

..... For Sale:

Workman Road South Cobourg, ON

Up to 8 year VTB Available



The exceptional team
that gives you *results*.



Aran Pope*
Senior Vice President
905.695.9172
apope@lennard.com



Brennan Shier*
Vice President
905.695.9258
bshier@lennard.com

Executive Summary

Project Overview

Lennard Commercial Realty (“the Advisors”) have been exclusively retained by their client (“the Vendor”) to coordinate the sale of development lands comprised of 32.353 acres located in the Town of Cobourg, Ontario (“the Property”). The land is located on the east side of Workman Road, just north of King Street E.

Planning Context

The Secondary Plan has been approved and adopted by the municipality.

Development Phasing

The Secondary Plan envisions a phased approach.

Opportunity

The Advisors, on behalf of the Vendor, are soliciting development and building firms for Agreements of Purchase and Sale for the entire project. The Vendor will also consider a long term VTB no longer than 8 years and with a loan to value ratio of no less than 80:20. This low-risk development opportunity will allow qualified developers to take the project through the development process to hopefully align with servicing allocation.

Please submit all offers to Aran Pope and Brennan Shier.

Aran Pope*

Senior Vice President
905.695.9172
apope@lennard.com

Brennan Shier*

Vice President
905.695.9258
bshier@lennard.com

 Total Size
32.353 acres

 Estimated Buildable Acreage
29.5 acres

 Zoning
RU - Rural

 Secondary Plan Land Use Designation
VS - Village Square

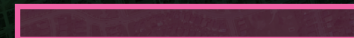
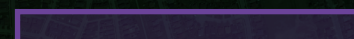
 PIN Number
511020215

 Legal Description
PT LT 9 CON A HAMILTON PT 4 & 5,
39R3092; S/T HN12900; COBOURG

Source: Ganaraska Region Conservation Authority

Neighbouring Developers

Active Developments (Under Construction):

-  Tribute
-  Stalwood Developments

Future Developments:

-  JMCD North Holdings Inc.
-  Individual Long Term Owner
-  Blairhill Estates
-  Eitem Ltd.
-  Individual Family Owned
-  701 Brook Ltd.

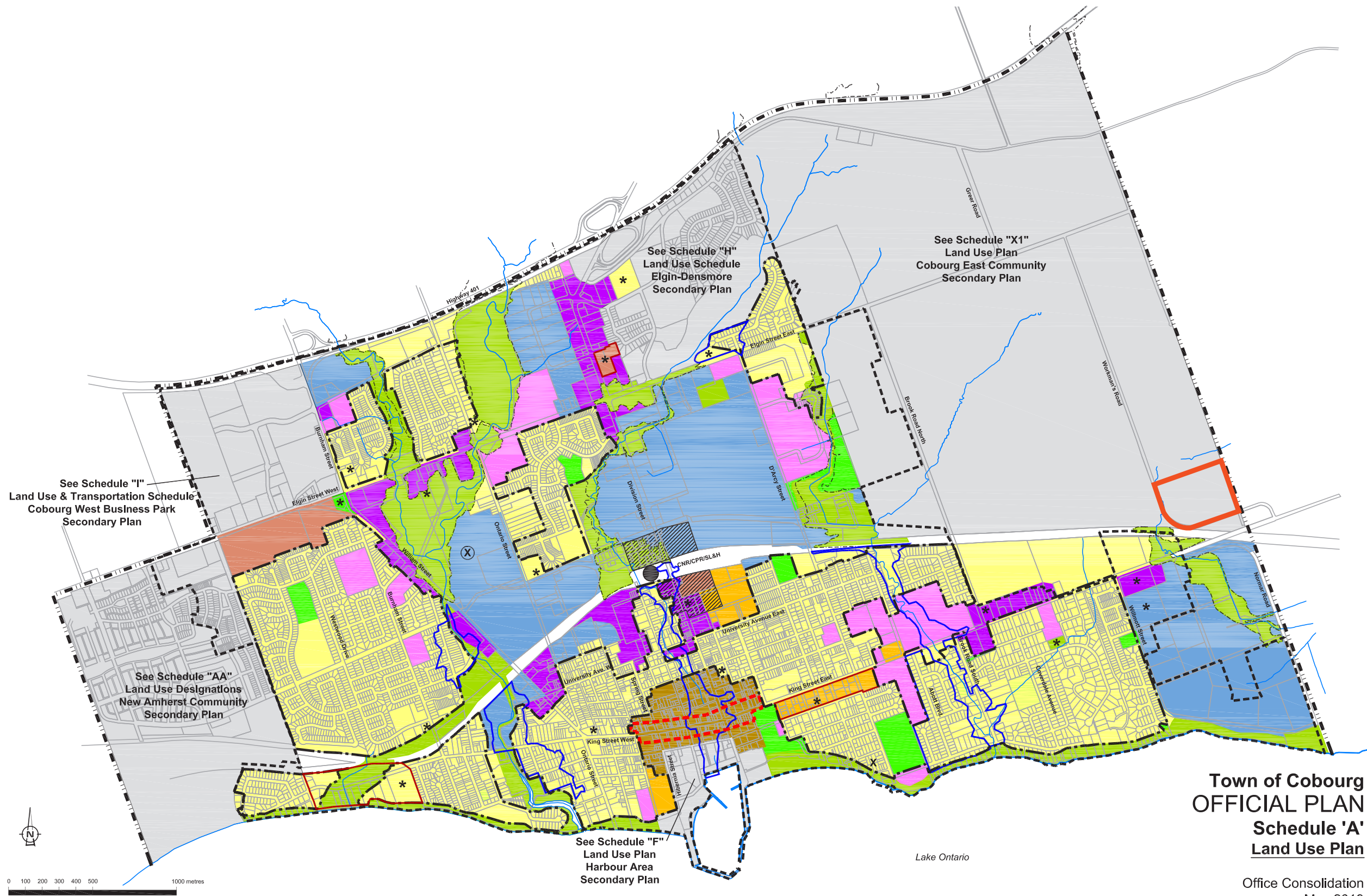


Lake Ontario

Official Plan

LEGEND

- ENVIRONMENTAL CONSTRAINT AREA
- EMPLOYMENT AREA
- HIGH DENSITY RESIDENTIAL AREA
- MAIN CENTRAL AREA
- MAJOR INSTITUTIONAL
- MIXED USE CORRIDOR AREA
- PARK AREA
- RESIDENTIAL AREA
- SHOPPING NODE AREA
- SECONDARY PLAN AREA
- BUILT BOUNDARY
- URBAN SETTLEMENT AREA BOUNDARY
- * SPECIAL PROVISION
- STABLE RESIDENTIAL AREA
- MAJOR TRANSIT STATION
- MAJOR TRANSIT STATION AREA
- X WASTE DISPOSAL ASSESSMENT AREA
- WATERCOURSE
- FLOODPLAIN
- SPECIAL POLICY AREA
- KING STREET CORRIDOR






