

# Kirkfield O'Byrne Ranch

## A Lakeside Investment Opportunity with Untapped Development Potential

Canal Lake, Ontario, Canada

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# A breathtaking waterfront retreat in the heart of Kawartha Lakes

Concierge Realty Group is pleased to offer for sale an investment opportunity totalling 363 acres in the coveted region of Kawartha Lakes, Ontario. This offering includes 4 legal titles and extensive frontage on the beautiful shores of Canal Lake. A short 1.5 hour drive from Toronto, this property offers significant potential for revenue growth through further development.

## Salient Facts



363 acres of land.



On the Trent-Severn waterway, making it a boater's paradise.



Canal Lake is a captivating medium-sized lake with abundant wildlife, excellent fishing, and ecologically significant landscapes.



The lake offers superb swimming opportunities suitable for both children and adults in most of its areas.

## Salient Facts

# Property Overview

Discover these magical 363 acres of land with over 7,000 ft of frontage on Canal Lake located just northwest of the Hamlet of Kirkland. Accessed via municipally maintained roads Lift Lock Road West and Deer Run Lane, the subject lands provide a tranquil retreat in a convenient location.

Canal Lake is the perfect destination for boating enthusiasts, offering access to the Kawartha Lakes section of the Trent-Severn Waterway. Explore the area's natural wonders, including Lake Simcoe, just 7 km west of the lake, and pass through the famous Kirkfield Lock, the second-highest hydraulic lift lock in the world. With a lift of 15 m (49 ft), the Kirkfield Lock is situated at the highest point along the Waterway, boasting breathtaking views at 840.5 ft above sea level.



# Investment Highlights



Situated within the scenic Kawartha Lakes Region of Southern Ontario



Located just 1.5 hours northeast of Toronto



Excellent fishing, wildlife, and bird watching



On the Trent-Severn Waterway, providing access between Lake Ontario and Lake Huron



The original homestead and childhood home of Senator Patrick Burns



# Area Overview

**Canal Lake is nestled in the heart of the Carden Alvar,** a rare grassland habitat found in only a few places around the globe. This pristine lake is surrounded by thin soils and sparse vegetation on top of limestone bedrock, creating a unique ecosystem that supports an incredible array of flora and fauna. Over 230 bird species, 450 plants, and 140 butterfly and dragonfly species call this area home, making it a nature lover's paradise.

Formed during the construction of the Trent-Severn Waterway in the late 1800s, Canal Lake has a maximum depth of about 15 ft, making it ideal for a wide range of water activities, including warm water swimming, boating and excellent fishing. The designated route for Waterway boat traffic is marked by buoys to navigate through the lake's shallow waters, while the deeper section of the Waterway heading west from the outlet to the next lock offers maximum depths of up to 30 ft.

The natural limestone topography means that beautifully landscaped lots are level with lawns and gardens that gently slope down to the water's edge.

