

4.15.5 RA4 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

4.15.5.1	Exception: RA4-1	Map # 03, 11, 19, 20, 26	By-law: 0174-2017, 0116-2020
In a RA4-1 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.1.1	Minimum floor space index - apartment zone		0.5
4.15.5.1.2	Maximum floor space index - apartment zone		1.0

4.15.5.2	Exception: RA4-2	Map # 17, 18	By-law: 0174-2017
In a RA4-2 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.2.1	Minimum floor space index - apartment zone		0.7
4.15.5.2.2	Maximum floor space index - apartment zone		1.0

4.15.5.3	Exception: RA4-3	Map # 24	By-law: 0174-2017
In a RA4-3 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.3.1	Minimum floor space index - apartment zone		0.8
4.15.5.3.2	Maximum floor space index - apartment zone		1.4

4.15.5.4	Exception: RA4-4	Map # 46W	By-law: 0174-2017
In a RA4-4 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.4.1	Minimum floor space index - apartment zone		1.0
4.15.5.4.2	Maximum floor space index - apartment zone		1.3

4.15.5.5	Exception: RA4-5	Map # 14, 15, 20, 22, 23, 27	By-law: 0174-2017
In a RA4-5 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.5.1	Minimum floor space index - apartment zone		1.0
4.15.5.5.2	Maximum floor space index - apartment zone		1.5

4.15.5.6	Exception: RA4-6	Map # 22	By-law: 0174-2017
In a RA4-6 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.6.1	Minimum floor space index - apartment zone		1.0
4.15.5.6.2	Maximum floor space index - apartment zone		2.1

4.15.5.7	Exception: RA4-7	Map # 10	By-law: 0174-2017
In a RA4-7 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.7.1	Minimum floor space index - apartment zone		1.0
4.15.5.7.2	Maximum floor space index - apartment zone		2.5

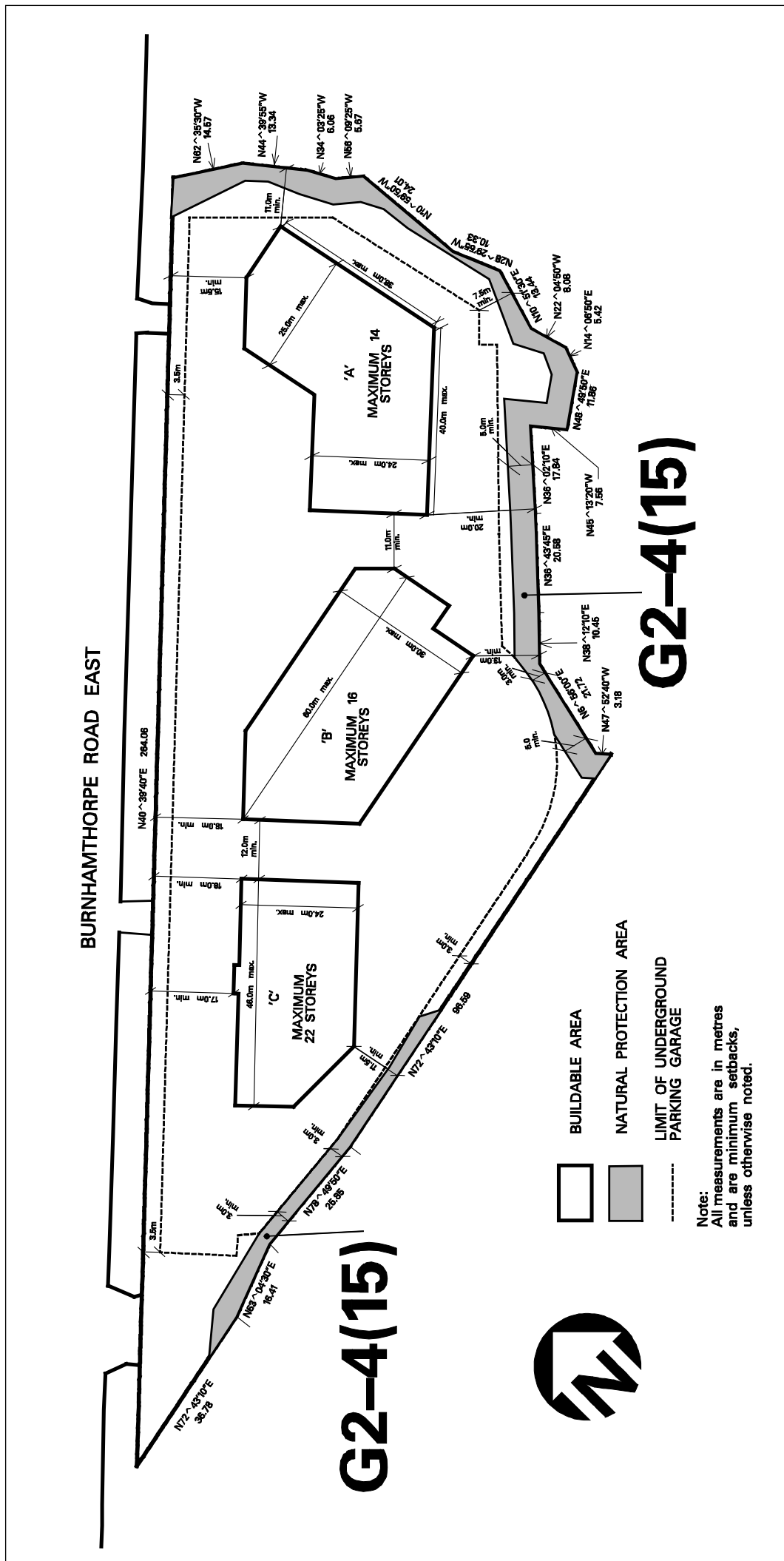
4.15.5.8	Exception: RA4-8	Map # 14, 25	By-law: 0174-2017
In a RA4-8 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.8.1	Minimum floor space index - apartment zone		1.5
4.15.5.8.2	Maximum floor space index - apartment zone		2.0

