



REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 29, 2023 - REGULAR MEETING	REPORT:	23-97
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	08-23-0191
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100189 AND DEVELOPMENT PERMIT APPLICATION NO. 101239 (SUNMARK TOWNHOMES LTD / 20645 - 74B AVENUE AND 7521 AND 7547 - 208 STREET)		

PROPOSAL:

Application to amend the Yorkson Neighborhood Plan and rezone approximately 4.56 ha (11.2 ac) of land located at 20645 – 74B Avenue and 7521 and 7547– 208 Street to Comprehensive Development Zone CD-77 and Residential Compact Lot Zones R-CL(A), R-CL(SD), and R-CL(RH) to facilitate development of 151 townhouse units and eight fee simple lots (one single family, three rowhouse, and four semi-detached lots).

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5843 and 5844 subject to 11 development prerequisites being satisfied prior to final reading; that staff be authorized to schedule the required Public Hearing; and that Council authorize issuance (at time of final reading of Bylaws No. 5843 and 5844) of Streamside Protection Development Permit No.101239.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Yorkson Neighborhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Sunmark Developments Ltd.) Bylaw No. 5843 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sunmark Townhomes Ltd) Bylaw No. 5844 rezoning 4.56 ha (11.2 ac) of land located at 20645 – 74B Avenue, 7521 and 7547 – 208 Street to Comprehensive Development Zone CD-77 and Residential Compact Lot Zones R-CL(A), R-CL(SD), and R-CL(RH) to facilitate the development of 151 townhouse units and eight fee simple lots (one single family lot, three rowhouse, and four semi-detached lots), subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings, and necessary traffic improvements including dedications for 208 Street, 207 Street, 206A Street, 75A Avenue, 74B Avenue, internal

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- lanes, a cul-de-sac, and greenway, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw;
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
 4. Compliance with Age Friendly Amenity Area requirements;
 5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
 6. Registration of restrictive covenants acceptable to the Township:
 - a. Restricting development of townhouse units and semi-detached and rowhouse lots until a Development Permit is issued;
 - b. Identifying the units (5% of single family and attached residential) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
 - c. Prohibiting parking on internal strata roadways of townhouse development (other than in clearly identified parking spaces);
 - d. Prohibiting garages from being developed for purposes other than the parking of vehicles for the townhouse units, and prohibiting the development of secondary suites within individual units;
 - e. On lands zoned Residential Compact Lot Zones R-CL(SD) and R-CL(RH) prohibiting development of secondary suites within individual units and prohibiting garages from being developed for purposes other than parking of vehicles;
 - f. Protection of Streamside Protection and Enhancement Areas;
 7. Discharge of no build restrictive covenants registered on 20645 – 74B Avenue;
 8. Acceptance of the streamside enhancement plans, fencing, signage, and security;
 9. Registration of a statutory right-of-way for the purpose of a pedestrian connection (per April 21, 2023 site layout);
 10. Compliance with the requirements of the Community Amenity Contributions Policy, Willoughby Greenway Amenity Policy, and 5% Neighbourhood Park Land Acquisition Policy;
 11. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Sunmark Townhomes Ltd.) Bylaw No. 5843 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Bylaws No. 5843 and 5844 authorize the issuance of Streamside Protection Development Permit No.101239, in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

- a. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;

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- b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township;
- c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs;
- d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and
- e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance; and

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5843 and 5844 in conjunction with the hearing for Proposed Development Permit No. 101239.

EXECUTIVE SUMMARY:

Sunmark Townhomes Ltd. has applied to develop 4.56 ha (11.2 ac) of land located at 20645 – 74B Avenue and 7521 and 7547 – 208 Street to accommodate 151 townhouse units and eight fee simple lots (one single family, three rowhouse, and four semi-detached lots) (Attachments A through F).

To facilitate the development, the applicant proposes a site specific amendment to the Yorkson Neighborhood Plan (NP) to vary the required mix of attached and detached residential units.

The application also proposes to rezone the site to Comprehensive Development Zone CD-77 and Residential Compact Lot Zones R-CL(A), R-CL(SD), and R-CL(RH).

A delegated Development Permit for form and character is required prior to building permit issuance should Council elect to advance the application. Streamside Protection Development Permit No.101239 is being advanced in conjunction with this application in accordance with Section 4.20 of Schedule 3 of the Official Community Plan.

As the proposal supports the overall objectives of the Willoughby Community Plan and Yorkson Neighbourhood Plan, staff recommend that Council consider the plan amendment and rezoning request, subject to the completion of 11 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Yorkson Neighbourhood Plan Amendment Bylaw No. 5843, Rezoning Bylaw No. 5844, and Streamside Protection Development Permit No. 101239.