Town of Cobourg
OFFICIAL PLAN
Schedule 'A'
Land Use Plan

Office Consolidation
 May 2018




Secondary Plan

Legend




Residential Area

-  Living Area
-  Heritage Building
-  Gateway




Employment Area

-  Business Park
-  Light Industrial
-  General Industrial




Commercial Area

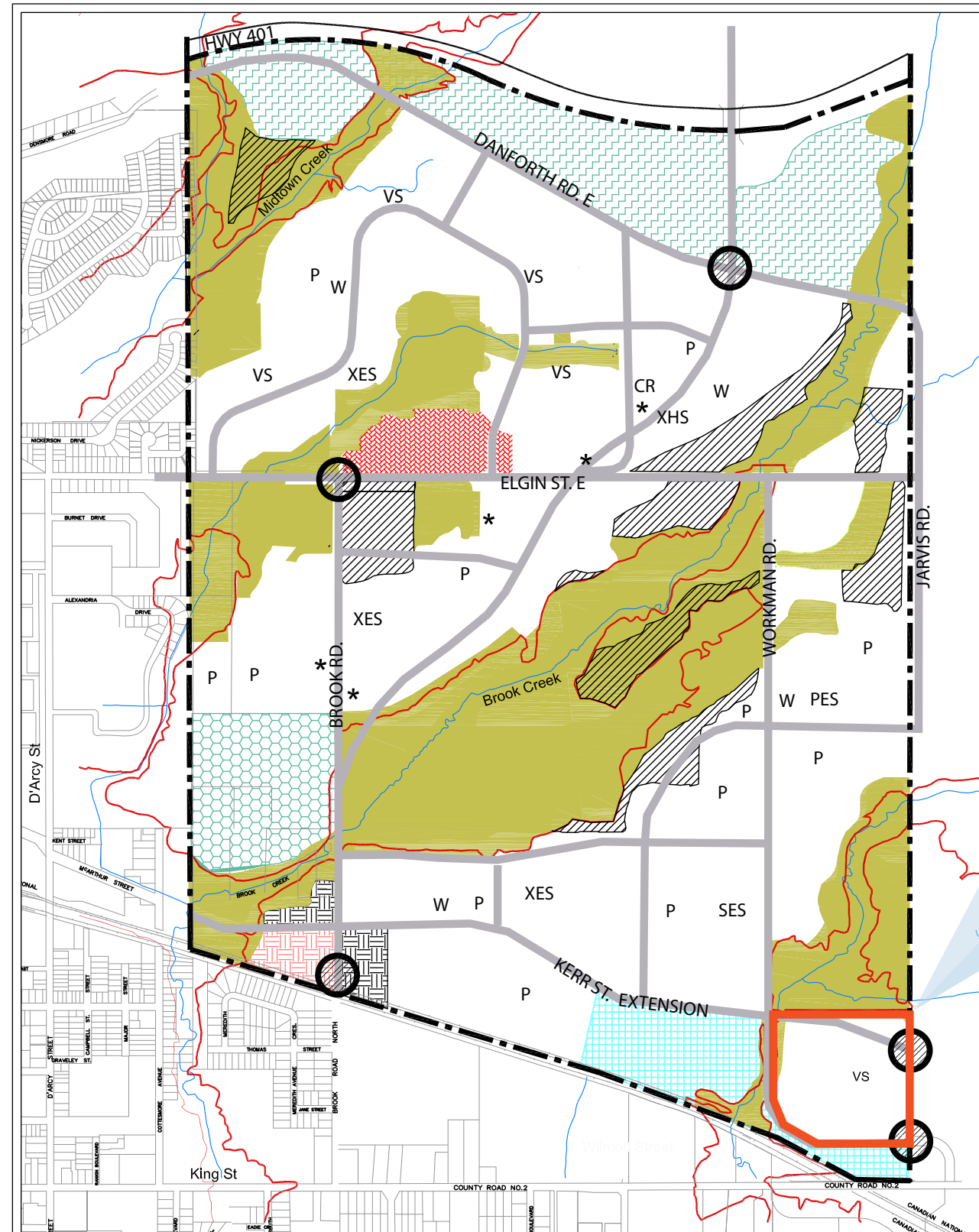
-  Mixed Use Main Street Light
-  Service Commercial One
-  Service Commercial Two

Community Use Area

-  Parkland
-  Potential High School
-  Potential Elementary School
-  Public Elementary School
-  Separate Elementary School
-  Community Recreation Centre
-  Village Square
-  Place of Worship

