


**PUBLIC HEARINGS AND MEETINGS
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL
 LAND USE AMENDMENT
 November 22, 2023
 To be heard at: 10:00 AM**

APPLICATION INFORMATION		
	LEGAL DESCRIPTION: Plan 9111702, Block 1, PTN: SW 32-22-03-W5M	
	LANDOWNERS: Nicolas and Lee Misura	
	AREA OF SUBJECT LANDS: 99.09 acres	
	CURRENT LAND USE: Agricultural District	
	PROPOSED LAND USE: Agricultural District	
PROPOSAL: Amendment to the Agricultural District to allow the future subdivision of one 25.0 +/- acre Agricultural District lot, with a 74.09 +/- acre Agricultural District balance parcel.		
DIVISION NO: 4	COUNCILLOR: Suzanne Oel	FILE MANAGER: Theresa Chipchase

EXECUTIVE SUMMARY

Summary of Proposal

Amendment to the Agricultural District in order to provide the future subdivision of one new 25.0 +/- acre Agricultural District lot from Plan 9111702, Block 1, PTN: SW 32-22-03-W5M, with a 74.09 +/- acre Agricultural District balance parcel remaining.

Location

The property is located approximately 5.5 kilometres northwest of the Hamlet of Priddis, north of Highway 22, directly north of 162nd Avenue, between 272nd Street West and 264th Street West. The parcel is also directly adjacent to a 0.49-acre parcel located between the applicant's lands and the road right of way for 162nd Avenue West, which is in title to Alberta Environment and Protected Areas.

Access

Access to both the new lot and the balance are proposed to be provided from the widening of the existing approach from a single to a common approach standard, to the satisfaction of the County's public works department.

Pertinent Site Considerations

The lands consist of a high flat plateau to the west, with a steep valley just east of the existing yard site which slopes to low flat terrain along the east boundary. The property is extensively covered in dense spruce and aspen tree cover, outside small sections of open grassland and contains an unnamed creek traversing through the northeast corner of the property.

Policy Evaluation

Reviewed within the terms of the Municipal Development Plan 2010, Growth Management Strategy, and the Land Use Bylaw.

Reserve Dedication

Municipal Reserve

The property currently has a deferred reserve caveat registered on the existing title.

The **Subdivision Approving Authority** may wish to consider the following with regards to the provision of reserves:

Pursuant to Section 663(b) of the Municipal Government Act reserves to continue to be deferred on the balance parcel, with a deferred reserve caveat also to be registered on the proposed 25.0 +/- acre lot.

Referral Considerations

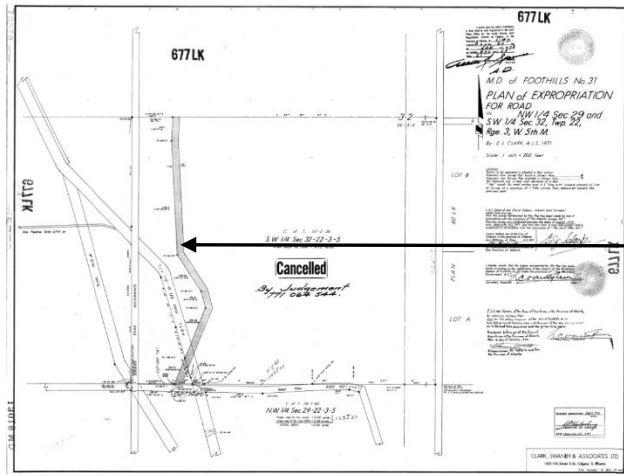
Referred to required Provincial and Municipal bodies as well as all utilities.

PURPOSE OF APPLICATION

Bylaw XX/2023 – Council has received an application to further amend the Land Use Bylaw by authorizing the amendment to the Agricultural Land Use District land to allow for the future subdivision of one 25.0 +/- acre Agricultural District parcel, leaving a 74.09 +/- acre Agricultural District balance parcel on Plan 9111702, Block 1; Ptn. SW 32-22-03-W5M.

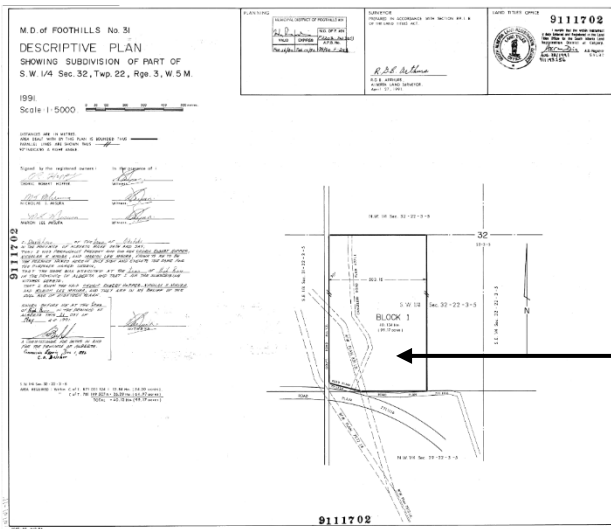
BACKGROUND

1956 – 162nd Avenue West was developed, prior to the construction of Highway 22 as a Provincial Right of Way in 1977. The construction of 162nd Avenue West stranded a small portion of the NW 29-22-03-W5, north of the new road, and south of the applicant's property, which at some point became entitled to Alberta Environment and Protected Areas.



