



Council Report

Report Number: PLAN2026-027
Meeting Date: April 21, 2026
Title: **By-law to Deem 89 Prince Street West, Bobcaygeon (Kawartha Dairy)**
Description: Deeming By-law
Author and Title: Lauryn Coughlan, Planner II

Recommendations:

That Report PLAN2026-027, **By-law to Deem 89 Prince Street West, Bobcaygeon (Kawartha Dairy)**, be received;

That a Deeming By-law respecting 89 Prince Street West, Bobcaygeon (Kawartha Dairy), substantially in the form attached as Appendix B and C to Report PLAN2026-027, be approved and adopted by Council; and

That the Mayor and Clerk be authorized to execute the documents required by the approval of this application.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

Proposal: To deem the following lots not to be lots within a registered plan of subdivision, in order to facilitate the consolidation of the lots:

Manufacturing Operation:

1. 89 Prince Street West; Plan 70, Part of Lots 11-13 West of John Street and East of Head Street; ARN 165102800140300; PIN 631300058
2. 52 Joseph Street; Plan 70, South Part of Lot 11 West of Joseph Street; ARN 165102800113200; PIN 631300117
3. 60 Joseph Street; Plan 70, North Part of Lot 11 West of Joseph Street; ARN 165102800113300; PIN 631300118
4. W/S Joseph Street; Plan 70, Part of Lot 14 West of Joseph Street, Part of John Street; Parts 1 & 2 of 57R-6871; ARN 165102800113401; PIN 631300060
5. 82 Joseph Street; Plan 70, Part of Lot 14 West of Joseph Street; Part 3 of RP57R-6871; ARN 165102800113500; PIN 631300061
6. E/S Head Street; Plan 70, Part of Lot 11, East of Head Street; ARN 165102800110800; PIN 631300057
7. 103 Head Street; Plan 70, Lot 13 and Part of Lot 14; Part 1 of RP 57R-4231; ARN 165102800111000; PIN 631300056
8. Parts 1, 2, 4-6, Part of John Street RP 57R-6391 (Closed by By-law 18-91, Instrument R283430); ARN 165102800113301; PIN 631300272
9. 83 Prince Street West; Plan 70, Part of Lots 11 and 12, Part 1 on Reference Plan 57R-4253; ARN 165102800140305; PIN 631300005

Proposed Off-Site Staff Parking:

1. 82 Head Street; Plan 70, Lot 11, West of Head Street; ARN 165102800109500; PIN 631310139
2. 94 Head Street; Plan 70, Lot 12, West of Head Street; ARN 165102800109600; PIN 631310140

The above properties will henceforth be referred to as the 'Subject Lands'.

Owner: Kawartha Dairy Limited

Applicant: D.M. Wills Associates Limited c/o Diana Keay

Official Plan: 'Urban Settlement Area' on Schedule A-5 to the City of Kawartha Lakes Official Plan; and 'Employment' and 'Residential' in Schedule F-2 of the Bobcaygeon Secondary Plan

Zone: Restricted Industrial (M1) Zone, Restricted Industrial Special Two (M1-S2) Zone, Urban Residential Type One (R1) Zone, and Urban

Residential Type Two (R2) Zone in the Village of Bobcaygeon
Comprehensive Zoning By-Law 16-78

- Site Servicing: Water: City owned and operated piped water.
- Sewage: City owned and operated individual sewage system.
- Storm Drainage: Sewers, swales.
- Existing Use: Manufacturing plant, Retail store, Homestead, Storage area, dwellings, offices, and employee entrance and parking.
- Adjacent Uses: North – Several single-detached dwellings, further north is a lumber supplier, auto shop, the Bobcaygeon Public School, and residential lots
- East – Several single-detached dwellings
- South – Several single-detached dwellings
- West – Senior centre, and a woodland area with a wetland swamp

Rationale:

The concurrent Zoning By-law Amendment application proposes to rezone the manufacturing operation lands from 'Restricted Industrial (M1)', 'Restricted Industrial Special Exception Two (M1-S2)', and 'Urban Residential Type Two (R2)' to all parcels zoned to the M1-S2 Zone. The Zoning By-law Amendment application also proposes to rezone the off-site staff parking lands from 'Urban Residential Type One (R1)' to the 'Central Commercial (C1)' Zone. Approval of the Deeming By-law application would allow for the nine parcels for the manufacturing operation to consolidate, and the two parcels for the off-site staff parking to consolidate. This will reconfigure lot lines on the subject lands to allow the proposed development to comply with the proposed zone requirements. Thus, the applicant has requested Council pass a Deeming By-law to deem the subject lands not to be within a registered plan of subdivision.

Adoption and subsequent registration of this Deeming By-law (see Appendix "B" and "C") will permit the development of the subject lands proposed with the concurrent Zoning By-law Amendment application for the subject lands.

Other Alternatives Considered:

There are no other alternatives considered to be appropriate or represent good planning. The Deeming By-law is the appropriate method to legally consolidate the lands.

Alignment to Strategic Priorities

The proposed deeming by-law demonstrates the Vibrant and Growing Economy and Healthy Environment strategic goals within the 2024-2027 Kawartha Lakes Strategic Plan, as the consolidation of the subject lands would facilitate the expansion of the Kawartha Dairy manufacturing facility and associated staff parking. The proposal allows for a functional, modern expansion that supports the long-term viability of a key local business without dominating the surrounding landscape.

Financial/Operation Impacts:

The cost of registering the By-law is included in the application fee. There are no financial implications for the City.

Conclusion:

The Zoning By-law Amendment application for the subject lands (89 Prince Street West, Bobcaygeon – Kawartha Dairy), facilitates the expansion of the Kawartha Dairy manufacturing facility and associated staff parking. This deeming by-law is concurrent to the Zoning By-law Amendment application to consolidate the subject lands to comply with the proposed zone requirements. Planning staff do not anticipate any negative impacts as a result of the deeming by-law.

Attachments:

Appendix A – Location Map



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Appendix A Key Map.

Appendix B –Deeming By-law Text



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Appendix B Deeming

Appendix C – Deeming By-law Schedule



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Appendix C Deeming

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Department Head: Leah Barrie, Director of Development Services

Department File: D30-2026-001