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REFERENCE:

Owner:	Sunmark Townhomes Ltd. 5566 - 120 Street Surrey, BC V3X 1Z3
Agent:	McElhanney Consulting Services 2300 Central City Tower 13450 - 102 Avenue Surrey, BC V3T 5X3
Legal Description:	Lot 1 Section 23 Township 8 New Westminster District Plan 73943 Lot 44 Section 23 Township 8 New Westminster District Plan 30444 Lot 2 Section 23 Township 8 New Westminster District Plan 73943
Location:	20645 – 74B Avenue 7521 and 7547 – 208 Street
Area:	2.49 ha (6.14 ac) 20645 - 74B Avenue 1.27 ha (3.12 ac) 7521 - 208 Street <u>0.8 ha (2.0 ac) 7547 - 208 Street</u> 4.56 ha (11.2 ac) total
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-77 and Residential Compact Lot Zones R-CL(A), R-CL(SD), and R-CL(RH).
Willoughby Community Plan:	Mixed Residential and Multi Family
Yorkson Neighbourhood Plan:	"Mixed Residential" and "Townhouse"

BACKGROUND/HISTORY:

The subject site is zoned Suburban Residential Zone SR-2 and is split designated in the Yorkson NP. The western portion of the site is designated "Mixed Residential" which permits 8-10 units per acre (UPA) if a mix of attached and detached residential units are provided in accordance with Table 4.1 of the Yorkson NP. The eastern portion of the site is designated "Townhouse" with a permitted density of 15-25 UPA (Attachment C). The northwesterly portion of the site includes a 0.83 ha (2 ac) SPEA (Attachment E).

DISCUSSION/ANALYSIS:

- Sunmark Townhomes has applied to amend the Yorkson NP on a site specific basis and rezone the 4.56 ha (11.2 ac) site to Comprehensive Development Zone CD-77 and Residential Compact Lot Zones R-CL(A), R-CL(SD), and R-CL(RH).
- The proposal will facilitate the development of 151 townhouse units and eight fee simple lots (one single family, three rowhouse, and four semi-detached lots).

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- 63 townhouse units and eight fee simple lots with a density of 10 UPA are proposed on the western portion of the site designated "Mixed Residential."
- 88 townhouse units with a density of 21.5 UPA are proposed for the eastern portion of the site designated "Townhouse."
- There are an existing five watercourses on the subject site and one watercourse located offsite in the 76 Avenue road dedication. The subject watercourses are proposed to be consolidated and reconstructed in the northwestern portion of the site.
- 0.83 ha (2 ac) of SPEA (18% of the gross site area) is proposed to be accommodated on the western portion of the site and protected by a restrictive covenant.

Adjacent Uses:

	Existing Use	Yorkson Neighbourhood Plan Designation	Existing Zoning
North:	76 Avenue and a property under application (ToL Project No. 08-23-0169) currently at third reading for townhouses on the site	Mixed Residential (8 – 10 UPA) and Townhouse (15-25 UPA)	Suburban Residential Zone SR -2
South:	74B Avenue and five suburban residential properties	Mixed Residential (8 – 10 UPA) and Townhouse (15 – 25 UPA)	Suburban Residential Zone SR-2
East:	208 Street beyond which is a property in the Smith neighborhood under Plan amendment and rezoning application to amend the land use designation to Rowhouse / Townhouse (ToL Project: 08-24-0090)	Rowhouse / Townhouse (8 – 22 UPA) and Neighborhood Commercial	Suburban Residential Zone SR-2
West:	Two suburban residential properties	Mixed Residential (8 – 10 UPA)	Suburban Residential Zone SR-2

Proposed Yorkson Neighbourhood Plan Amendment:

- The site is split designated in the Yorkson NP with the western portion designated "Mixed Residential" (8 – 10 UPA) and the eastern portion designated "Townhouse" (15 – 25 UPA) (Attachment C).
- The proposal differs from the "Mixed Residential" land use designation requirements of Table 4.1 of the Yorkson NP as follows:

- a) Column C (Type Mix): *minimum of 3 single family residential types from column A with no type providing less than 10% or more than 40% of the single family units.* The proposal includes only one type of single family unit.
 - b) Column E (Proportion): *60% minimum to 75% maximum of single family units and 25% minimum to 40% maximum multi family units.* The proposal includes 1% single family units and 99% townhouses.
 - c) Column C (Type Mix): *minimum 2 attached residential types with no type exceeding 60%.* The proposal includes 98% townhouse units.
- The applicant indicates that due to the SPEA configuration and Yorkson NP unit mix requirements, the development is not able to achieve the 8 UPA minimum required density of the existing land use designation without the requested plan amendment. As a result of the requested plan amendment, the proposed overall density is 10 UPA (based on gross site area).
 - Further, as a result of the proposed NP amendment, the number of achievable units on the western portion of the site has increased from 58 to 71. The proponent has agreed to provide additional Community Amenity Contributions for these 13 units.

Zoning Amendment:

- Bylaw No. 5844 proposes to rezone the site to Comprehensive Development Zone CD-77 and Residential Compact Lot Zones R-CL(A), R-CL(SD), and R-CL(RH) to facilitate development of 151 townhouse units and eight lots (one single family lot, three rowhouses and four semi-detached lots).
- The project complies with the provisions of the site's proposed zoning in terms of siting, site coverage, height, use, and density.

Development Permits:

- The subject site is located in Development Permit Areas 'B' – Residential in the Willoughby Community Plan.
- Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Development Permits for residential developments without commercial or industrial components with a density equal to or less than 25 UPA to a delegated staff official.
- As the proposed residential development is less than 25 UPA, the associated application is being processed concurrently for consideration by a delegated staff official.

