

Thursday, February 13, 2025
10:00 am.



SUBDIVISION AUTHORITY AGENDA MEETING NO. 06

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the February 13, 2025 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the February 06, 2025 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA24-0475 535440845-001	Tentative plan of subdivision to create 40 residential lots, from Lot 200, Block A, Plan 232 2155, located south of 23 Avenue NW and east of Winterburn Road NW; STILLWATER
2.	LDA24-0480 534248835-001	Tentative plan of subdivision to create 124 residential lots, from Lot 200, Block A, Plan 232 2155 and SW-31-51-25-W4M, located south of 23 Avenue NW and east of Winterburn Road NW; STILLWATER
3.	LDA24-0055 491806309-001	REVISION of conditionally approved tentative plan of subdivision to create 211 residential lots, from Lot 3, Plan 707RS and Lot 4, Plan 707RS located north of Ellerslie Road SW and east of 34 Street SW; ALCES
4.	LDA24-0502 547496752-001	Tentative plan of subdivision to adjust the property lines of Lots 89 to 91, Block 18, Plan 172 3271, located north of Secord Road NW and east of 231 Street NW; SECORD
5.	LDA25-0001 554320746-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 11-12, Block 19, Plan 2306 HW, located south of 70 Avenue NW and west of 97 Street NW; HAZELDEAN
6.	LDA25-0011 555571845-001	Tentative plan of subdivision to create one (1) additional residential lot from Plan RN94, Block 32, Lot 16, located north of 122 Avenue NW and west of 87 Street NW; DELTON
7.	LDA25-0066 563476065-001	Tentative plan of subdivision to adjust the property lines between Lot 12A, Block 37, Plan 242 2064 and Lot 12B, Block 37, Plan 242 2064, located north of 98 Avenue NW and east of 153 Street NW; WEST JASPER PLACE

5.

OTHER BUSINESS



Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

February 13, 2025

File No. LDA24-0475

Davis Consulting Group
197 Wisteria Ln
Fort Saskatchewan AB T8L 0H1

ATTENTION: Chris Davis

RE: Tentative plan of subdivision to create 40 residential lots, from Lot 200, Block A, Plan 232 2155, located south of 23 Avenue NW and east of Winterburn Road NW; **STILLWATER**

I The Subdivision by Plan is APPROVED on February 13, 2025, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register a public access easement for temporary emergency access, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision LDA24-0480 be registered prior to or concurrent with this application to provide the logical roadway and servicing extensions; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (1) shall contain, among other things, the following conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;

5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details to construct alleys and roadways be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
8. that the owner construct a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a temporary 6 m gravel surface roadway connection, which may be used as a temporary emergency access route, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct the first two (2) lanes of Maskêkosihk Trail NW to an arterial roadway standard, from west of Stillwater Boulevard NW to Winterburn Road NW (215 Street NW), including channelization, accesses, intersections at 212 Street NW and 215 Street NW, 3 m shared use path on both sides, bus stops, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II; and
11. that the owner is responsible for the landscape design and construction within the road right of way, to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserve (MR) for Lot 200, Block A, Plan 232 2155 was addressed by DRC with LDA22-0555. The DRC will carry forward on the remainder of the title.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/my/Posse #535440845-001

Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

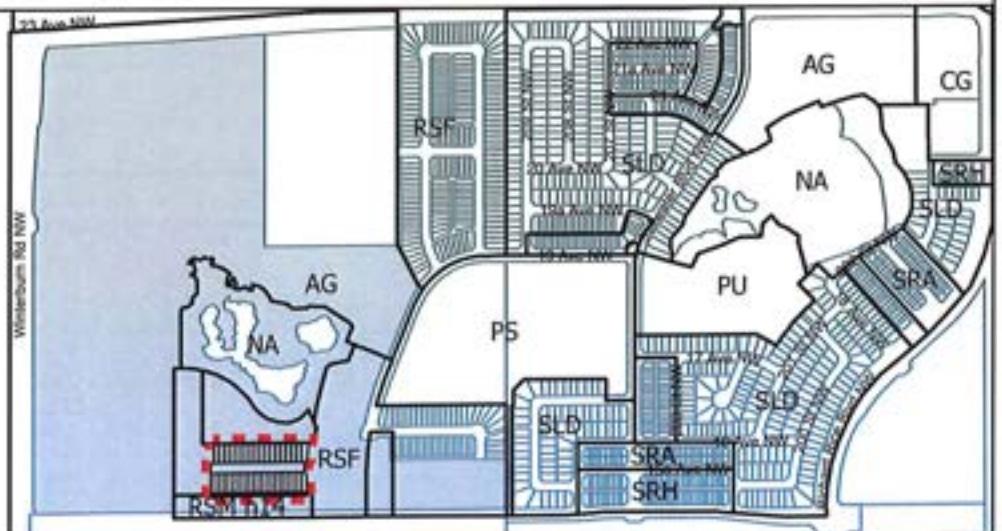
February 13, 2025 LDA24-0475

- Limit of proposed subdivision
- Register easement
- Temporary 4 m emergency access
- Temporary 6 m roadway



NOTE: All roads shown on this map are within the NW quadrant.

