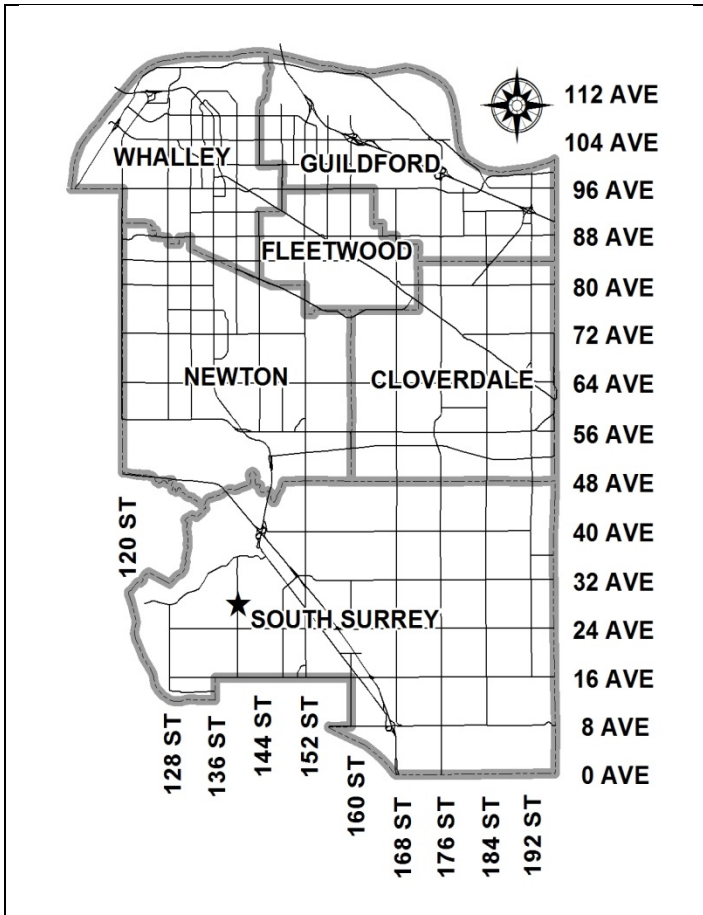


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0057-00

Planning Report Date: March 07, 2016



**PROPOSAL:**

- **Rezoning** from RA to RH
- **Development Variance Permit**

in order to allow subdivision into 2 single family suburban lots.

