

**(64)** – Within the lands zoned COM-3 and shown as affected by this provision on Zoning Grid Schedule 168 and 199 of Appendix A, the following shall apply:

- a) The following additional *uses* shall be permitted:
  - i) One *food store* to a maximum gross floor area of 4,645 square metres; and,
  - ii) *Retail*.
- b) *Gas station* shall not be permitted; and,
- c) The following regulations shall apply:
  - i) The maximum total *gross floor area* of commercial development on the lands inclusive of *retail* other than a *home improvement store* shall be 17,650 square metres;
  - ii) The maximum total *gross floor area* of commercial development on the lands inclusive of *retail* may increase up to 25,500 square metres with the addition of a *home improvement store*;
  - iii) 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 *food store* (maximum of 4,645 square metres);
  - iv) The maximum *gross floor area* of free standing *office buildings* shall be 10,000 square metres;
  - v) *Outdoor storage* is prohibited in connection with the *retail of motor vehicles and major recreation equipment and major equipment supply and service*, with the exception that the *outdoor storage* of fleet vehicles for an automobile rental establishment shall be permitted; and,
  - vi) *Day care facility* may be permitted subject to the completion of a land use compatibility study to the satisfaction of the *Region*.