



Cape Breton Regional Municipality

Heritage Advisory Committee Agenda

Tuesday, October 28, 2025

4:30 p.m.

Council Chambers

Second Floor, City Hall

320 Esplanade, Sydney, Nova Scotia

Page Left Intentionally Blank

Land Acknowledgement

Roll Call

1. **Approval of Agenda:** (Motion Required)
2. **Approval of Minutes:** (Previously Circulated)
 - **Heritage Advisory Committee Minutes – June 2, 2025**
3. **Municipal Heritage Building Alteration Request:** Karen Neville,
Heritage Officer / Senior Planner
 - 3.1 **Request for Municipal Heritage Building Alteration**
Request – 217 George Street, Sydney: (See page 4)

Adjournment



TO: Heritage Advisory Committee **DATE:** October 14, 2025

FROM: Karen Neville

RE: Municipal Heritage Building Alteration Request – 217 George Street, Sydney (Sacred Heart)

Background

A request has been received from Kevin Colford, owner of Sacred Heart Downtown, to alter the building located at 217 George Street, Sydney (PID 15058506) [Attachment A]. The applicant's submission for can be found in Attachments B.

The property at 217 George Street, Sydney (PID 15058506) was registered as a Municipal Heritage Property in 2005. The building originally functioned as a Catholic church and was converted into as an event and performance venue in 2020. Since its conversion, the building has maintained its original exterior. The property owner proposes to construct a single-storey 30-foot addition to the rear of the existing building. The addition will provide storage space and a gathering area for performers associated with the venue's event operations.

Heritage Property Act

In accordance with Section 17 of the *Heritage Property Act* (Attachment C), a Municipal Heritage Property shall not be substantially altered 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.

Evaluation

The addition is located at the rear of the building, minimizing visibility from the public street and primary façade. The existing roofline will be retained, ensuring the addition will be in keeping with the elements of the original structure. The new construction will be compatible in scale and will use finishes that complement the existing cladding and roofing. The addition will support the ongoing adaptive reuse of this heritage property.

Alteration to heritage buildings should preserve the heritage value and character-defining elements of the buildings and be compatible with the existing structure. The rear placement and simple design ensure minimal visual impact on the streetscape and does not alter the character-defining elements of the building. The proposed addition is modest in scale and accommodates the functional needs of the venue without detracting from the building's historic character or architectural form.

Next Steps

The Heritage Advisory Committee must provide a recommendation to Council. Council has the authority to grant the application to alter the exterior of a Municipal Heritage Building with or without conditions. A Building and Development Permit will be required for the proposed addition issued in compliance with the Land Use By-law and Building Code requirements. In addition, prior to the issuance of the Building and Development Permit, the Heritage Officer must provide their approval. The Heritage Officer's approval would comply with any conditions applied by Council

Conclusion

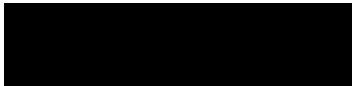
The proposal will retain the building's exterior integrity while providing necessary functional improvements to support its ongoing use as a community venue. Adaptive reuse of heritage buildings is a key heritage conservation, and this addition enables the property to remain viable. Staff have reviewed the submission and find that rear placement and straightforward design minimize the visual impact on the streetscape and does not alter the building's character-defining elements.