Environmental Area

-  Environmental Protection
-  Special Study Area Overlay
-  Flood Lines



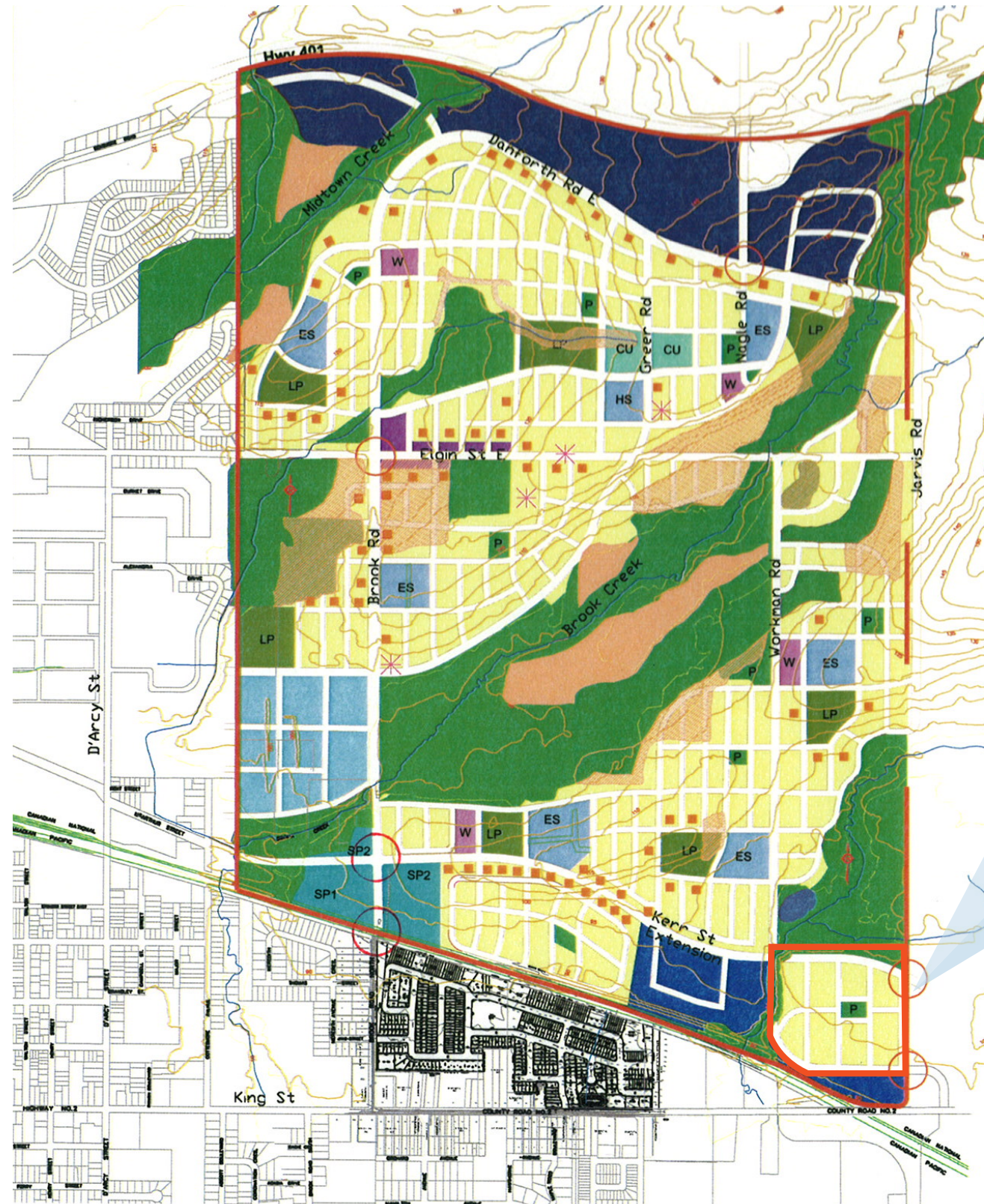
**Schedule X1
Land Use Plan**
Cobourg East Community
Secondary Plan
Official Plan Amendment
No. 76

September 2019

Cobourg East Community Secondary Plan

Legend

- Business Park
- Light Industrial
- General Industrial
- Service Commercial
- Mixed Use
- Residential
- Residential - Medium Density
- Community Use
- W
Worship
- ES
Elementary School
- HS
High School
- VS
Village Square
- High Constraint
- Moderate Constraint
- Moderate Constraint - pending further Environmental Review
- SWM Ponds
- Flood Lines
- Hedge Row
- Environmental Protection
- Gateway



