



**City of Kingston
Planning Committee
Meeting Number 12-2024
Agenda**

**Thursday, May 30, 2024 at 6:00 p.m.
Hosted at City Hall in Council Chamber**

Please provide regrets to Christine O'Connor, Committee Clerk at 613-546-4291, extension 1219 or cloconnor@cityofkingston.ca

Committee Composition

Councillor Cinanni, Chair
Councillor Chaves
Councillor Glenn
Councillor M^cLaren
Councillor Oosterhof
Councillor Osanic

The meeting being held is a public meeting held under the Planning Act.

Notice of Collection – Personal information collected as a result of the public meeting are collected under the authority of the Planning Act and will be used to assist in making a decision on this matter. Persons speaking at the meeting are requested to give their name and address for recording in the minutes. All names, addresses, opinions and comments may be collected and may form part of the minutes which will be available to the public. Additionally, interested members of the public can email the Committee Clerk or the assigned planner if they wish to be notified regarding a particular application. Questions regarding this collection should be forwarded to the Director of Planning Services.

Tonight's meeting is to present planning applications in a public forum as detailed in the community meeting report. This report does not contain a staff recommendation and therefore no decisions will be made this evening. Each application in the community meeting report will be presented individually and following each presentation by the applicant, the meeting will be opened to the public for comments and questions.

Following Council decision, notice will be circulated in accordance with the Planning Act. If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of Kingston to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Kingston before the by-law is passed, the person or public body is not entitled to appeal the decision.

Community Meeting

The purpose of the Community Meeting is to provide the applicant with an opportunity to present a potential development proposal in the early stages of the development process and to seek feedback from the public and members of Planning Committee before a complete application is submitted to the City. Anyone who attends a Community Meeting may present an oral submission, and/or provide a written submission on the proposals being presented.

The Report of the Commissioner of Growth & Development Services (PC-24-034) is attached.

Schedule Pages 1 – 25

Details of the development proposals to be presented at the Community Meeting are listed below.

Exhibit A

File Number: D01-008-2024

Address: 1739 Westbrook Road

Owner: Propane Levac Propane Inc.

Applicant: Asterisk Engineering Corporation

Schedule Pages: 1 - 25

1. Meeting to Order

2. Approval of the Agenda

3. Confirmation of Minutes

- a) **That** the minutes of Planning Committee Meeting Number 11-2024, held on Thursday, May 16, 2024, be approved.

4. Disclosure of Pecuniary Interest

5. Delegations

6. Briefings

7. Business

8. Motions

9. Notices of Motion

10. Other Business

11. Correspondence

12. Date of Next Meeting

The next meeting of the Planning Committee is scheduled for Thursday, June 20, 2024 at 6:00 p.m.

13. Adjournment

1. Approved Site Plan Items:

- D11-014-2023 – 290 Queen Street
- D11-024-2021 – 705 Development Drive
- D11-046-2020 – 870 Centennial Drive
- D11-029-2021 – 2702 2 Highway
- D11-004-2023 – 1752 Bath Road
- D11-046-2020 – 870 Centennial Road
- D11-016-2022 – 1533 McAdoo’s Lane
- D11-005-2023 – 44 Barbara Avenue

2. Applications Appealed to the Ontario Land Tribunal:

1. 2 River Street – OLT-22-004597 – OPA/ZBA – 5-week Hearing commenced on February 5, 2024. Hearing concluded. Waiting on written decision.
2. 51 Alwington Avenue – OLT-24-000416 – Minor Variance – Appeal record submitted to the Tribunal. Awaiting hearing date.
3. 4085 Bath Road – Appeal received for the OPA and ZBA. The appeal record is currently being prepared and sent to the OLT. Awaiting an OLT number.

3. Links to Land Use Planning Documents:

Planning Act: <https://www.ontario.ca/laws/statute/90p13>

Provincial Policy Statement: <https://www.ontario.ca/page/provincial-policy-statement-2020>

City of Kingston Official Plan: <http://www.cityofkingston.ca/business/planning-and-development/official-plan>

City of Kingston Zoning By-Laws: <https://www.cityofkingston.ca/business/planning-and-development/zoning>



**City of Kingston
Report to Planning Committee
Report Number PC-24-034**

To: Chair and Members of the Planning Committee
From: Paige Agnew, Commissioner, Growth & Development Services
Resource Staff: Tim Park, Director, Planning Services
Date of Meeting: May 30, 2024
Subject: Community Meeting Report
File Numbers: D01-008-2024

Council Strategic Plan Alignment:

Theme: 1. Support Housing Affordability

Goal: 1.1 Promote increased supply and affordability of housing.

Executive Summary:

The following is a Community Meeting Report enclosing information about the following applications that will be subject to a Community Meeting at Planning Committee, with a presentation by the applicant:

- Address: 1739 Westbrook Road (File Number D01-008-2024, Future Application Type: Official Plan and zoning by-law amendments)

May 30, 2024

Page 2 of 4

Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

**Paige Agnew, Commissioner,
Growth & Development Services**

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

**Lanie Hurdle, Chief
Administrative Officer**

Consultation with the following Members of the Corporate Management Team:

Jennifer Campbell, Commissioner, Community Services	Not required
Neil Carbone, Commissioner, Corporate Services	Not required
David Fell, President & CEO, Utilities Kingston	Not required
Peter Huigenbos, Commissioner, Major Projects & Strategic Priorities	Not required
Brad Joyce, Commissioner, Infrastructure, Transportation & Emergency Services	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

May 30, 2024

Page 3 of 4

Options/Discussion:

Non-Statutory Community Meeting

The purpose of the Community Meeting is to provide the applicant with an opportunity to present a potential development proposal in the early stages of the development process and to seek feedback from the public and members of Planning Committee before a complete application is submitted to the City. Anyone who attends a Community Meeting may present an oral submission, and/or provide a written submission on the proposals being presented.

A Community Meeting Form (completed by the applicant) and a standard map package showing the location of the subject site, and relevant Official Plan land use designation and zoning information for each proposal is included as an exhibit to this report, as follows:

- 1739 Westbrook Road, (File Number D01-008-2024 (Exhibit A))

All submission materials are available online through the Development and Services Hub (DASH) at the following link, [DASH](#), using “Look-up a Specific Address”. If there are multiple addresses, search one address at a time, or submission materials may also be found by searching the file number.

Statutory Public Meeting

If the applications proceed to a complete application, a Statutory Public Meeting for each application will be scheduled at a later date and further Notice regarding the Public Meeting will be provided in accordance with the *Planning Act*.

Existing Policy/By-Law:

Planning Act

Provincial Policy Statement, 2020

City of Kingston Official Plan

Kingston Zoning By-Law Number 2022-62

By-Law Number 2007-43, A By-Law to require Development Proponents to Pre-Consult with The Corporation of the City of Kingston respecting Planning Matters

Notice Provisions:

Notices were sent by mail to all property owners (according to the latest Assessment Rolls) within 120 metres of the subject properties and a notice sign was posted on the subject properties.

May 30, 2024

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Accessibility Considerations:

None

Financial Considerations:

None

Contacts:

James Bar, Manager, Development Approvals, 613-546-4291 extension 3213

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

Exhibit A Community Meeting Form, Application Materials and Map Package for 1739 Westbrook Road (File Number D01-008-2024 (Exhibit A))



City of Kingston Community Meeting Form

Note to Applicant: This Form is to be completed by the Applicant and is intended to provide a detailed description of the site, locational context and the proposed application as the basis for a Community Meeting at Planning Committee. The only supplementary information that will be provided by Staff for the Community Meeting is a map package (location, Official Plan, zoning, etc). Please keep residents and members of Planning Committee in mind when completing this form by ensuring that all information is thorough, detailed and understandable. Where a field is not applicable to the site or proposal, please indicate "N/A". Since this Form will be attached as an exhibit to a staff report, this Form must be completed in a manner that is accessible. Please refrain from using formatting or tables that are not accessible. If this form is completed in a manner that is not accessible, it may result in delays to the timing of the Community Meeting and may require staff to make amendments or adjustments prior to attaching the form as an exhibit to a staff report.

