildings	Metro Vancouver Parks	1994
11.	Hassall House	Metro Vancouver Parks	1998
12.	CN Caboose and Railcar	Township of Langley, Canadian National	1999
13.	Loucks House	Metro Vancouver Parks	1999
14.	Markow Barn	Metro Vancouver Parks	1999
15.	Lamb-Stirling House	Township of Langley	1999
16.	Harrower House	Township of Langley	1999
17.	Moir House	C.A.R.E. Society	2003
18.	Dixon House and Barn	Township of Langley	2008
19.	Lattimer House	Township of Langley	2014

Updating the 2012 Heritage Strategy

An anticipated update of the Township's 10-year old Heritage Strategy presents a significant opportunity to elevate specific issues related to rural heritage, and to develop a strategic framework for more impactful municipal investment in heritage planning and conservation. Key learnings from the rural heritage case studies will be considered during the Strategy update.

Goal #5 in the current strategy is to Protect Langley's Rural Lands through three specific actions:

- *Action 5.1:* Support flexible use of historic farm structures and flexible zoning for non-conventional use
  - The long-term economic viability of Langley's historic rural buildings also supports the goals of Langley's Rural Plan and the Agricultural Viability Strategy
- *Action 5.2:* Explore heritage issues in rural Langley and investigate ways of providing incentives for historic farms with significant heritage buildings
  - It is anticipated that increased community interest in conserving heritage properties will result from a more impactful set of incentives, leading to the retention and enrichment of Langley's rural heritage
- *Action 5.3: Support innovative agri-business and agri-tourism initiatives for Langley's historic farms*

Actions 5.1 and 5.2 have provided key directions for establishing the Rural Heritage Task Force, and more purposeful collaboration between heritage and rural planning staff in the Community and Policy Planning Department. Thus far, there has not been much of a link established between heritage conservation and economic development in Langley – e.g., heritage conservation in support of new agri-business, agritourism, etc., so more work is needed on Action 5.3. This will require striking a balance between agricultural and heritage objectives, which have never been mutually exclusive.

At the local government level, this could mean facilitating a conversation between the Provincial government agencies responsible for agriculture and heritage, and brokering some 'win-win' opportunities. For example:

- Exempting recognized heritage buildings from ALC regulations that may otherwise deter their retention and conservation.
- The ability to host weddings and other events – e.g., using barns and other farm buildings to generate income for the farm owner and potentially subsidize the farm operation as a whole. This would require a business plan that justifies 'non-farm' uses in support of viable farming.
- There is also an opportunity to better promote Langley's rural heritage through signage, interpretive programming, driving tours, etc. – in support of historic ongoing farm

operations, farm sales and special events, and authentic branding for new agri-businesses locating in an historic farming community.

6.0 CASE STUDIES – Township of Langley

The Task Force undertook a 'case study' approach for researching specific issues and opportunities related to rural heritage, including several local examples and two from the City of Surrey. The objective was to gain a more in-depth understanding of the threats and challenges for retention and conservation of these buildings; and to examine precedent-setting projects and best practices that could be replicated in other situations. Each case study includes a set of 'key take aways' for further consideration.

The following case studies from Langley illustrate physical conservation projects (both public and private), community partnerships, adaptive re-use of obsolete farm structures, and educational programming that supports awareness and appreciation of rural heritage.

6.1 Dixon Farmstead

6120 Glover Road, Langley BC

Overview

The Dixon Farmstead in Milner includes a main house and barn dating from 1916 – 1918. These structures are listed on the Community Heritage Register and are legally protected through municipal heritage designation.



Dixon House During and Following Restoration

This historic place is an important surviving example of an early 20th century farmstead that has remained intact for over 100 years. Its significance lies in its connection to the province's earliest commercial farming activities of the Hudson Bay Company in the 1830s, its contribution to the early agricultural development of Langley, and its landmark location adjacent to the Salmon and Nicomekl Rivers, Glover Road and former BC Electric Railway that supported BC as a developing province. Today, the farm is encompassed by the Agricultural Land Reserve continuing an agricultural use tradition exceeding 180 years.

The Dixon Farmstead is also important as one of only two remaining farms on Glover Road in Milner that has retained its early 20th century barn. The Dixon barn was planned as part of a dairy operation, which signalled an important historical change in agriculture from self-sufficiency to commerce.

The Dixon Farmstead is now owned by the Township of Langley, and the property is part of the municipality's public park network.

Discussion

Today, the Dixon House looks very much like it did 100 years ago, with original fir floors, wraparound verandah, and elegant octagonal corner bay window on the second floor. Restoration by the Langley Heritage Society began in 2008 and included considerable work on rewiring, plumbing, heating, and flooring.

Original fir and cedar beams, some of them 40 feet long, are still in place in the Dixon Barn, as is the dowelling that holds it all together. According to LHS president Fred Pepin, prior to restoration the barn was almost ready to fall down due to neglect and "one-too-many snowstorms." Five hundred feet of cable were needed to stabilize the building, which also required a new foundation and roof.





Dixon Barn Before and After Restoration

The Dixon House and Barn are leased by the Township of Langley to the LHS for one dollar per year; and the LHS leases the conserved buildings to a 'caretaker tenant' who is resident on site. Rental income is re-invested in ongoing conservation and maintenance of the heritage property. The restoration efforts of the LHS took two years to complete and more than $200,000, and were recognized by an award from the Township of Langley, and a 2013 Award of Honour from Heritage BC.

Key Take-Aways

- Municipally owned heritage buildings that are located within a public park present an interesting conservation opportunity as there is typically no pressure to demolish an old structure to make way for new development. However, successful conservation of a publicly owned heritage building requires an appropriate ongoing use whether it be for public use, rental tenancy, or other purposes.

- Formal recognition of heritage value and legal protection through municipal designation justify community efforts for the conservation and ongoing maintenance of such buildings.
- This successful conservation project was enabled by a good working relationship between the Township of Langley and the Langley Heritage Society – enabling the local government to tap into the passion and expertise of this respected community organization and its talented volunteers.
- Resident (tenant) caretakers ensure a continuing 'life' and purpose for the conserved buildings, and rental income is reinvested by the LHS into ongoing conservation and maintenance
- The story of this historic site and the conservation project are recorded in a brief video, which forms part of the LHS's educational and outreach programs: https://www.langleyheritage.ca/dixon-house-and-barn/

6.2 Old Yale Park

22495 Old Yale Road, Langley BC



Overview

A current initiative of the Langley Heritage Society (LHS) is a joint project with the Township of Langley to restore an historic barn in Old Yale Park in Murrayville. To the layperson, this structure may appear as a dilapidated relic. To the skilled and knowledgeable LHS volunteers, it is structurally sound and a good candidate for conservation.

The property on which the barn is located is associated with a variety of settler owners starting with a Crown grant to Nels Nelson in 1891, and subsequent periods of Crown ownership when it was managed by the Soldier Settlement Board (1919-1944) and the Veterans Land Act (1951-1959). This barn is valued as a surviving example of Langley's agricultural heritage and for its

location on historic Old Yale Road[3]. It is also representative of various heritage themes in Langley's Historic Context Statement and Thematic Framework (a.k.a. *Our Shared History*).

Discussion

Under a proposed agreement with the Township of Langley, the Society would be providing the expertise and resources to restore the barn for future public uses. The location of the barn on an historic Langley farm (now a community park) provides a great opportunity for public access and appreciation for Langley's heritage. Old Yale Park is also seen as an appropriate location for interpretive signage related to the former Great Northern Railway which once ran adjacent to this property.

Work to date has included a building survey, historical research, and the preparation of a Statement of Significance. Moving forward a key priority is a new roof to protect the structural and material integrity of the building as conservation work is undertaken.







