

(61) – Within the lands zoned MIX-2 and shown as affected by this provision on Zoning Grid Schedule 126 of Appendix A, the following regulations shall apply:

- a) The minimum *floor space ratio* shall not apply to the following:
 - i) Additions to or expansions of a *building(s) existing* on the date of passing of this By-law; and,
 - ii) *Building(s)* being added to the *lot* where a *building(s)* existed on the date of passing of this By-law provided that the existing *building(s)* are retained.
- b) The cumulative *gross floor area* of the *building(s)* on the lot must be equal to or greater than the *gross floor area existing* on the date of passing of this By-law.