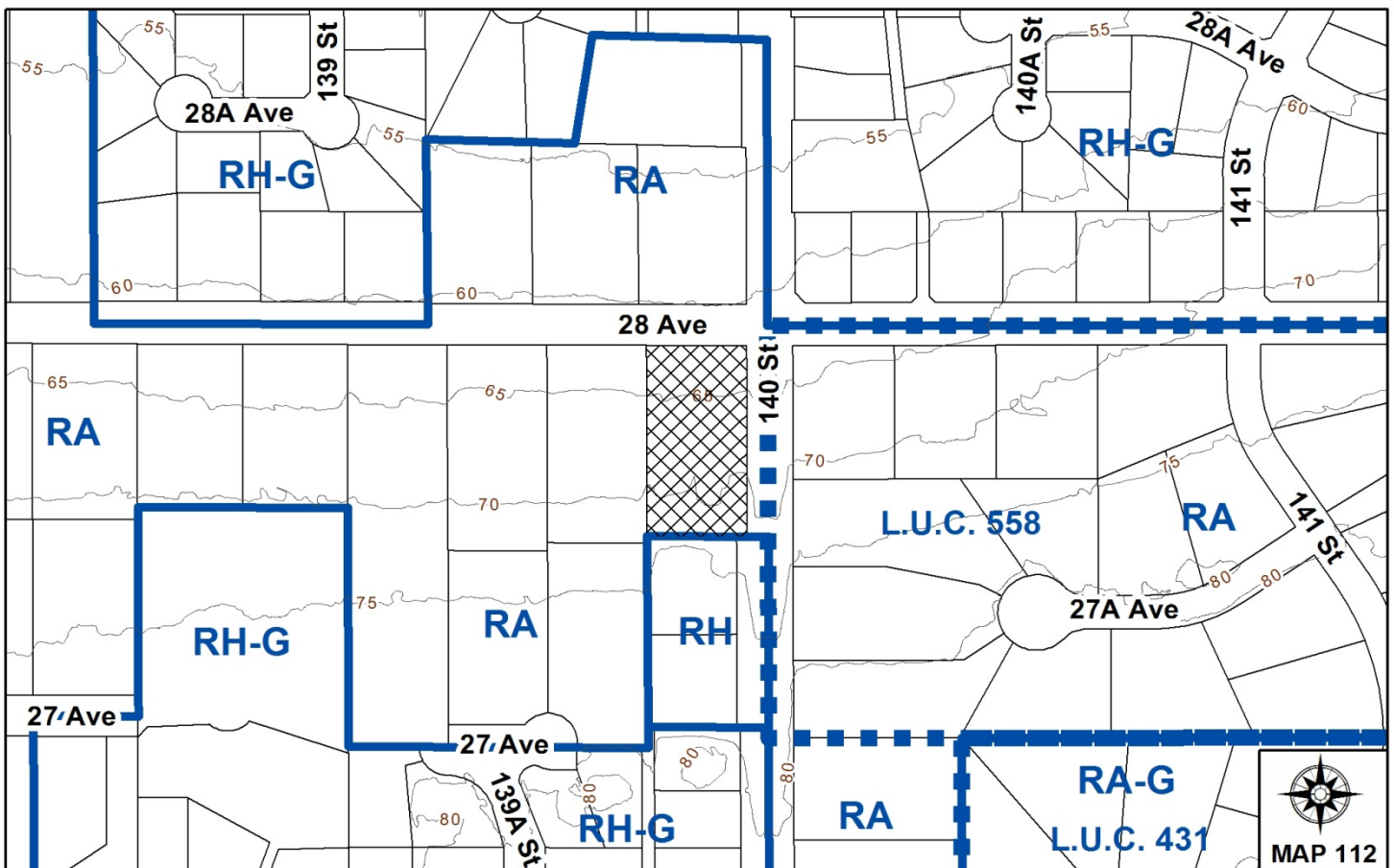
**LOCATION:** 2747 - 140 Street

**OWNER:** Paramjit S Chahal  
 Baljeet K Chahal

**ZONING:** RA

**OCP DESIGNATION:** Suburban

**LAP DESIGNATION:** Half-Acre Gross Density



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A setback relaxation is required to retain the existing dwelling.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Official Community Plan (OCP) Designation.
- The proposal complies with the Central Semiahmoo Peninsula Local Area Plan Designation.
- There are a number of existing RH lots located in the vicinity along 140 Street, including a two lot RH subdivision on the adjacent lands to the south, which was approved in 2014.
- The setback relaxation is required to facilitate the retention of an existing building and will have no additional impact on adjacent residents.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone" (RA) to "Half-Acre Residential Zone (RH)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7915-0057-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard (west) setback of the RH Zone from 7.5 metres (25 ft.) to 5 metres (17 ft.) for proposed Lot 2.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **Projected number of students from this development:**

1 Elementary student at Chantrell Creek Elementary School  
0 Secondary students at Elgin Park Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2017.

SITE CHARACTERISTICS

Existing Land Use: single family suburban dwelling

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 28 Avenue):	Single family suburban dwelling	Suburban / Half-Acre Gross Density	RA
East (Across 140 Street):	Single family suburban dwelling	Suburban / Half-Acre Gross Density	LUC No. 558 (underlying Zone: RA)
South:	Single family suburban dwelling	Suburban / Half-Acre Gross Density	RH
West:	Single family suburban dwelling	Suburban / Half-Acre Gross Density	RA