4.15.5.9	Exception: RA4-9	Map #	By-law: 0174-2017
In a RA4-9 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.9.1	Minimum floor space index - apartment zone		1.5
4.15.5.9.2	Maximum floor space index - apartment zone		2.9

4.15.5.10	Exception: RA4-10	Map # 29	By-law: 0174-2017
In a RA4-10 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.10.1	Minimum floor space index - apartment zone		1.9
4.15.5.10.2	Maximum floor space index - apartment zone		2.9

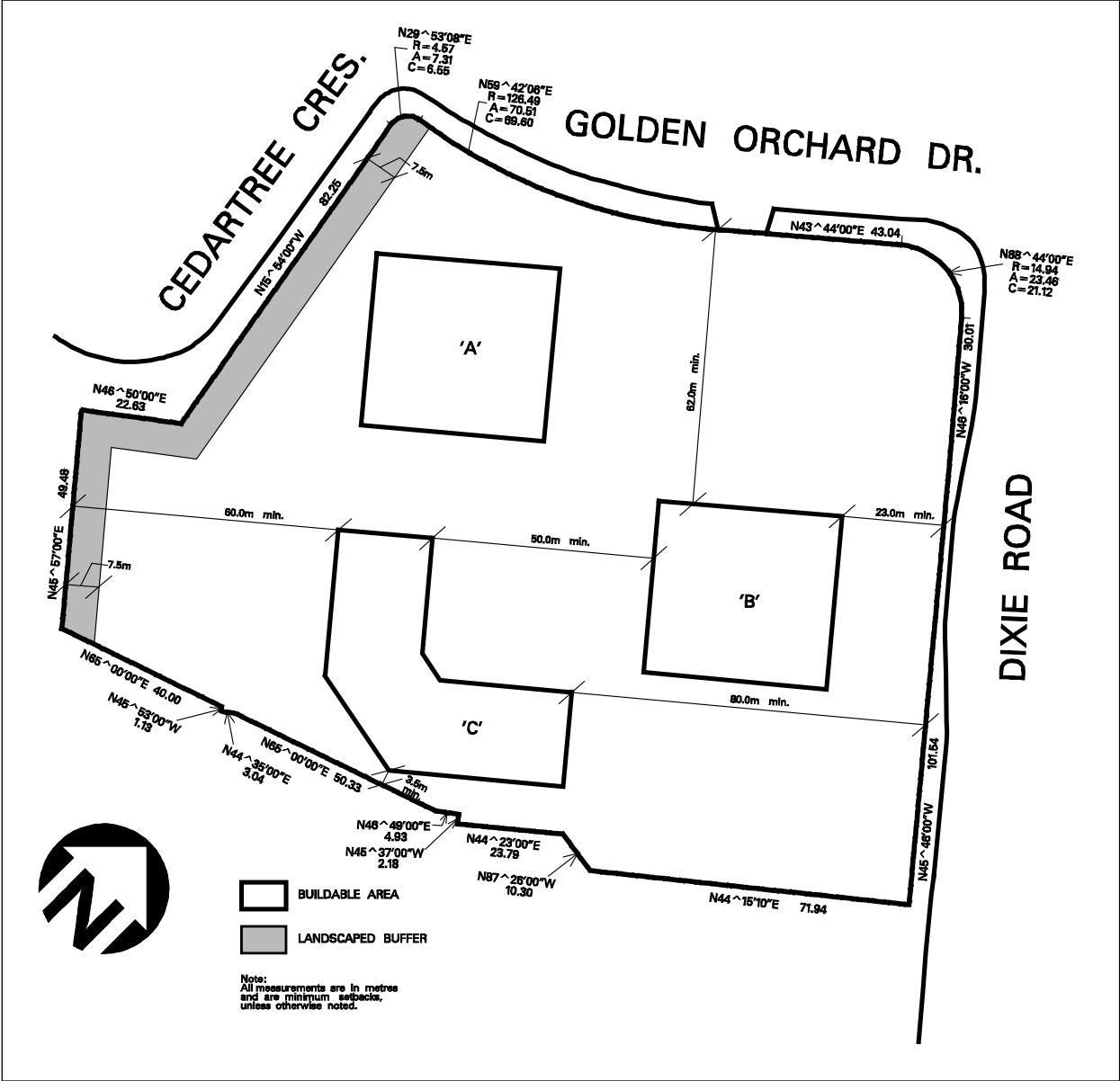
4.15.5.11	Exception: RA4-11	Map # 14	By-law: 0174-2017
In a RA4-11 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.11.1	Maximum number of apartment dwelling units	209	
4.15.5.11.2	Maximum number of retirement dwelling units	110	
4.15.5.11.3	Minimum floor space index - apartment zone	1.5	
4.15.5.11.4	Maximum floor space index - apartment zone	2.9	
4.15.5.11.5	Maximum gross floor area - apartment zone of an apartment	22 000 m ²	
4.15.5.11.6	Maximum gross floor area - apartment zone of a retirement building	8 720 m ²	
4.15.5.11.7	Minimum number of resident parking spaces per one-bedroom apartment dwelling unit	1.25	
4.15.5.11.8	Minimum number of resident parking spaces per two-bedroom apartment dwelling unit	1.50	
4.15.5.11.9	Minimum number of staff parking spaces per retirement dwelling unit	0.11	

4.15.5.12	Exception: RA4-12	Map # 21	By-law: 0174-2017
In a RA4-12 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses /regulations shall apply:			
Regulations			
4.15.5.12.1	Maximum number of dwelling units		450
4.15.5.12.2	Minimum floor space index - apartment zone		1.5
4.15.5.12.3	Maximum floor space index - apartment zone		3.5
4.15.5.12.4	Minimum landscaped area		60% of the lot area
4.15.5.12.5	All site development plans shall comply with Schedule RA4-12 of this Exception		



