Agenda – Council – March 26, 2026

Report – Executive Policy Committee – March 17, 2026

Item No. 11 Rezoning– 545 Telfer Street South
(Daniel McIntyre Ward)
File DAZ 224/2025 [c/r DAV 251015/2025D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On March 17, 2026, the Executive Policy Committee concurred in the recommendation of the City Centre Community Committee and submitted the following to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 224/2025 by rezoning the subject land to a "C1 PDO-1 Airport Vicinity Mature Communities PDO-1" Commercial Neighbourhood District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated February 23, 2026, and attached as Schedule "B" to this report, subject to the following conditions:

    A. That the Owner of the subject land (the "Owner") enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. That the Owner shall provide a plan or plan of survey prepared by a Manitoba Land Surveyor that will facilitate a street opening by-law and which is satisfactory for registration at the Winnipeg Land Titles Office, in accordance with the proposed map attached as Appendix "C" to this report, and in accordance with the report of the Administrative Coordinating Group dated February 10, 2026, and attached as Appendix "B" to this report, and with such other minor changes as may be required.

    B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with Recommendation 1A, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

    C. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

Report – Executive Policy Committee – March 17, 2026

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

2. That in lieu of the dedication of land, the Owner shall provide a cash payment representing ten percent (10%) of the planned area value of the Development Application (the "Dedication Fee"), as determined by the City's Director of Planning, Property and Development.

3. That the Owner shall meet all terms and conditions as outlined in Appendix "B", the report of the Administrative Coordinating Group, dated February 10, 2026, to the satisfaction of the Director of Planning, Property and Development.

4. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with Recommendation 1 (the "By-law") and bring same directly to Council by way of communication for first reading.

5. That subject to the approval of Recommendation 1 and upon instructions from the Director of Planning, Property and Development, the Director of Legal Services and City Solicitor be instructed to prepare and bring directly to Council for enactment, a by-law to facilitate the street opening in accordance with Recommendation 1.A.i.

6. That upon instruction from the Director of Planning, Property and Development that the Owner has paid all fees, charges or amounts due in respect of DAZ 224/2025 (collectively the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading.

7. That Development Application No. DAZ 224/2025 will be deemed to be concluded and all approvals in connection with same will expire if the Owner has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the Owner applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

8. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

9. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 8, unless the Owner applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

Report – Executive Policy Committee – March 17, 2026

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

10. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report – Executive Policy Committee – March 17, 2026

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On March 17, 2026, the Executive Policy Committee concurred in the recommendation of the City Centre Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On February 23, 2026, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