Streamside Protection and Enhancement Development Permit:

- A Streamside Protection and Enhancement Development Permit is required for this project under Section 4.20 of Schedule 3 of the OCP.
- There are five watercourses, three Class B (yellow-coded), two Class B (yellow-coded with Class C (green-coded)) sections located on the subject site, and one offsite Class B (yellow-coded) watercourse in the unconstructed portion of 76 Avenue to be completed as part of the project. The watercourses are proposed to be reconstructed into a consolidated habitat feature in the northwest corner of the subject site.
- The SPEA will be restored with native vegetation, protected in a restrictive covenant and will be subject to a 5-year monitoring and maintenance program.

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- The proposed streamside works are consistent with the objectives of OCP Schedule 3 and the Township's Sustainability Charter.
- Proposed Streamside Development Permit No.101239 is Attachment F to this report.

Community Amenity Contributions:

The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types.

As a result of the proposed NP amendment, the number of achievable units that can be accommodated on the western portion of the site has increased from 58 to 71. As such, the proponent has volunteered to provide additional Community Amenity Contributions for these additional 13 units to address changes in built form.

Based on current rates, the CAC calculation for this proposal is as follows:

	Unit Count	Rate per Unit	Total
Townhouses	151	\$14,400.00	\$2,174,400.00
Rowhouses	3	\$14,400.00	\$43,200.00
Duplexes	4	\$14,400.00	\$57,600.00
Single family	1	\$16,900.00	\$16,900
Units exceeding the maximum achievable density at the western portion of the site	13	\$20,000	\$260,000.00
	159		
Total			\$2,552,100.00

Tree Protection / Replacement:

The applicant has submitted tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
15	0	272	272	54	326

Policy Considerations:

The proposed Yorkson Neighbourhood Plan amendment and rezoning facilitates the development of 151 townhouse units and eight lots (one single family lot, three rowhouse, and four semi-detached lots).

In staff's opinion, the proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Yorkson Neighbourhood Plan. Staff recommend that Council give first and second reading to Bylaws No. 5843 and 5844 (subject to 11 development prerequisites); authorize issuance (at time of final reading of Bylaw No. 5843) of accompanying

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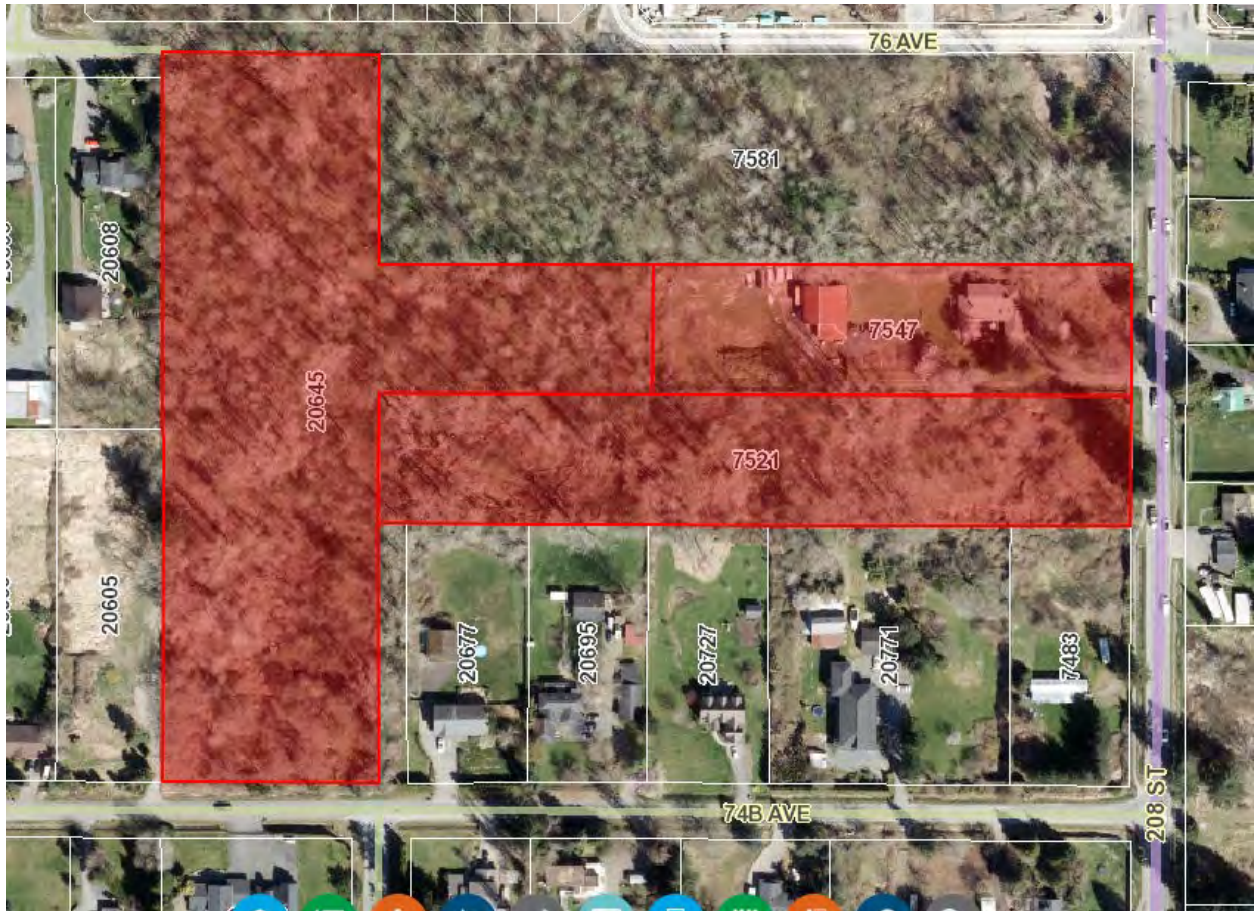
Streamside Protection Development Permit No. 101239; and authorize staff to schedule the required Public Hearing for Yorkson Neighborhood Plan Amendment Bylaw No. 5843 and Rezoning Bylaw No. 5844.

