



CITY COUNCIL REPORT

TITLE:

BY-LAW NO. 7453 TO AMEND BY-LAW NO. 7368 REZONING PROPERTY LOCATED AT 639 VAN HORNE AVENUE

PRESENTER:

Emmanuel Owusu Ansah

DEPARTMENT:

Planning & Buildings

ATTACHMENTS:

DATE:

4/9/2026

CLEARANCE / APPROVALS:

Ryan Nickel General Manager

Dave Wardrop City Manager

RECOMMENDATION(S):

That By-law No. 7453 to amend By-law No. 7368, which rezoned the property located at 639 Van Horne Avenue (Wly 40 ft of Lots 28/30, Block 70, Plan 8 BLTO) from IR Industrial Restricted to RMD Residential Moderate Density be read a second time.

That the by-law be read a third and final time.

BACKGROUND:

On August 19, 2024, City Council approved By-law No. 7638 subject to the condition that the owner or successor enter into a development agreement with the City. Section 4 of the by-law established a deadline for execution and registration of the development agreement.

Following Council approval, Administration became aware that the development agreement package was not provided to the applicant within the required timeframe due to an administrative oversight. As a result, the applicant was unable to meet the original deadline established in the by-law.

Subsequently, the applicant revised the proposed development from a duplex to a single detached dwelling due servicing cost constraints. A revised development agreement reflecting the new proposal has since been prepared and signed by the applicant

The extension requested through this amendment is required to ensure that By-Law No. 7368 remains valid long enough for the development agreement to be registered, thereby allowing the rezoning to take legal effect.

ANALYSIS:

The proposed amendment is administrative in nature and intended to correct an error that occurred during the post-approval process. The change in the form of development does not alter the overall planning intent of the rezoning.

Although the development agreement has already been executed by the applicant, the by-law's current expiration timeline presents a risk that it could be repealed before registration is completed. Extending the validity period ensures the development agreement can be registered and that the zoning change is upheld.

LEGISLATIVE REQUIREMENTS:

City Council gave first reading to this by-law on April 7, 2026.

CONCLUSION:

That By-law No. 7453, to amend By-law No. 7368, be given second and third readings.

BY-LAW NO. 7453

BEING A BY-LAW of the City of Brandon to amend By-law No. 7368, being a by-law to amend Zoning By-law No. 7124.

WHEREAS Section 80(1) of The Planning Act provides that a zoning by-law may be amended;

AND WHEREAS By-law No. 7368 was adopted by the Council of the City of Brandon on August 19, 2024, to rezone lands commonly known as 639 Van Horne Avenue;

AND WHEREAS Council deems it necessary to amend the repeal provision of the By-law No. 7368 to allow sufficient time for registration of the executed Development Agreement;

NOW THEREFORE the Council of the City of Brandon, duly assembled, enacts as follows:

1. That Section 4 of By-law No. 7368 be deleted in its entirety and substituted with the following:
“This By-law will be repealed without coming into force two years after the date of this By-law’s adoption, unless the development agreement required under this By-law is executed with the City and is registered in Brandon Land Titles Office.”
2. That By-law No. 7368 is hereby confirmed except as amended by this by-law.
3. This By-law shall come into full force and take effect on the day following its passage.

DONE AND PASSED by the Council of the City of Brandon duly assembled this day of A.D. 2026.

MAYOR

CITY CLERK

Read for a first time this	17	day of	April	A.D. 2026
Read for a second time this		day of		A.D. 2026
Read for a third time this		day of		A.D. 2026

BY-LAW NO. 7368

BEING A BY-LAW of the City of Brandon to amend Zoning By-law No. 7124.

WHEREAS Section 80(1) of The Planning Act provides that a zoning by-law may be amended;

NOW THEREFORE the Council of the City of Brandon, duly assembled, enacts as follows:

- 1. The land described as the following: The Wly 40 feet of Lots 28/30, Block 70, Plan 8 BLTO, commonly known as 639 Van Horne Avenue and identified on the map attached hereto as Schedule "A" is hereby reclassified:

FROM: IR Industrial Restricted Zone
TO: RMD Residential Moderate Density Zone**
- 2. Schedule B, Map 4, being part of By-law No. 7124, is hereby amended in accordance with Section 1 of this by-law.**
- 3. This By-law will come into force when the development agreement required under this By-law is executed with the City and registered in the Brandon Land Titles Office.**
- 4. This By-law will be repealed without coming into force one year after the date of this By-law's adoption, unless the development agreement required under this By-law is executed with the City and is registered in the Brandon Land Titles Office.**

DONE AND PASSED by the Council of the City of Brandon duly assembled this 19th day of August, A.D. 2024.