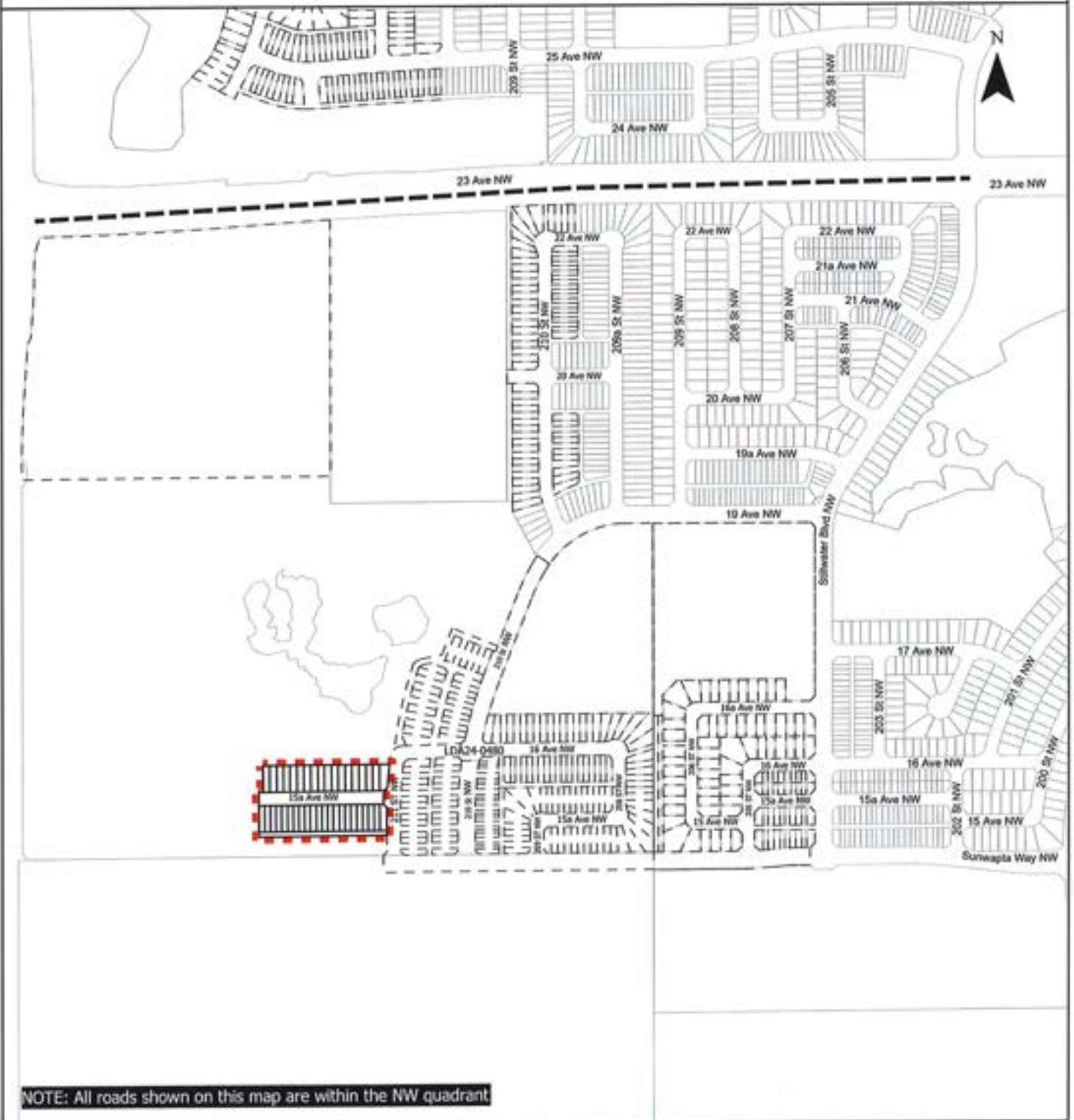
- Title area to be subdivided
- Subdivision area



SUBDIVISION CONDITIONS OF APPROVAL MAP

February 13, 2025 LDA24-0475

- • • • Limit of proposed subdivision
- - - Construct first two lanes to an arterial roadway standard



NOTE: All roads shown on this map are within the NW quadrant



Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

February 13, 2025

File No. LDA24-0480

Davis Consulting Group
197 Wisteria Lane
Fort Saskatchewan, AB T8L 0H1

ATTENTION: Chris Davis

RE: Tentative plan of subdivision to create 124 residential lots, from Lot 200, Block A, Plan 232 2155 and SW-31-51-25-W4M, located south of 23 Avenue NW and east of Winterburn Road NW;
STILLWATER

I The Subdivision by Plan is APPROVED on February 13, 2025, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 5.647 ha by a Deferred Reserve Caveat registered against the SW 31-51-25-W4M pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner dedicate additional road rights of way for the collector-collector intersection to incorporate traffic calming measures, should it be deemed necessary, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate additional road rights of way and modify property lines for the residential lots fronting onto the 7.5 m walkway right of way adjacent to the Natural Area, should it be deemed necessary, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate, clear and level Winterburn Road NW (215 Street NW) as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;

7. that the subdivision boundary be amended to include the complete intersection on the south side of the collector-collector intersection that abuts this subdivision at Sunwapta Way NW and 210 Street NW, as shown on the "Conditions of Approval" map, Enclosure I; and
8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (2) shall contain, among other things, the following conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details to construct alleys and roadways be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way, to the satisfaction of the City Departments and affected utility agencies;
8. that the owner construct the first two (2) lanes of Maskêkosihk Trail NW to an arterial roadway standard, from west of Stillwater Boulevard NW to Winterburn Road NW (215 Street NW), including channelization, accesses, intersections at 212 Street NW and 215 Street NW, 3 m shared use path on both sides, bus stops, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner construct Sunwapta Way NW and 210 Street NW to an urban collector roadway standard, including a 3 m shared use path on one side and traffic calming measures, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

10. that the owner construct a 9.5 m residential reverse housing alley to an approved Complete Streets design and cross section (Drawing #2043), as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner pay for the installation of "no parking" signage on the 9.5 m reverse housing alley for emergency vehicle access, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct appropriate traffic calming measures at the intersection on the collector roadways of Sunwapta Way NW and 210 Street NW, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 1.8 m concrete sidewalk with lighting, within the walkway adjacent to the reverse housing development abutting the Natural Area, with connections to the adjacent sidewalks and shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Ecological lighting considerations will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologycircs@edmonton.ca for more information);
14. that the owner install bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct all fences wholly on privately-owned land and reserve lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Fencing on the reverse housing lots will be further reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologycircs@edmonton.ca for more information); and
16. that the owner is responsible for the landscape design and construction within the road rights of way, to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserve (MR) for Lot 200, Block A, Plan 232 2155 was addressed by DRC with LDA22-0555. The DRC will carry forward on the remainder of the title.