DEVELOPMENT CONSIDERATIONSBackground and proposal

- The subject site consists of one property with a total area of 0.45 hectares (1.11 acres). The site is located on the southwest corner of 140 Street and 28 Avenue. It is designated “Suburban” in the Official Community Plan (OCP), designated as “Half-Acre Gross Density” in the Central Semiahmoo Peninsula Local Area Plan, and zoned “One Acre Residential Zone” (RA). It is also identified as a “density exception area” in the OCP, which allows a maximum density of 5 units per hectare (2 units per acre).
- The applicant is proposing to rezone the site from “One Acre Residential Zone” (RA) to “Half-Acre Residential Zone” (RH), and subdivide the lot into 2 half-acre single family lots.
- The lots will be 1,858.50 square metres (20,005 sq. ft.) and 2,643.75 square metres (28,458 sq. ft.) in area, which complies with the minimum lot area of the RH Zone. The proposed lots also comply with the minimum lot width and depth of 30 metres (100 ft.).
- The subdivision results in a net unit density of 4.4 uph. (1.8 upa), which complies with the 5 uph (2 upa) density permitted under the density exception area in the OCP.
- The existing house is proposed to be retained, with the removal of the existing accessory building. The house will comply with floor area ratio (FAR), lot coverage and setbacks of the RH Zone on proposed Lot 2, with the exception of one setback variance, discussed later in this report.

PRE-NOTIFICATION

Pre-notification letters were sent on May 11, 2015 to 25 properties within 100 metres (328 ft.) of the subject site, including the Semiahmoo Residents Association and the Elgin Creek Ratepayers

Association. A development proposal sign was also installed on the site on June 14, 2015. Staff received no comments or concerns.

## DESIGN PROPOSAL AND REVIEW

### Building Scheme and Lot Grading

- The applicant has retained Ran Chahal, of Apex Design Group Inc. as the design consultant. The design consultant conducted a character study of the surrounding homes and based on the findings, has proposed a set of building design guidelines (summary attached as Appendix V).
- A preliminary lot grading plan, submitted by Mainland Engineering Design Corporation, has been reviewed by staff and found to be generally acceptable.
- The applicant proposes in-ground basements on all lots. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.
- The existing house is proposed to be retained, with the proposed removal of the accessory building. Access to Lot 2 is proposed through an access easement on proposed Lot 1, in favour of Lot 2, as no direct access is allowed on 140 Street. The proposed easement is 4.5 metres (15 ft.) wide. Both lots will have their access on 28 Avenue.

## TREES

- Peter Mennel, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder / Cottonwood	0	0	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Bigleaf Maple	2	1	1
Pacific Dogwood	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	15	7	8
Grand Fir	1	0	1
Western Red Cedar	5	2	3
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>24</b>	<b>11</b>	<b>13</b>

<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>	<b>0</b>
<b>Total Retained and Replacement Trees</b>	<b>13</b>
<b>Contribution to the Green City Fund</b>	<b>\$6,600.00</b>

- The Arborist Assessment states that there are a total of 24 protected trees on the site, with no Alder and Cottonwood trees. It was determined that 13 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 22 replacement trees on the site. Since no replacement trees are proposed for the site, the deficit of 22 replacement trees will require a cash-in-lieu payment of \$6,600, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 13 trees are proposed to be retained or replaced on the site with a contribution of \$6,600 to the Green City Fund.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear yard (west) setback of the RH Zone from 7.5 metres (25 ft.) to 5 metres (17 ft.) for proposed Lot 2.

Applicant's Reasons:

- A setback relaxation of the required rear yard (west) setback is necessary to allow the existing dwelling to be retained. The building currently meets the by-law requirements for side yard setbacks, however, after subdivision, the west property line becomes the rear yard property line, and therefore the existing house would encroach into the rear yard setback.