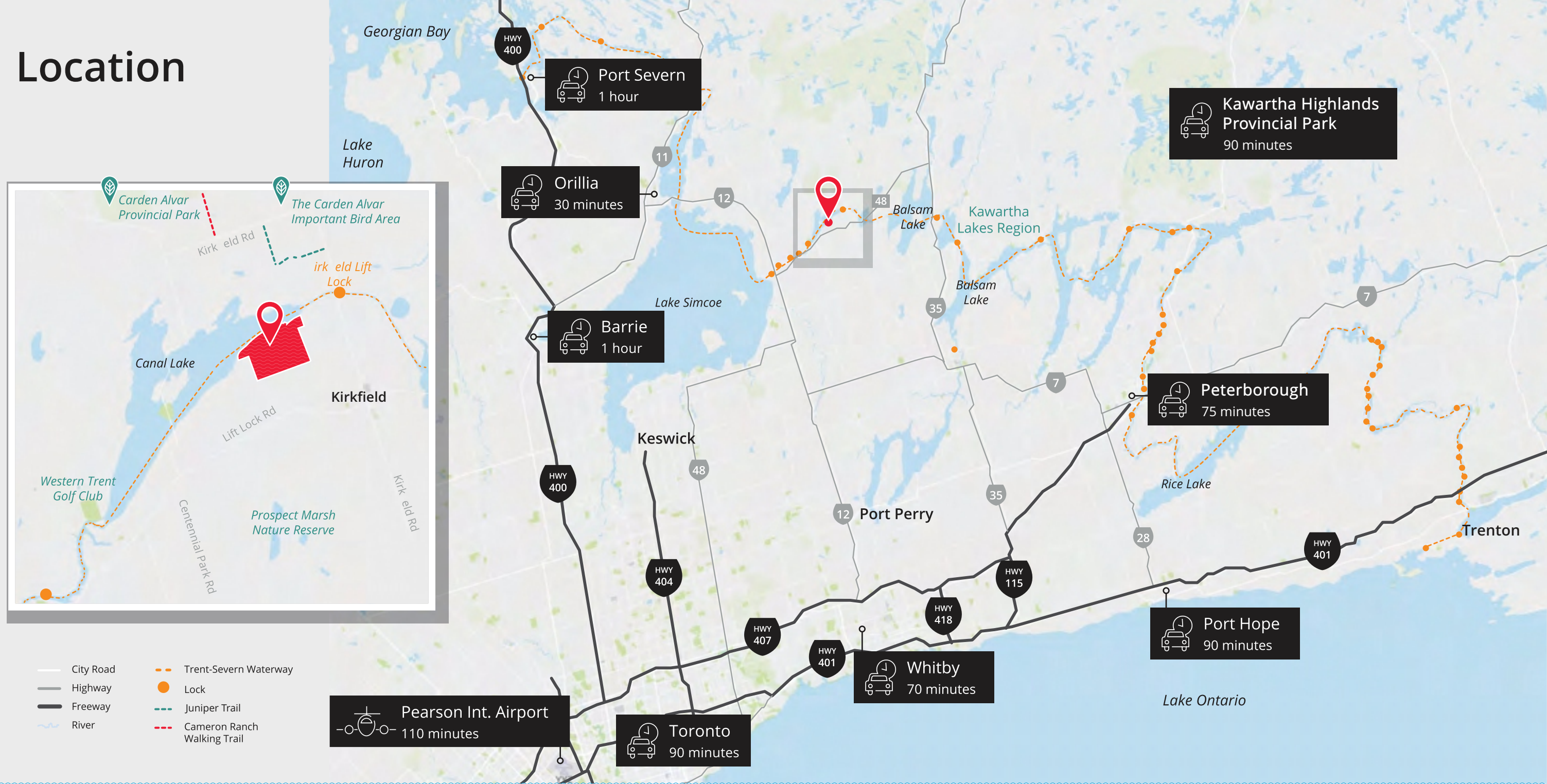
## Water Levels

Parks Canada manages the water levels on Canal Lake, which remain stable throughout the year thanks to its location near the top of the Trent-Severn Waterway. Water levels gradually decrease during late autumn and reach their lowest point in mid-winter through early spring. As the weather warms up, water levels gradually increase during the spring run-off, peaking in May before returning to normal levels for the summer months.

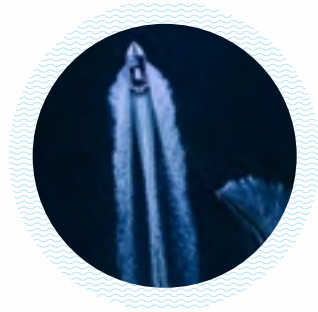
**Flooding is not a concern on Canal Lake, providing peace of mind for residents.**



# Location



# Recreational Activities



## Watersports

Waterskiing and wakeboarding are popular along the western arm of the lake.



## Fishing

Bass fishing is excellent on Canal Lake, impressive catches of Muskie have been caught.



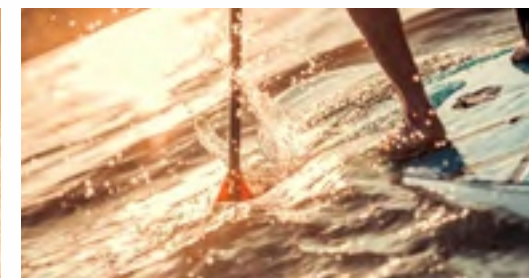
## Swimming

Enjoy fantastic swimming spots suitable for children and adults. Thanks to the shallow depths of the lake, the water warms up quickly and offers excellent shallow-entry areas for children.



