

Cross Property Client Full

45 COVERT STREET #B

**Cobourg, ON K9A 2L7
Northumberland
County/Cobourg/Cobourg**

**Commercial/Part of Building/For
Lease
Active**

Price: \$1,870.00 Monthly

Price Measurement: Other

Lease Type: Gross



MLS®#: **174796**
 List Date: **06-Feb-2019** Sqft Available: **1,400**
 # Floors:
 Building Type: **Business, Office(s), Retail**
 Title/Ownership: **Other (see remarks)** Recreational:
 Lot Front: **89.50** Lot Depth: **116.19**
 Road Access Fee: Lot Size/Acres: **Not Applicable/**
 Driveway Spaces/Type: **//Asphalt**
 Waterfront: **No** WF Exposure:
 Total Number of Units: **1**
 Leased Land Fee:

Public Remarks: Downtown Cobourg Space for your Business! Approximately 1400 sqft space in high-visibility location right next to Public Parking, and just a block from Victoria Hall. Extremely well-maintained concrete block building. High-efficiency gas furnace and central air conditioning, tiled staff washroom, lots of storage space. Gross lease includes property taxes, building maintenance, and building insurance. Don't miss out!

Directions: Division to Covert

Interior Features

Interior Features: **Storage, Storefront**
 Heat Primary/Sec: **Forced Air-Gas/**
 Protection: **Smoke Detector-Battery**
 HVAC: **Central Air**
 Floorings: **Carpet , Ceramic**

Basement:
 Washrooms: **/**
 UFFI:
 Elevator Type:

Exterior Features

Sq Ft Total (Bldg): **1,400** Sq Ft Min Div: **1,400** Sq Ft Max Cont: **1,400**
 Bays - LxW: **- x** Sq Ft Available: **1,400/** Utilities:
 Grade Level - HxW: **- x** Retail Area: **100/Pct** Hydro: % Building:
 Site Influences: **Downtown, Public Parking, Shopping Nearby** Exposure:
 Restrictions: **Heritage**
 Services: **Cable, Cell Service, Electricity, Internet High-Speed, Natural Gas, Public Transit, Street Lights, Telephone**
 Exterior Finish: **Aluminum Siding, Concrete Block** Roofing: **Flat**
 Water/Supply Type: **Municipal/** Sewage: **Municipal Sewers**
 Soil Test/Date: **/** Construction: **Block**

Inclusions/Exclusions

Inclusions: **n/a**

Exclusions: **n/a**
 Tenant Pays: **Heat, Hydro, Other (see Remarks)**

Lease/Rental Information

Incl In Add. Rent: **None** Lease Term:
 Lease Requirements: **Credit Check, Deposit , Non-Smoking Policy, References, Smoke-Free Building** Pets Permitted: **No**
 Parking Cost/Mnth \$: **Furnished: No** Sublease: **No** Priv Entrance: **Yes**
 Leasehold: **Exp Lse of Date:** Leasehold: **Living Quarters Attach: No**

Unit Information

Unit Types	Unit #	Net SqFt	Rate	Addtl Rent	Date Leased	Additional Info
Retail	B	1,400				

Tax Information

Pin#: **Zoning: MC** Taxes/Year: **/**
 Assessment \$/Year: **Survey/Year/Type: No//** Type Taxes:
 Legal Description: **Pt 1, 39R856, Cobourg**

Financial Information

Confidential: **No** Financial Stmt: Chattels: Franchise:

ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE - Cob-16

Client Full Report

Date Printed: 02/06/2019

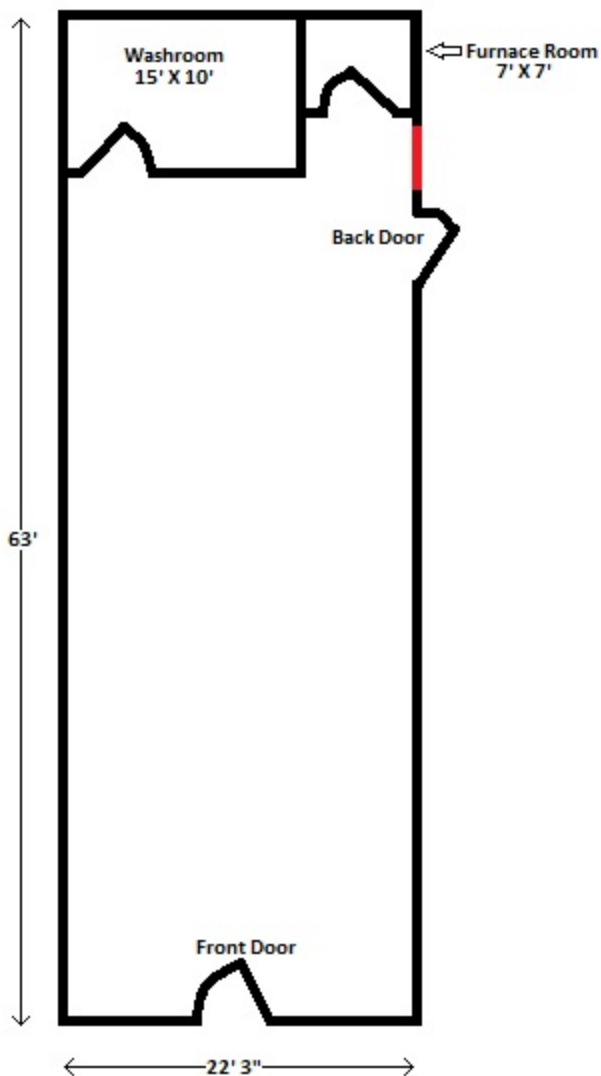
Prepared By: RICHARD DUPUIS, Sales Representative

<http://www.jackandrichard.ca>

ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE - Cob-16

All data is subject to Errors, Omissions or Revisions and is not warranted. 02/06/2019 12:51:30 PM

45B Covert St



This sketch is for illustrative purposes only. All measurements are approximate.

SECTION 15: MAIN CENTRAL COMMERCIAL (MC) ZONE REGULATIONS

15.1 GENERAL USE REGULATIONS

15.1.1 Permitted Uses

- i) bed and breakfast use;
- ii) clinic use;
- iii) commercial use, retail of alcohol/liquor/wine/beer;
- iv) communications production use including radio and television studios;
- v) conference centre;
- vi) convenience commercial use;
- vii) day nursery use;
- viii) eating establishment use, including banquet hall facilities;
- ix) education and training use;
- x) financial institution use;
- xi) food and/or specialty food use including a supermarket and a baked goods outlet;
- xii) group home use in accordance with the provisions of Section 5.22;
- xiii) hotel use;
- xiv) institutional and cultural uses;
- xv) market use;
- xvi) medical clinic;
- xvii) office and display use for a utility, contractor or specialty trade;
- xviii) office use;
- xix) park and recreation uses;
- xx) private or public parking lot;
- xxi) personal service use including a dry cleaning distribution station, a dry cleaning establishment and a laundry;
- xxii) place of entertainment use;
- xxiii) printing and publishing uses;
- xxiv) private or commercial club use;
- xxv) public and commercial parking use;
- xxvi) public uses in accordance with the provisions of Section 5.3.2;
- xxvii) residential use in a commercial or institutional building;
- xxviii) retail commercial use, including a department store and a catalogue outlet;
- xxix) studio use for a photographer, an artist or craftsman;
- xxx) taxi establishment use;
- xxxii) wellness centre use.

15.1.2 Permitted Accessory Uses

- i) accessory uses to the Permitted Uses Under Section 15.1.1;
- ii) wholesale;
- iii) service and repair uses.

15.1.3 Prohibited Uses

- i) vehicle service station use;
- ii) vehicle sales use;
- iii) vehicle wash use;
- iv) vehicle repair use;
- v) open storage.