Owner/Application Information

Owner: Propane Levac Propane Inc.

Applicant (if Owner is not the Applicant): Asterisk Engineering Corporation

Site Characteristics

Site address: 1739 Westbrook Road

Site area: 6.8 hectares

Description of existing use and buildings on site (height, floor area, units, bedrooms, parking spaces, setbacks, etc.): Vacant

Official Plan designation: Rural

Zoning By-law (zone and other relevant schedules and overlays): 'M1-4' & 'EPA'

Existing number of trees: 729

Number of existing trees to be retained: Unknown

Description of heritage status (not a heritage building, listed, designated or located in a heritage conservation district): N/A

Description of Surrounding Uses and Buildings

East: Active quarry and asphalt plant operated by Lafarge Canada Inc.

West: Vacant land & agricultural land

North: Ground mounted solar farm

South: Waste Transfer Station operated by E360 Environmental Solutions

Description of Proposal

Summary description of the proposal (use, height, floor area, setbacks, units, bedrooms, condominium, rental, affordability level, parking and bike spaces, will existing building or any existing features be retained/renovated/demolished etc.): Official Plan & Zoning By-law Amendment applications proposed to facilitate the construction of a propane transfer facility and supply depot on the subject property.

The depot will consist of two (2) 60,000 gallon propane storage tanks, a pad consisting of 500/1000/2000 litre storage tanks, a 464.5 square metres office building, parking for 10 propane supply vehicles, spray wash, docking facility, and a commercial propane dispenser.

The proposed development is contextually appropriate with other rural industrial uses in the surrounding area supported via private water and wastewater services.

Type of Application: OPA & ZBA

Proposed use: Propane Transfer Facility & Supply Depot

Proposed number and type of residential units and bedrooms (if residential): N/A

Proposed gross floor area (of each use): 464.5 square metres

Proposed height: 9.9 metres

Proposed setbacks:

Front: 99 metres

Interior: 81 metres

Exterior: 84 metres

Rear: 291 metres

Proposed number of vehicular parking spaces (include breakdown of occupant, visitor, car-share, accessible, etc.): 14 spaces / 1 accessible

Proposed number of bicycle parking spaces: N/A

Proposed landscaped open space: N/A

Proposed amenity area (if residential): N/A

Proposed number of trees to be planted: Unknown

Description of how the application conforms with the Official Plan: Official Plan Amendment proposed

If located in an area that is subject to Official Plan policies related to source water, natural heritage system, natural heritage features and areas, hazards, cultural heritage resources, areas of archaeological potential, or areas of archaeological significance, description of how the proposal will conform with the policies: Proposal seeks to maintain a minimum 30 metre setback from Glenvale Creek tributary that bisects the subject property. Stage 1-2 Archaeological Assessment cleared the subject property from archaeological significance.

Description of amendment(s) required to the Zoning By-law:

Redesignate the subject lands from 'Rural' to 'Rural Industrial' to ensure consistency with surrounding properties and establish appropriate designation for lands outside the urban boundary.

Rezone the subject lands from 'M1-4' & 'EPA' in the former Kingston Township Zoning By-law (76-26) to a Special Rural Heavy Industrial 'RM2-XX' zone in Comprehensive Zoning By-law (2022-062).

Other information that would be valuable for a Community Meeting: see Planning Rationale Report

List of Drawings/Studies Submitted

- Conceptual Site Plan;
- Grading Plan;
- Planning Rationale Report;
- Stormwater Management Report;
- Tree Inventory Study;
- Tree Presentation Plan;
- Traffic Impact Study;
- Hydrogeological Study;
- Environmental Impact Study;
- Noise Study

Community Meeting Form Prepared by: The Boulevard Group

Date: April 24, 2024

By-Law Number 2024-XXX

A By-Law To Amend The City Of Kingston Official Plan (Amendment Number __, 1739 Westbrook Road)

Passed: [Meeting Date]

Whereas a Public Meeting was held regarding this amendment on _____;

Now Therefore the Council of The Corporation of the City of Kingston, in accordance with the provisions of Section 17 of the *Planning Act*, R.S.O. 1990, c.P13, hereby enacts as follows:

1. The City of Kingston Official Plan is hereby amended by the following map change which shall constitute Amendment Number ____ to the Official Plan for the City of Kingston.
 - (a) **Amend** Schedule ‘3-B’, ‘Land Use’, of the City of Kingston Official Plan, so as to change the designation of the property located at 1248-1320 McAdoo’s Lane, as shown on Schedule ‘A’ to By-Law Number 2024-____, from ‘Rural’ to ‘Rural Industrial’.
 - (b) **Amend** Schedule ‘3-D’, ‘Site Specific Policies’, of the City of Kingston Official Plan, so as to designate the property located at 1248-1320 McAdoo’s Lane, as shown on Schedule ‘B’ to By-law Number 2024-____, as ‘Site Specific Policy Number 75’.
2. That the City of Kingston Official Plan, as amended, be further amended by adding the following new Site-Specific Policy as Section 3.17.____:

“1739 Westbrook Road, Schedule 3-D, SSP Number ____

On the lands shown on Schedule 3-D as Area ____ permitted uses include a propane transfer facility and supply depot for the handling, storage and retail sale of propane as well as those uses permitted within the Rural Industrial designation subject to the following requirements:

- a) On-site development shall maintain a minimum 30 metres setback from the Glenvale Creek tributary.
- b) If the subject property is not used for a propane transfer facility and supply depot, the lands may be developed in accordance with the uses permitted in the site-specific amending Zoning By-law, and in compliance with the Rural Lands policies of Section 3.12 of this Plan.”

3. This by-law shall come into force and take effect on the day that is the day after the last day for filing an appeal pursuant to the *Planning Act*, provided that no Notice of Appeal is filed to this by-law in accordance with the provisions of Section 17, Subsection 24 of the *Planning Act*, as amended; and where one or more appeals have been filed within the time period specified, at the conclusion of which, the By-Law shall be deemed to have come into force and take effect on the day the appeals are withdrawn or dismissed, as the case may be.

