



The Corporation of the Township of King Report to Heritage Advisory Committee

From: Growth Management Service, Planning and Development Division

Report Number: HER-2025-002

Date: Thursday, April 10, 2025

Title: **Notice of Intent to Designate 313 Main Street**

Recommendation

1. THAT the Heritage Advisory Committee receive Report HER-2025-002 for information.
2. THAT the Heritage Advisory Committee advise Council to state its intention to designate the property at 313 Main Street under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance, and in accordance with the Statement of Cultural Heritage Significance included as Appendix 2 to this report.
3. THAT the Heritage Advisory Committee advise Council to Issue a Notice of Intent to Designate 313 Main Street as per the requirements of the Ontario Heritage Act.
4. THAT the Heritage Advisory Committee advise if no objection is served on the Township Clerk within 30 days of the date of publication of the Notice of Intention, Council shall pass a by-law designating 313 Main Street and a copy of the by-law shall be served on the Owner and Ontario Heritage Trust, and a notice shall be published on the Township website.

1. Report Highlights

- The report proposes the designation of 313 Main Street, a 1-storey vernacular building of Gothic Revival style built circa 1895.
- The property holds physical, historical, and contextual cultural heritage value as described in the attached Statement of Cultural Heritage Significance.
- The Designation of this property meets the policies of the King Official Plan and the objectives and required criteria outlined in the Ontario Heritage Act by the Province of Ontario Regulation 9/06, as amended by Ontario Regulation 569/22.

2. Purpose

Provide information and recommend the property at 313 Main Street for designation under Part IV, Section 29 of the Ontario Heritage Act (the “OHA”).

3. Background

In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the OHA.

The Bill 108 Amendments to the OHA came into force on July 1, 2021, and include a shift in Part IV designations related to certain Planning Act applications. These changes affect Section 29(1.2) of the OHA which now restricts Township Council's ability to give notice of its intention to designate a property under the Act to within 90 days after the Township Clerk gives notice of a complete application.

Bill 23 (the More Homes Built Faster Act, 2022) amendments to the OHA that came into force on January 1, 2023 mandated the municipalities to remove properties from the heritage register under section 27 if they do not pass a by-law designating the property by January 1, 2025. This was superseded by Bill 200 (the Homeowner Protection Act, 2024) which extended this deadline to January 1, 2027.

In light of this new legislation, it is imperative for Township of King Staff to identify cultural heritage properties that are currently Listed under Section 27 of the OHA or identified as a property of interest to be evaluated as a candidate for designation under Part IV, Section 29 of the OHA. The Province has amended Ontario Regulation 9/06 under the Ontario Heritage Act, which establishes nine provincial criteria for determining whether a property is of cultural heritage value or interest if it meets two or more of the nine criteria.

Furthermore, the OHA notes that if a Notice of Complete Application (NOCA) is issued for a Planning Act Application (i.e., Plan of Subdivision Application, Zoning By-law Amendment or Official Plan Amendment), the following prescribed events would occur for heritage designations:

- The municipality must issue a Notice of Intention to Designate (NOID) within 90 days from when the applications were deemed complete or seek a mutual agreement with the applicant to either waive the deadline to designate the property in its entirety or set a new deadline to protect the property.
- The municipality may only give a NOID for the property if it was previously “Listed” on the Heritage Register prior to the submission of the Planning Act application on or after January 1, 2023. If a NOCA is issued for one or more of the Planning Act applications and the property was not already “Listed”, it will no longer be eligible for Designation under the Ontario Heritage Act.”

Official Plan

As set out in the Township of King’s Official Plan (“Our King”) (2019) the Township states that it is the policy of Council to:

“3.7.1 To encourage and promote the conservation of cultural heritage resources by:

- a. Preserving and building upon the cultural heritage and traditions of King Township;*

- b. Utilizing tools under the Ontario Heritage Act and Planning Act to identify and conserve built heritage resources, cultural heritage landscapes and archaeological resources;*

3.7.6 To actively identify and update the Township's understanding of cultural heritage resources through a continuous program of documentation, inventorying and surveying where the resources are available

3.7.7 To consult with the Heritage Advisory Committee regarding matters related to heritage conservation, such as the listing and designation of heritage resources on the Register, the creation of heritage easements or covenants, and the undertaking of any heritage related studies including Heritage Conservation District Studies and Plans