15.1.4 Permitted Buildings and Structures

- i) buildings and structures for the permitted non-residential uses;
- ii) buildings and structures which incorporate both the permitted non-residential and residential uses; including apartments for senior citizens and the disabled;
- iii) single detached dwelling for a group home use;
- iv) accessory buildings and structures for the permitted uses.

15.1.5 Lot Area

300 m² (3,300 sq.ft.) minimum.

15.1.6 Lot Frontage

9 metres (30 ft.) minimum.

15.1.7 Floor Space Index

The maximum floor space index for any lot in the (MC) zone shall be 2.0.

15.1.8 Front Yard

The established building line, or where not applicable, 0 m minimum setback.

15.1.9 Rear Yard

6 metres (20 ft.) minimum.

15.1.10 Side Yard

No minimum requirement.

15.1.11 Landscaped Open Space

Any portion of the lot not used for buildings, structures or parking and loading facilities shall be used for landscaped open space.

15.1.12 Height

3 storeys maximum.

15.1.13 Parking and Loading

In accordance with the provisions of Section 6.

15.1.14 Regulations for Mixed Use Developments which Incorporate Residential Uses

In addition to the other regulations of this section the following requirements apply where a mixed use development incorporates residential uses:

i) **Interior Side Yard**

A measurement the equivalent of one-half the average height of the building where the external wall which parallels or is adjacent to the interior side lot line contains the window of a habitable room.

ii) **Floor Area Per Dwelling Unit**

Type of Dwelling Unit	Minimum Floor Area
Bachelor Unit	28 m ² (300 ft. ²)
One Bedroom Unit	42 m ² (450 ft. ²)
Two Bedroom Unit	56 m ² (600 ft. ²)
Three Bedroom Unit	70 m ² (750 ft. ²)
Each Additional Bedroom	10 m ² (107 ft. ²)
Dwelling, Senior Citizen - Bachelor Unit	27 m ² (290 ft. ²)
Dwelling, Senior Citizen - One Bedroom Unit	40 m ² (430 ft. ²)
Dwelling, Senior Citizen - Two Bedroom Unit	48 m ² (516 ft. ²)
Dwelling, Senior Citizen - Three Bedroom Unit	62 m ² (667 ft. ²)

iii) **Amenity Space per Dwelling Unit**

Type of Dwelling Unit	Minimum Floor Area
Bachelor Unit	5 m ² (54 ft. ²)
One Bedroom Unit	5 m ² (54 ft. ²)
Each Additional Bedroom	5 m ² (54 ft. ²)

15.1.15 Regulations for Accessory Buildings and Structures

Accessory buildings and structures not attached to the main building, including any trailer used as such shall:

- i) not be used for human habitation;
- ii) not be built closer to the front lot line than the main building on the lot;
- iii) not exceed 8% coverage of the lot area;
- iv) meet all other yard requirements of the MC zone;
- v) be located a minimum of 1.5 m (5 ft.) away from any other building or structure on the lot;
- vi) be a maximum of 3 storeys in height.

15.1.16 Setback from Environmental Constraint Zone

Where the boundary of any MC Zone abuts an Environmental Constraint (EC) Zone, all buildings and structures in the MC Zone shall be setback a minimum of 1.5 m (5 ft.) from the boundary of the EC Zone.

15.1.17 Property Abutting Railway Mainline

Where any (MC) zone abuts a railway main line:

- i) new (MC) buildings and new dwelling units or other sensitive land uses (day cares, senior care facilities, emergency care facilities, etc.) shall be set back from the mutual property line a minimum of 30 m (98 ft.) in conjunction with a 2.5 m (8 ft) high earthen berm. A minimum setback of 120 m (395 ft) from the mutual property line is required if a berm is not to be provided;
- ii) new dwelling units or other sensitive land uses (day cares, senior care facilities, emergency care facilities, etc.) within 75 metres of a railway main line will require a vibration study to determine if mitigation measures are required;
- iii) new dwelling units or other sensitive land uses (day cares, senior care facilities, emergency care facilities, etc.) within 500 metres of a railway main line will require a noise study to determine if mitigation measures are required;
- iv) the earthen berm is required to have side slopes of 2.5 to 1 abutting and parallel to the mutual property line with returns at the ends;
- v) a 1.83 m (6 ft) high chain link security fence is required along the mutual property line with the railway; and
- vi) the appropriate railway will be notified of any new residential development or other new sensitive land uses for any lands that abut a railway main line requiring approval under the Planning Act R.S.O. 1990, c.P. 13, as amended.

