

(31) – Within the lands zoned COM-4 and shown as affected by this provision on Zoning Grid Schedule 46, 47, 67, and 68 of Appendix A, the following regulations shall apply:

- a) Individual *retail* outlets having a *gross floor area* of less than 1,500 square metres shall be permitted on the same *lot* as a permitted use in Table 9.1 requiring a minimum *gross floor area* of 1,500 square metres provided the total *gross floor area* of such individual retail outlets does not exceed 25 percent of the total *gross floor area*; and,
- b) All lands affected by this provision shall be deemed to be one *lot* for the purpose of calculating *gross floor area* and *landscaped area*.