Staff Comments:

- The proposed setback variance is required to retain the existing house and will have no further impact on the adjacent properties.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Survey Plan and Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Development Variance Permit No. 7915-0057-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

RJG/ar

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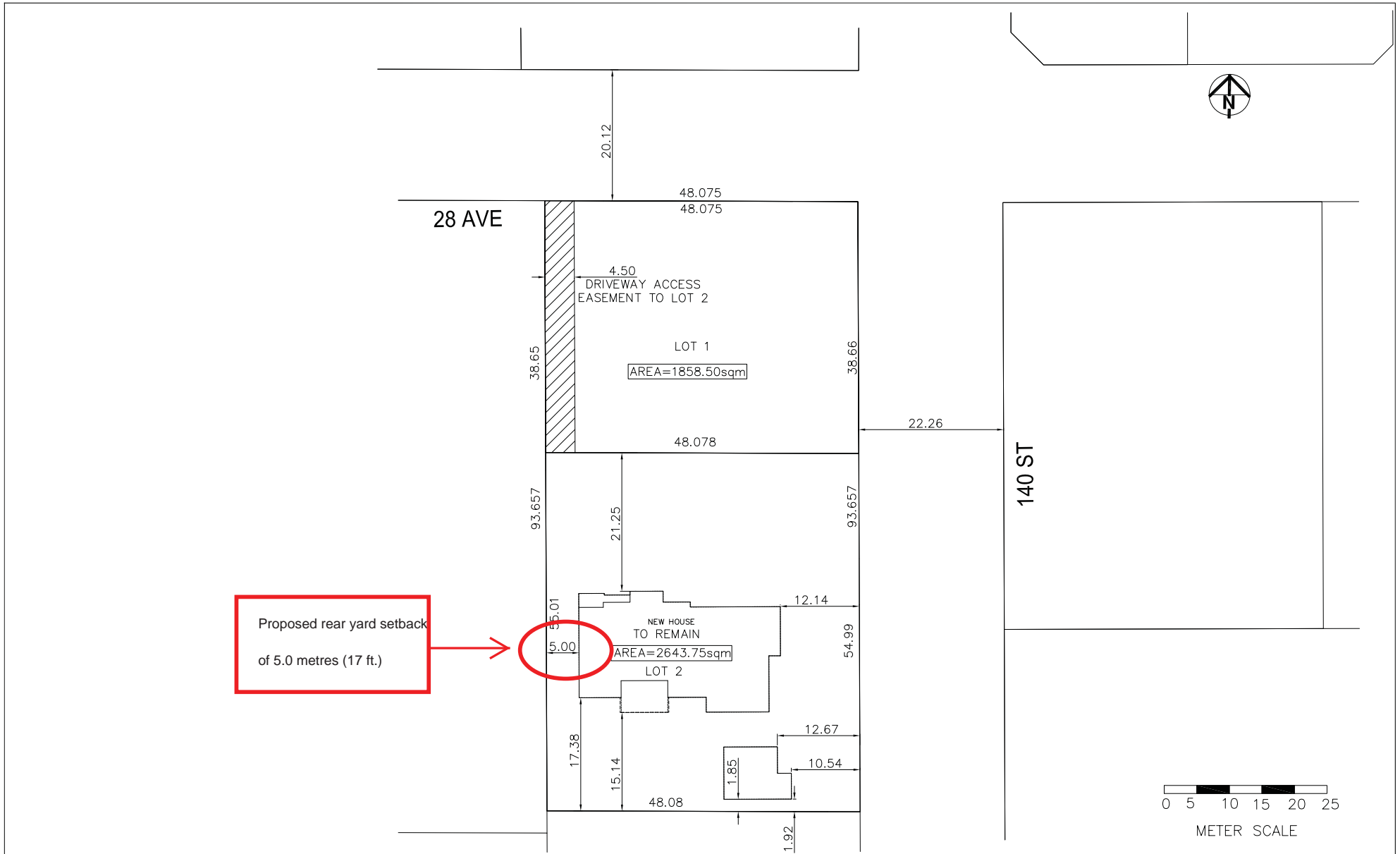




# SUBDIVISION DATA SHEET

Proposed Zoning: RH

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.1105
Hectares	0.4502
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	48.07 m – 54.99 m
Range of lot areas (square metres)	1,858.5 m <sup>2</sup> - 2,643.75 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	4.44 uph / 1.8 upa
Lots/Hectare & Lots/Acre (Net)	4.44 uph / 1.8 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	25 %
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	n/a
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	YES
Others	NO



**NOTE:**  
 1. ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.  
 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR.  
 SITE AREA  
 GROSS SITE AREA: 4501.10sqm.