Schedule RA4-12
Map 21

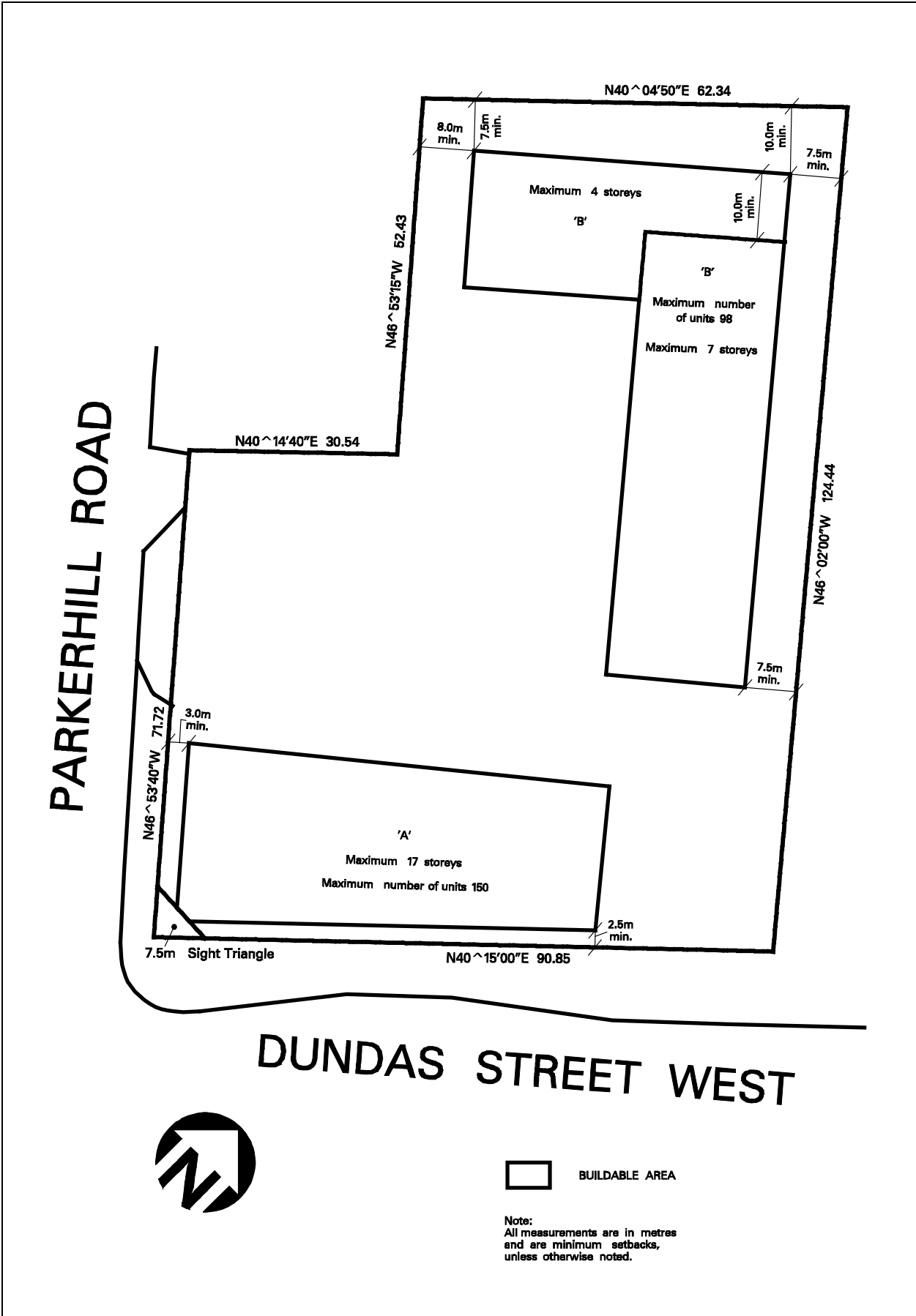
4.15.5.13	Exception: RA4-13	Map # 20	By-law: 0174-2017, 0208-2022
In a RA4-13 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.13.1	Maximum number of dwelling units	328	
4.15.5.13.2	Minimum floor space index - apartment zone	0.5	
4.15.5.13.3	Maximum floor space index - apartment zone	1.2	
4.15.5.13.4	Minimum landscaped area	50% of the lot area	
4.15.5.13.5	Maximum height in Buildable Area 'C' identified on Schedule RA4-13 of this Exception	6 storeys	
4.15.5.13.6	Maximum height in Buildable Area 'C' if the seventh storey is constructed with a gabled roof which shall contain dwelling units	7 storeys	
4.15.5.13.7	All site development plans shall comply with Schedule RA4-13 of this Exception		



