ZONING DATA

MUNICIPAL ADDRESS: 2188 County Road 1, Bloomfield, Ontario, K0K 1G0
LEGAL DESCRIPTION: PIN #50045-0272, Part of Lot 1, Land Registrar's Compiled Plan 29, Township of Hallowell
ROLL NUMBER: 13505110352062200000

ZONING REGULATIONS AS PER: ZONING BY-LAW 1816-2006
ZONING: CH-50 - Highway Commercial Zone

	REQUIRED/PERMITTED	EXISTING
LOT AREA, MIN.	0.8 ha (8,000 m²) PRIVATE WATER SUPPLY AND SEWAGE SERVICE	8,201.56 m²
LOT FRONTAGE, MIN.	60 m (196.9 ft)	166.456 m
LOT COVERAGE, MAX.	30%	7.0% (6,172.08 sf / 573.5 m²)
LANDSCAPED OPEN SPACE, MIN.	35%	73.4% (6,021.99 m²)
OVERALL HEIGHT, MAX.	10.5 m (35 ft)	4.977 m (16'-4")
YARDS, MIN.	FRONT YARD: 15 m SIDE YARD : 15 m EXT 7.5 m INT REAR YARD: 7.5 m	SEE BELOW
GROSS FLOOR AREA	EXISTING 1.5 STOREY RETAIL COMMERCIAL ESTABLISHMENT	GROUND: 4,333.21 sf / 402.7 m² SECOND : 1,016 sf / 94.4 m²
		TOTAL: 5,349.21 sf / 497.1 m²
	EXISTING FRAME SHED	GROUND: 275.92 sf / 25.6 m²
	EXISTING 1 STOREY STORAGE	GROUND: 1,562.95 sf / 145.2 m²

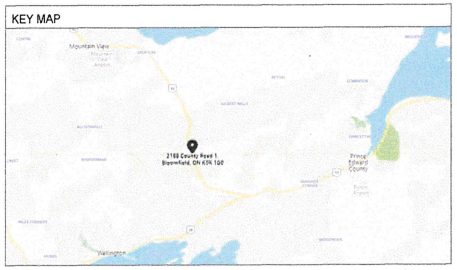
ZONING REGULATIONS AS PER: ZONING BY-LAW 140-2025
ZONING: HC-32 - Highway Commercial Zone

	REQUIRED/PERMITTED	EXISTING
YARDS, MIN.	FRONT YARD: 3 m SIDE YARD : 5 m EXT 7.5 m INT REAR YARD: 7.5 m	*EXISTING 1.5 STOREY RETAIL COMMERCIAL ESTABLISHMENT* FRONT YARD: 60.592 m SIDE YARD : 17.674 m EXT 37.644 m INT REAR YARD: 14.151 m *EXISTING FRAME SHED* FRONT YARD: 80.567 m SIDE YARD : 37.519 m EXT 49.882 m INT REAR YARD: 12.511 m *EXISTING 1 STOREY STORAGE* FRONT YARD: 66.609 m SIDE YARD : 47.956 m EXT 27.786 m INT REAR YARD: 7.190 m

PARKING + LOADING

	TOTAL GROSS FLOOR AREA	MINIMUM # OF PARKING SPACES	EXISTING # OF PARKING SPACES
EXISTING			
RETAIL COMMERCIAL USE	5,349.21 sf / 497.1 m²	16 (HC-32 ZONING) (1* BARRIER FREE)	20

