Township of Langley

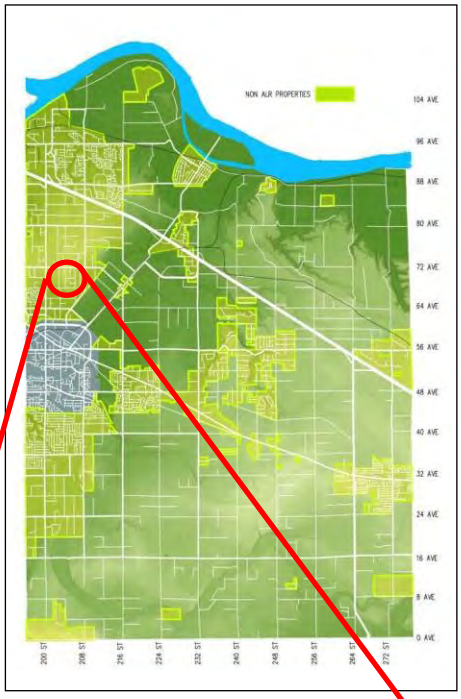
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: NOVEMBER 14, 2022 - REGULAR MEETING
REPORT: 22-104
FROM: COMMUNITY DEVELOPMENT DIVISION
FILE: 08-14-0230
SUBJECT: REZONING APPLICATION NO. 100662 AND DEVELOPMENT PERMIT APPLICATION NO. 101286 (1330509 BC LTD / HUB ENGINEERING / 7106 – 204 STREET)

PROPOSAL:

Application to rezone approximately 0.4 ha (1.0 ac) of land located at 7106 – 204 Street to Residential Compact Lot Zone R-CL(A) to facilitate a residential development consisting of eight single family lots.





RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5817 subject to seven (7) development prerequisites being satisfied prior to final reading; and at the time of final reading of Bylaw No. 5817 authorize issuance of Development Permit No. 101286 for eight single family lots; and further that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1330509 BC Ltd.) Bylaw No. 5817 rezoning 0.4 ha (1.0 ac) of land located at 7106 – 204 Street to Residential Compact Lot Zone R-CL(A) to facilitate the development of eight single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted 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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw;
4. Provision of ecological buffer plans and final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
5. Registration of restrictive covenants:
    a. restricting the number of fee simple single family lots to eight;
    b. identifying the lots (minimum 5% of single family) required to incorporate the Adaptable Housing Requirements; and
    c. for the retention and maintenance of a 2.0 m ecological buffer located along the eastern property line of the subject site including a 6.0 m building setback from the westerly edge of the ecological buffer as shown in the Central Gordon Estate Neighbourhood Plan;
6. Compliance with the Community Amenity Contributions Policy, the requirements of the Central Gordon Estate Amenity Zoning Policy, and the Willoughby Arterial Road Completion Amenity Policy; and
7. 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, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council at the time of final reading of Rezoning Bylaw No. 5817 authorize issuance of Development Permit No. 101286 (form, siting, and character) subject to the following conditions:

a. An exterior design control agreement shall be entered into for all Residential Compact Lot Zone R-CL(A) zoned lands, ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development, and conform to the single family development permit guidelines contained in the Willoughby Community Plan;
b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
c. Payment of supplemental Development Permit fees prior to issuance; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5817 in conjunction with proposed Development Permit No. 101286.

EXECUTIVE SUMMARY:

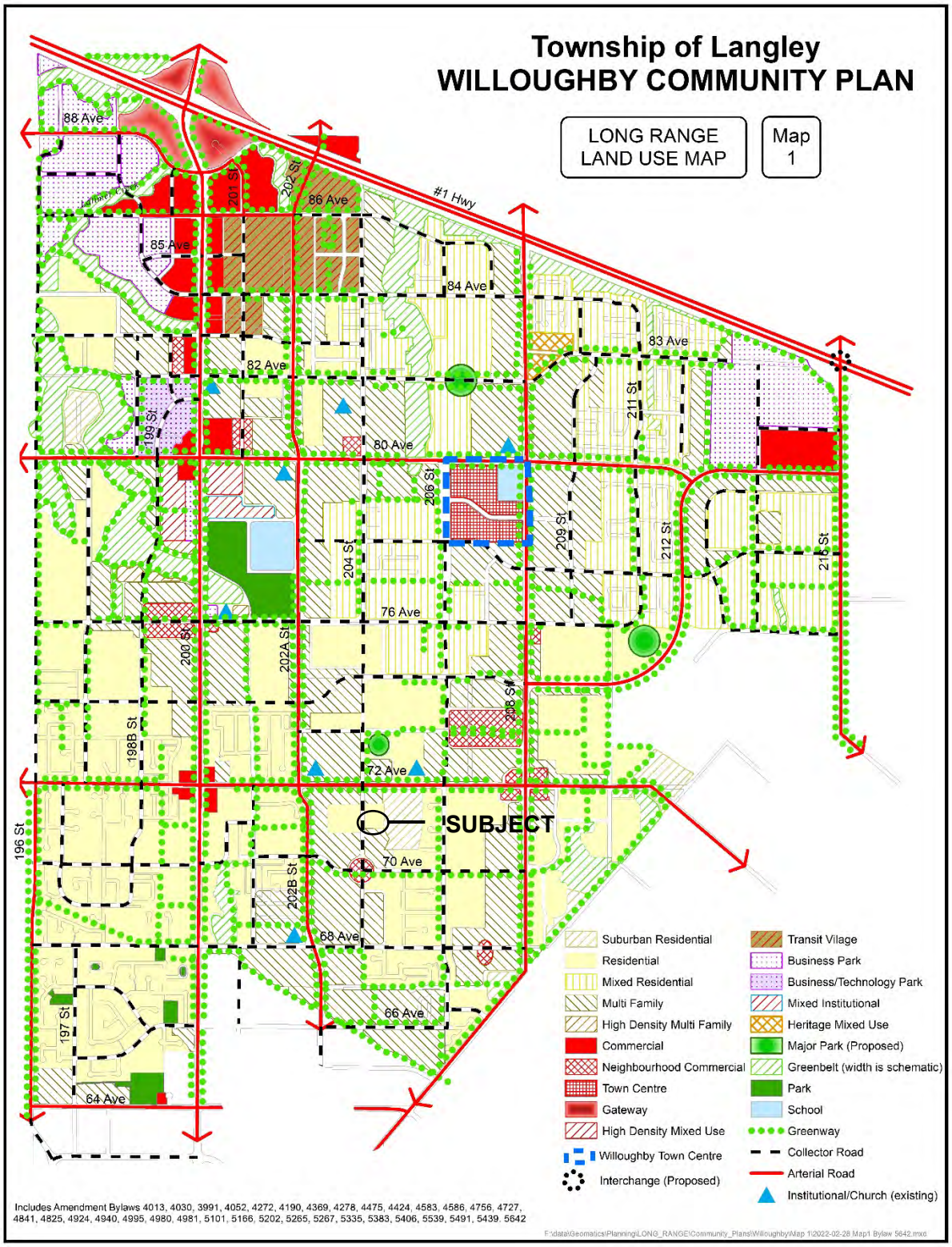
Hub Engineering Inc., on behalf of 1330509 BC Ltd., has proposed to rezone 0.4 ha (1.0 ac) of land located at 7106 – 204 Street in the Central Gordon Estate Neighbourhood Plan (NP) area to Residential Compact Lot Zone R-CL(A) facilitate a residential development consisting of eight single family lots.