"J. Fawcett"

MAYOR

"R. Sigurdson"

CITY CLERK

Read for a first time this 18th day of September A.D. 2023

Read for a second time this 19th day of August A.D. 2024

Read for a third time this 19th day of August A.D. 2024

I, Renee Sigurdson, Clerk of the City of Brandon, DO HEREBY CERTIFY the above within to be a true and correct copy of By-law No.7368.



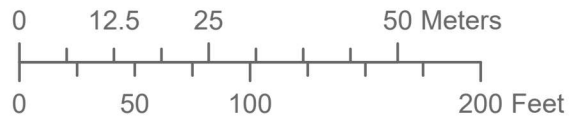
*Original Signed by
R. Sigurdson*

R. Sigurdson, City Clerk

Rezoning Application



Rezoning Application Z-08-23, By Law No. 7368
 Amending Schedule B By Law No. 7124
 639 Van Horne Avenue
 See Attached Title



LEGEND

 Proposed Lot to be rezoned from IR to RMD

CG - Commercial General
 IR - Industrial Restricted
 RMD - Residential Moderate Density

**Planning & Buildings
 Department**



Map Created: 08/24/2023
 Revised:



2 Oakview st
Brandon, MB, R7C 0C6

Email: abhconstructionsLtd@gmail.com
Phone: 204 901 2177

Dear Emmanuel,

I would like to proceed with the rezoning application for 639 Van Horne Ave. My initial application was submitted with the intention of building a duplex; however, I would now like to revise the proposal to a single detached house with a basement.

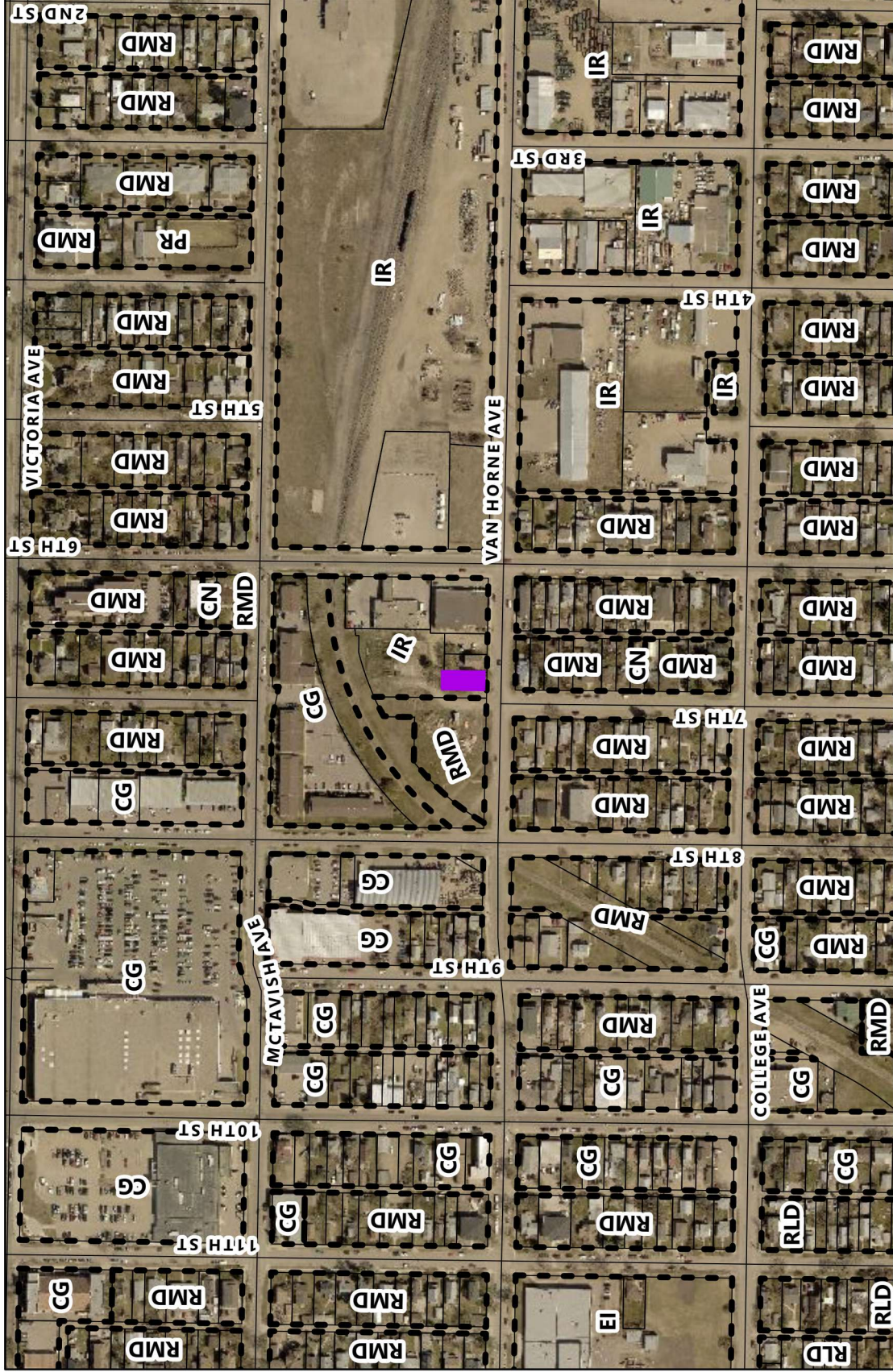
Extending the water and sewer lines, as required for the duplex, has proven to be cost-prohibitive. For this reason, I am requesting to proceed with a single detached house instead.

