

Resort Village of Island View Zoning Bylaw

- 57.3.2. Window sills, eaves, gutters, bay windows, chimneys, and similar non-structural alterations may project a distance of 0.6 m (2 ft) into any required yard but not closer to a lot line than 0.15 m (0.5 ft).

58. Number of Principal Buildings permitted on a Lot:

- 58.1. Not more than one principal building shall be placed on any one lot, with the exception of institutional and recreational uses. The development officer shall advise the applicant in writing that adherence to the Bylaw Regulations will be necessary if any future application for subdivision is made.
- 58.2. A trailer coach will be considered a principal residence.

59. Non-Conforming Buildings and Uses:

- 59.1. Any lawful use of land or any building lawfully under construction at the date of approval of this Bylaw, although such use or building does not conform to the regulations of this Bylaw, shall be carried on in accordance with the provisions of **Sections 113 to 118** inclusive, of the Act.
- 59.2. No existing use or building shall be deemed to be non-conforming by reason only of the conversion of this Bylaw from the Imperial System of Measurement to the Metric System of Measurement where such non-conformity is resultant solely from such change and is reasonable equivalent to the metric standard herein established.
- 59.3. The imperial measurements shown in brackets throughout this Bylaw are for clarification only. Permitted and discretionary uses listed in this Bylaw shall conform to the regulations shown in the Metric System of Measurement.
- 59.4. If a legal use or lot exists prior to the adoption of the new BPS/Zoning Bylaw, then it is legal non-conforming irrelevant of its dimensions or area as per Section 113 of The Act.

60. Grading and leveling of Lots:

- 60.1. Any lot proposed for development shall be graded and leveled at the owner's expense to provide for adequate surface drainage, which does not adversely affect adjacent property or the stability of the land.
- 60.2. All excavations or filling shall be re-vegetated with a suitable ground cover as may be necessary to prevent erosion.