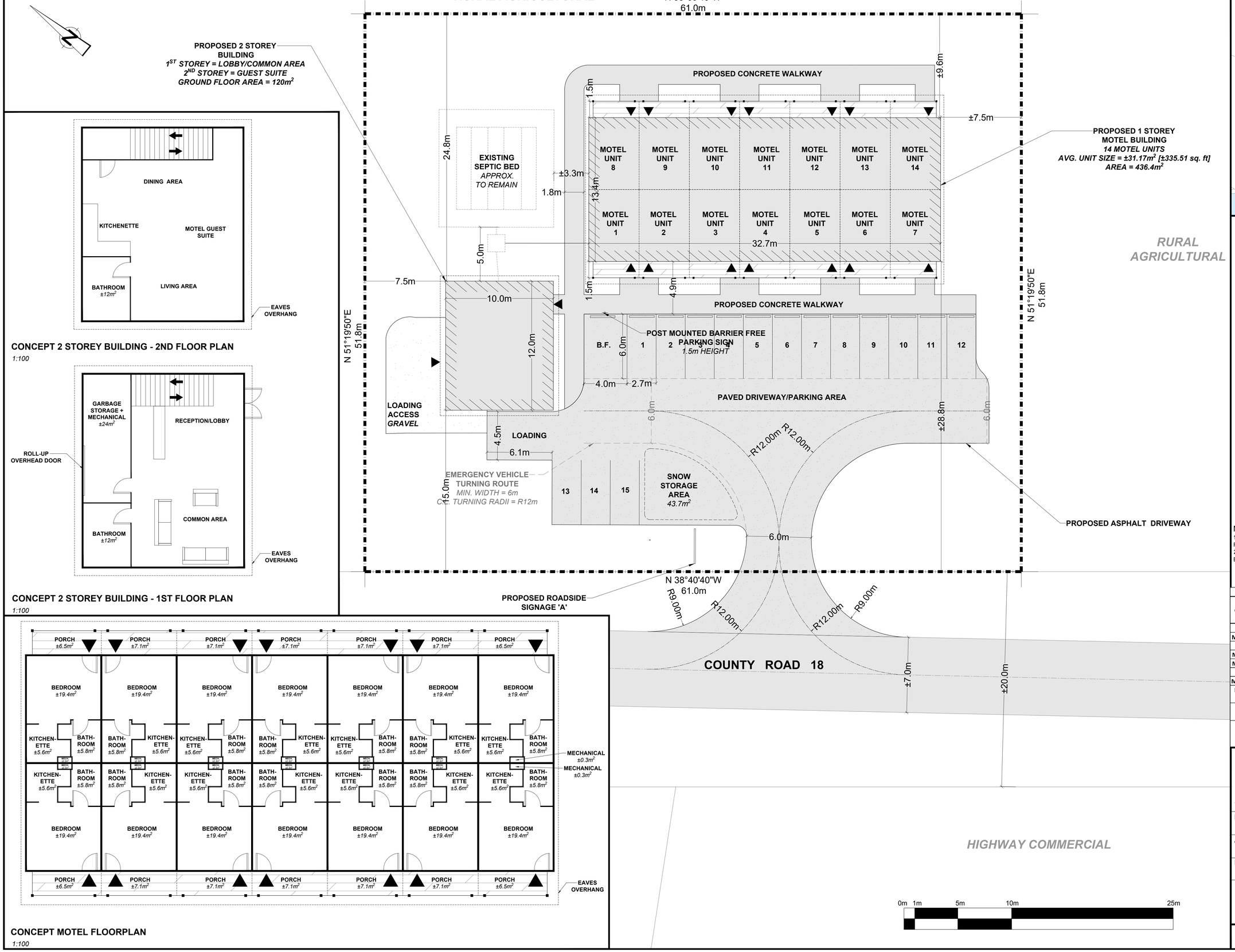
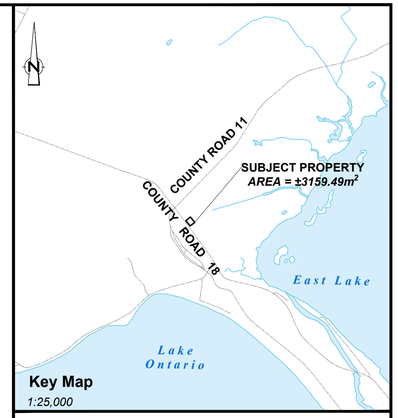