Schedule RA4-13
Map 20

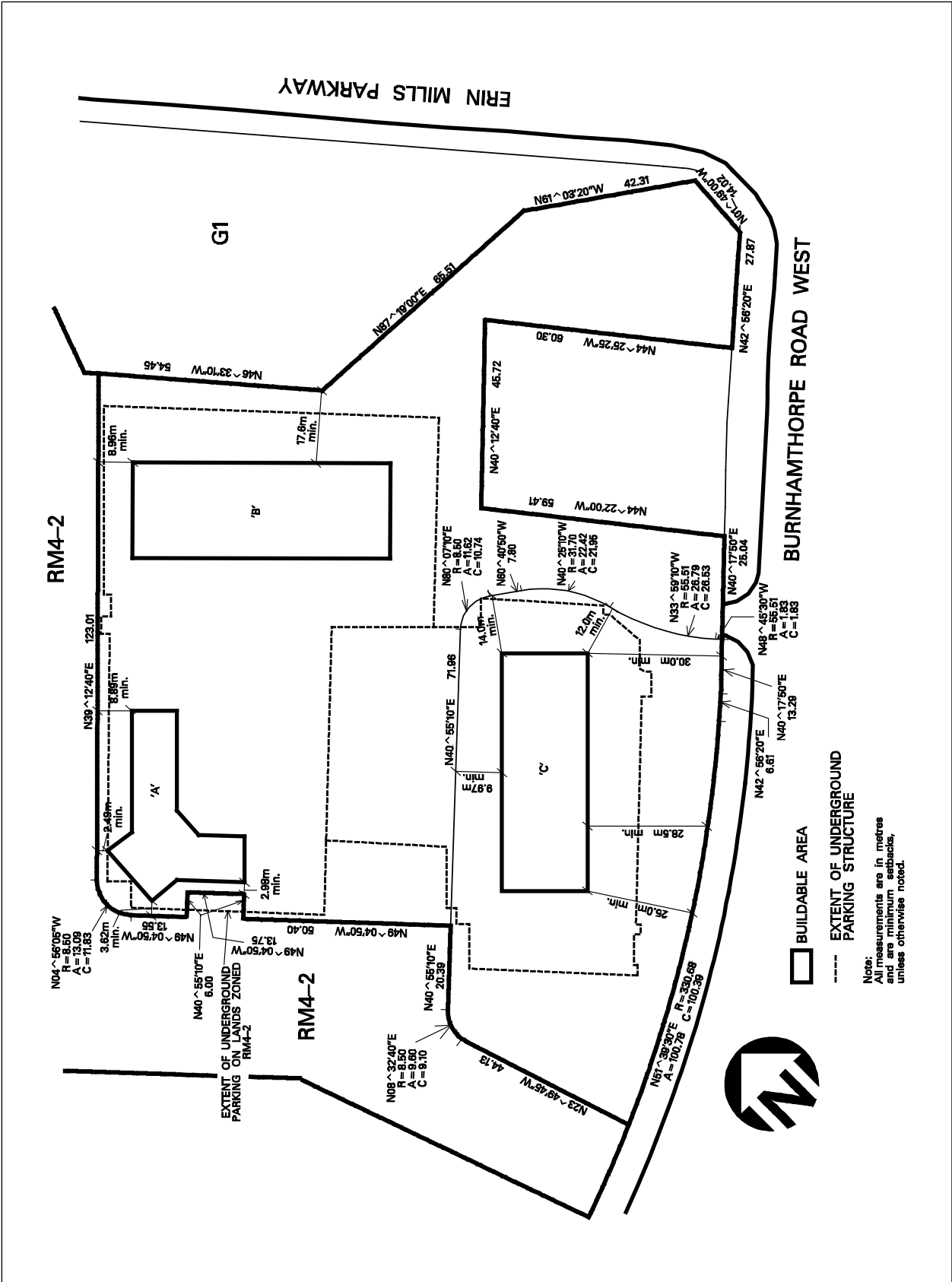
4.15.5.14	Exception: RA4-14	Map # 21	By-law: 0174-2017
In a RA4-14 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.14.1	Minimum floor space index - apartment zone		0.9
4.15.5.14.2	Maximum floor space index - apartment zone		1.4
4.15.5.14.3	Maximum height		13 storeys

4.15.5.15	Exception: RA4-15	Map # 22	By-law: 0174-2017, 0208-2022
In a RA4-15 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.5.15.1	(1)	Restaurant and take-out restaurant accessory to an apartment	
Regulations			
4.15.5.15.2	Maximum number of dwelling units per hectare		247
4.15.5.15.3	Minimum floor space index - apartment zone		1.5
4.15.5.15.4	Maximum floor space index - apartment zone		2.9
4.15.5.15.5	Maximum gross floor area - non-residential used for accessory uses		1 200 m ²
4.15.5.15.6	Accessory uses shall only be located within the first storey of the apartment in Buildable Area 'A' identified on Schedule RA4-15 of this Exception		
4.15.5.15.7	Minimum number of resident parking spaces per one-bedroom apartment dwelling unit		0.56
4.15.5.15.8	Minimum number of resident parking spaces per two-bedroom apartment dwelling unit		0.66
4.15.5.15.9	Minimum number of resident parking spaces per three-bedroom apartment dwelling unit		0.70
4.15.5.15.10	Minimum number of visitor parking spaces per apartment dwelling unit		0.20
4.15.5.15.11	Minimum number of resident parking spaces per one-bedroom retirement dwelling unit		0.40
4.15.5.15.12	Minimum number of resident parking spaces per two-bedroom retirement dwelling unit		0.90
4.15.5.15.13	Minimum number of visitor parking spaces per retirement dwelling unit		0.10
4.15.5.15.14	Minimum number of parking spaces per 100 m ² gross floor area - non-residential of an accessory retail store		3.5
4.15.5.15.15	Minimum number of parking spaces per 100 m ² gross floor area - non-residential of an accessory take-out restaurant		3.6
4.15.5.15.16	Minimum number of parking spaces per 100 m ² gross floor area - non-residential of an accessory restaurant		10.0
4.15.5.15.17	All site development plans shall comply with Schedule RA4-15 of this Exception		



