

Thursday, April 26, 2018

10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA

### MEETING NO. 17

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the April 26, 2018 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the April 19, 2018 meetings be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA14-0329 157853256-001	REVISION of conditionally approved tentative plan of subdivision to create 33 single detached residential lots, from the NE 20-51-25-W4M located south of Kennedy Green SW and west of Keswick Way SW; <b>KESWICK</b>
2.	LDA18-0095 274715445-001	Tentative plan of subdivision to create four (4) strata lots from Lot 26, Block 101, Plan 172 2226, located north of Stony Plain Road NW and east of 142 Street NW; <b>GLENORA</b>
3.	LDA18-0120 275897661-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 5, Block 3, Plan RN22, located north of 107 Avenue NW and east of 122 Street NW; <b>WESTMOUNT</b>
4.	LDA18-0158 277466797-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 36, Block 6, Plan 4014 HW, located north of 88 Avenue NW and east of 79 Street NW; <b>IDYLWYLDE</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



April 26, 2018

File No. LDA14-0329

Stantec Consulting Ltd.  
10160 - 112 Street NW  
Edmonton, AB T5K 2L6

ATTENTION: Yolanda Lew

RE: REVISION of conditionally approved tentative plan of subdivision to create 33 single detached residential lots, from the NE 20-51-25-W4M located south of Kennedy Green SW and west of Keswick Way SW; **KESWICK**

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The application has changed 18 semi-detached lots to 15 single detached lots resulting in a reduction of 3 lots overall.

**I The Subdivision by Plan is APPROVED on April 26, 2018, 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 freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lot backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II That the Servicing Agreement required in Clause I (1) 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 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;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner shall submit redline revisions or resubmit engineering drawings subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
8. that the owner constructs a 3 m hard surface shared use path, within the walkway, through the SWMF and tying into the shared use path within the Municipal Reserve lot, with lighting and bollards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner is responsible for the landscape design and construction within the walkway to the satisfaction of City Departments and affected utility agencies.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

Municipal Reserve for the south half of the NE-20-51-25-W4M was addressed by Deferred Reserve Caveat (DRC) with LDA11-0087. 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 Marco Beraldo at 780-496-6092 or marco.beraldo@edmonton.ca.

