

Property Client Full

456 Division Street, Cobourg, Ontario K9A 3S2

Listing

456 Division St Cobourg

Active / Commercial / Commercial / Retail

MLS®#: X12518632

List Price: **\$799,000/For Sale**

Northumberland/Cobourg/Cobourg



Tax Amt/Yr: **\$8,135.00/2024/Ann** Transaction: **Sale**
SPIS: **No**
Legal Desc: **PT PARKLT A PL CADDY (FORMERLY LT 16 CON A HAMILTON) COBOURG PT 4 & 5 39R346; COBOURG**

Category: **Multi-Use** Use: **90**
Link: **Holdover**
Freestanding: **Yes** Franchise: **Flexible**
Occupant: **Vacant** Possession: **Flexible**

Zoning: **DC-17**

Dir/Cross St: **Corner of Division St and Spencer St E**

PIN #: **510980008**
Possession: **Flexible**

ARN #: **142100013002000**
Possession Date:

Contact After Exp: **No**

Total Area: **1,821 Square Feet**
Retail Area: **1,821 Square Feet**
Clear Height: **9'**
Heat: **Gas Forced Air Cld**
Sprinklers: **No Sprinklers**

Lot/Bldg/Unit/Dim: **Lot 80 x 128Feet**
Water: **Municipal**
Sewers: **Sanitary & Storm**
A/C: **Yes**
Washrooms: **1**
Garage Type: **None**

