

**604 (See also Parts 100 - 500) COMMUNITY LAND STEWARDSHIP ONE
(CLS-1)**

1) PERMITTED PRINCIPAL USE

- a) Residential.

2) PERMITTED ACCESSORY USES

- a) Retail;
- b) Sawmill, including planer mills;
- c) Wood processing;
- d) Metal fabricating;
- e) Common facility;
- f) Accessory buildings and structures.

3) CONDITIONS OF USE

- a) Residential use is limited to a maximum of 15 dwelling units per lot, subject to the lot's density not being greater than one dwelling unit per 4.0 hectares (9.88 acres) of land. In addition, one cottage limited in size to 60 square metres (645.85 square feet) in total floor area is permitted per lot.
- b) Buildings and structures associated with metal fabricating, sawmill and wood processing uses, including vehicle parking, sorting and storage areas shall not exceed a total lot coverage of 3% of the lot area and shall be sited no closer than 30.0 metres (98.4 feet) from all property lines.
- c) The retail sales area shall be limited in size to a total of 200.0 square metres (2152.8 square feet) per lot, and sited no closer than 15.0 metres (49.2 feet) from all property lines.
- d) No outdoor storage or parking areas shall be located in any required yards.

4) SITING AND HEIGHT OF BUILDINGS AND STRUCTURES

- a) Except where otherwise specified, the setbacks and height requirements for buildings and structures within the Community Land Stewardship One zone shall be as set out in the table below.

| Type of Structure | Maximum Height | Required Setback From All Property Lines |
|--|--------------------|--|
| Principal & Accessory | 10.0 m (32.8 feet) | 7.5 m (24.6 feet) |
| [Part 400, Siting Specifications, of this bylaw and Bylaw No. 1836, being the "Floodplain Management Bylaw, 1997", may affect the siting of structures adjacent to roads, and the natural boundaries of watercourses and the sea, respectively.] | | |

5) LOT COVERAGE

The maximum lot coverage of all buildings and structures shall not exceed 6% of the total lot area.

6) DESIGNATION / ZONE REQUIREMENTS

The minimum lot size for the Community Land Stewardship One zone shall be 16.0 hectares (39.53 acres). On lands zoned CLS-1, a Section 219 Covenant precluding future subdivision and protecting significant natural features of the property shall be registered against the property.

(Note: Prior to construction of a dwelling on a property, or alteration of a dwelling to incorporate a suite, Environmental Health approval shall be obtained).

END • CLS-1