Map of Old Yale Park showing barn location

Key Take-Aways

- This old barn is a surviving structure from an historic farm in Murrayville. Part of the original farm is now Old Yale Park, which has a strong sustainability focus. Park features include a retained aspen grove, community garden, native plant nursery, pond habitat, enhanced creek bed, arboretum trail, dog off-leash area, and the subject barn which has been used for storage purposes.

[3] The portion of Old Yale Road between 208 and 216 Streets is legally protected through municipal designation.

- The proposed conservation of this historic structure with the technical expertise and financial contribution from the Langley Heritage Society is a great community partnership for the conservation of Langley's rural heritage.
- The conserved barn will provide a public venue for Parks programming, and heritage interpretation – both as a surviving example of an early barn and the site of an historic farm, and as part of a planned interpretive program commemorating the former Great Northern Railway in Langley.

6.3 Log Cabin

3910 244 Street, Langley BC

Overview

At the rear of a private property located at 3910 244 Street in the Salmon River Uplands is a modest log cabin constructed in the 1890s. The cabin is noted as an historic site in the Township of Langley's Heritage Inventory, with the following description:

> *"The earliest known owner of this log cabin was John Campbell, who owned the 160 acres that were the North East Quarter of Section 27, Township 10, which was at the heart of the settlement of Otter. The land was sold by 1911 to Kraus Reynolds, then subdivided in 1912. Later, the 4 ½ acres on which this cabin stands was sold to Robert McGuiness. The date of construction of this log cabin is not known, but it probably was built at the end of the last (19th) century. It now sits abandoned behind more modern structures." (p.81)*

As the Heritage Inventory has no legal status, and is primarily an information tool, it does not provide formal recognition of heritage value, nor is the structure legally protected. The fact that this historic cabin has remained in situ for 130 years is quite remarkable.





Task Force members viewing the historic cabin in March 2023

Discussion

The subject property is developed with a modest house and outbuildings related to its historic farm use. The long-time owner listed the property for sale and, being aware of the cabin's age and heritage value, approached the Township in spring 2023 to discuss options for its conservation. As the property has redevelopment potential, prospective purchasers were concerned about possible 'heritage' restrictions, and discussions with the owner focused on potential salvage and relocation.

The property was visited by members of the Langley Heritage Society (LHS) in March 2023 and, while the cabin appeared somewhat sunken into the ground and was partially covered by vegetation, the old growth timber structure was found to be in remarkably good condition. It is also an excellent surviving example of Victorian-era wood joinery.

The LHS has agreed to take ownership of the cabin, and will be working with the new owner to disassemble and remove the structure, as an alternative to likely demolition. The cabin's relatively small size and accessible location on the property means that the LHS can undertake much of this work on its own.

The intent is to store and protect the disassembled structure on another property, while future plans are developed for a possible museum display and interpretive programs. At this time, it is not known whether the cabin would be reassembled in whole or in part(s), and whether any of the salvaged material would otherwise be re-purposed, but the opportunity is there.



Detail view showing existing material conditions and wood joinery at corner of structure

Key Take-Aways

The case of this historic log cabin sheds some light on the Township's heritage conservation policies and associated protection tools, and public misconceptions of 'heritage':

- Prospective purchasers of this property had expressed concerns about its 'heritage' status without understanding what if any implications there were for the property's development.
    - The cabin is noted as an 'historic site' on the Township's Heritage Inventory, but it is not legally protected from demolition, and the property may be redeveloped in accordance with existing zoning regulations.
- If an owner had applied for a permit to demolish the cabin, its heritage status (Inventory) would have been flagged, and the application referred to Community and Policy Planning. That would have triggered a conversation with the property owner regarding conservation options – but the Township could not legally deny a demolition permit if the owner did not wish to retain the structure. [4]
- If the building was formally recognized for its heritage value via listing on the Township's Community Heritage Register (by resolution of Council), the property owner would be eligible for:
    - Grants under the Heritage Building Incentive Program (HBIP) for ongoing conservation and maintenance of the cabin; and
    - Consideration of incentives[5] for the cabin's conservation through a Heritage Revitalization Agreement (HRA) and ongoing legal protection through designation.
- The value of the Register is that it opens up possibilities for conservation and legal protection by offering a valuable 'carrot' rather than a punitive 'stick' - which is the typical misconception about heritage conservation.
- In the case of this historic cabin, relocation and material salvage are realistic conservation options given the planned redevelopment of the property by the new owner, and the opportunity to re-purpose the structure for public education and awareness programs.
- The willingness of both the vendor and purchaser to see the cabin saved, and an experienced and knowledgeable community partner (LHS) willing to step up to do the 'heavy lifting' provides a win-win opportunity for heritage conservation in Langley.

[4] It is not clear whether a demolition permit would be required. Typically, anything constructed with a building permit would also be subject to a demolition permit; and structures under 100 square feet are typically exempted from this requirement.

[5] HRA "incentives" could include Zoning Bylaw and other regulatory bylaw variances to provide additional development potential as an incentive to conserve and protect a recognized heritage building.

6.4 Metro Vancouver Parks

Various Sites, Langley BC

Overview

In the discussion on 'threats' to Langley's rural heritage (see Section 3.0 above), it is noted that a number of heritage buildings in the Township are located within Metro Vancouver Parks; specifically, in Aldergrove, Campbell Valley, Derby Reach, and Glen Valley Regional Parks.

Metro Vancouver has 'inherited' a stock of heritage buildings and structures through the acquisition of lands for regional park purposes. In the case of the Township of Langley, most of these have been rural and farm properties – so historic buildings typically include farmhouses, barns, and various farm outbuildings.

Metro Vancouver has a responsibility and budget to maintain heritage buildings that are formally recognized via listing on a Community Heritage Register. Recognized heritage buildings in Metro Vancouver Parks within the Township off Langley have been legally protected through individual designation bylaws; whereas other structures that remain of 'heritage interest' that are not formally recognized or protected remain vulnerable to demolition – if there is no use for them, or they become a financial liability. One example is the former Langley Speedway in Campbell Valley Regional Park.

The primary responsibilities of Metro Vancouver Parks are public recreation and environmental stewardship, not heritage conservation. Therefore, partnerships with local governments and community heritage organizations are key for conserving and maintaining heritage buildings, and ensuring compatible contemporary uses.

Discussion

Township staff met with Metro Parks staff in May 2023 to gain a better understanding of the diverse heritage resources located within Langley's regional parks, and to discuss issues and opportunities associated with their use, conservation, and ongoing maintenance:

1. Aldergrove Regional Park

There are two heritage buildings located in Aldergrove Regional Park: (1) Loucks Residence, 1910; and (2) Shortreed Cabin, 1887.



Loucks Residence and Barns

Loucks Residence

The Loucks Residence dates from 1912. It is listed on the Community Heritage Register and is municipally designated. The following extract is from the Statement of Significance for the Loucks Residence:

> *"The Loucks Residence was constructed early in the development of Southeast Langley. The community was opened in earnest to settlement with the completion of the Great Northern Railway through South Langley in 1909, as well as the British Columbia Electric Railway's freight and passenger service, which began in 1910. Early settlers in the sparsely populated area maintained a relationship with neighbouring communities, including Surrey to the west and Blaine, Washington, to the south, relying on such places for business transactions and mail service.*
>
> *This was typical of the farmsteads that were built near the border during the formative years of South Langley. The booming economy of the Edwardian era also helped spur development across the Lower Mainland and the Loucks Residence, built in 1912, represents the farmsteads established during this dynamic time, when demand for products exponentially grew, in order to serve the quickly expanding regional population."*

This site within Aldergrove Regional Park also contains historic barns and outbuildings. The house is in very good condition, and retains numerous original features on both the interior and exterior. Metro Parks has commissioned a conservation plan to guide any alterations and upgrades to the building, along with general building maintenance.



Majestic view of the Loucks residence with its original wrap-around porch

The Loucks Residence was tenanted until recently, and has frequently been used as a filming location which has generated rental income that can support ongoing building maintenance. Metro Vancouver Parks staff have also been exploring possible alterations to the building to accommodate staff offices and meeting space.