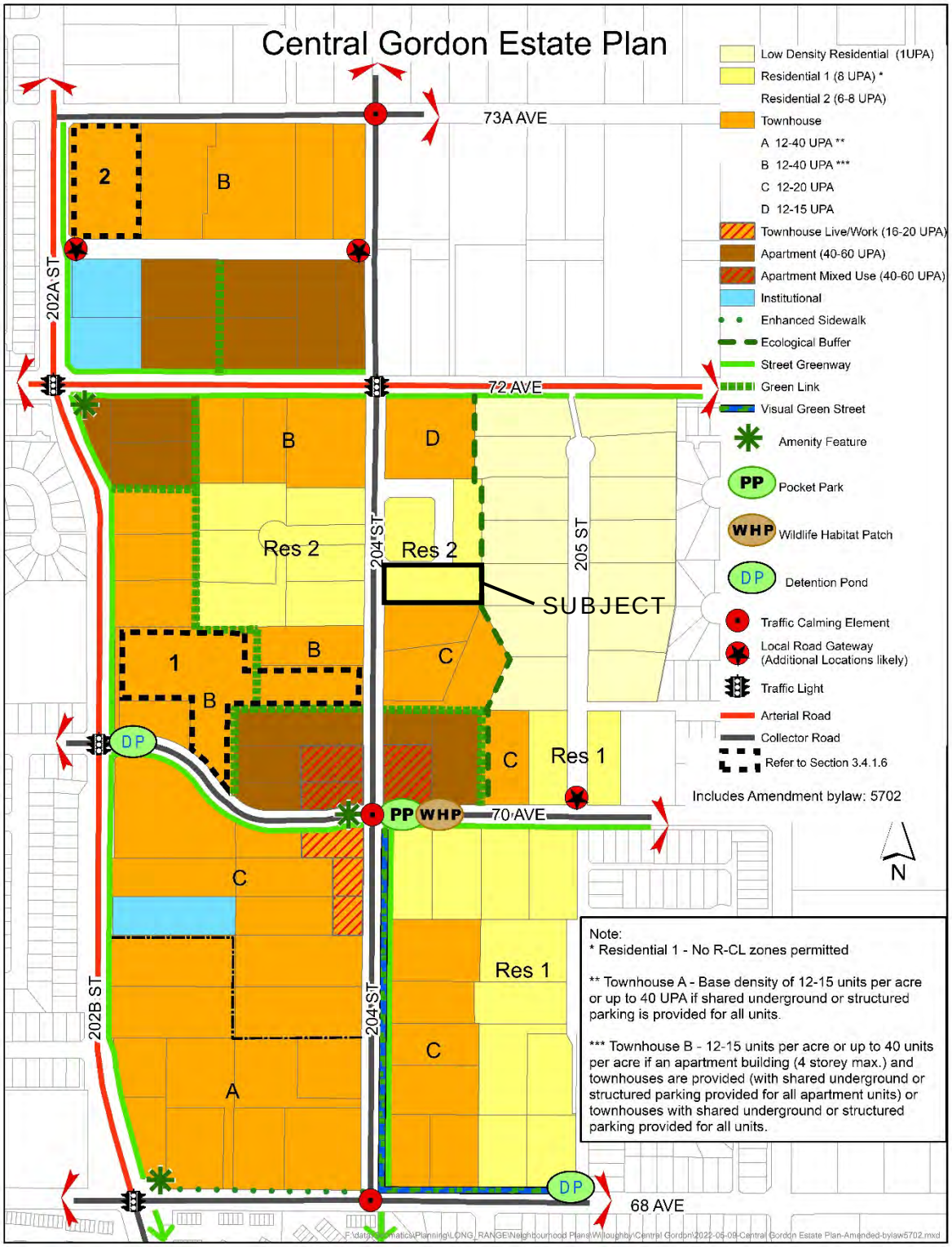
Development Permit No. 101286 is being processed in conjunction with the rezoning application to secure an exterior design control agreement for the eight single family lots at the time of subdivision.