Basement: **Yes**
Area Infl: **Major Highway, Public Transit**

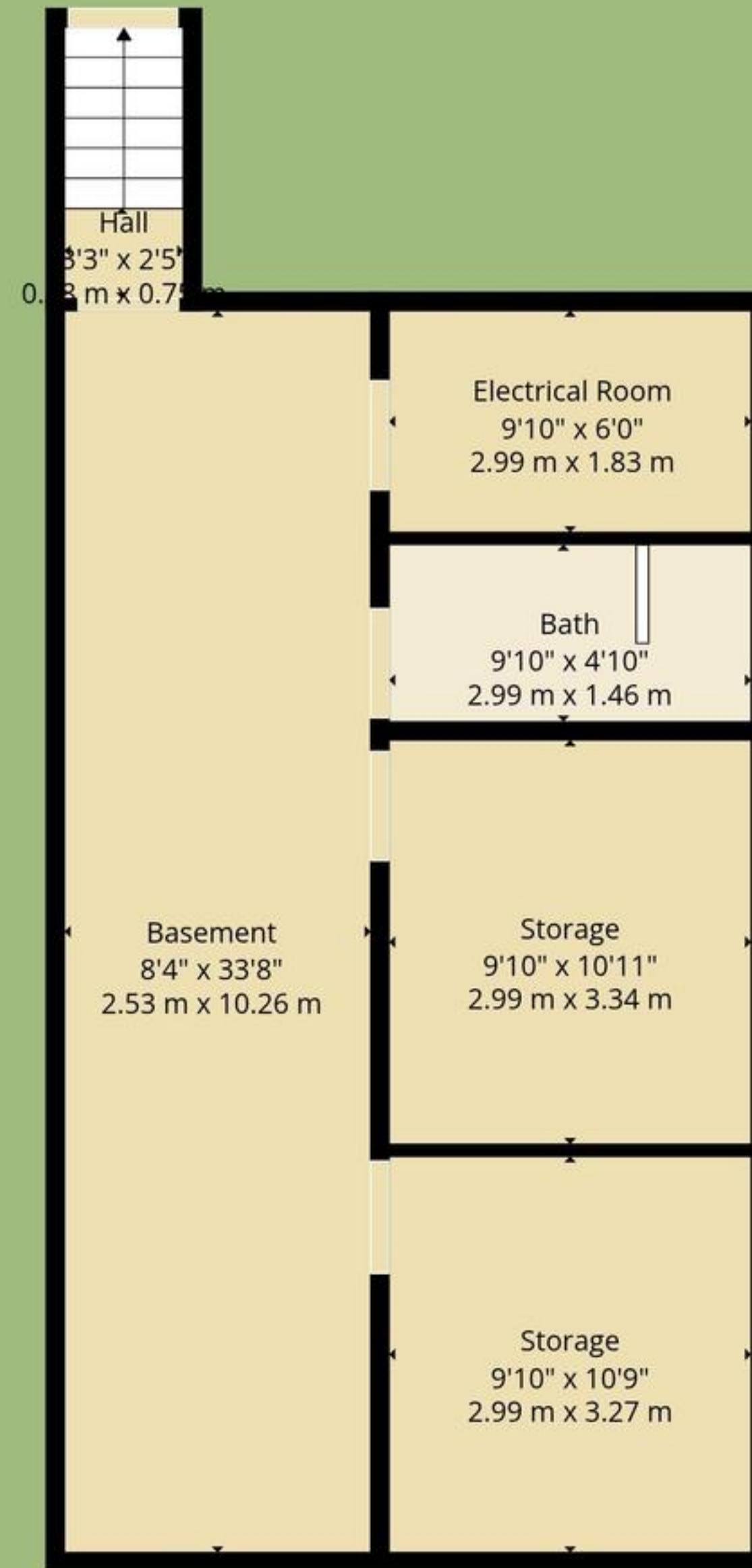
Utilities: **Yes**

Commercial/Financial Information

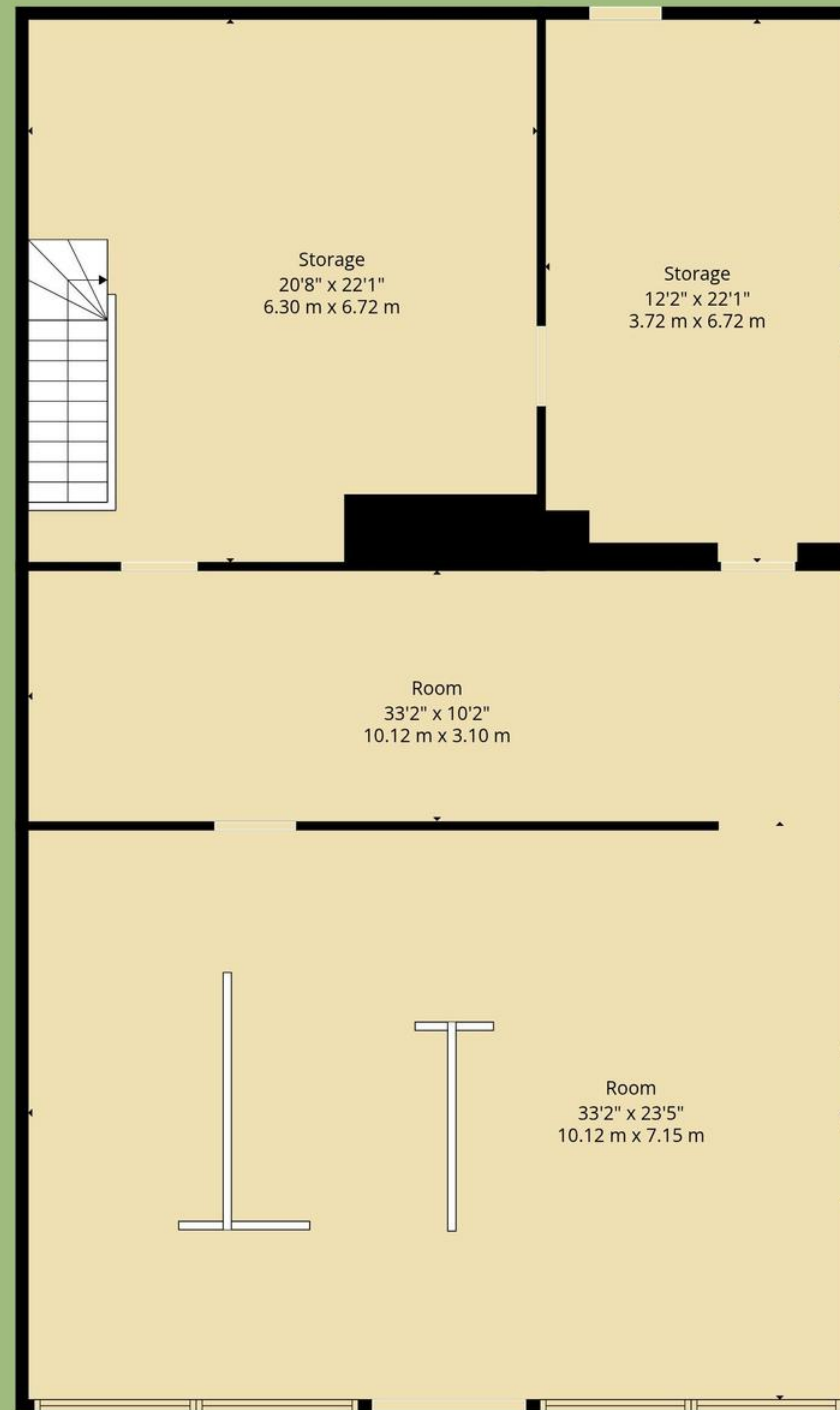
Remarks/Directions

Client Rmks: **Position your business for success in this prime commercial location along the main 401 gateway into downtown Cobourg! This 1,800+ sq. ft. standalone building sits proudly on a high-traffic corner, offering exceptional visibility and easy access for both local and commuter traffic. With zoning that supports a wide range of uses - including retail, restaurant, and professional or personal services - this versatile property is ideal for entrepreneurs and investors looking to grow in one of Cobourg's most vibrant corridors. Recent updates add peace of mind, including a newly waterproofed basement (2025) with a lifetime warranty, and recently replaced roof shingles, ensuring durability and long-term value. The property also features 13 on-site parking spaces and is just minutes from downtown, surrounded by established residential neighbourhoods and other thriving businesses. A rare opportunity to secure a high-profile, move-in-ready space in one of Cobourg's busiest and most strategic commercial areas!**

Inclusions: **8 x 10 Storage Shed, Owned Water Heater**



Floor 1



Floor 2

TOTAL: 862 sq. ft, 80 m2

BELOW GRADE: 83 sq. ft, 8 m2, FLOOR 2: 779 sq. ft, 72 m2

EXCLUDED AREAS: STORAGE: 959 sq. ft, 89 m2, BASEMENT: 283 sq. ft, 26 m2, ELECTRICAL ROOM: 59 sq. ft, 5 m2, ROOM: 350 sq. ft, 32 m2, WALLS: 147 sq. ft, 15 m2



SECTION 14: DISTRICT COMMERCIAL (DC) ZONE REGULATIONS

14.1 GENERAL USE REGULATIONS

14.1.1 Permitted Uses

- i) auction centre use;
- ii) bakery retail outlet;
- iii) building supply use;
- iv) call centre;
- v) clinic use;
- vi) communications production use including radio and television studios;
- vii) conference centre;
- viii) convenience commercial;
- ix) driving school use;
