

(356) - Within the lands zoned COM-3 and shown as affected by this subsection on Zoning Grid Schedule Numbers 252 and 253 of Appendix 'A', the following shall apply:

- a) The following uses shall be permitted:
 - i) *Place of Worship*;
 - ii) *Small Residential Care Facility* in accordance with the regulations for the INS-1 zone within Section 11.3;
 - iii) *Large Residential Care Facility* in accordance with the regulations for the INS-1 zone within Section 11.3; and
 - iv) A maximum of six (6) *Dwelling Units* located on the *ground floor* within a *mixed-use building* containing at least one other permitted use listed in Table 9-1. The maximum *Floor Space Ratio* for *dwelling units* shall be 2.
- b) In addition to regulation (7) within Table 9-1, an *office use* shall also not exceed a *Floor Space Ratio* on 0.5.
- c) A minimum commercial *gross floor area* of 493.34 square metres shall be provided.