



# LEASING OPPORTUNITY

183 QUEEN STREET, PORT PERRY, ONTARIO



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## Market Overview: Port Perry

The Township of Scugog<sup>(1)</sup> is part of the Region of Durham and is located approximately 65 kilometers (50 minutes) north-east of the City of Toronto. The Town of Port Perry occupies Scugog Ward areas 2 and 5.<sup>(2)</sup> With its bustling marina on the southwestern tip of Lake Scugog, Port Perry is the Greater Toronto Area's closest access point to the open waters of the Trent-Severn Waterway.

The Township of Scugog takes great pride in its rich historicity and cultural heritage.<sup>(3)</sup> Formerly known as Settlement House, this "anchor" of downtown Port Perry is easily one of the most visited addresses in the town and is located within a section of Queen Street designated as Port Perry's Heritage Conservation District<sup>(4)</sup>, where residents and visitors enjoy all the attractions and amenities of a bustling downtown while surrounded by beautiful Victoria architecture.

Port Perry's Historic Downtown is the Township's central business district and profits greatly from the support of Port Perry's capable and proactive Business Improvement Association.<sup>(5)</sup> Local residents enjoy the many business and services located within the downtown area, and many national financial and service providers (RBC, TD Canada Trust, CIBC, Re/Max) and retailers (Home Hardware, Tribal Voices, the Nutty Chocolatier) are located on Queen Street within one block of the subject property. Canada Post is located directly across the street, the Scugog Township Office is around the corner, and the Scugog Public Library is a mere two blocks away. Downtown activity is further enhanced by its immediate proximity to waterfront recreation via the Port Perry Marina and Palmer Park Kinsmen Beach on the shores of Lake Scugog. Port Perry's historic downtown is also a favored set location for the film industry.<sup>(6)</sup>

In 2009, the Township of Scugog secured \$7 million in grant funding from the Federal and Provincial Governments in support of its Downtown Waterfront Revitalization Project. Together with the township's own \$3.5 million, these funds were allocated toward the 10,000 square foot expansion and award-winning transformation of the Scugog Public Library,<sup>(7)</sup> expansion of downtown parking facilities, improvements to downtown streets, streetfronts, boardwalks and walking trails, and the expansion of stormwater management infrastructure, which was further enhanced by the recent completion of the new Nonquon Water Pollution Control Plant, which serves urban Port Perry and was named 2017 Project of the Year by the Ontario Public Works Association in their \$10-50 million environmental category.<sup>(8)</sup> Phase 2 of the Downtown Waterfront Revitalization Project is now underway and contemplates further revitalizations and improvements to the waterfront area.<sup>(9)</sup> Further intensification will soon be provided by *King's Landing*, an upcoming master-planned community by Stockworth Developments consisting of approximately 250 condominium units and 100,000 square feet of retail, commercial, and office space adjacent to the Canadian Tire store on Simcoe Street.<sup>(10)</sup>

These ongoing improvements, together with its close proximity to the Greater Toronto Area, its irreplaceable gateway location to the Trent-Severn Waterway on the southern tip of Lake Scugog, and its irresistible charm, put urban Port Perry in prime position for further growth and continued vitality for many years to come.

1. <https://www.scugog.ca/en/explore-scugog/About-Scugog.aspx>
2. <https://maps.durham.ca/wardmaps/scugog/>
3. <https://www.scugog.ca/en/live-and-play/Heritage.aspx>
4. <https://www.scugog.ca/en/live-and-play/Heritage-Conservation-District.aspx>
5. <http://www.discoverportperry.ca/>
6. <https://www.scugog.ca/en/do-business/Filming-in-Scugog.aspx>
7. <https://www.flickr.com/photos/80162269@N03/sets/72157630105213588/>
8. <https://www.durhamregion.com/community-story/8317131-durham-honoured-for-building-new-port-perry-sewage-plant/>
9. <https://www.scugog.ca/en/township-office/Waterfront-Revitalization-Project-Phase-2.aspx>
10. <http://stockworth.ca/developments/> or <https://mykingslanding.ca/> (video)

