

Project Work Plan

**Land Use Bylaw Review Phase 2:
Rewrite & Consult**

April 10, 2012

*Submitted by
Planning & Development Department*



Table of Contents

<u>1.0</u>	<u>CONTEXT</u>	<u>2</u>
<u>2.0</u>	<u>COMMUNICATION AND CONSULTATION</u>	<u>4</u>
<u>3.0</u>	<u>BYLAW DRAFTING AND REVIEW</u>	<u>6</u>
<u>4.0</u>	<u>PROJECT ORGANIZATION</u>	<u>8</u>
	<u>APPENDIX 1: BYLAW CIRCULATION & PROIRTY REVIEW MATRIX</u>	<u>11</u>

1.0 CONTEXT

Purpose

The Land Use Bylaw Review has been identified as a priority project for 3 successive years in Airdrie Planning and Development Department Business Plan (2010-2012). With the adoption of Airdrie One Sustainability Plan by Airdrie City Council in March, 2012 and the expected update of the City Plan, the Land Use Bylaw Review is well positioned to implement the City's vision and development policy framework. It will further improve development outcomes while ensuring a balance between the interests of private land owners and the public at large.

Phase 1 of the Land Use Bylaw Review Project was undertaken by the Planning and Development Department over the course of 2011. It concluded with the development of a Land Use Bylaw Background Report that outlines the issues identified with the current bylaw and the directions being proposed by staff for the rewrite. The Report was presented and accepted as information by Airdrie City Council on April 2, 2012. With the conclusion of Phase 1 and the initiation of Phase 2 of this project, the Planning and Development Department has developed this Work Plan to help guide the activities of staff over the coming months and ensure the effective delivery of this project.

Phase 2 of this project involves detailed consultation with the Public and Stakeholders, and the drafting of the new bylaw by administration with review and input by affected stakeholders. This work plan for Phase 2 is divided into 4 modules based on key project milestones. It is expected that at the end of each module changes will be made to tasks and timelines for subsequent modules to ensure that issues that arise through the consultation and drafting process are effectively addressed and adequate time is provided for the drafting of the new bylaw. The tentative timeline for modules are identified below:

Module	Description	Timeline (2012)
Module 1	Develop Draft Chapter 1: Administration	April- June
Module 2	Develop Draft Chapter 2: Development Standards	June- September
Module 3	Develop Draft Chapter 3: Land Use	September- November
Module 4	Consolidate Complete Draft Bylaw	November- December

Phase 3 (which this document does not address) of Land Use Bylaw Review project will commence after staff has compiled the final draft document. It will involve all activities necessary for the official review and adoption of a new bylaw by City Council.

Mission

Phase 2 of the Land Use Bylaw review project is intend to accomplish two sets of complementary objectives in an integrated fashion. These objectives are identified below.

PROJECT MISSION 1- To effectively engage the general public and key stakeholders by:

1. Creating awareness through communicating timely information to residents & stakeholders;
2. Providing a broad range of opportunities and avenues for input;
3. Addressing any questions and concerns and eliminate misconceptions; and
4. Engaging the general public and business community in collaboration with the Municipal Development Plan Update (which is being undertaken concurrently with this project).

PROJECT MISSION 2- To develop a complete draft Land Use Bylaw that:

1. Is consistent with the direction identified in the Land Use Bylaw Background Report;
2. Aligns with Airdrie One Sustainability Plan and the City's development policies;
3. Satisfied the requirements of the Planning and Development Department;
4. Addresses issues and incorporates recommendations from other City Departments; and
5. Incorporates input from affected Industry Stakeholders.

It should be noted that project tasks, timeline and roles are intended to be confirmed at the project initiation stage and modified as needed throughout the life of the project.

Budget

This project is solely resourced by City of Airdrie staff for fiscal year 2012. As a result the following budget impacts have been identified for 2012 in relation general project expenses:

Activity Type	Estimated Cost
Communication Tasks (website, mail, posters, meeting materials etc.)	\$1,500
Consultation and Bylaw Review Tasks (meeting rooms, food etc.)	\$1,500
Bylaw Drafting and Review Tasks (Software, Publications, food etc.)	\$2,250
Contingencies	\$750
Total	\$6,000

Additional resources may be requested by the Planning and Development Department in 2013 and will be identified in subsequent revisions to this Work Plan.