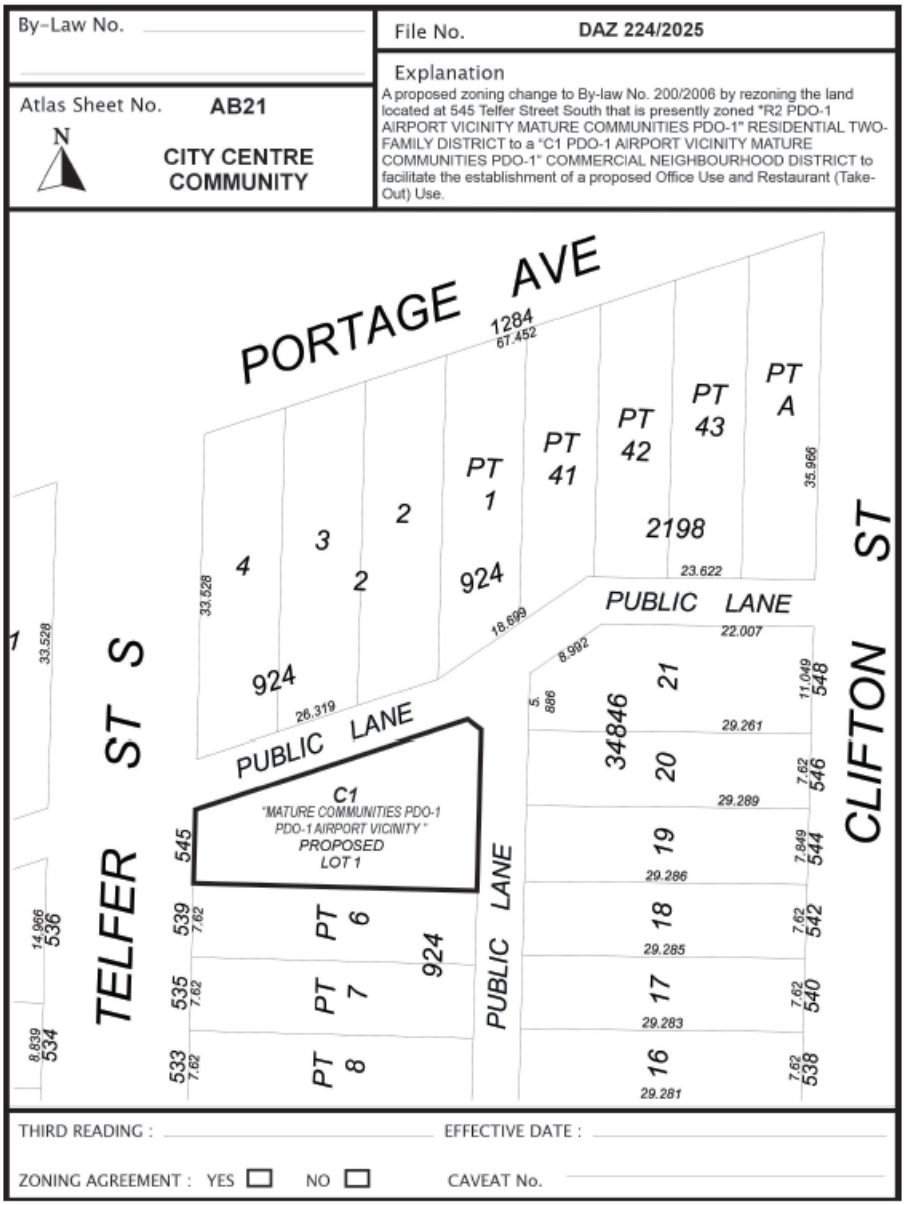
File: DAZ 224/2025

Before: City Centre Community Committee
Councillor Gilroy, Chairperson
Councillor Orlikow
Councillor Rollins

Public Hearing: February 23, 2026
Council Building, 510 Main Street

Applicant: Abby Studio Holdings (Adam Hurtig)

Subject:



Premises Affected: 545 Telfer Street South

For submission to: Executive Policy Committee

Prepared by: K. Dolski, Senior Committee Clerk
City Centre Community Committee

Report date: February 25, 2026

Community Committee Recommendation:

On February 23, 2026, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 224/2025 by rezoning the subject land to a "C1 PDO-1 Airport Vicinity Mature Communities PDO-1" Commercial Neighbourhood District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated February 23, 2026, and attached as Schedule "B" to this report, subject to the following conditions:

    A. That the Owner of the subject land (the "Owner") enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. That the Owner shall provide a plan or plan of survey prepared by a Manitoba Land Surveyor that will facilitate a street opening by-law and which is satisfactory for registration at the Winnipeg Land Titles Office, in accordance with the proposed map attached as Appendix "C" to this report, and in accordance with the report of the Administrative Coordinating Group dated February 10, 2026, and attached as Appendix "B" to this report, and with such other minor changes as may be required.

    B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with recommendation 1A, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

    C. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That, in lieu of the dedication of land, the Owner shall provide a cash payment representing ten percent (10%) of the planned area value of the Development Application (the "Dedication Fee"), as determined by the City's Director of Planning, Property and Development.

3. That the Owner shall meet all terms and conditions as outlined in Appendix "B", the report of the Administrative Coordinating Group, dated February 10, 2026, to the satisfaction of the Director of Planning, Property and Development.

4. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with recommendation 1 (the "By-law") and bring same directly to Council by way of communication for first reading.

5. That, subject to the approval of Recommendation 1 and upon instructions from the Director of Planning, Property and Development, the Director of Legal Services and City Solicitor be instructed to prepare and bring directly to Council for enactment, a by-law to facilitate the street opening in accordance with Recommendation 1.A.i.

6. That upon instruction from the Director of Planning, Property and Development that the Owner has paid all fees, charges or amounts due in respect of DAZ 224/2025 (collectively the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading.

7. That Development Application No. DAZ 224/2025 will be deemed to be concluded and all approvals in connection with same will expire if the Owner has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the Owner applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

8. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

9. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 8, unless the Owner applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

10. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

The City Centre Community Committee provided the following supporting reason for its recommendation:

1. Ensuring neighbourhoods accommodate a range of commercial services and amenities is a priority of Council and so too is the theatrical and growing our movie business.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 0 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated November 24, 2025 2. Notification of Public Hearing dated January 9, 2026 3. Manitoba Status of Title 3222634/1 4. Letter of authorization dated July 7, 2025 from Lavro Properties Inc. (Alexis Kochan) to Adam Hurtig, Carmen Kotyk and Dan De Jaeger representing Abby Studio Holdings Inc. 5. Surveyor's Building Location Certificate and sketch dated between August 25, 2025 and August 27, 2025 6. Plans (3 pages) 7. Report from the Urban Planning Division dated February 11, 2026 8. Communication dated January 20, 2026 from Adam Hurtig in support of the application 9. Communication dated January 20, 2026 from Carmen Koytk in support of the application 10. Inspection Report 11. Communication dated February 13, 2026 from Dan De Jager in support of the application 12. Recording of Representations

REPRESENTATIONS:

In Support:

Adam Hurtig
Carmen Kotyk
Dan de Jager
Lauren Cochrane

In Opposition:

Nil

For Information:

Nil

For the City:

D. Chyz-Lund, Planner, Planning, Property and Development Department
I. Stonehouse, Planner, Planning, Property and Development Department

Exhibit “7” referred to in File DAZ 224/2025

ADMINISTRATIVE REPORT

Title: DAZ 224/2025 at 545 Telfer Street

Issue: For consideration at the Public Hearing of a Rezoning application to Rezone the subject property to a “C1 Mature Communities PDO-1, PDO-1 Airport Vicinity” Commercial Neighbourhood District for the purpose of converting the existing building into an office / studio use.

