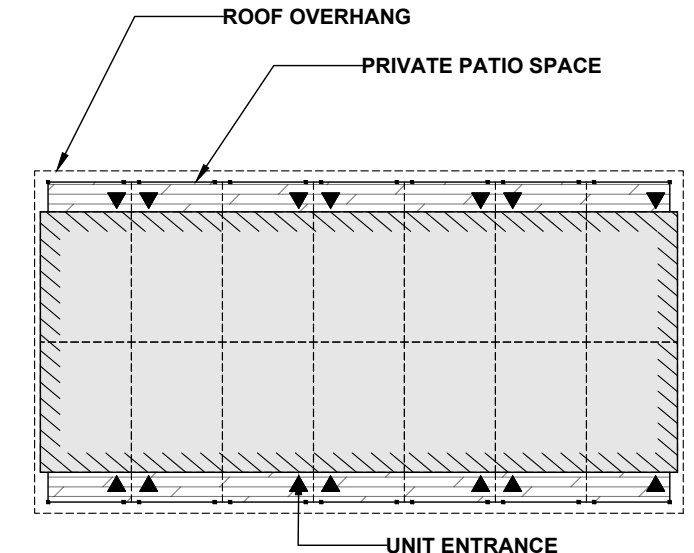


**Key Map**  
1:25,000

- LEGEND**
- SUBJECT PROPERTY
  - EXISTING PARCEL
  - EXISTING STRUCTURE
  - EXISTING DRIVEWAY
  - PROPOSED DRIVEWAY
  - PROPOSED WALKWAY



**NOTES:**  
1. PROPERTY BOUNDARIES DERIVED FROM PLAN OF SURVEY 47R-3999, PREPARED BY B. ROGER PICKARD O.L.S. 1988.

ZONING STATISTICS		
HIGHWAY COMMERCIAL (CH) ZONE	REQUIRED	PROPOSED
MIN. LOT AREA	0.4ha (1 ac)	0.32ha (0.79 ac)
MIN. LOT FRONTAGE	45m	61m
MIN. FRONT YARD	15m	14.8m
MIN. EXT. SIDE YARD	15m	N/A
MIN. INT. SIDE YARD	7.5m	5.3m
MIN. REAR YARD	7.5m	9.6m
MAX. LOT COVERAGE	30%	18.4%
MIN. LANDSCAPED OPEN SPACE	35%	69.1%
MAX. HEIGHT OF BUILDINGS	10.5m	<10.5m
PARKING SPACES (2.7m X 6.0m TYP.)	1 space/bedroom (15 REQUIRED)	1 space/bedroom (15 STANDARD +1 BARRIER FREE)

**EcoVue Consulting Services Inc.**  
  
 311 George St. N., Suite 200  
 Peterborough ON K9J 3H3  
 Tel: 705-876-8340 Fax: 705-742-8343  
 www.ecovueconsulting.com

DRAWN BY:	PROJECT No.:
MC	21-2120
APPROVED BY:	HORIZ. SCALE:
	1:150
REVISION DATE:	PLOT DATE:
NOVEMBER 07, 2022	NOVEMBER 07, 2022

**OUTERBANKS MOTEL**  
FRASER YOUNG  
PART OF LOT 4  
CONCESSION NORTH SIDE OF EAST LAKE  
TOWNSHIP OF ARTHUR  
PRINCE EDWARD COUNTY

**RURAL AGRICULTURAL** N 38°39'40"W  
61.0m

PORTION OF EXISTING GRAVEL DRIVEWAY TO BE REMOVED

**PROPOSED 2 STOREY BUILDING**  
1<sup>ST</sup> STOREY = LOBBY/Common Area  
2<sup>ND</sup> STOREY = GUEST SUITE  
GROUND FLOOR AREA = 144m<sup>2</sup>

EXISTING 1 STOREY RESIDENTIAL TO BE REMOVED

**RURAL AGRICULTURAL**

**PROPOSED 1 STOREY MOTEL BUILDING**  
14 MOTEL UNITS  
AVG. UNIT SIZE = ±31.17m<sup>2</sup> [±335.51 sq. ft]  
AREA = 436.4m<sup>2</sup>