2.0 COMMUNICATION AND CONSULTATION

Approach

As identified in Project Mission 1 (page 3), a key element of Phase 2 of the Land Use Bylaw Review project is to communicate and consult with the public and stakeholders. This will ensure that issues are effectively identified and integrated across the new bylaw. To this end, the following tools have been identified to ensure broad public participation in this project:

- Website: Can be used to provide a baseline of information for all interested members of the public and updates on upcoming events.
- E-newsletters, Public Notices & Press Releases: Can be used to provide targeted information at key milestones throughout the project.
- Email list-serve: Can be used to keep interested members of the public and business community updated on project information.
- General Surveys: Can be used to enable more detailed participation by the general public or business community.
- Planning Counter: Can be used to engage members of the public while they are interacting with Planning counter staff.
- Events: A presence at events (e.g. Home and Garden Show) allows Administration to engage residents and businesses at already well attended public gathering.
- Focus Groups: Can be used to engage a larger target audience around a set of key questions or issues and focus discussion and gather data using electronic voting.
- Open Houses: Can be used to provide residents and businesses with detailed information and provide opportunities for questions and detailed feedback by Staff.

It should be noted that in addition to the above mentioned tools draft chapters will be vetted by a wide cross-section of affected internal and external stakeholders as detailed in 3.0 *Drafting & Review*.

Target Audiences

This section identifies tools and tasks that will be used by the following internal departments to engage the following external target audiences:

Internal	External
Key Airdrie Decision-Makers (<i>CPT, Council</i>)	Urban Residents
Planning Department (<i>all staff</i>)	Annexation Area (<i>Residents and Businesses</i>)
Other Departments (<i>Communications, Economic Development & Information Technology</i>)	Urban Businesses (<i>Chamber of Commerce, home-based businesses & store-front businesses</i>)

Communication and Consultation Tasks & Timeline

Listed below are key communication and consultation tasks identified for Module 1: Administration. A number of tasks identified in Module 1 will be repeated in subsequent modules. Due to the complex nature of this project, specific tasks have not been identified for Module 2-4 at this time. As issues are identified in Module 1, specific communication and consultation tasks will be developed for the next module. This approach will be repeated at the end of every module to ensure that Administration has the flexibility to calibrate the level and type of engagement to relevant issues and audience type.

Task	Description	Timeline
Module 1	Draft Chapter 1: Administration	April- June
Project Website	Provide a centralized location containing updated project information for residents and stakeholders.	April 3-7 (ongoing)
Frequently Asked Questions	Gather frequently asked questions on an ongoing basis and keep FAQ updated for both Planning Counter and Website.	April 3-7 (ongoing)
E-newsletters, Public Notice(s) & Press Release(s)	Provide baseline information about the project to residents and businesses and preliminary consultation and engagement.	April 3-7 (ongoing)
Planning Counter Information Kiosk	Provide information about this project to public at the Planning Counter by installing an information kiosk.	April 3-26
Public Survey & Takeaway Cards	Gather preliminary feedback from public on development processes by directing them to a basic web survey.	April 3-30
Airdrie Home & Garden Show Kiosk	Engage residents and businesses attending the Airdrie Home & Garden show through the information kiosk.	April 27-29
Business Focus Group(s)	Jointly (MDP Update) Consult Airdrie businesses to identify issues affecting business in both residential and non-residential areas and explore possible directions to address such issues.	May 28- June 16
Public Open House	Prepare for and host a joint (MDP Update) open house to engage Airdrie residents on issues affecting residential areas and explore possible directions to address such issues.	April 16 th - June 4 th
Chamber of Commerce	Present background information and Work Plan for LUB Review & MDP Update projects.	June
Information Summary	Summarize information gathered from Module 1 and make it available to the public via the Project Website.	June 16-30
Module 2 Tasks	Review findings from Consultation to identify specific Communication and Consultation tasks for Module 2.	June 16-30
Project Status Update	Provide Communication and Consultation Status Update to Corporate Planning Team and City Council.	June 16-30