Loucks Residence – interior features

Shortreed Cabin

The Shortreed family were pioneer settlers in the Aldergrove area in the 1880s, and the family history is well-documented in the municipal archives. The 1920s era James Shortreed Residence is legally protected through municipal heritage designation.

The lesser-known Thomas Shortreed Homestead Residence (a.k.a. Shortreed Cabin) was constructed circa 1887-1890. It is noted in the Introduction to the Township of Langley Heritage Inventory as a "modest example of a settler's first house" and is described as a "simple one and one-half storey structure, with a side gable roof, built of square logs dovetailed at the corners." It was, however, not classified as an historic place when the Inventory was prepared.



Image of Shortreed Cabin from Langley's Heritage - Township of Langley Heritage Inventory, p.5

The 33 square metre (355 sq.ft.)cabin was originally located at 27134 – 27 Avenue, and was lived in until the 1960s. It was deeded to the Alder Grove Heritage Society by the Parkin family, and relocated in 1993 onto a newly built foundation at the Elk's Grove Children's' Camp at the Matsqui (now Abbotsford) side of Aldergrove Lake Regional Park.

It was stated in a newspaper article at the time that the GVRD (now Metro Vancouver) would apply to the District of Matsqui (now the City of Abbotsford) to have the cabin designated as a municipal heritage building. However, the building is not listed on the City of Abbotsford's Community Heritage Register, and it does not appear to have been designated.



History moves to park

The historic Shortreed cabin is moving south —to a new home in Aldergrove Lake Regional Park.

Moving and restoring the century-old cabin is being managed through cooperation between the Alder Grove Heritage Society, the Elks Recreation Children's Camp Society, and the Greater Vancouver Regional District.

Built by pioneer Thomas Shortreed in the 1880s, the log structure is a superb example of how settlers built their homes. The cedar roof's pitch is reminiscent of early Fraser Valley buildings.

The 13-square-metre cabin was lived in until the 1960s.

Mr. Shortreed's talent as a violin maker is reflected in the quality of the building's dovetail joints. No nails are visible. A carved log stairway provides access to an upper floor.

Until this morning, the cabin was located on private property near 272nd St. It was deeded to the Alder Grove Heritage Society by the Parkin family.

Members of the Aldergrove Elks Club recently completed the cabin's foundation in the southeast corner of Aldergrove Lake Regional Park.

Relocation of the cabin was slated to take place this morning. After the relocation, the plan is to transfer ownership from the heritage society to the GVRD, which will lease it to the Elks Society to use in its proposed children's camp, perhaps as a showroom for camp memorabilia.

The GVRD will apply to the District of Matsqui to have the cabin designated as a heritage municipal building. A commemorative plaque placed on the cabin by the Heritage Society will provide park visitors with historical information.

SHORTREED CABIN's heritage value was only realized recently by Hank Parkin, who bought the property it's on 15 years ago. Parking is helping to preserve the historic building by facilitating its move to Aldergrove Lake Park.

Rebecca Blissett photo

The Shortreed Cabin being moved in 1993. Fred Pepin, Langley Heritage Society president is driving the tractor.

Metro Parks staff indicate that they have had preliminary discussions with the Township of Langley regarding a possible transfer of ownership, and relocation of the cabin to Kinsmen Heritage Park in Aldergrove.





Contemporary images of the Shortreed Cabin (courtesy T. Quiring)

The Alder Grove Heritage Society has expressed interest in the cabin as additional exhibition space, adjacent to its museum space within the 1910 F.J. Hart Building (former BC Telephone Company Exchange). At this time, the cabin remains within Aldergrove Regional Park, and there is no update regarding a possible relocation.

It is interesting to note the Alder Grove Heritage Society's continuing interest and involvement in the future of this historic building over the past 30 years, which speaks to the importance of community advocacy in raising public awareness and support for heritage conservation.

2. Campbell Valley Regional Park

Campbell Valley Regional Park in South Langley is home to the Annand/Rowlatt Farmstead, comprising various structures dating from 1888 to 1939. The Langley Heritage Society was involved in the conservation of the farmstead buildings, which have been tenanted by Metro Parks. There is also interpretive signage on site.



Annand/Rowlatt Farmstead





Lochiel School

The other heritage structure in Campbell Valley Regional Park is Lochiel School – one of the oldest remaining one-room schoolhouses in British Columbia. It was built in 1924 to replace the original 1889 Lochiel School. The Statement of Significance for Lochiel School illustrates its local history:

> *"The first Lochiel School, originally known as Biggar's Prairie School, was built in 1896 on North Bluff Road (now 16 Avenue), in the area originally known as Biggar's Prairie. The school operated irregularly due to lack of pupils. In 1924, it was replaced by this one room structure, which was used for one year before it was decided to bus*

students to Murrayville. In 1937, Lochiel was re-opened due to overcrowding at Murrayville. In 1950, the school was moved to a three-acre plot on 224 Street just south of 16 Avenue, and a number of additions and portables were later added to the site. Arsonists set fire to the school in 1975, but despite smoke and water damage, this original structure survived. It was moved off the property by the Lochiel Community Club, and sat idle for a decade, but was relocated in Campbell Valley Regional Park by the Langley Heritage Society (in 1987), and restored to its original appearance. It is now used for historic programs that interpret early education in Langley."

Today, Lochiel School serves as a 'living museum' where students from the Metro Vancouver and Fraser Valley regions can spend a day in a heritage school from the 1920s.

3. Derby Reach Regional Park

Heritage buildings within Derby Reach Regional Park include the Houston Residence and farm outbuildings including a milk house and smoke house (1909); and the Karr-Mercer Barn, which was constructed in Chilliwack in 1875 but later dismantled, then relocated to and reassembled in Langley.

Ongoing conservation and maintenance of the Houston Residence is overseen by the Langley Heritage Society, and the property is rented to a tenant caretaker – providing for a continuous residential use of this recognized heritage building.



Houston Residence and Milk House (1909)



Karr-Mercer Barn (1875)

4. Glen Valley Regional Park

Constructed during the First World War, ca. 1917, the Hassall Residence is significant for its association with the development of Northeast Langley, adjacent to the Fraser River, and in relation to the Soldiers' Settlement Board established in Canada in 1917. The site is additionally valued for its association with its long-term owners, the Hassalls, as well as for its vernacular design, representative of the time in which it was developed.

The Glen Valley area of Langley was settled early in the Township's history due to its proximity to the Fort, its fertile land, and its accessibility provided by the river and the railway. The area evolved around McKay's wharf at the foot of Jackman Road (now 272 Street). The original McKay house, which contained the first post office, as well as the first store in 1904, was moved away from the river, and this residence was constructed in its place, though further from the river's edge, near the 1910 Jackman British Columbia Electric Railway (BCER) Interurban stop.

The Greater Vancouver Regional District (GVRD; now Metro Vancouver) purchased this property and the surrounding land in 1994 in order to create the Glen Valley Regional Park. The site remains significant as a reminder of the development of the Glen Valley area in Northeast Langley.



Hassall House photographed in 1995 just prior to restoration





Hassall House following restoration by the Langley Heritage Society

This house is another example of the conservation partnership between Metro Vancouver Parks and the Langley Heritage Society. Now restored, the house is lived in by a tenant caretaker. Reflecting the rustic park setting, there is no water service to the house, so potable water is delivered to a storage tank on site.

