

31 CONSERVATION EASEMENT DISTRICT (CE)



31.1 Purpose and Intent

31.1.1 The purpose of this district is to allow for land uses and development on a sending parcel in the Small Holdings Policy Area that are compatible with a Conservation Easement that has been registered on title as part of a Transfer of Subdivision Density program.

31.1.2 Permitted Uses

Extensive agriculture

31.2 Discretionary Uses

Buildings and uses in accordance with a Conservation Easement

31.3 Subdivision Regulations

31.3.1 The following subdivision regulations shall apply to future subdivisions in this district.

- (a) The minimum sending parcel area shall be 32.0 ha (79.1 ac).

31.4 Development Regulations

31.4.1 **In addition to the general and specific land use provisions contained in Part 2 of this Bylaw**, the following provisions shall apply to every development in this district:

Front yard setback	Minimum	40.0 m (131.2 ft)
Rear yard setback	Minimum	30.0 m (98.5 ft)
Side yard setback	Minimum	30.0 m (98.5 ft)
Building height	Maximum	10.0 m (32.8 ft)

31.5 Additional Regulations

31.5.1 Conservation Easement Requirement

- (a) The developer shall enter into a Conservation Easement, which shall be registered on the sending parcels by a qualified organization in accordance with provincial legislation.
- (b) The terms of the easement shall prohibit, to the satisfaction of the Development Authority, subdivision and development on the sending parcels, in perpetuity.
- (c) The developer shall provide a fund, negotiated as part of a development agreement, to cover the costs of preparation of the Conservation Easement and to ensure the on-going management of the land pursuant to the Conservation Easement.