Please let me know if you require any additional information.

Thank you,

Sincerely,
Shiju Antony

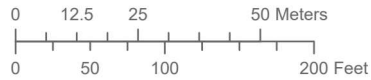
Rezoning Application Z-08-23 & Variance Application V-06-24 639 Van Horne Avenue




Rezoning Application



Rezoning Application Z-08-23, By Law No. 7368
 Amending Schedule B By Law No. 7124
 639 Van Horne Avenue
 See Attached Title



LEGEND

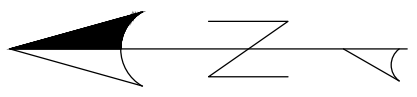
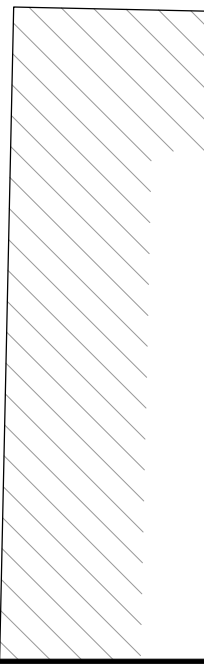
 Proposed Lot to be rezoned from IR to RMD

CG - Commercial General
 IR - Industrial Restricted
 RMD - Residential Moderate Density

**Planning & Buildings
 Department**



Map Created: 08/24/2023
 Revised:



THIS AGREEMENT made this _____ day of _____, 2025.

BETWEEN:

ABH RENOVATIONS LTD.,
(hereinafter called the "Developer"),
OF THE FIRST PART,

- and -

THE CITY OF BRANDON
(hereinafter called the "City"),
OF THE SECOND PART.

WHEREAS the Developer is the owner or is entitled to be the owner of properties commonly known as 639 Van Horne Avenue and legally described as:

The WLY 40 feet of Lots 28, 29, and 30 Block 70 Plan 8 BLTO
In NE ¼ 14-10-19 WPM

Subject to a Right of Way for all purposes appurtenant to the balance of said Lots 28, 29 and 30 over and upon the NLY 10 feet of the WLY 40 feet of said Lot 28.

Together with a Right of Way for all purposes as appurtenant to the

WLY 40 feet of said Lots 28, 29 and 30 over and upon the NLY 10 feet of the balance of said Lot 28

(Title No. 3201234/2)

and illustrated on the attached Schedule "A"
(hereinafter called the "Lands"); and

WHEREAS the Developer or its Agent has made application for rezoning the said Lands from Industrial Restricted Zone IR to Residential Moderate Density Zone RMD; and

WHEREAS the Council of the City of Brandon (hereinafter, "City Council"), on September 18, 2024 considered the report for the rezoning and approved 1st reading of the application; and

WHEREAS the City of Brandon Planning Commission (hereinafter, "Planning Commission"), at its meeting held July 3, 2024, conducted a Public Hearing for the application and submitted a report and recommendation to City Council; and