Recommendation

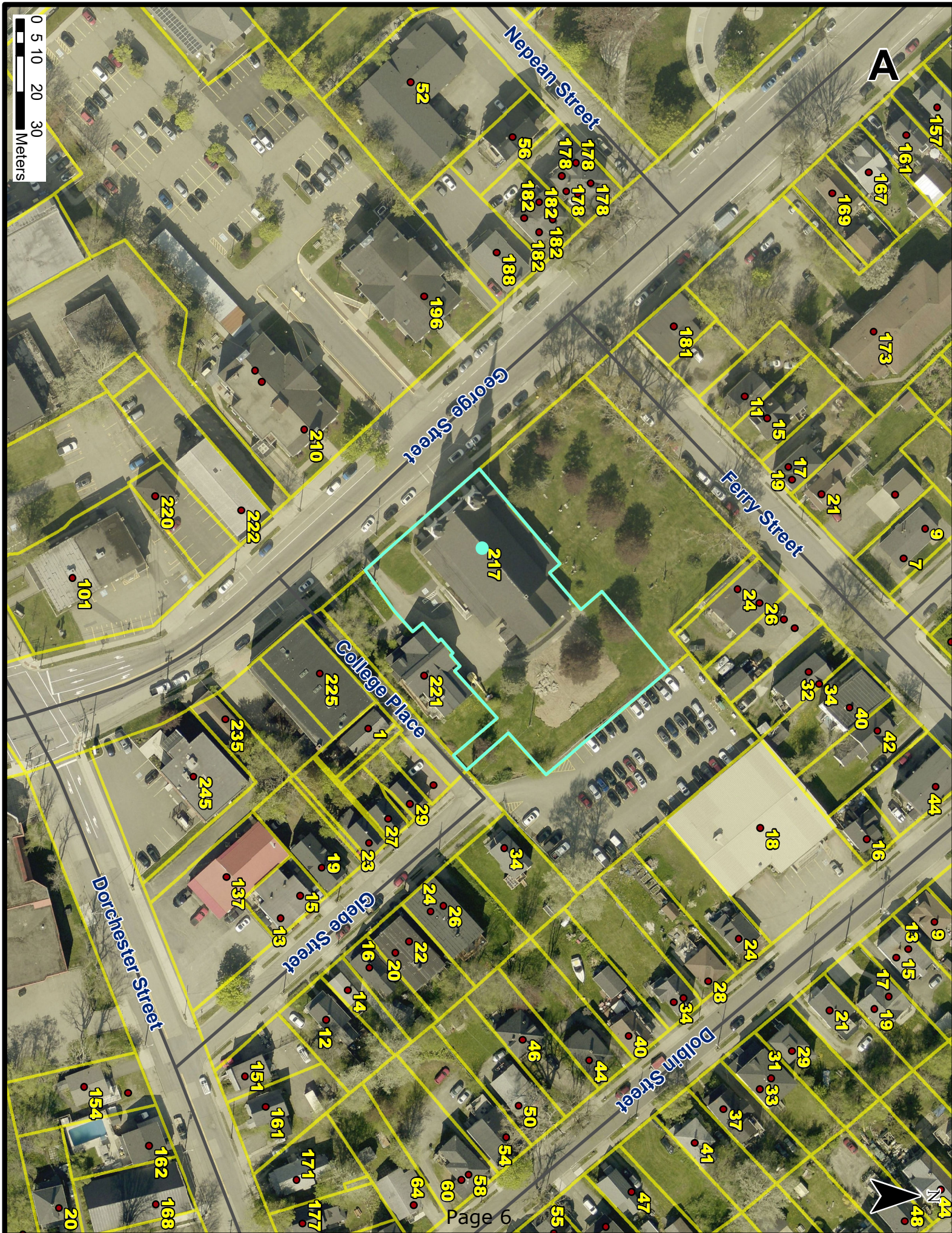
It is recommended that the Heritage Advisory Committee recommend Council approve the proposed alteration to the Municipal Registered Heritage property located 217 George Street, Sydney (PID 15058506), subject to the following conditions:

1. That all exterior materials and finishes used for the addition be compatible with the existing building; and
2. That any design modifications be reviewed and approved by Heritage Officer prior to the issuance of a Building and Development permit.

Submitted by:



Karen Neville
Planning and Development Department



From: [Kevin Colford](#)
To: [Karen M. Neville](#)
Subject: Re: Heritage Advisory Committee
Date: September 29, 2025 3:28:53 PM

Dear Heritage Advisory Committee,

My name is Kevin Colford and I am the sole owner of Sacred Heart Downtown 217 George Street in Sydney Nova Scotia B1P1J4.

I am requesting permission from the committee to add 30 feet to the back facing directly east keeping the roof side lines exactly the same to match the existing building.

Half of the floor space will be needed for Green Room space for the performing artists to comfortably get ready for their show; preparing their makeup, changing into costumes, warming up their voices and etc. The other half of the floor space will be used for must needed space for sorting our linens, table cloth, center pieces and decorating of the audience room space.

The repurposing of the building has been very positive in our community. The former perishioners are very proud of my efforts and are over the top enthusiastic that their former building will continue to exist. Many of the 2nd and third generation have chose Sacred Heart downtown to be married in the building their grand parents got married in. Many performers that have come from different arrears of Canada have complemented of Sacred Heart Downtowns; beauty, acoustics, and industry standards that make the experience second to none.

In 2026 we are booked for the East Coast Mustic Awards who have stated there is no other venue that is as beautiful and offers more than Sacred Heart Downtown in all of the venues they go to in the Atlantic provinces.

To continue with our reputation and and to continue with this much needed space to improve on the guest and performers experience I ask the Heritage Committee to grant permission to do this addition.

**Thank You,
and "Have a Great Day!"**

Kevin Colford

"Quality is never an accident; it is always the result of high intention, sincere effort, intelligent direction and skillful execution; it represents the wise choice of many alternatives."

