



# **Cape Breton Regional Municipality**

## Heritage Advisory Committee Agenda

Tuesday, December 2, 2025  
5:00 p.m.

Council Chambers  
Second Floor, City Hall  
320 Esplanade, Sydney, Nova Scotia

### **Heritage Advisory Committee Members:**

Councillor Eldon MacDonald, Chair

Deputy Mayor Glenn Paruch

Councillor Earlene MacMullin

Kyron Coombes, Citizen Appointee, Vice-Chair

Alynese Nightingale, Citizen Appointee

Richard Rose, Citizen Appointee

Saul MacNeil, Citizen Appointee

Spyro Trifos, Citizen Appointee

Thomas Ashford, Citizen Appointee

Ethan Paul, Citizen Appointee

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## **Land Acknowledgement**

### **Roll Call**

- 1. Approval of Agenda:** (Motion Required)
  
- 2. Approval of Minutes:** (Previously Circulated)
  - **Heritage Advisory Committee Minutes – October 28, 2025**
  
- 3. Municipal Heritage Deregistration Requests:** Karen Neville,  
Heritage Officer / Senior Planner
  - 3.1 Deregistration of 2645 Point Edward Highway (PID  
15211824) – Mitchell Island Union Church:** (See page  
4)

## **Adjournment**



**CAPE BRETON**  
REGIONAL MUNICIPALITY

**TO:** Heritage Advisory Committee

**FROM:** Karen Neville

**DATE:** November 28, 2025

**SUBJECT:** **Deregistration of 2645 Point Edward Hwy (PID 15211824) - Mitchell Island Union Church**

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**ORIGIN**

Initiated by the trustee of the Mitchell Island Union Church located at 2645 Point Edward Hwy (PID 15211824).

**RECOMMENDATION**

It is recommended that the Heritage Advisory Committee recommend Council approved the applicant's request to demolish the Mitchell Island Union Church, subject to the issuance of a Demolition Permit, and initiate the process to deregister 2645 Point Edward Hwy (PID 15211824) as a Municipal Heritage Property.

**BACKGROUND**

A request has been received from Edna MacVicar, Trustee of the Mitchell Island Union Church, to demolish and deregister the Mitchell Island Union Church, located at 2645 Point Edward Hwy (PID 15211824), as a Municipal Heritage Property [Attachment A]. The applicant's submission for can be found in Attachments B.

The applicant has indicated they are the only remaining trustee, and they are unable to continue maintaining the property. According to the applicant, the structure has experienced ongoing deterioration, including roof leaks, broken windows, and significant rotting of beams and sills identified during recent inspections. The applicant further reports the presence of black mold within portions of the building. They have received advice the building is no longer considered structurally sound.

The applicant states that, given the level of deterioration and exposure to weather, the building is now beyond repair and may not withstand another year. A licensed contractor has been secured and is prepared to remove the building and dispose of all debris in accordance with proper procedures.

Following demolition, the applicant proposes to install a memorial monument on the site. The cemetery located on the property continues to be visited by family members of past parishioners, and the monument is intended to honour the history and community significance of the former church.

The Mitchell Island Union Church (2645 Point Edward Hwy) was registered as a Municipal Heritage Property following a Public Hearing of the Council of the Municipality of the County of Cape Breton on February 15th, 1994. The registration documentation filed at the Land Registration Office does not state the reason for its registration.

In accordance with Section 17 of the *Heritage Property Act* (Attachment C), a Municipal Heritage Property shall not be demolished without approval of the municipality. Prior to the request going to Council, it must first be referred to the Heritage Advisory Committee. The Heritage Advisory Committee shall submit a written report and recommendation to the municipality respecting the Municipal Heritage Property. This report along with any additional comments from the Heritage Advisory Committee will be forwarded to Council for their consideration.

The municipality may take up to three years to make a decision to consider an application to demolish a heritage building (Attachment C). Where the municipality does not approve the application, the property owner may carry out the demolition at any time after three years from the date of the application but not more than four years after the date of the application.