Workman Road South

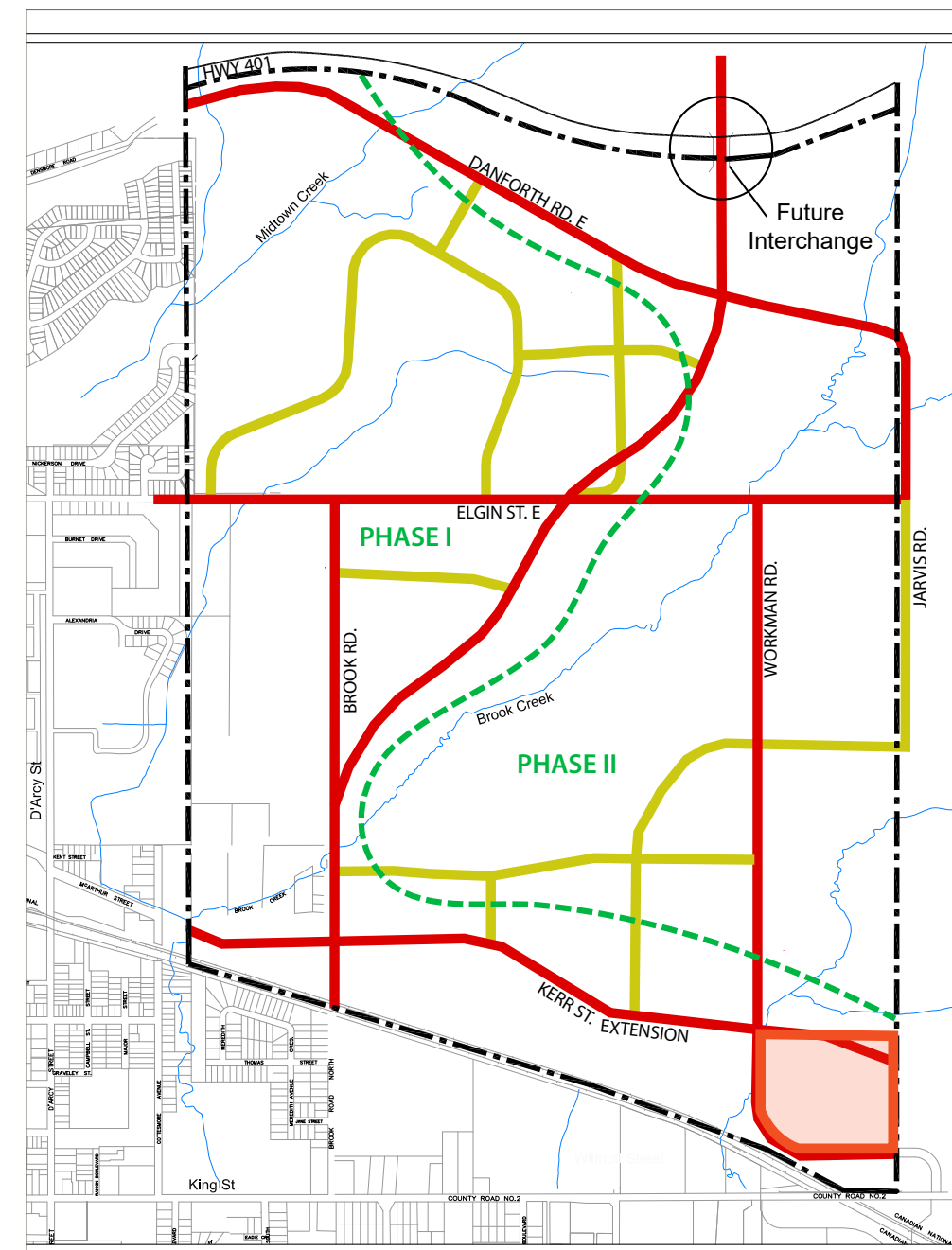
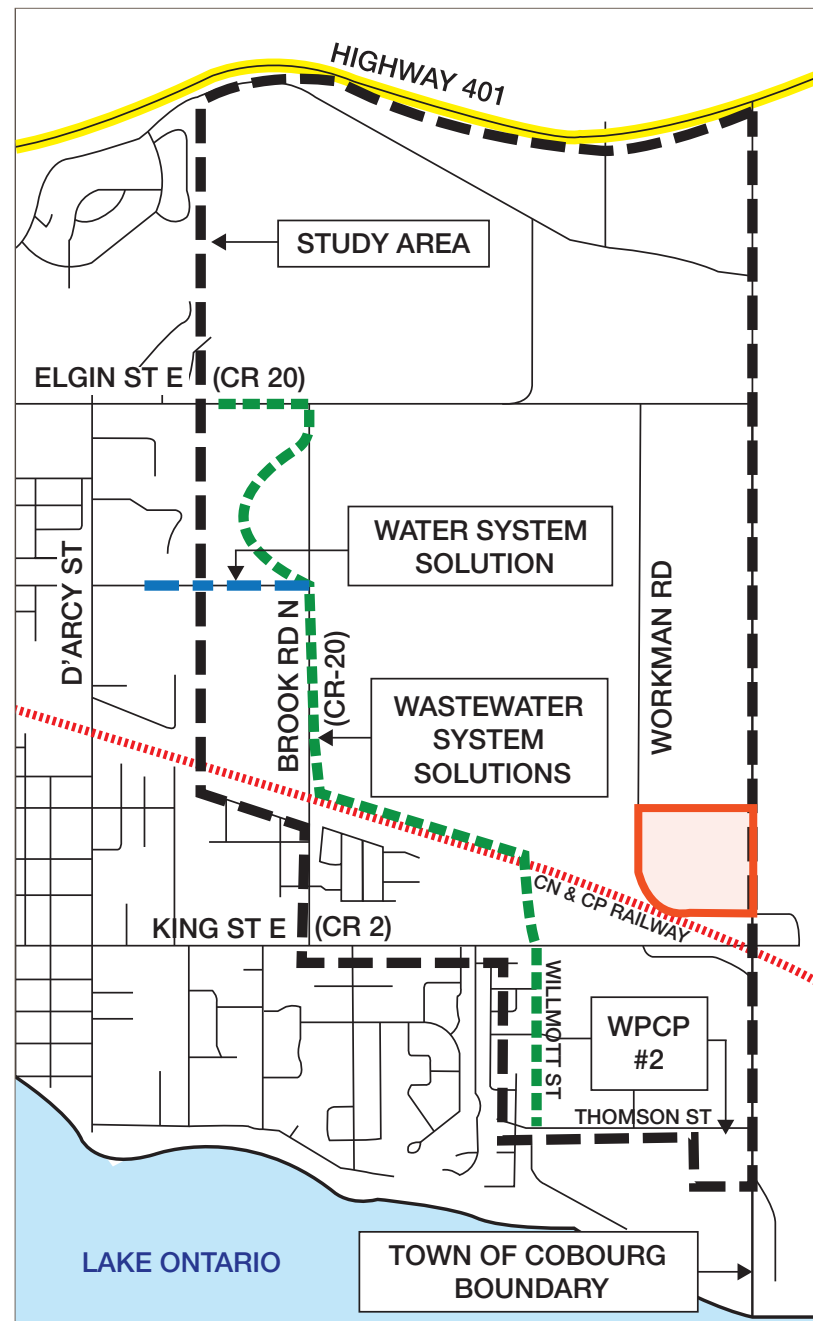
Servicing Map

Community Phasing Plan

Study Background

The Town of Cobourg and the Cobourg East Development Owners Group as co-proponents completed a Municipal Class Environmental Assessment Study to provide wastewater and water servicing infrastructure that will support future development of lands within the Cobourg East Community Secondary Plan Area (Cobourg East). In this regard, the municipal wastewater and water services are being designed to extend and support the full build-out needs of Cobourg East for ongoing and future developments.

The Study was conducted in accordance with the planning and design process for Schedule B projects, as outlined in the Municipal Class Environmental Assessment (EA) process (as amended 2015). The Class EA includes opportunities for public, Indigenous community and stakeholder discussion and feedback.



