



## The Corporation of the Township of King Report to Council

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**From:** Growth Management Services – Planning Division

**Report Number:** GMS-HER-2025-005

**Date:** Monday, September 15, 2025

**Title:** **Heritage Permit Application (HP-25-03) - Nobleton Community Hall**

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### Recommendation

1. That Council receive Report GMS-HER-2025-005 for information.
2. That Council approve the following works, financed by the proposed tenants, as outlined within Heritage Permit Application HP-25-03, as presented in this report:
  - a. Replacement of Exterior Stairway Leading to Upper-Storey Door Bay at South End of West Elevation and Expansion of Doorway to Facilitate Accessibility Entrance and Lift
  - b. Removal/relocation of Existing Ventilation at Rear of Building
  - c. Restoration of Damaged Portions of Concrete Block Wall
  - d. Lighting Added to Soffits
  - e. Signage Affixed to Principal Elevation
  - f. Replacement of Asphalt Shingles
  - g. Installation of Awning

### 1. Report Highlights

- The subject property is located east of Highway 27, on the south side of Old King Road. The property contains the Nobleton Community Hall.
- The property is “Designated” under Part IV of the Ontario Heritage Act and the owner, the Township of King, is seeking to permit proposed alterations and restorative works on the Nobleton Community Hall on behalf of the future tenants.
- The cultural heritage value of the Nobleton Community Hall primarily relates to its longstanding association with community-based service organizations and its role as a civic meeting place, while having nominal physical/design value.

- Staff recommend the proposed works be approved as they do not have an adverse impact on the heritage attributes outlined in the designation by-law (By-law 2007-60).

## 2. Purpose

The purpose of this report is to provide recommendations with respect to Heritage Permit Application HP-25-03, **Attachment 3** to this report. The property located at 19 Old King Road, known as the Nobleton Community Hall, was designated under Part IV of the Ontario Heritage Act (OHA) in 2007. As per Section 33 of the OHA, no owner of a designated property shall alter the property if the alteration is likely to impact the property's heritage attributes unless the owner applies to the Council of the Municipality and receives consent in writing to the alteration. The designation by-law, **Attachment 1** (By-law 2007-60), contains a detailed description of form, style, materials, and historical associations, and provides a clear identification of the heritage character of the Nobleton Community Hall.

## 3. Background

The subject property is a 5.3 hectares (13 acres) site located east of Highway 27, and on the south side of Old King Road. The surrounding area is characterized by light industrial, commercial and residential uses. The subject property includes the Nobleton Community Hall, the subject of this application, together with other community centre and recreational uses.

The Nobleton Community Hall was designated as a heritage site and included on the Township's Municipal Heritage Register in 2007 under Township of King By-law 2007-60. In 1935, the Nobleton Women's Institute Board of Trustees arranged for the design and construction of a community hall. This was completed in 1936 at a material cost of \$3,587 with labour donated by local farmers. It has since served as the hub for the Nobleton Women's Institute, the scene of community jamborees, dances, fundraising and church bazaars, wedding and funeral receptions, craft shows, youth groups, severe weather refuge, and since 1962 has been the meeting place of the Nobleton Lions Club.

In 2023, ERA Architects Inc. was retained by the Township to prepare a Cultural Heritage Impact Assessment for the subject property. The Cultural Heritage Impact Assessment prepared by ERA provides a detailed analysis of the property's cultural heritage value and character-defining elements, which continue to inform current decision-making processes and support the evaluation of the proposed alterations and restorative measures under this current Application.

Staff agree with the position of ERA described in the Cultural Heritage Impact Assessment in that the cultural heritage value and overall significance of the Nobleton Community Hall primarily relate to its longstanding association with community-based service organizations and its role as a civic meeting place. ERA notes that the Nobleton Community Hall has nominal physical/design value as a representative example of rural Ontario Community Hall architecture.