MR for SW 31-51-25-W4M in the amount of 5.647 ha is being provided by a DRC with this subdivision. The DRC must be adjusted for the 215 Street arterial roadway dedication.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance with Section 678 of the Municipal Government Act with the Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

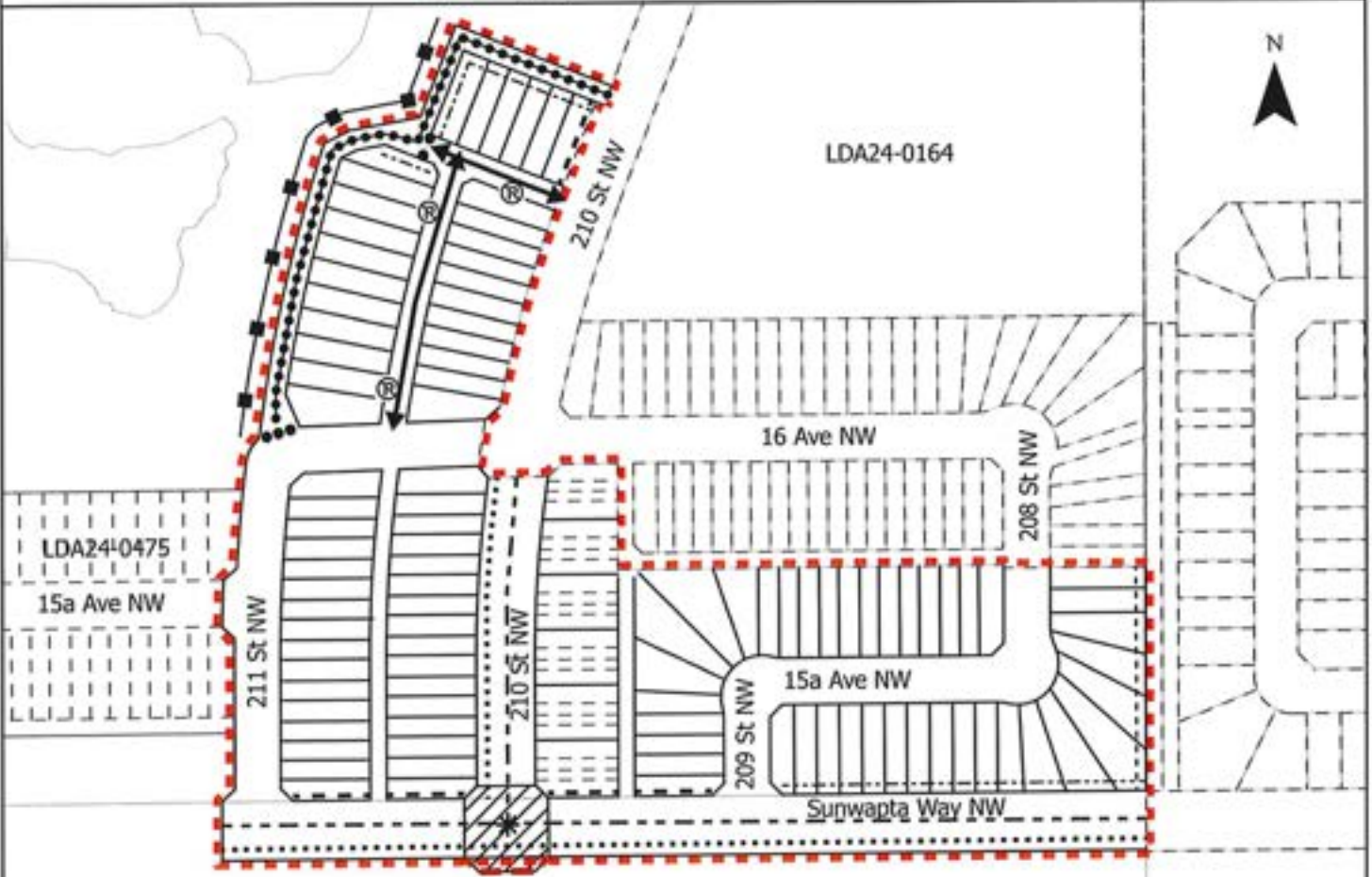
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Enclosures

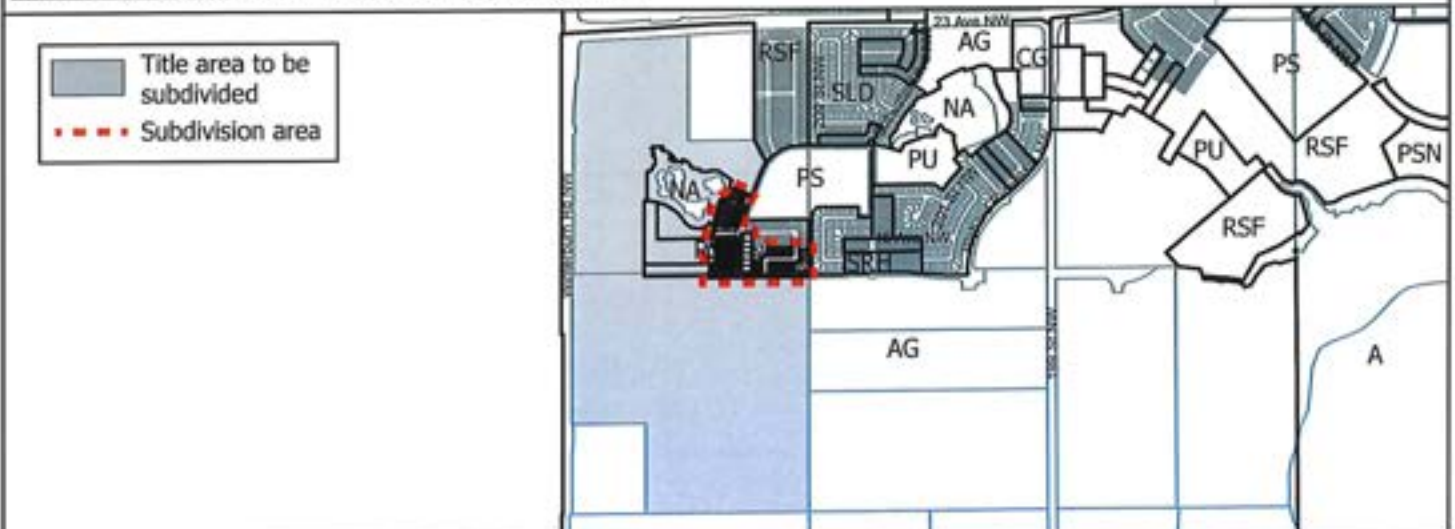
SUBDIVISION CONDITIONS OF APPROVAL MAP

February 13, 2025 LDA24-0480

- Limit of proposed subdivision
- Amend subdivision boundary
- ▨ Dedicate additional road right of way
- Post and rail fence
- 1.2 m uniform fence
- 1.8 m uniform fence
- 1.8 m uniform screen fence
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.8 m concrete sidewalk, additional dedication if necessary
- 3 m hard surface shared use path
- Construct collector roadway
- ↔ Construct 9.5 m reverse housing alley
- Bollards
- * Traffic Calming measures
- Ⓡ No parking signage