Given all Three Readings and Passed: [Meeting date]

Janet Jaynes
City Clerk

Bryan Paterson
Mayor




**Schedule 'B'
to By-Law Number _____**

Address: 1739 Westbrook Road
File Number: D01-008-2024
Prepared On: Apr-29-2024

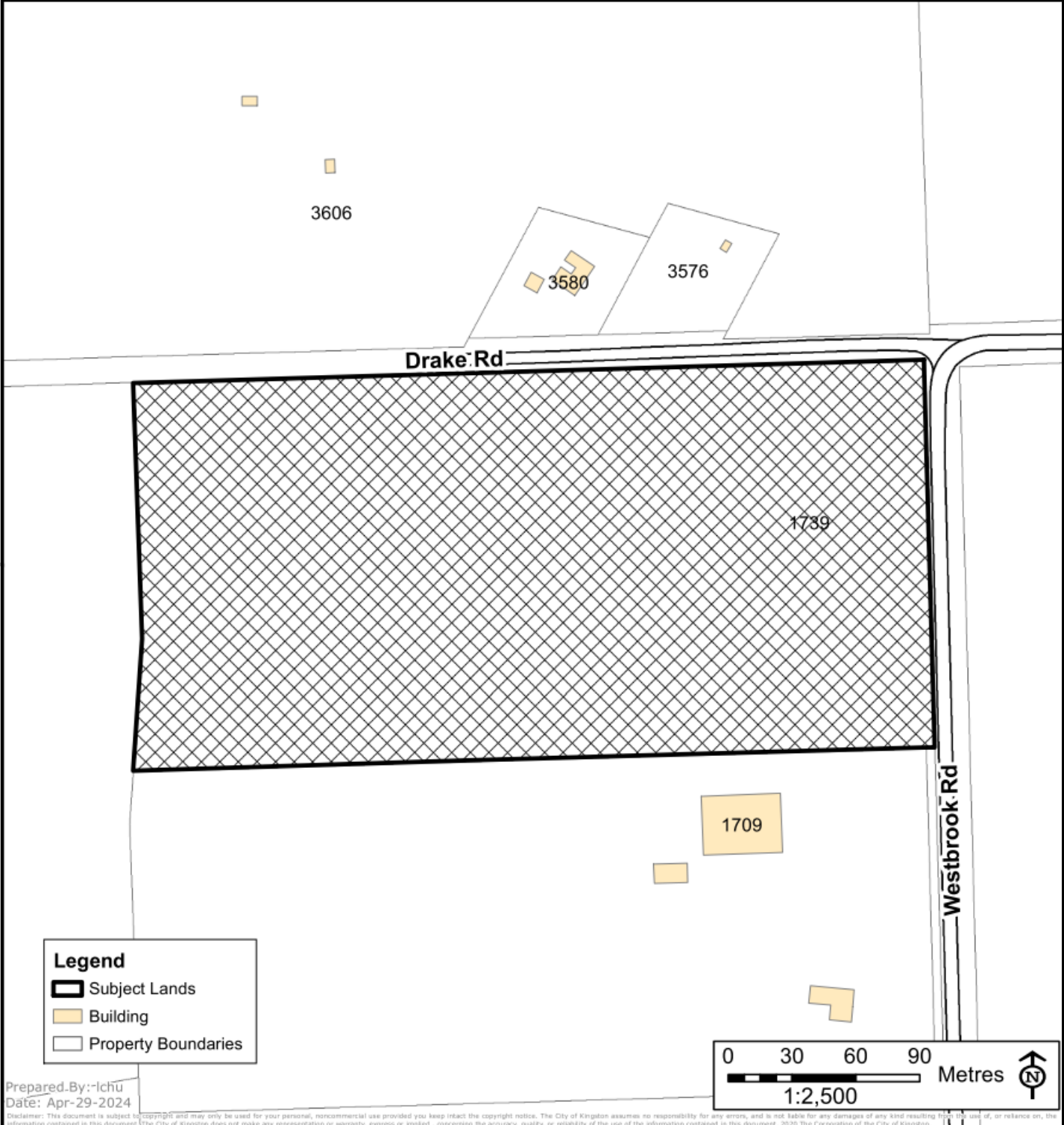
Certificate of Authentication

This is Schedule 'B' to By-Law Number _____, passed this _____ day of _____ 2024.

**Official Plan
Schedule 3D - Site Specific Policies**

 Lands to be added as
Site Specific Policy Area XX

Mayor Clerk



Prepared By: -Ichū
Date: Apr-29-2024

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By-Law Number 2024-XX

A By-Law to Amend By-Law Number 2022-62, “Kingston Zoning By-Law Number 2022-62” (Transfer of Lands into the Kingston Zoning By-Law, Zone Change from ‘RU’ to ‘RM2’ Zone, and Introduction of Exception Number E__ (1739 Westbrook Road))

Passed: [Meeting Date]

Whereas the Council of The Corporation of the City of Kingston enacted By-Law Number 2022-62, entitled “Kingston Zoning By-Law Number 2022-62” (the “Kingston Zoning By-Law”);

Whereas the Council of The Corporation of the City of Kingston deems it advisable to amend the Kingston Zoning By-Law;

Therefore be it resolved that the Council of The Corporation of the City of Kingston hereby enacts as follows:

1. By-Law Number 2022-62 of The Corporation of the City of Kingston, entitled “Kingston Zoning By-Law Number 2022-62”, is amended as follows:
 - 1.1. Schedule 1 – Zoning Map is amended by removing reference to “Not Subject to this By-law”, and by adding the zone symbol ‘RM2’, as shown on Schedule “A” attached to and forming part of this By-Law;
 - 1.2. Schedule E – Exception Overlay is amended by adding Exception Number ‘E__’, as shown on Schedule “B” attached to and forming part of this By-Law;
 - 1.3. By adding the following Exception Number E__ in Section 21 – Exceptions, as follows:

“E___. Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

 - (a) In addition to the uses permitted by the applicable Zone, the following **uses** are permitted:
 - (i) a Supply Depot;
 - (ii) a Propane Transfer Facility;
 - (b) For the purposes of this Exception, the following definitions apply:

- (i) Supply Depot means land, building or structures **used** for wholesale **commercial** purposes, for the bulk storage and distribution of gasoline, propane, diesel fuel, aviation fuel, heating oil, motor oil or other fuels.
 - (ii) Propane Transfer Facility means a site that accommodates the filling of cylinders and vehicles, sells propane to end users or transfers propane in bulk; in accordance with TSSA requirements.”
- 2. The lands shown on Schedule “A” attached to and forming part of this By-Law are incorporated into the Kingston Zoning By-Law and the provisions of City of Kingston By-Law Number 76-26, entitled "Township of Kingston Restricted Area By-Law", as amended, no longer apply to the lands.
- 3. This By-Law shall come into force in accordance with the provisions of the *Planning Act*.

Given all Three Readings and Passed: [Meeting Date]