The Applicant (the Township of King) has submitted a heritage permit application, on behalf of the prospective tenants, seeking to facilitate the following proposed works:

- Replacement of Exterior Stairway Leading to Upper-Storey Door Bay at South End of West Elevation and Expansion of Doorway to Facilitate Accessibility Entrance and Lift
- Removal/relocation of Existing Ventilation at Rear of Building
- Restoration of Damaged Portions of Concrete Block Wall
- Lighting Added to Soffits
- Signage Affixed to Principal Elevation
- Replacement of Asphalt Shingles
- Installation of Awning

The subject application is also proposing to replace the existing eavestroughs and soffits, as well as paint the window frames and siding of the structure. Those works do not require a heritage permit as they are considered maintenance in accordance with the Township's Heritage Property Alteration Guidelines, **Attachment 6** to this report, as presented and approved in Planning Report P-2012-49.

The following section provides an analysis of the above proposed works through an assessment of the potential impacts on the defined heritage attributes of the Nobleton Community Hall as outlined in By-law 2007-60.

#### **4. Analysis**

Section 33 of the OHA provides that:

“No owner of property designated under section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes in the by-law that was required to be registered under clause 29 (12) (b) or subsection 29 (19), as the case may be, unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the alteration.”

To facilitate a request for alterations, a Heritage Permit application is required to be submitted to the Municipality for approval to undertake changes to properties designated under the OHA. Properties are either designated individually under Part IV or are designated within a Heritage Conservation District under Part V of the OHA. This process is not designed to prevent alterations to designated properties, but to guide and manage change in the best way possible and to ensure that any cultural significant heritage attributes identified will not be face adverse impacts by any alteration works.

As identified in the designation by-law for the Nobleton Community Hall, the concrete block construction, exterior stairway and doorway, and asphalt roof shingles are included on the list of heritage attributes and if approved these would be altered through the proposed works. The Township is the registered owner of the subject property and is submitting this application on

behalf of the prospective tenant, who will be undertaking and financing the proposed works. The Applicant (the Township) and the prospective tenants have acknowledged the requirement to obtain a heritage permit prior to commencing any alterations to the building. Renderings illustrating the scope and nature of the proposed works have been provided by the Applicant and are included as **Attachment 5** to this report. Under the OHA, the proposed works are required to be approved by Council. A review of the proposed works has been undertaken by the Township's Heritage Planner and is outlined below.

### **Replacement of Exterior Stairway and Enlargement of Doorway**

The intent of the proposed replacement of the exterior stairway and the enlargement of the doorway at the south end of the west façade is to enhance the accessibility of the Nobleton Community Hall. A similar concrete block material will be used, as to not detract from the heritage character of the structure. The design aims to integrate seamlessly with the existing façade, preserving the existing appearance while improving functionality and ease of access for all. The replacement of like with like along with accessibility enhancements represents an alteration with minimal adverse impact to the heritage attributes of the structure while addressing accessibility standards. As the proposal respects original materials, scale, and appearance, it aligns with recognized conservation practices and is consistent with the objectives of the Ontario Heritage Act. Visual renderings of the above proposed works can be found in **Attachment 5**.

### **Removal/Relocation of Existing Ventilation at Rear of Building**

The proposed removal/relocation of the existing ventilation units at the rear of the structure is intended to improve mechanical efficiency while maintaining the visual and material consistency of the structure. The work will involve the creation of several new discreet penetrations to accommodate updated ductwork, with all redundant openings to be in-filled using architectural block and mortar that match the existing in texture, size, and colour. As the proposed alteration is limited to the rear façade and does not pose major adverse impacts to character defining elements of the structure, the proposal is consistent with conservation practices and is considered a reversible, low impact alteration that is compatible with the heritage attributes of the structure.

### **Restoration of Damaged Portions of Concrete Block Wall**

The proposed restoration of damaged portions of the structure's concrete block exterior walls would be carried out using concrete parging, applied with a spackle and trowel technique. The proposed finish being colour-matched to existing materials ensures a cohesive appearance that avoids disruption and negative impact on the heritage character of the structure. This proposed restorative approach would address deterioration while preserving the material character and integrity of the façade, aligning with accepted conservation methods for heritage masonry. As it is a like-for-like repair using compatible materials and finishes, the proposed alteration is considered an appropriate low-impact restorative measure.

## **Lighting Added to Soffits**

The proposed installation of new lighting within the soffits of the Nobleton Community Hall contemplates downward-facing, dark sky compliant fixtures designed to provide appropriate illumination while minimizing light pollution. This proposed alteration would significantly upgrade operational and safety aspects during evening use of the structure and is strategically positioned to avoid adverse visual impact on the character defining features of the structure. As the lighting contemplated would be discreetly integrated into the proposed new soffits and follows reasonable illumination practices, the proposed alteration is considered compatible with the character of the building and consistent with conservation principles.