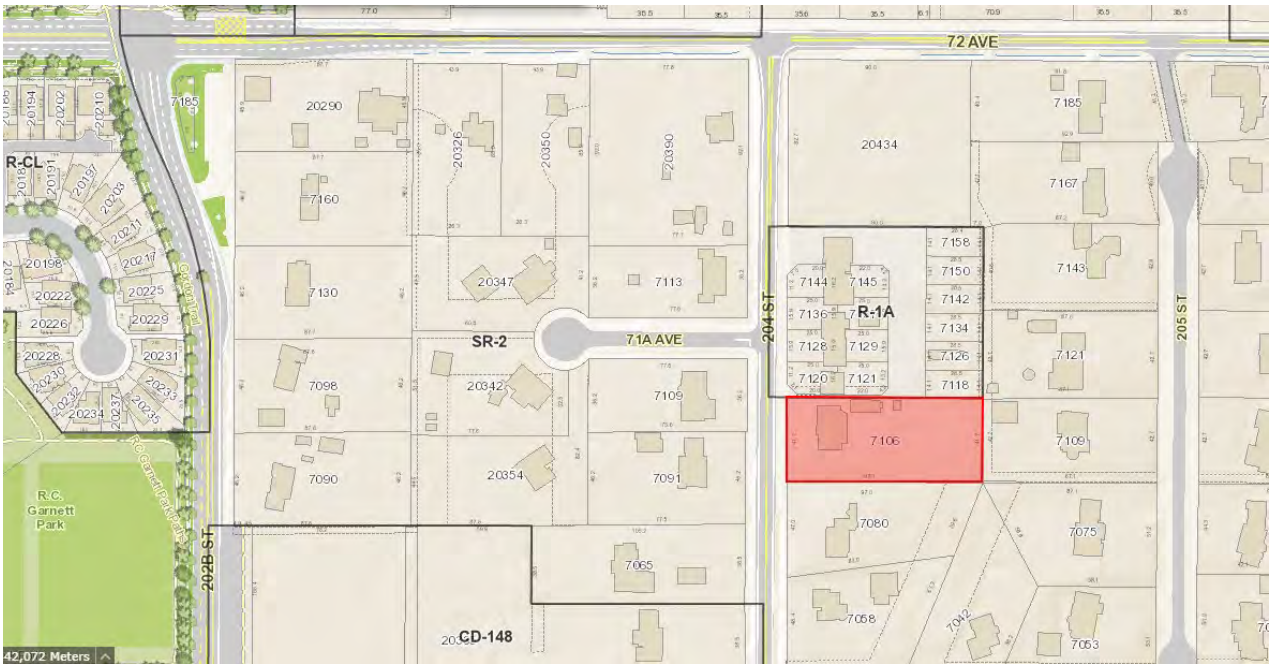
The development application complies with the Willoughby Community Plan and Central Gordon Estate NP. Final reading of Bylaw No. 5817 is contingent upon completion of the seven (7) development prerequisites outlined in this report.

PURPOSE:

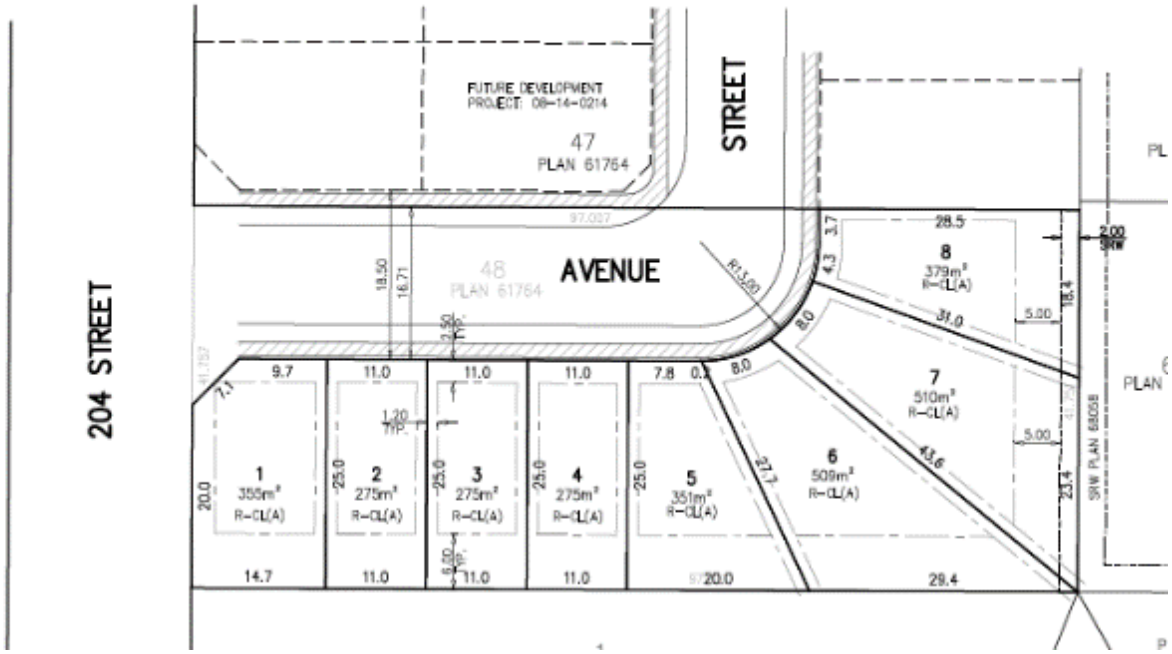
The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5817 and Development Permit No. 101286 in the Central Gordon Estate Neighbourhood of Willoughby.