Key Take-Aways

- Overall, Metro Vancouver Parks has been a good steward of the heritage buildings located in its various regional parks within the Township of Langley. However, its ability to do so has depended on a strong working relationship with the Langley Heritage Society, and the proactive efforts of the Township in formally recognizing the heritage value of these buildings, and ensuring ongoing legal protection through heritage designation.
- Heritage buildings located within Metro Vancouver Parks are maintained through its capital program, but there is no 'heritage' lens used in maintenance decisions. In this regard, Metro staff are looking to leverage their existing working relationship with Township Parks staff, to include Community and Policy Planning on heritage-related matters.
- Metro Vancouver has undertaken condition assessments on heritage properties[6] within regional parks, which demonstrates a commitment to best practices.
- It has been recommended that heritage buildings in Metro Vancouver Parks be included in any municipal or community-led heritage tours – to expand public awareness of the Township's remaining rural heritage, and to consider future opportunities for public programming at these sites.
- While not formally recognized as one of its mandates, Metro Vancouver Parks does play a significant role in the conservation of rural heritage resources within the region; and further advocacy work may be required to ensure that the regional body has the budgetary resources to fulfil this role.

[6] Condition assessments were prepared by Barry McGinn, a noted heritage conservation professional.

6.5 Fairmeade Farm

6750 - 232 Street Langley BC

Overview

The privately-owned Fairmeade Farm in the Salmon River Uplands is a large property of approximately 157 acres. While it is not noted in the Township's Heritage Inventory, subsequent historical research, and a Statement of Significance (SOS) prepared in 2022 indicate that the property has considerable heritage value.

- *Fairmeade Farm is valued for its association with the early farming community and agricultural development of Langley as the farmstead of Jacob and Jessie Haldi. The Haldis purchased the property in 1891, combining it with the quarter section to the south, and farmed the property from at least the mid-1890s.*
- *The property is also a well-preserved example of a 'show farm' developed in the 1940s by the Glaspie family. This is representative of an era of investment by prominent BC families in stock breeding and farm estates in the Fraser Valley. Elmer and Poppy Glaspie purchased the main part of the Haldis' Fairmeade Farm in 1940 as a recreational property. The Glaspies further cleared the fields and meadows, added staff cottages as well as further barns, stables and other buildings. They had a new house built in 1941 (and Glaspie family ownership continued into the 21st century).*



Main Residence (built 1941)



Poplar-lined driveway








Other residences and outbuildings at Fairmeade Farm (June 2022)

Discussion

The property was recently sold, and the current owners are looking to establish an estate winery and other agricultural uses, and build a new family home. Under current Agricultural Land Reserve (ALR) regulations pertaining to residential use, there would be a requirement to decommission some of the historic residences on this property. The owners are working with a consultant to examine how the many historic farm buildings could be retained in support of the winery operation and potentially other farm uses.

The owners have been supported in these efforts by staff from the Township's Community and Policy Planning Division, with expertise in agriculture and heritage conservation.

Key Take-Aways

- Recent historical research on the Fairmeade Farm has revealed a rich story related to Langley's earliest settlers, the development of Langley's farming community, and a connection to Langley's various heritage themes – suggesting that this property has significant heritage value.
- The history of this farm goes back to the early 1890s, and the collection of 20th century farm buildings (main residence, cottages, barns, stables, and other outbuildings) is virtually intact.
- With a new property owner interested in the history and character of this site, there is an opportunity to explore various retention options, while complying with ALR regulations.
- The Statement of Significance provides the rationale for adding this property to the Community Heritage Register, which would enable consideration of zoning and other municipal regulatory bylaw variances to facilitate heritage retention and conservation – e.g., through a Heritage Revitalization Agreement (HRA).



Historic Fairmeade Farm gate post at entrance to driveway

6.6 Winkler Farm

2946 - 212 Street Langley BC

Overview

In June 2022, members of the Task Force were invited to view an innovative project to rehabilitate and re-purpose semi-derelict farm buildings for a new veterinarian 'horse' practice. While this was not a heritage conservation project per se, it illustrates the potential for adaptive re-use of older buildings, and highlights the specific opportunities and challenges afforded by Langley's rural heritage buildings.





Exterior views of rehabilitated barn

Discussion

This project, undertaken in 2004 by Task Force member Ted Lightfoot, involved the rehabilitation of an existing barn – including structural work, a new foundation, window restoration and glazing, and repairs to and replacement of exterior cladding, and other building upgrades.

Another innovative aspect of this project was the adaptation of the adjacent concrete hay silo into an office, reception area and sleeping loft for the veterinary practice.



Exterior and interior views of converted hay silo

Key Take-Aways

- While this was a very unique project, it illustrates how obsolete farm buildings can be rehabilitated for a continuing contemporary use – including the various techniques employed in the process, such as the restoration of wood-framed glazed windows in the old barn.
- Anecdotally, there are on the order of 100 obsolete hay silos in Langley which, as this example illustrates, could be repurposed for other uses. The limit is perhaps one's imagination.

6.7 St. Alban's Anglican Church

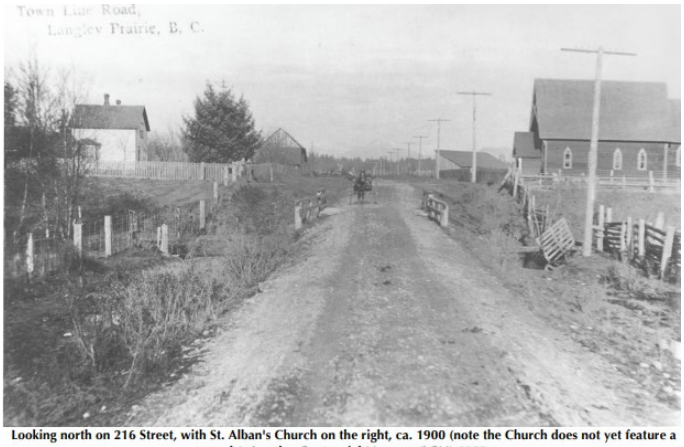
3758 – 248 Street, Langley BC

Overview

St. Alban's Church is one of the oldest buildings in the Township of Langley outside of Fort Langley. It was built in 1890 and originally located on 216 Street in the community of Milner, which connected Milner to Murray's Corner (Murrayville). Rural settlement was underway in the immediate area at this time, and there was a growing congregation of Anglican parishioners eager to attend services. During the 1910s and 1920s, the majority of newcomers settled away from Milner, and 'relocation' of the church became necessary for the continuance of services. In 1926, this building was dismantled and rebuilt at its current location at 248 Street and Fraser Highway.

Discussion

The following images of St. Alban's Church are taken from the Statement of Significance showing the building circa 1900 in its original location in Milner (below), and in its current location on 248 Street during construction of the adjacent church hall (bottom). St. Alban's Church has remained a valued community resource in two Langley neighbourhoods for 133 years.



Looking north on 216 Street, with St. Alban's Church on the right, ca. 1900 (note the Church does not yet feature a cupola), Langley Centennial Museum (LCM) 1082



Saint Alban's Anglican Church, ca. 1948, LCM 1013



St. Alban's Church photographed in 2016

St. Alban's Church is listed on the Community Heritage Register, which establishes eligibility for supportive grants under the Township of Langley's Heritage Building Incentive Program. The property owners received grants in 2015 and 2016 for restoration of original wood siding and for exterior painting. The above photo shows the building after it was painted. The building is, however, not legally protected.

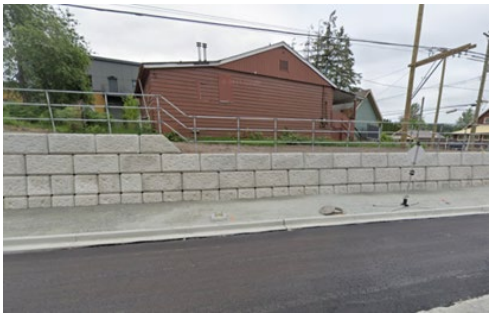
More recently, there have been issues related to break-ins and vandalism; and, building and road construction adjacent to this site have had a significant impact on access and parking. A member of the Heritage Advisory Committee had raised concerns about the vulnerability of St.

Alban's Church, specifically potential loss through vandalism or fire. It was also noted that the building's attractiveness as a public gathering space was diminished due to site constraints.

