

**2.1 REQUIREMENTS**

The provisions of this By-law shall be held to be the minimum requirement EXCEPT where the word maximum is used, in which case the maximum requirement shall apply.

**2.2 CONFORMITY WITH BY-LAW****a) Buildings, Structures, Excavations, and Uses**

No building, structure, or excavation shall hereafter be erected, altered, used, or made nor shall the use of any land, building, structure, or excavation hereafter be changed, in whole or in part, except in conformity with the provisions of this By-law.

**b) Land Division (Lots)**

No existing lot shall be changed in area, depth, or frontage if the effect of such action is to cause the original, adjoining, or new lot to be in contravention of this by-law. Further, an existing non-complying lot may be changed in lot area, lot depth, or lot frontage without the need to amend this by-law provided such alteration to the lot area, lot depth, or lot frontage does not further increase any existing non-compliance. (By-law No. 03-61)

**c) Lot Additions**

Existing lots not in compliance with zone provisions may be enlarged by way of a lot addition without the need for an amendment to this by-law so long as the use of the lot is for uses listed in the zone in which the lot is located.

**2.3 OTHER BY-LAWS, REGULATIONS OR ACTS****a) Not to Affect Other By-Laws**

This By-law shall not be interpreted so as to reduce or mitigate any other by-law, regulation, or restriction lawfully imposed by this Corporation or any other governmental authority having jurisdiction to do so.

**b) Compliance with Other By-laws**

Nothing in this By-law shall serve to relieve any person from the obligation to comply with the requirements of any By-law of the Town in force from time to time or the obligation to obtain any licence, permit, or approval required under any by-law of the Town or any other governmental authority having jurisdiction to require a licence, permit, or approvals.

(By-law No. 2016-0049)

**c) Conflict**

In the event of a conflict between this By-law and any general or special Town By-law, this By-law shall prevail.

**d) Other Jurisdictions**

No other By-law, regulation, or Act shall be interpreted so as to reduce or mitigate any requirement of this By-law, unless, the other by-law, regulation, or Act was specifically intended to affect zoning and the governmental authority responsible for the By-law, regulation, or Act has the jurisdiction to do so.

**2.4 EXISTING USES CONTINUED**

Nothing in the By-law shall prevent the use of any lot, building, or structure for any purpose prohibited by this By-law if such lot, building, or structure was lawfully used for such purpose on the date of passing of this By-law, so long as it continues to be used for that purpose.

**2.5 BUILDING PERMIT ISSUED**

Nothing in this By-law shall prevent the erection or use of any building or structure for a purpose prohibited by this By-law if the plans for such building or structure were approved by the Chief Building Official and a building permit under the Building Code Act has been issued prior to the date of passing of this By-law, provided:

- a) when the building or structure is erected, it shall be used for the purpose for which the building permit was issued;
- b) the erection of such building or structure is commenced within six (6) months of the date of passing of this By-law and provided the erection of such building or structure is completed within a reasonable time after the erection thereof is commenced; and
- c) the building permit has not been revoked pursuant to the Building Code Act.

**2.6 PUBLIC ACQUISITION**

No person shall be deemed to have contravened any provision of this By-law by reason of the fact that any part or parts of any lot or lots has or have been conveyed to, or acquired by, any Public Authority for public use.

(By-law No. 2016-0049)