

**(400)** – Notwithstanding Sections 4.14.2b), 4.14.7b), 4.14.10b), 5.6, Table 5-5, 8.2, Table 8-1, 8.3, Table 8-2, and 8.4 of this By-law within the lands zoned MIX-1 and shown as being affected by this subsection on Zoning Grid Schedule Number 24 of Appendix "A", the following site specific provisions shall also apply:

- a) Balconies may be supported by the ground;
- b) The Maximum Porch Height shall be 1.5 metres;
- c) Steps and access ramps that exceed 0.6 metres above ground level shall be located a minimum of 1.0 metres from a street line and a minimum of 0.75 metres from an interior side lot line;
- d) Only the following uses shall be permitted in accordance with the applicable Additional Regulations for Permitted Uses Table 8-1 and Additional Regulations for Zone Regulations Tables 8-2:
  - i. Artisan's Establishment,
  - ii. Cluster Townhouse Dwelling;
  - iii. Commercial School;
  - iv. Craftsperson Shop;
  - v. Dwelling Unit;
  - vi. Financial Establishment;
  - vii. Multiple Dwelling;
  - viii. Office (3);
  - ix. Personal Services;
  - x. Pet Services Establishment;
  - xi. Retail (5);
- e) A minimum of 6 live/work units shall be required, each containing a non-residential permitted use listed in Section d) and a Dwelling Unit;
- f) The minimum required parking shall be 1 space per dwelling unit;
- g) The minimum ground floor building height shall be 3.0 metres;
- h) The Maximum Building Height shall be 15.0 metres and no more than 4 storeys;
- i) Dwelling units may be located on the ground floor; and
- j) Where a MIX zone abuts a residential zone, no visual barrier shall be required.

(By-law 2024-160, S.18 – June 5, 2024)