Respectfully submitted,

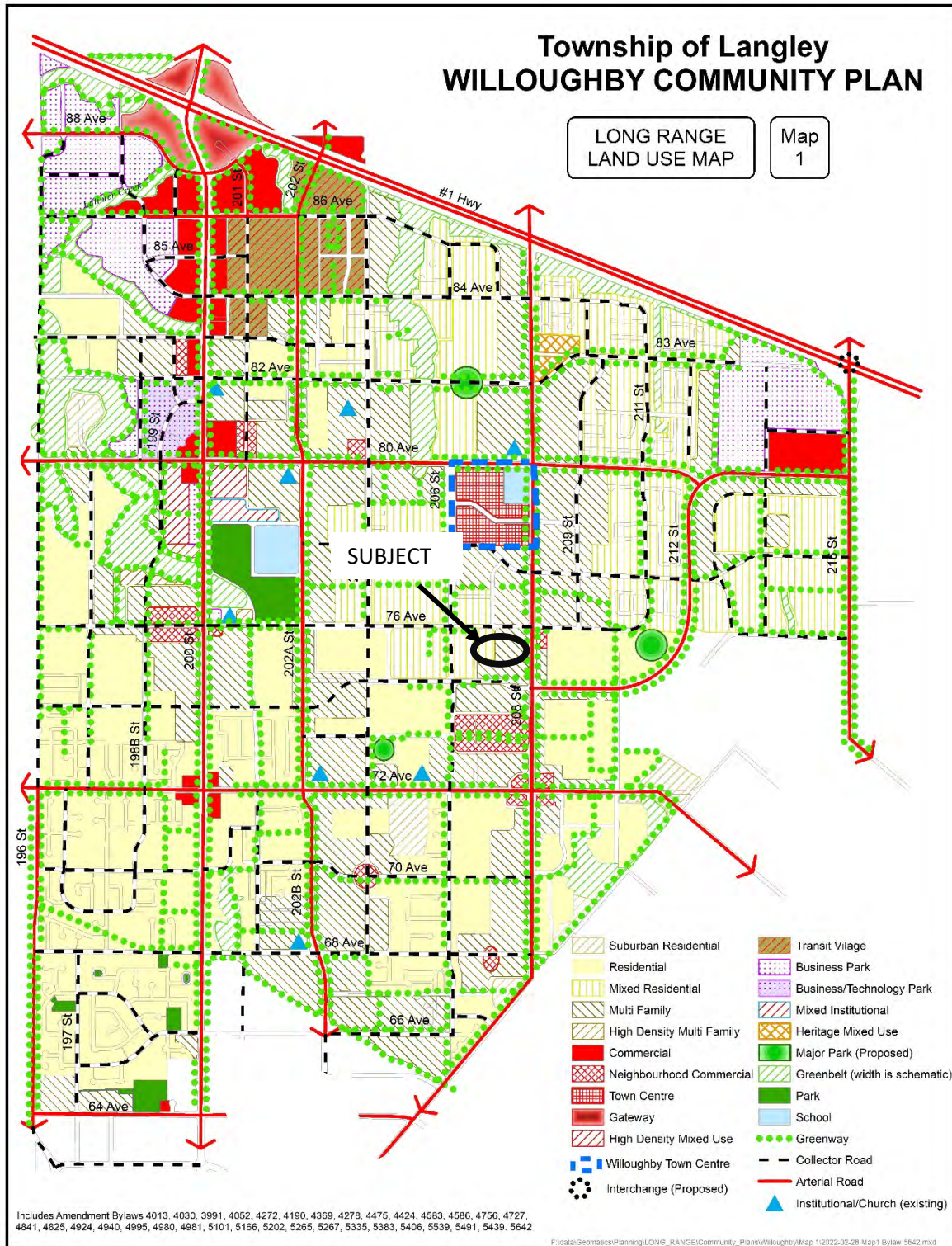
Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Willoughby Community Plan Map
ATTACHMENT C	Yorkson Neighbourhood Plan Map
ATTACHMENT D	Zoning Bylaw No. 2500 Map
ATTACHMENT E	Site Plan Submitted by Applicant
ATTACHMENT F	Development Permit No. 101239