Regards,

Blair McDowell  
Subdivision Authority

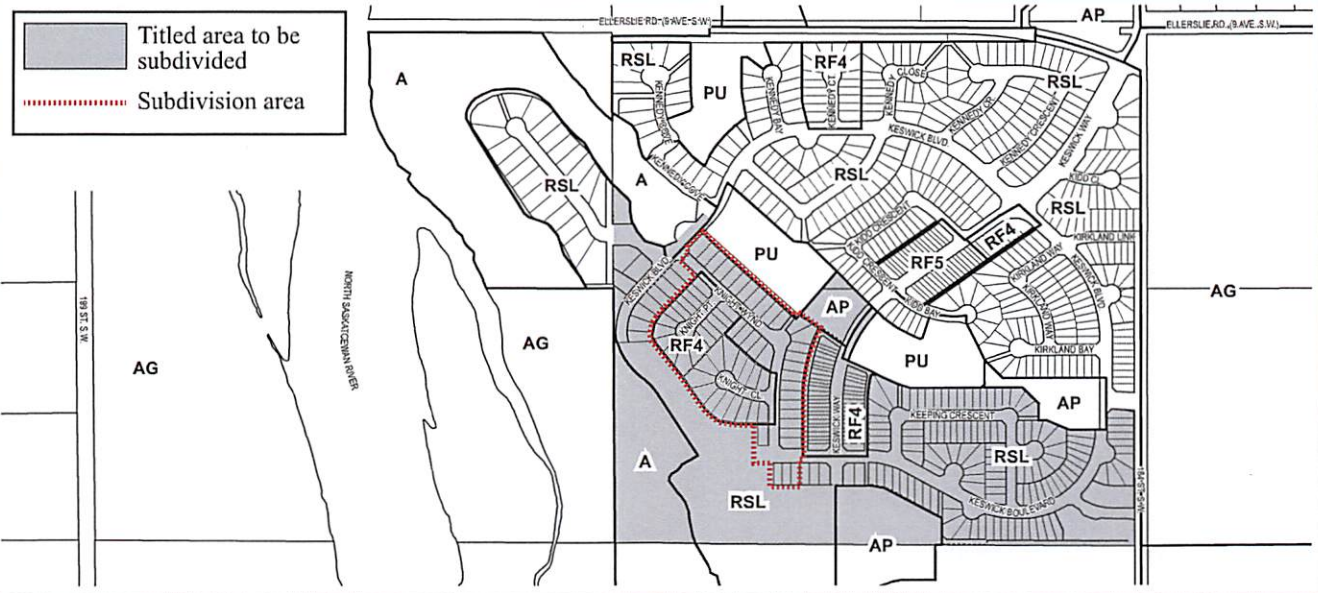
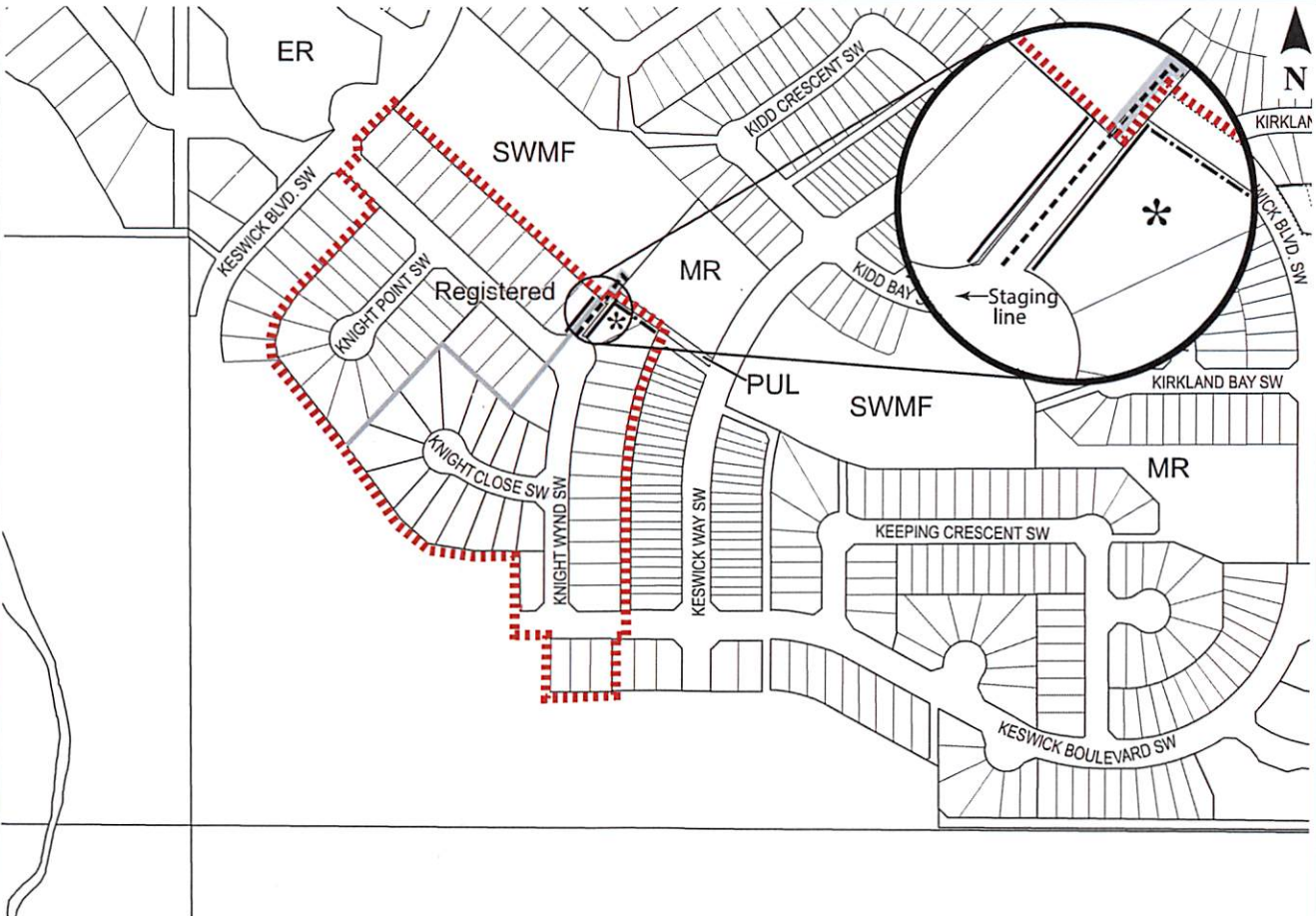
BM/mb/Posse #157853256-001  
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 26, 2018