3.0 BYLAW DRAFTING AND REVIEW

Approach

As identified in Project Mission 2, a key element of Phase 2 of the Land Use Bylaw Review project is to draft the new land use bylaw in a manner that effectively incorporates input from a wide range of internal and external stakeholders. This approach will ensure that the new bylaw is thoroughly vetted prior to being made available to the general public. To this end, the following tools have been identified to ensure broad participation in the bylaw drafting component of this project:

- **General Circulation:** Can be used at the end of every writing phase to provide draft content to key internal and external stakeholder contacts. There is no requirement for the recipient to provide feedback.
- **Priority Review:** Can be used to for certain draft sections that require the input of key internal or external stakeholders (e.g. Sign Regulations and Sing Industry) prior to finalization of the draft.
- **Internal Bylaw Review Meetings:** Can be used to discuss key issues identified through General Circulation and Priority Review by internal stakeholders.
- **Internal Project Advisory Committee Meetings:** Can be used to discuss key issues identified through General Circulation and Priority Review by external stakeholders.
- **Targeted Surveys:** Can be used to gather targeted feedback from external stakeholders on key changes or to rank/compare proposed directions.
- **Focus Groups:** Can be used to gather feedback and focus discussion on outstanding issues towards the end of the bylaw review process.

It should be noted that issues identified in the general consultation activities identified in *2.0 Communication and Consultation* of this Work Plan will be incorporated into the bylaw drafting and review process.

Target Audiences

This section identifies tools and actions aimed at engaging the following target audiences in the bylaw drafting and review process:

Internal	External
Key Airdrie Decision-Makers (<i>Council, MPC, DAB</i>)	Developers & Builders (<i>Consultants</i>)
Planning Department (<i>all staff</i>)	Other Industry Stakeholders (<i>Sign, Landscaping & Utility Companies</i>)
Other Departments (<i>Assessment, Building Inspections, Communications, Corporate Properties, Economic Development, Engineering, Environmental Services, Fire, Information Technology, Legislative Service, Municipal Enforcement, Parks, Public Works, Social Planning & Transit</i>)	Public Agencies (<i>Alberta Transportation, Alberta Environment, Nose Creek Watershed Partnership, Calgary Regional Partnership & Rocky View County</i>)

Bylaw Drafting and Review Work Plan

Listed below are key bylaw drafting and review tasks identified for this project Module 1: Administration. The majority of tasks identified in Module 1 will be repeated in subsequent modules. Towards the end of each module, Staff will identify any additional tasks (e.g. Surveys, Focus Groups) needed to gather additional input on draft content or review options for proposed directions. This approach will ensure that Administration has the ability to tailor the level and type of bylaw review consultation to the relevant issues and audience type.

Task	Description	Timeline
Module 1	Draft Chapter 1: Administration	April- June
Council Presentation 1	Present Land Use Bylaw Background Report to City Council.	April 2
Work Plan	Develop Phase 2 Work Plan in consultation with Planning Department and Other Impacted & Supporting Departments.	April 3-11
Council Presentation 2	Present Phase 2 Work Plan to City Council.	April 16-17
Writing Preparation	Organize and Annotate Research, develop document template and test review software.	April 3-13
External Circulation Contact Lists	Identify and confirm membership to External Stakeholder Circulation Lists.	April 12- 20
Internal Bylaw Review Meeting 1	Provide orienting information about document template and review process.	April 16-20
Draft Development 1	Draft Sections 1-4, 9-10 of Proposed Annotated Outline	April 16- 27
Internal Advisory Committee	Identify and confirm membership to Internal Project Advisory Committee	April 18- 27
Internal Circulation 1	Circulate draft Sections 1-4, 9-10 to Internal Bylaw Review Contacts.	April 30- May 11
Draft Development 2	Draft Sections 5-8 of Proposed Annotated Outline	April 30- May 11
Internal Advisory Committee Meeting 1	Provide orienting information about document development and review process.	May 14- 19
Internal Circulation 2	Circulate draft Sections 5-8 to Internal Bylaw Review Contacts.	May 14-25
Internal Bylaw Review Meeting 2	Review and reconcile key issues with Draft Chapter 1.	May 28- June 1
External Circulation 1	Circulate draft Chapter 1 to identified External Circulation Contact Lists and Internal Project Advisory Committee.	June 4- 15
Internal Advisory Committee Meeting 2	Review and seek feedback on issues identified by External Circulation Contact Lists.	June 18- 22
Draft Development 3	Finalize Draft Chapter 1 and make it available to the general public for comment via Project Website.	June 25-30

4.0 PROJECT ORGANIZATION

Roles and Responsibilities

The Land Use Bylaw rewrite directly or indirectly impacts on a wide range of internal and external stakeholders. As a result the Planning & Development department has developed an organization framework that ensure these impacted stakeholders can be effectively integrated into this project. The following section identifies roles and responsibilities of the Planning Department and the 'recommended' level of participation for key Departments, Decision-makers and External Stakeholders that are either impacted or have expertise essential to this project.