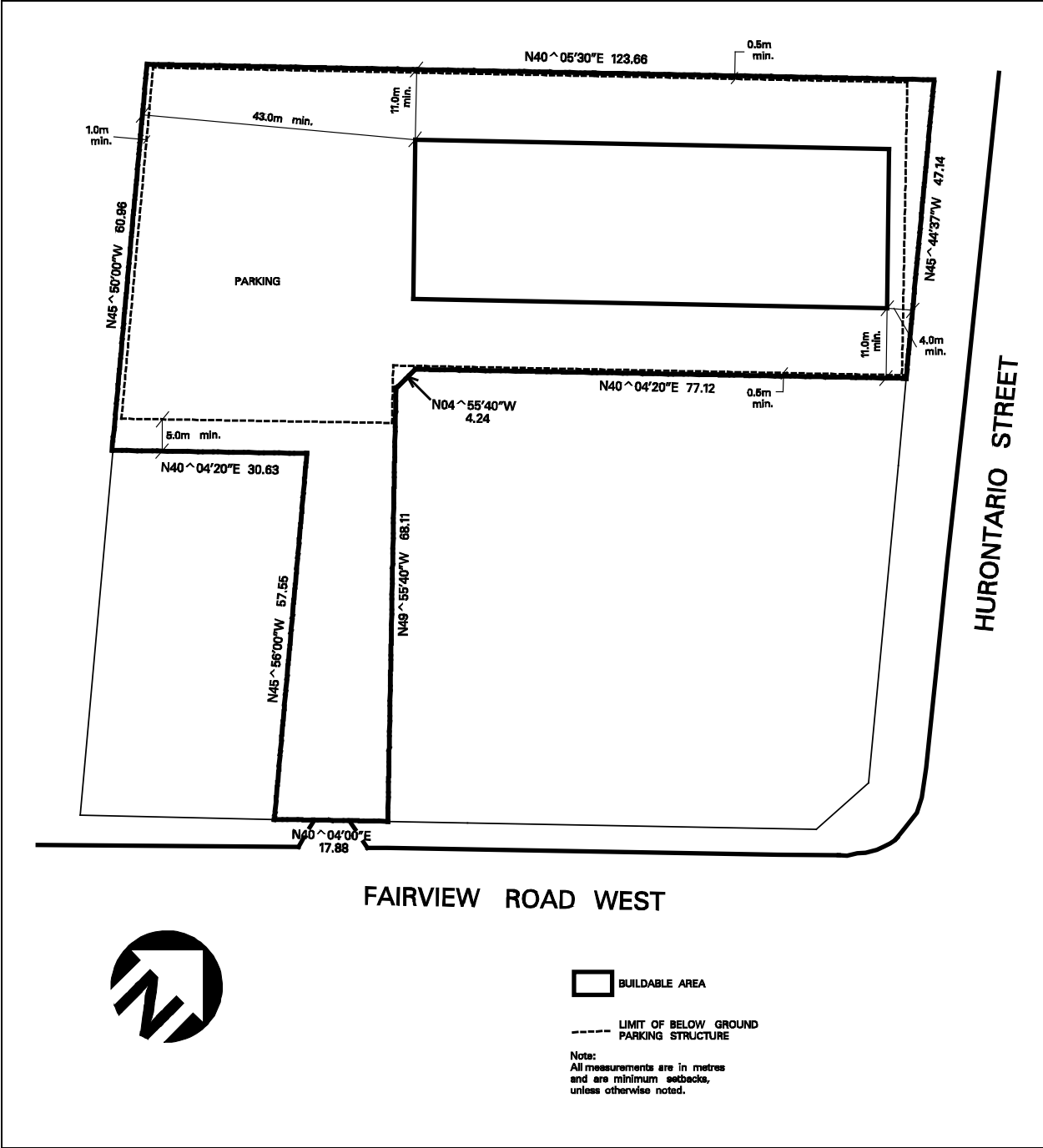
Schedule RA4-15
Map 22

4.15.5.16	Exception: RA4-16	Map # 25	By-law: 0325-2008, 0174-2017, 0208-2022
In a RA4-16 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.15.5.16.1	(1)	Recreation Building	
Regulations			
4.15.5.16.2	Buildable Area 'A' identified on Schedule RA4-16 of this Exception shall only be used for a recreation building		
4.15.5.16.3	Maximum number of dwelling units in Buildable Area 'B' identified on Schedule RA4-16 of this Exception	224	
4.15.5.16.4	Maximum number of dwelling units in Buildable Area 'C' identified on Schedule RA4-16 of this Exception	211	
4.15.5.16.5	Minimum floor space index - apartment zone	1.5	
4.15.5.16.6	Maximum floor space index - apartment zone	3.0	
4.15.5.16.7	Maximum gross floor area - non-residential in Buildable Area 'A' identified on Schedule RA4-16 of this Exception	764 m ²	
4.15.5.16.8	Minimum landscaped area	55% of the lot area	
4.15.5.16.9	Minimum setback from all buildings and structures and swimming pools to all lands zoned G1	7.5 m	
4.15.5.16.10	Maximum height in Buildable Area 'B' identified on Schedule RA4-16 of this Exception	19 storeys	
4.15.5.16.11	Maximum height in Buildable Area 'C' identified on Schedule RA4-16 of this Exception	18 storeys	
4.15.5.16.12	Minimum number of resident parking spaces per one-bedroom dwelling unit in Buildable Area 'C' identified on Schedule RA4-16 of this Exception	1.16	
4.15.5.16.13	Minimum number of resident parking spaces per two-bedroom dwelling unit in Buildable Area 'C' identified on Schedule RA4-16 of this Exception	1.50	
4.15.5.16.14	A portion of the underground parking structure may be located on abutting lands zoned RM4-2		
4.15.5.16.15	All site development plans shall comply with Schedule RA4-16 of this Exception		



Schedule RA4-16
Map 25

4.15.5.17	Exception: RA4-17	Map # 22	By-law: 0174-2017
In a RA4-17 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.17.1	Maximum number of dwelling units	171	
4.15.5.17.2	Minimum floor space index - apartment zone	2.2	
4.15.5.17.3	Maximum floor space index - apartment zone	2.9	
4.15.5.17.4	Minimum lot frontage	17.0 m	
4.15.5.17.5	All site development plans shall comply with Schedule RA4-17 of this Exception		



Schedule RA4-17
Map 22

4.15.5.18	Exception: RA4-18	Map # 14, 15	By-law: 0174-2017
In a RA4-18 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.18.1	Minimum floor space index - apartment zone		0.5
4.15.5.18.2	Maximum floor space index - apartment zone		1.5
4.15.5.18.3	Maximum height		13 storeys