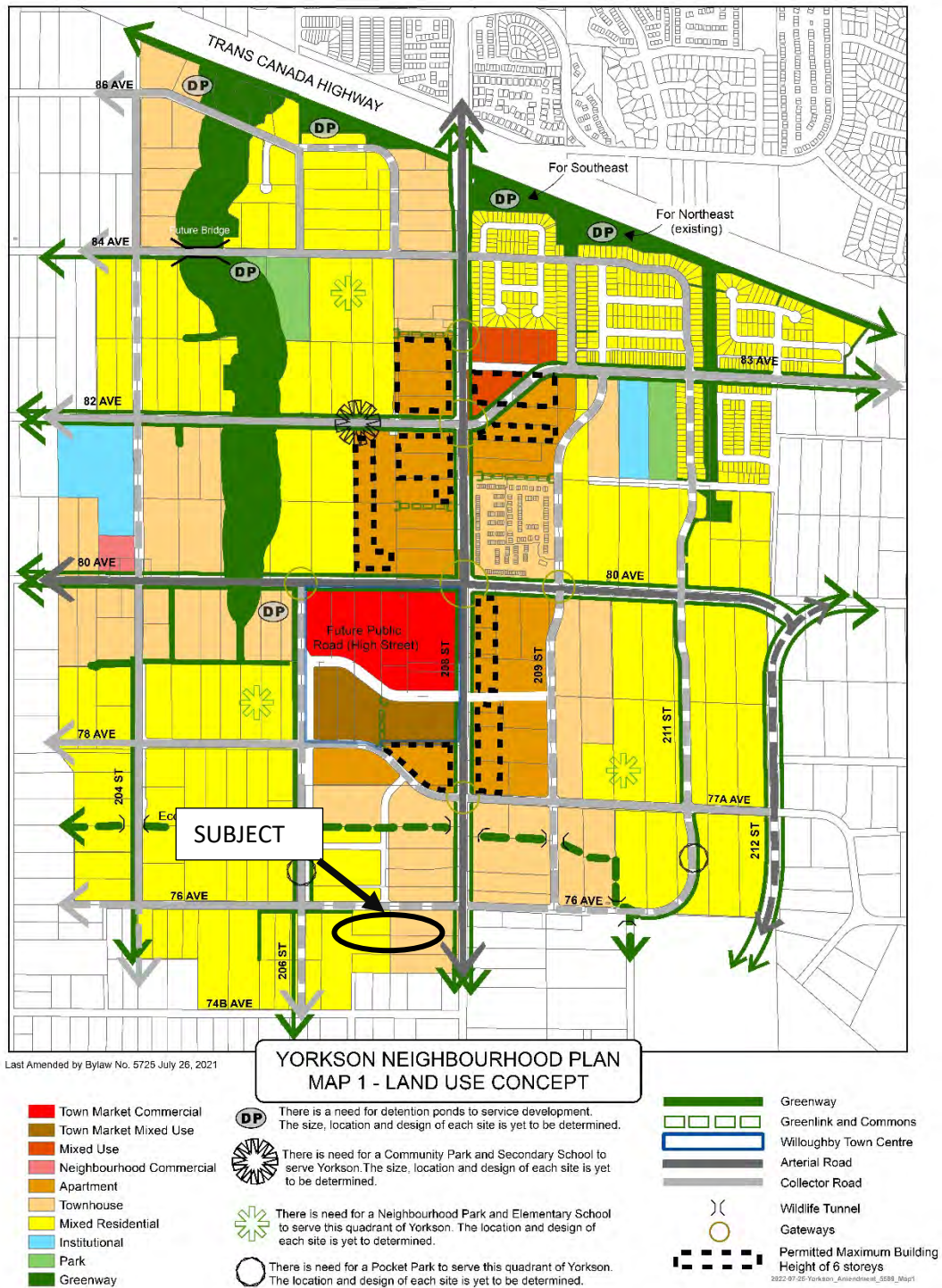
ATTACHMENT A



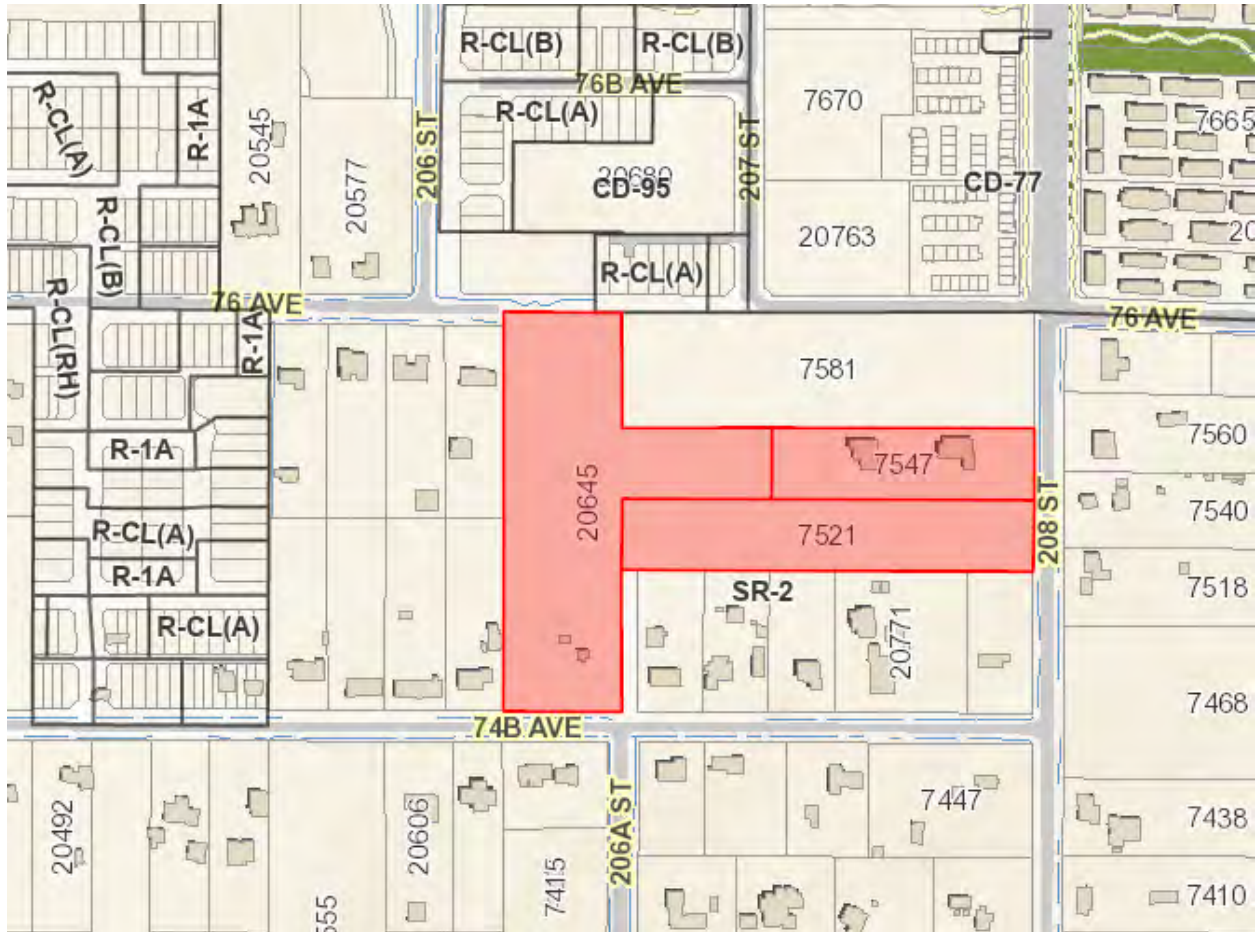
AERIAL CONTEXT MAP



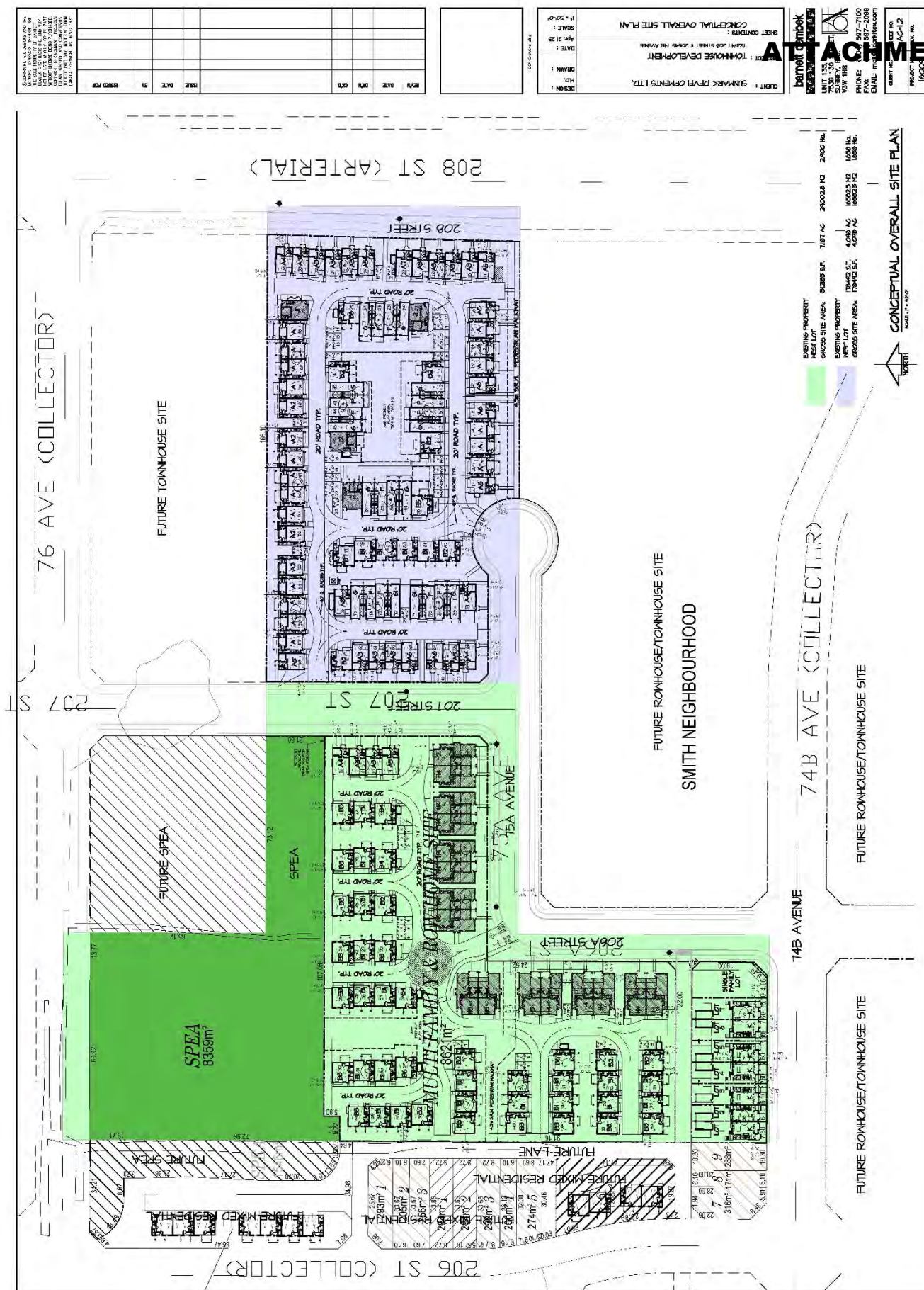
ATTACHMENT C



ATTACHMENT D



A



ATTACHMENT F

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101239

This Permit is issued this _____ day of _____, 2023 to:

1. NAME: Sunmark Townhomes Ltd., Inc. No. BC0914738

ADDRESS: 5566 120 Street, Surrey, BC V3X 1Z3

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

LEGAL DESCRIPTION: Lots 1 and 2, Section 23, Township 8, New Westminster District, Plan NWP73943 and Lot 44, Section 23, Township 8, New Westminster District, Plan NWP30444