**LEGAL DESCRIPTION:**  
 LOT 1 SECTION 21 TOWNSHIP 1 PLAN 8036 NWD PORTION E 1/2, EXCEPT PLAN 14542.

NO	DATE	BY	REVISION
0	15/02/25	BD	ISSUED FOR REVIEW
		NO	TY/MM/DD/DRN
		CH	REVISION

**MAINLAND ENGINEERING DESIGN CORPORATION**  
 SUITE 206 8363 128TH STREET  
 SURREY, B.C. V3W 4C1  
 TEL: (604) 543 8044 FAX: (604) 543 8104  
 EMAIL: CIVIL@MAINLANDENG.COM

**DEVELOPMENT/SITE LOCATION**  
 2 LOT SUBDIVISION  
 #2747 140 ST, SURREY, B.C.  
**DWG. NAME**  
 PRELIMINARY LAYOUT PLAN WITHOUT ROAD DEDICATION

SCALE	SURREY PROJECT NO.	DRAWING NO.
1:250		1
DESIGNED	MAINLAND PROJECT NO.	OF
BD	C-1526	1
DRAWN	DATE	REV.
BD	15/02/25	0
CHECKED		
RM		
APPROVED		
AB		

## INTER-OFFICE MEMO

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**TO: Manager, Area Planning & Development - South Surrey Division  
Planning and Development Department**

**FROM: Development Services Manager, Engineering Department**

**DATE: February 25, 2016**

**PROJECT FILE: 7815-0057-00**

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**RE: Engineering Requirements  
Location: 2747 140 St**

**REZONE/SUBDIVISION*****Property and Right-of-Way Requirements***

- Dedicate 4.942 m along 140 Street toward the 30.0 m Arterial Road standard;
- Dedicate 5.0 m x 5.0 m corner cut at 140 Street and 28 Avenue;
- Dedicate 1.942 m along 28 Avenue toward 24.0 m Collector Road standard; and
- Register 0.5 m statutory rights-of-way along frontages for service connections and sidewalk maintenance.

***Works and Services***

- Grade 140 Street property line to within  $\pm 300$  mm of existing road centerline elevation;
- Construct south side of 28 Ave to Collector Road standard;
- Provide on-site stormwater mitigation features as per Ocean Bluff – Chantrell Creek Integrated Stormwater Management Plan;
- Provide storm, sanitary, and metered water service connections to each lot; and
- Register all legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezoning and Subdivision.

**DEVELOPMENT VARIANCE PERMIT**

There are no engineering requirements relative to issuance of the Development Variance Permit.



Robert Cooke, Eng.L.  
Development Project Engineer

MB



Wednesday, January 06, 2016  
 Planning

**School Enrolment Projections and Planning Update:**

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The proposed development will not have an impact on these projections.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 15 0057 00

**SUMMARY**

The proposed 2 single family lots are estimated to have the following impact on the following schools:

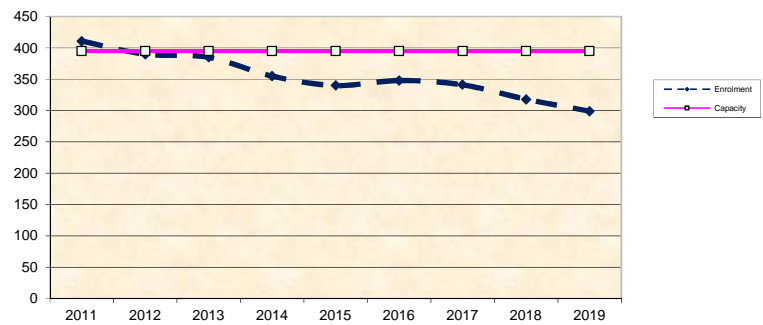
**Projected # of students for this development:**