EXISTING BUILDING

217 GEORGE ST. BACK, EAST SIDE

NORTH
→

ROOF LINE

TO MATCH

EXISTING

ROOF

ONE SQUARE

EQUALS ONE FOOT

NEW EXTENSION

MAIN FLOOR

WINDOW

WINDOW

EXISTING BUILDING 217 GEORGE ST, BACK, EAST SIDE

NORTH →

ROOF LINE

TO MATCH
EXISTING
ROOF

ONE SQUARE
EQUALS ONE FOOT

STORAGE

TABLES

CHAIRS

LINENS

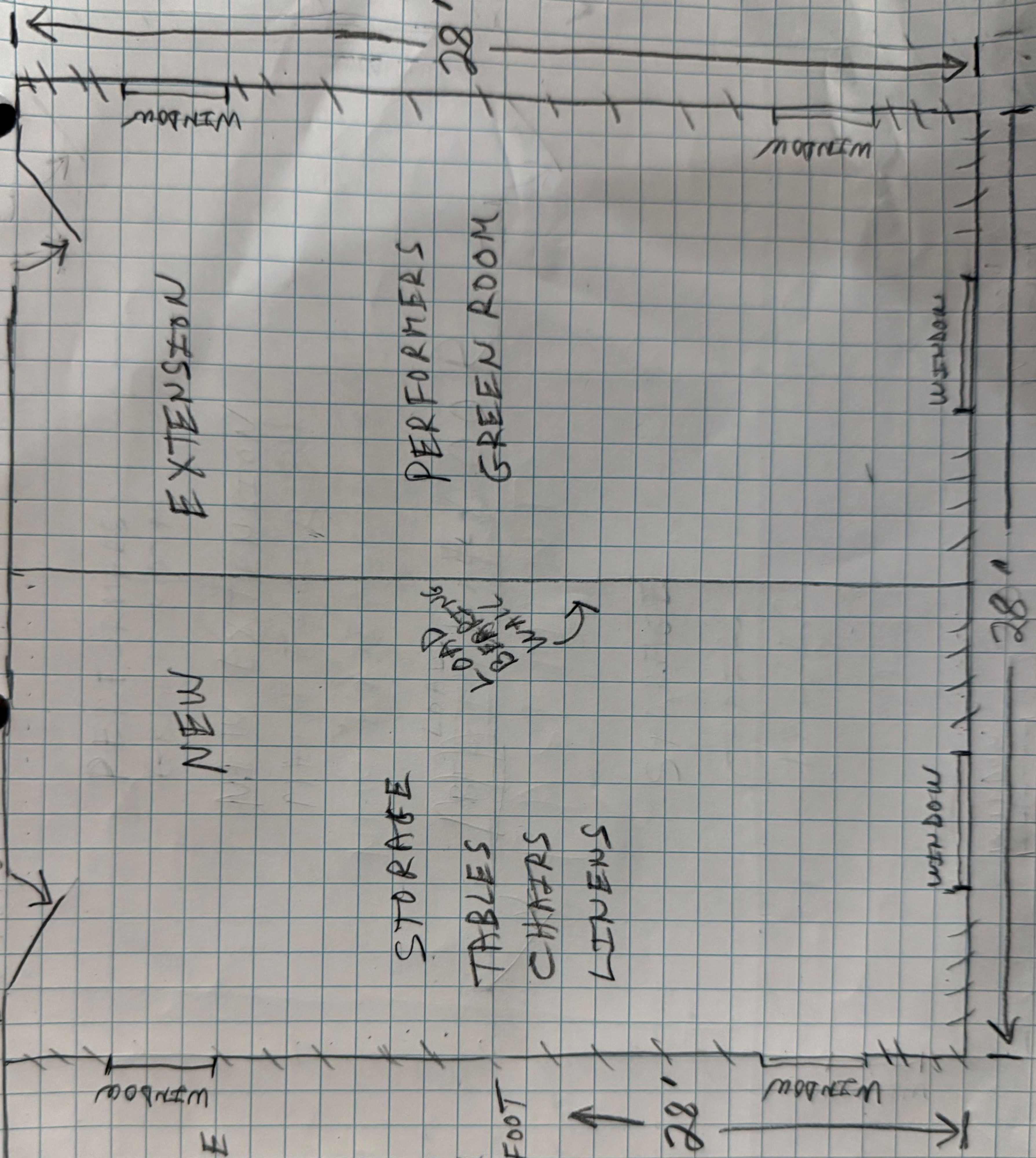
NEW

DRINK
VENDING
MACHINE

EXTENSION

PERFORMERS

GREEN ROOM







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.

