



Municipal Heritage Committee Report

Report Number: KLMHC2025-013
Meeting Date: February 6, 2025
Title: **Zoning By-law Amendment – 89 Prince Street West, Bobcaygeon**
Description: Review of the zoning by-law amendment application for 89 Prince Street West, Bobcaygeon
Author and Title: Emily Turner, Economic Development Officer – Heritage Planning

Recommendation:

That Report KLMHC2024-013, **Zoning By-law Amendment – 89 Prince Street West, Bobcaygeon**, be received; and

That comments regarding the application be provided to Planning staff through the Chair.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

The City of Kawartha Lakes has received an application for site plan approval for 89 Prince Street in Bobcaygeon, along with eight of the associated adjacent properties. 89 Prince Street currently contains the Kawartha Dairy manufacturing plant, offices and a retail store. The adjacent properties primarily contain residential properties but are owned by the same owner. The proposed zoning by-law amendment is intended to rezone portions of the subject lands and amend the M1-S2 Zone policies that are site specific to the Kawartha Dairy operation. The intent of the ZBA is to expand the existing Kawartha Dairy manufacturing plant located at 89 Prince Street and develop new associated buildings and uses. Specifically, the ZBA will permit:

- An addition to the existing manufacturing plan
- The development of a new retail store with a patio component
- The construction of an off-site employee parking lot
- The construction of a dairy museum with associated visitor parking

The broad intention of this application is to expand Kawartha Dairy's operations in Bobcaygeon and provide additional on-site retail space and a new museum to celebrate Bobcaygeon and area's long-standing dairy heritage. More specifically, the existing manufacturing plant will be removed for the proposed 6,502.73 square metre addition for a total industrial building size of 6,860.23 square metres. The retail component of the manufacturing plant building will be removed and a new 294.33 square metre retail store with an associated patio and access from Joseph Street will be constructed as 52 and 60 Joseph Street. New employee parking with 68 spaces will be developed at 82 and 94 Head Street as the current employee parking will be consumed by the expanded industrial building. A new dairy museum with 40 parking spots will be located at 96, 100, and 102 Prince Street West, on the opposite side of Prince Street West from the manufacturing facility. The intention of the museum is to showcase the longstanding history of dairy production in Kawartha Lakes. In order to facilitate the expansion of the plant, new parking lot and construction of the new museum and retail space, several buildings will need to be removed.

The twelve properties impacted by the proposed development are as follows:

- 89 Prince Street West
- 96 Prince Street West
- 100 Prince Street West
- 102 Prince Street West

- 52 Joseph Street
- 60 Joseph Street
- 82 Joseph Street
- W/S Joseph Street (Pt Lt 14 West Joseph Street, Pt John St; Pts 1&2 of 57R6871)
- 82 Head Street
- 94 Head Street
- 103 Head Street
- E/S Head Street (Pt Lt 11, E Head St)

As part of the complete application requirements, staff required that the proponent submit a Cultural Heritage Evaluation Report and Heritage Impact Assessment for three of the residential properties impacts by the proposed development. These properties were identified as part of the Bobcaygeon Heritage Inventory as having historic value but had not been formally evaluated or received any sort of heritage protection. Both a CHER and HIA were submitted with the application and combined version of them is attached as Appendix A. The site plan, elevations of the expanded manufacturing plant and retail store and elevations of the proposed museum are attached as Appendices B, C and D, respectively.

Rationale:

The proposed development impacts three historic residential buildings located at 82 Joseph Street, 83 Prince Street West, and 96 Prince Street West. Two of these buildings, 82 Joseph Street and 83 Prince Street West, are proposed to remain in situ and unaltered although the proposed development will take place in close proximity to them. At present, 82 Joseph Street is used as an office and 83 Prince Street West is a residential building and those uses will also continue. 96 Prince Street West is proposed for demolition to facilitate the construction of the new museum and visitor parking lot, along with the adjacent residential property at 102 Prince Street West which is not a historic property; 100 Prince Street West, which will also be incorporated into the museum site, is a vacant lot.

The evaluation of all three properties through the CHER found that they all have modest cultural heritage value. The heritage value of both 82 Joseph Street and 96 Prince Street West is through their architecture as representative examples of Ontario Gothic cottages in Bobcaygeon, but they do not have either historic or contextual value. 83 Prince Street West has been identified as having historic and associative value through its longstanding association with the Crowe family, the original owners of

Kawartha Dairy. This building has been identified as not having specific architectural or contextual value in the CHER, although arguably it does have contextual value through its direct historic association with the adjacent Kawartha Dairy manufacturing buildings.

The HIA reviews the impact of the proposed development on the three historic properties and has identified the impact as modest. Neither 82 Joseph Street nor 83 Prince Street West will be physically altered and their context will remain relatively similar. The impact on these two structures will be minimal. 96 Prince Street West will be demolished and its cultural heritage value completely removed. However, given that it only has modest cultural heritage value and, through the evaluation contained in the CHER, does not qualify for designation under Part IV of the Act, the impacts have been identified as modest as the loss of cultural heritage value for the community would be minimal. The HIA also notes that there are many other examples of this type and vintage of historic building, many which have a higher level of integrity, in Bobcaygeon. The report recommends that the decorative transom window in the house, which dates to some point in the twentieth century, be salvaged for adaptive re-use on site or elsewhere.

After review of the CHER and HIA, the Committee may want to comment on the appropriateness of demolishing 96 Prince Street West, commemoration of the history of the site, mitigation of the proposed development on the retained buildings or if formal protection of the retained buildings at 83 Prince Street West and 82 Joseph Street is warranted.

Other Alternatives Considered:

There are no recommended alternatives.

Financial/Operation Impacts:

There are no financial or operational impacts as a result of the recommendations of this report.

Consultations:

N/A

Attachments:

Appendix A – Heritage Impact Assessment and Cultural Heritage Evaluation Report



Adobe Acrobat
Document

Appendix B – Site Plan



Adobe Acrobat
Document

Appendix C – Elevations (Manufacturing Building and Retail)



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Appendix D – Museum



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Document

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