Critical Path: City Centre Community Committee > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Dylan Chyz-Lund, MCP	n/a	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 224/2025 by rezoning the subject land to a “C1 PDO-1 Airport Vicinity Mature Communities PDO-1” Commercial Neighbourhood District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated February 23, 2026, and attached as Schedule “B” to this report, subject to the following conditions:

    A. That the Owner of the subject land (the “Owner”) enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. That the Owner shall provide a plan or plan of survey prepared by a Manitoba Land Surveyor that will facilitate a street opening by-law and which is satisfactory for registration at the Winnipeg Land Titles Office, in accordance with the proposed map attached as Appendix “C” to this report, and in accordance with the report of the Administrative Coordinating Group dated February 10, 2026, and attached as Appendix “B” to this report, and with such other minor changes as may be required.

    B. That the City enter into, execute and deliver with the Owner a Zoning Agreement in accordance with recommendation 1A, and such other agreements as determined

necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the “Ancillary Agreements”).

C. That authority be delegated to the Director of Planning, Property and Development (the “Director”) to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That, in lieu of the dedication of land, the Owner shall provide a cash payment representing ten percent (10%) of the planned area value of the Development Application (the “Dedication Fee”), as determined by the City’s Director of Planning, Property and Development.

3. That the Owner shall meet all terms and conditions as outlined in Appendix “B”, the report of the Administrative Coordinating Group, dated February 10, 2026, to the satisfaction of the Director of Planning, Property and Development.

4. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with recommendation 1 (the “By-law”) and bring same directly to Council by way of communication for first reading.

5. That, subject to the approval of Recommendation 1 and upon instructions from the Director of Planning, Property and Development, the Director of Legal Services and City Solicitor be instructed to prepare and bring directly to Council for enactment, a by-law to facilitate the street opening in accordance with Recommendation 1.A.i.

6. That upon instruction from the Director of Planning, Property and Development that the Owner has paid all fees, charges or amounts due in respect of DAZ 224/2025 (collectively the “Fees”), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for consideration for second and third reading.

7. That Development Application No. DAZ 224/2025 will be deemed to be concluded and all approvals in connection with same will expire if the Owner has not paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the Owner applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

8. That the By-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

9. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Zoning Agreement is not registered in accordance with recommendation 8, unless the Owner applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

10. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

- The applicant wishes to rezone the subject property for the purpose of converting the existing building into a film and television casting and training studio, as well as a small café.
- Rezoning applications require a Public Hearing per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- This report is being submitted for the Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the land will be rezoned.

HISTORY

N/A

CONSULTATION

In preparing this report there was consultation with:

- Land Development Branch

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared By:	Dylan Chyz-Lund, MCP
Date:	February 11, 2026
File No.	DAZ 224/2025

List of Schedules and Appendices

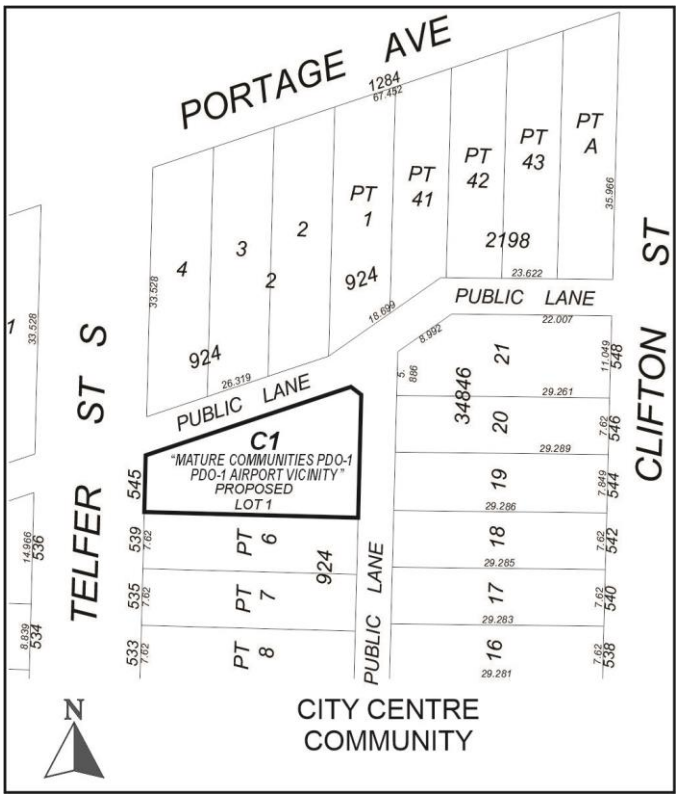
- Schedule A – Planning Discussion
- Schedule "B" of File No. DAZ 224/2025, City Centre Community Committee, dated February 23, 2026
- Appendix A: Proposed by-law
- Appendix B: Report of the Administrative Coordinating Group, dated February 10, 2026
- Appendix C: Corner Cut Map

SCHEDULE 'A'- PLANNING DISCUSSION

DATE:	February 11, 2026
FILE:	**DAZ 224/2025**
RELATED FILES:	DAV 25-251015\D
COMMUNITY:	City Centre
NEIGHBOURHOOD #:	1.113 - (WOLSELEY)

SUBJECT: To Rezone the subject property to a "C1 Mature Communities PDO-1, PDO-1 Airport Vicinity" Commercial Neighbourhood District for the purpose of converting the existing building into an office / studio use.