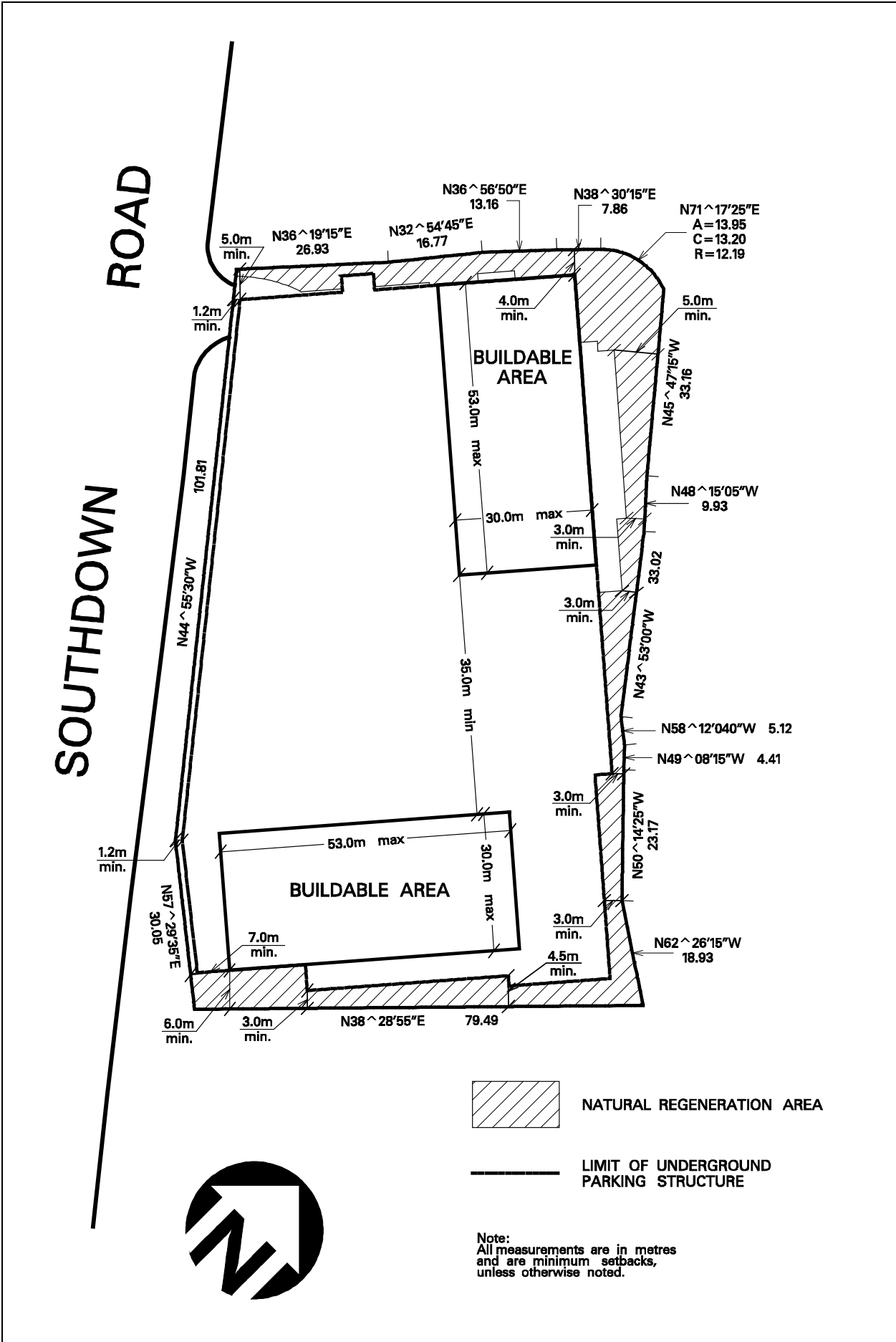
4.15.5.19	Exception: RA4-19	Map # 15	By-law: 0174-2017
In a RA4-19 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.15.5.19.1	(1)	Recreation Building	
Regulations			
4.15.5.19.2	Minimum floor space index - apartment zone		0.5
4.15.5.19.3	Maximum floor space index - apartment zone		1.5
4.15.5.19.4	Minimum landscaped area , which may include the area covered by the recreation building		45% of the lot area
4.15.5.19.5	Maximum height of the apartment		14 storeys
4.15.5.19.6	Maximum height of the recreation building		1 storey

4.15.5.20	Exception: RA4-20	Map # 15	By-law: 0174-2017
In a RA4-20 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.20.1	Minimum floor space index - apartment zone		0.5
4.15.5.20.2	Maximum floor space index - apartment zone		1.5
4.15.5.20.3	Minimum setback to Paisley Boulevard West		15.0 m
4.15.5.20.4	Maximum height		15 storeys

4.15.5.21	Exception: RA4-21	Map # 21	By-law: 0174-2017
In a RA4-21 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.21.1	Minimum floor space index - apartment zone		0.5
4.15.5.21.2	Maximum floor space index - apartment zone		1.5
4.15.5.21.3	Maximum height		16 storeys

4.15.5.22	Exception: RA4-22	Map # 15	By-law: 0174-2017
In a RA4-22 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.22.1	Minimum floor space index - apartment zone		0.5
4.15.5.22.2	Maximum floor space index - apartment zone		1.5
4.15.5.22.3	Maximum height		17 storeys

4.15.5.23	Exception: RA4-23	Map # 10	By-law: 0137-2008, 0174-2017, 0208-2022
In a RA4-23 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.23.1	The provisions of Subsection 2.1.14 and Lines 5.0 and 6.0 contained in Table 4.15.1 of this By-law shall not apply		
4.15.5.23.2	Maximum number of dwelling units		424
4.15.5.23.3	Maximum floor space index - apartment zone		4.5
4.15.5.23.4	Minimum landscaped area including the natural regeneration area identified on Schedule RA4-23 of this Exception		55% of the lot area
4.15.5.23.5	Maximum projection of a balcony outside the buildable areas identified on Schedule RA4-23 of this Exception		1.8 m
4.15.5.23.6	Minimum number of resident parking spaces per apartment dwelling unit		1.25
4.15.5.23.7	Minimum number of visitor parking spaces per apartment dwelling unit		0.25
4.15.5.23.8	Maximum percentage of required resident parking spaces that may be tandem		15%
4.15.5.23.9	No buildings or structures of any kind including accessory structures, sheds, underground parking structures , underground parking access structures, underground parking venting structures, swimming pools , tennis courts, hard surface walkways or any recreational facilities shall be permitted on, within or below the natural regeneration area , identified on Schedule RA4-23 of this Exception, except for lot line fencing		
4.15.5.23.10	All site development plans shall comply with Schedule RA4-23 of this Exception		