KEY MAP



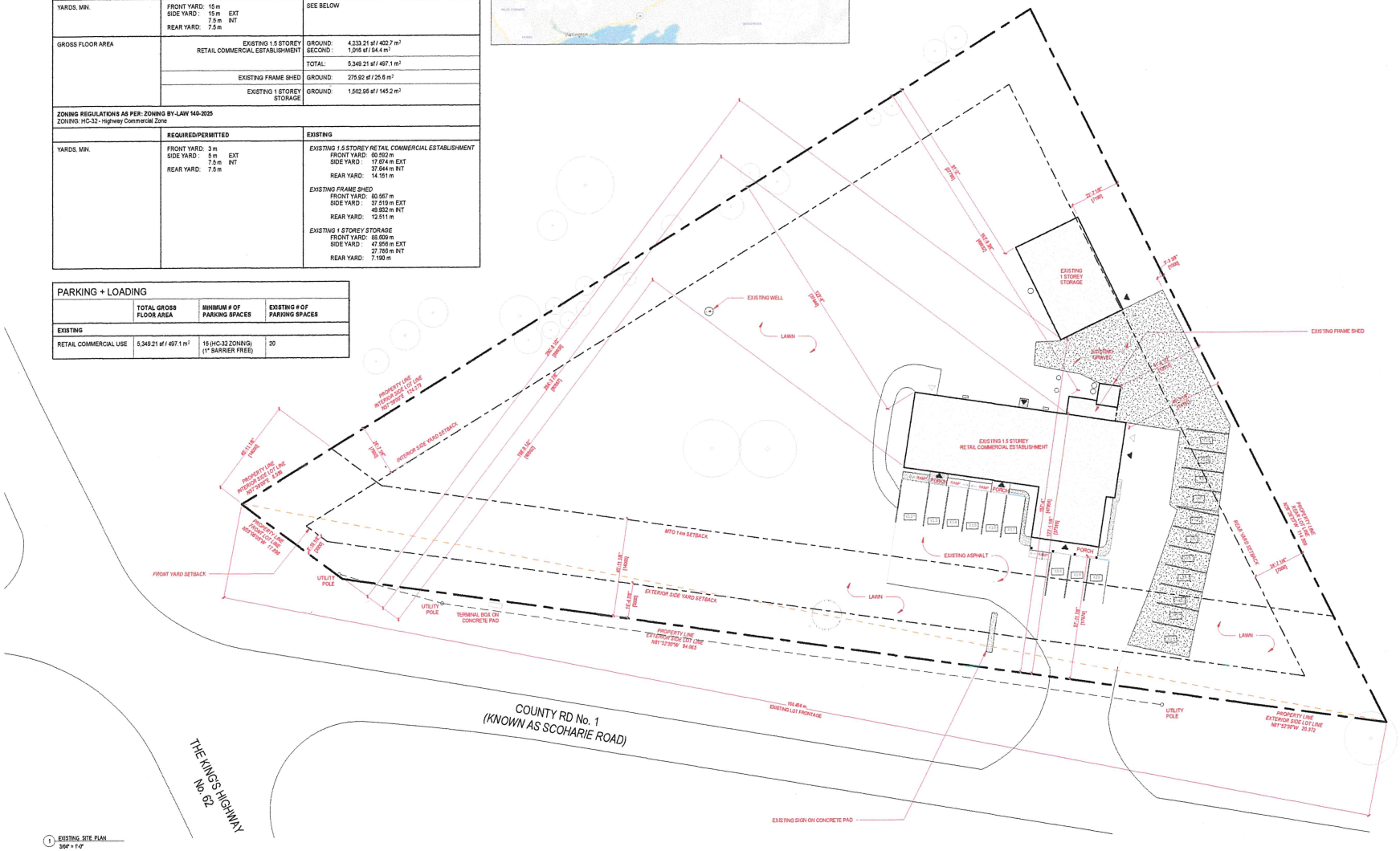
LEGEND

BUILDINGS
- EXISTING
- PROPOSED

LANDSCAPING
- EXISTING TREE/ SHRUB TO BE RETAINED
- ASPHALT DRIVEWAY
- GRAVEL DRIVEWAY

ENTRANCES
- MAN DOOR
- OVERHEAD DOOR

PARKING
- X1 TYPICAL PARKING SPACE 2.743 M x 6.096 M (9'-0"x20'-0")
- X2* BARRIER FREE* PARKING SPACE 4.0 M x 6.096 M (13'-0"x20'-0")



1 EXISTING SITE PLAN
3/64" = 1'-0"

REVIEW 5 JAN 2026
PRINT RECORD DATE

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Prior to commencement of the Work the Contractor shall verify all dimensions, datums and levels to identify any errors and omissions, ascertain any discrepancies between this drawing and the full Contract Documents, and bring these items to the attention of the Designers for clarification.

613-813-8667
60 QUEEN STREET, PICTON, ON K0K 2T0
vosjes architecture

PROJECT # 2005
2188 COUNTY RD 1, BLOOMFIELD,ON,K0K 1G0
2748394 ONTARIO INC

EXISTING SITE PLAN

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