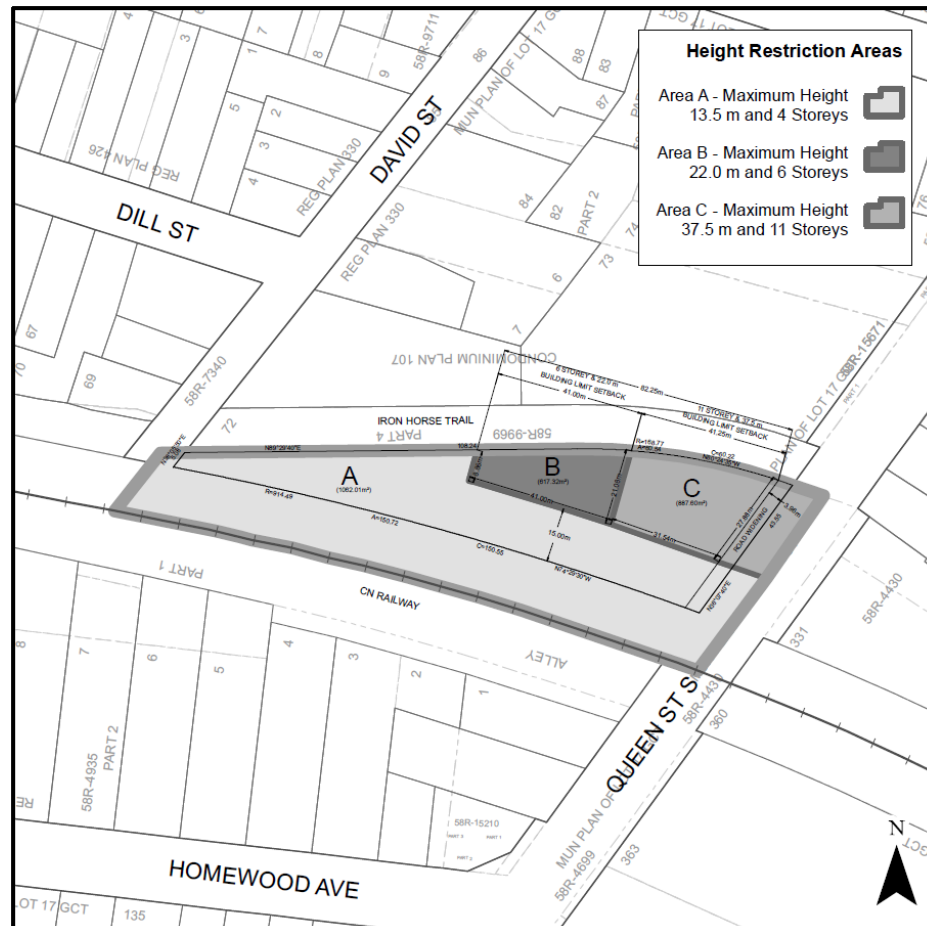


(10) – Within the lands zoned MIX-2 and shown as affected by this provision on Zoning Grid Schedule 86 of Appendix A, the following shall apply:

- a) The minimum *side yard setback* abutting an open space zoned property shall be 0 metres
- b) The maximum *building height*:
 - i) Within Area A, as shown in the image below, shall be 13.5 metres and 4 *storeys*;
 - ii) Within Area B, as shown in the image below, shall be 22.0 metres and 6 *storeys*;
 - iii) Within Area C, as shown in the image below, shall be 37.5 metres and 11 *storeys*.



- c) All new *dwelling units, lodging houses and residential care facilities* shall have a minimum setback of 15.0 metres from the *lot line* of the railway right-of-way and shall have along such *lot line* a berm; combination of berm and fence; or a crash wall having a minimum depth of 0.45 metres, designed to be vibration isolated and designed in accordance with AECOM Submission Guidelines for crash walls, dated June 2005, last revised July 29, 2014, and to the satisfaction of CN Rail; and,
- d) *Dwelling units* shall not be located at or *below grade*.

(By-law 2024-066, S.7 – March 18, 2024)