LDA14-0329

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- \* Restrictive covenant re: freeboard
- 1.2 m uniform fence
- 3 m hard surface shared use path







April 26, 2018

File No. LDA18-0095

IBI Group Inc.  
300, 10830 - Jasper Avenue NW  
Edmonton, AB T5J 2B3

ATTENTION: Gage Sparks

RE: Tentative plan of subdivision to create four (4) strata lots from Lot 26, Block 101, Plan 172 2226, located north of Stony Plain Road NW and east of 142 Street NW; **GLENORA**

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**The Subdivision by Plan is APPROVED on April 26, 2018, subject to the following conditions:**

1. that the owner shall provide an Easements, Covenants and Restrictions Agreement, which shall include, but is not limited to, easements for shared utilities such as water, sewer and power;
2. that the owner register an easement for cross lot access as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement; 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 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 Steven Ketz at [steven.ketza@edmonton.ca](mailto:steven.ketza@edmonton.ca) or 780-944-0250.

Regards,

Blair McDowell  
Subdivision Authority

BM/sk/Posse #274715445-001  
Enclosure(s)

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 (\$9089.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Site access has been approved to 103 Avenue NW via the north/south alley and 140 Street NW via 102A Avenue NW (West Block Drive). Specific details of access have been reviewed through a Development Permit for the site (PERMIT #181668793-001)
- The City of Edmonton will be party to the cross lot access easement, and the easement must stipulate that the owners may not discharge the easement without the express written consent of the City of Edmonton. The City's Law Branch will prepare the easement document. The owner must contact Matthew Bennett of the Law Branch (matthew.bennett2@edmonton.ca) to obtain a fillable form of the draft easement document. The owner must complete the easement document details and return the signed easement to the Law Branch. The City will review and execute the agreement and the fully executed easement will then be returned to the owner who is required to register the easement on all affected parcels.

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 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).

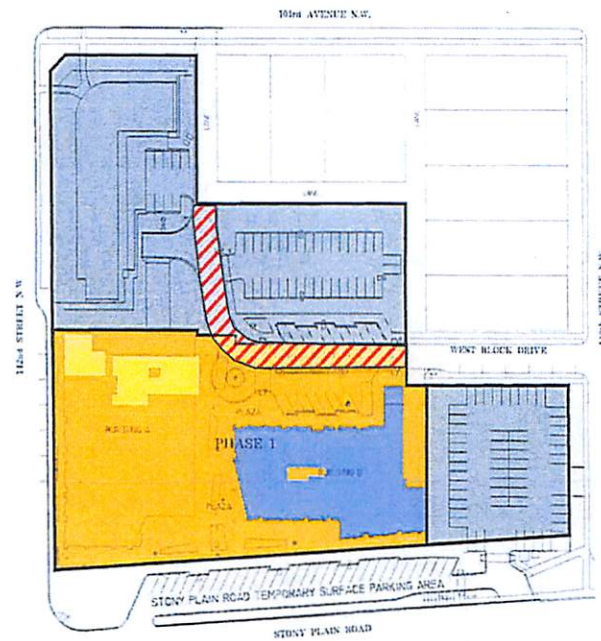
- STRATA LOT 27 (COMMERCIAL STRATA LOT)
- STRATA LOT 28 (RESIDENTIAL STRATA LOT)
- STRATA LOT 29 (OFFICE STRATA LOT)
- STRATA LOT 30 (BUILDING B STRATA LOT)
- FUTURE DEVELOPMENT LANDS

WEST BLOCK  
EDMONTON, ALBERTA

SHEET 1 OF 4

WESTBLOCK PROJECT BOUNDARY AREAS  
SCALE: 1:500 1:1000 1:2000 1:4000 1:8000 1:16000  
WWW.COSTROBAYPANELS.COM

- NOTES
1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
  2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
  3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
  4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
  5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.



**LEGEND:**

 Cross lot Access Easement to be registered

ENCLOSURE II  
File: LDA18-0095  
Date: April 20, 2018



Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

April 26, 2018

File No. LDA18-0120

Hagen Surveys Ltd.  
8929 20 ST NW  
Edmonton AB T6P 1K8

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 5, Block 3, Plan RN22, located north of 107 Avenue NW and east of 122 Street NW; **WESTMOUNT**

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**The Subdivision by Plan is APPROVED on April 26, 2018, subject to the following conditions:**

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed southern lot; 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 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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #275897661-001

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 (\$662.00 - 2018 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 on 122 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800. Further details of access will be reviewed upon submission of a detailed site plan or development permit application.