LOCATION: 545 Telfer Street



LEGAL DESCRIPTION: EXC LANE PL 3919 LOT 5 BLOCK 2 PLAN 924 50 ST JA

APPLICANT: Adam Hurtig
315 Aubrey St
Winnipeg, MB R3G 2J3

OWNER: LAVRO PROPERTIES INC.
448 Hargrave St Unit 5a
Winnipeg, MB R3A 0X5

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject property is located on the east side of Telfer Street, in the Wolseley neighbourhood of the Daniel Mcintyre ward.
- The subject property is located in an "Established Neighbourhood-Mature Community" policy area as identified in *Complete Communities 2.0*.
- The subject property is currently zoned "R2" Residential – Two-Family district, and is approximately 4055 square feet in area.
- The subject property is accessed by a paved rear lane.
- Historically, the existing building has been used for a variety of commercial uses.

SURROUNDING LAND USE AND ZONING (See Figure 2)



Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2024).

North: A rear lane, then a commercial building zoned “C2” Commercial – Community district.

South: A single-family dwelling zoned “R2” Residential – Two-Family district.

East: A rear lane, then single-family dwellings zoned “R2” Residential – Two-Family district.

West: Telfer Street, then single-family dwellings zoned “R2” Residential – Two-Family district.

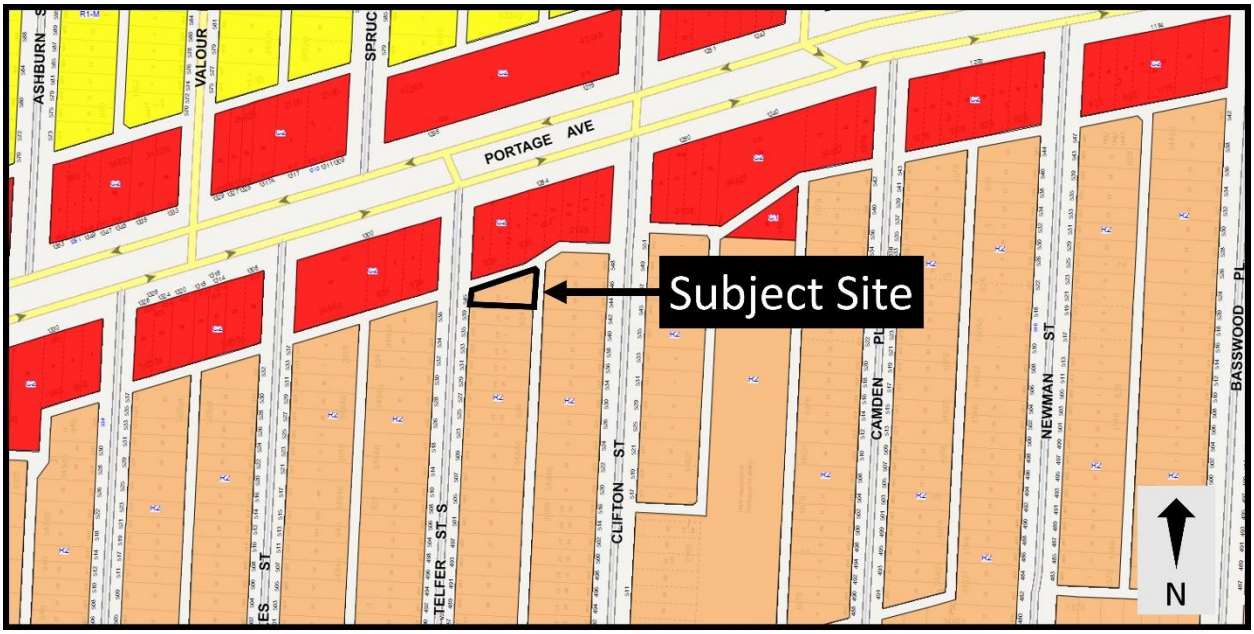


Figure 2: Zoning of the subject site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to convert the existing building into a casting studio with a café added at a later date.
- The casting studio will be appointment-based, typically serving one to three clients at a time as an actor training and self-tape studio.
- As part of a future phase, a café is planned to be added within the building.
- The application proposes demolishing the shed and adding three parking spaces to the rear of the property.
- Two trees and eight shrubs are proposed.
- Bicycle parking is proposed at the front of the building.

Collaboration with the Public Service:

- N/A.

ANALYSIS AND ISSUES

OURWINNIPEG 2045

OurWinnipeg is the City of Winnipeg's long-range development plan. Applicable Policies for Mature Communities include the following:

6.16 Established Neighbourhoods

- *Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in Complete Communities.*

The proposed development application **aligns** with *OurWinnipeg* because the design of the proposed commercial building is similar or lower in intensity to the surrounding residential buildings.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg 2045*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg. *CCDS 2.0* provides policy guidance when assessing proposals that are seeking entitlements or changes to the *Winnipeg Zoning By-Law*.