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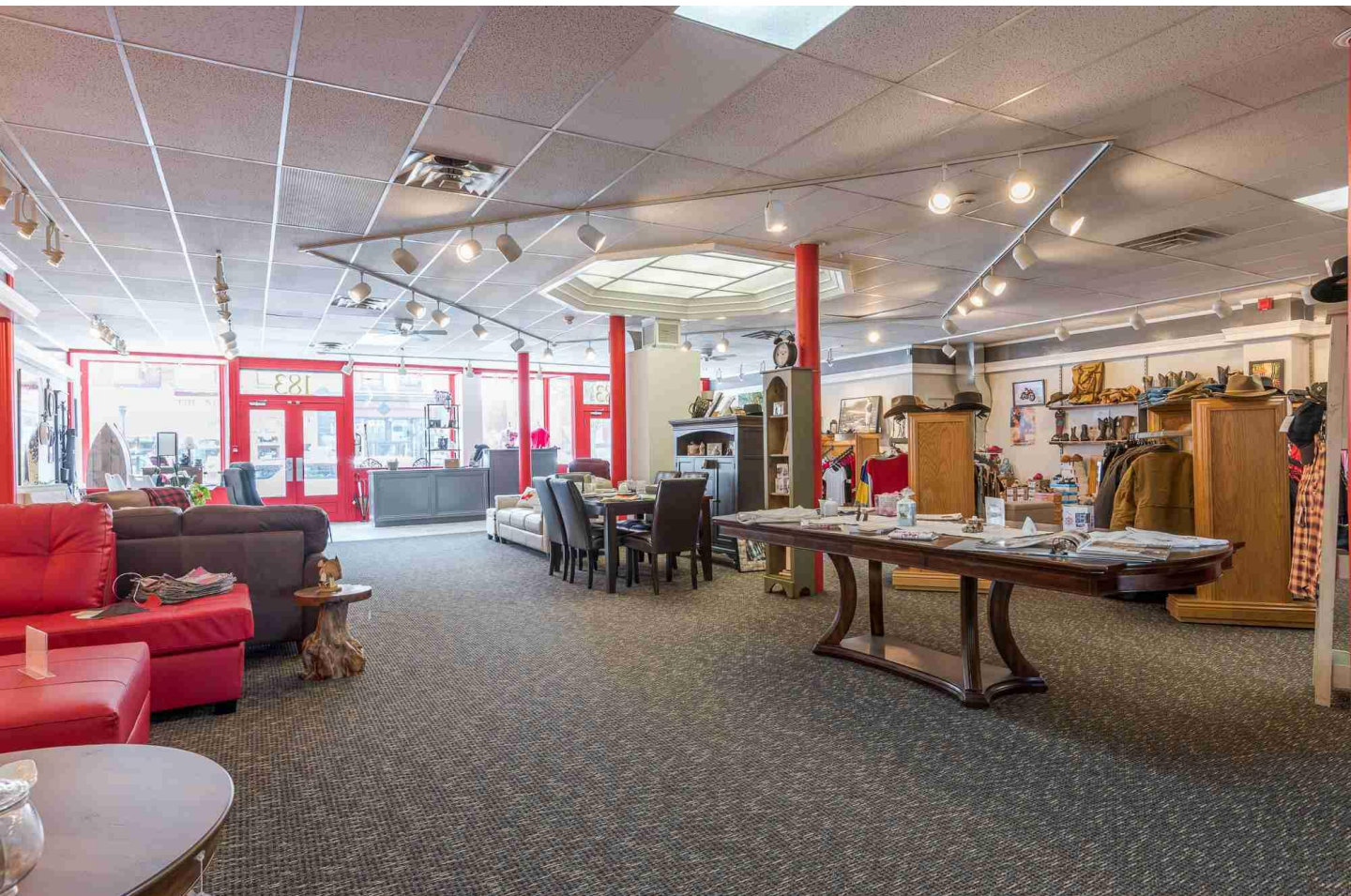
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## Photographs



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## Zoning

### 4.19 GENERAL COMMERCIAL (C3) ZONE

#### 4.19.1 PERMITTED USES

No person shall within a General Commercial (C3) Zone use any land or erect, alter or use any building or structure except as specified hereunder.

##### a. Residential Uses

Residential uses are prohibited except where a dwelling unit is located within a portion of a non-residential building permitted within the General Commercial (C3) Zone.