It is not known whether the building is presently tenanted, but it has taken on somewhat of an 'abandoned' appearance. The following recent images are captured from the Township's GIS mapping (Streetview), and illustrate current conditions.



View from 248 Street & Fraser Highway during recent road construction



New condition along Fraser Highway



View from 248 Street

Key Take-Aways

- While St. Alban's current location has become compromised with recent road and building construction, it remains a prominent corner, and the building is highly visible in the community. This also speaks to community awareness of its significance and concern over its future.
- The history of this 133-year-old building already having been moved once 75 years ago, suggests that future relocation would be a reasonable conservation approach, should this site no longer be attractive or functional for a place of worship and public gathering.
- Old buildings that are not in continuous use or sit empty for long periods of time become increasingly vulnerable; and if they are not maintained, the potential for 'demolition through neglect' is always there.

- Reaching out to the property owner to understand their future plans for the building(s) and property is a key next step, in determining what further Township or community support may be necessary to protect this historic place.

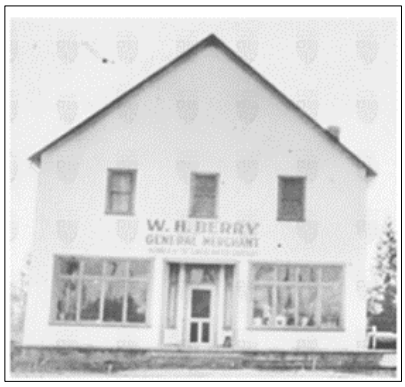
6.8 Berry General Store

23210 Fraser Highway, Langley BC

Overview

The former Berry General Store has been a community landmark on Fraser Highway since it was constructed in 1930. The building is identified as an historic site in the Township of Langley's Heritage Inventory, with the following description:

> *"Harry Berry ran his first store on Old Yale Road. In 1930, when the Fraser Highway became part of the Trans-Canada Highway system, he built this large General Store at the intersection of the Highway and 232 Street. Much of the surrounding community survived the Depression due to Berry's generous extension of credit. Jack Maitland, Berry's nephew, started working in the store in 1946, and managed it until 1980. The building has remained in mostly original condition, and is still a commanding presence at this prominent intersection." (p.89)*



Archival photo circa 1930s
(Langley Centennial Museum)

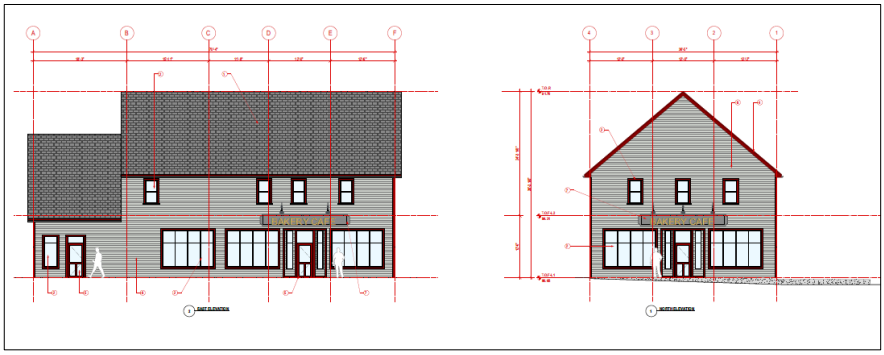
Discussion

The Berry General Store is not a legally protected heritage building. However, as all recorded buildings of heritage interest are noted in the Township of Langley's property management system, the 'heritage' attributes are identified when there is a property inquiry or proposed development application.

Township staff have been working with the current property owner on a proposed redevelopment of the property (commercial centre with three residential units) – including the retention, conservation, adaptive re-use, and legal protection of the Berry General Store. Supporting documentation includes a Statement of Significance which describes the building's heritage value and character-defining elements, and a conservation plan for proposed work on the historic building.

The enabling tools for this project (required Council approvals) include:

- Addition of the Berry General Store to the Township's Community Heritage Register (approved by resolution of Council, September 11, 2023);
- Proposed Heritage Revitalization Agreement (HRA) that incorporates Zoning Bylaw variances requested by the applicant, as a financial incentive for the conservation and protection of the heritage building[7]; and
- Proposed Heritage Designation Bylaw to provide ongoing legal protection.



Elevation drawings for conserved Berry General Store (JY Architecture Inc.)

Key Take-Aways

Municipal tools for heritage conservation are outlined in Part 15 of the Local Government Act, and they are designed to work in tandem:

- The Community Heritage Register provides formal recognition of heritage value, and enables the implementation of municipal conservation incentives – in this case, regulatory bylaw variances.
- The HRA is a negotiated agreement between the property owner and the Township, and lays out the rights and obligations of both parties in enabling the conservation of a valued heritage buildings, which may include bylaw variances.
- The Designation Bylaw provides ongoing legal protection for the heritage building including from demolition, but also lays out a process for consideration of future changes to the building (through a Heritage Alteration Permit), and punitive measures should the building be destroyed – e.g., a requirement to reconstruct in accordance with approved plans (or other provisions).

The ability to 'flag' buildings of heritage interest through the Township's land management system is the key to initiating conversations with property owners, and encouraging a conservation approach as an alternative to demolition – even if those buildings are not legally protected at the outset.

[7] As of December 1, 2023 the proposed Heritage Revitalization Agreement Bylaw stands at third reading pending completion by the applicant of required conditions for final approval.

7.0 CASE STUDIES: POTENTIAL INFILL PROJECTS

There are numerous municipal examples of 'incentivizing' the conservation of recognized heritage buildings and promoting the retention of character buildings and neighbourhoods by granting additional development rights (over what is achievable under existing zoning), in exchange for retention/conservation of valued buildings and districts. There may also be specific guidelines for new multi-family residential development that respects established neighbourhood character (e.g., Development Permit guidelines).

Until recently, the City of Vancouver used conditional approval provisions within its duplex zones (RT zones) to encourage retention of older character buildings.[8] These allowed for increased density through stratification and infill to achieve four residential units – as an economically-attractive alternative to demolition and replacement with new duplexes (2 strata units).



Retention of two 1912 character houses in an RT (duplex) zone in Kitsilano via stratification and infill development (4 strata units on each 50x120 foot lot).

The Kydd House on the right is a legally protected heritage site.

2500-block West 8th Avenue, Vancouver

Below: Kydd House (restored); Below Right: both houses circa 1919





[8] The City of Vancouver has undertaken impressive work to promote conservation of heritage and character buildings through various incentive tools and legal instruments over the past few decades. More recently, the City's push to further densify most Vancouver neighbourhoods; and recently-introduced Provincial legislation to significantly increase densities in areas proximate to rapid transit makes all buildings such as these vulnerable to demolition.

Similarly, the use of Heritage Revitalization Agreements to encourage conservation of buildings on the City's Community Heritage Register also provides for additional density.



Conservation and stratification of a 1908 Heritage House in Kitsilano, with four infill townhouses (6 units total) by Formwerks Architectural

Northwest corner of West 2nd Avenue and Cypress Street, Vancouver BC

While the City of Vancouver is governed under a separate charter, there are similar examples in other BC municipalities, where heritage buildings have been conserved under the provisions in Part 15 of the Local Government Act. These same incentive tools are available to the Township of Langley through the use of Heritage Revitalization Agreements. Two potential opportunities for heritage infill development are located in the Murrayville community and described below.

7.1 Monahan Residence

21493 – 48 Avenue, Langley BC

Overview

The David and Ethel Monahan Residence was constructed between 1895 and 1900 in the historic community of Murrayville, and is situated within the Murrayville Heritage Conservation Area. It is 'protected' only in that any changes to property within the Conservation Area (including demolition) are subject to Council approval for a Heritage Alteration Permit.