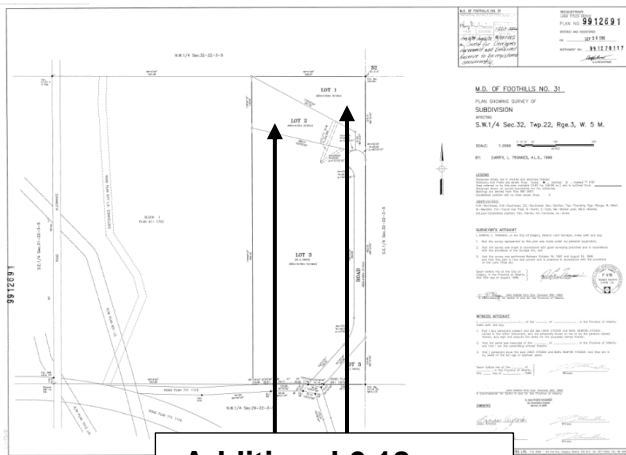
1972 – land acquired by the Municipality for a sixty six foot wide road right of way through the applicants parcel which was later cancelled

Right of Way



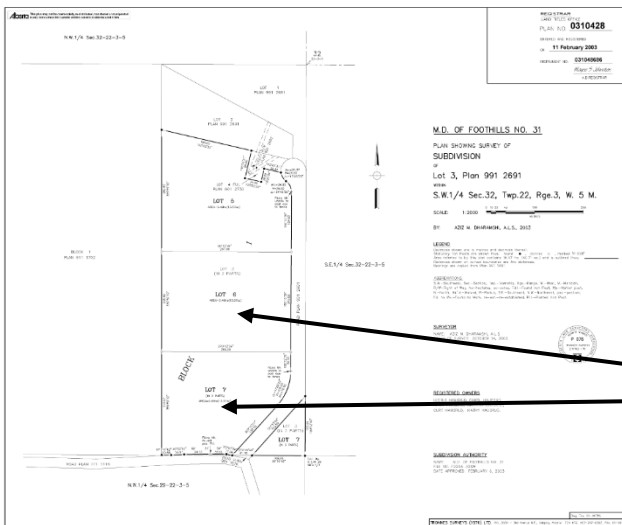
1991 – 99.17 acre first parcel out approved along west boundary of the quarter, which is the applicant's parcel today.

First parcel out of quarter section



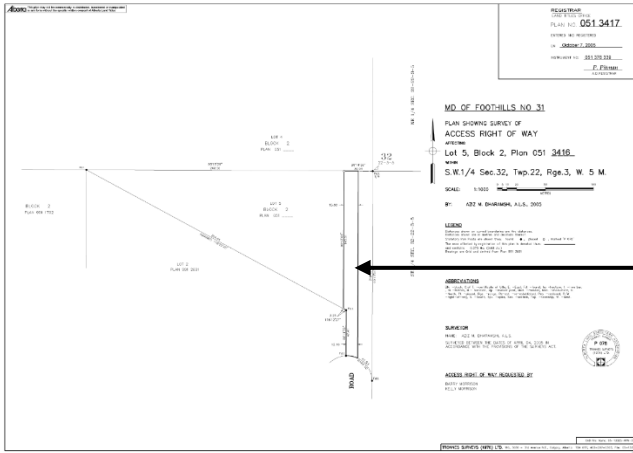
1999 – One 6.18 acre and one 6.25 acre parcel were subdivided from the northern portion of the quarter. (Plan 9110083, Block 2, Lot 2), which required the development of 5.10 acres of internal road as access to the two new lots. The new road development also left the balance parcel in two parts. A right of way was registered over Lot 2 and a portion of the balance close to the cul de sac location, in order to protect a utility which provides water to the two lots and the balance.

Additional 6.18 acre and 6.25 acre lots



2003 – Two additional lots were subdivided from the remaining balance on the east side of the, west of the developed road. The two new lots are 13.57 acres in size with a balance of 13.57 acres in two parts. A PUL was later registered over the utility right of way in 2015. The existing water utility extended service to Lot 5 with Lot 6 drilling a new well.

Additional 13.57 acre lots



2005 – Access Right of Way registered over the most northern lot, north of the internal road, providing additional access to the quarter north of the subdivision.

Access ROW

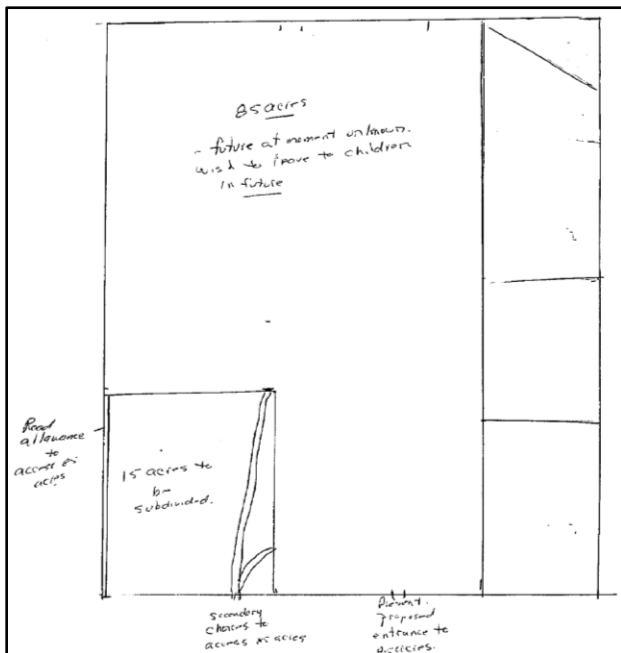
2009 – land use amendment application to allow the future subdivision of one 6.15 +/- acre lot from the 13.57 acres within Lot 6 was granted first reading by Council. The application expired in February of 2011.

RECENT REFUSAL

2022 - The most recent application relevant to this proposal, was a request to Council by the applicant to consider the future subdivision of one 15.0 +/- acre lot with an 84.17 +/- acre balance remaining on the subject lands. The application was refused under the following motion:

“Council is of the opinion that the proposed development is beyond the scope of development suitable on the subject property and does not adequately address the intent of the Residential policy within the MDP2010 with respect to the cumulative effects of the development, the suitability of the land for residential purposes, and the need for access by easement.”

The applicant’s site plan and the County’s corresponding aerial imagery are shown below:



CURRENT LAND USE

Subject Parcel

Agricultural District

Adjacent Lands

Extensive Country Residential and Residential development to the south and east of the application with Agricultural lands present to the direct west and north.

Area Character

The lands are in close proximity to the Hawks Landing and Rancher's Hill Area Structure Plans and the Priddis Greens Golf Course and development. With Highway access to the Hamlet of Priddis and the City of Calgary to the east and Bragg Creek and the Kananaskis to the west.

Existing Development

Proposed Parcel

The proposed parcel area is undeveloped.

Balance Parcel

The balance parcel would include the following structures:

- 2675 square foot residence
- 672 square foot attached garage
- 120 square foot shed

POLICY EVALUATION

Municipal Development Plan

Policy 2 and 4 of the Agricultural section of the MDP2010 discourage the subdivision of agricultural lands without thoughtful consideration of the impact the proposed use will have on the existing agricultural users and the uses surrounding the application.