#### **FINANCIAL IMPLICATIONS**

No budgetary implications associated with this report.

#### **CONCLUSION**

A site visit was undertaken on November 28, 2025, with the assistance of a Building Official, to assess the condition of the church. Based on the observations made during this visit it is reasonable to conclude that the building is no longer viable for restoration given the limited resources of the trustee. As a result, Staff find it appropriate to recommend deregistration and demolition of the structure.

While the demolition will result in the loss of the remaining built heritage value, the applicant's proposal to install a memorial monument, combined with the continued presence of the cemetery, will help preserve the cultural and historical significance of the site. These features will maintain a tangible connection to the former church, its congregation, and the longstanding community history associated with the property.

#### **ALTERNATIVES**

The Heritage Advisory Committee could recommend Council reject the request.

#### **LEGISLATIVE AUTHORITY**

Sections 17 and 18 of the *Heritage Property Act* (Attachment

**ATTACHMENTS**

Attachment A – Site Location

Attachment B – Applicants Submission

Attachment C – Excerpts from the *Heritage Property Act*

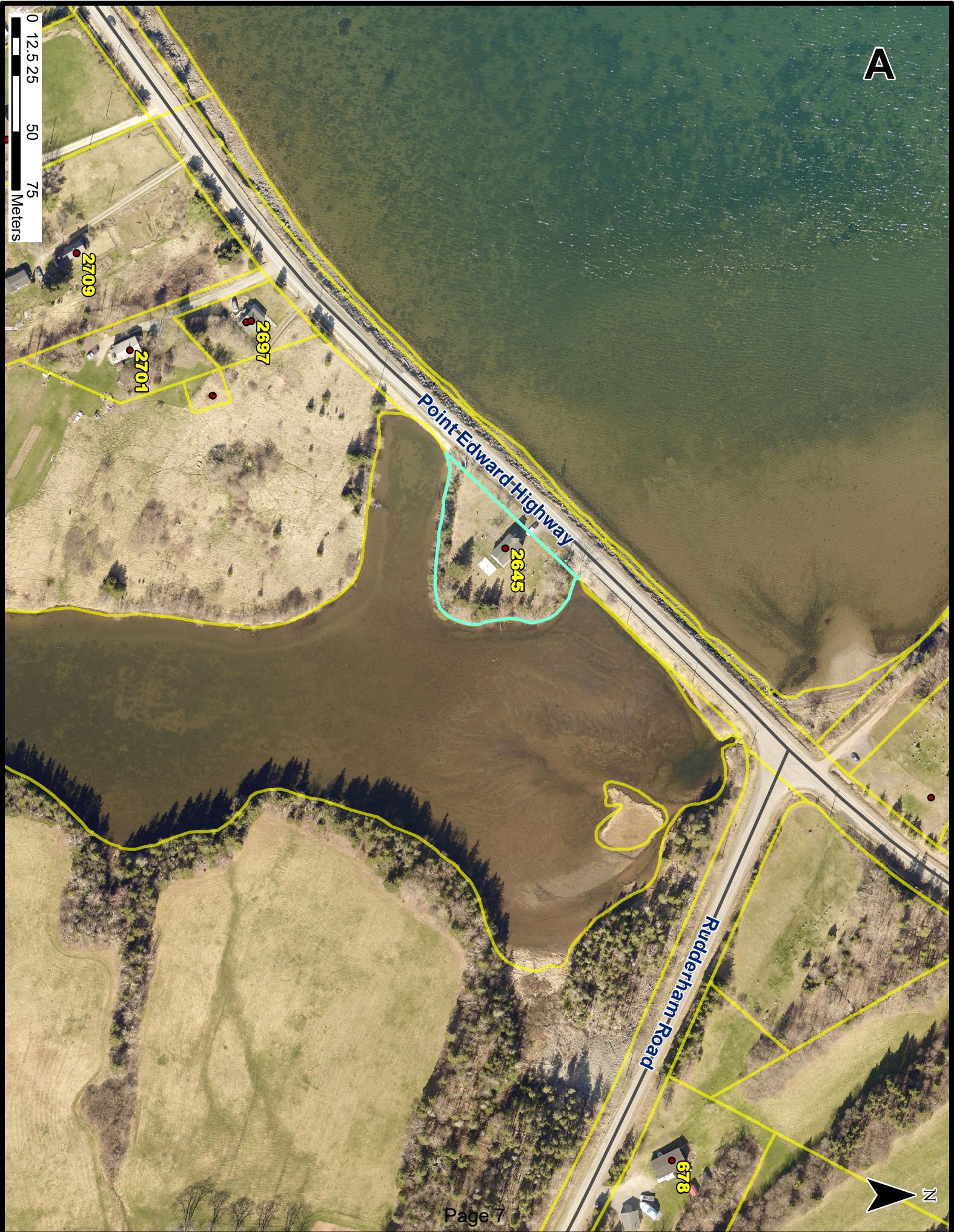
**Report Prepared by:**

Karen Neville

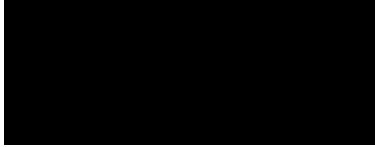
Senior Planner/Heritage Officer

Planning and Development Department

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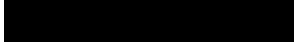


Mitchell Island Union Church  
Edna MacVicar Trustee



November 10, 2026

CBRM Heritage Officer  
Planning and Development Department  
320 Esplanade, Suite 201  
Sydney, NS B1P 7B9



Dear Heritage Officer:

Subject: Request to repeal the Municipal Heritage Property Designation for  
2645 Pt Edward Hwy, Pt Edward, NS B2A 4P9, PID #51211824

We respectfully request that you please accept this letter as a formal application and notice of intent to request the repeal of the Municipal Heritage Property designation for the property located at: 2645 Pt Edward Hwy, Pt Edward, NS B2A 4P9, PID # 51211824.

My name is Edna MacVicar, and I am the only remaining Trustee of this property. The purpose of this application is to facilitate the decommissioning and demolition of this building. We have had several people inspect the building as the roof was leaking and window broken. We were very disappointed to learn that further inspection of the building brought to light that the beams and sills are rotten. The Church is not structurally sound for anyone to get onto the roof to try and repair. There is black mold formed in parts of the church and unfortunately, we feel that the church is beyond repair. With the building open to the weather, we worry about it lasting another year.