Janet Jaynes
City Clerk



Bryan Paterson
Mayor



Schedule 'A' to By-Law Number

Address: 1739 Westbrook Road
File Number: D01-008-2024
Prepared On: Apr-29-2024

Kingston Zoning By-Law 2022-62 Schedule 1 - Zoning Map

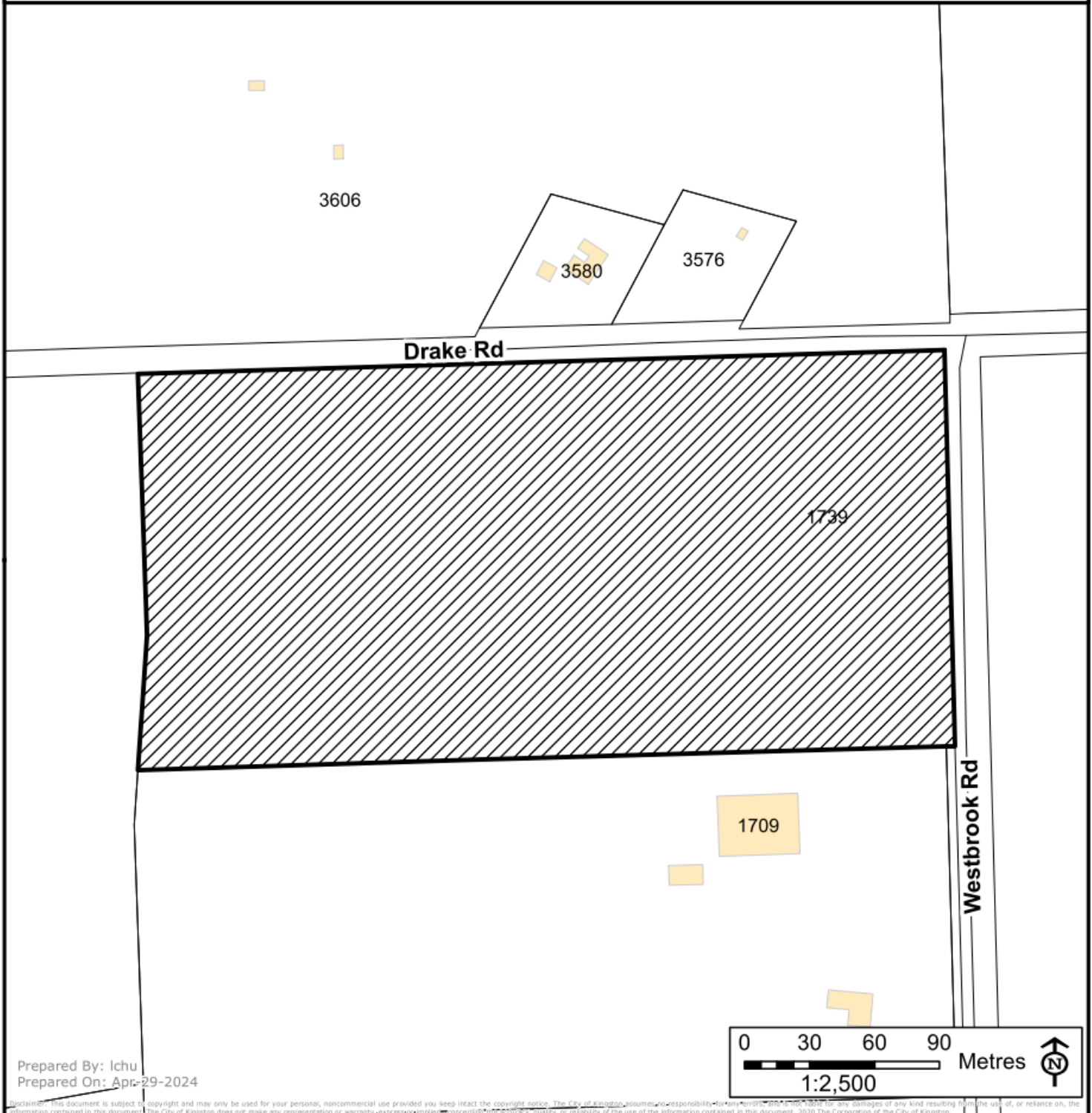
-  Subject Lands
-  Lands to be Zoned RM2

Certificate of Authentication

This is Schedule 'A' to By-Law Number _____, passed this _____ day of _____ 202_.

Mayor

Clerk



Prepared By: Ichu
Prepared On: Apr-29-2024



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Schedule 'B' to By-Law Number

Address: 1739 Westbrook Road
File Number: D01-008-2024
Prepared On: Apr-29-2024

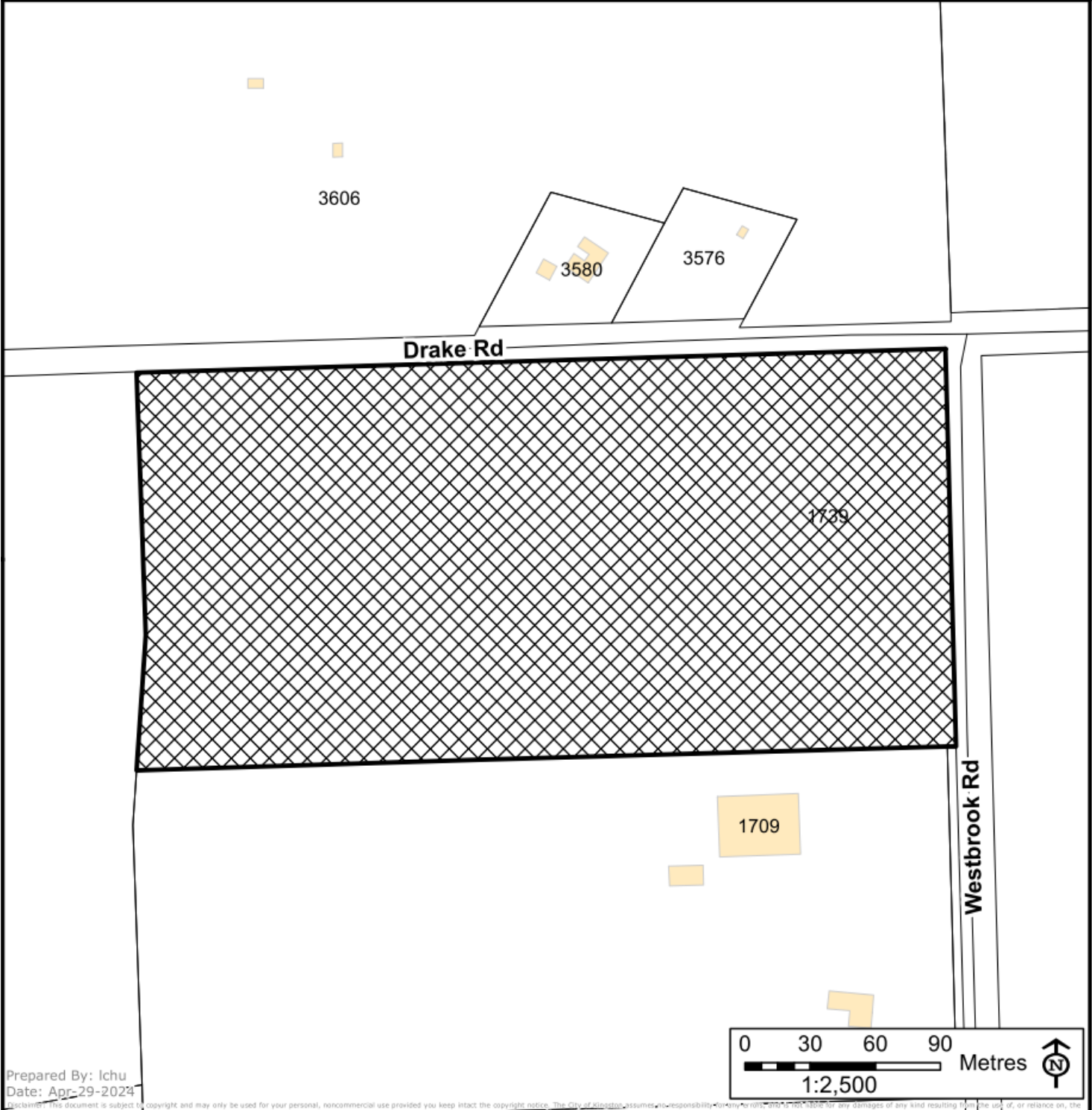
Kingston Zoning By-Law 2022-62 Schedule E - Exception Overlay

-  Subject Lands
-  Lands to be added as EXXX

Certificate of Authentication

This is Schedule 'B' to By-Law Number ____, passed this ____ day of _____ 202__.