Land Use Bylaw

The application, if approved, would meet the lot size restrictions and density provisions as set out in Section 12.1.6.2 of the Agricultural District within the municipality's Land Use Bylaw.

Growth Management Strategy

The subject parcel is located within the North West District. The vision for the North West District identifies that lands which fall within this District are expected to see minimal to moderate growth in the form of Country Residential and Cluster Residential development with careful consideration of the potential impacts on wildlife habitat and watershed areas.

CIRCULATION REFERRALS

REFEREE	COMMENTS
EXTERNAL	
Meota Gas	No concerns with the application
Alberta Environment and Protected Areas	No comments received
Alberta Transportation	Please see letter from Alberta Transportation attached as part of Appendix C, granting a variance to Section 18 of the Subdivision and Development Regulations.

CIRCULATION REFERRALS

TC Energy	<p>Please see letter from TC Energy attached as part of Appendix C, with concerns.</p> <p>In follow-up to the attached letter, TC Energy also provided the following email comments:</p> <p>Hi Theresa,</p> <p>Thank you reaching out to confirm comments on this application. Essentially the road crossing will have to be sorted with TC, which is done by applying for written consent. TC will have to complete an analysis if there is a requirement to upgrade or protect their lines with the additional driveway. Usually, driveways are not an issue but there can be specific instances where it is an issue.</p> <p>In summary the applicant will need to apply for written consent to build their driveway across the pipelines. If (unlikely) there is any cost with the protection of the lines that entire cost will be placed on the applicant. Once they apply for written consent TC will provide an estimate for cost if there is any at all. Hope that clears everything up with this application.</p> <p>Written consent can be applied for with TC Energy through TC's Canadian Third Party Crossing Application Portal at writtenconsent.tcenergy.com or by calling 1-877-872-5177. This can be sought up to 2 years in advance of construction.</p> <p>Some other points to make clear are:</p> <ul style="list-style-type: none"> • If pipeline mitigation is required as a result of the crossing, the cost of this mitigation will be 100% at the cost of the proponent / landowner. • Road crossings shall be designed to cross the pipeline(s) and right of way as close to 90° as possible. • Early engagement on road construction with TC Energy is required as pipeline mitigation could take 3+ years <p>Thanks again for reaching out to confirm, we look forward to working with you in the future.</p> <p>Oliver</p>
INTERNAL	
Public Works	<p>Public Works has requested the following be completed as condition of a subdivision approval:</p> <p>The approach is to be upgraded to common approach construction standards. A culvert will be required within the low spot in the existing driveway portion.</p>
GIS/Mapping	No concerns
PUBLIC	
Western Wheel	November 8 th and November 15 th , 2023
Land Owners (Half Mile)	No correspondence received prior to submission of this staff report.

SUMMARY

Bylaw XX/2023 – Council has received an application to further amend the Land Use Bylaw by authorizing the amendment to the Agricultural Land Use District land to allow for the future subdivision of one 25.0 +/- acre Agricultural District parcel, leaving a 74.09 +/- acre Agricultural District balance parcel on Plan 9111702, Block 1; Ptn. SW 32-22-03-W5M.

OPTIONS FOR COUNCIL CONSIDERATION

OPTION #1 – APPROVAL

Council may choose to grant 1st reading to the application for amendment to the Agricultural Land Use District in order to allow the future subdivision of one 25.0 +/- acre Agricultural District parcel, leaving a 74.09 +/- acre Agricultural District balance parcel on Plan 9111702, Block 1; Ptn. SW 32-22-03-W5M for the following reasons:

In their consideration of the criteria noted in Agriculture Policy 4 of the MDP2010, Council is of the opinion that fragmentation of the subject lands would not be detrimental to the agricultural nature of the area. Further the application falls within the density provisions and lot size restrictions of the Agricultural District of Land Use Bylaw 60/2014.

Council may choose to impose the following suggested conditions:

Recommended Conditions for Option #1:

1. Applicant to fully execute and comply with all requirements as outlined within a Development Agreement for the purposes of payment of the community sustainability fee and any other necessary municipal and on-site improvements as required by Council and/or the Public Works department;
2. Proof of adequate water supply is to be provided in accordance with the Provincial Water Act, to the satisfaction of the County;
3. Final amendment application fees to be submitted;
4. Submission of an executed subdivision application and the necessary fees.

OPTION #2 - REFUSAL

Council may choose to refuse the application for amendment to the Agricultural Land Use District in order to allow the future subdivision of one 25.0 +/- acre Agricultural District parcel, leaving a 74.09 +/- acre Agricultural District balance parcel on Plan 9111702, Block 1; Ptn. SW 32-22-03-W5M for the following reasons:

In consideration of the criteria noted within the Agricultural section of the MDP2010, Council did not find sufficient merit in the proposal to consider removing the subject lands from the Agricultural District.

APPENDICES

APPENDIX A: MAP SET:

LOCATION MAP

HALF MILE MAP – LAND USE

HALF MILE - PARCEL SIZES

SITE PLAN

ORTHO PHOTO

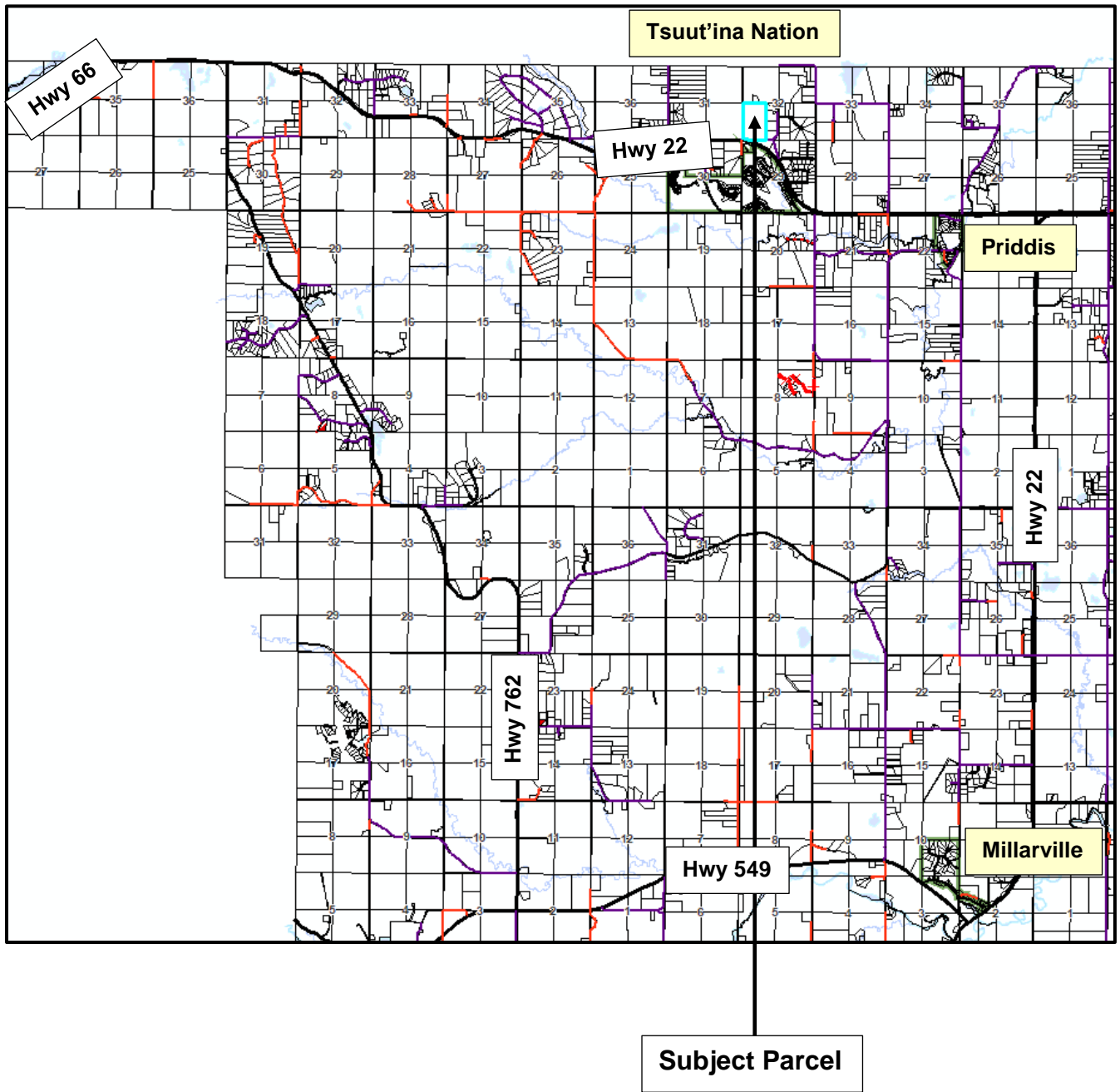
APPENDIX B:

PROPOSED BYLAW

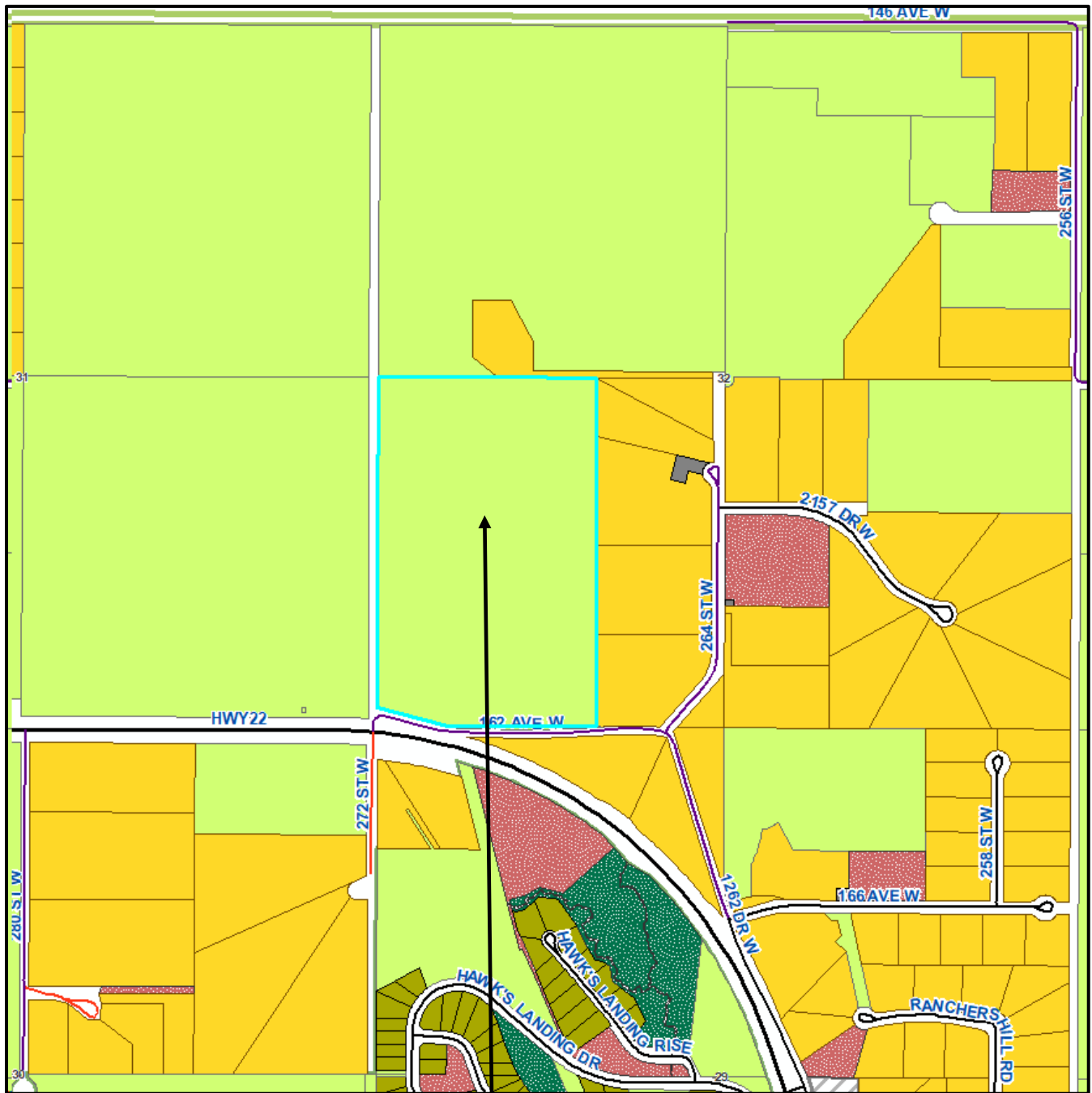
APPENDIX C:

EXTERNAL CIRCULATION RESPONSES – TC ENERGY AND ATEC

APPENDIX A: LOCATION MAP



APPENDIX A: HALF MILE MAP – LAND USE

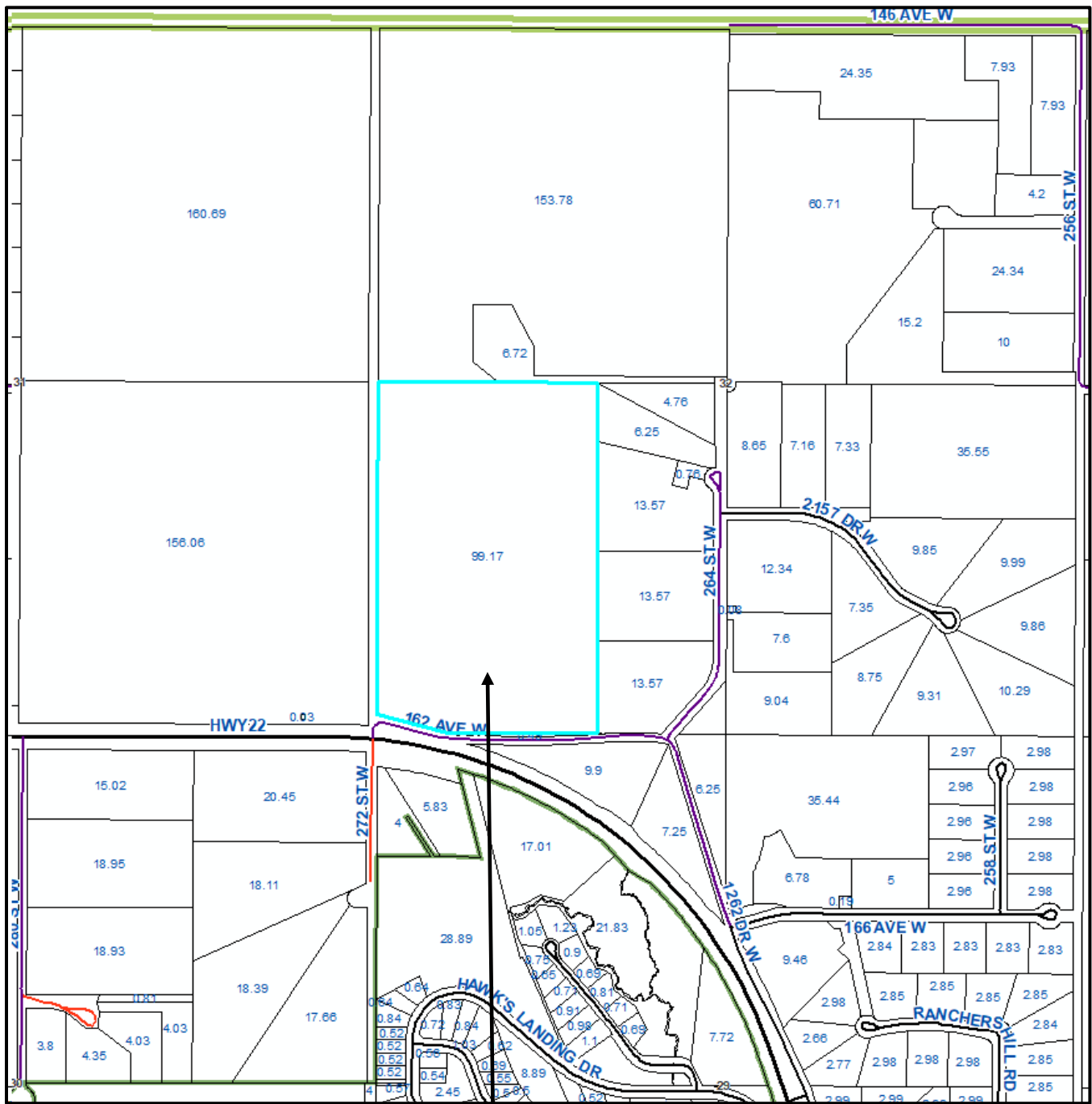


Subject Parcel

Legend

- | | | |
|----------------------------------|----------------------------------|--------------------------------------|
| Hard Surface (Chip/oil) | CR- Country Residential | MR- Municipal Reserve |
| Gravel | CRA- Country Residential Sub A | MLR- Municipal Land/Reserve District |
| Developer Pavement | DC - Direct Control | |
| Pavement | BP- Bussiness Park | |
| Flood Hazard Protection District | RB- Rural Business | |
| In Transition | INR- Natural Resource Extraction | |
| A- Agricultural | EP- Environmental Protection | |
| AA- Agricultural Sub A | ER- Environmental Reserve | |