##### b. Non-Residential Uses

- |              |        |   |
|--------------|--------|---|
|              | i.     | a bank or financial institution;  |
|              | ii.    | a business, professional or administrative office;  |
|              | iii.   | a commercial school   |
|              | iv.    | a custom workshop;  |
|              | v.     | a day nursery   |
| By-Law 70-92 | vi.    | an eating establishment exclusive of any such establishment with drive-in or curb service;                                |
|              | vii.   | a fraternal lodge or private club;  |
|              | viii.  | a funeral home and undertaking establishment;   |
|              | ix.    | a hotel, motel or motor hotel;  |
|              | x.     | an institutional use;   |
| By-Law 96-96 | xi.    | a laundry, coin operated;   |
|              | xii.   | a medical clinic;   |
|              | xiii.  | a parking lot;  |
| By-Law 53-00 | xiv.   | a personal service shop;  |
|              | xv.    | a place of entertainment;   |
|              | xvi.   | a printing establishment;   |
|              | xvii.  | a public use or municipal utility in accordance with the provisions of Section 5.17 hereinafter set forth in this By-Law; |
|              | xviii. | a retail commercial establishment;  |
|              | xix.   | a tavern;   |
|              | xx.    | a taxi establishment;   |
|              | xxi.   | a veterinary clinic in a wholly enclosed building; and  |
|              | xxii.  | a day spa   |

##### c. Accessory Uses

Uses, buildings and structures accessory to any of the foregoing uses permitted under subsections (a) or (b) hereof, in accordance with the provisions of Section 5.1 hereinafter set forth in this By-Law.

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## Zoning (con't)

### 4.19.2 REGULATIONS FOR RESIDENTIAL USES

- a. Dwelling Unit in Portion of Non-Residential Building

Dwelling units may be permitted in a portion of a non-residential building where such use is permitted within the General Commercial (C3) Zone provided that the dwelling units are not located below the second storey and that all other pertinent requirements of the said zone are complied with.

- b. Minimum Gross Floor Area Per Dwelling Unit

i.	Bachelor Dwelling Unit	40 sq. metres
ii.	One Bedroom Dwelling Unit	56 sq. metres
iii.	Two Bedroom Dwelling Unit	70 sq. metres
iv.	Dwelling Unit Containing Three or more Bedrooms	84 sq. metres plus 9 sq. metres for each bedroom in excess of three.

### 4.19.3 REGULATIONS FOR NON-RESIDENTIAL USES

- |      |  |   |
|------|--|---|
| a.   | Minimum Lot Area Requirement           | none  |
| b.   | Minimum Lot Frontage Requirement       | none  |
| c.   | Minimum Yard Requirements              |   |
| i.   | Front Yard                             | none  |
| ii.  | Exterior Sideyard                      | none  |
| iii. | Interior Sideyard                      | none  |
| iv.  | Rear Yard abutting a residential       | 12 metres   |
| d.   | Maximum Lot Coverage of all Buildings  | 80%   |
| e.   | Minimum Setback from Street Centreline | 10 metres or one half of the width of the right-of-way whichever is greater |
| f.   | Maximum Height of Buildings            | 12 metres   |

### 4.19.4 PLANTING STRIP REQUIREMENTS

Where the interior side or rear lot line of a lot within the General Commercial (C3) Zone abuts a Residential Zone, an area adjoining such abutting lot line shall be used for no other purpose than for a planting strip in accordance with the requirements of Section 5.16 hereinafter set forth in this By-Law.

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## **Zoning (con't)**

### **4.19.5 GENERAL ZONE PROVISIONS**

All provisions of Section 5, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the General Commercial (C3) Zone shall apply and be complied with.

### **4.19.6 SPECIAL ZONE CATEGORIES - GENERAL COMMERCIAL (C3) ZONE**

#### **4.19.6.1 GENERAL COMMERCIAL EXCEPTION ONE (C3-1) ZONE**

By-Law 72.81 Notwithstanding the uses permitted within the General Commercial (C3) Zone as set forth under Section 4.19.1 hereof to the contrary, within the General Commercial Exception One (C3-1) Zone, as delineated on the Zone Map attached hereto as Schedule "A4" and forming part of this By-Law, the uses permitted shall be restricted to that of only a medical clinic and dental clinic and business and professional offices together with such other accessory uses, buildings and structures as are normally considered incidental and subordinate thereto. In all other respects, the provisions of the General Commercial (C3) Zone shall apply and be complied with.

#### **4.19.6.2 GENERAL COMMERCIAL EXCEPTION TWO (C3-2) ZONE**

Notwithstanding the uses permitted within the General Commercial (C3) Zone as set forth under Section 4.19.1 hereof to the contrary, within the General Commercial Exception Two (C3-2) Zone, as delineated on the Zone Map attached hereto as Schedule "A4" and forming part of this By-Law, the uses permitted shall be restricted to that of only a motel together with such other accessory uses, buildings and structures as are normally considered incidental and subordinate thereto. In all other respects, the provisions of the General Commercial (C3) Zone shall apply and be complied with.

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