Mayor Clerk

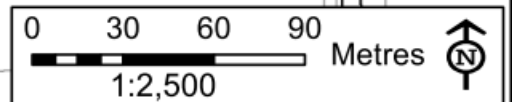
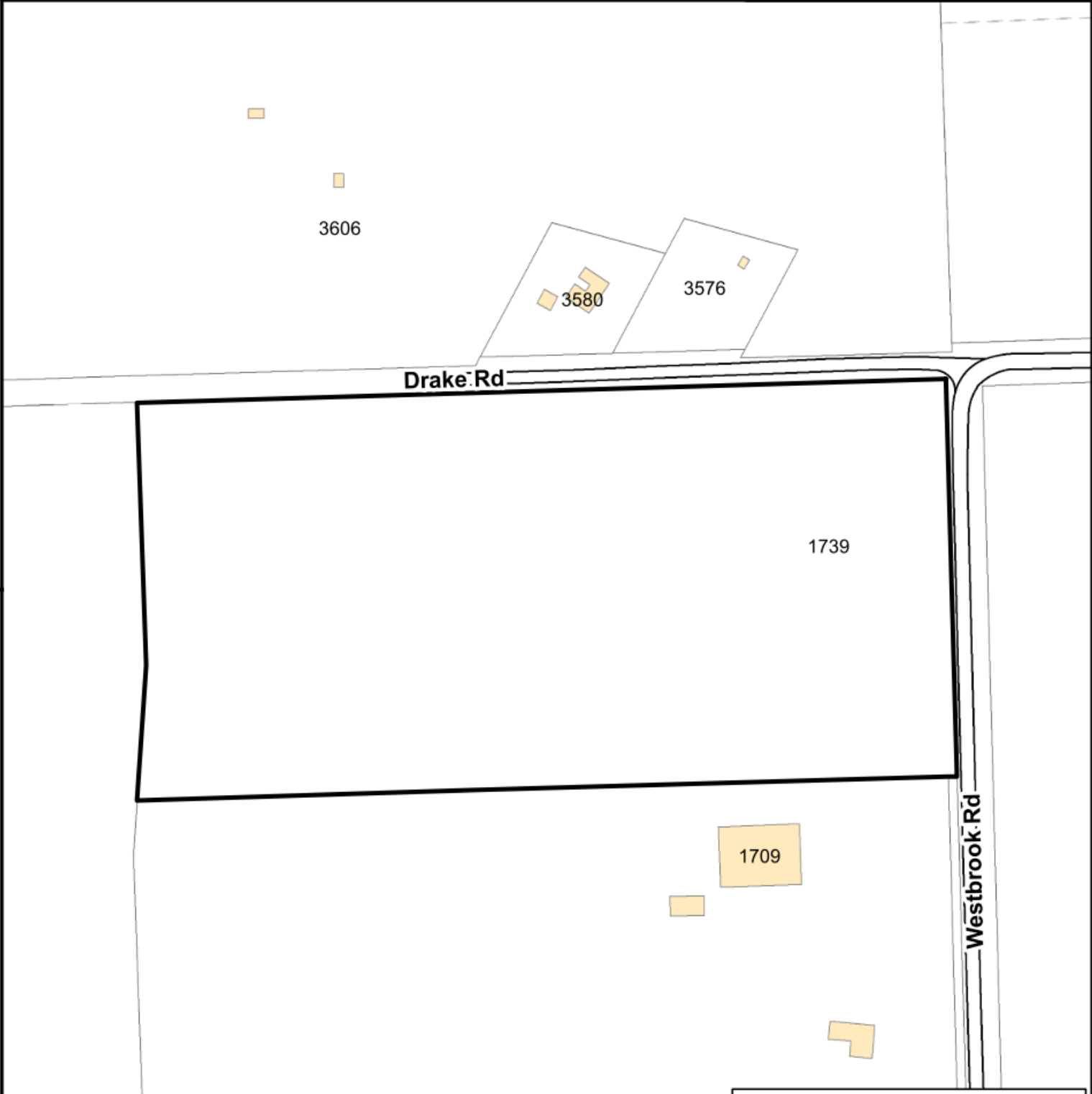
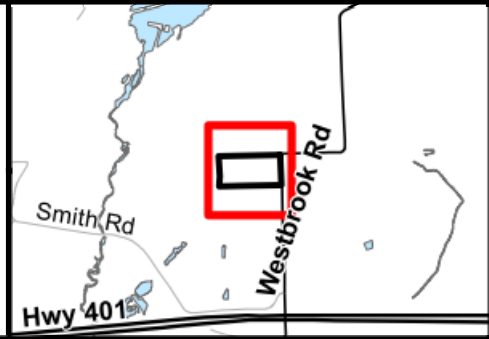


Prepared By: Ichu
Date: Apr-29-2024

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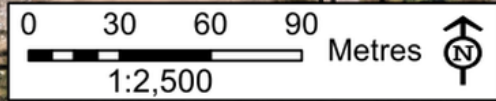
City of Kingston
Key Map
Address: 1739 Westbrook Road
File Number: D01-008-2024
Prepared On: Apr-05-2024
 Subject Lands





City of Kingston
Neighbourhood Context
Address: 1739 Westbrook Road
File Number: D01-008-2024
Prepared On: Apr-05-2024

- Subject Lands
- Property Boundaries
- Proposed Parcels



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City of Kingston
Official Plan, Existing Land Use
Address: 1739 Westbrook Road
File Number: D01-008-2024
Prepared On: Apr-05-2024