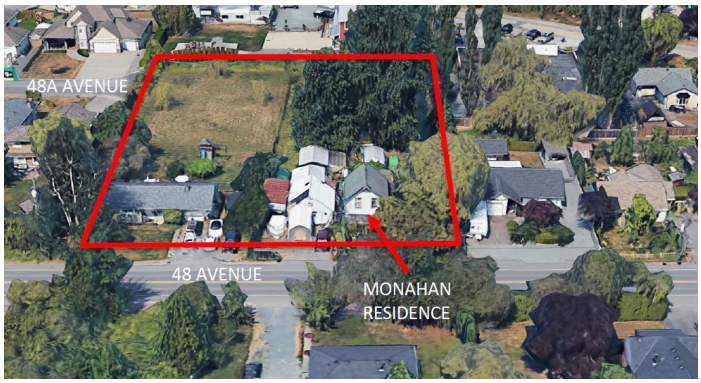
In its present condition, this building looks quite derelict, but it has been thoroughly researched and found to be of significant heritage value beyond its 128 years. The owner has also commissioned a heritage conservation plan to guide its restoration.



Image of the Monahan Residence, June 2022 (Conservation Plan prepared by McLean Heritage Planning & Consulting)

Discussion

This property is being considered for consolidation with the adjacent property for a proposed new subdivision of six lots, and the possible retention and conservation of the Monahan Residence as a signature feature of the development.



Aerial photograph of subject and adjacent properties, showing Monahan Residence on the right prior to the removal of outbuildings.

The incentive for retaining the Monahan Residence within a new subdivision (under existing zoning) would be the bonus of an additional dwelling. In this case, the Monahan Residence would be conserved as a detached suite sharing one of the new lots with a principal dwelling.



Conceptual elevation drawing – showing Monahan Residence (left) in the foreground, sharing one of the proposed new lots with a principal dwelling behind (right)

LG Burton Design

Advancing this proposal would be subject to adding the Monahan Residence to the Township's Community Heritage Register, and adoption of Heritage Revitalization Agreement and Heritage Designation bylaws.

Key Take-Aways

- While the Monahan Residence is located in the Murrayville Heritage Conservation Area, demolition would still be possible with Council approval for a Heritage Alteration Permit. This case study illustrates the inherent vulnerability of some of Langley's most historic buildings – particularly if they are not listed on the Community Heritage Register.

- With a developer interested in retaining this building as a signature feature of a proposed subdivision, the Township would have a great opportunity to see this house conserved as a 'win-win' opportunity for the property owner and the community.

7.2 Danny Cummings Residence

21537 Old Yale Road, Langley BC

Overview

Located on Old Yale Road, in close proximity to the Monahan Residence, the Danny Cummings Residence dates from 1907. It is identified as an historic site in the Township of Langley's Heritage Inventory, with the following description:

> *"Typical of the modest vernacular houses built in the area prior to the outbreak of the First World War, this one and a half storey structure retains its original wooden drop siding with cedar shingling in the gable peaks. A generous verandah wraps around the house. It is largely intact, although the original wooden-sash windows have been replaced."*

This building is included as a case study for discussion purposes, as there is the potential to realize a heritage infill project similar to that under consideration for the David and Ethel Monahan Residence (discussed above).





Images of Danny Cummings Residence 2022

Discussion and Key Take-Aways

Preliminary discussions with developers interested in the subject and adjacent properties have considered the potential for single-detached residential and townhouse development on an assembled site; and how a conserved Cummings residence could be incorporated in a new development.

- While the Danny Cummings Residence is not listed on the Community Heritage Register, it is identified as an historic place in the Heritage Inventory; and it is situated within the Murrayville Heritage Conservation Area. This gives the municipality some 'teeth' in encouraging retention and conservation of the building.
- The development opportunities presented by this site could be leveraged to see the historic building conserved through the use of a Heritage Revitalization Agreement, as has been previously used in the conservation and residential conversion of the former Murrayville (Belmont) School.

8.0 CASE STUDIES – City of Surrey

The Task force also looked at two historic farms in the City of Surrey to examine the conservation approaches and legal protection measures employed in that jurisdiction, and potential best practices for the management of significant heritage sites.

8.1 Historic Stewart Farm

13723 Crescent Road, Surrey BC

Overview

The former Stewart Farm in Crescent Beach is recognized as the only completely intact farm unit remaining in Surrey from the late 19th century. The land was pre-empted by Samuel Hardy in the 1880s and later settled by John Stewart who built the fine Victorian farmhouse in 1894. For over five decades, the Stewart family operated a hay farm and helped build the local school, church, community hall and river dykes of the historic community of Elgin.

In 1984, the City of Surrey purchased 54 acres of the former farmstead, which is now part of Elgin Heritage Park.

Discussion

The historic Stewart Farm is operated by the City of Surrey's Parks, Recreation and Culture Department: https://www.surrey.ca/arts-culture/historic-stewart-farm It is open to the public, and is promoted as an opportunity to experience local farm life in 1900. The site hosts special events, and there is year-round public programming.

The farmstead buildings have been restored over the years; and the site has received both municipal and Provincial heritage designation. The buildings are also listed in the Canadian Register of Historic Places.



Public Events at Historic Stewart Farm, Surrey BC





Stewart Farmhouse (1894) before and after restoration; with other farm buildings noted below:



Woodshed, 1894



Root Cellar, 1894



Pole Barn, circa 1900



Bunkhouse, circa 1900



Machine Shed, circa 1900



Threshing Machine Shed, circa 1900



Garage, 1920

Key Take-Aways

- The City of Surrey's purchase of this property in 1984 facilitated the development of Elgin Heritage Park centred on the historic Stewart farmstead.
- Municipal recognition of the site's heritage value as a the "only completely intact farm unit remaining in Surrey from the late 19th century" was key in establishing this unique cultural facility.
- A commitment to building conservation is reflected in the restored buildings and ongoing site maintenance.
- The primary take-away however, is that every heritage building, or heritage site needs a contemporary purpose to support and justify its long-term conservation and investment of public funds. In this case, 'heritage' is at the core of the cultural facilities, community programming, and park uses on this site – which are part of the municipality's Parks, Recreation, and Culture operations.

8.2 Brooksdale Estate

1620 – 192 Street, Surrey BC

Overview

The Brooksdale Estate in Surrey's Hazelmere community is a unique 18-acre property with a grouping of three restored heritage buildings at its core: main house, coach house, and caretaker's cottage. These buildings are legally protected through a Heritage Revitalization Agreement (HRA), and their restoration has been guided by a comprehensive conservation plan which forms a schedule to the HRA bylaw.

Brooksdale Estate is presented here as an interesting case study of rural heritage conservation, and the contemporary use of the property for the advancement of sustainable agriculture.



Main House



Coach House



Caretaker's Cottage

A Rocha Canada now operates the property as a Christian faith-based environmental centre, under the name Brooksdale Environmental Centre, which it describes as a "place of restoration, inspiration, and preparation."

Discussion

Brooksdale Estate was designed by prominent Vancouver architect Ross Lort and constructed in 1933 as a riding estate Sheldon (Sam) and Greta Brooks of Vancouver, who played a significant role in British Columbia's forest products industry. As described in the Statement of Significance,

> *"The landscape and architecture of Brooksdale provides an ideal reflection of a grand country estate. The mature landscape provides a dramatic visual backdrop to the historic place. Designed by Lort in the Tudor Revival style, the estate buildings express the success and wealth of the Brooks family. The traditional Tudor Revival style reflects a typically high-class British design taste and was appreciated in British Columbia as the supreme architectural expression of wealth and success. The style whose defining characteristic is the half-timbering detailing with dark brown boards contrasted with white stucco infill, had been popularized …a generation earlier by architect Samuel MacLure, Lort's mentor and former partner." (Donald Luxton and Associates)*

By the time the property was purchased by Elizabeth and Arnold Neufeld in 1972, it had been operating as a care facility and riding centre for persons with learning disabilities and mental health issues.