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
201 St
202 St
199 St
204 St
206 St
209 St
211 St
212 St
215 St
200 St
202A St
198B St
208 St
202B St
197 St
196 St
SUBJECT
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439, 5642


Central Gordon Estate Plan
73A AVE
72 AVE
70 AVE
68 AVE
202A ST
202B ST
204 ST
205 ST
SUBJECT
Res 1
Res 2
A
B
C
D
1
2
DP
PP
WHP
N
Low Density Residential (1UPA)
Residential 1 (8 UPA) *
Residential 2 (6-8 UPA)
Townhouse
A 12-40 UPA **
B 12-40 UPA ***
C 12-20 UPA
D 12-15 UPA
Townhouse Live/Work (16-20 UPA)
Apartment (40-60 UPA)
Apartment Mixed Use (40-60 UPA)
Institutional
Enhanced Sidewalk
Ecological Buffer
Street Greenway
Green Link
Visual Green Street
Amenity Feature
Pocket Park
Wildlife Habitat Patch
Detention Pond
Traffic Calming Element
Local Road Gateway
(Additional Locations likely)
Traffic Light
Arterial Road
Collector Road
Refer to Section 3.4.1.6
Includes Amendment bylaw: 5702
Note:
* Residential 1 - No R-CL zones permitted
** Townhouse A - Base density of 12-15 units per acre or up to 40 UPA if shared underground or structured parking is provided for all units.
*** Townhouse B - 12-15 units per acre or up to 40 units per acre if an apartment building (4 storey max.) and townhouses are provided (with shared underground or structured parking provided for all apartment units) or townhouses with shared underground or structured parking provided for all units.



ZONING BYLAW NO. 2500



SITE PLAN– SUBMITTED BY APPLICANT

REFERENCE:

Owner:	1330509 BC Ltd. 20246 – 2 Avenue Langley, BC V2Z 0A3
Agent	Hub Engineering 212, 12992 – 76 Avenue Surrey, BC V3W 2V6
Legal Description:	Lot 48 Section 14 Township 8 New Westminster District Plan 61764
Location:	7106 – 204 Street
Area:	0.4 ha (1.0 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Compact Lot Zone R-CL(A)
Willoughby Community Plan:	Residential
Central Gordon Estate Neighbourhood Plan:	Residential 2 (6-8 units per acre (UPA)) / (14-19 units per hectare (UPH)) and Ecological Buffer

BACKGROUND/HISTORY:

The subject property is currently zoned Suburban Residential Zone SR-2 and is designated Residential 2 (6-8 UPA) in the Central Gordon Estate NP. The Central Gordon Estate NP identifies the requirement for the provision of an ecological buffer on the eastern portion of the subject site.