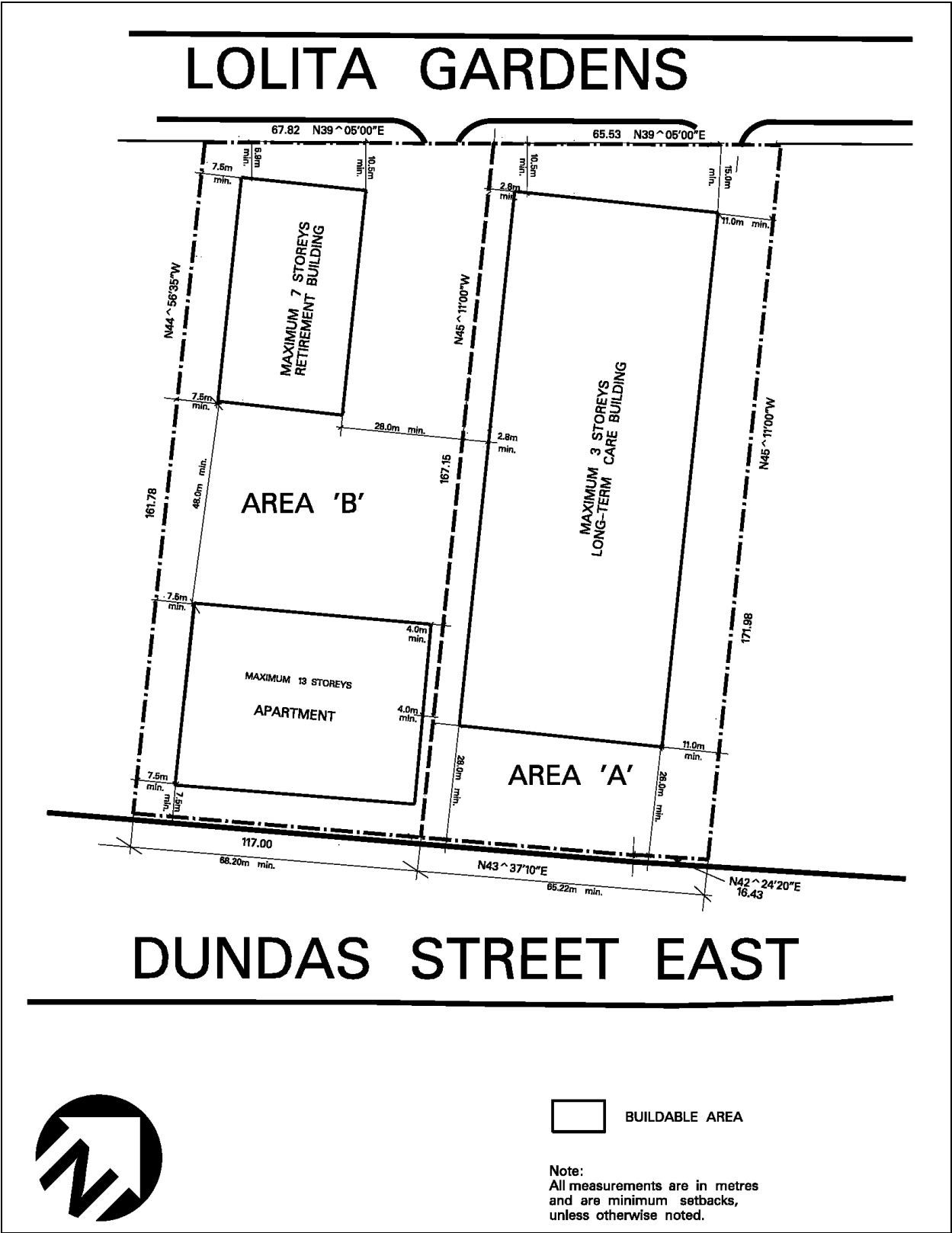


Schedule RA4-23
Map 10

4.15.5.24	Exception: RA4-24	Map # 07	By-law: 0174-2017
In a RA4-24 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.24.1	Minimum floor space index - apartment zone		0.8
4.15.5.24.2	Maximum floor space index - apartment zone		1.5
4.15.5.24.3	Minimum setback to a railway right-of-way		22.8 m
4.15.5.24.4	Maximum height		14 storeys
4.15.5.24.5	Minimum number of parking spaces per dwelling unit		1.25

4.15.5.25	Exception: RA4-25	Map # 21	By-law: 0174-2017
In a RA4-25 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.15.5.25.1	(1)	Day Care	
Regulations			
4.15.5.25.2	Maximum number of dwelling units		210
4.15.5.25.3	Minimum floor space index - apartment zone		1.5
4.15.5.25.4	Maximum floor space index - apartment zone		2.9
4.15.5.25.5	Maximum gross floor area - non-residential used for a day care		130 m ²
4.15.5.25.6	Minimum landscaped area		24% of the lot area
4.15.5.25.7	Minimum setback to John Street		3.5 m
4.15.5.25.8	Minimum westerly interior side yard to the apartment		9.5 m
4.15.5.25.9	Minimum easterly interior side yard to the apartment		30.0 m
4.15.5.25.10	Minimum easterly interior side yard to the day care		14.0 m
4.15.5.25.11	Maximum height		16 storeys