> *"Over the years the Neufelds and their staff transformed this institutional facility. Drama troupes and musical ensembles were formed. Performances were held in the big yellow barn and manor house. The residents also worked in the gardens, helping with the planting, weeding, and harvesting of the food that would later fill the kitchen. They tinkered with wood in the workshop and relaxed by the river in the late afternoons.*
>
> *The thoughtfulness with which the Neufeld family and their staff approached their clients was extended even to the land itself. Arnold Neufeld, who passed away in 2001, had a strong sense that the land was to be cared for and preserved. Over the years the family discussed their collective desire to see their property used and stewarded by a non-profit organization that would honour the care they had exhibited for this special place." (www.arocha.ca)*

According to A Rocha Canada, the organization was approached by a representative of the Neufeld family in 2009, with the intention of donating approximately 18 acres of environmentally sensitive lands, including the three heritage buildings to A Rocha Canada to support its faith-based environmental work.

A Rocha's conservation team had previously been performing various mammal, fish, and bird surveys on the property. The organization relocated to Brooksdale in 2010, leasing the property from the Neufeld family. Over the next five years, "nearly 10,000 students visited Brooksdale on environmental education trips; over 50 tons of vegetables were grown and distributed through A Rocha's Community Shared Agriculture program; and a myriad of threatened species and habitats had been studied and preserved in the Little Campbell River watershed."[9] It is important to note that The Little Campbell River, which runs through the eastern portion of the property, is the considered the most productive salmon-bearing stream of its size in the Lower Mainland.

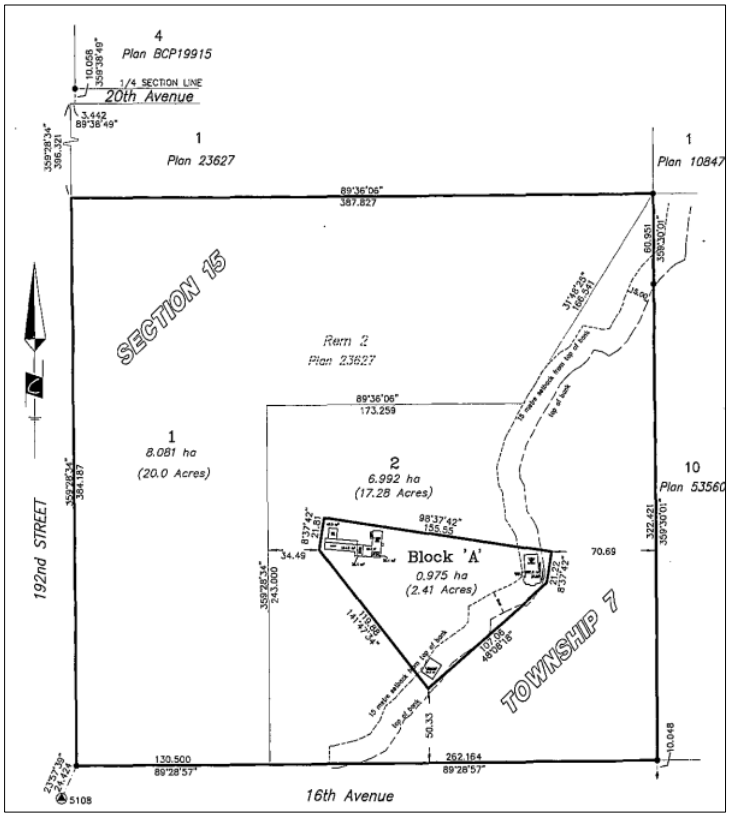
In 2012, the City of Surrey adopted a bylaw to enter into a Heritage Revitalization Agreement (HRA) [10] with the property owner (Brenda Neufeld) to conserve the significant heritage buildings on the site and subdivide the property, and establish the gift of land to A Rocha which was made in December 2015.

Key Take-Aways

- This case study illustrates the appreciation of both environmental stewardship and heritage conservation, and the generosity of a property owner with the financial means to support the work of an environmental organization that they believed in.

[9] Source: www.arocha.ca
[10] City of Surrey By-Law No. 17802.

- From a case study perspective, the key learning is the use of an HRA to establish a gift of land and conserved heritage buildings to the beneficiary. The HRA provides for the following:
    - Subdivision of the original 37.28 -cre parcel into two lots:
        - Lot 1 (20 acres)
        - Lot 2 (17.28 acres)
    - Further subdivision of Lot 2 to create a 2.41 acre 'Block A' (see sketch plan below) identified as "the heritage property." Within Block A are situated the three heritage buildings: main house, coach house, and caretaker's cottage, with the latter two apparently located within the required 15-metre setback area from top of bank.
- It would appear that the creation of Block A as an atypical subdivision would have required variances to the City of Surrey's Zoning and Subdivision bylaws (to be confirmed)



Sketch Plan of Proposed Subdivision of Lot 2 Except: Parcel A (Bylaw Plan 68128) Section 15 Township 7 New Westminster District Plan 23627

A detailed Conservation Plan[11] forms a part of the Heritage Revitalization Agreement:

[11] The conservation plan for the Brooksdale Estate was prepared by Donald Luxton and Associates, June 2012. It is included as Appendix A, to Schedule 2 of City of Surrey Bylaw No.17802

- Part I of the Conservation Plan identifies, details, and describes the character, extent and nature of the improvements and features on the Heritage Property that have heritage value and heritage character.
- Part II sets out the maintenance strategy, general standards and exemptions for the conservation and maintenance of all improvements and features on the Heritage Property that have heritage value and heritage character.
- Part III sets out the standards and specifications for restoration, rehabilitation, replication, repair, replacement, or maintenance to be undertaken and completed pursuant to this Agreement, including, but not limited to: the foundation; roof structure and cladding; building envelope, wood detailing and trims; interior conditions; and the site and landscaping.

Since 2015, A Rocha Canada has been undertaking further capital improvements to the site, including the conservation of the historic Brooksdale barn, which it envisions to become a world-class conservation and education centre.[12]



Historic Barn at Brooksdale Environmental Centre

(A Rocha Canada)

The Brooksdale Environmental Centre is considered the flagship project of A Rocha Canada, which it describes as a "living lab comprised of forests, a threatened river system, organic gardens, and heritage houses."[13] The former main house has been transformed into the Brooksdale Guest House for overnight accommodations, and for individual and group retreats.

[12] www.arocha.ca
[13] www.arocha.ca

9.0 MATERIAL SALVAGE

According to Canadian construction industry figures:

- 4 million tonnes of annual waste are generated through building demolitions
- Through decomposition in landfills, 11 billion cubic metres of CO_2eq are released into the atmosphere
- 38 percent of this demolition waste (1.5 million tonnes) is comprised of lumber, including old growth lumber, which was used in building framing in British Columbia until 1970
- 100% of this old growth lumber could be salvaged and recycled, and the value recaptured
- Old growth lumber retails at four times the cost of new lumber, is three times stronger, and has 12 times less embodied carbon
- Old growth lumber is considered the most sustainable building material on the market
- Through the process of deconstruction, only five percent of lumber ends up in the landfill whereas 90 to 95 percent is recovered and reused

In November 2021, the Heritage Advisory Committee (HAC) received a presentation by Adam Corneil, a prominent advocate for changes to municipal policies and bylaws to make deconstruction and material reuse a standard practice. Mr. Corneil is also the founder of two related businesses: *Unbuilders*, which specializes in building deconstruction; and *Heritage Lumber,* a 'reclaim product manufacturer' with its own mill that acquires reclaimed wood and produces flooring, cladding, custom-cut timber packages and furniture.

North American cities that have enacted bylaws requiring deconstruction and material salvage include Vancouver, Victoria, Portland, San Francisco, Seattle, Austin, Los Angeles, Baltimore, and Detroit. In the context of heritage conservation, material salvage and re-use is considered an appropriate best practice where old buildings cannot be retained.

Deconstruction is more labour intensive and more costly than traditional demolition but continual deposition of construction waste into municipal landfills is not a sustainable practice over the long term.

