



The Corporation of the Township of King Report to Council

From: Growth Management Services – Planning Division
Report Number: GMS-HER-2026-003
Date: Monday, February 23, 2026
Title: **Notice of Intent to Designate 325 Main Street**

Recommendation

1. That Council receive Report GMS-HER-2026-003 for information.
2. That Council state its intention to designate the property municipally known as 325 Main Street under Part IV, Section 29 of the *Ontario Heritage Act* (OHA) in recognition of its cultural heritage significance, as identified by the Statement of Cultural Heritage Significance included as Attachment 2 to this Report, and that Council direct staff issue the Notice of Intent to Designate as required by the OHA.
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, Staff bring forward to Council a by-law to designate 325 Main Street and a copy of the by-law be provided to the Owner and the Ontario Heritage Trust, and notice published on the Township website.

1. Report Highlights

- The report proposes the designation of a two-storey vernacular institutional hall at 325 Main Street, in the Village of Schomberg, built in 1907.
- The property holds design/physical, historical/associative, and contextual cultural heritage value as described in the Statement of Cultural Heritage Value included as Attachment 2 to this report.
- At the February 5th, 2026 meeting of the Heritage Advisory Committee, a motion was carried to advise Council to designate the subject property under Part IV of the Ontario Heritage Act.

2. Purpose

The purpose of this report is to provide Council with background information and a recommendation that 325 Main Street, Schomberg, be designated under Part IV, Section 29 of the Ontario Heritage Act.

3. Background

The More Homes Built Faster Act, 2022 (Bill 23) resulted in amendments to the OHA” that came into force on January 1, 2023. This change mandates that municipalities are required

to remove properties from the heritage register if they do not pass a by-law designating the property by January 1, 2025. This was superseded by the Homeowner Protection Act, 2024 (Bill 200) which extended this deadline to January 1, 2027.

The province has amended Ontario Regulation 9/06 under the OHA (the regulation), which establishes nine (9) provincial criteria for determining whether a property is of cultural heritage value or interest. In accordance with the regulation a property is determined to be of value or interest if it meets two or more of the nine criteria.

Heritage Planning Staff have undertaken a review of the Municipal Heritage Register to identify cultural heritage properties that are currently Listed under Section 27 of the OHA, to be further evaluated for designation under Part IV, Section 29 of the OHA. This review consisted of a high-level screening of all listed properties on the Municipal Heritage Register to identify those with the strongest potential to meet the criteria under the regulation. This preliminary review considered whether properties demonstrated indicators of design or physical value, historical or associative value, and/or contextual value, a distilled reflection of the three thematic categories within the regulation. The subject property was identified for further evaluation through this process.

Given that the Township is the owner of the subject property, no external owner engagement was required; the proposed designation was reviewed internally through established municipal processes prior to being brought forward to Council for consideration.

3.1. Official Plan

The Township of King's Official Plan ("Our King") (2019) encourages the preservation and recognition of heritage buildings and cultural heritage resources. The Official Plan 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 and designation of heritage properties and structures, and related heritage studies.

3.2. Ontario Heritage Act ("OHA")

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

The OHA provides the Township with the ability to identify and designate for preservation properties worthy of conservation. When Council directs Staff to designate specific properties, Council is required to consider any objections which may be received related to the designation of those properties. The OHA 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) can file a formal Notice of Objection with the Township's Clerk, setting out their rationale and all relevant facts.

If a notice of objection is served, Council is to 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 the date of publication of the NOID, or an agreement must be reached with the property Owner to extend the deadline.

4. Analysis

The Schomberg Community Hall at 325 Main Street is a representative example of an early vernacular 2-storey institutional building of civic architecture. It was originally constructed in 1907 as a single-storey market hall and was enlarged to include a second storey in 1922. Its simple rectangular massing, modest ornamentation, and utilitarian civic form reflect the architectural traditions of rural Ontario community halls. The building embodies the functional, community-oriented design vocabulary that characterized small-town institutional architecture of the period.

This property is also part of a collection of other “Listed” and “Designated” heritage properties along Schomberg’s Main Street that define and maintain the historic mid to late 19th-century and early 20th-century character of Schomberg’s historic village core.