Legend

- Arterial Road
- Collector Road
- - - Phasing Line

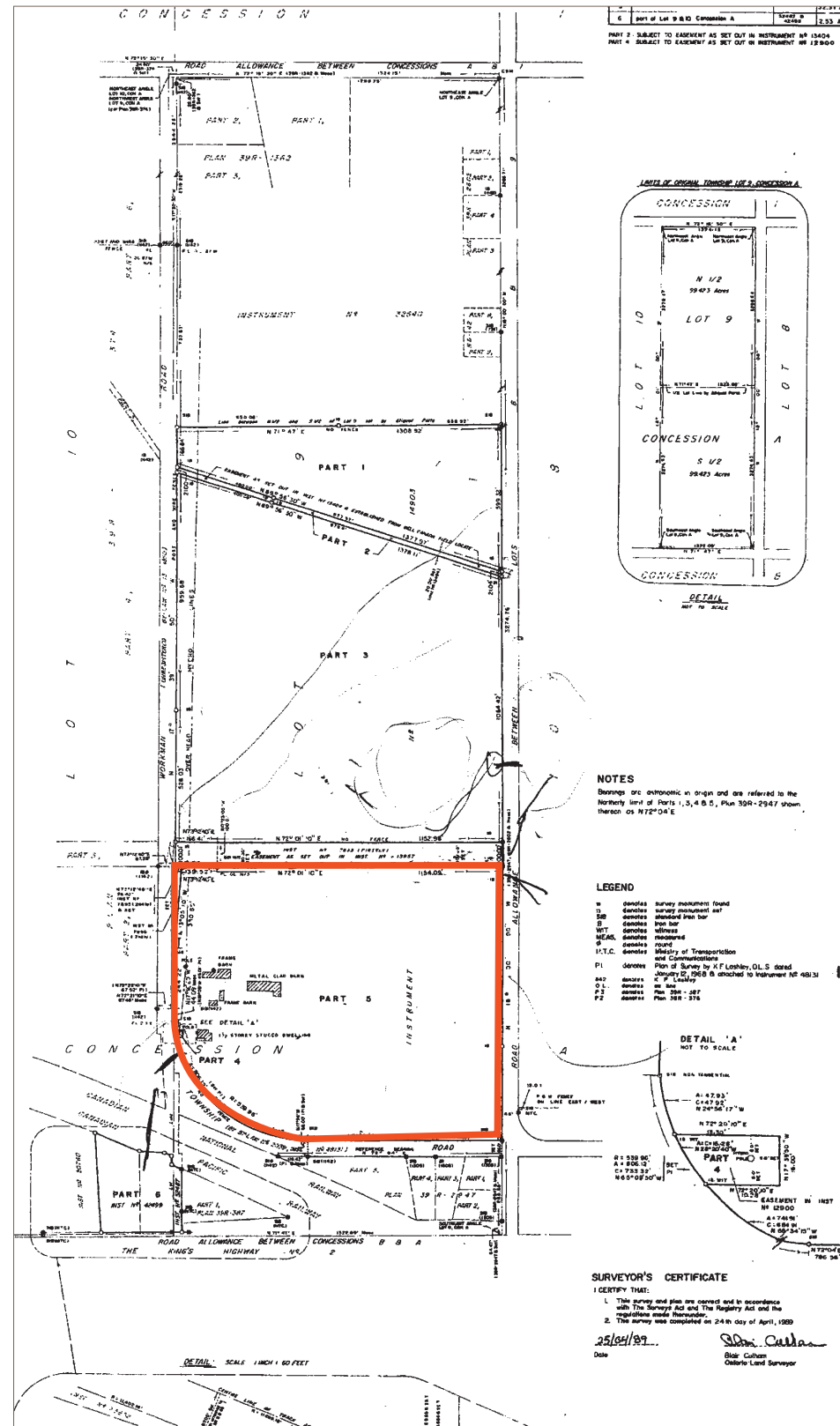
0 100 200 300 400 500m

**Schedule X4
Phasing Plan**
Cobourg East Community
Secondary Plan