Project Decision-makers: Monitor progress and provide strategic guidance to ensure effective and timely completion of project deliverables.

- Project Leadership: *Ensure alignment with Corporate and Council Priorities, coordination with MDP Update, and monitor staff resourcing, timelines and deliverables.*
- Internal Advisory Committee: *Provide advisory input on each Draft Chapter and key issues identified through the consultation process. (additional details in page 10)*

Core Project Team: Lead all communication, engagement, research, illustration, document development, circulation and review tasks.

- Project Manager: *Lead bylaw drafting and review tasks, support research, illustration, communication & consultation tasks and maintain project Work Plan.*
- Project Coordinator: *Coordinate internal and external communication & consultation activities, and support bylaw drafting and review tasks.*
- Technical Specialist: *Lead research, mapping and illustration tasks and provide general support.*

Primary Project Resources: Support relevant communication, engagement, research, illustration, document development, circulation and review tasks.

- Planning Department: *Support document development by assisting in project research, providing comments on priority review sections. Attend monthly Bylaw Review Team meetings to review and reconcile outstanding issues.*
- Other Departments: *Support communication and engagement tasks and review complete draft chapters for ease of use/understanding and web delivery.*

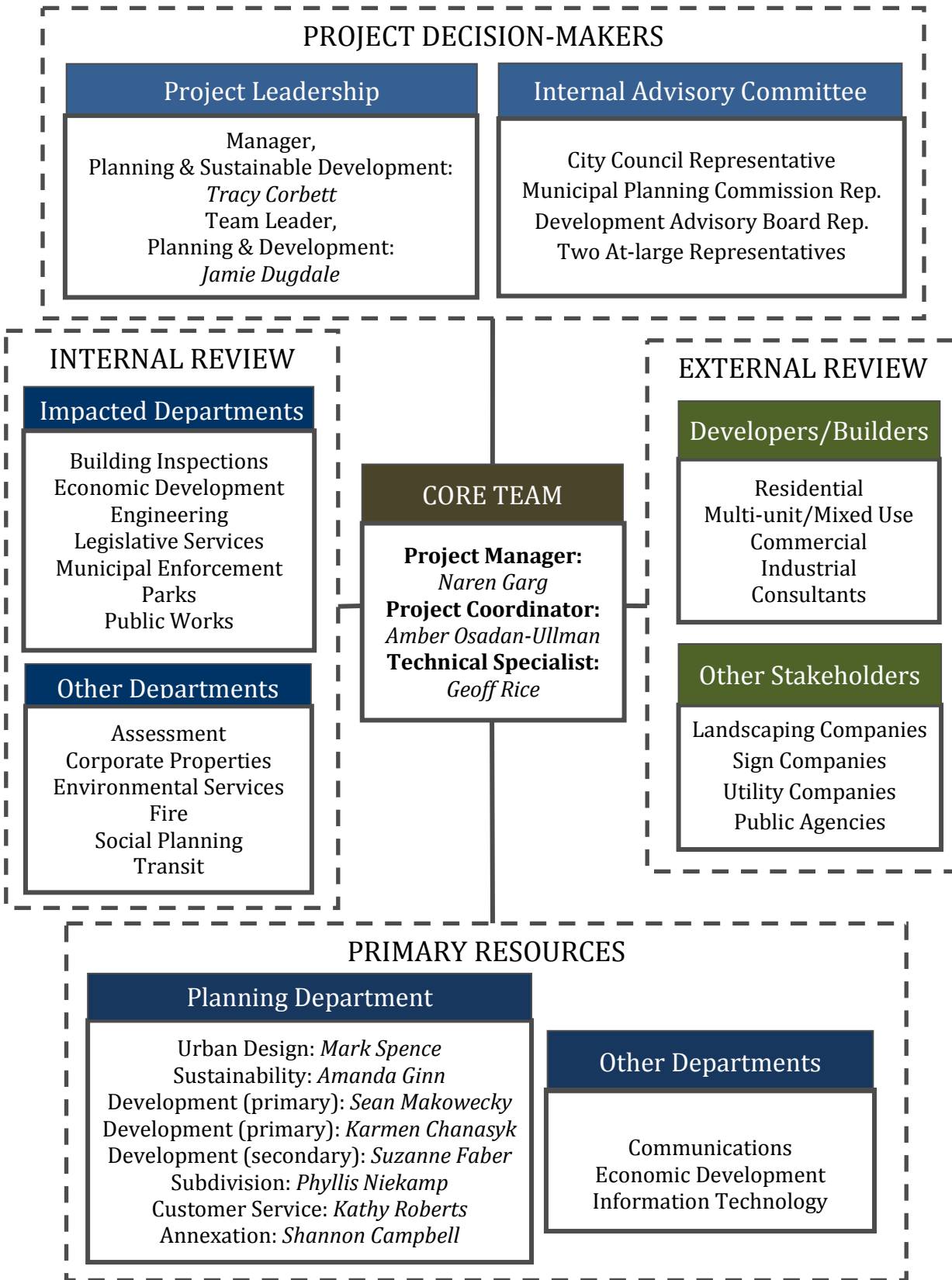
Internal Document Review: To ensure that the draft bylaw addresses issues stemming from legislation, policies, regulations or processes used by other departments in the City of Airdrie.