Elementary Students:	1
Secondary Students:	0

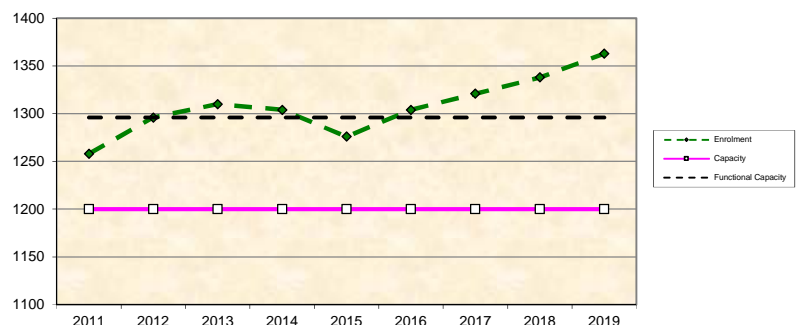
September 2015 Enrolment/School Capacity

<b>Chantrell Creek Elementary</b>	
Enrolment (K/1-7):	31 K + 309
Capacity (K/1-7):	20 K + 375
<b>Elgin Park Secondary</b>	
Enrolment (8-12):	1276
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

**Chantrell Creek Elementary**



**Elgin Park Secondary**



\*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

**BUILDING GUIDELINES SUMMARY**

V.1.0

**Surrey Project no.:** 15-0057-00  
**Property Location:** 2747-140 ST, Surrey, B.C

**Design Consultant:** Apex Design Group Inc.  
 Ran Chahal, Architectural Technologist AIBC, CRD  
 #157- 8120 -128 Street, Surrey, BC V3W 1R1  
 Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines, which highlight the important features and form the basis of the draft Building Scheme.

**1. Residential Character****1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:**

The area surrounding the subject site consists of older homes built out in the 1960's and newer homes built in the 2000's. Most of the homes in the study area are simple "West Coast Traditional" style structures with habitable areas of between 2000-5000 sf. None of the homes are over embellished with detail.

Most of the existing homes have mid to mid-massing characteristics with 76% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch (7/12 or lower) to medium pitch (7-10/12) common truss roofs with simple gables and common hips with Cedar roof being most common.

Wall surface materials are limited in the most part to one of the following: Stucco (dominant), Cedar and Vinyl with Brick Siding for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 41% of the homes having Exposed Aggregate driveways.

**1.2 Prevailing Features of the Existing and Surrounding Dwellings Significant to the Proposed Building Scheme:**

The newer existing homes have covered front verandas which would be encouraged in any new home to be built in the future. Since the majority of the existing homes in the study area are 10-40 years old, a new character area will be created. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

- Dwelling Types/Locations:** “Two-Storey” 81.0%  
“Basement Entry/Cathedral Entry” 0.00%  
“Rancher (Bungalow)” 19.00%  
“Split Levels” 0.00%
- Dwelling Sizes/Locations:** Size range: 19.00% under 2000 sq.ft excl. garage  
**(Floor Area and Volume)** 81.00% 2001 - 2500 sq.ft excl. garage  
0.00% over 2501 sq.ft excl. garage
- Exterior Treatment** Cedar: 32.0% Stucco: 42.0% Vinyl: 26.0%  
**/Materials:** Brick or stone accent on 53.0% of all homes
- Roof Pitch and Materials:** Asphalt Shingles: 0.00% Cedar Shingles: 81.00%  
Concrete Tiles: 19.00% Tar & Gravel: 0.00%  
50.00% of all homes have a roof pitch 6:12 or lower.
- Window/Door Details:** 100% of all homes have rectangular windows

**Streetscape:** A variety of simple “Two Story”, 10-40 year old “West Coast Traditional” homes are set 25 to 50 feet from the street in a common old urban setting typified by coniferous growth and mature shrubs. Roofs on most homes are simple low pitch common hip or common gable forms with Cedar Roof Tiles on most of the homes. Most homes are clad in Stucco.

**Other Dominant Elements:** The newer existing homes have covered front verandas which would be encouraged in any new home to be built in the future.

