



The Corporation of the Township of King Report to Council

From: Growth Management Services – Planning Division

Report Number: GMS-HER-2025-003

Date: Monday, April 14, 2025

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

Recommendation

1. That Council receive Report GMS-HER-2025-003 for information.
2. That Council issue a Notice of Intent to Designate, the Schomberg Presbyterian Church at 313 Main Street under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance, as identified by the Statement of Cultural Heritage Significance included as Attachment 2 to Report GMS-HER-2025-003.
3. That if no objection is served on the Township Clerk within 30 days of the date of publication of the Notice of Intent to Designate, that Council pass a by-law designating the Schomberg Presbyterian Church at 313 Main Street and a copy of the by-law be provided to the Owner and Ontario Heritage Trust, and notice published on the Township website.

1. Report Highlights

- The report proposes the designation of the Schomberg Presbyterian Church at 313 Main Street, a 1-storey vernacular building of Gothic Revival style built in circa 1859.
- The property holds design/physical, historical/associative, and contextual cultural heritage value as described in the Statement of Cultural Heritage Significance included as Attachment 2 of this report.
- The members of the Church and Congregation are supportive of and have requested that the Township consider the designation of the subject property.
- The Heritage Advisory Committee approved a motion on April 10, 2025, to advise Council of their support for the designation of the Schomberg Presbyterian Church at 313 Main Street.

2. Purpose

To provide background information and a recommendation that the Schomberg Presbyterian Church at 313 Main Street be designated under Part IV, Section 29 of the Ontario Heritage Act (OHA).

3. Background

Bill 23 (the [More Homes Built Faster Act, 2022](#)) resulted in amendments to the [Ontario Heritage Act](#) (OHA) that came into force on January 1, 2023, which mandated that municipalities are required 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 This was superseded by Bill 200 (the [Homeowner Protection Act, 2024](#)) which extended this deadline to January 1, 2027.

Township of King Staff have been undertaking a review to identify cultural heritage properties that are currently Listed under Section 27 of the OHA, 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

Official Plan

The Township of King's Official Plan ("Our King") (2019) encourages the preservation and recognition of heritage buildings and cultural heritage resources. It emphasizes using appropriate legislative tools for conservation, documenting and updating knowledge of heritage assets, and evaluating their significance based on established criteria. The plan also highlights the importance of consulting the Heritage Advisory Committee on matters such as listing, designation, and related heritage studies.

Ontario Heritage Act ("OHA")

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

Section 29 of the OHA provides the Township with the ability to preserve properties worthy of conservation. Should Council direct Staff to advance the designation of specific properties, Council is required to consider any objections which may be received related to those properties. Section 29 also notes that a person who objects to a proposed designation within 30 days of the issuance of the Notice of Intent to Designate (NOID), has 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 to withdraw the NOID 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 to the By-Law, 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 NOID is issued or seek an agreement to extend the deadline with the Owner.

4. Analysis

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, having over 130 years of continuous religious use. The subject structure is also part of a collection of other “Listed” properties on the Municipal Heritage Register that define and maintain the historic mid to late 19th-century and early 20th-century character of Schomberg’s Main Street.

Heritage Planning recommends the subject property be considered for a heritage designation under the OHA as 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** to 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 will complement a building’s heritage attributes and not impact any identified heritage attributes. Alterations should be respectful and keep with the character defining elements that contribute to making a designated property significant.

There is 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.

If alterations, additions or modifications 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.

Heritage Analysis

Following a thorough examination of archival documentation, conducting a site visit, and consulting with the Heritage Advisory Committee, the subject property holds significant 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. A detailed historical review and evaluation of the subject property has been completed and attached as **Appendix 2** to this report.

Members of the Church and Congregation are supportive of and have requested that the Township consider the designation of the subject property.

The Heritage Advisory Committee approved a motion on April 10, 2025, to advise Council of their support for the designation of the Schomberg Presbyterian Church at 313 Main Street.

5. Financial Considerations

There are no financial implications 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. Alignment to Strategic Plan

The 2023-2026 Corporate Strategic Plan (CSP) was adopted by Council on June 12, 2023. The CSP reflects the priorities of upmost importance to the community and defines the obligations and commitments of the Township of King to its citizens and to the public. The CSP is aligned with the Townships long-term vision defined in the "Our King" Official Plan. The CSP also aims to ensure that staff initiatives focus on and work towards supporting King's Vision, Mission and Values.

This report is in alignment with the CSP's Priority Area(s), and/or associated Objective(s) and/or Key Results(s):

Priority Area: Complete Communities

Objective: Enrich community well-being and make King the ideal place to live, work and play.

7. Conclusion

Staff recommend that Council 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 Part IV, Section 29 of the OHA.

8. Attachments

Attachment 1 – Location Map

Attachment 2 – Statement of Cultural Heritage Value

Attachment 3 – Archival Images and Maps

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