3.7.12 That the identification and evaluation of cultural heritage value and their designation under the Ontario Heritage Act will be based on the criteria outlined in Ontario Regulation 9/06 issued under the Ontario Heritage Act. Significance of a cultural heritage resource is embodied in its heritage attributes and other character defining elements including: materials, forms, location, spatial configurations, uses and cultural associations or meanings. The designation of resources under the Ontario Heritage Act will also include one or more of the following core values:

- a. Design or physical value;*
- b. Historical or associative value; and/or*
- c. Contextual value Contextual Value*

3.7.13 That a property that has been designated by by-law in accordance with the Ontario Heritage Act shall then be considered to be a protected heritage property for the purposes of implementing the policies of this Section."

Following a thorough examination of archival documentation, and after a documented site visit, staff finds that the subject property holds cultural heritage value and meets the criteria set out under the Ontario Heritage Act by Ontario Regulation 9/06, as amended, for the categories of design/physical, historical/associative, and contextual value.

Ontario Heritage Act ("OHA")

Under the OHA, municipalities are responsible for identifying, evaluating, and conserving heritage properties.

Section 29 of the OHA provides the municipality with the ability to preserve properties worthy of conservation. Should Council direct the Planning team to advance the designation of the subject properties, Council is required to consider any objections which may be received. Section 29 also notes that a person who objects to a proposed designation within 30 days of the NOID, have the ability to file a notice of objection setting out their rationale and all relevant facts.

If a notice of objection is served, the Council of the municipality shall consider the objection and decide whether or not to withdraw the notice of intention to designate, within 90 days after the expiration of the 30-day objection period.

Should Council not withdraw their intention to designate or if no objection is received within the 30-day objection period, Council may pass a Designation By-law to designate the property, which also has a 30-day appeal period. If a notice of appeal is received, the matter is forwarded to the Ontario Land Tribunal (OLT) for a hearing. The decision of the OLT is final and binding. The designation by-law must be passed within 120 days of when the date of publication of the notice of intent to designate the property is issued or seek an agreement to extend the deadline with the Owner.

The property owners are supportive of designation of the property. Furthermore, the members of the Church and congregation have requested the Township consider its designation.

4. Analysis

The subject property is located in the historic Village of Schomberg and is currently “Listed” on the Municipal Heritage Register. The Schomberg Presbyterian Church at 313 Main Street was constructed circa 1895 and features the remains of earlier structures beneath its brick-cladding which are potentially as early as circa 1859. The subject structure continues to be used as a place of worship today, boasting over 130 years of continuous religious use. The subject structure is also part of a collection of other “Listed” properties along Main Street that define and maintain the historic mid to late 19th-century and early 20th-century character of Schomberg’s Main Street.

Heritage Planning staff are recommending the subject property be considered for a heritage designation under the OHA as the research indicates the property meets the minimum threshold of historic/associative, design/physical, and contextual value criteria under Ontario Regulation 9/06, as amended by Ontario Regulation 569/22. A detailed historical review and evaluation of the subject property has been completed and attached as Appendix 2 of this report.

Information on Designation of Property

The purpose of a heritage designation is to guide alterations and expansions, not to prohibit them. The process allows the Township to ensure any proposed changes or modifications complement its heritage attributes and will not impact identified cultural heritage values or interest. Changes should be respectful and keep with the character defining elements that contribute to making a designated property significant.

There is also no mandatory requirement of the designated property Owner to restore or replicate lost or damaged features of a building or structure; however, property Owners should be encouraged to perform regular maintenance and upkeep to any building or structure to prevent it from neglect or damage. Alterations or expansions of existing designated properties are not precluded, provided the works compliment heritage attributes and necessary heritage or building permits and approvals from the Township are obtained.

Generally, if alterations, additions or modifications which are proposed by an Owner could potentially impact or damage the designated heritage attributes, approval from Council and a heritage permit (at no cost to the Owner) is required and evaluated on a case-by-case basis. Routine maintenance activities such as repairs to weather stripping, downspouts, caulking, etc. would not require a heritage permit and/or approvals.