The subject site is located in an "Established Neighbourhood – Mature Communities" policy area of *CCDS 2.0*. The following goals and policies of *CCDS 2.0* apply to the proposal:

- Goal 2 - *Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.*

Site design

- *2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.*
- *2.22 Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.*

The proposed conversion maintains the existing building, which is similar in scale to surrounding properties.

- Goal 4 - *Ensure neighbourhoods accommodate a range of commercial services and amenities within walking distance to meet daily needs.*

General Policies

- *4.1 Support commercial development where residential neighbourhoods are not well served by local and community commercial amenities.*
- *4.4 New commercial development should be complementary and context sensitive to nearby uses.*

The "C1" Commercial – Neighbourhood district is the lowest intensity commercial district, enabling a range of smaller-scale commercial uses. There is an existing "C2" site opposite the subject site on the other side of the rear lane. The proposed office / studio use and accompanying cafe, to be located in an existing one-storey building, is complimentary and context sensitive to the surrounding single-family dwellings.

Mature Communities Policies

- *4.10 Consider the establishment of new neighbourhood-focused, small scale commercial uses where at least one of the following criteria are met:*

  a. The property is a corner lot fronting a collector or arterial street;

  b. The property abuts an existing commercial use on a collector or arterial street;

  c. Immediately adjacent uses render the subject property unsuitable for residential development; or

  d. The property contains existing non-residential uses or buildings that were not designed to accommodate residential uses.

The subject property is adjacent to an existing higher intensity commercial use on an arterial street (the property on the north side of the lane) and the subject property contains a building that has historically been used for non-residential uses.

ZONING BY-LAW 200/2006

- The "C1" Commercial Neighbourhood District is intended to accommodate small, compact commercial uses within or surrounded by residential areas that are attractive and compatible in scale and character with surrounding residential uses.
- The proposed studio / office use and accompanying café can be accommodated in the "C1" Commercial - Neighbourhood district.

ADDITIONAL CONSIDERATIONS

Zoning Agreement / Corner Cut

- Public Works has identified the need for a "corner cut" at the rear of this property abutting the lane. Previously, this requirement was facilitated via an accompanying Subdivision application. However, due to regulatory changes a Subdivision in this circumstance is no longer possible.
- To ensure the corner cut is still enabled, the Administration is recommending that the owner be required to enter into a Zoning Agreement that requires the owner provide a plan or plan of survey prepared by a Manitoba Land Surveyor that will facilitate a street opening by-law and which is satisfactory for registration at the Winnipeg Land Titles Office. accomplished by When Rezoning applications are circulated among City.
-

Administrative Coordinating Group (ACG)

- An ACG report has been included with this application, and the developer is required to meet all conditions of the ACG Report.
- Importantly, per the ACG report, the developer is required to have a plan of survey prepared as part of the City's requirement that a portion of the rear lane be opened for a corner cut.

SUMMARY

The Urban Planning Division recommends **approval** for the following reasons:

- The Rezoning will result in the establishment of a commercial development that is consistent with policies in *OurWinnipeg 2045* and *Complete Communities 2.0.*

RECOMMENDATION

The Urban Planning Division recommends this application be **approved** and the subject property be Rezoned to "C1" Commercial - Neighbourhood District.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning Division

Report Prepared by: Dylan Chyz-Lund, MCP
PPD File # DAZ 224/2025

SCHEDULE "B" OF FILE DAZ 224/2025, City Centre Community Committee, Dated February 23, 2026