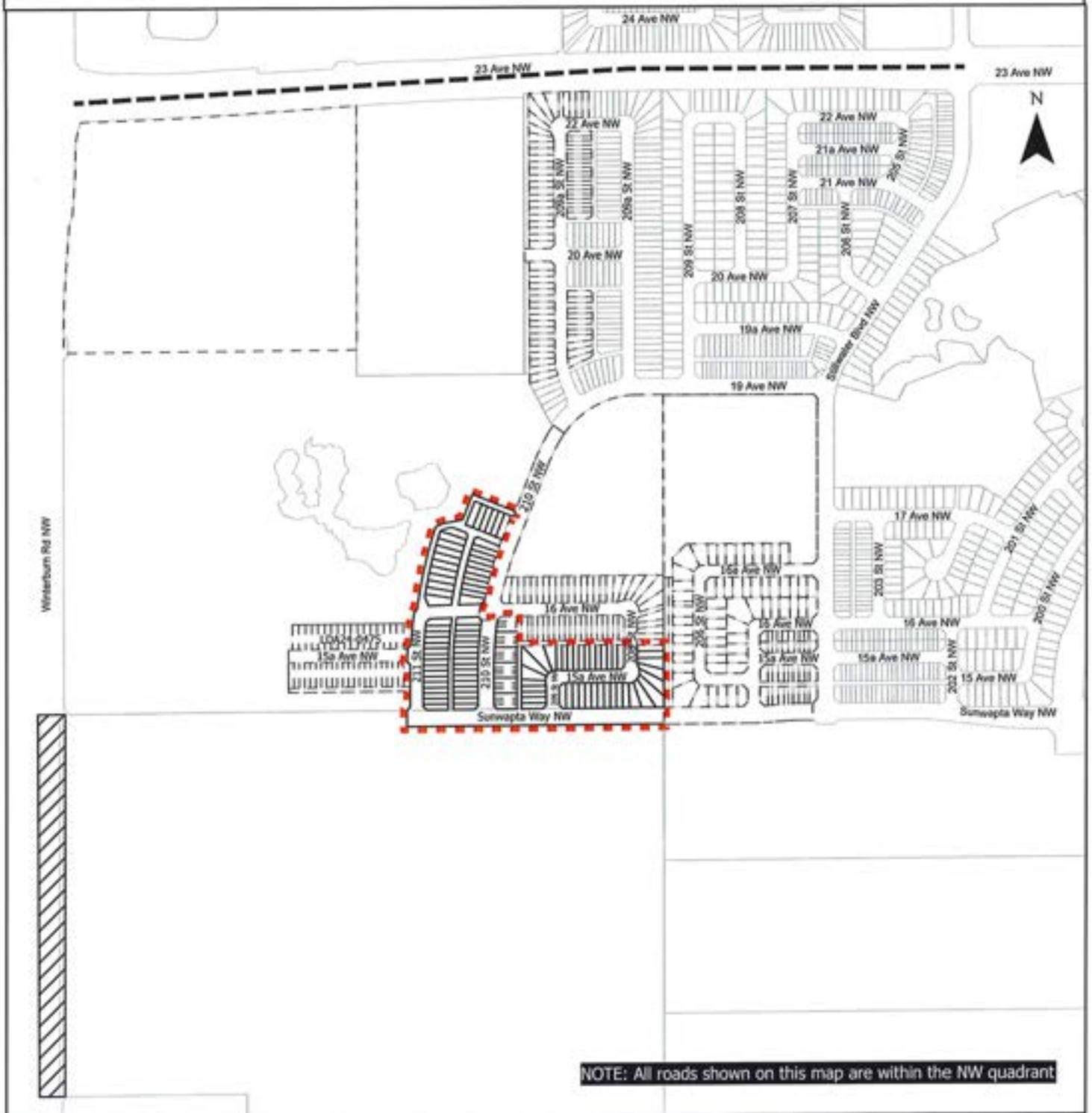
NOTE: All roads shown on this map are within the NW quadrant



SUBDIVISION CONDITIONS OF APPROVAL MAP

February 13, 2025 LDA24-0480

- • • • Limit of proposed subdivision
- - - Construct first two lanes to an arterial roadway standard
- ▨ Dedicate as road right of way





Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

February 13, 2025

File No. LDA24-0055

Stantec Consulting Ltd.
400 - 10220 103 Ave NW
Edmonton AB T5J 0K4

ATTENTION: Keith Davies

RE: REVISION of conditionally approved tentative plan of subdivision to create 211 residential lots, from Lot 3, Plan 707RS and Lot 4, Plan 707RS located north of Ellerslie Road SW and east of 34 Street SW; **ALCES**

The subdivision was initially approved on November 28, 2024. This Change Request reduces the lot count by 3 (214 to 211) by widening a block of lots and removing a north-south alley between 31 Street SW and 32 Street SW. Other than the removal of the lane, there is no additional road reconfiguration.