DISCUSSION/ANALYSIS:

Hub Engineering Inc., on behalf of 1330509 BC Ltd., has applied to rezone the subject site from Suburban Residential SR-2 to Residential Compact Lot Zone R-CL(A) to facilitate a subdivision consisting of eight single family lots. The proposed rezoning and subsequent single family development complies with the Central Gordon Estate NP. The existing home and improvements on the property are proposed to be removed to facilitate the subdivision.

Adjacent Uses:

North:	Three single family lots zoned Residential Zone R-1A, designated Residential 2 (6-8 UPA) in the Central Gordon Estate NP;
South:	A property zoned Suburban Residential Zone SR-2 and designated Townhouse C (12-20 UPA) in the Central Gordon Estate NP;
East:	A property zoned Suburban Residential Zone SR-2, designated Low Density Residential (1 UPA) in the Central Gordon Estate NP;
West:	Two properties zoned Suburban Residential Zone SR-2, designated as Residential 2 (6-8 UPA), with the southern property under application as part of an assembly with the property to the west for the development of a 14 lot single family residential subdivision (ToL Project No. 08-14-0234).

Central Gordon Estate Neighbourhood Plan:

The Central Gordon Estate NP designates the site Residential 2, which permits a density of 14 to 19.8 UPH (6-8 UPA). The proposal satisfies the density requirements of the Central Gordon Estate NP and results in an overall density of 19.8 UPH (8 UPA). The Central Gordon Estate NP also identifies a 2.0 m (6.5 ft) ecological buffer along the east edge of the subject lands to provide a buffer between the lower density lands to the east of the subject designation, support wildlife habitat, and facilitate wildlife movement between habitat areas. A restrictive covenant for the retention and maintenance of the ecological buffer has been included in the list of prerequisites.

Zoning Bylaw

Rezoning Bylaw No. 5817 proposes to rezone the subject lands from Suburban Residential Zone SR-2 to Residential Compact Lot Zone R-CL(A).

Subdivision:

A preliminary subdivision plan has been submitted in support of the rezoning application, proposing creation of eight lots, with all eight fronting the new road connection. Details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw should Council support the rezoning bylaw.

Development Permit No. 101286 (Form and Character)

Portions of the Central Gordon Estate NP are designated as a mandatory Development Permit Area in the Willoughby Community Plan. The subject site is located in “Development Permit Area B- Residential” which establishes objectives and guidelines for the form, character, and siting of residential development. The primary objective of the development permit area designation is to encourage the development of attractive and safe residential areas and reduce conflict with adjacent land uses.

The specific development permit area guidelines outlined in the NP related to the single family residential development are attached to this report (Attachment B). The Development Permit guidelines for single family development are implemented by a Development Permit requirement that the proponent enter into an exterior design control agreement at the time of subdivision. The exterior design control agreement typically addresses the form, character, and siting of individual single family homes constructed in a development.

Adaptable Housing:

In accordance with Section 3.4.9 of the Central Gordon Estate NP, a minimum of 5% of the single family units in any residential development shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements. The adaptable units are to be identified and secured by restrictive covenant prior to final reading.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The applicant has reviewed the policy and agreed to provide the current target contribution amounts specific to this development which are $6,808 per new single family lot for a total of $54,464.

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate that eight significant trees exist on the subject site, with four proposed for retention located within the ecological buffer. According to the applicant's professional consultants' reports, all trees proposed for removal are unsuitable for retention given the proposed single family lot context.

A total of 30 replacement trees are required pursuant to Township requirements. The applicant is proposing to plant 30 replacement trees on the development site. In addition, approximately eight street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development, 38 trees will be in place.

Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Servicing:

Prior to final reading, the applicant will be required to enter into a Servicing Agreement to secure servicing works such as construction of road works, tree replacement, a stormwater management plan, and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw and the Central Gordon Estate Engineering Services Plan to the acceptance of the Township. A community detention pond facility exists at 20620 – 67 Avenue to support the proposed development and overall catchment area. The applicant will be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the General Manager of Engineering and Community Development prior to the issuance of Building Permit.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats, and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter. There are no watercourses located on the subject property.

