

## FOREST LAND STEWARDSHIP ONE

(FLS-1)

**1) PERMITTED PRINCIPAL USE**

- a) Residential;
- b) Forestry / Silviculture;
- c) Agriculture.

**2) PERMITTED ACCESSORY USES**

- a) Accessory buildings and structures;
- b) Home occupations.

**3) CONDITIONS OF USE**

- a) A minimum of 60% of the parent parcel proposed for subdivision shall be used for sustainable silviculture, forestry or conservation;
- b) A maximum of 40% of the parent parcel proposed for subdivision shall be used for residential;
- c) A minimum 25% of the residential use area shall be used for conservation;
- d) Residential use shall be clustered to provide maximum forest conservation area;
- e) Residential use is limited to a maximum of 25 dwelling units, subject to density not being greater than one dwelling unit per 4.0 hectares (9.88 acres) of land;
- f) The minimum lot size for the residential use area shall be 1.0 hectare (2.47 acres).
- g) Accessory buildings and structures are limited to residential lots only.

**4) SITING AND HEIGHT OF BUILDINGS AND STRUCTURES**

- a) Except where otherwise specified, the setbacks and height requirements for buildings and structures within the Forest Land Stewardship One zone shall be 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)	15.0 m (49.2 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 residential use area.

**6) DESIGNATION/ZONE REQUIREMENTS**

- a) On lands zoned FLS-1, a Section 219 Covenant precluding future subdivision and protecting the sustained forestland of the property shall be registered against the property;
- b) Prior to construction of a dwelling on a property, Environmental Health approval shall be obtained.

**END • FLS-1”**