



CONCEPT PLAN

TOWN OF FORT ERIE
REGION OF NIAGARA

SITE STATISTICS
ZONE: HIGHWAY COMMERCIAL ZONE (C3)

| | REQUIRED | PROPOSED |
|----------------------|-------------------|---------------------|
| LOT AREA | 450m ² | 6,800m ² |
| LOT FRONTAGE | 15 m | 36.1 m |
| LOT DEPTH | N/A | 187.4 m |
| FRONT YARD SETBACK | 15 m | 37.7 m |
| REAR YARD SETBACK | 7.3 m | +100 m |
| SIDEYARD SETBACK (N) | 6 m AS EXISTING | |
| SIDEYARD SETBACK (S) | 3.0 m AS EXISTING | |
| LANDSCAPED AREA | N/A | >50% |
| LOT COVERAGE | 60% | 8.5% |
| HEIGHT | 12 m | <12 m |
| LCBO FLOOR AREA | N/A | 87m ² |
| PARKING | 3 | 10 |

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PLAN OF
PART OF LOT 25 CON. 2 L. E.
IN THE FORMER TOWNSHIP OF BERTIE NOW IN THE
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA

SCALE: 1 IN. = 40 FT. 1979 SURVEY 0-9194

DRAWING BASED ON NIAGARA REGION
BASE MAPPING AND SURVEY COMPLETED
BY J. EDWARD LANTHIER O.L.S. in 1979

| NO. | REVISION | DATE | INITIAL |
|-----|----------|------|---------|
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LCBO
409 & 399
GORHAM ROAD



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|-----------------------|------------------------------|
| DRAWN BY MBC | PROJECT NO. LCB/FRT/19-01 |
| DATE DECEMBER 2019 | SCALE 1:350 |