

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

642. Notwithstanding Section 12.2 of this By-law, within the lands zoned C-6 as shown on Schedules 168 and 199 of Appendix 'A' and shown as Area 1 on Map 1, the following special regulations shall apply:

- The maximum total gross floor area of commercial development on the lands inclusive of retail uses other than a home improvement store shall be 17,650 square metres;
- The maximum total gross floor area of commercial development on the lands inclusive of retail uses may increase up to 25,500 square metres with the addition of a home improvement store;
- The maximum gross floor area of any one store shall be 5,000 square metres with the exception of one home improvement store (no maximum) and one grocery store (maximum of 4,645 square metres);
- The maximum gross floor area of free standing office buildings shall be 10,000 square metres;
- Outdoor storage is prohibited in connection with the sale or rental of Major Recreational Equipment, Parts and Accessories for Motor Vehicles and Recreational Equipment, Tools, Industrial Equipment, and Farm Equipment, with the exception that the outdoor storage of fleet vehicles for an automobile rental establishment shall be permitted; and
- Day Care Facility may be permitted subject to the completion of a land use compatibility study to the satisfaction of the Regional Municipality of Waterloo.

(OMB Order PL121300) (1011 & 1111 Homer Watson Boulevard)