By-Law No. _____

File No. **DAZ 224/2025**

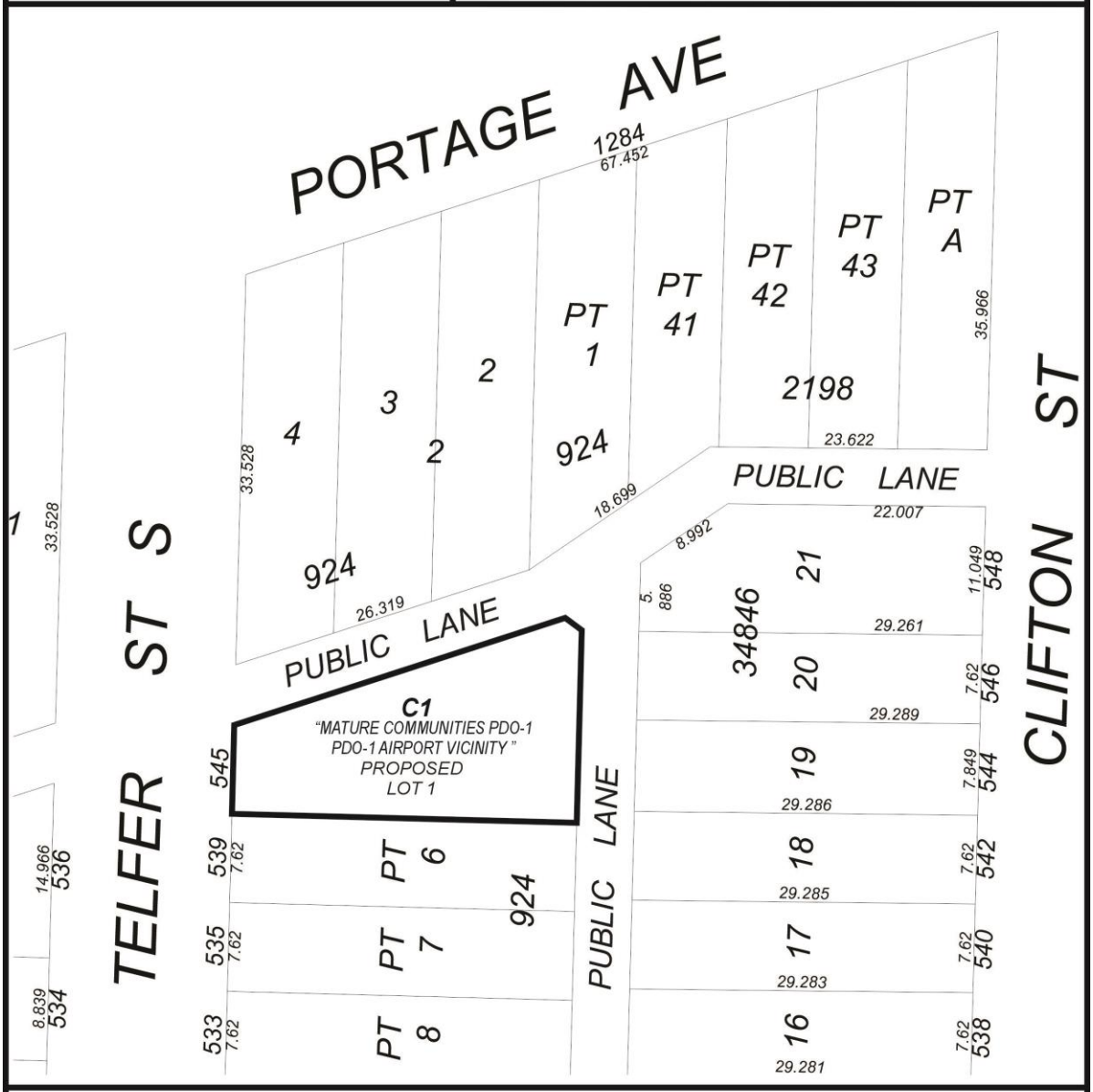
Atlas Sheet No. **AB21**

N

CITY CENTRE COMMUNITY

Explanation

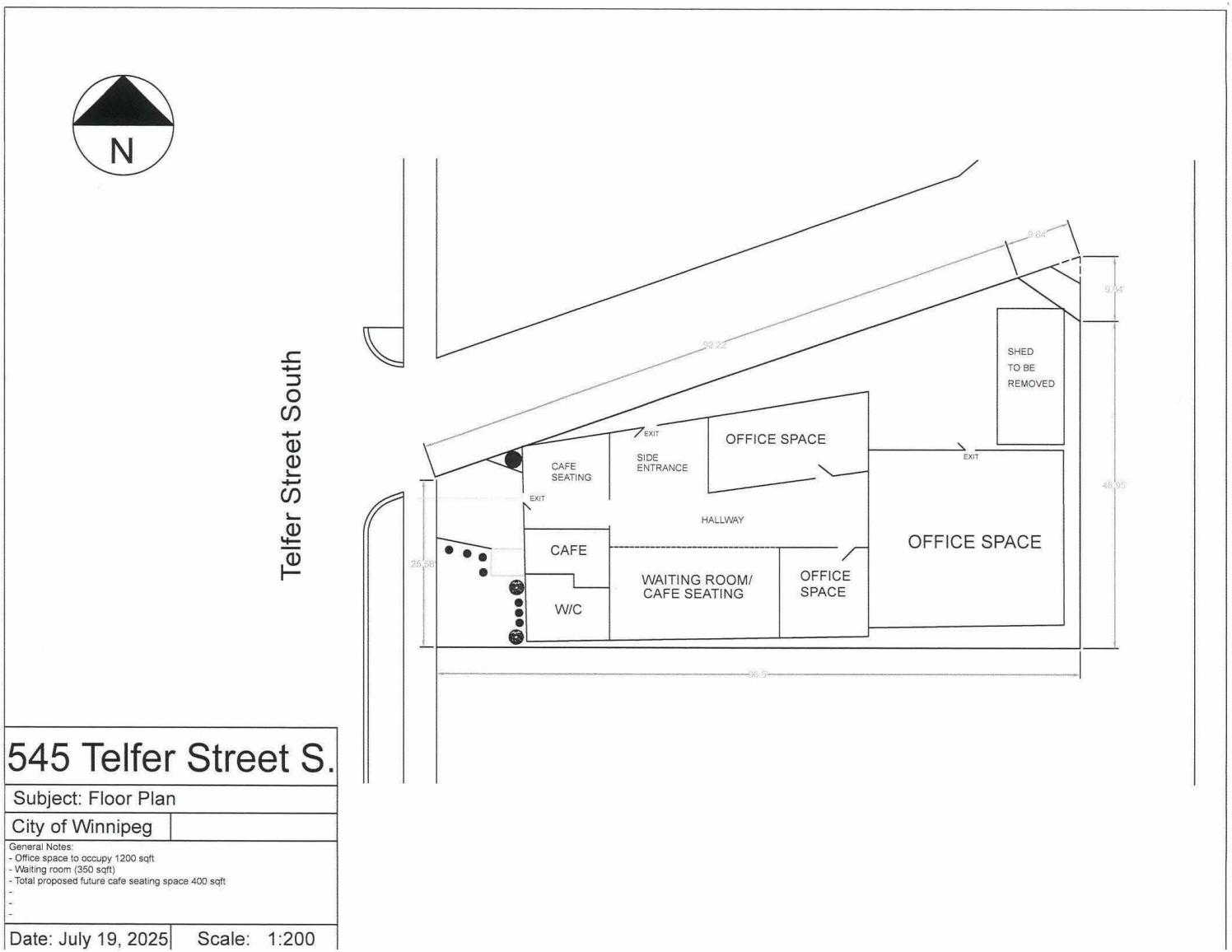
A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 545 Telfer Street South that is presently zoned "R2 PDO-1 AIRPORT VICINITY MATURE COMMUNITIES PDO-1" RESIDENTIAL TWO-FAMILY DISTRICT to a "C1 PDO-1 AIRPORT VICINITY MATURE COMMUNITIES PDO-1" COMMERCIAL NEIGHBOURHOOD DISTRICT to facilitate the establishment of a proposed Office Use and Restaurant (Take-Out) Use.