WHEREAS the Planning Commission by resolution, recommended to City Council, the approval of the application, with the rezoning application subject to the execution of a Development Agreement between the City and the Developer; and

WHEREAS City Council at its meeting on August 19, 2024, approved both 2nd and 3rd readings of the application; and

WHEREAS City of Brandon By-law No. 7368 will come into full force when the Development Agreement required of this By-law is executed by both the Developer and the City and registered with the Brandon Land Titles Office; and

WHEREAS said By-law will be repealed without coming into force one (1) year after its adoption, should execution and registration of the Development Agreement, fail to be completed; and

Initials
SA

WHEREAS subject to obtaining the required approval(s) in writing from the City, the Developer plans to install and construct Municipal Above Ground and/or Underground Improvements as hereinafter defined within and for purposes of servicing the Lands; and

WHEREAS the Developer has received or shall receive approval to construct the Municipal Above Ground and/or Underground Improvements as hereinafter defined from all applicable provincial and federal or other authorities, and provided or shall provide confirmation in writing of all such approvals to the City; and

WHEREAS there are requirements and responsibilities as identified in this Agreement including but not limited to the contribution of funds to the City, the design, construction and commissioning of both onsite and offsite Municipal Above Ground and Municipal Underground Improvements and the submission of reports and analysis to the satisfaction of the City as well as other issues, all of which shall be at the sole expense of the Developer as further described herein; and

NOW THEREFORE this Agreement witnesses that in consideration of the mutual covenants and agreements herein contained, the parties agree as follows:

1. The preamble hereof and the attached Schedules shall form an integral part of this Agreement.

2. DEFINITIONS

Where the context so implies the following definitions shall apply in the singular and the plural:

- a) "City Engineer" shall mean the Senior Engineer employed by the City of Brandon or any person delegated to act on their behalf;
- b) "Consulting Engineer" shall mean the firm or person employed by the Developer for the designs, drawings, specifications and supervision of the works necessary to be carried out by the Developer and the City;
- c) "Entrance Feature" shall mean a structure consisting of a foundation and primary support components, a neighbourhood sign and secondary support components, and architectural and landscape components, intended to display the name of a residential, commercial or industrial subdivision, presented in a unique design conveying the neighbourhood image and which is typically located at the primary entrance(s) to the subdivision;
- d) "Municipal Above Ground Improvements" shall include all improvements installed by the Developer in or on existing or proposed municipal streets, lanes, easements, land or rights of way (hereinafter called "Municipal Lands") in accordance with approved plans and specifications said improvements in or on Municipal Lands to become the responsibility of the City, or others to own and maintain after acceptance by the City and shall include but not be limited to the following:

- i) construction and installation of all roads, walkways, sidewalks, retention ponds, etc. as laid out in the approved construction drawings;
- ii) all street lighting of roadways and lane ways;
- iii) all signing including street names, and traffic control signs as directed by the City Engineer and purchased

Initials
SA

- iv) through the City;
 - iv) landscaping of all publicly owned land including the planting of trees and sodding of boulevards and ditches, parkland, and public reserve land; and
 - v) Entrance Features intended to be conveyed to the City by the Developer.
- e) "Municipal Underground Improvements" shall include all improvements installed by the Developer in or on existing or proposed Municipal Lands in accordance with approved plans and specifications with such improvements in or on Municipal Lands to become the responsibility of the City, or others to own and maintain after acceptance by the City and shall include and not be limited to:
- i) storm water drainage system with detention pond;
 - ii) potable water system;
 - iii) waste water system;
 - iv) below ground electrical power;
 - v) telephone and natural gas distribution systems;
 - vi) laterals, branches, manholes, service connections, fire hydrants, valves, pedestals, culverts and usual engineering appurtenances necessary to fully service the Lands;
 - vii) all excavation of frost susceptible material, back fill, sub-base construction to roads and grading of right-of-ways to levels and grades acceptable to the City Engineer.
- f) "Development Charges" shall mean fees collected from developers and builders at the time of subdivision/rezoning and building permit to help pay for the costs required to provide municipal services to new developments.