**RURAL AGRICULTURAL**

EXISTING COMMERCIAL BUILDING TO BE REMOVED

**PROPOSED GRAVEL DRIVEWAY**

**PROPOSED EMERGENCY VEHICLE ROUTE**  
MIN. WIDTH = 6.0m  
MIN. C.L. TURNING RADII = R12.0m

PORTION OF EXISTING GRAVEL DRIVEWAY TO BE REMOVED

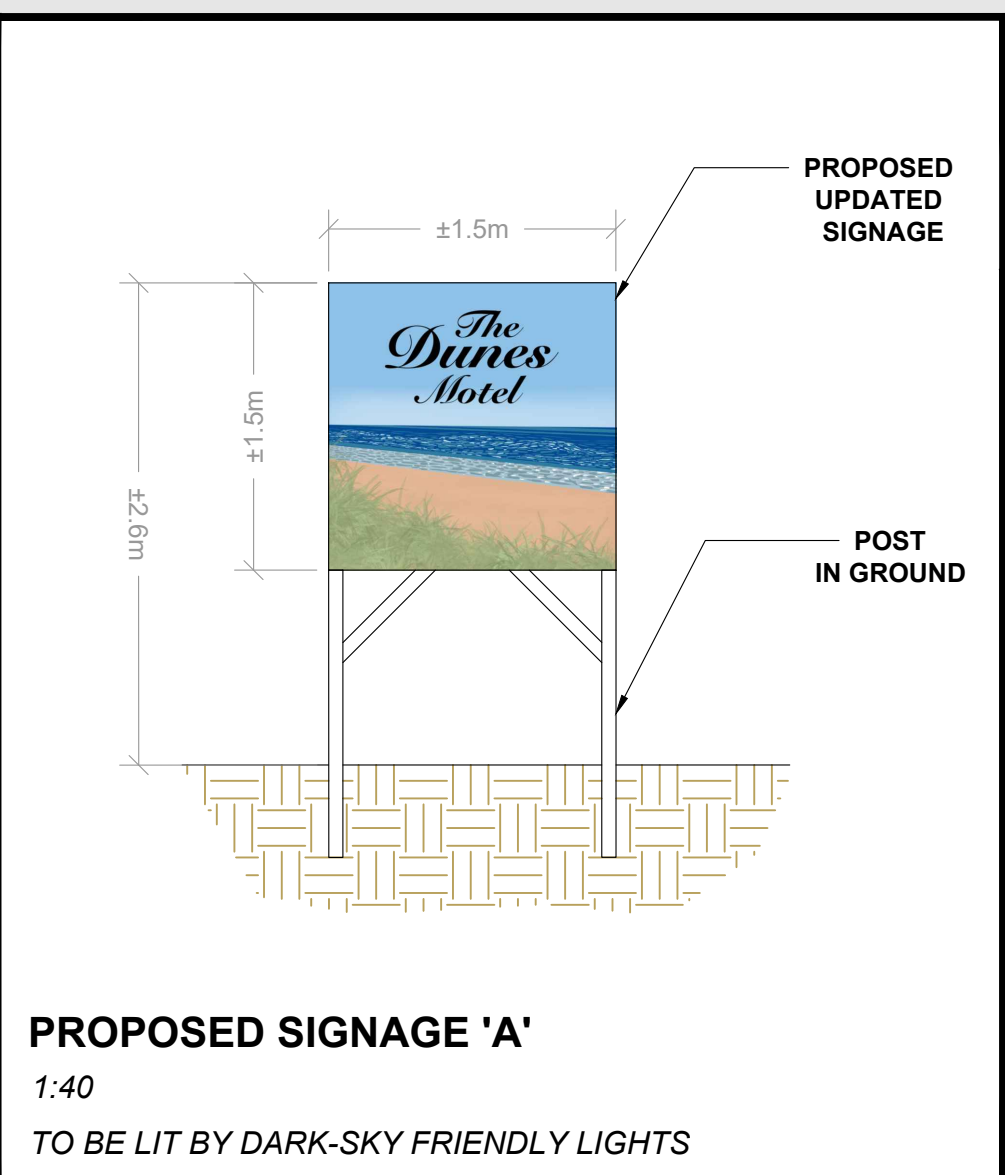
EXISTING SIGN TO BE REMOVED