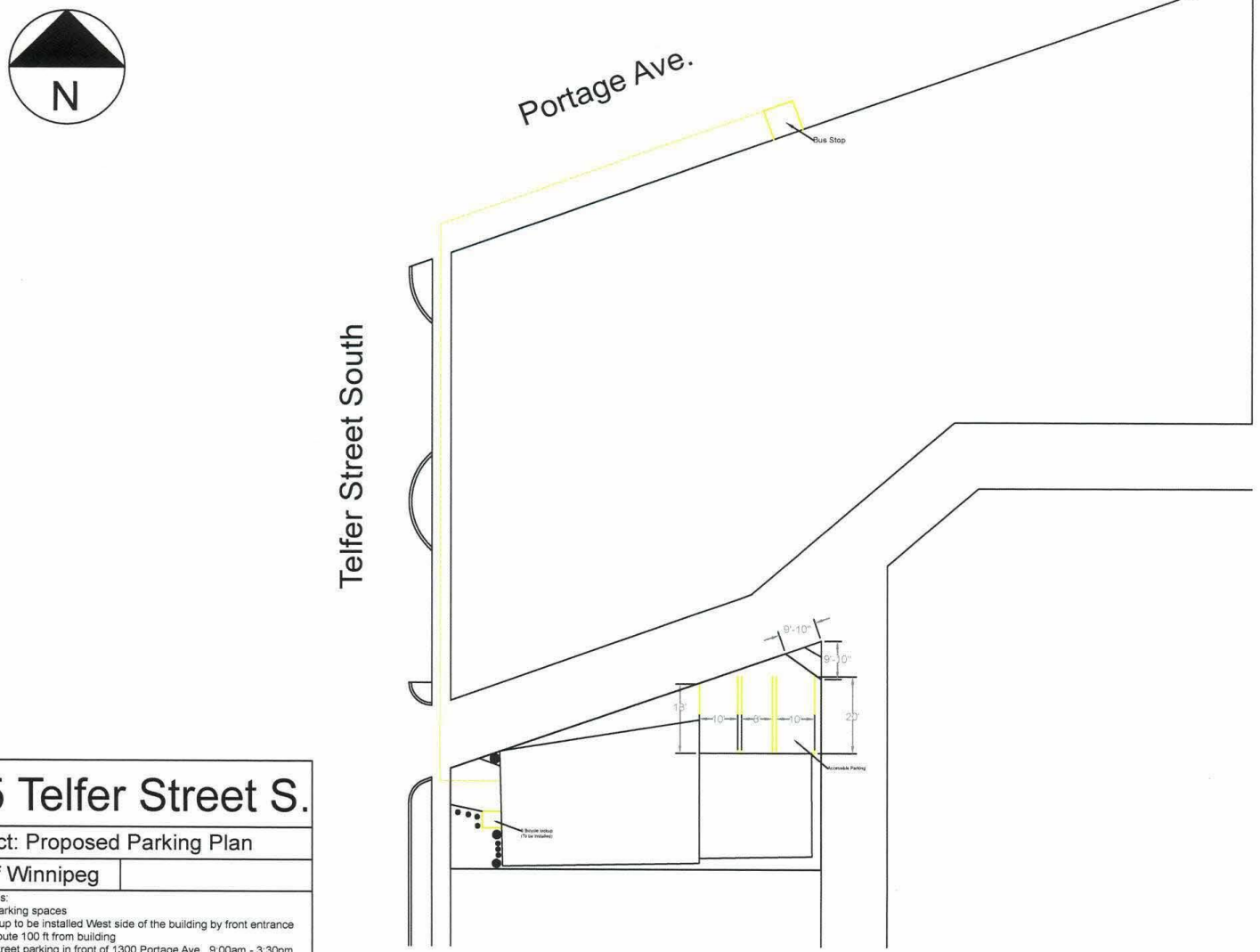


THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “6” referred to in File DAZ 224/2025