LEGEND

- 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 ac)	0.32ha (0.79 ac)
MIN. LOT FRONTAGE	45m	61m
MIN. FRONT YARD	15m	15m
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%	56.1%
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 + 1 LOADING SPACE)

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: MC	PROJECT No.: 21-2120
APPROVED BY:	HORIZ. SCALE: 1:150
REVISION DATE: FEBRUARY 23, 2024	PLOT DATE: FEBRUARY 23, 2024

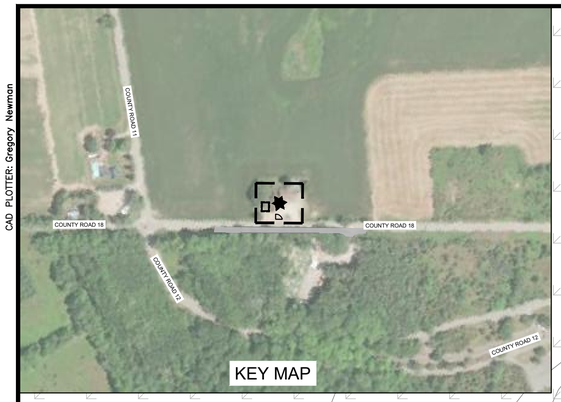
OUTERBANKS MOTEL

FRASER YOUNG

PART OF LOT 4
CONCESSION NORTH SIDE OF EAST LAKE
TOWNSHIP OF ATHOL
PRINCE EDWARD COUNTY

PROPOSED OVERALL SITE PLAN

SPCA-3



77.600
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78.000
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78.800

RURAL AGRICULTURAL

RURAL AGRICULTURAL

RURAL AGRICULTURAL

PROPERTY LINE AS PROVIDED BY ECOVUE CONSULTING SERVICES INC.

PROPERTY LINE AS PROVIDED BY ECOVUE CONSULTING SERVICES INC.

EXISTING WATER WELL
ELEV: 78.54

EXISTING SEPTIC SYSTEM TO BE MARKED AND LOCATED PRIOR TO THE START OF CONSTRUCTION TO PREVENT BEING DRIVEN ON DURING CONSTRUCTION

EXISTING BUILDING

EXISTING BUILDING

EXISTING VEGETATION

EXISTING VEGETATION

EXISTING SIGNAGE

EX. GRAVEL OUTLINE

HOMEMADE CATCH BASIN WITH A 4" BIG 'O'. SURVEYOR COULD NOT FIND EXIT LOCATION, HEADING IN A NORTHWEST DIRECTION

EXISTING LIGHT STANDARD TO BE REMOVED

EXISTING LIGHT STANDARD

EXISTING SIGN

STOP AHEAD SIGNAGE

HYD OH EX

EX OH HYD

HP BP HP

EX BEL

COUNTY ROAD 18

SCALE 1:150 -2.5m 0 2.5m 5m

(METRIC SCALE – ALL DIMS IN METERS U.N.O.)

GREER GALLOWAY
CONSULTING ENGINEERS
PETERBOROUGH
BELLEVILLE
KINGSTON
1620 WALLBRIDGE LOYALIST ROAD
BELLEVILLE, ONTARIO, K8N 4Z5
PHONE: 613-966-3068
FAX: 613-966-3087

NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH RELEVANT CODES AND GUIDELINES.
2. ALL DRAWINGS AND ADDENDA ARE TO BE READ AS, AND IN CONJUNCTION WITH THE SPECIFICATIONS.
3. ALL EQUIPMENT SHALL BE INSTALLED AS SPECIFIED OR APPROVED EQUIVALENT.
4. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH WORK AND BE RESPONSIBLE FOR SAME.
5. CONTRACTOR MUST REPORT ANY DISCREPANCIES TO ENGINEER FOR RESOLUTION BEFORE COMMENCING THE WORK.
6. ANY CHANGES MUST BE APPROVED BY THE ENGINEER.