Official Plan Amendment
No. 76

September 2019

Land Survey

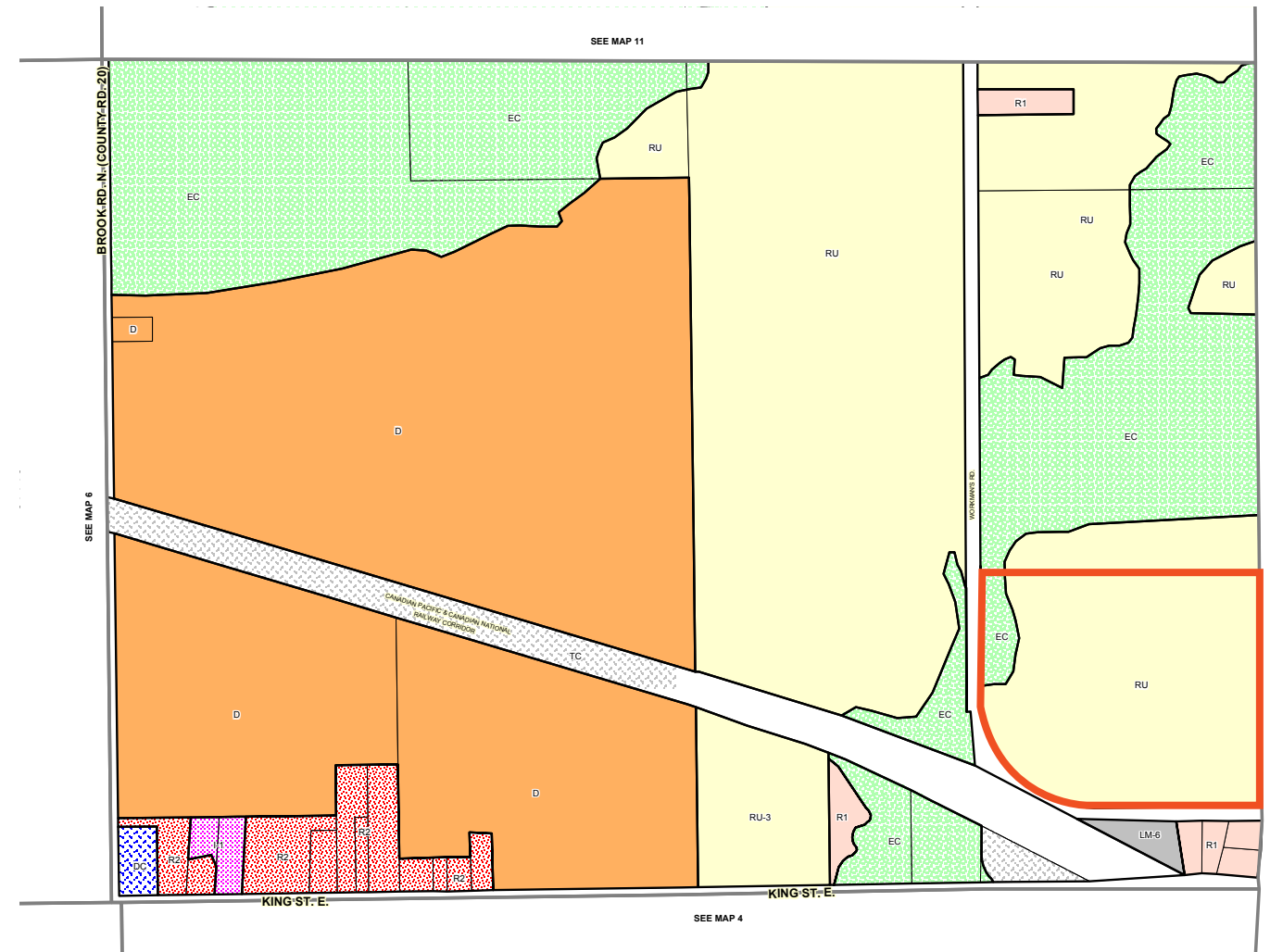
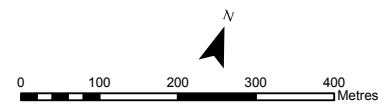
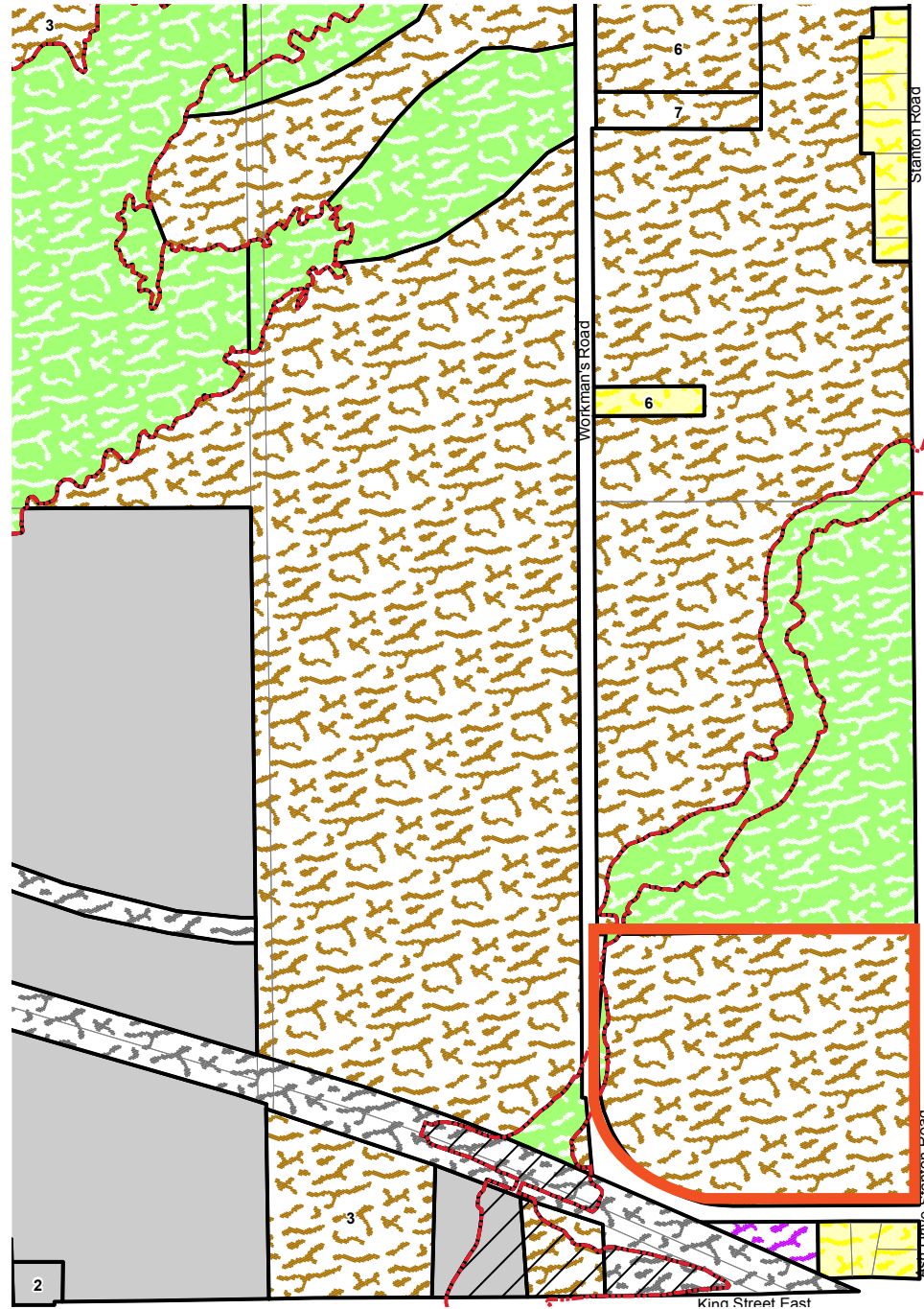
Takeoffs



