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DO NOT SCALE DRAWINGS

## LEGAL DESCRIPTION:

PART (OT 474 & 475)  
REGISTERED PLAN 746 (NKA 9)  
CITY OF NIAGARA FALLS  
ONTARIO.

## REFERENCE:

The boundary for the subject property is based on a plan prepared by Andrew Cameron O.L.S., of R. Blake Edwin & Matthews, Ontario Land Surveyors, dated September 15th, 1982.

Please refer to the above-noted plan for further legal property boundary information.

## Client:

FRANK STANTE  
4902 HUNTER STREET,  
NIAGARA FALLS, ONTARIO

## REVISIONS

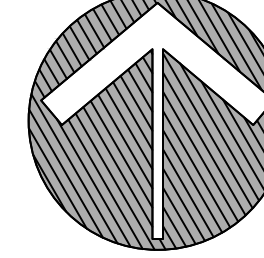
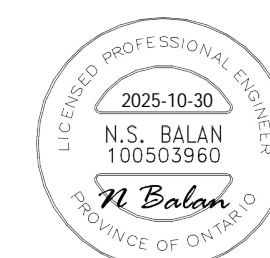
Rev.	Date	Description	By:
03	2025/10/30	ISSUED FOR APPROVAL	CB
02	2025/10/23	ISSUED FOR APPROVAL	CB
01	2025/10/21	ISSUED FOR CLIENT REVIEW	CB

Rev.: Date: Description: By:

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## STAMP:



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email: info@balanengineering.com  
Web: balanengineering.com  
Office: 519.688.2025

## Project Name:

SITE-SPECIFIC  
ZONING BY-LAW AMMENDMENT  
TO PERMIT A VACATION RENTAL  
UNIT IN A DTC ZONE

FOR FRANK STANTE

4902 HUNTER STREET.,  
NIAGARA FALLS, ONT.

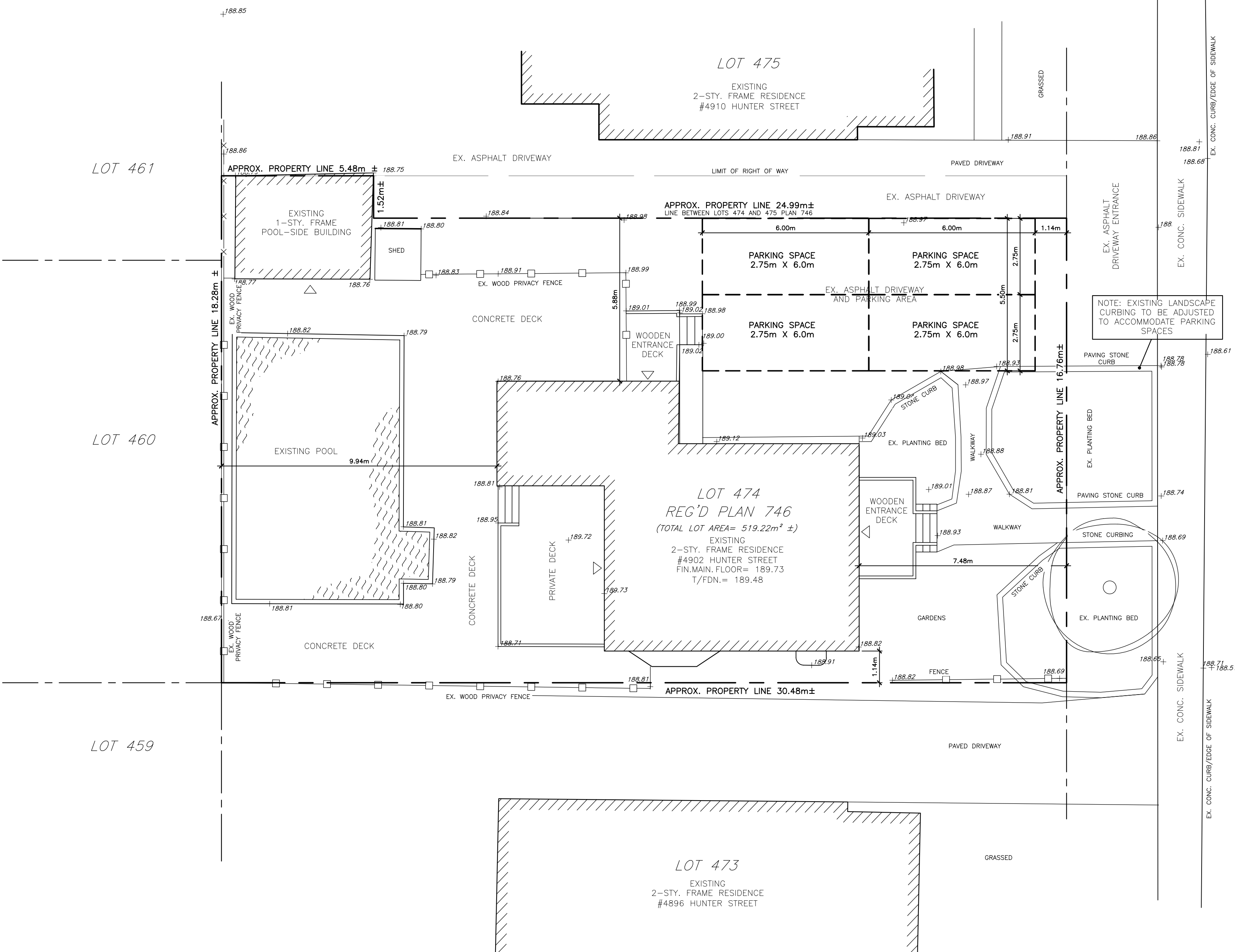
## Drawings:

PLOT PLAN

Drawn By: CB Job Number: 25-0535

Approved By: NB Sheet No.: Revision No.:

Date: SEPT. 26, 2025 Scale: As Noted SP1 02



HUNTER STREET

## EXISTING FIRE HYDRANT:

AN EXISTING FIRE HYDRANT IS LOCATED ON THE NORTH SIDE OF KITCHENER STREET IN FRONT OF MUNICIPAL NUMBER AT #4873, WHICH IS WITHIN 90m OF THE FRONT FACE OF THE SUBJECT RESIDENCE.

## LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINES	---
POST MOUNTED SIGN	+
MANDOOR EX/ENTRANCE	▽ (EXISTING)
OVERHEAD DOOR LOCATION	O.H.D.
DENOTES FIRE HYDRANT	HP
REFER TO ELECTRICAL DRAWINGS FOR BUILDING/SITE LIGHTING	WP WALL MOUNTED LS POLE MOUNTED WP WALL PACK LIGHTING HYDRO POLE
GAS METER	GM
CATCH BASIN	CB
MANHOLE	MH
CHAIN-LINK FENCELINE	CLF
WOODEN FENCE LINE	FL
DENOTES EXISTING DECIDUOUS TREE	o
DENOTES EXISTING GRADE / SPOT ELEVATION	+ 188.00

1 PLOT PLAN  
SP1 SCALE= 1:100 (METRIC)