**PROPOSED ROADSIDE SIGNAGE 'B'**  
SEE DETAIL

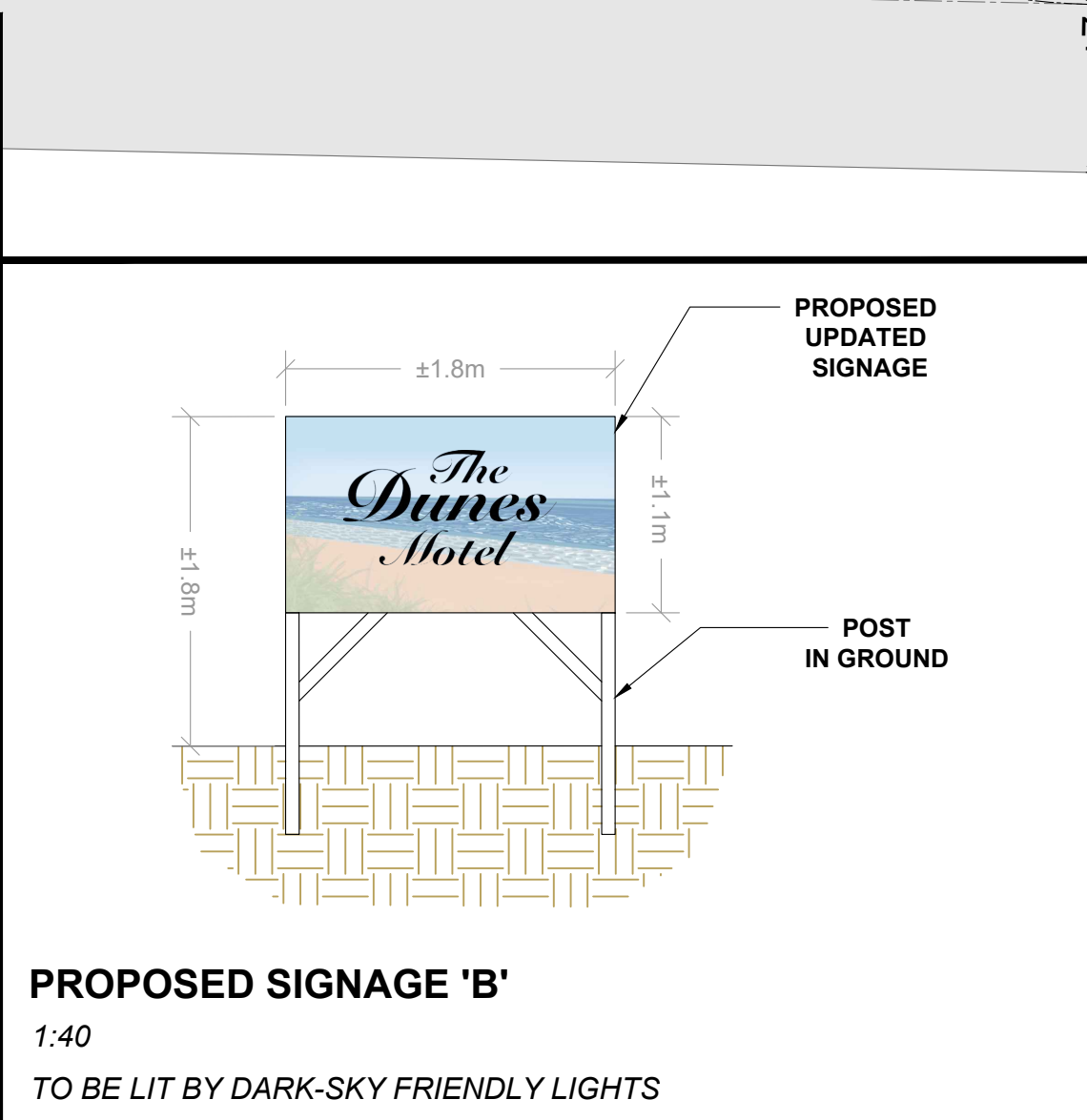
**COUNTY ROAD 18**



PROPOSED MOTEL CONCEPT RENDER



**PROPOSED SIGNAGE 'A'**  
1:40  
TO BE LIT BY DARK-SKY FRIENDLY LIGHTS



**PROPOSED SIGNAGE 'B'**  
1:40  
TO BE LIT BY DARK-SKY FRIENDLY LIGHTS