I The Subdivision by Plan is APPROVED on February 13, 2025, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the subdivision boundary be amended to include the dedication of Ellerslie Road SW to conform to an approved Concept Plan, or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
4. That the owner dedicate road right of way within the SW-30-51-23-4 to conform to an approved Concept Plan, or to the satisfaction of Subdivision and Development Coordination, for the Ellerslie Road SW and 34 Street SW intersection, as shown on the "Conditions of Approval" map, Enclosure I;
5. that subject to Condition I (3) (4) above, the owner clear and level Ellerslie Road SW and 34 Street SW as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination;

6. that the owner dedicate additional road right-of-way and that the property lines of the residential lots, flanking the emergency access walkway, be modified should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis, to the satisfaction of Subdivision and Development Coordination;
7. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register a Berm and Fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Ellerslie Road SW, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkways, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (1) shall contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and that Complete Streets design and cross-section details to construct alley and roadways be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;

8. that the owner shall pay for the installation of a rectangular rapid flashing beacon at the priority pedestrian crosswalk on 34 Street SW, in the interim, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner construct a 3 m hard surface shared use path on the east side of Alces Way SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3 m hard surface shared use path with bollards and lighting, within the walkway and a connection to the adjacent shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. That the owner construct a 3 m concrete sidewalk with T bollards and lighting within the emergency access walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. A 'Swept Path Analysis' for fire trucks must be included in the submission of engineering drawings to ensure functionality of the walkway for emergency purposes, including additional widening if deemed necessary;
12. that the owner construct the alley to a 6 m commercial standard in accordance with the Complete Streets Design and Construction Standards, paved from property line to property line, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The limits of this alley will be further reviewed through detailed design;
13. that the owner construct the first two lanes of 34 Street SW from south of Charlesworth Drive SW (Alces Drive SW) to Ellerslie Road SW, including channelization, accesses, intersections, 3 m shared use path along the west side of 34 Street SW, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure II;
14. that the owner construct the first two lanes of Ellerslie Road SW from east of Charlesworth Way SW to Alces Way SW, including channelization, accesses, intersections, 3 m shared use path along the north side of Ellerslie Road SW, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure II;
15. that the owner construct the local roadways with the back to back curves to meet turning movement requirements and underground utility spacing offsets, as per the City of Edmonton Design & Construction Standards (Roadways, Drainage and Water), to the satisfaction of Subdivision and Development Coordination, Fire Rescue Services, and EPCOR. A swept path analysis will be required with engineering drawings to verify the required turning movements in accordance with Fire Rescue Services Guidelines. The details for the road design will be determined through the engineering drawing review process, and as a result, may require adjustments to the road right-of-way;
16. that the owner construct underground utilities including watermain and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;

17. that the owner is responsible for the landscape design and construction within road rights of way and walkways to the satisfaction of City Departments and affected utility agencies;
18. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
19. that the owner construct a 1 m berm centred on the property line, in accordance with the Complete Streets Design and Construction Standards (Drawing No. 2000), and a 1.8 m noise attenuation fence wholly within private property lines, in accordance with the Complete Streets Design and Construction Standards (Drawing No. 5205), for all lots backing onto Ellerslie Road SW as shown on Enclosure I. At the walkway opening, the noise attenuation fence must wrap to the limit of the rear setback of the lots adjacent to the walkway, as shown on the "Conditions of Approval" map, Enclosure I.

Enclosure I and Enclosure II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserve (MR) for Lot 3, Plan 707RS was previously addressed with LDA22-0137 by registering a deferred reserve caveat (DRC 232 318 358) on title. The DRC will be adjusted accordingly to account for the future greenway dedication and the remainder will be transferred to Lot 4, Plan 707RS.

MR for Lot 4, Plan 707RS was previously addressed with LDA09-0245 by registering a deferred reserve caveat (DRC 102 392 505) on title. The DRC will be adjusted accordingly to account for the 0.39 ha arterial roadway dedication. The remaining balance of 3.3 ha of MR will carry forward on title.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #491806309-001

Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

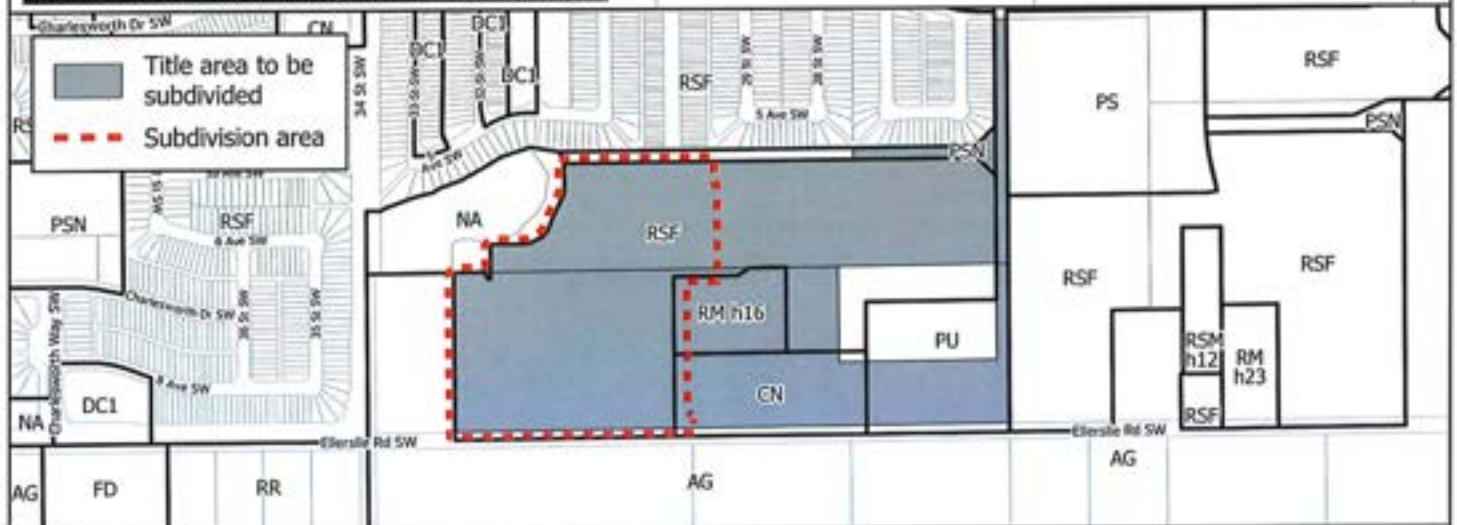
February 13, 2025

LDA24-0055

- | | | |
|---|--|---|
| --- Limit of proposed subdivision | --- Berm and noise attenuation fence | ▲ Restrictive covenant re: Berm |
| --- Amend subdivision boundary | ... 3 m concrete sidewalk selection | ⊕ Restrictive covenant re: Disturbed soil |
| --- Phasing line | ... 3 m hard surface shared use path | ▲ Restrictive covenant re: Freeboard |
| --- 1.2 m uniform fence | ← Construct alley to a commercial standard | |
| --- 1.8 m uniform fence as per Zoning Bylaw | /// Dedicate as road right of way | |