- x) dry cleaning distribution establishment;
- xi) eating establishment, including banquet hall facilities;
- xii) education and training use;
- xiii) equipment rental use;
- xiv) fresh fruit, vegetable and flower sales use;
- xv) institutional use;
- xvi) light industrial within an enclosed building;
- xvii) motel or hotel use;
- xviii) nursery or garden centre use;
- xix) office use;
- xx) personal service use;
- xxi) place of entertainment use;
- xxii) private and commercial club use;
- xxiii) public use in accordance with the provisions of Section 5.3.2;
- xxiv) residential use as a secondary use in a commercial building;
- xxv) taxi establishment use;
- xxvi) undertaker's establishment use;
- xxvii) vehicle service station use;
- xxviii) vehicle fuelling station use;
- xxix) vehicle sales use;
- xxx) vehicle rental use;
- xxxi) vehicular service and supply use, including specialty repair facilities, but excluding vehicle body repair facilities;
- xxxii) vehicle wash;
- xxxiii) veterinary clinic use and domestic animal grooming use;
- xxxiv) wellness centre use.

14.1.2 Permitted Accessory Uses

- i) accessory uses to the Permitted Uses under Section 14.1.1;
- ii) open storage;
- iii) wholesale use;
- iv) service and repair use;
- v) automatic banking units.

14.1.3 Prohibited Uses

- i) department store use;
- ii) supermarket or bulk food use;
- iii) retail commercial use, other than those identified in Section 14.1.1 and 14.1.2;

14.1.4 Permitted Buildings and Structures

- i) buildings and structures for the permitted uses;
- ii) dwelling units which form part of a commercial building located above the commercial component;
- iii) accessory buildings and structures for the permitted uses.

14.1.5 Lot Area

740 m² (7,965 ft.²) minimum.

14.1.6 Lot Frontage

25 m (80 ft.) minimum.

14.1.7 Lot Coverage

30% maximum.

14.1.8 Front Yard

3 m (10 ft.) minimum up to 15 m (50 ft.) maximum.

14.1.9 Rear Yard

7.5 m (25 ft.) minimum.

