

(109) – Within the lands zoned COM-3 and shown as affected by this provision on Zoning Grid Schedule 249, 250, 252, and 253 of Appendix A and shown in more detail on Figure 1 hereto, the following shall apply:

- a) A *small residential care facility* and/or *large residential care facility* shall be permitted in accordance with the regulations for the INS-1 zone within Section 11.3.
- b) *Car wash; gas station; large merchandise retail; retail of motor vehicles and recreational equipment; tradesperson or contractor's establishment; transportation depot and warehouse* shall not be permitted
- c) Despite Section 11.3, a *building* may be permitted with a *front yard setback* of 1.7 metres from the proposed roundabout *street line* at New Dundee Road and Robert Ferrie Drive.

Figure 1: Site Specific Provision (109)