NOTE: All roads shown on this map are within the SW quadrant



SUBDIVISION CONDITIONS OF APPROVAL MAP

February 13, 2025

LDA24-0055

- Limit of proposed subdivision
- Construct arterial roadway
- /// Dedicate as road right of way
- ▲ Rapid flashing beacon
- ← Watermain extension





Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

February 13, 2025

File No. LDA24-0502

Stantec Consulting Ltd.
400 - 10220 103 Ave NW
Edmonton AB T5J 0K4

ATTENTION: Rod Heinrichs

RE: Tentative plan of subdivision to adjust the property lines of Lots 89 to 91, Block 18, Plan 172 3271, located north of Secord Road NW and east of 231 Street NW; **SECORD**

The Subdivision by Plan is APPROVED on February 13, 2025, pursuant to Section 654 of the Municipal Government Act, and subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services to address any cross lot servicing that may occur due to the adjustment of the existing property lines;
2. that LDA24-0504 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

The Subdivision Authority did not receive comments from adjacent landowners. The conditions of the application will ensure that development complies with the regulations set out in the Edmonton Zoning Bylaw, and that the land is serviceable. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/my/Posse #547496752-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (i.e., Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$730.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water, sanitary and storm) enter the proposed subdivision approximately 9.8 m west of the east property line of current Lot 91, 0.8 m west of the east property line of current Lot 90, and 0.18 m east of the west property line of current Lot 89, off 95 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- The proposed new Lot 90/91 property line causes conflict with the existing water services entering the Existing Lots 90 and 91. Once subdivision occurs, both the existing water service entering Existing Lot 90 and the existing water service entering Existing Lot 91 will both be entering Proposed Lot 91. As a condition of approval of this application, to meet the Volume 4 City Standard of clearances, one of the water, sanitary and storm services must be removed and relocated to enter the new Proposed Lot 90. The relocated water service must enter the new Proposed Lot 90 directly from EPCOR's existing 250mm water main on 95 Avenue.



Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

February 13, 2025

File No. LDA25-0001

Hagen Surveys (1982) Ltd.
2107 87 Ave NW
Edmonton AB T6P 1L5

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 11-12, Block 19, Plan 2306 HW, located south of 70 Avenue NW and west of 97 Street NW;
HAZELDEAN

The Subdivision by Plan is APPROVED on February 13, 2025, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable drainage assessments, pursuant to Section 655 of the Municipal Government Act (contact development.coordination@edmonton.ca);
2. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed western lot; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/jm/Posse #554320746-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$730.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website at www.edmonton.ca (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.8 m west of the east property line of existing Lot 12 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

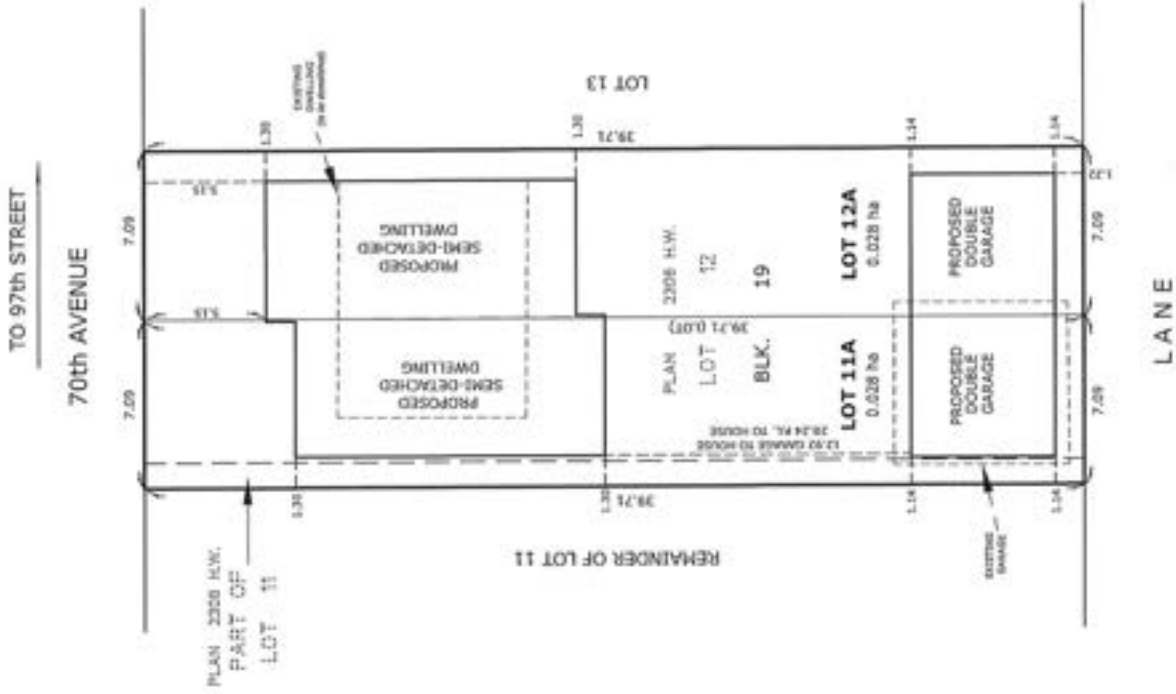
SHOWING SUBDIVISION OF

LOT 12 AND PART OF LOT 11
BLK.19, PLAN 2306 HW

IN THE

N.W.1/4 SEC.21, TWP.52, RGE.24, W. 4M.
EDMONTON, ALBERTA

SCALE 1:200 2024 R.W. SIMPSON, A.L.S.