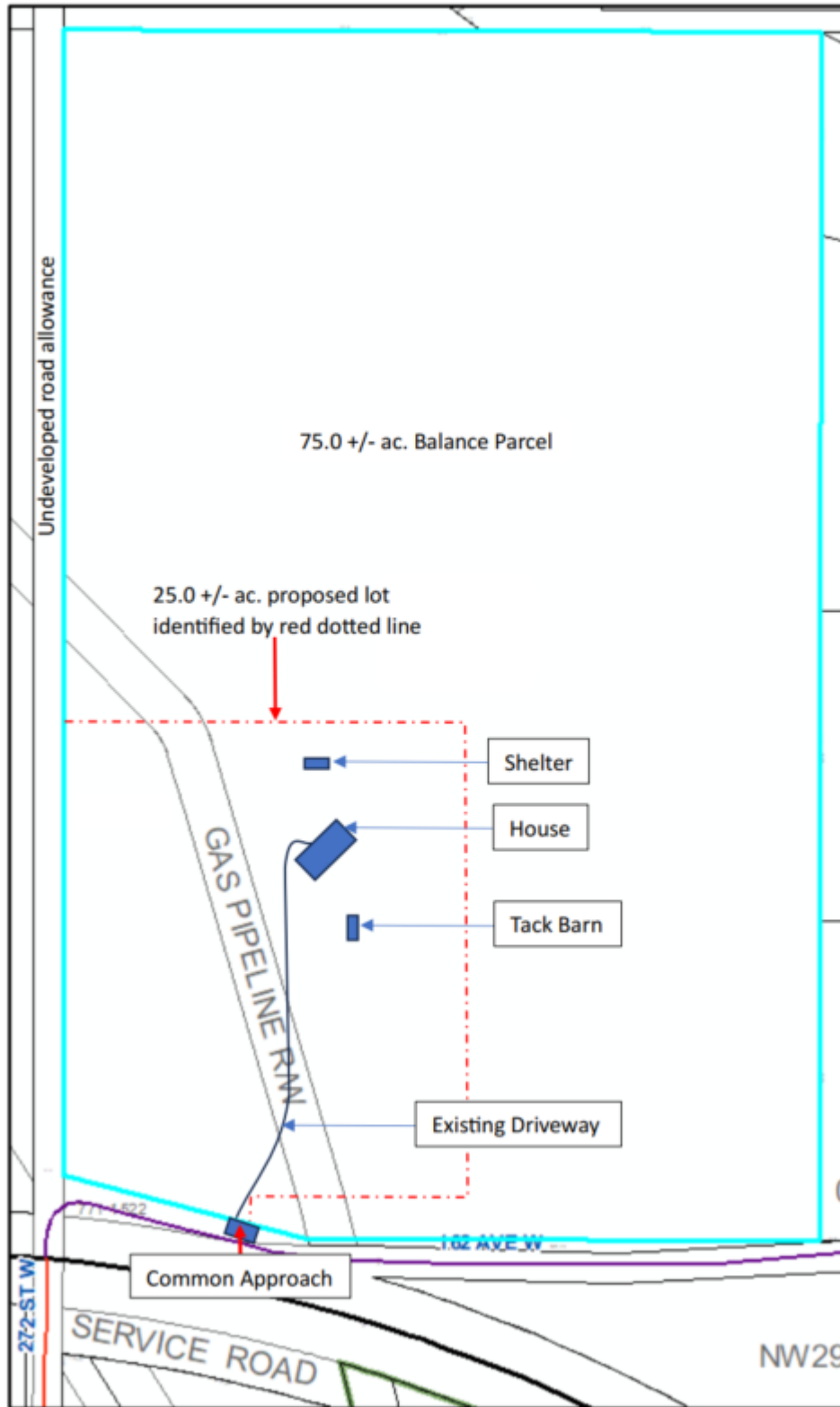
APPENDIX A: HALF MILE MAP – LOT SIZES



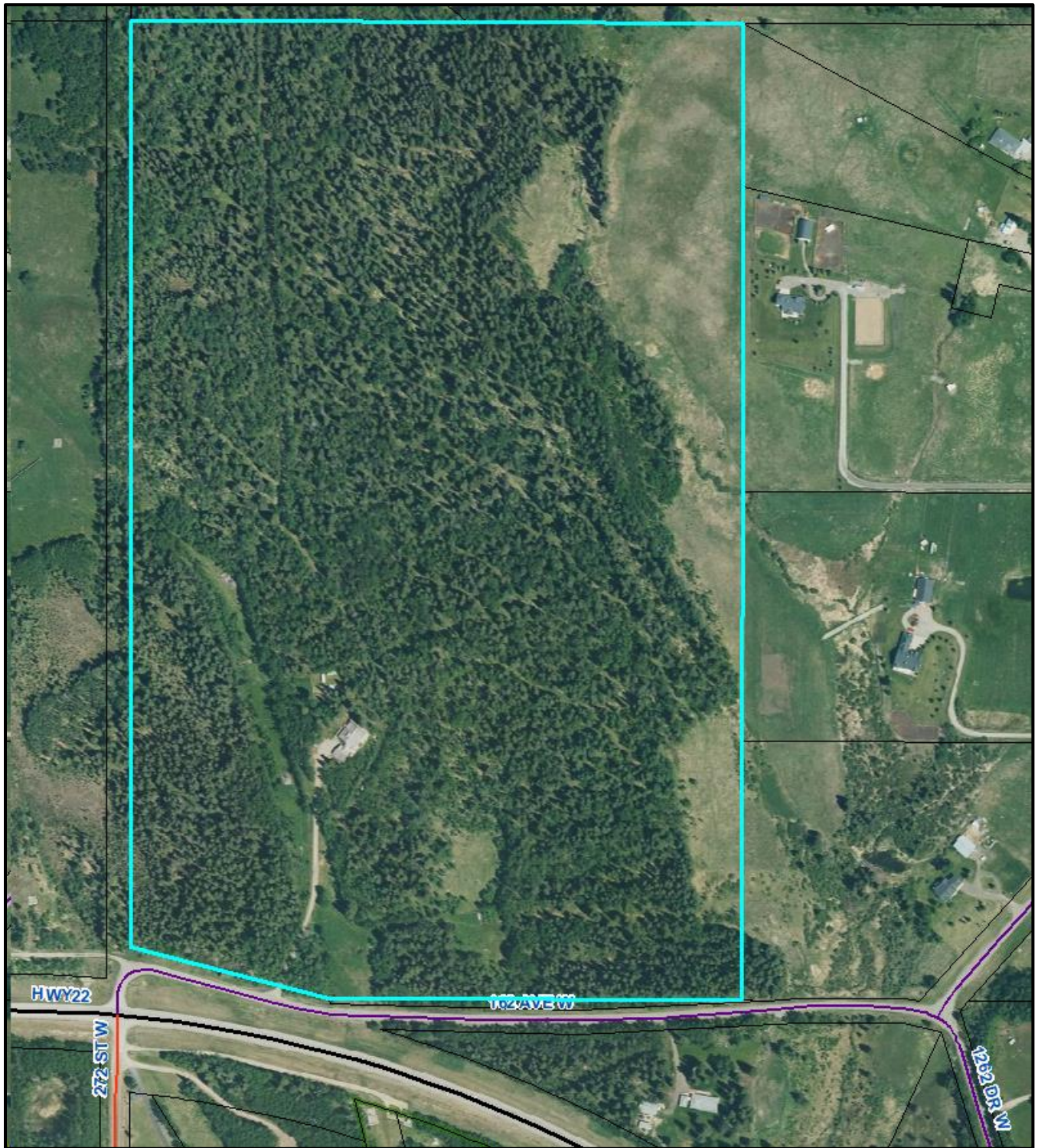
Subject Parcel

APPENDIX A: SITE PLAN

Misura Site Plan



APPENDIX A: ORTHO PHOTO



BYLAW XX/2023

BEING A BYLAW OF FOOTHILLS COUNTY TO AUTHORIZE AN AMENDMENT TO THE LAND USE BYLAW NO. 60/2014 AS AMENDED

WHEREAS pursuant to the provisions of the Municipal Government Act, Chapter M-26 Revised Statutes of Alberta 2000, and amendments thereto, the Council of Foothills County in the Province of Alberta, has adopted Land Use Bylaw No. 60/2014 and amendments thereto;

AND WHEREAS the Council has received an application to further amend the Land Use Bylaw by authorizing the amendment to the Agricultural Land Use District to allow for the future subdivision of one 25.0 +/- acre Agricultural District parcel, leaving a 74.09 +/- acre Agricultural District balance parcel on Plan 9111702, Block 1; Ptn. SW 32-22-03 W5M.

NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:

1. Under SECTION 12.0.0, AGRICULTURAL DISTRICT, the following shall be added under Part 8 Bylaw Amendments:

Plan 9111702, Block 1; Ptn. SW 32-22-03 W5M within which shall allow for the future subdivision of one new 25.0 +/- acre Agricultural District parcel, with an approximate 74.09 +/- acre Agricultural District balance parcel.

2. This Bylaw shall have effect on the date of its third reading and upon being signed.

FIRST READING:

Reeve

CAO

SECOND READING:

Reeve

CAO

THIRD READING:

Reeve

CAO

PASSED IN OPEN COUNCIL assembled at the Town of High River in the Province of Alberta this day of 20 .



October 4, 2023

Foothills County
309 Macleod Trail S. Box 5605
High River, AB T1V 1M7

Sent via email to: FC_Planning@foothillscountyab.ca

ATTN: Theresa Chipchase

RE: This referral is for a Land Use Amendment and the subsequent subdivision to remove 25 acres of land from an agricultural parcel. The new lot contains an existing home along with some accessory buildings. No new crossing will be required, however the home is located 20 meters outside of prescribed area.

Your File #: 23R040

Our Reference #: TCE_R230922-004AB_FoothillsCounty_SubdLUA

Thank you for sending B&A notice of this project on September 20, 2023. B&A is the land use planning consultant for TC Energy in Western Canada. On behalf of TC Energy, we work with municipalities and stakeholders regarding land use and development surrounding their pipeline infrastructure to ensure that it occurs in a safe and successful manner.

As per the requirements of the Canada Energy Regulator, development in proximity to TC Energy's pipelines with potential new residents, employees, structures, ground disturbance, and crossings could warrant pipeline remediation. Consultation between TC Energy and the applicant prior to development assists both parties in determining the best course of action to proceed with potential remediation and development. This is to help prevent pipeline damage, unwarranted crossings, and identify development within proximity to the pipeline that may trigger a pipeline Class upgrade.

Description of Proposed Development