## Birdwatching

Carden Alvar Provincial Park, located just north of Canal Lake, is a birdwatcher's paradise. Public access is available via two hiking trails with parking and washroom facilities at the trailhead.



# Population

Canal Lake and the adjacent Waterway heading west to the Simcoe County border boast approximately 675 waterfront properties, resulting in a density of about 3.3 acres per property compared to other lakes in the western Kawartha, which often have much higher density. Despite this, Canal Lake is not a typical recreational lake and experiences low boat traffic on summer weekends compared to other lakes in the region.

In recent years, Canal Lake has become an attractive option for people seeking to live on the waterfront while working in nearby Orillia and Newmarket. Access to most areas of the lake is facilitated by year-round roads maintained by municipalities or road associations, making it convenient for residents to enjoy the lake year-round.



## Demographics

	10 KM	20 KM	30 KM
Population:	4,246	16,915	51,532
Avg. Household Income:	\$96,600	\$96,600	\$97,300
Households:	1,811	7,079	21,031
Average Age: 48			
Under 20:	727	2,855	8,922
20-64:	2,232	8,741	27,754
64+:	1,286	5,320	14,856





# History

## The O'Byrne Ranch

The O'Byrne Ranch was the childhood homestead of prominent Canadian businessman, Patrick Burns. Born in Oshawa, Ontario in 1856 as Patrick O'Byrne to Irish immigrants, his family name was shortened to Burns as part of the naturalization process. The family moved to the small community of Kirkfield, where Burns spent a majority of his childhood.



In 1890, he moved to Calgary, Alberta, and established the P. Burns and Company, which later became one of the largest meatpacking and livestock companies in Canada. Burns established himself as one of the Big Four western cattle kings who started the Calgary Stampede in 1912. He was known for his entrepreneurial skills, astute business sense, and philanthropy and played a significant role in the development of the Canadian West as one of the most influential figures in the country's history.

Appointed to the Canadian Senate in 1931 serving until his death in 1937, Burns was a respected public figure and contributed significantly to the growth and prosperity of Canada. He is remembered as a visionary entrepreneur and a generous humanitarian who left a lasting legacy in the country's history.

To this day, the descendants of the O'Byrne family still own the original homestead. None of the original buildings remain and the land is primarily used to graze cattle and for light recreation.

A fourth deed owned by the family is now submerged after Canal Lake was created during the construction of the Trent-Severn Waterway in the late 1800s.



# Zoning and Official Plan

The Kirkfield O'Byrne Ranch lands currently fall under the Rural designation in the Official Plan of the City of Kawartha Lakes. This designation encourages agricultural and rural activities, as well as the utilization of natural resources. However, the zoning for these lands is governed by separate jurisdictional zoning bylaws, namely the Township of Carden Zoning Bylaw and the Township of Eldon Zoning Bylaw. Despite the consolidation of these townships into the City of Kawartha Lakes, the zoning bylaws have not yet been merged.

The northernmost parcel of the subject lands, known as Con 6, Pt 1, Carden, is zoned as Rural General (RG) according to the Township of Carden Zoning Bylaw. Under this designation, permitted uses include agriculture, nurseries, and various rural-related activities, including single-family dwellings.

The southern parcels are subject to the Township of Eldon Zoning Bylaw, which includes designations such as Agriculture (A-1) and Environmental Protection (EP). Permitted uses for these parcels align with those outlined in the Carden zoning bylaw, encompassing agriculture, single-family residences, and similar related uses.

While the existing Official Plan and zoning bylaws currently prioritize agriculture and the preservation of a rural environment, there are ongoing reviews taking place at both the local and provincial levels that could potentially relax these designations and allow for subdivision and more intensive development of the lands. Notably, the City of Kawartha Lakes is currently reviewing its Rural Zoning Bylaw. At the provincial level, the impending implementation of Bill 23 later this year aims to alleviate jurisdictional constraints and facilitate more extensive development in rural areas of Ontario, which could potentially impact properties such as the Kirkfield O'Byrne Ranch.



Zoning Tool

# Gallery





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