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 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 6.4 m south of the north property line of Lot 5 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

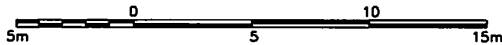
LOT 5, BLOCK 3, PLAN RN22

IN

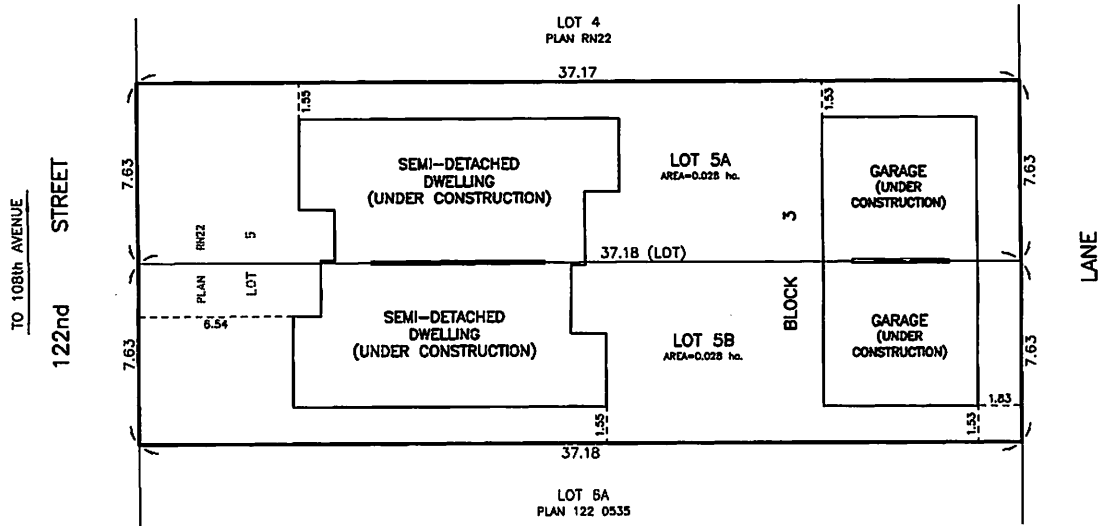
RIVER LOT 2, EDMONTON SETTLEMENT  
THEO. TWP.53 RGE.24 W.4 M.

EDMONTON ALBERTA

SCALE 1:200 2018 N.R. RONSKO, A.L.S.



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



HAGEN SURVEYS (1982) LTD.

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: February 27, 2018  
REVISED: -

FILE NO. 18S0147

DWG.NO. 18S0147T



Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

April 26, 2018

File No. LDA18-0158

Satt Engineering Ltd.  
207 312 Parsons Road NW  
Edmonton, AB T6N 1L6

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 36, Block 6, Plan 4014 HW, located north of 88 Avenue NW and east of 79 Street NW;  
**IDYLWYLDE**

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**The Subdivision by Plan is APPROVED on April 26, 2018, subject to the following conditions:**

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; 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 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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #277466797-001

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 (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800. Further details of access will be reviewed upon submission of a detailed site plan or development permit application.

Building / Site

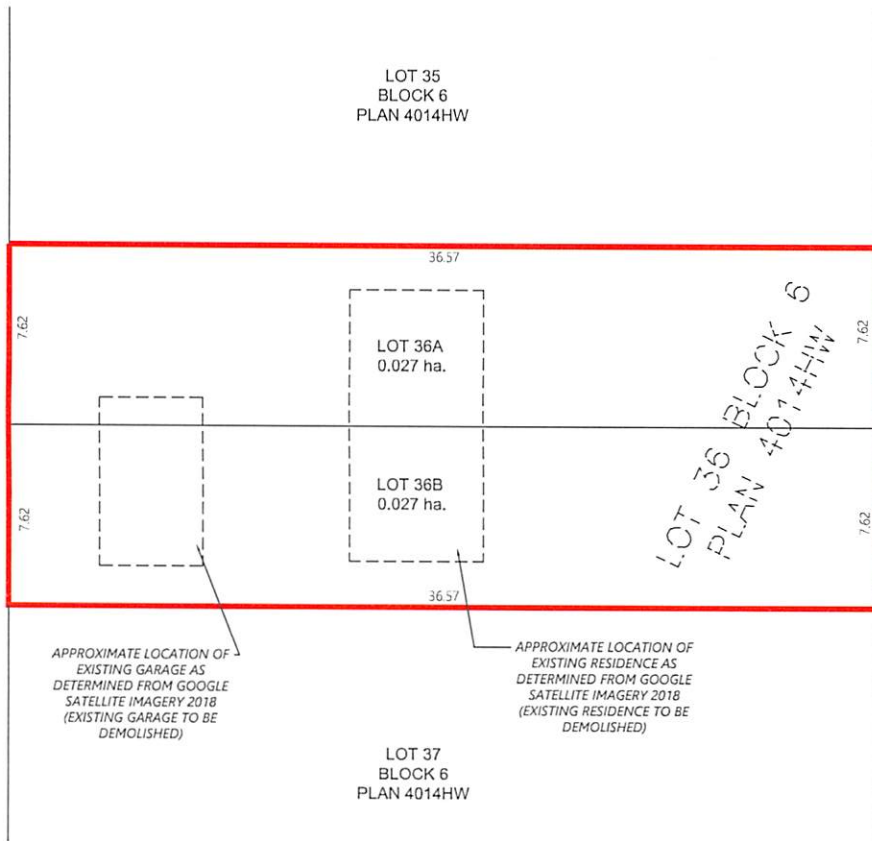
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 6.6 m east of the west property line of Lot 36 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.
- 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).



