

## One Lot for Zoning Purposes (Section 93)

- 93.** (1) A group of occupancies located in an AM – Arterial Mainstreet Zone, GM – General Mixed-Use Zone, LC – Local Commercial Zone, MC – Mixed-Use Centre Zone, MD – Mixed-Use Downtown Centre Zone, IG – General Industrial Zone, IH – Heavy Industrial Zone, IL – Light Industrial Zone, or IP – Business Park Industrial Zone, or RC – Rural Commercial Zone that: (By-law 2013-58)
- (a) are designed, developed and managed, including site access and infrastructure servicing, as a unit whether by a single owner or a group of owners or tenants acting in collaboration;
  - (b) are made up entirely of uses permitted or lawfully non-conforming on the site, and has either:
    - (i) a common parking lot or parking garage or a combination thereof; or
    - (ii) a group of parking lots or parking garages or a combination thereof which are managed as a unit by the same owner, owners or tenants of the occupancies required in clause (a) above, and are on the same lot or lots as the occupancies required in clause (a) above;
- shall be considered as one lot for the purposes of applying zoning provisions and regulations. (OMB Order, File #PL080959 issued June 1, 2010)
- (2) Where lands considered as one lot for the purposes of applying zoning provisions are subject to an application to create a condominium, and that application is approved, the lands are not, by reason only of the approval of the condominium application, to be considered more than one lot for the purposes of zoning. (By-law 2017-302)