COVENANTS AND OBLIGATIONS OF THE DEVELOPER:

3. The Developer shall:

- a) engage a Consulting Engineer, duly licensed to practice by the Engineers Geoscientists Manitoba, for the purpose of design and project management for all aspects of construction of the Lands and adjacent public Right-of-Ways;
- b) provide a lot grading and drainage plan for the Lands and adjacent public Right-of-Ways, which plan shall at a minimum conform to the requirements of Bylaw No. 6626 "Lot Grading, Drainage and Elevations" as amended from time to time; which Plan shall be accepted in writing by the City Engineer prior to issuance of a building permit, and the Developer covenants and agrees that the Lands shall be graded to, conform to, and be maintained in accordance with the said lot grading and drainage plan;
- c) provide a landscape plan of the Lands, which plan shall be approved in writing by the Planning & Buildings Department prior to issuance of a building permit, and the Developer covenants and agrees the Lands and adjacent public Right-of-Ways, shall be landscaped in accordance with the plan immediately upon the completion of the development;
- d) grade and level all boulevards and ditches within the Lands and adjacent public Right-of-Ways including a minimum of six (6) inches of top soil and shall sod all of the said boulevards and ditches;

Initials
SA

- e) provide to the City, a detailed Storm Water Management Report. This report is to include pre- and post- development run-off, flow and storage calculations and stormwater detention facilities shall be designed for 100-year return duration. This data will then be incorporated into the City model for verification and identification of impacts on the public storm sewer system from the development. All stormwater conveyance, storage and catchment facilities identified in the report and through the City model, both on and off site, as requiring improvements or upgrades due to impacts by the development, shall be the responsibility of the Developer to design, construct, and commission, to the satisfaction of the City Engineer as confirmed in writing. This report is required prior to the issuance of any building permits and as part of the Plan approval process documents and to be of satisfaction of the City as confirmed in writing;
- f) where upgrades identified in Clause 3 e) of the Agreement are only partially chargeable to the Developer, the Developer shall make a cost contribution to the City for future design, construction, and commissioning of the upgrades and/or additions or the City may make a cost contribution to the Developer to allow the identified upgrades within the discretion of the City and/or additions to be advanced as part of the Developer's improvements;
- g) provide all plans of ingress and egress to the Lands, which plans shall be acceptable to the City Engineer as evidenced by the Developer obtaining a driveway permit for permanent access to a public Right-of-Way;
- h) provide all plans of Municipal Above Ground Improvements and Municipal Underground Improvements for the Lands and adjacent public Right-of-Way, which plans shall be acceptable to the City Engineer prior to issuance of a building permit; and the Developer shall construct said Municipal Above Ground and Municipal Underground Improvements in compliance with said plans at the full expense of the Developer;
- i) provide along with the submitted civil plans, a detailed cost estimate using pricing from the Developer's Consulting Engineer for the Municipal Above Ground and Municipal Underground Improvements, which will be located in the public right-of-way's or other offsite improvements for those Municipal Above Ground and Municipal Underground Improvements which will become assets of the City. The detailed cost estimate shall be broken down into the following categories, with the following minimum details:
- Road – length, width and materials
 - Water Main – length, size, material, number of valves and sizes and number of fire hydrants
 - Water Service – number, sizes and materials
 - Sewer Main – length, size, number of manholes and materials
 - Sewer Services – number, size and materials
 - Storm Sewer – length, sizes, materials and number of man holes
 - Inlets – number, casting type and materials. Length, size and material for lateral pipe
 - Stormwater Retention Facilities – type, size and capacity
 - Sidewalk – length, width, materials
 - Entrance Features – foundation and primary support components, neighbourhood sign and secondary support components, architectural and landscape components

