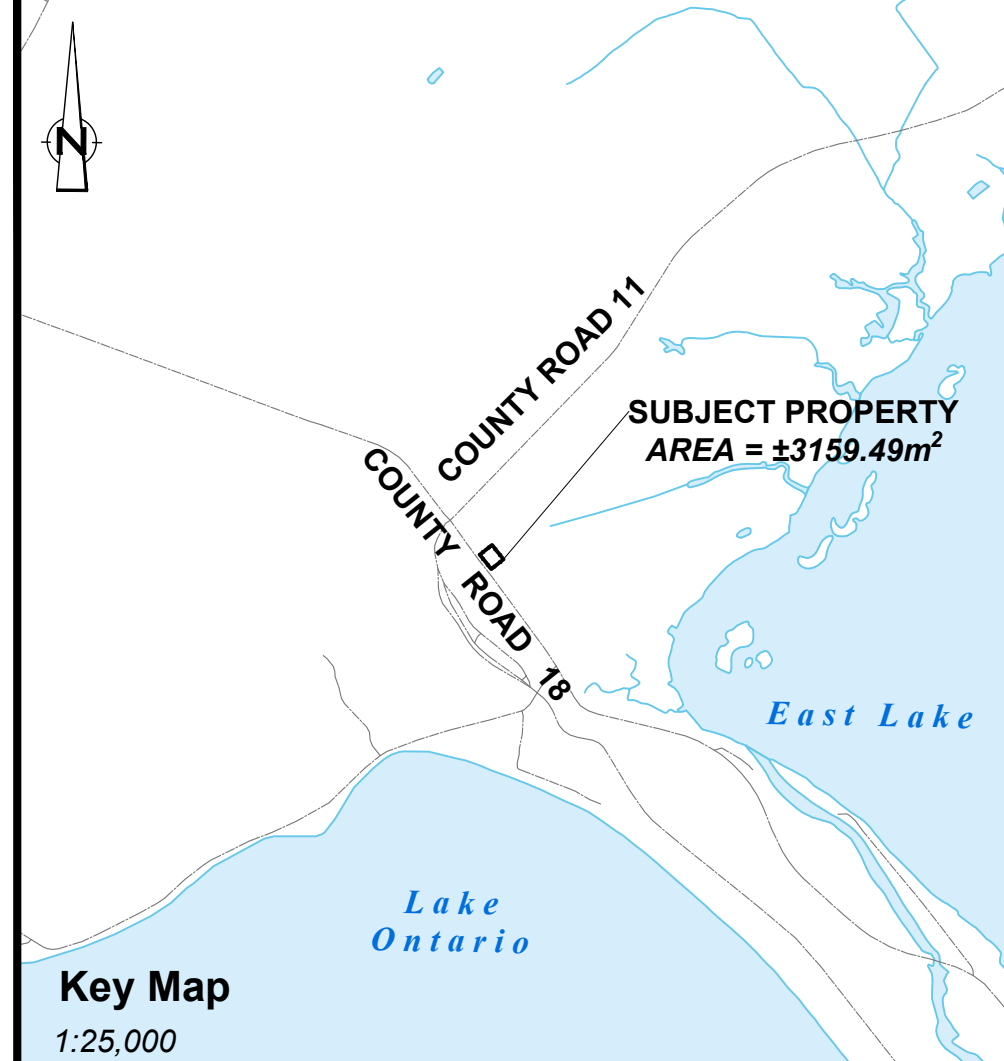
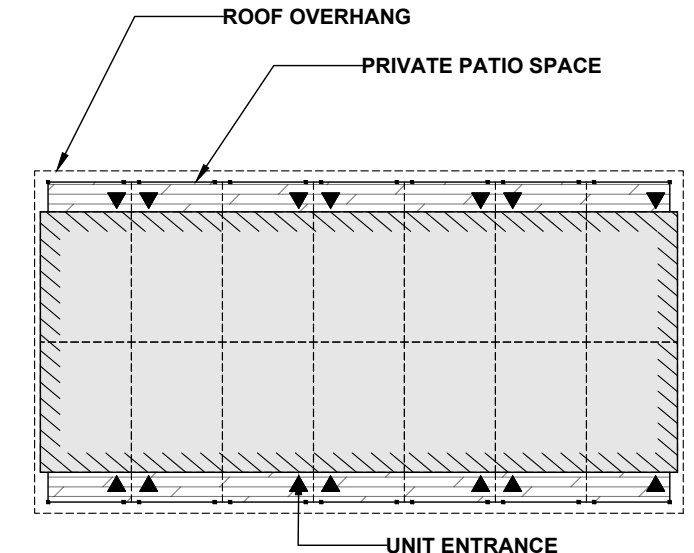


**RURAL AGRICULTURAL** N 38°39'40"W  
61.0m



**LEGEND**

- SUBJECT PROPERTY
- EXISTING PARCEL
- PROPOSED DRIVEWAY
- PROPOSED WALKWAY



**NOTES:**

1. PROPERTY BOUNDARIES DERIVED FROM PLAN OF SURVEY 47R-3999, PREPARED BY B. ROGER PICKARD O.L.S. 1988.
2. GARBAGE/RECYCLING TO BE STORED IN PROPOSED 2 STOREY BUILDING, COLLECTED BY PRIVATE COMPANY.

ZONING STATISTICS		
HIGHWAY COMMERCIAL (CH) ZONE	REQUIRED	PROPOSED
MIN. LOT AREA	0.4ha (1.0ac)	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.: 21-2120
APPROVED BY:	HORIZ. SCALE: 1:150
REVISION DATE: AUGUST 24, 2023	PLOT DATE: AUGUST 24, 2023

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

PROPOSED OVERALL SITE PLAN SPCA-3

**PROPOSED 2 STOREY BUILDING**  
1<sup>ST</sup> STOREY = LOBBY/Common Area  
2<sup>ND</sup> STOREY = GUEST SUITE  
GROUND FLOOR AREA = 144m²

**PROPOSED 1 STOREY MOTEL BUILDING**  
14 MOTEL UNITS  
AVG. UNIT SIZE = ±31.17m² [±335.51 sq. ft.]  
AREA = 436.4m²

**RURAL AGRICULTURAL**

**RURAL AGRICULTURAL**

EXISTING SIGNAGE 'A' TO BE UPDATED

PROPOSED ASPHALT DRIVEWAY

PROPOSED ROADSIDE SIGNAGE 'B'