Source: Ganaraska Region Conservation Authority

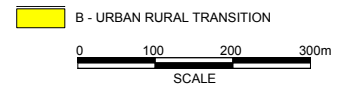
Zoning

- Residential 1
- Residential 2
- Residential 3
- Multiple Residential 4
- Apartment Residential 5
- Mixed Use
- Neighbourhood Commercial
- Shopping Centre Commercial
- Corridor Commercial
- Main Central Commercial
- Light Industrial
- General Industrial
- Business Park
- Institutional
- Open Space
- Environmental Constraint
- Rural
- Development
- Transportation Corridor
- Neighbourhood Residential 1
- Neighbourhood Residential 2
- Neighbourhood Mixed Use
- CEMU
- CER3
- CER2
- CER1
- Holding Provision 1 (H1)
- Holding Provision 2 (H2)
- Holding Provision 3 (H3)

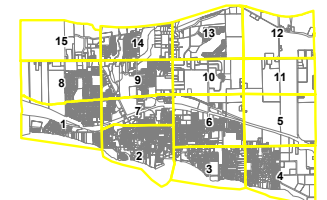


LEGEND - ZONING

- | | |
|---------------------------------|-----------------------------------|
| R1 - RESIDENTIAL 1 | GM - GENERAL INDUSTRIAL |
| R2 - RESIDENTIAL 2 | BP - BUSINESS PARK |
| R3 - RESIDENTIAL 3 | I - INSTITUTIONAL |
| R4 - MULTIPLE RESIDENTIAL 4 | OS - OPEN SPACE |
| R5 - HIGH DENSITY RESIDENTIAL 5 | EC - ENVIRONMENTAL CONSTRAINT |
| NC - NEIGHBOURHOOD COMMERCIAL | RU - RURAL |
| SC - SHOPPING CENTRE COMMERCIAL | D - DEVELOPMENT |
| DC - DISTRICT COMMERCIAL | TC - TRANSPORTATION CORRIDOR |
| MC - MAIN CENTRAL COMMERCIAL | NR1 - NEIGHBOURHOOD RESIDENTIAL 1 |
| LM - LIGHT INDUSTRIAL | NR2 - NEIGHBOURHOOD RESIDENTIAL 2 |
| | NMU - NEIGHBOURHOOD MIXED USE |



KEY MAP



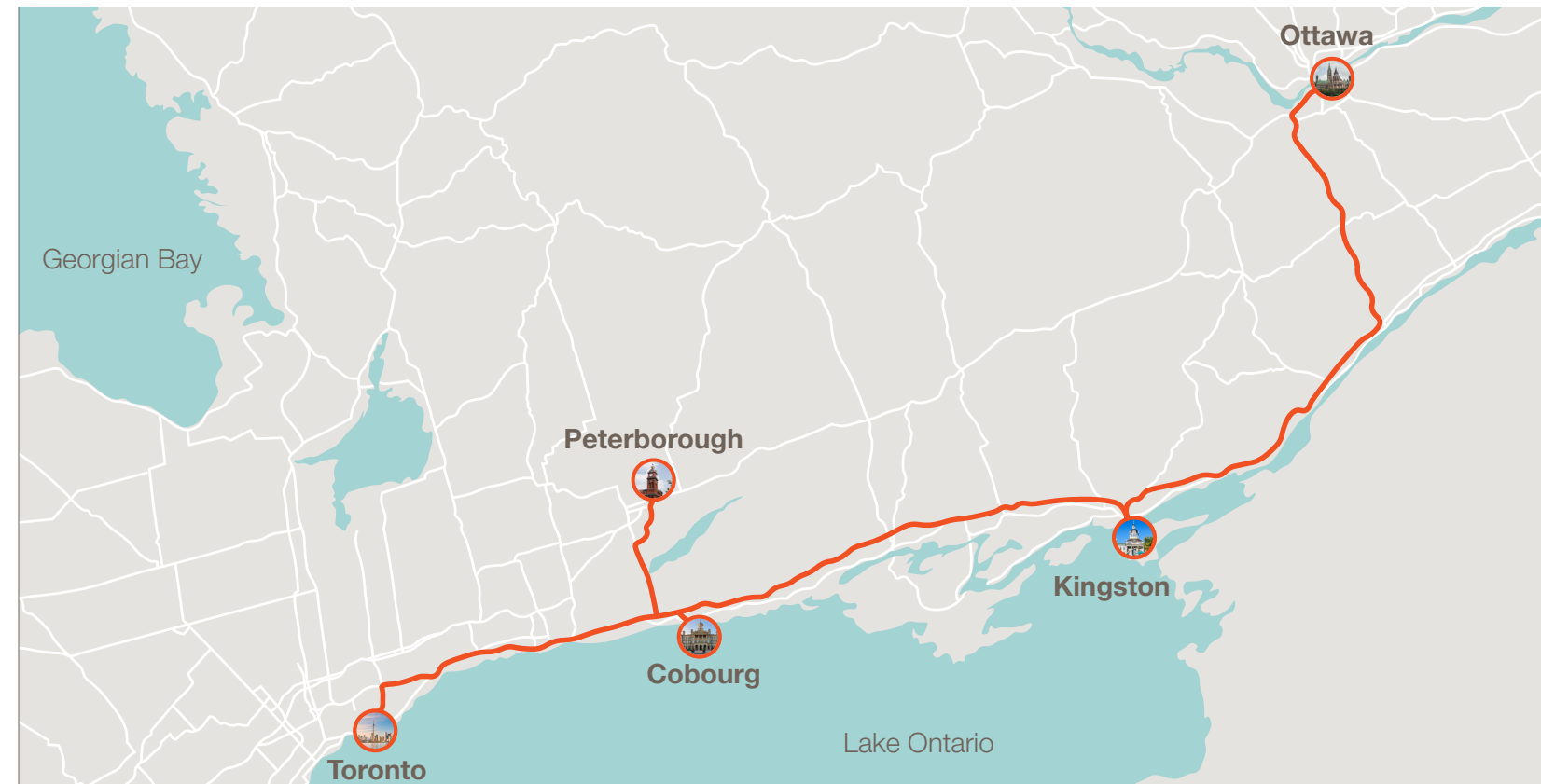
THIS TILE BASED MAPPING IS PROVIDED FOR CONVENIENT REFERENCE ONLY. SCHEDULE 'A' PASSED BY COUNCIL ON OCT 14, 2003 UNDER BY-LAW 85-2003 SHOULD BE REFERENCED FOR ACCURATE, LEGAL INFORMATION.

