22 COMMUNITY LAND STEWARDSHIP ONE (CLS-1)

The purpose of the CLS-1 zone is to accommodate community-oriented, clustered, cooperative model of shared residential use with emphasis on protection for sensitive natural areas, including the foreshore, safeguarding significant forested areas and developing interior roads at a scale and design standard in keeping with the rural character of Cortes Island.

22.1 Permitted Principal Uses

1. On any lot:
    a. Residential Use
    b. Forestry
2. Residential Use is limited to:
    a. Up to sixteen (16) Dwelling Units per lot, subject to the density not being greater than one Dwelling Unit for each 4 hectares of land.

22.2 Permitted Accessory Uses

1. Accessory to Residential Use:
    a. Home Occupation
    b. Short-Term Rental
    c. Accessory Buildings and Structures

2. Accessory to all other Permitted Principal Uses:
    a. Retail Sales
    b. Sawmill
    c. Wood Processing
    d. Metal Fabricating
    e. Common Facility

22.3 Conditions of Use

1. Location of parking areas shall be subject to setback requirements.
2. With registration of a Section 219 Covenant precluding future subdivision:
    a. All significant natural features shall be protected.
    b. All buildings and structures shall be located on the Residential Footprint and shall be clustered to provide maximum conservation and protection.
3. In the CLS-1 zone the following regulations apply:

Lot Size and Coverage	
Minimum Lot Area	16 ha
Maximum Lot Coverage	Metal fabricating, sawmill and wood processing use (including vehicle parking, sorting and storage areas): 3% All uses combined: 6%

Setback				
Setback type	**Residential use**	**Metal fabricating, sawmill and wood processing use**	**Retail sales use**	**All other permitted uses**
Setback from all property lines	7.5 m	30.0 m	15.0 m	7.5 m

[Subject to Part 3, Section 15 of this bylaw and the SRD Floodplain Management Bylaw as amended.]

End • CLS-1