## 2. Proposed Design Guidelines

### 2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

Guidelines will not preserve the existing old urban character. Rather, the guidelines will ensure that a desirable new character area is created in which modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000’s standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

### 2.2 Proposed Design Solutions:

**Dwelling Types/Locations:** Two-Storey, Split Levels and Ranchers (Bungalows).

**Dwelling Sizes/Locations:** Two-Storey or Split Levels - 2000 sq.ft. minimum  
**(Floor Area and Volume)** Basement Entry - 2000 sq.ft. minimum  
Rancher or Bungalow - 1400 sq.ft. minimum  
(Exclusive of garage or in-ground basement)

<b>Exterior Treatment /Materials:</b>	No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.
<b>Exterior Materials /Colours:</b>	Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
<b>Roof Pitch:</b>	Minimum 7:12
<b>Roof Materials/Colours:</b>	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
<b>Window/Door Details:</b>	Dominant: Rectangular or Gently arched windows.
<b>In-ground basements:</b>	Permitted if servicing allows.
<b>Landscaping:</b>	Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).
<b>Compliance Deposit:</b>	\$ 5,000.00

**Summary prepared and submitted by:**



Ran Chahal, CRD, Design Consultant  
Apex Design Group Inc.

July 02, 2015

Date

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

### Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder / Cottonwood	0	0	0
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Maple, Bigleaf	2	1	1
Dogwood, Pacific	1	1	0
<b>Coniferous Trees</b>			
Cedar, Western Red	5	2	3
Douglas-fir	15	7	8
Fir, Grand	1	0	1
<b>Total</b>	<b>24</b>	<b>11</b>	<b>13</b>
<b>Additional Trees in the proposed Open Space / Riparian Area</b>	NA	NA	NA
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		TBD	
<b>Total Retained and Replacement Trees</b>		TBD	

\*Note – Offsite trees are not included in the Summary totals.





CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0057-00

Issued To: PARAMJIT S CHahal  
("the Owner")

Address of Owner: 2747 - 140 Street  
Surrey, BC V4P 2C4

Issued To: BALJEET K CHahal  
("the Owner")

Address of Owner: 2747 - 140 Street  
Surrey, BC V4P 2C4

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 007-442-068  
Lot 1 Section 21 Township 1 Plan 8036 NWD Portion E ½, Except Plan 14542

2747 - 140 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F, Yards and Setbacks, of Part 14 Half-Acre Residential Zone, the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 5 metres (17 ft.) for proposed Lot 2.