A / B — A DETAIL NO. / B DRAWING NO. – WHERE DETAILED

EXISTING	LEGEND	PROPOSED
	GRAVEL	N/A
	BUILDINGS	
	DECKING	N/A
	GRASS	
	ROAD	
	SHOULDER OF ROAD	
N/A	CONCRETE SIDEWALK	
N/A	ASPHALT	
	CENTRELINE	N/A
N/A	EMERGENCY VEHICLE ROUTE/RADII	
	GRAVEL OUTLINE	
	FENCE LINE	N/A
N/A	DRAINAGE PATH	
	PROPERTY LINE	N/A
N/A	SLOPE IDENTIFIER	
	SEPTIC	N/A
	TREE	
	TREE CANOPY	N/A
	SHRUB	N/A
	SIGNAGE	
	LIGHT STANDARD	N/A
	STORM CATCHBASIN	N/A
	HYDROPOLE	N/A
	HYDRO LINE	N/A
	BELL POLE	N/A
	BELL LINE	N/A
	ANCHOR	N/A
N/A	PARKING SPACES	
N/A	PRECAST CURBS	
	BUILDING ENTRANCE	
XXX.XX	T/G ELEVATIONS	XXX.XX
XXX.XX	SWALE ELVATIONS	XXX.XX XX%
N/A	SLOPE LABELS	

REVISION	DESCRIPTION	DATE
03	RE-ISSUED FOR SITE PLAN SUBMISSION	24/03/04
02	RE-ISSUED FOR SITE PLAN SUBMISSION	23/01/10
01	ISSUED FOR SITE PLAN SUBMISSION	21/12/07