14.1.10 Interior Side Yard

No interior side yard is required for a building provided access is available to the rear yard or the lot line does not abut a Residential or Development Zone. Where no access is available to the rear yard, a side yard of 4.5 m (15 ft.) minimum shall be required on one side of the lot. Where the lot line abuts a Residential or Development Zone, a minimum 6 m (20 ft.) Interior side yard shall be required.

14.1.11 Exterior Side Yard

3 m (10 ft.) minimum up to 15 m (50 ft.) maximum.

14.1.12 Landscaped Open Space

Minimum 15% of the lot, including any area not used for buildings, structures or parking areas. A landscaped open space area of 3 m (10 ft.) in width along the interior side and/or rear lot lines shall be included where such lot lines abut a Residential or Development Zone. A minimum 3 m (10 ft.) landscape strip shall be required in the front yard.

14.1.13 Building Height

4 storeys maximum.

14.1.14 Maximum floor space index

1.0 times

14.1.15 Open Storage

Open storage of goods and materials shall be permitted provided that:

- i) any storage area shall be setback a minimum of 7.5 m (25 ft.) from any Residential or Development Zone which abuts the DC Zone; and,
- ii) the storage area is enclosed by a stone or masonry wall, solid wood or closed chain link fence, and such wall or fence shall be a minimum of 1.8 m (6 ft.) in height; and
- iii) the storage area has a maximum lot coverage of 15%.

Notwithstanding the above requirements, temporary open storage may be permitted for a period of no more than 1 month for display or promotional purposes.

14.1.16 Refuse and recycling enclosures

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.

14.1.16 Regulations for Vehicle Service Station and Fuelling Station Uses

Notwithstanding the regulations of Sections 14.1.3 to 14.1.15, vehicle service and fuelling stations shall meet the following special regulations:

- i) **Lot Frontage:**
38 m (125 ft.) minimum.
- ii) **Lot Depth:**
38 m (125 ft.) minimum.
- iii) **Lot Coverage:**
20% maximum.
- iv) **Front Yard:**
3 m (10 ft.) minimum up to 15 m (50 ft.) maximum.
- v) **Rear Yard:**
7.5 m (25 ft.) minimum.
- vi) **Interior Side Yard:**
7.5 m (25 ft.) minimum.
- vii) **Exterior Side Yard:**
3 m (10 ft.) minimum up to 15 m (50 ft.) maximum.

viii) **Landscaped Open Space:**

Minimum 10% of the lot, but shall include any area not used for buildings, structures or parking areas, and shall include an area 3 m (10 ft.) in width along the interior side and/or rear lot lines where such lot lines abut a Residential or Development Zone.

ix) **Building Height:**

2 storeys maximum.

x) **Parking and Loading:**

In accordance with the provisions of Section 6.

xi) **Pump Location:**

Notwithstanding any other provisions of this By-law, a pump island and a canopy over such island may be located within any required front yard or exterior side yard provided:

- the minimum distance between any portion of the pump island and a non-cantilevered canopy and any street line shall be 6 m (20 ft.);
- the minimum distance between a cantilevered canopy and any street line shall be 3 m (10 ft.);
- where the lot is a corner lot, no portion of any pump island shall be located closer than 3 m (10 ft.) to a straight line between a point in the front lot line and a point in the exterior side lot line, each such point being a distance of 15 m (50 ft.) from the intersection of such lines.

14.1.17 Regulations for Accessory Buildings and Structures

Accessory buildings and structures not attached to the main building 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 5% coverage of the lot area, provided that the coverage of all buildings and structures on the lot shall not exceed 30% of the lot area;
- iv) meet all other yard requirements of the DC zone;
- v) be located a minimum of 3 m (10 ft.) away from any other building or structure on the lot;
- vi) be a maximum of 2 storeys in height.

14.1.18 Regulations for 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) **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 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)

14.1.19 Setback from Environmental Constraint Zone

Where any DC Zone abuts an Environmental Constraint (EC) Zone, all buildings and structures in the DC Zone shall be setback a minimum of 3 m (10 ft.) from the boundary of the EC Zone.

14.1.20 Property Abutting Railway Mainline

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

- i) new (DC) 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.

14.1. 21 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 (DC) 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.

14.2 SPECIAL USE REGULATIONS

The regulations contained in subsection 14.1, 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 14.2.

14.2.1 District Commercial Exception 1 (DC-1) zone-541 William St.; 467 Division St.; 471 Division St.

14.2.1.1 Defined Area

DC-1 as shown on Schedule "A", Map 7 to this By-law.