Area Overview








Founded in 1798, Cobourg is rich in heritage offering a vibrant downtown, sophisticated small-town atmosphere and renowned for its waterfront that serves as a popular getaway destination. Cobourg's historic downtown is an eight-block walk lined with boutiques, cafes and quaint antique shops.

The Town of Cobourg offers a superb business environment. Located just 110 kms from Toronto, Cobourg has excellent transportation access including Highway 401, mainline CN and CP Rail as well as commuter and regular VIA Rail passenger service. The availability of skilled labour has allowed Cobourg to maintain a diversified and stable industrial base producing food, plastics, automotive parts and wire and cable, just to name a few. Cobourg has a very strong and robust economy.

The Town combines attractive lifestyle features with successful business development awarding it a top ten position in the Financial Post's annual ranking of top entrepreneurial cities in Canada. Cobourg is home to over 900 businesses including world class, award winning companies such as Weetabix of Canada Inc., Maplehurst Bakeries Cobourg, BrandNeu Foods Canada Inc. and Belden Canada Inc.

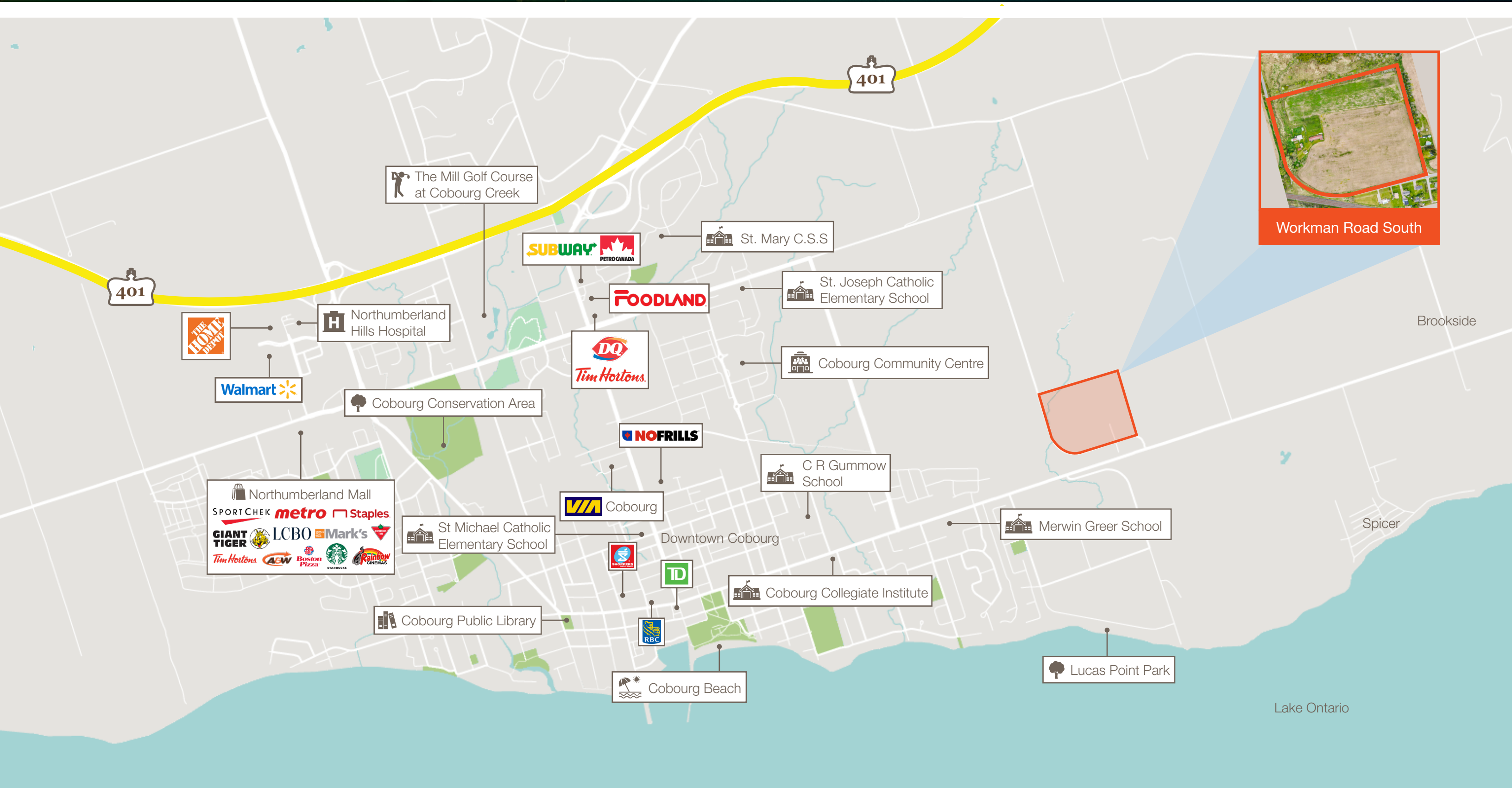


Distances To Major Cities

Kingston		Toronto		Ottawa		Peterborough
148 km away		118 km away		335 km away		57 km away
						
1hr 30 mins	1hr 10 mins	1hr 30 mins	1hr 10 mins	3 hr 10 mins	3hr 20 mins	50 mins

Cobourg is a growing and bustling community located along Highway 401

Amenities Map



Aerial Tour



Lennard:

Aran Pope*, Senior Vice President
905.695.9172
apope@lennard.com

Brennan Shier*, Vice President
905.695.9258
bshier@lennard.com

201-60 Columbia Way, Markham
905.752.2220
lennard.com

*Sales Representative
Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility.
Lennard Commercial Realty, Brokerage.