School Sites:

School District 35 has provided comments (Attachment C) estimating that the proposed development will generate approximately four new students for Donna Gabriel Robins Elementary School (located 3.1 km northeast of the site). One student for Peter Ewart Middle School (located approximately 1.8 km northwest of the site) and two students for RE Mountain Secondary School (located approximately 1.6 km northwest of the site). The School District notes that there is currently sufficient capacity within the School District to enroll the students as noted above at the present time. The Central Gordon Estate NP does not require a neighbourhood elementary school within its boundaries as students will be accommodated in schools in adjacent neighbourhoods.

Parks:

RC Garnett Park, which is equipped with playing fields and playground equipment, is located in the 7100 block of 202B Street (approximately 900 m to the west of the subject site). A future 0.4 ha (1.0 ac) pocket park site has been acquired by the Township at the southeast corner of 204 Street and 70 Avenue (approximately 219 m south of the subject site).

Transit:

Transit is currently available on 72 Avenue, approximately 175 m north of the subject proposal.

Public Consultation:

As per Policy No. 07-164, the applicant held a Public Information Meeting on July 19, 2022. Results of the Developer Held Public Information Meeting were compiled and are provided as Attachment D.

Policy Considerations:

The proposed rezoning and Development Permit will facilitate the development of a residential subdivision consisting of eight single family lots. The proposed development complies with the land use and density provisions of the Central Gordon Estate NP. The proposal also complies with the proposed Residential Compact Lot Zone R-CL(A) zoning.

Staff recommend that Council give first and second reading to Bylaw No. 5817 (subject to seven (7) development prerequisites) and authorize issuance (at the time of final reading of Bylaw No. 5817) of Development Permit No. 101286 and authorize staff to proceed with the written submission opportunity.

Respectfully submitted,

Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.101286
ATTACHMENT B	Willoughby Development Permit Area “B” Guidelines
ATTACHMENT C	School District 35 Comments
ATTACHMENT D	Public Information Meeting Comments

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101286

This Permit is issued this _____day of _____, 2022 to:

1. Name: 1330509 BC Ltd.

   Address: 20246 – 2 Avenue
   Langley, BC V2Z 0A3

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: Lot 48 Section 14 Township 8 New Westminster District Plan 61764

   CIVIC ADDRESS: 7106 – 204 Street

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. An exterior design control agreement shall be entered into for all Residential Compact Lot Zone R-CL(A) zoned lands, ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development, and conform to the single family development permit guidelines contained in the Willoughby Community Plan;
   b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
   c. Payment of supplemental Development Permit fees prior to issuance.

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 a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

   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 _____, 2022

4586
04/02/08

4.1.2 DEVELOPMENT PERMIT AREA "B" – RESIDENTIAL

Lands identified as "Residential" on Map 4, Development Permit Areas are hereby designated as development permit areas under Section 488(1)(e) and (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of intensive and multi family residential development.

The objective of this development permit area designation is to encourage development of attractive and safe multi family areas.

Unless the owner first obtains a development permit, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of a multi family dwelling (including a townhouse, rowhouse, apartment, duplex, triplex or fourplex) must not be started.

Development permit guidelines are as follows:

4.1.2.1 GENERAL

The following general guidelines apply to all development within Development Permit Area "B."

4.1.2.2 SINGLE FAMILY DEVELOPMENT

General

- Single family developments shall enter into an Exterior Design Control Agreement (to be registered on title as a restrictive covenant) prior to final subdivision approval and to the acceptance of the Township. The agreement shall incorporate the following single family development permit guidelines.

Architectural Details

- No residential units shall back onto a public road or street greenway other than 212 Street between 76 and 80 Avenues.
- All building elevations visible from public land (i.e. parks, roads, greenways and detention pond sites) shall provide architectural detailing to be consistent with the front of the building.