14.2.1.2 Permitted Uses

In addition to the Permitted Uses of Section 14.1.1 and 14.1.2, the following additional uses are permitted in the (DC-1) zone:

- i) retail commercial use.

14.2.1.3 Permitted Buildings and Structures

The buildings and structures permitted in Section 14.1.4.

14.2.1.4 Regulations for the Uses Permitted in the DC-1 Zone

Notwithstanding the regulations of Section 14.1, the lands in the DC-1 Zone shall be developed in accordance with the following:

- (i) For lands known municipally as 541 William Street, the subject property will be developed in accordance with Schedule 'B-11'.
- (ii) For lands known municipally as 467 Division Street, the following regulation shall apply:
- (iii) The gross floor area of all buildings shall be limited to a maximum of 560 m² (6,000 ft²).
- (iv) For lands known municipally as 471 Division Street, the following regulation shall apply:

- i) retail commercial use;
- ii) an office accessory to a retail commercial use;
- iii) warehouse use;
- iv) service or repair use;
- v) real estate office;

14.2.15.3 Permitted Buildings and Structures

Buildings and structures permitted in Section 14.1.4.

14.2.15.4 Regulations for Permitted Uses in the DC-15 Zone

Regulations of Section 14.1 shall apply to the uses permitted in the DC-15 Zone.

14.2.15.5 Definitions

For the purposes of Section 14.2.15 the following definitions shall apply:

- i) **Laundromat** shall mean a building or a part of a building used for the washing, laundering and drying of clothes on a "fee for service basis" but does not include a dry-cleaning establishment;
- ii) **Real Estate Office** shall mean a building or a part of a building used as an office of a licensed real estate broker and agents.

14.2.16 District Commercial Exception 16 (DC-16) - 104 Elgin Street West

14.2.16.1 Defined Area

DC-16 as shown on Schedule "A", Map 14 to this By-law.

14.2.16.2 Permitted Uses

Shall be limited to the following uses:

- i) monument, sign and cornerstone sales;
- ii) monument, sign and cornerstone display;
- iii) secondary use consisting of one single family dwelling.

14.2.16.3 Permitted Buildings and Structures

- i) Buildings and structures for the permitted uses;
- ii) Accessory buildings and structures for the permitted use.

14.2.16.4 Regulations for the Uses Permitted in the DC-16

The regulations in Section 14.1 shall apply to the uses permitted in the DC-16 Zone.

14.2.17 District Commercial Exception 17 (DC-17) Zone - 456 Division Street

14.2.17.1 Defined Area

(DC-17) as shown on Schedule "A", Map 6 to this By-law.

14.2.17.2 Permitted Uses

The uses permitted in Section 14.1.1, 14.1.2. and the following additional permitted uses:

- i) a commercial use involving the sales, services and production of trophies and similar merchandise;

14.2.17.3 Permitted Buildings and Structures

The buildings and structures permitted in Section 14.1.4

14.2.17.4 Regulations for Permitted Uses in DC-17 Zone

The lands in the (DC-17) zone shall be subject to all regulations in Section 14.1 and the following special provision:

- i) **Rear yard:**

3.0 m (10 ft.) minimum.

14.2.18 District Commercial Exception18 (DC-18) zone-North Side of Elgin St. W./West of Burnham St.

14.2.18.1 Defined Area

DC-18 as shown on Schedule A, Map 15 to this By-law.

14.2.18.2 Permitted Uses

- i) commercial, other than the commercial uses prohibited in Section 14.2.18.3;
- ii) institutional;
- iii) industrial in an enclosed building;
- iv) office;
- v) public use in accordance with the provisions of Section 5.3.2;
- vi) residential use as a secondary use in a commercial building;
- vii) accessory use including open storage, and wholesale, service and repair uses and automatic banking units.

14.2.18.3 Prohibited Uses

- i) department store use;
- ii) supermarket or bulk food use; and
- iii) retail commercial use, with the exception of the lands described as 1000 Elgin St. W. where a retail commercial use is permitted.
- iv)

14.2.18.4 Permitted Buildings and Structures

The buildings and structures permitted by Section 14.1.4.

14.2.18.5 Regulations for Uses Permitted in the DC-18 zone

Notwithstanding the provisions of Section 14.1, the lands in the DC-18 zone shall be subject to the following regulations:

- i) **Lot Area:**

740 m² (7,965 ft²) minimum.

- ii) **Lot Frontage:**

25 metres (80 ft.) minimum

- iii) **FSI:**

The FSI existing as of October 30, 2000 or 0.20 minimum.