

(84) – Within the lands zoned COM-3 and shown as affected by this provision on Zoning Grid Schedule 249, 250, 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) *Dwelling Units* located within a *mixed use building* containing at least one other permitted use listed in Table 9-1, and except for access, shall not be located on the *ground floor*. 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* of 0.5.