The concept of a material salvage network was to be explored by HAC, starting with its 2022 Work Plan. Further work is, however needed to understand what a 'salvage network' would actually entail, and to examine opportunities to support more sustainable building practices such as deconstruction through possible policy and regulatory changes. In the meantime, deconstruction has proven to be a viable business, given the increasing value of salvaged building materials as a sought-after design feature.



Example of reclaimed wood from a circa 1950 house used in a new kitchen countertop (Australia)
Source: Pinterest



Images of deconstruction in process. Source: Vema Deconstruction

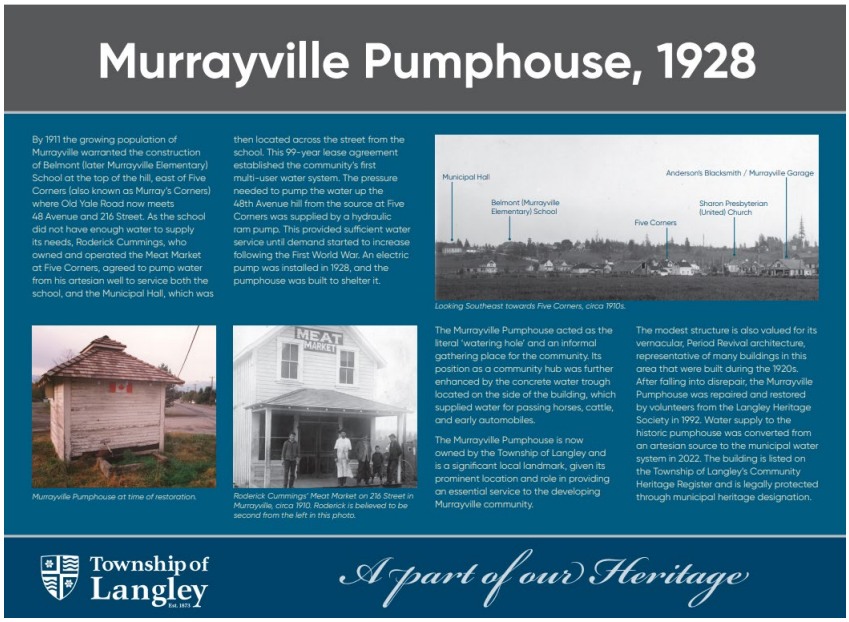
10.0 COMMEMORATION AND INTERPRETATION

There are numerous examples of heritage commemoration and interpretation – e.g., signs, information panels, and plaques in the Township of Langley. These are the results of various past initiatives, but there is no coordinated program in place, and nothing specific to Langley's rural heritage.

Historic sites that are formally recognized for their heritage via listing on the Community Heritage Register have typically been recognized with a bronze plaque, funded by the Township. On the one hand, this indicates appreciation for the heritage building and is a form of public education; on the other, this has been used by the Township as an 'incentive' for the owners to agree to have their properties added to the Register.



Example of a commemorative plaque installed on the Coronation Block in Fort Langley to recognize its heritage value as a property listed on the Community Heritage Register



Example of interpretive signage recently installed in the historic community of Murrayville



Stone Cairn commemorating the original site of Fort Langley (1827) and the subsequent Derby Townsite (1858) – installed on Allard Crescent in Northwest Langley in 1946.

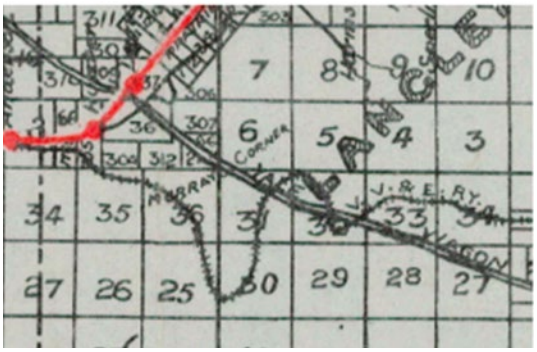


"Mile 32" Marker – one of nine extant mile markers located at one-mile intervals along the south side of the historic Fraser Highway in the Township of Langley. These concrete markers were originally installed in the early 1930s, and are characterized by their obelisk shape with engraved marker numbers.

10.1 Great Northern Railway

An interpretive project to commemorate the history and physical route of the former Great Northern Railway (GNR) in Langley had been identified as a HAC project for a couple of years, but gained some more momentum in 2022 when it was taken on by the Rural Heritage Task Force, as a related project. One of the Task Force members is an expert on the GNR and other railways, and has undertaken extensive research.

The 1911 map below shows the alignments of the British Columbia Electric Railway (BCER) in red; and the Vancouver, Victoria and Eastern (VV&E) Railway tracks zig zagging across Old Yale Road within the community of Murrayville. The "dip" on the map is adjacent to today's Old Yale Park and the historic barn which is proposed for restoration by the Langley Heritage Society. The adjacent photograph depicts the Aldergove GNR station circa 1910.





Source: Alder Grove Heritage Society

The VV&E service through Langley proved to be economically non-viable, given the fragmented and competitive railway industry in southern British Columbia in the early 1900s. It was eventually abandoned by the late 1920s/early 1930s. The proposed interpretive project will tell the story of the GNR and its subsidiary the VV&E, and their impact on shaping Langley's rural development in the early 20th century. Two possible sites in the Township of Langley for installation of interpretive signage have been identified in Murrayville and Aldergrove in the general vicinities shown (in red) in the map below.



Township of Langley
Est. 1873

APPENDIX 'A'

RURAL HERITAGE TASK FORCE

Terms of Reference

1.0 BACKGROUND

A Rural Heritage Task Force was first established in March 2020 to undertake case study research for exploring rural heritage issues in Langley, and to investigate possible incentives for the preservation of historic farm buildings. The work of that Task Force was not completed, and rural heritage remains a component of the Township's Heritage Strategy that is yet to be addressed.

In accordance with its Terms of Reference (and the applicable sections of Council Advisory Committee Establishment Bylaw 2008 No. 4700), the Heritage Advisory Committee may establish a task force for a specific purpose (up to a maximum duration of 180 days) to undertake special projects which may require extended consultation, review and planning, subject to prior approval of Council.

2.0 PURPOSE

The Heritage Advisory Committee's approved 2022 Work Plan calls for the re-establishment of the Rural Heritage Task Force with a clear purpose, and refined terms of reference to:

- Help define the threats to Langley's rural heritage assets and the challenges for their preservation;
- Identify innovative opportunities for retention and conservation by;
    - Balancing agricultural and heritage objectives through an economic development lens;
    - Defining potential 'win-win' scenarios to support conservation of historic farmhouses for non-residential use;
    - Developing best practices and potential conservation precedents through case study opportunities; and
    - Recommending policy and regulatory changes to support conservation of heritage structures in Langley's rural areas; and
- Consider opportunities for salvage of building materials from deconstruction of rural buildings – as a way of promoting sustainability.

3.0 EXPECTED TERM OF SERVICE

It is anticipated that the work of this Task Force will require a term of 180 days.

4.0 MEMBERSHIP

The Task Force should include 4 to 6 members, with half of the membership drawn from the Heritage Advisory Committee, and the balance comprised of Township residents with an understanding of Langley's rural areas and experience in heritage conservation.

5.0 RECRUITMENT AND SELECTION PROCESS

Members of the Heritage Advisory Committee with the support of Township staff will be responsible for identifying potential Task Force members.

6.0 MEETING FREQUENCY / SCHEDULING

It is anticipated that the Task Force will meet approximately six times over the length of its term, but additional meetings may be held if required.

7.0 STAFF SUPPORT

Township staff, with support from an external consultant, will facilitate the participation and contributions of the Task Force by:

- providing relevant background information;
- scheduling meetings and preparing agendas;
- attending all meetings to facilitate discussion, provide advice, and obtain input; and
- preparing meeting notes.