

**Motion C26(182) - MPS
*Amendment: Subdivision of Places
of Worship and Cemeteries***

Planning Advisory Committee

July 21, 2026

Planning and Development Department



EAST HANTS

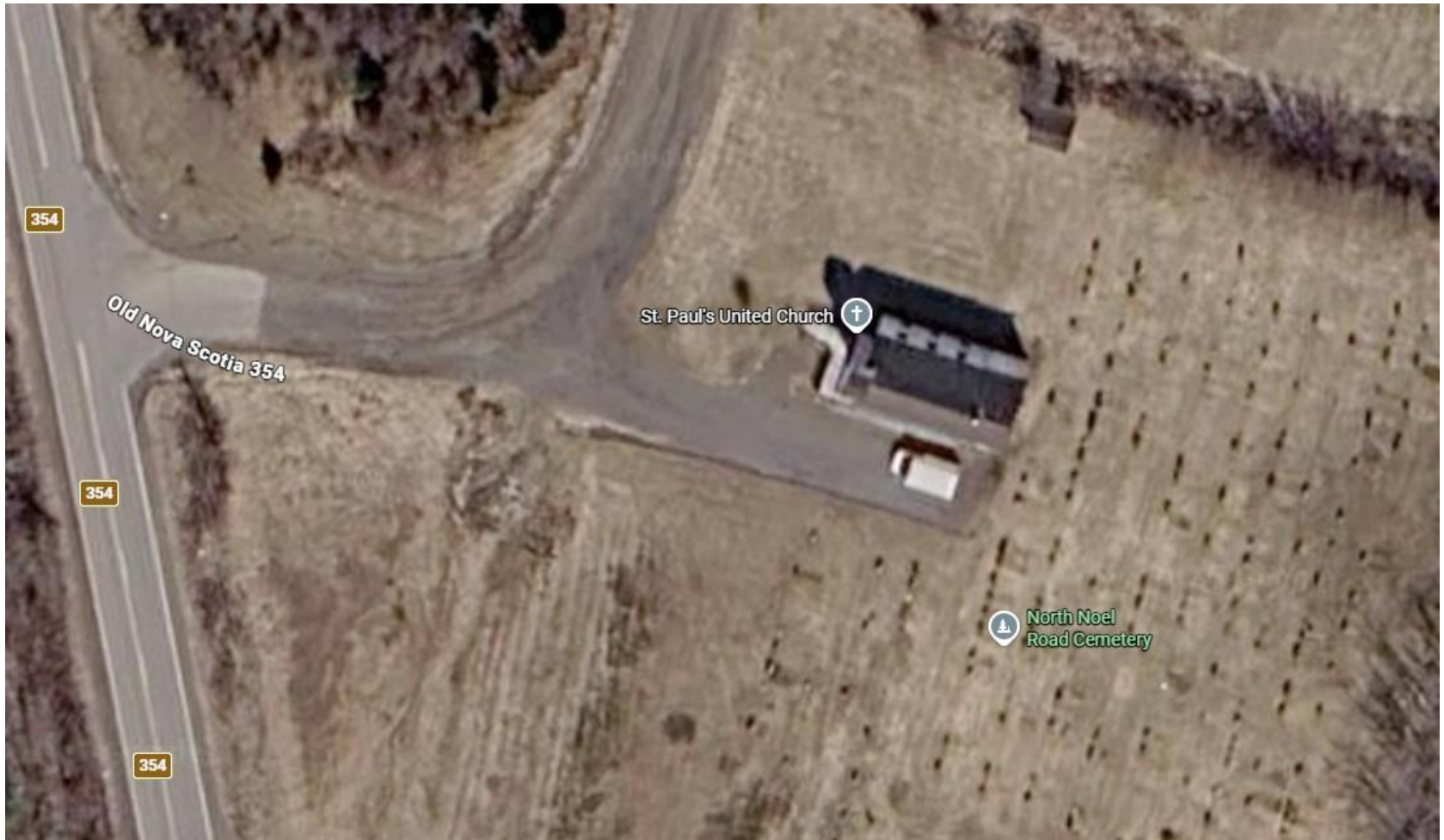
Background

- Municipal Planning Staff received inquiries from a former place of worship. The congregation has been contemplating selling the former place of worship and maintaining the cemetery.
- There is very limited distance between the cemetery and building.
- In June, Council passed the following motion:

C26(128) Moved that staff be directed to prepare amendments to the East Hants Official Community Plan that would enable the subdivision of properties containing churches/former churches and cemeteries. Amendments should enable reduced setback, area and frontage requirements to permit the cemeteries and church buildings to be located on separate lots.