Initials
<i>SA</i>

- j) obtain from the City Engineer a certificate to state that the construction of the Municipal Above Ground Improvements and Municipal Underground Improvements as required by this Agreement for the Lands and adjacent public Right-of-Way, has been satisfactorily completed with or without conditions and this certificate must accompany application made to the City Planning & Buildings Department for a building permit;
- 4. The Developer acknowledges and agrees that once development has commenced, the construction and servicing must be finalized within two (2) years. Commencement of development for these purposes shall have been deemed to start on the start date shown on the Reviewed for Construction signature block placed by the City Engineer on the Developer's construction plans for Municipal Above Ground Improvements and Municipal Underground Improvements. The Developer may however, by advance notice in writing to the City, request an extension of time within which to complete the construction and servicing. No extension of time shall be allowed unless such written request is made by the Developer and approved by the City, in writing (which shall be at the sole discretion of the City).
 - 5. From and effective on the date of written acceptance from the City Engineer for all Municipal Above Ground Improvements and Municipal Underground Improvements required pursuant to this Development Agreement, the Developer agrees to and shall provide a full and comprehensive warranty satisfactory to the City, for all such improvements, including but not limited to any and all defects and failures, for a period of two (2) years. The Developer agrees to be responsible for all engineering and maintenance costs during such warranty period, including but not limited to, snow clearing. Failure on the part of the Developer to comply with the terms and conditions with respect to this warranty shall result in default of this Agreement and shall give rise to the City being entitled to immediately exercise its rights and remedies at law or otherwise. In addition, and while the warranty is to be for a period of two (2) years, the Developer agrees and acknowledges that the warranty and the Developer's obligations thereunder to the City shall not be released or determined satisfied until such time as a final inspection is arranged at or upon the end of the two (2) year warranty period and the results thereof are satisfactory to the City, as confirmed in writing. The onus to arrange such final inspection shall be on the Developer. The Developer shall not be released of any and all obligations pursuant to this Agreement or the warranty until such time as any defects or failures, if any, which are determined by the City upon final inspection for completion of the warranty period, are remedied to the complete satisfaction of the City, as confirmed in writing. As a result, the Developer understands and acknowledges that the warranty period can extend farther than a period of two (2) years in these circumstances, and until same is released by the City.
 - 6. The Developer acknowledges and agrees:
 - a) that, this Agreement be specific to the attached **Schedule "B"** to construct a single detached dwelling and an increase to the density of the development or a significant variation from this attached concept may require the Developer to obtain approval from City Council who may request additional public input and who may also require amendment to this agreement, all of which shall be within the discretion of City Council and the City solely;
 - b) that, the Developer is limited to the construction of a single detached dwelling up on the Lands. Should the Developer proceed

Initials
SA

with development of a multi-unit building, the following conditions shall apply:

- i. the Developer is required to extend the public wastewater sewer main within the Van Horne Avenue right-of-way to a point parallel to the east property line of the Lands. The design drawings for all improvements shall be submitted to the City Engineer for review and acceptance, by a Professional Engineer and shall be performed as stated in the latest edition of the City of Brandon Standard Construction Specifications, prior to the issuance of the development permit;
 - ii. the Developer is required to extend the public watermain within the Van Horne Avenue right-of-way to a point parallel to the east property line of the Lands. The Developer is further required to install a fire hydrant at the eastern dead end of the watermain, for the purposes of flushing. The design drawings for all improvements shall be submitted to the City Engineer for review and acceptance, by a Professional Engineer and shall be performed as stated in the latest edition of the City of Brandon Standard Construction Specifications, prior to the issuance of the development permit
- c) to, mitigate the increase of stormwater runoff from the Lands;
 - d) to, provide written confirmation to the City of Brandon Planning & Buildings Department from the Brandon School Division that payment was received in the amount of **\$283.50** (being \$283.50/dwelling unit for 1 dwelling unit), as a cash-in-lieu contribution for school lands. Such confirmation will be required prior to the issuance of a development permit for the Lands;
 - e) to, contribute, on a one-time basis, 10% of the said lands being rezoned pursuant to section 150 (h) of *The Planning Act*. This contribution will be a combination of cash and land totaling 10% with a raw land value based on \$75,001.54 per hectare or \$30,352.71 per acre in the Established Growth Area, as established by the City's Fee Schedule. For this development the contribution is as follows:

$$\begin{array}{l} \text{a) } \underline{0.0368} \text{ hectares} \quad \times 10\% \quad = \quad \text{b) } \underline{0.00368} \text{ hectares} \\ \text{Total area of land being developed} \quad \quad \quad \text{Total land required for public reserve} \\ \text{to date} \end{array}$$

$$\begin{array}{l} \text{b) } \underline{0.00368} \text{ hectares} \quad - \quad \text{c) } \underline{0.000} \text{ hectares} \\ \text{Total land required for public reserve} \quad \quad \quad \text{Land contributed to public reserve} \end{array}$$

$$= \quad \text{d) } \underline{0.00368} \text{ hectares} \\ \text{Land owing to equal 10\% contribution}$$

$$\begin{array}{l} \text{d) } \underline{0.00368} \text{ hectares} \quad \quad \quad \times \quad \quad \quad \underline{\$75,001.54} \\ \text{Land owing to equal 10\% contribution} \quad \quad \quad \text{Monetary value per hectare} \end{array}$$

