

(149) – Within the lands zoned MIX-2 and shown as affected by this provision on Zoning Grid Schedule 40 and 41 of Appendix A, the following shall apply:

- a) A visual barrier between a *parking lot* and a *residential zone* will be required in accordance with Section 4.18 only along the northerly *lot line* and will not be required where a *street* is located between the *parking lot* and the *residential zone*;
- b) The Belmont Avenue West *street line* shall be the *front lot line*; and
- c) The maximum *building height* shall be 24 metres, however, the *building height* may be increased to a maximum of 45 metres provided that for each additional metre of *building height* exceeding 24 metres a minimum of 0.33 metres of additional *setback* be provided from the *lot line(s)* abutting a *residential zone* and the *rear lot line*.