Example Properties

***St. Paul's United Church, 4 Old Highway
354, North Noel Road, PID 45149390***





MPS Amendments

Staff have drafted the following policy changes for the MPS:

TH17.1 Council shall consider the subdivision of places of worship and former places of worship from cemeteries with reduced frontage and setbacks in all zones where there is deeded access to both lots.

Subdivision Bylaw Amendments

Staff have drafted the following changes for the SUB:

9.2

e) In all zones, the subdivision of places of worship and former places of worship from cemeteries with reduced frontage and setbacks shall be permitted where there is deeded access to both lots.

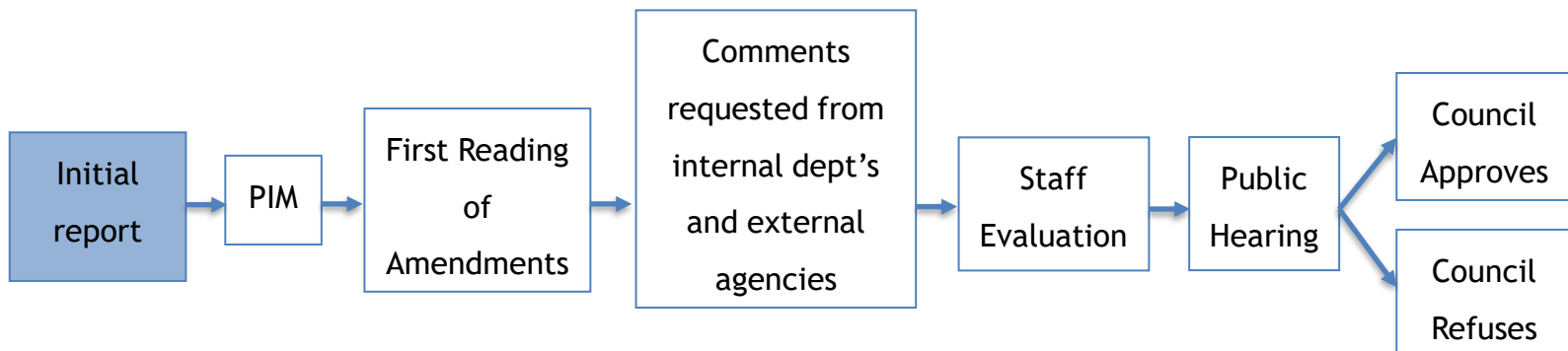


Discussion

- The policy changes allow for reduced setbacks and frontage requirements
- This is an as-of-right process for congregations to subdivide their property
- The amendments align with the municipality's heritage preservation objectives as it encourages adaptive reuse of former places of worship

Citizen Engagement

- A Public Information Meeting (PIM) is required for all amendments to the Municipal Planning Strategy unless they are housekeeping in nature.
- An advertisement indicating the time and date of the PIM will be placed in the *Chronicle Herald*
- Additional advertising will be placed on the East Hants website and on our social media feeds.



Recommendation

- That Planning Advisory Committee recommends that Council authorize staff to schedule a public information meeting.

Recommended Motion

Planning Advisory Committee recommends that Council:

- *authorize staff to schedule a public information meeting to consider a Council proposal to amend the Municipal Planning Strategy and Subdivision Bylaw to allow the subdivision of places of worship/former places of worship from cemeteries in all zones where there is deeded access to both lots and Nova Scotia Environment approval for on-site sewage disposal on the lot containing the place of worship/former place of worship.*