$$= \quad \underline{\$ \quad 276.01}$$

Monetary contribution

$$= \quad \underline{\$ \quad 276.01}$$

Initials
<i>SA</i>

Contribution for this Agreement

7. The Developer agrees to furnish security for any and all of its covenants and obligations pursuant to this Development Agreement, by means of an Irrevocable Letter of Credit. The amount of the Irrevocable Letter of Credit shall be equal to fifteen (15%) percent of the total cost of Municipal Above Ground and/or Underground Improvements to be constructed by the Developer, as outlined in the Detailed Cost Estimate provided to the City by the Developer, and as accepted by the City in writing. The issuer of the Irrevocable Letter of Credit, and the form and content thereof, shall be subject to the approval of the City. This will be a one-time application and will cover the Developer for this Agreement entered into. City approval of development / building permits for the Lands will not be issued until the Irrevocable Letter of Credit is in full force and effect, the duration of which must operate continuously throughout the currency of this Development Agreement with the City, the warranty period, and until the City is agreeable to the release of this security, should there be deficiencies to remedy as a result of final inspections for purposes of the warranty. Upon final inspection and written acceptance by the City of all improvements for purposes of completing the warranty period, and once and only once any and all outstanding deficiencies, as determined by the City, as a result of inspections for the completion of the warranty period are met to the satisfaction of the City, will the Irrevocable Letter of Credit be released back to the Developer and cancelled. Failure to comply with the terms and conditions of this Development Agreement shall result, at the discretion of the City, in the City being entitled to take immediate action against the security as presented by the Developer.

GENERAL PROVISIONS:

8. The City and the Developer agree that there will be no waiver of rights on the part of the City should the City not immediately enforce its rights and remedies pursuant to this Agreement.
9. The Developer shall be required to reference survey monuments prior to commencing development, and confirm that these monuments have been replaced (if disturbed) in compliance with *The Surveys Act* when construction is completed.
10. The Developer shall obtain all necessary permits relating to the development on the Lands from the City prior to issuance of a building permit by the City of Brandon Planning & Buildings Department.
11. The Developer agrees to indemnify, save and hold harmless the City, its officers, employees and agents from and against all claims, proceedings, demands, damages, actions, judgements of any kind, including without limiting the generality of the foregoing, all damages for personal injury or death arising out of or attributable to all actions or conduct of the Developer, its employees, agents and contractors upon the development lands including but not limited to any work or act committed or omitted by the Developer in the performance of this Agreement.
12. The City shall be entitled to register a Caveat against title to the Lands and all other lands affected by this Agreement.
13. This Agreement shall enure to the benefit of and be binding upon the parties hereto, including but not limited to their heirs, executors, administrators, successors and assigns, and the covenants contained herein shall be deemed to be covenants running with the Lands and shall enure to the benefit of and be binding upon future owners thereof. This Agreement may not be assigned by the Developer unless such assignment has been approved in writing by the City, such approval

Initials
SA

should not or will not be unreasonably withheld.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals and/or caused their corporate seals to be affixed duly attested to by the hands of their proper signing officers in that behalf, the day and year first above written.




 Witness Signature
 Leni Shiju

 Witness Name
 2 Oakview St

 Witness Address

ABH RENOVATIONS LTD.

Per:



 Name: SHIBU ANTONY
 Title: Director
"I am an Officer of the Corporation and have authority to bind"

 Witness Signature

 Witness Name

 Witness Address

 Name:
 Title:
"I am an Officer of the Corporation and have authority to bind"

CITY OF BRANDON

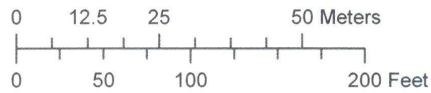
Per:

Alexia Stangherlin, P. ENG.,
A/CITY ENGINEER
"I am an employee of the Corporation and have authority to bind"


Rezoning & Variance Application



Rezoning Application Z-08-23, By Law No. 7368
 Amending Schedule B By Law No. 7124
 Variance Application V-06-24
 639 Van Horne Avenue
 See Attached Title



LEGEND

 Proposed Lot to be rezoned from IR to RMD & Lot affected by variance

CG - Commercial General
 IR - Industrial Restricted
 RMD - Residential Moderate Density

**Planning & Buildings
 Department**



Map Created: 08/24/2023
 Revised: 05/30/2024