We do have a licensed company that is willing to demo and remove the debris with proper disposal. We would like to place a memorial monument in place of the church as the cemetery is still being visited by family members of parishioners who have passed.

We await your reply. I can be reached at the above contact details. Thank you for your time and assistance with this matter.

Sincerely,

Edna MacVicar, Trustee  
Mitchell Island Union Church

## **Excerpts for the *Heritage Property Act***

Approval to alter or demolish municipal heritage property

- 17 (1) Municipal heritage property shall not be substantially altered in exterior or public-building interior appearance or demolished without the approval of the municipality.
- (2) An application for permission to substantially alter the exterior or public-building interior appearance of or demolish municipal heritage property shall be made in writing to the municipality.
- (3) Upon receipt of the application, the municipality shall refer the application to the heritage advisory committee for its recommendation.
- (4) Within thirty days after the application is referred by the municipality, the heritage advisory committee shall submit a written report and recommendation to the municipality respecting the municipal heritage property.
- (5) The municipality may grant the application either with or without conditions or may refuse it.
- (6) The municipality shall advise the applicant of its determination.

Consideration by municipality of application to alter or demolish

- 18 (1) The municipality may take up to three years to consider an application under Section 17.
- (2) In its consideration of the application, the municipality may require public notice of the application and information meetings respecting the application to be held.
- (3) Where the municipality does not approve the application, the property owner may, notwithstanding Section 17, make the alteration or carry out the demolition at any time after three years from the date of the application but not more than four years after the date of the application.
- (4) Where the property owner has made the alteration or carried out the demolition in accordance with this Section, the municipality may deregister the property if the municipality determines that the property has lost its heritage value.