Parking and Traffic/Pedestrian Circulation

- Where single-family lots abut an arterial road or a street greenway vehicular access and parking shall be provided via a rear lane or any other vehicular access from the rear of the property while retaining the front pedestrian access of the building facing the street.

Landscaping

- Fences adjacent to a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall be designed to complement the building and be an open picket fence design. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance from the road.

Building Form

- Pitched roofs are required. Pitched roofs shall have architectural grade roof material, including ridge caps and shadow lines.

4825
30/05/11

4.1.2.3 MULTIPLE UNIT DEVELOPMENT

General

The following guidelines apply to all multiple-unit development including but not limited to apartment, townhouse, rowhouse, duplex, triplex and fourplex buildings.

October 26, 2022

Ruby Sandher
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Project 08-14-0230, 1330509 BC Ltd/Hub Engineering

CIVIC: 7106 204 Street

LEGAL: Lot 48 Section 14 Township 8 New Westminster District Plan 61764

We have reviewed the above proposal.
We calculate the approximate number of students generated by this proposal will be as follows:

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Single Family Units	**8**	**4**	**1**	**2**

Given the current school catchments this development would impact Donna Gabriel Robins Elementary School, Peter Ewart Middle School and R.E. Mountain Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

Hub Engineering Inc.

Engineering and Development Consultants

EGBC Permit to Practice Number: 1003404

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6 | tel 604-572-4328 | fax 604-501-1625 | www.hub-inc.com

August 21, 2022

Hub File: 21084
City Project #: 08-14-0230

Township of Langley
Development Planning
20338 – 65 Avenue
Langley, BC
V2Y 3J1

Attn: Ruby Sandher, MCIP, RPP | Planner

Re: Public Information Meeting – 7106 – 204 Street, Langley, B.C.

The Public Information Meeting took place at Willoughby Christian Reformed Church on July 19th, 2022, from 6pm to 8pm. There were nine (9) people in attendance; of which a total of seven (7) people signed in.

There are no Comment Sheets received to date, however, there were two (2) properties (2 owners) in favor of the proposed development as communicated in person at the PIM and no properties/persons opposed. Two persons elected not to sign the attendance sheet.

The meeting was held by way of an open house type discussion and viewing of the presentation boards. Questions and inquiries from the public were addressed by both Hub Engineering Inc. and the Developer. Township of Langley Development Planner (Ruby Sandher) on File was also present.

We note, the biggest concern noted by the public was the condition of the subject property and timing to have the existing land developed. The east neighbor expressed concern with respect to the stability of existing trees on the east side of the property, however, the arborist report does not mention any risk of instability and proposes four trees on the east of the property be retained.

Overall, there was support for the proposed development.

Yours truly,

Hub Engineering Inc.

Emmanuel Ameli, M.A.Sc., P. Eng.

Hub Engineering Inc.
Engineering and Development Consultants
EGBC Permit to Practice Number: 1003404
Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6 | tel 604-572-4328 | fax 604-501-1625 | www.hub-inc.com

July 19, 2022

ATTENDANCE SHEET
Public Information Meeting for:

7106 204 Street, Langley, B.C.

Name	Address	E-mail Address/ Phone #
FOIPPA s. 22(1)	FOIPPA s. 22(1)	FOIPPA s. 22(1)

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1330559 BC LTD.) BYLAW NO. 5817

EXPLANATORY NOTE

Bylaw No. 5817 rezones a 0.40 ha (1.0 ac) property located at 7106 – 204 Street to Residential Compact Zone R-CL(A) to facilitate the subdivision of eight single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1330559 BC LTD) BYLAW NO. 5817

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 (1330559 BC Ltd.) Bylaw 2022 No. 5817”.

3. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

   Lot 48 Section 14 Township 8 New Westminster District Plan 61764

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Compact Zone R-CL(A).

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
NOTICE WAS ADVERTISED the	day of	, 2022
READ A THIRD TIME the	day of	, 2022
ADOPTED the	day of	, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5817