ONTARIO REGULATION 569/22 EVALUATION:

1. Design and Physical Value

The property has design value or physical value because it	
▪ is a rare, unique, representative or early example of a style, type, expression, material or construction method	X
▪ displays high degree of craftsmanship or artistic merit	X
▪ demonstrates high degree of scientific or technical achievement	N/A

Dating to circa 1895, the Schomberg Presbyterian Church at 313 Main Street has design and physical value because it is a good and well-maintained representative example of a one-storey, rectangular, front-gabled red-brick vernacular building with Gothic Revival influence. The structure features Gothic motifs including its steeply pitched gable ends, gothic arched stained windows and window openings, and a gothic arched entranceway transom.

The Schomberg Presbyterian Church at 313 Main Street also has design and physical value as it displays a high degree of craftsmanship and artistic merit through several of its interior features including the tongue and groove cove ceiling, original wooden floorboards, original curved wooden pews, wainscoting with painted-on wooden grain, and original decorative hardware including the door hinges.

Furthermore, although not visible, the Schomberg Presbyterian Church at 313 Main Street contains the remains of what is believed to be a former Methodist Church that pre-dates the existing structure. Archival records indicate that this structure was designed in the neo-classical architectural style. While this may not contribute to the aesthetics of the structure, the incorporation of the former church enhances the existing structure's architectural significance. This layering of history reflects a unique aspect of the structure's architectural evolution through an early example of adaptive re-use.

2. Historical and Associative Value

The property has historical value or associative value because it	
▪ has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
▪ yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
▪ demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

The Schomberg Presbyterian Church at 313 Main Street has historical and associative value for its direct association with the local Methodist, Baptist, and Presbyterian congregations, which were, and remain, important religious institutions in the local community.

Furthermore, although not visible, the Schomberg Presbyterian Church at 313 Main Street contains the remains of what is believed to be a former Methodist Church that pre-dates the existing structure. While this may not contribute to the aesthetics of the structure, the incorporation of the former church enhances the existing structure's historical significance and its connection to the community. The presence of the former Methodist Church within the current building serves as a tangible link to the religious and social history of the community. This highlights the continuity of the site's role as a place of worship and gathering, reflecting the evolving spiritual needs of the area over time.

The Schomberg Presbyterian Church at 313 Main Street also has historical and associative value for its connections to the 19th and early 20th century Village of Schomberg community as well as its connections to small rural village settlement patterns, which has the potential to yield information that contributes to an understanding of early settlement practices in King Township.

3. Contextual Value

The property has contextual value because it is	
▪ important in defining, maintaining or supporting the character of an area	X
▪ physically, functionally, visually or historically linked to its surroundings	X
▪ a landmark	N/A

The Schomberg Presbyterian Church at 313 Main Street, which has retained its original location, form, orientation, and massing, serving as a fine example of vernacular architecture with Gothic influence has contextual value because it is important in defining, maintaining, and supporting the fine-grained 19th and early 20th century character of Schomberg's historic Main Street. The subject building is part of a collection of heritage properties along Main Street that are listed on the King Township Heritage Register, enhancing and complementing the overall aesthetic of the neighbouring structures while maintaining a harmonious relationship with the village's traditional and distinct architectural style.

The subject property also has contextual value because it is physically, functionally, visually, and historically linked to its surroundings. Serving as a central hub for community activities and social gatherings since its earlier establishment as a Methodist Church and continuing through its re-establishment as a Baptist Church in 1895, the Church's role in providing essential services, both spiritual and social, underscores its functional link to the local community. This historical continuity highlights the property's enduring importance and its integral connection to the fabric of the community.

5. Financial Considerations

There are no financial considerations associated with this report. Should Council decide to designate the subject properties under Part IV, Section 29 of the OHA, they may be eligible under the Township's Heritage Property Grant Program to receive a matching contribution of up to \$6,000.00 towards the preservation or restoration of any heritage attributes as defined by By-law 2014-100.

6. Conclusion

Staff recommend that the Heritage Advisory Committee advise Council to support the heritage designation of the Schomberg Presbyterian Church at 313 Main Street. The information gathered and reviewed reveals cultural heritage value and interest that is worthy of designation under the OHA.

7. Attachments

Appendix 1 – Location Map – 313 Main Street

Appendix 2 - Statement of Cultural Heritage Value– 313 Main Street

Appendix 3 – Archival Images and Maps – 313 Main Street

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