- Subject Lands
- ENVIRONMENTAL PROTECTION AREA
- MINERAL RESOURCE
- RURAL
- WASTE MANAGEMENT AREA



Prepared-By: Ichu
Prepared On: Apr-05-2024

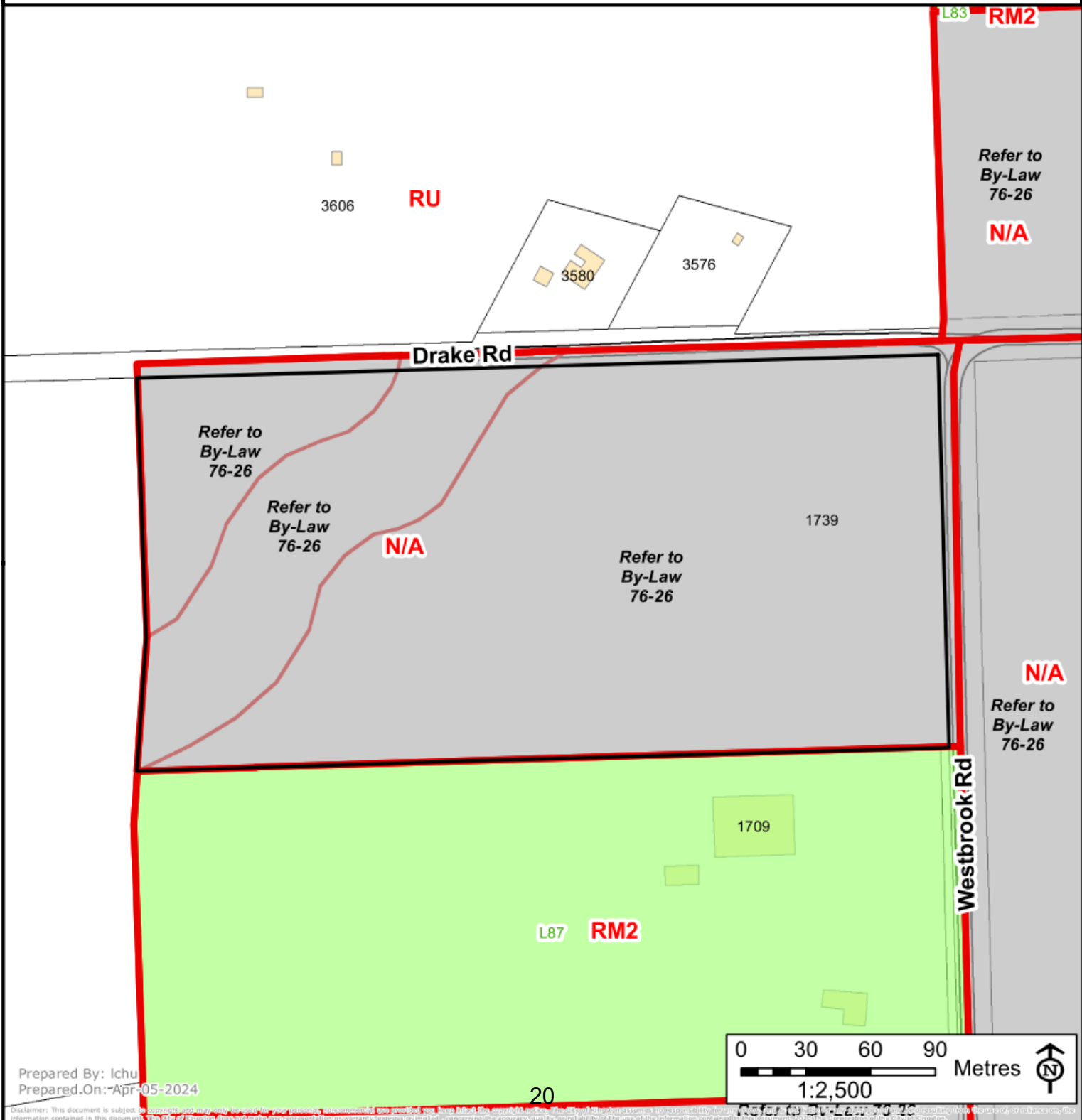


Planning Committee Existing Zoning Kingston Zoning By-Law 2022-62

Planning Services

Address: 1739 Westbrook Road
File Number: D01-008-2024
Prepared On: Apr-05-2024

- Subject Lands
- Schedule 1 Zoning Map Zone
- Not Subject to the Kingston Zoning By-law
- Schedule E - Exception Overlay Legacy Exceptions (LXXX)
- Exceptions (EXXX)
- Schedule F - Holding Overlay Holding Overlay (HXXX)

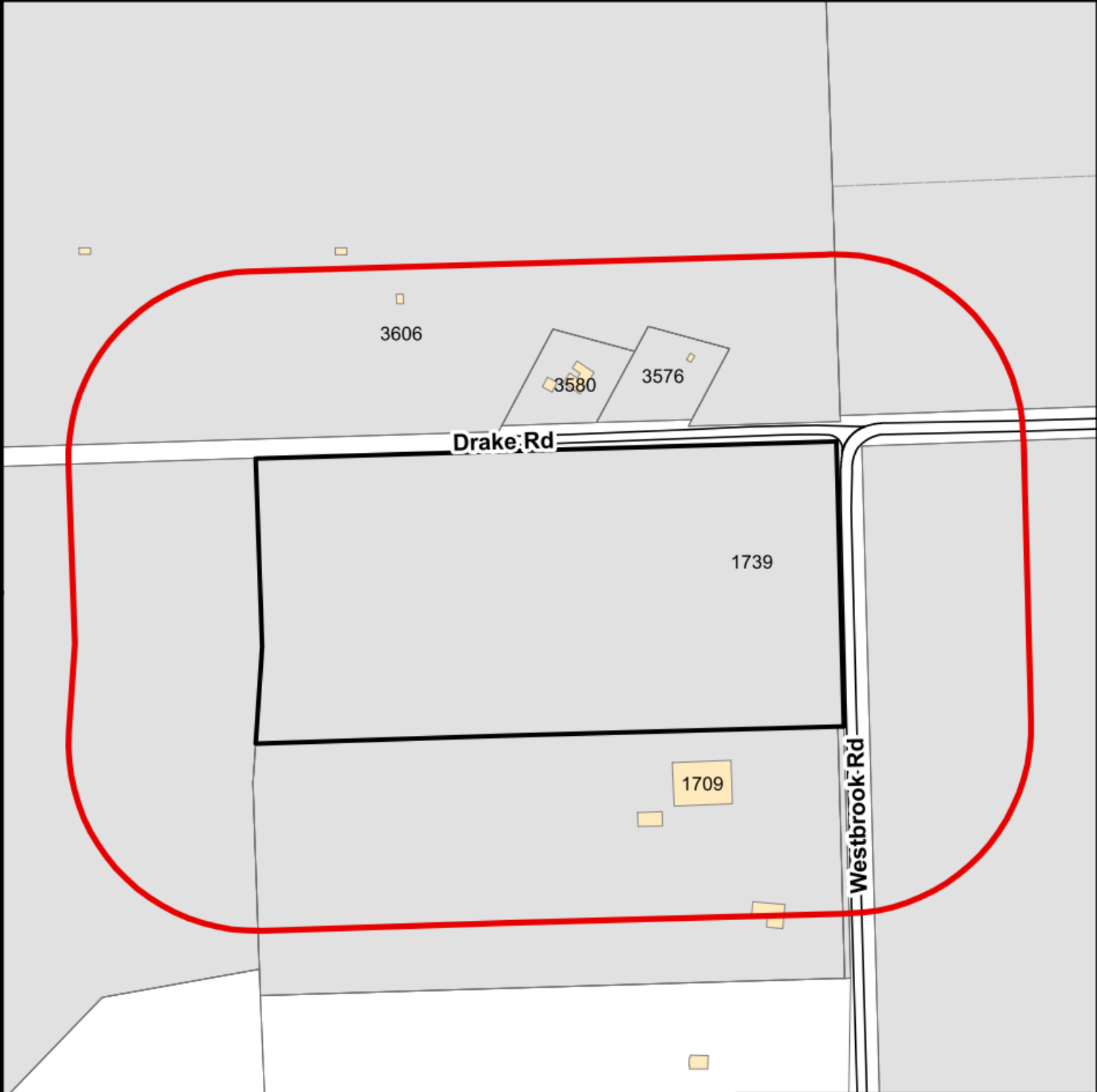




City of Kingston Public Notice Notification Map

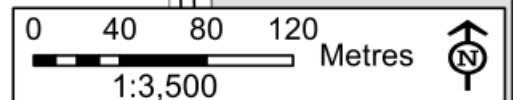
Address: 1739 Westbrook Road
File Number: D01-008-2024
Prepared On: Apr-05-2024

- 120m Public Notification Boundary
- Subject Lands
- Property Boundaries
- Proposed Parcels
- 9 Properties in Receipt of Notice (MPAC)



Prepared By: Ichu
Prepared On: Apr-05-2024

1619
21

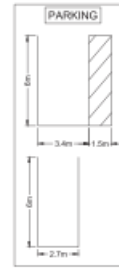


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SURVEY BY: BW SURVEYORS LTD. 2022
TOPOGRAPHIC DRAW: 1739
1739 WESTBROOK ROAD
CITY OF KINGSTON
COORDINATE VALUES AND DIGITAL FILE ARE IN GRID SYSTEM
UTM ZONE 18 UTM WEST (KINGSTON), NAD83/CRS(2011)
COMBINED SCALE FACTOR = 0.999784