4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

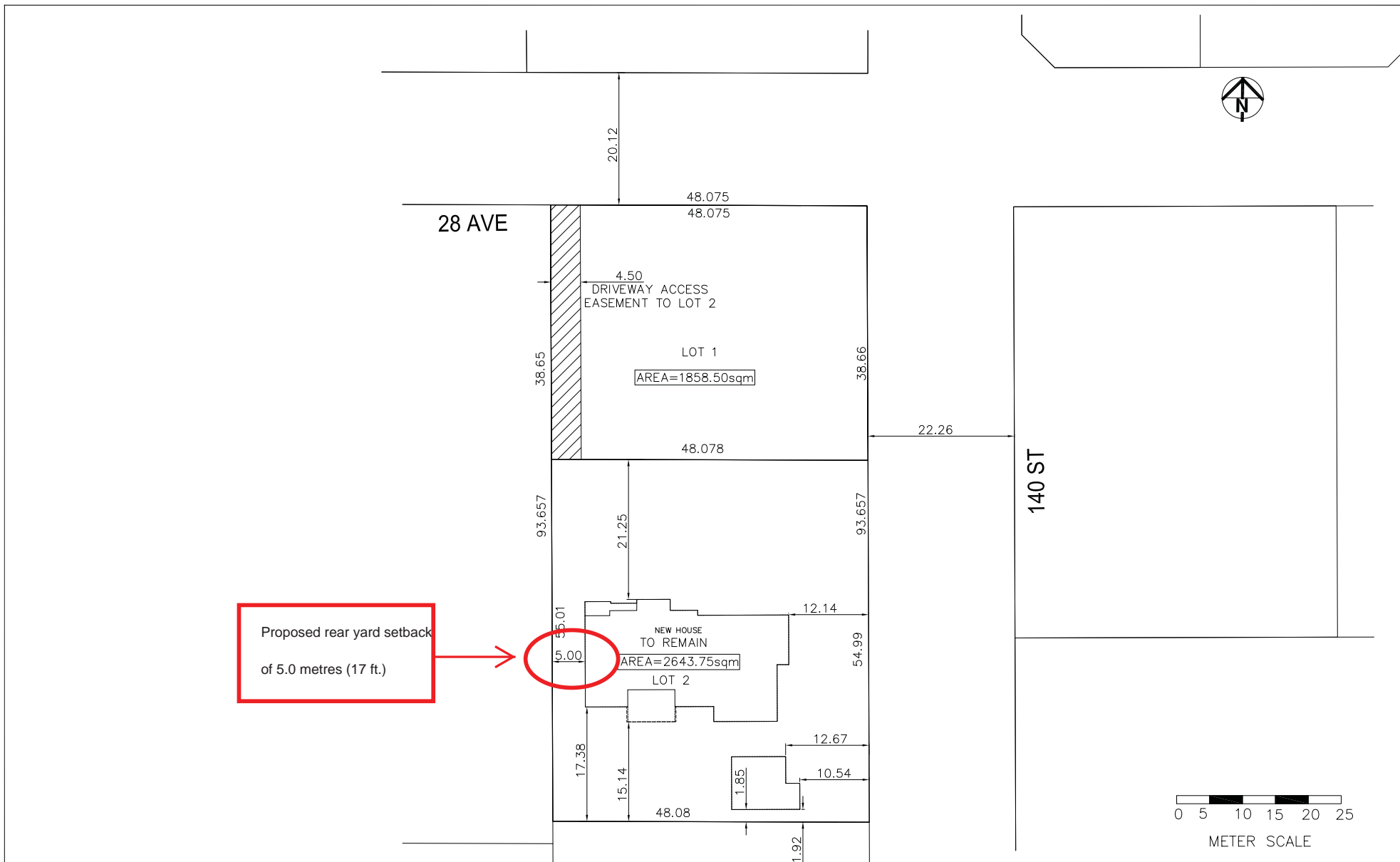
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

---

Mayor – Linda Hepner

---

City Clerk – Jane Sullivan



**NOTE:**  
 1. ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.  
 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR.  
 SITE AREA  
 GROSS SITE AREA: 4501.10sqm.

**LEGAL DESCRIPTION:**  
 LOT 1 SECTION 21 TOWNSHIP 1 PLAN 8036 NWD PORTION E 1/2, EXCEPT PLAN 14542.

NO	DATE	BY	REVISION
0	15/02/25	RD	ISSUED FOR REVIEW
		NO	TY/MM/DD/DRN
		CH	REVISION

**MAINLAND ENGINEERING DESIGN CORPORATION**  
 SUITE 206 8363 128TH STREET  
 SURREY, B.C. V3W 4C1  
 TEL: (604) 543 8044 FAX: (604) 543 8104  
 EMAIL: CIVIL@MAINLANDENG.COM

**DEVELOPMENT/SITE LOCATION**  
 2 LOT SUBDIVISION  
 #2747 140 ST, SURREY, B.C.  
**DWG. NAME**  
 PRELIMINARY LAYOUT PLAN WITHOUT ROAD DEDICATION

<b>SCALE</b>	1:250	<b>SURREY PROJECT NO.</b>		<b>DRAWING NO.</b>	1
<b>DESIGNED</b>	BD	<b>MAINLAND PROJECT NO.</b>	C-1526	<b>OF</b>	1
<b>DRAWN</b>	BD	<b>DATE</b>	15/02/25	<b>REV.</b>	0
<b>CHECKED</b>	RM				
<b>APPROVED</b>	AB				