NORTH

STAMP

PROJECT
OUTERBANKS MOTEL

2052 COUNTY ROAD 18
PRINCE EDWARD COUNTY, ON

FRASER YOUNG

DRAWING TITLE
EXISTING SITE PLAN

DESIGNED BY
Y. CHOKSHI

DRAWN BY
E.L / BCF

REVIEWED BY
A. VOLDOCK

APPROVED BY
A. VOLDOCK

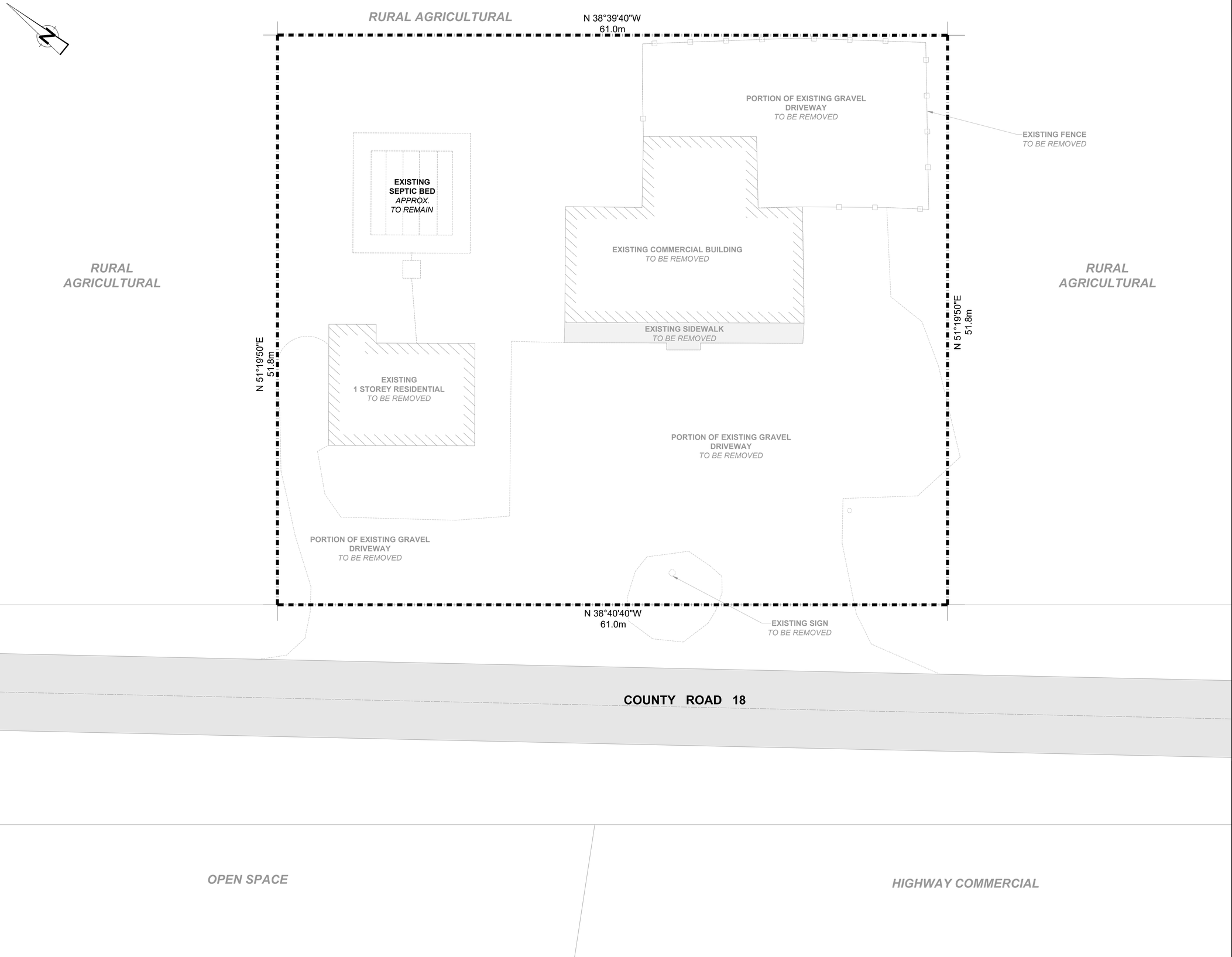
PROJECT DATE
2021/12/06
(YYYY/MM/DD)

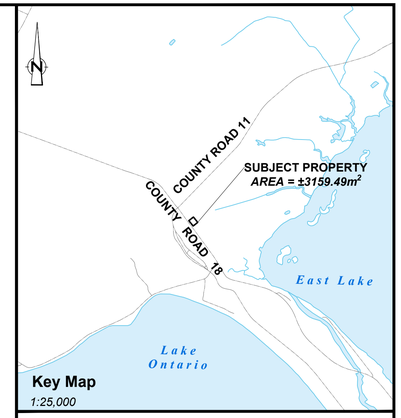
PROJECT #
21-3-6509

DRAWING #
SPCA-1

DRAWING SCALE (ISO A1)
HOR: 1:150
VER: X : XXX

CAD PLOTTER: Gregory Newman
FILE PATH: P:\Belleville Project\6000\21365509 – Dunes Motel\Drawings\Working\21365509 SITE PLAN.dwg
PLOT SCALE: 1:1
DATE PLOTTED: 2024 / 03 / 04 @ 03:47 PM
BORDER SIZE: ISO A1 (841mm x 594mm)





LEGEND

- SUBJECT PROPERTY
- EXISTING PARCEL
- EXISTING STRUCTURE
- EXISTING DRIVEWAY

NOTES:

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

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DRAWN BY: MC	PROJECT No.: 21-2120
APPROVED BY:	HORIZ. SCALE: 1:150
REVISION DATE: FEBRUARY 23, 2024	PLOT DATE: FEBRUARY 23, 2024

OUTERBANKS MOTEL

FRASER YOUNG

PART OF LOT 4
CONCESSION NORTH SIDE OF EAST LAKE
TOWNSHIP OF ATHOL
PRINCE EDWARD COUNTY

DEMOLITION PLAN **SPCA-2**