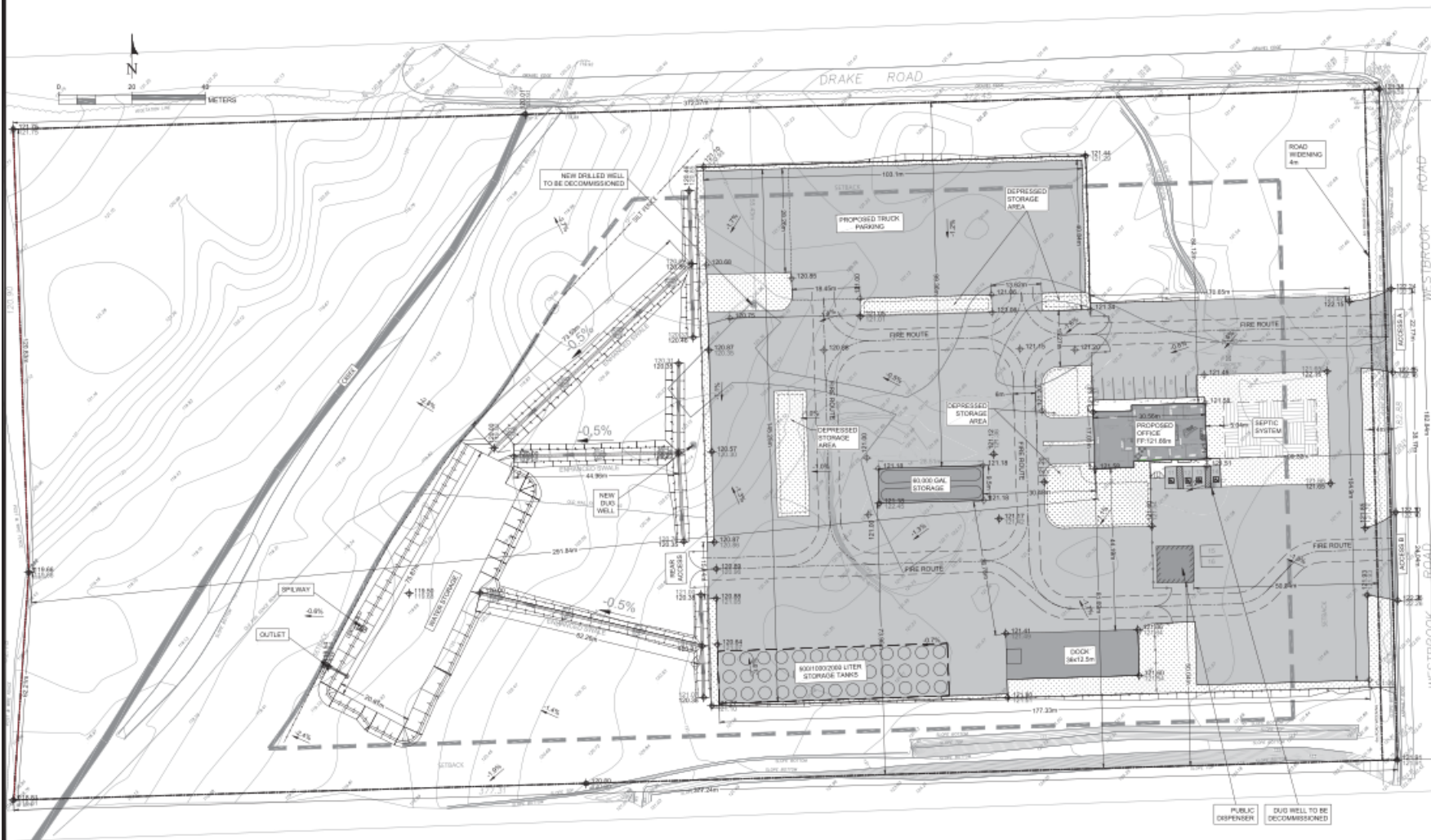
1739 Westbrook Rd			
Zoning By-Law Num. 2023-02, RMO			
Zoning Provisions	Required	Proposed	Conformity to Zoning
Permitted Uses	Light Industrial Use, Out door Storage	Fuel storage and supply	Yes
Min Lot Area (sq)	3	6.8	Yes
Min Lot Frontage (m)	30	263.8	Yes
Height of Building (Max)	-	9.0	Yes
Min Front Setback (m)	24	45.7	Yes
Min Rear Setback (m)	7.5	291.8	Yes
Min Exterior Setback (m)	24	84.1	Yes
Min Interior Setback (m)	12	81.7	Yes
Min Landscaped Space	-	33%	Yes
Max Lot Coverage	-	0.73%	Yes
Section 4.25.1			
Waterbody Separation Distance (m)	30	37.65m	Yes
Section 6.1.1			
Min Setback for Propane Transfer Facilities (m)	50	45.7	No

1739 Westbrook Rd			
Zoning By-Law Num. 75.7A, RPA, Section 7			
Zoning Provisions	Required	Proposed	Conformity to Zoning
Permitted Uses	Multi-Family Residential	Multi-Family Residential	Yes
Min Front Setback (m)	40ft	331.46 ft (101.23m)	Yes
Min Rear Setback (m)	25ft	557.40 ft (169.84m)	Yes
Min Exterior Setback (m)	45 ft	275.98 ft (84.12m)	Yes
Min Interior Setback (m)	25 ft	208.01 ft (63.40m)	Yes
Parking - P-5			
Section 7.2.2 - Table 7.2.2			
Min Vehicular Parking Rate (Apartment)	Required	Proposed	
Accessible Space	4 Total 2-Type B 2-Type A	16 spaces 4 Total 2-Type B 2-Type A	



TYPE A STALL

TYPE B/REGULAR STALL



LEVAC PROPANE SUPPLY
1739 WESTBROOK RD,
KINGSTON ON

CLIENT:
LEVAC PROPANE

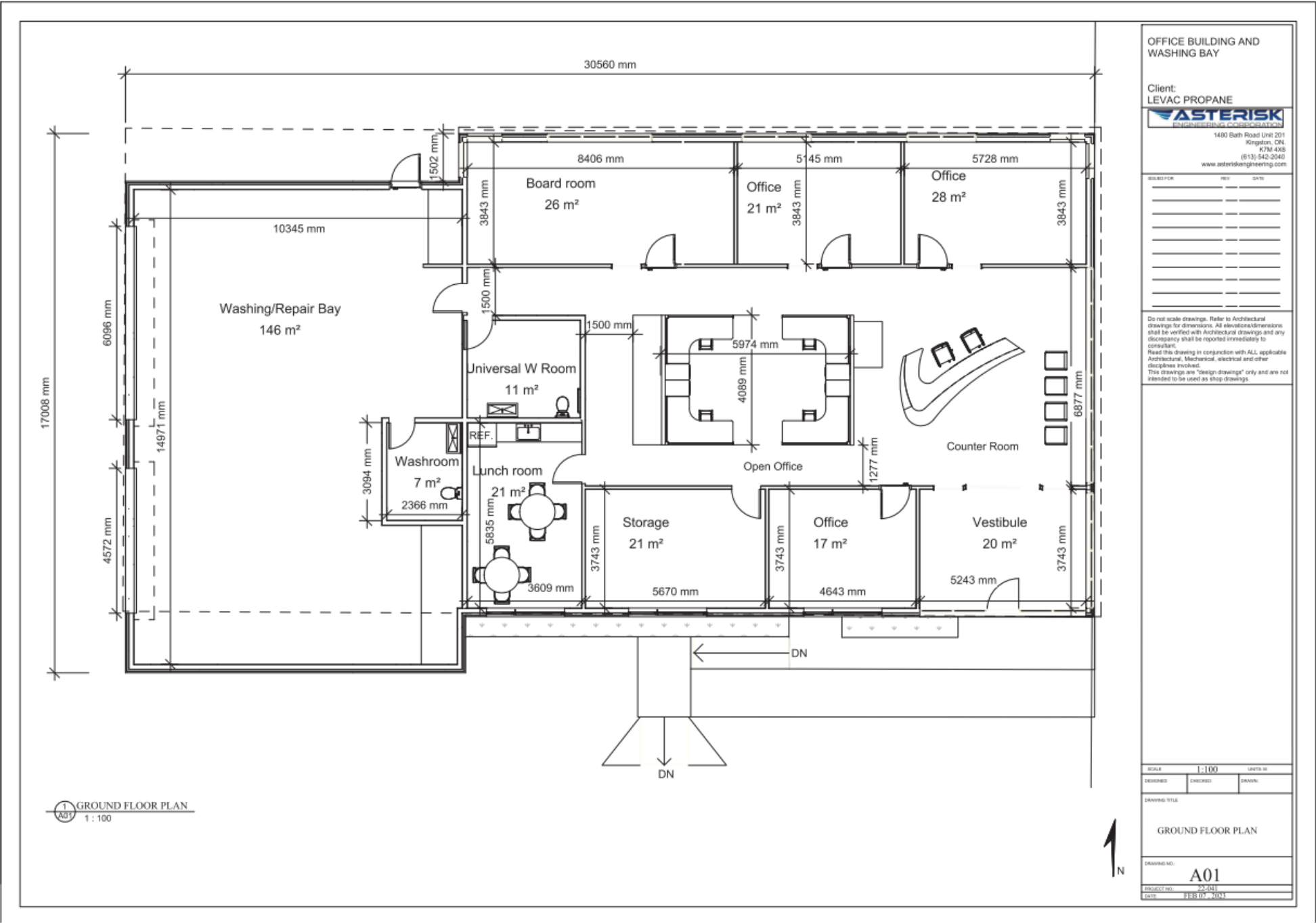
ASTERISK
ENGINEERING CORPORATION
1480 Bath Rd, Unit 201
K7M 4X6
(613) 542-2040 fax 1 613 280-1335
www.asteriskengineering.com