15.1.18 Railway Yards:

- i) The minimum setback for new residential dwelling units and other new sensitive land uses (day cares, senior care facilities, emergency care facilities, etc.) from a railway yard property line is 300 m (1,000 ft). Notwithstanding, 'Lots of Record' or other infilling circumstances within the 300 m (1,000 ft.) setback from a railway yard property line which do not require a rezoning, minor variance, official plan amendment, plan of subdivision or plan of condominium approval, may be developed on an individual basis and in consultation with the appropriate railway if it has been demonstrated that the development/redevelopment meets Provincial Standards and/or Guidelines for noise and vibration and land use incompatibility, through the implementation of mitigation measures and setbacks.
- ii) Where any lands zoned (MC) are within 500 m (1,640 ft) of a railway yard property line, such lands shall be considered to be within an area of potential influence. Any new development/ redevelopment of lands within this area of potential influence for residential or other sensitive land uses, will require a noise and vibration study. If it can be demonstrated that the development/ redevelopment can satisfy Provincial Standards or Guidelines for noise and vibration then the development/re-development may proceed, subject to implementing any mitigation measures and setbacks required to satisfy the aforementioned Provincial Standards or Guidelines; and
- iii) The appropriate railway will be notified of any new residential development or other sensitive land uses within the 500 m area of potential influence abutting a railway yard property line.

15.1.19 Refuse and recycling enclosures

Open Storage of goods and materials are not permitted in the (MC) zone. Refuse and recycling enclosures are permitted under the following regulations:

- i) any refuse and recycling enclosures shall only be located only in the side or rear yards; and

- ii) the refuse and recycling enclosure shall be constructed of an architectural concrete block, masonry, stone, stucco, and/or brick (ie: consistent with the construction of the primary building) with a minimum 1.8 m (6 ft.) in height.

15.2 SPECIAL USE REGULATIONS

The regulations contained in subsection 15.1, General Use Regulations shall apply to the special use area or areas defined below, except as otherwise specifically provided in the special use regulations in this subsection 15.2:

15.2.1 Main Central Commercial Exception 1 (MC-1) Places of Amusement

15.2.1.1 Defined Area

MC-1 as shown on Schedule "A" to this By-law.

15.2.1.2 Permitted Uses

A place of amusement use in addition to the uses permitted in Section 15.1.1. and 15.1.2

15.2.1.3 Permitted Buildings and Structures

The buildings and structures permitted in Section 15.1.3.

15.2.1.4 Regulations for the Uses Permitted in the MC-1 Zone

The regulations in Section 15.1 shall apply to the permitted uses in the MC-1 Zone.

15.2.2 Main Central Commercial Exception 2 (MC-2) - Ball's Lane/Ball St/Spring St./Swayne St.

15.2.2.1 Defined Area

MC-2 as shown on Schedule "A", Map 2 & Map 6 to this By-law.

15.2.2.2 Permitted Uses

The uses permitted in Section 15.1.1. and 15.1.2.

15.2.2.3 Permitted Buildings and Structures

- i) the buildings and structures existing at the date of the passage of this By-law;
- ii) accessory buildings and structures for the permitted uses.

15.2.2.4 Regulations for the Uses Permitted in the MC-2 Zone

The regulations in Section 15.1 shall apply to the permitted uses in the MC-2 Zone.

15.2.3 Main Central Commercial Exception 3 (MC-3) zone - King Street West, North side

15.2.3.1 Defined Area

MC-3 as shown on Schedule "A", Map 2 to this By-law.

15.2.3.2 Permitted Uses

The uses permitted in Section 15.1.1. and 15.1.2.