- Impacted Departments: *Provide comments on priority review sections and relevant general circulation sections. Attend monthly Bylaw Review Team meetings to review and reconcile outstanding issues.*
- Other Departments: *Provide comments on priority review and relevant general circulation sections.*

External Document Review: To identify issues with the draft bylaw that limit development certainty or produce undue hardship on Industry and identify opportunities for improvement. May be consulted using targeted web surveys and focus groups if deemed necessary by Core Project Team.

- Builders/Developers: *Identify and confirm membership in relevant circulation lists based on type of business (e.g. Residential, Commercial etc.). Provide comments on priority review sections and relevant general circulation sections.*
- Other Stakeholders: *Identify and confirm membership in relevant circulation lists based on type of business (e.g. Signs, Landscaping etc.). Provide comments on priority review sections.*

Land Use Bylaw Review Phase 2: Organizational Chart



Internal Project Advisory Committee

The Land Use Bylaw is one of the primary regulatory tools available to the City of Airdrie to implement its statutory development policies. Additionally, it directly impacts development decisions made by Airdrie City Council, Municipal Planning Commission and Development Appeal Board. Furthermore, as a bylaw, it can only take effect if it is supported by City Council. Therefore, it is essential that key decision-makers from all three bodies are involved in Phase 2 of the Land Use Bylaw Review project.

To this end the Planning and Development Department will establish an Internal Project Advisory Committee (Committee) as part of Phase 2 of this project to provide advisory input on challenging issues arising from public consultation and external review of the draft bylaw.

The Committee 's membership will be limited to 5 current or former elected or appointed Airdrie decision-makers (i.e. Council, Boards, Commissions). City Council, MPC and DAB will be asked to appoint one member each to this Committee. The remaining 2 at-large members will be appointed by the Planning and Development Department.

The Committee will meet 5 times in total and specifically at the end of every Module to review final draft chapters. Information will be provided in advance of meetings and a staff will present a summarize key findings and outstanding issues at each meeting and direct discussion and input.

The Committee will consider the following factors in providing input on the draft Bylaw:

1. **Municipal Government Act:** Does it adhere to Provincial legislation;
2. **Policy Alignment:** Does it implement the City's Plans and Policies (e.g. Airdrie One);
3. **Project Direction:** Does it address goals and themes identified in the Background Report;
4. **Public Consultation:** Does it address issues raised by public and stakeholders.

In should be noted that the Internal Project Advisory Committee will aid project staff in vetting the draft document, but will not be asked to make formal recommendations to City Council. This is because, Phase 3 of the Land Use Bylaw Review project will involve a more formal review by key decision-making bodies at the City.