NOTES:

- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
- AREA DEALT WITH BOUNDED THUS.



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DATE:	SEPTEMBER 30, 2024	REVISED:	--
QUANTITY:	241,1247	FILE NO.:	241124



Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

February 13, 2025

File No. LDA25-0011

Hagen Surveys (1982) Ltd.
2107 87 Ave NW
Edmonton AB T6P 1L5

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional residential lot from Plan RN94, Block 32, Lot 16, located north of 122 Avenue NW and west of 87 Street NW; **DELTON**

The Subdivision by Plan is APPROVED on February 13, 2025, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

The Subdivision Authority received comments from adjacent landowners and community members. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/jm/Posse #555571845-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$730.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water, sanitary and storm) enter the proposed subdivision approximately 2.72m south of the north property line of Lot 16 off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services

(CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at www.epcor.com (search "Building Structures and Power Equipment Clearances").

- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 16, BLK.32, PLAN RN94

IN THE

E.1/4 SEC.16, TWP.53, RGE.24, W. 4M.

EDMONTON, ALBERTA

SCALE 1:200 2024 R.W. SIMPSON, A.L.S.



NOTES:

- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
- AREA DEALT WITH BOUNDED THUS.



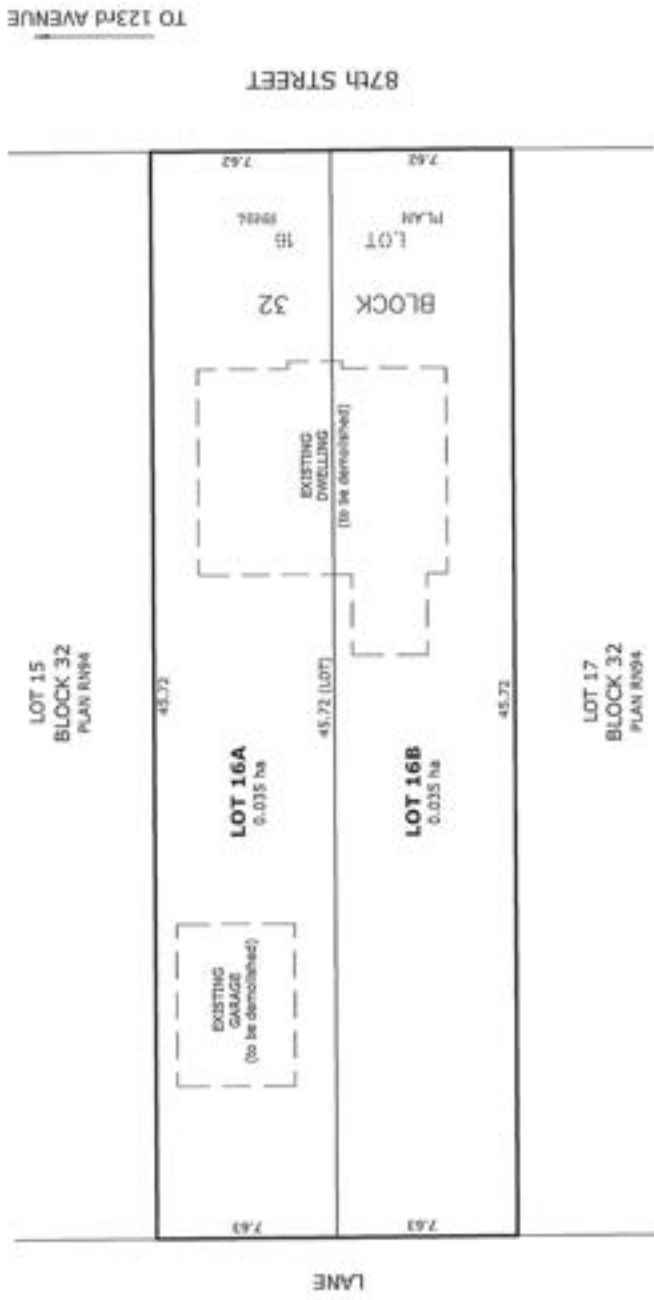
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DRAWING:	241454T	FILE NO.:	241454





Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

February 13, 2025

File No. LDA25-0066

Hagen Surveys (1982) Ltd.
2107 87 Ave NW
Edmonton AB T6P 1L5

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to adjust the property lines between Lot 12A, Block 37, Plan 242 2064 and Lot 12B, Block 37, Plan 242 2064, located north of 98 Avenue NW and east of 153 Street NW; **WEST JASPER PLACE**

This site was previously subdivided under LDA24-0052 (approved March 13, 2024). That subdivision was subsequently endorsed and registered with Land Titles on October 11, 2024. The intent of this new subdivision (LDA25-0066) is to move the property line 12 cm to the north to comply with Site Area regulations for an associated Development Permit. The rear property line has been deflected to allow for waste cart collection, as required by Waste Services.

The Subdivision by Plan is APPROVED on February 13, 2025, subject to the following condition:

1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/mm/Posse #563476065-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$730.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) of the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- The existing garage and fence that encroach onto the alley right-of-way must be removed, and the owner must discharge the existing encroachment agreement (Instrument 962 241 196). A request to discharge the encroachment agreement must be submitted to the City of Edmonton Law Branch. The applicant can contact the Law Branch at legalserviceinquiries@edmonton.ca. A Demolition Permit (526658507-002) for the house and detached garage was issued on October 7, 2024.
- The applicant, by coordinating with the adjacent land owner for Lot 13, Plan 5799 HW, must discharge the registered Mutual Access Easement on the proposed lot and the adjacent property for the shared use of the existing private access to 153 Avenue NW. Upon redevelopment of proposed Lot 12B, the existing residential access to 153 Street NW must be removed and access provided through the alley. The applicant is expected to coordinate with the adjacent land owner for Lot 13, Plan 5799 HW, to ensure that access for both properties is from the adjacent alley. The owner will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW. Apply online at www.edmonton.ca/permits.

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way])

780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).