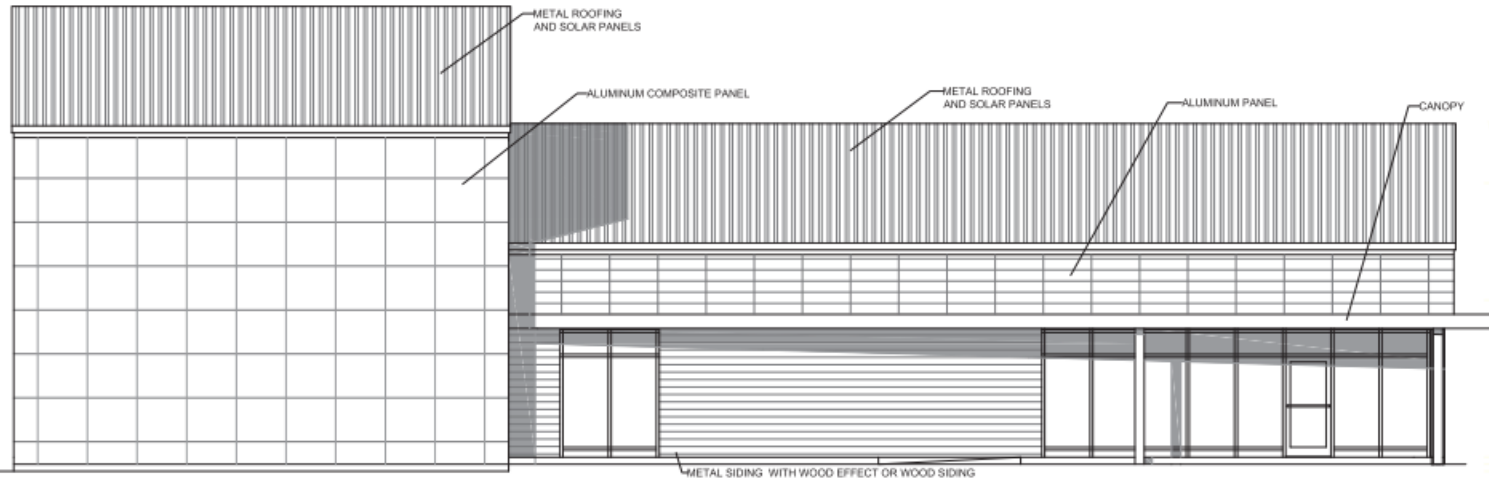
DATE: 00-02-2024
JOB: ZEL A

Do not scale drawings. Refer to architectural drawings for dimensions. All elevations/dimensions shall be verified with architectural drawings and any discrepancy shall be reported immediately to consultant. Base this drawing in conjunction with ALL applicable Architectural, Mechanical, electrical and other disciplines involved. This drawings are "design drawings" only and are not intended to be used as shop drawings.

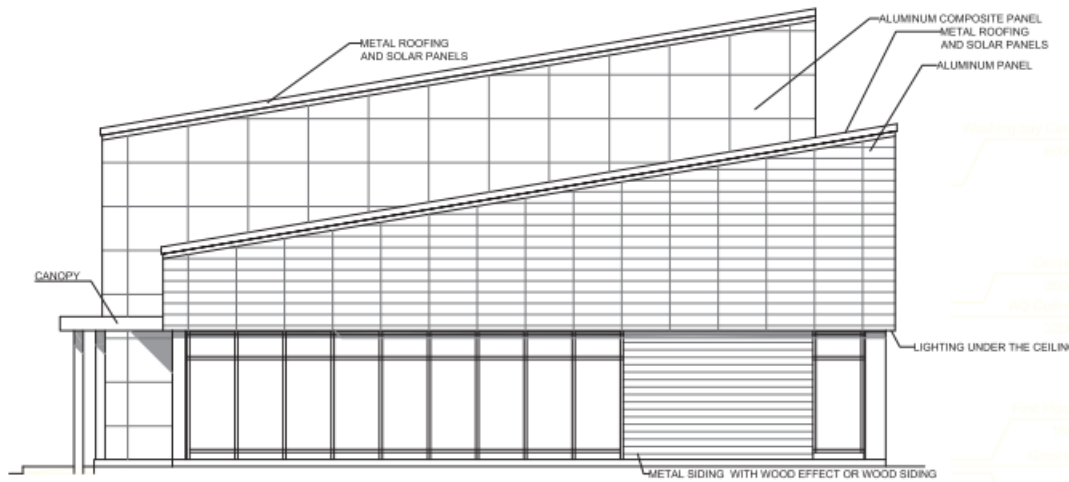
- PROPOSED FENCE
- PROPOSED GRADING
- PROPOSED FIRE ROUTE
- PROPOSED PARKING LOT
- PROPOSED LANDSCAPE
- PROPOSED BUILDING
- PROPOSED SEPTIC
- PROPOSED GATE
- PROPOSED SIDEWALK
- PROPOSED SET PAVES
- SETBACK
- WELL
- PROPOSED ACCESSIBLE PARKING
- PROPOSED ENHANCED SWALE

SCALE: 1:500 UNITS: m
DESIGNED: TC CHECKED: TC DRAWN: MT
DRAWING TITLE
CONCEPT, SERVICING AND GRADING PLAN
DRAWING NUMBER:
C-01
PROJECT NUMBER: 22-041
DATE: Feb 08, 2024





1 South Elevation
A02
1 : 100



2 East Elevation
A02
1 : 100

OFFICE BUILDING AND WASHING BAY

Client:
LEVAC PROPANE



ISSUED FOR	REV	DATE

Do not scale drawings. Refer to Architectural drawings for dimensions. All elevations/dimensions shall be verified with Architectural drawings and any discrepancy shall be reported immediately to consultant.
Read this drawing in conjunction with ALL applicable Architectural, Mechanical, electrical and other disciplines involved.
This drawings are "design drawings" only and are not intended to be used as shop drawings.

SCALE	1:100	UNITS IN	
DESIGNED	CHECKED	DRAWN	
DRAWING TITLE			
ELEVATIONS			
DRAWING NO. A02			
PROJECT NO. PC-241			
DATE: FEBRUARY 2024			