APPENDIX 1: BYLAW CIRCULATION & PRIORITY REVIEW MATRIX

The following charts identify individuals and groups that will be circulated as part of this project. Additionally it identified priority review sections for internal and external review groups.

Draft Bylaw Internal Review Matrix <i>*PR- Priority Review, GC- General Circulation</i>	Planning and Development Department (& Sustainability)							
	<i>Mark</i>	<i>Amanda</i>	<i>Sean</i>	<i>Karmen</i>	<i>Suzanne</i>	<i>Phyllis</i>	<i>Shannon</i>	<i>Kathy</i>
Chapter 1. Administration:	GC	GC	GC	GC	GC	GC	GC	GC
1.0 Summary								
1.1 Context								
1.2 Glossary								
1.3 Alignment								
1.4 Authority								
1.5 Application		PR	PR	PR				
1.6 Review			PR	PR				
1.7 Decision			PR	PR		PR		
1.8 Appeal								
1.9 Enforcement								
1.10 Map								
Chapter 2. Development Standards:	GC	GC	GC	GC	GC	GC	GC	GC
2.0 Summary								
2.1 Built Form	PR							
2.2 Landscaping		PR						
2.3 Signage					PR			
2.4 Parking & Connectivity			PR					
2.5 Utilities				PR				
Chapter 3. Land Use:	GC	GC	GC	GC	GC	GC	GC	GC
3.0 Summary								
3.1 Primary Uses	PR		PR	PR				
3.2 Accessory & Temporary Uses					PR			
3.3 Residential Districts	PR							
3.4 Business Districts			PR	PR				
3.5 Mixed Use Districts	PR							
3.6 Other Districts			PR	PR			PR	
3.7 Overlays		PR						

Land Use Bylaw Review: Phase 2- Rewrite and Consult

Draft Bylaw Internal Review Matrix <i>*PR- Priority Review, GC- General Circulation</i>	Impacted Departments						
	<i>Building Inspections</i>	<i>Economic Development</i>	<i>Engineering</i>	<i>Legislative Services</i>	<i>Municipal Enforcement</i>	<i>Parks</i>	<i>Public Works</i>
Chapter 1. Administration:	GC	GC	GC	GC	GC	GC	GC
<i>1.0 Summary</i>		PR					
<i>1.1 Context</i>							
<i>1.2 Glossary</i>							
<i>1.3 Alignment</i>							
<i>1.4 Authority</i>							
<i>1.5 Application</i>			PR			PR	
<i>1.6 Review</i>							
<i>1.7 Decision</i>	PR		PR	PR	PR	PR	PR
<i>1.8 Appeal</i>				PR			
<i>1.9 Enforcement</i>				PR	PR		
<i>1.10 Map</i>							
Chapter 2. Development Standards:	GC	GC	GC	GC	GC	GC	GC
<i>2.0 Summary</i>		PR					
<i>2.1 Built Form</i>	PR					PR	
<i>2.2 Landscaping</i>			PR			PR	
<i>2.3 Signage</i>	PR						
<i>2.4 Parking & Connectivity</i>			PR				PR
<i>2.5 Utilities</i>	PR						PR
Chapter 3. Land Use:	GC	GC	GC	GC	GC	GC	GC
<i>3.0 Summary</i>							
<i>3.1 Primary Uses</i>			PR				
<i>3.2 Accessory & Temporary Uses</i>	PR						
<i>3.3 Residential Districts</i>							PR
<i>3.4 Business Districts</i>		PR					
<i>3.5 Mixed Use Districts</i>		PR					PR
<i>3.6 Other Districts</i>							
<i>3.7 Overlays</i>		PR				PR	