- During review of the previous subdivision (LDA24-0052), the existing services (water and sanitary) were identified at approximately 12.8 m north of the south property line of Lot 12B off 153 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

**LOT 12A AND LOT 12B,
BLK. 37, PLAN 242 2064**

IN THE

**N.W.1/4 SEC.35, TWP.52, RGE.25, W. 4M.
EDMONTON, ALBERTA**

SCALE 1:200 0 2025 N.R. RONSKO, A.L.S.



NOTES:

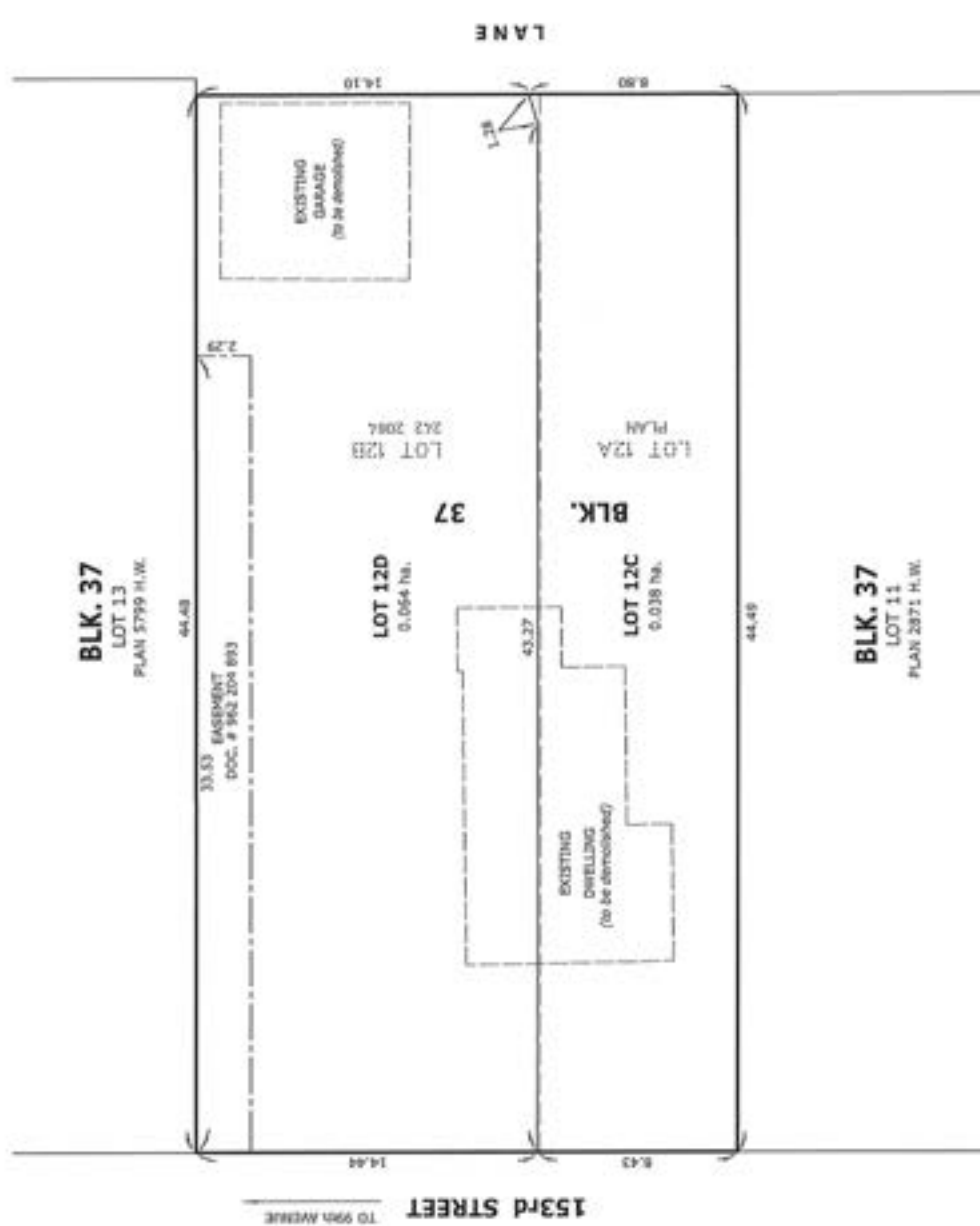
- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF
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BLK. 37
LOT 13
PLAN 5799 H.W.

33.53 BASEMENT
DOC. # 962 204 893

37
LOT 12D
0.064 Ha.

BLK. 37
LOT 12C
0.038 Ha.

BLK. 37
LOT 11
PLAN 2871 H.W.

153rd STREET TO 99th AVENUE

LANE

Thursday, February 06, 2025
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 05

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the February 06, 2025 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the January 30, 2025 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA24-0345
525833429-001 Tentative plan of subdivision to create 126 residential lots and one (1) Municipal Reserve lot, from Lot 1, Block A, Plan 232 0512 located south of 19 Avenue NW and east of Aster Drive NW; **ASTER**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA24-0388
529106909-001 Tentative plan of subdivision to create 60 residential lots from Lots 3 and 4, Plan 707 RS and Lot 5, Block 1, Plan 102 6141 located south of 5 Avenue SW and east of 30 Street SW; **ALCES**

MOVED Blair McDowell
That the application for subdivision be Approved as Amended.

FOR THE MOTION Blair McDowell **CARRIED**

3.	LDA24-0413 528041124-001	Tentative plan of subdivision to create 175 residential lots and two (2) multi-unit housing lots (MHL), from Lots 1, 2 and 4, Plan 1659 TR and the NW 2-51-24-W4M located north of Ellerslie Road SW and west of 17 Street SW; ALCES
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA24-0487 541680864-001	Tentative plan of subdivision to create one (1) other lot, from Lot 200, Block A, Plan 232 2155 and Lot A, Plan 2500MC, located south of Maskékosihk Trail NW (23 Avenue NW) and east of Winterburn Street NW (215 Street NW); STILLWATER
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA25-0004 554265255-001	Tentative plan of subdivision to create two (2) additional residential lots from Lot 36, Block 1, Plan 624 NY, located west of Westbrook Dr NW at Fairway Drive NW; WESTBROOK ESTATES
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:15 a.m.	