Application is for a land use amendment along with a subdivision request. The TC pipelines cross the through the centre of the proposed 25-acre property. Applicant wishes to have the 25 acres removed from the original 99.17-acre parcel for the purpose of separating the two parcels. Applicant is aware of pipeline infrastructure and understands the regional density constraints for subdivision in Foothills County. Applicant indicated they understand the maximum permitted density is a single home on the 25-acre parcel (Existing) and one more additional home on the remaining 75-acre parcel. This is reiterated by the label on the site map showing "common approach". The driveway approach will remain the same from 162 Ave SW.

Please refer to [Attachment 01 Pipeline Assessment Area and Prescribed Area](#) for maps that show the proposal in relation to the TC Energy pipeline assessment area and prescribed area, which the following recommendations apply to.



Assessment of Proposed Development

As demonstrated in [Attachment 01 Pipeline Assessment Area and Prescribed Area](#), the new subdivided parcel will be interested by TC infrastructure in two locations.

Based on a review of the information provided, **TC Energy has expressed some concerns with this project as proposed, provided the recommendations and requirements outlined below are adhered to:**

Although TC Energy has expressed no objections to the proposed Land Use amendment and Subdivision at this time, TC does have some concerns.

- It appears that the subdivision is proposing to subdivide TC Energy's right-of-way, it would be preferable if the subdivision boundary could be adjusted to be maintained on a continuous parcel. TC would like to request this adjustment of smaller parcel boundaries to be extended to include the entirety of the ROWs.
- It appears that access to the remaining parcel might require the current road to be extended within 30m of the pipeline, therefore written consent will be required. This written consent may be avoided if the proposed ground disturbance is moved further than 30m from the pipeline.
- If access to the remaining parcel requires new road TC Energy would prefer for the road to be from 162 Ave with access starting east of the current common approach. Any new roads on the west side of the common approach will require a future crossing of pipeline infrastructure. If the applicant wishes to have a road access west of the common approach written consent from TC Energy will be required and may be obtained online through TC's Canadian Third Party Crossing Application Portal at writtenconsent.tcenergy.com or by calling 1-877-872-5177

In addition to the above items identified, the following requirements must also be adhered to for future development within the vicinity of TC Energy infrastructure. The following list is not exhaustive, and additional requirements may be identified during the written consent approvals process (see details below). If additional work is being considered, we recommend that the details be sent to tcenergy@bastudios.ca for preliminary review and feedback.

Site Planning & Development Requirements

The following requirements must be adhered to for all projects in proximity to TC Energy pipeline infrastructure and should be enforced by the municipality as conditions of approval on land use / zoning, subdivision or development applications. The owner shall ensure through all contracts entered into, that all contractors and subcontractors are aware of and observe the following requirements.