Land Use Bylaw Review: Phase 2- Rewrite and Consult

Draft Bylaw Internal Review Matrix <i>*PR- Priority Review, GC- General Circulation</i>	Other Impacted Departments					
	<i>Assessment</i>	<i>Corporate Properties</i>	<i>Environmental Services</i>	<i>Fire</i>	<i>Social Planning</i>	<i>Transit</i>
Chapter 1. Administration:	GC	GC	GC	GC	GC	GC
<i>1.0 Summary</i>						
<i>1.1 Context</i>						
<i>1.2 Glossary</i>						
<i>1.3 Alignment</i>						
<i>1.4 Authority</i>						
<i>1.5 Application</i>						
<i>1.6 Review</i>						
<i>1.7 Decision</i>						
<i>1.8 Appeal</i>						
<i>1.9 Enforcement</i>						
<i>1.10 Map</i>						
Chapter 2. Development Standards:	GC	GC	GC	GC	GC	GC
<i>2.0 Summary</i>						
<i>2.1 Built Form</i>						
<i>2.2 Landscaping</i>						
<i>2.3 Signage</i>						
<i>2.4 Parking & Connectivity</i>						PR
<i>2.5 Utilities</i>			PR			
Chapter 3. Land Use:	GC	GC	GC	GC	GC	GC
<i>3.0 Summary</i>	PR				PR	
<i>3.1 Primary Uses</i>				PR		
<i>3.2 Accessory & Temporary Uses</i>					PR	
<i>3.3 Residential Districts</i>						
<i>3.4 Business Districts</i>						
<i>3.5 Mixed Use Districts</i>						
<i>3.6 Other Districts</i>		PR	PR		PR	
<i>3.7 Overlays</i>			PR			

Land Use Bylaw Review: Phase 2- Rewrite and Consult

Draft Bylaw External Review Matrix <i>*PR- Priority Review, GC- General Circulation</i>	Developers/Builders (and Consultants)				
	<i>Residential</i>	<i>Mixed Use</i>	<i>Commercial</i>	<i>Industrial</i>	<i>Consultants</i>
Chapter 1. Administration:	GC	GC	GC	GC	GC
<i>1.0 Summary</i>					
<i>1.1 Context</i>					
<i>1.2 Glossary</i>					
<i>1.3 Alignment</i>					
<i>1.4 Authority</i>					
<i>1.5 Application</i>					PR
<i>1.6 Review</i>	PR	PR	PR	PR	PR
<i>1.7 Decision</i>	PR	PR	PR	PR	
<i>1.8 Appeal</i>					
<i>1.9 Enforcement</i>					
<i>1.10 Map</i>					
Chapter 2. Development Standards:	GC	GC	GC	GC	GC
<i>2.0 Summary</i>	PR	PR	PR	PR	PR
<i>2.1 Built Form</i>					
<i>2.2 Landscaping</i>					
<i>2.3 Signage</i>					
<i>2.4 Parking & Connectivity</i>					
<i>2.5 Utilities</i>					
Chapter 3. Land Use:	GC	GC	GC	GC	GC
<i>3.0 Summary</i>					PR
<i>3.1 Primary Uses</i>			PR	PR	
<i>3.2 Accessory & Temporary Uses</i>	PR				
<i>3.3 Residential Districts</i>	PR	PR			
<i>3.4 Business Districts</i>			PR	PR	
<i>3.5 Mixed Use Districts</i>		PR			
<i>3.6 Other Districts</i>				PR	
<i>3.7 Overlays</i>					

Land Use Bylaw Review: Phase 2- Rewrite and Consult

Draft Bylaw External Review Matrix <i>*PR- Priority Review, GC- General Circulation</i>	Other Industry and Non-Industry Stakeholders			
	<i>Sign Companies</i>	<i>Utility Companies</i>	<i>Landscaping Companies</i>	<i>Public Agencies</i>
Chapter 1. Administration:	GC	GC	GC	GC
1.0 Summary				
1.1 Context				
1.2 Glossary				
1.3 Alignment				PR
1.4 Authority				PR
1.5 Application	PR	PR	PR	
1.6 Review				
1.7 Decision				
1.8 Appeal				
1.9 Enforcement				
1.10 Map				
Chapter 2. Development Standards:	GC	GC	GC	GC
2.0 Summary				
2.1 Built Form				
2.2 Landscaping			PR	
2.3 Signage	PR			
2.4 Parking & Connectivity				PR
2.5 Utilities		PR		
Chapter 3. Land Use:	GC	GC	GC	GC
3.0 Summary	PR	PR	PR	
3.1 Primary Uses				
3.2 Accessory & Temporary Uses	PR	PR		
3.3 Residential Districts				
3.4 Business Districts				
3.5 Mixed Use Districts				
3.6 Other Districts				
3.7 Overlays				PR