Heritage Planning staff are recommending the subject property be considered for a heritage designation, as the research indicates the property meets the minimum threshold of historic/associative, design/physical, and contextual value criteria of the OHA. A detailed historical review and evaluation of the subject property have been completed and included as Attachment 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, through a Heritage Permit process, to ensure any proposed changes or modifications will complement, and not negatively impact, a building’s 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 and after conducting a site visit, the subject property was found to hold significant cultural heritage value, and the property meets the criteria set out under the OHA by Ontario Regulation 9/06, as amended, for the categories of design/physical, historical/associative, and contextual value.

At the February 5, 2026, Heritage Advisory Committee meeting, the Committee discussed the item and considered the cultural heritage value of the property. Following this discussion, the Heritage Advisory Committee carried a motion to advise Council to designate the subject property under Part IV of the Ontario Heritage Act.

A detailed historical review and evaluation of the subject property have been completed and included as Attachment 2 to this Report. The following is a summary of the findings of that report:

ONTARIO REGULATION 9/06 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	✓
▪ displays high degree of craftsmanship or artistic merit	N/A
▪ demonstrates high degree of scientific or technical achievement	N/A

Dating to 1907, the Schomberg Community Hall at 325 Main Street has design and physical value because it is a good and well-maintained representative example of a two-storey vernacular institutional building of civic architecture. Its simple rectangular massing, modest ornamentation, utilitarian design, and two-storey institutional form reflect the architectural vocabulary established by early Ontario market halls and community halls. The building's evolution from a 1907 single-storey market hall to a 1922 two-storey community hall illustrates typical functional adaptations of small-town civic architecture during this period. These characteristics make it a clear and well-preserved example of its building type.

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	✓
▪ yields, or has the potential to yield, information that contributes to an understanding of a community or culture	✓

<ul style="list-style-type: none"> demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community 	N/A
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The Schomberg Community Hall at 325 Main Street has historical and associative value for its direct association with early Ontario settler civic architecture and settlement patterns. The subject property also has historical and associative value for its direct associations with one of the most notable small-town produce markets north of Toronto of its time.

The property also has a high potential to yield information about the evolution of Schomberg’s civic and social life. The property’s layered history, from initial use as a location for a Temperance Hall/Music Hall, to the erection of a Market/Community Hall provides insight into early settlement patterns and land subdivision, the development of rural markets and agricultural exchange networks, and the role of community halls as multifunctional civic institutions.

2. Contextual Value

The property has contextual value because it is	
<ul style="list-style-type: none"> important in defining, maintaining or supporting the character of an area 	✓
<ul style="list-style-type: none"> physically, functionally, visually or historically linked to its surroundings 	✓
<ul style="list-style-type: none"> a landmark 	✓

The Schomberg Community Hall holds strong contextual value within the historic core of Schomberg. As one of the village’s primary gathering places for more than a century, the building continues to support civic, cultural, and social activities that reinforce its role as a focal point of community life. Its long-standing continuous use as a civic facility since its inception contributes directly to the social and cultural identity of the village.

The hall is important in defining and maintaining the historic character of Main Street. Its scale, form, and vernacular civic architecture are consistent with the fine-grained late-19th and early-20th-century streetscape that characterizes Schomberg’s village core. Constructed in 1907 as the Market Hall, the building reflects the community’s early identity as a rural service centre and agricultural hub.

The property is historically and functionally linked to its surroundings. Its original use as a market hall, its placement on Main Street, and its continued role as a community hall all reflect traditional patterns of civic and commercial activity within the village core. These relationships remain legible and intact.

The building is also a longstanding community landmark. Its prominent location, continuous civic use, and deep associations with major local traditions, including the historic Schomberg Market, make it a recognizable and meaningful feature of the village landscape.

5. Financial Considerations

There are no financial implications associated with this report.

6. Alignment to Strategic Plan

The Corporate Strategic Plan (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.

Key Result: Not Applicable.

7. Conclusion

Staff recommend that Council state its intention to designate the subject property at 325 Main Street. The information gathered and reviewed, as outlined in this Report 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

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