1. To identify the precise alignment of the pipeline on the subject lands, a locate request must be made prior to any ground disturbance taking place. Locate requests can be made online at www.clickbeforeyoudig.com or by calling your local One-Call Centre. Locate requests require 72 hours notice to be completed.
2. Written consent from TC Energy must be obtained before any of the following:
 - a) Constructing or installing a facility across, on, along or under a TC Energy pipeline right-of-way. A facility may include, but is not limited to: driveways, roads, access ramps, trails, pathways, utilities, berms, fences/fence posts;
 - b) Conducting ground disturbance (excavation or digging) on TC Energy's right-of-way or within 30 metres of the centreline of TC Energy's pipeline (the "Prescribed Area");
 - c) Driving a vehicle, mobile equipment or machinery across a TC Energy pipeline right-of-way outside the travelled portion of a highway or public road;
 - d) Using any explosives within 300 metres TC Energy's right-of-way; and
 - e) Use of TC Energy's Prescribed Area for storage purposes.

Written consent may be obtained online through TC's Canadian Third Party Crossing Application Portal at writtenconsent.tcenergy.com or by calling 1-877-872-5177.

3. Additional requirements for safe planning and development in proximity to the pipeline(s) may be identified based on the site-specific conditions and the proposed project. These requirements can be provided through early collaboration when additional details are sent to TCEnergy@bastudios.ca or when applying through the written consent process identified above. These requirements may include but are not limited to:
 - a) Requirements for temporary or permanent fencing along the right-of-way.
 - b) Requirements regarding planting and vegetation over the right of way or within 30m of the pipeline (the "prescribed area").
 - c) Requirements regarding pathways, sidewalks or roads proposed to cross the right of way or be constructed within 30m of the pipeline (the "prescribed area").
 - d) Requirements to maintain the depth of cover over the pipeline which may relate to excavation practices, stormwater management and/or erosion mitigation.
 - e) Requirements regarding excavation best practices, for example, areas where hand or hydrovac excavation are mandatory.

- f) Requirements regarding pipeline protection measures resulting from the proposed development project.
4. TC Energy requires the following setbacks be adhered to by landowners, and enforced by the approving authority when considering site plan applications:
- a) No buildings or structures shall be installed anywhere on TC Energy's right-of-way.
 - b) Storage of materials and/or equipment on TC Energy's right-of-way is not permitted.
 - c) Permanent buildings and structures (i.e. with a foundation or anchored to the ground) shall be located a minimum of seven (7) metres from the edge of the right-of-way, or twelve (12) metres from the edge of the pipeline, whichever is greater.
 - d) Temporary buildings and structures (i.e. without a foundation and not anchored to the ground) shall be located a minimum of three (3) metres from the edge of the right-of-way.
 - e) A minimum setback of seven (7) metres from the nearest portion of a TC Energy pipeline right-of-way shall also apply to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated drive aisle or driveway.
5. Owners of properties on which TC Energy's right of way exists or abuts shall include notice of the following in all offers of purchase and sale:
- a) Notice of the easement agreement registered against the property which may affect development activities on the property;
 - b) Notice of the 30 metre "Prescribed Area" as regulated by the Canada Energy regulator Act (or the "Controlled Area" as regulated by the Alberta Pipeline Rules);
 - c) The number of high-pressure natural gas pipelines within the easement and the location of the easement in relation to development;
 - d) The setback for all permanent structures and excavations from the limits of the right-of-way; and,
 - e) The local One Call number or www.clickbeforeyoudig.com.
6. As per the requirements of the Canada Energy Regulator, TC Energy is required to monitor all new development that results in an increase in population or employment within the "Pipeline Assessment Area" for their pipelines. Therefore, please keep us informed regarding any additional development within the Pipeline Assessment Area indicated in [Attachment 01 Pipeline Assessment Area and Prescribed Area](#).

Additional requirements and guidelines for development on or near TC Energy's pipelines and infrastructure are included within [Attachment 02 TC Energy Living and Working Near Pipelines](#).

Conclusion

Please continue to keep us informed about this project and any future policy, land use, subdivision, and development activities in proximity to TC Energy's pipelines and facilities. Referrals and any questions regarding land use planning and development around pipelines should be sent to tcenergy@bastudios.ca. Thanks again for providing us with the opportunity to provide comments on this project and we look forward to working with you in the future.

Sincerely,

Oliver Prcic

Community Planner | BA, MPlan

(403) 692 4535 | oprcic@bastudios.ca

B&A | 600, 215 - 9 Avenue SW | Calgary, AB T2P 1K3 | www.bastudios.ca



Alberta Transportation and Economic Corridors Notice of Referral Decision

Land Use Bylaw amendment in proximity of a provincial highway

Municipality File Number:	23R040	Highway(s):	22
Legal Land Location:	QS-SW SEC-32 TWP-022 RGE-03 MER-5	Municipality:	Foothills County
Decision By:	Trevor Richelhof	Issuing Office:	Southern Region / Calgary
Issued Date:	2023-10-04 14:51:33	AT Reference #:	RPATH0038050
Description of Development:	Amend to Agricultural District (A) to allow future subdivision of one 25 acre A parcel		



This will acknowledge receipt of your circulation regarding the above noted proposal. Alberta Transportation and Economic Corridors primary concern is protecting the safe and effective operation of provincial highway infrastructure, and planning for the future needs of the highway network in proximity to the proposed land use amendment(s).

Alberta Transportation and Economic Corridors offers the following comments and observations with respect to the proposed land use amendment (s):

1. Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable
2. Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.

This will acknowledge receipt of your circulation regarding the above noted proposal. The subsequent subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 22

Transportation and Economic Corridors offers the following comments with respect to this application:

The requirements of Section 18 of the Regulation are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.

The requirements of Section 19 are met, therefore no variance is required.

If there are any changes to the proposed subdivision that was submitted with this land use referral, a separate referral pursuant to Section 7(6)(d) of the Matters Related to Subdivision and Development Regulation is required and the comments in respect of Sections 18 and 19 of the Regulation contained in this decision are no longer valid.

Please contact Alberta Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information



Issued by **Trevor Richelhof, Development & Planning Tech**, on **2023-10-04 14:51:33** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation Delegation of Authority*