## **Signage Affixed to Principal Elevation**

The proposed signage for the principal elevation of the Nobleton Community Hall consists of individual large black letters spelling out “The Lions Den Sports Bar.” This design pays tributes to the historic use of the structure as the meeting place of the Nobleton Lions Club, reinforcing the cultural narrative while introducing a new contemporary identity. The use of standalone letters maintains visual clarity without overwhelming the façade, allowing the underlying architecture to remain prominent. As the sign is contemplated to be affixed in a respectful manner, scaled appropriately to the elevation, and design with historical sensitivity, it is consistent with heritage conservation principles and contributes to the ongoing adaptive reuse of the structure. Visual renderings of the proposed sign can be found in **Attachment 5**.

## **Replacement of Asphalt Shingles**

The proposed replacement of the existing asphalt shingles on the Nobleton Community Hall involves a like-for-like substitution using the same material, with the intention of extending the lifespan of the roof while preserving the historic character of the structure. As the existing shingles are recognized as a heritage attribute, their replacement with the same material aligns with the Township’s support for restoration efforts that maintain original materials and construction methods. This proposed alteration is appropriate as it ensures the continued integrity and weatherproofing of the structure without altering its appearance and is fully consistent with established conservation practices.

## **Installation of Awning**

The proposed installation of an awning wrapping around the north and west façade of the Nobleton Community Hall is intended to provide weather protection, enhance usability of outdoor spaces and support the building’s evolving community function. Two options have been considered: a freestanding structure, or one that is affixed directly to the building. The preferred approach is to affix the awning to the structure, as this allows for a more cohesive integration with the architectural form, minimizes ground-level obstructions and maintains open circulation along adjacent pathways. The design is proportioned to respect the scale of the facades and utilizes finishes that compliment the existing materials. While the addition is visually more prominent than other proposed alterations, it is reversible and its sympathetic placement and utilitarian purpose balance functional requirements with sensitivity to the heritage character of the building. Furthermore, staff note that the primary cultural value and

significance of the Nobleton Community Hall is its contextual and historical associations as opposed to its nominal architectural representation of Ontario Community Hall Architecture, which will still be legible and unchanged. Visual renderings of the proposed awning can be found in **Attachment 5**.

### **Heritage Advisory Committee Comments**

Staff and the Heritage Advisory Committee (HAC) reviewed the subject heritage permit application at the Heritage Advisory Committee meeting of July 10, 2025. Members of the HAC discussed the proposal with the prospective tenants, with staff present. The HAC expressed no concerns or objections to the proposed alterations.

In response to inquiries from the HAC members regarding the “Women’s Institute” sign on the principal façade of the structure, the prospective tenants advised that the sign would be retained in some fashion, and that in the event it cannot be retained in-situ, it will be put on display in the interior of the building.

A motion was passed at the HAC meeting of July 10, 2025, to recommend Council approve Heritage Permit Application HP-25-03, in alignment with Staff’s recommendation.

### **5. Financial Considerations**

There are no financial considerations associated with this report.

### **6. Alignment to Strategic Plan**

The CSP reflects the priorities of utmost 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 Township's 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.

Key Result: Not Applicable.

### **7. Conclusion**

Heritage Staff have reviewed the subject Heritage Permit Application submitted and recommend that proposed works as outlined, to be financed by the proposed tenants, be approved.

### **8. Attachments**

Attachment 1 – By-law 2007-60

Attachment 2 – Existing Conditions Photo Report

Attachment 3 – Heritage Permit Application HP-25-03

Attachment 4 – Statement of Work

Attachment 5 – Rendering of Proposed Works

Attachment 6 – King Township Heritage Property Alteration Guidelines

Prepared by:

**Michael Maugeri, M.PL., CAHP-Intern**  
Planner – Heritage & Development

Reviewed by:

**Gaspare Ritacca, MCIP, RPP**  
Manager of Planning and Development

Recommended by:

**Stephen Naylor, MCIP, RPP**  
Director of Growth Management Services

Approved for submission by:

**Daniel Kostopoulos**  
Chief Administrative Officer