CIVIC ADDRESS: 7521 & 7547 208 Street and 20645 74B Avenue, Langley, BC

3. This permit is issued subject to compliance with all of the bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

- a. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
- b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township;
- c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs;
- d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and
- e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a schedule to this permit which shall form a part hereof.

This permit is not a building permit.

All developments forming part of this development permit shall be substantially commenced within two years after the date the development permit is issued.

This permit shall have the force and effect of Schedule 3 (Streamside Protection and Enhancement) of the Langley Official Community Plan Bylaw 1979 No. 1842.

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other

than those in this permit.

This permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

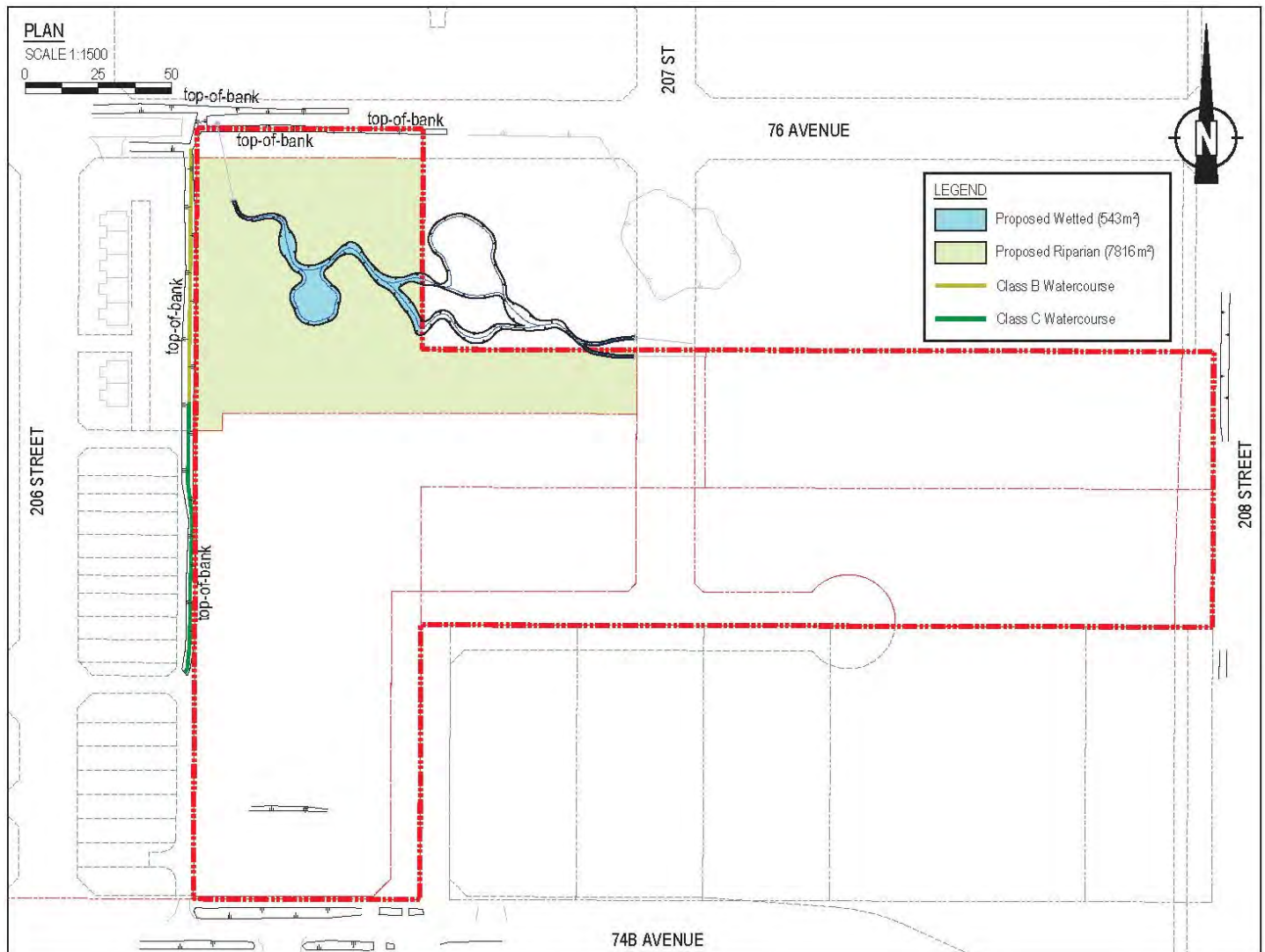
AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF ____, 2023.