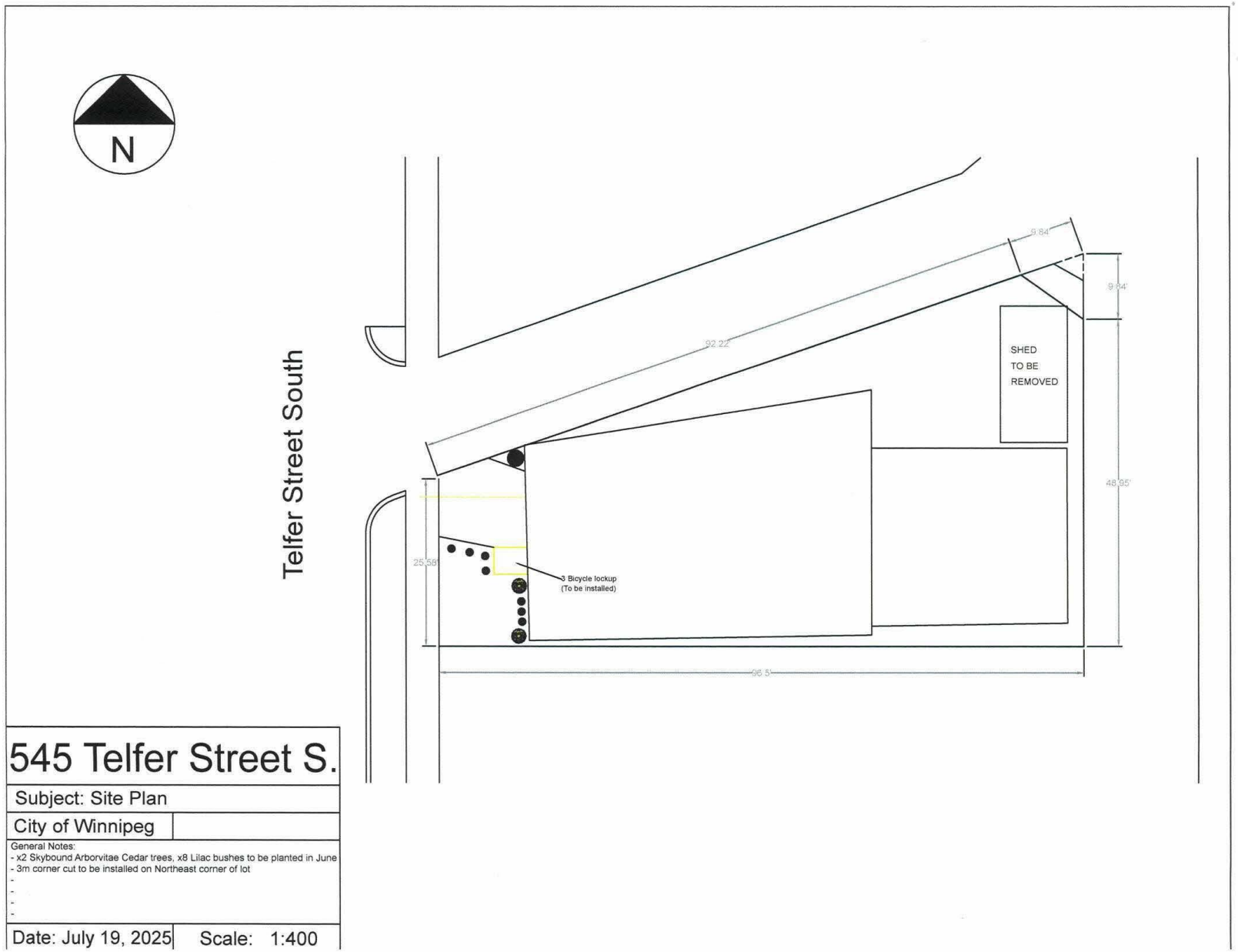
545 Telfer Street S.

Subject: Proposed Parking Plan

City of Winnipeg

General Notes:
- x3 on-site parking spaces
- Bicycle lockup to be installed West side of the building by front entrance
- Major bus route 100 ft from building
- Additional street parking in front of 1300 Portage Ave. 9:00am - 3:30pm
- Negotiating parking rental spaces at 534 & 532 Telfer St. S (3 spots)
- x2 Skybound Arborvitae Cedar trees, x8 Lilac bushes to be planted in June

Date: Aug 17, 2025 Scale: 1:200



545 Telfer Street S.

Subject: Site Plan

City of Winnipeg

General Notes:
- x2 Skybound Arborvitae Cedar trees, x8 Lilac bushes to be planted in June
- 3m corner cut to be installed on Northeast corner of lot
-
-
-

Date: July 19, 2025 Scale: 1:400