LANE




88 AVENUE  
200m ± to 76 STREET

**TENTATIVE PLAN**  
SHOWING PROPOSED SUBDIVISION OF  
LOT 36, BLOCK 6, PLAN 4014HW  
N.E. 1/4 SEC. 27 TP 52 RGE. 24 - W. 4th MER.  
IDYLWYLDE AREA  
EDMONTON, ALBERTA  
SCALE: 1:200



**Note:**

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
2. PROPOSED SUBDIVISION OUTLINED THUS  AND CONTAINS 0.055 ha

 **Satt Associates Inc.**  
*Always Striving For Excellence.*  
#206 - 3132 Parsons Road NW, Edmonton, AB, T6N 1L6  
(587) 315 6887

Job #: SA 18-418

Drawn by: AA

Checked by: FS

Thursday, April 19, 2018  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 16

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the April 19, 2018 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the April 12, 2018 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

1. LDA15-0159  
169620464-001

REVISION of conditionally approved tentative plan of subdivision to create 92 single detached residential lots, 20 semi-detached residential lots, one (1) multiple family lot, and one (1) public utility lot, from Block 1, Plan 772 2209, Block 2, Plan 772 2209, the SW 11-42-24-W4M, and the NE 2-54-24-W4M located south of Anthony Henday Drive and east of 66 Street NW; **MCCONACHIE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

**4. NEW BUSINESS**

1. LDA17-0719  
270273353-001

Tentative plan of subdivision to create 19 row housing lots from the NE-22-51-25-W4 located south of Rabbit Hill Road SW and west of Glenridding Ravine Drive SW; **GLENRIDDING RAVINE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

2.	LDA17-0723 270281943-001	Tentative plan of subdivision to create 75 single detached lots from Lot 1, Block D, Plan 162 0360 and Block D, Plan 892 2649 located south of 18 Avenue SW and east of Rabbit Hill Road SW; <b>GLENRIDDING RAVINE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
3.	LDA16-0556 236344644-001	REVISION of conditionally approved tentative plan of subdivision to create 54 single detached residential lots and 12 semi-detached residential lots, from the NE 21-51-25-W4M located south of Hiller Road SW and west of 170 Street SW; <b>KESWICK</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA18-0031 272293478-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 22 and 23, Block 1A, Plan 8434 ET located south of 80 Avenue NW and west of 96 Street NW; <b>RITCHIE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA18-0064 273320117-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 11, Block 4, Plan 1324 HW located north of 75 Avenue NW and east of 115 Street NW; <b>BELGRAVIA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA18-0086 273134131-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 7, Block 18, Plan 6045HW, located south of 68 Avenue and west of 93 Street; <b>HAZELDEAN</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA18-0088 274451605-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 32 and 33U, Block 7, Plan 1125 KS located south of 91 Avenue NW and west of 148 Street NW; <b>PARKVIEW</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>

8.	LDA18-0121 275003347-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 15, Plan 2503 HW, located south of 70 Avenue NW and west of 111 Street NW; <b>PARKALLEN</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
9.	LDA18-0138 275879444-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 18, Plan 2857 HW, located north 103 Avenue and east of 160 Street NW; <b>BRITANNIA YOUNGSTOWN</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:30 a.m.		