

(37) – Within the lands zoned COM-4 and shown as affected by this provision on Zoning Grid Schedule 279, 289 and 290 of Appendix A, the following regulations shall apply:

- a) The minimum *front yard* and *exterior side yard setback* shall be 0 metres, except that no *building* shall be located within 5 metres of an above ground hydro line;
- b) 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*. The maximum *gross floor area* for any individual *retail* outlet shall be 6,100 square metres; and,
- c) All lands affected by this provision shall be deemed to be one *lot* and the internal *lot lines* of the original *lots* shall not be construed to be *lot lines* for the purposes of any zoning regulations provided that all applicable regulations of this By-law relative to the lands as a whole and its external *lot lines* are observed.