Attachments:

SCHEDULE A	Required Streamside Protection Area
SCHEDULE B	Proposed Streamside Protection Area



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SCHEDULE B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (YORKSON NEIGHBOURHOOD PLAN) BYLAW 2001 NO. 4030

AMENDMENT (SUNMARK TOWNHOMES LTD) BYLAW NO. 5843

EXPLANATORY NOTE

Bylaw No. 5843 amends Table 4.1 Residential Housing Mix and Densities of the Yorkson Neighbourhood Plan concerning the unit type and unit mix provisions for lands designated Mixed Residential located at 20645 – 74B Avenue, 7521 and 7547 – 208 Street. The amendment will allow the development of 151 townhouse units and eight fee simple lots (one single family, three rowhouse and four semi-detached lots).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (YORKSON NEIGHBOURHOOD PLAN) BYLAW 2001 NO. 4030

AMENDMENT (SUNMARK TOWNHOMES LTD) BYLAW NO. 5843

A Bylaw to amend Yorkson Neighbourhood Plan Bylaw No. 4030

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw No. 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Sunmark Townhomes Ltd) Bylaw No. 5843”.
2. Langley Official Community Plan Bylaw No. 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 as amended is further amended by:

- a) inserting “≤ after “≠” after Mixed Residential in the first column of Table 4.1- Residential Housing Mix and Densities and the following at the bottom of Table 4.1. – Residential Housing Mix and Densities:

≤ For lands legally described as:

- Portion of Lot 44 Section 23 Township 8 New Westminster District Plan 30444
- Lot 1 Section 23 Township 8 New Westminster District Plan 73943

designated “Mixed Residential”, Table 4.1 may be modified by:

- not applying the Column C (Type Mix) minimum and maximum unit percentage type and increasing the maximum permitted percentage of one type of single family residential to 100%.
- not applying the Column C (Type Mix) minimum and maximum percentage of attached residential types and increasing the maximum permitted percentage of townhouses to 98%.
- not applying the Column E (Proportion) minimum and maximum percentage of single family residential and attached residential by increasing the maximum permitted percentage of townhouses to 99% and reducing single family residential to 1%.

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
PUBLIC HEARING HELD the	day of	, 2023
READ A THIRD TIME the	day of	, 2023
ADOPTED the	day of	, 2023

Mayor

Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (SUNMARK TOWNHOMES LTD) BYLAW NO. 5844****EXPLANATORY NOTE**

Bylaw No. 5844 rezones 4.56 ha (11.2 ac) portion of land located at 20645–74B Avenue, 7521 and 7547–208 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-77 and Residential Compact Lot Zones R-CL(A), R-CL(SD), and R-CL(RH) to facilitate development of 151 townhouse units and eight fee simple lots (one single family, three rowhouse and four semi-detached lots).

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (SUNMARK TOWNHOMES LTD) BYLAW NO. 5844**

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sunmark Townhomes Ltd.) Bylaw No. 5844”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

Lot 1 Section 23 Township 8 New Westminster District Plan 73943
Lot 44 Section 23 Township 8 New Westminster District Plan 30444
Lot 2 Section 23 Township 8 New Westminster District Plan 73943

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-77 and Residential Compact Lot Zones R-CL(A), R-CL(SD), and R-CL(RH) as shown on Schedule “A”.

READ A FIRST TIME the	day of	2023
READ A SECOND TIME the	day of	2023
PUBLIC HEARING HELD the	day of	2023
READ A THIRD TIME the	day of	2023
ADOPTED the	day of	2023

	Mayor		Township Clerk
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SCHEDULE 'A' BYLAW NO. 5844