4.15.5.26	Exception: RA4-26	Map # 21	By-law: 0174-2017
In a RA4-26 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.26.1	The regulations of Lines 4.0 and 5.0 contained in Table 4.15.1 of this By-law shall not apply		
4.15.5.26.2	Maximum number of apartment dwelling units	160	
4.15.5.26.3	Maximum number of retirement dwelling units	150	
4.15.5.26.4	Maximum number of beds in a long-term care building	192	
4.15.5.26.5	Maximum gross floor area - apartment zone of an apartment	12 790 m²	
4.15.5.26.6	Maximum gross floor area - apartment zone of a retirement building	7 632 m²	
4.15.5.26.7	Maximum gross floor area - apartment zone of a long-term care building	10 685 m²	
4.15.5.26.8	Minimum landscaped area in Area 'A' identified on Schedule RA4-26 of this Exception	49% of the lot area	
4.15.5.26.9	Minimum landscaped area in Area 'B' identified on Schedule RA4-26 of this Exception	51% of the lot area	
4.15.5.26.10	Minimum number of resident parking spaces per apartment dwelling unit	1.00	
4.15.5.26.11	Minimum number of parking spaces per retirement dwelling unit	0.33	
4.15.5.26.12	Minimum number of parking spaces per bed in a long-term care building	0.33	
4.15.5.26.13	All site development plans shall comply with Schedule RA4-26 of this Exception		

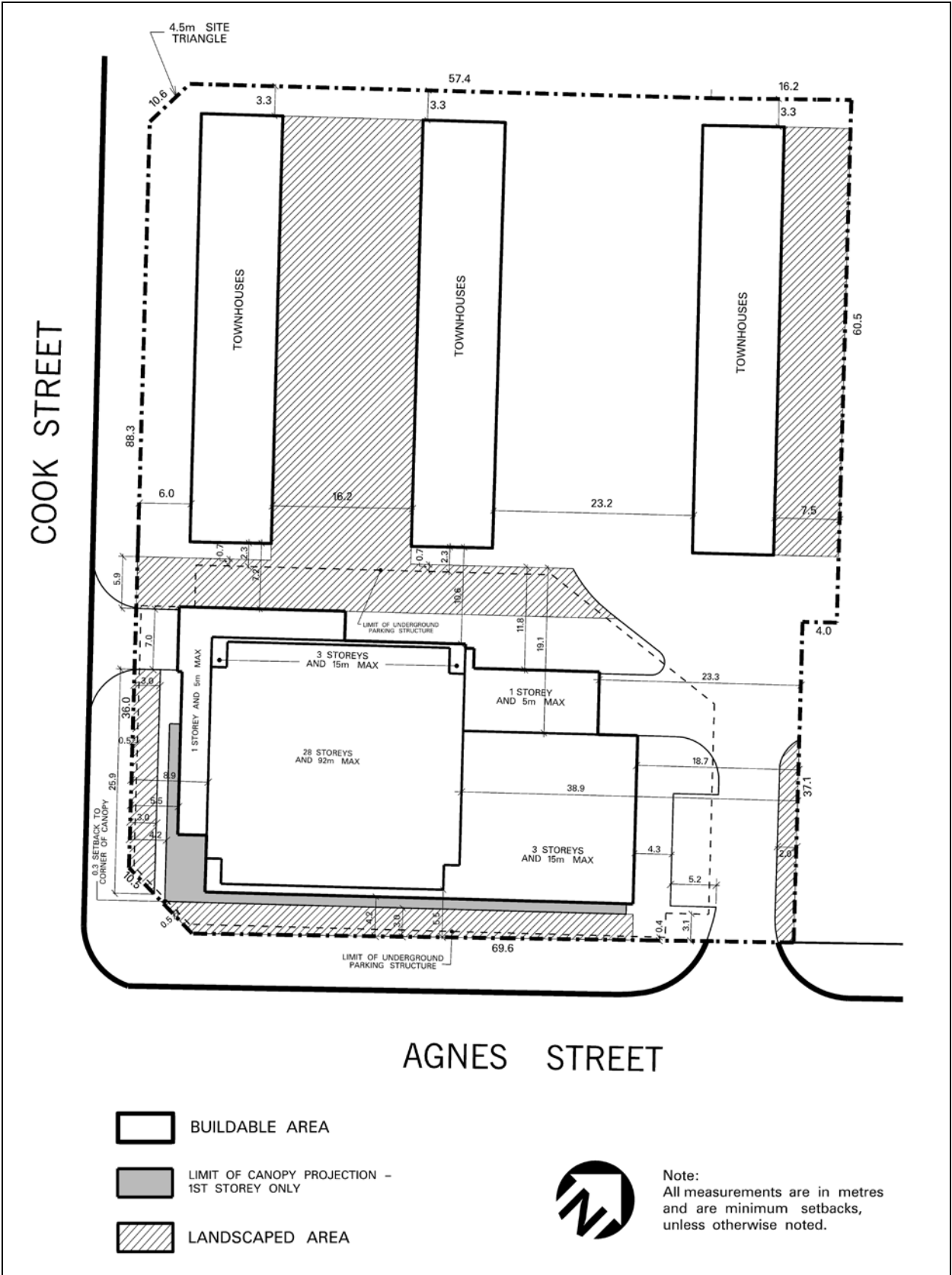


Schedule RA4-26
Map 21

4.15.5.27	Exception: RA4-27	Map # 22	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15, 0111-2019/LPAT Order 2021 March 09, 0303-2020/OLT Order 2021 September 27
In a RA4-27 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses /regulations shall apply:			
Additional Permitted Use			
4.15.5.27.1	(1)	Townhouse	
Regulations			
4.15.5.27.2	The provisions of Sentences 4.1.15.1.2 and 4.1.15.1.4 and the regulations of Lines 11.1, 15.2, 15.3 and 15.6 contained in Table 4.15.1 of this By-law shall not apply		
4.15.5.27.3	For the purposes of this By-law, all lands zoned RA4-27 shall be considered one lot		
4.15.5.27.4	A townhouse shall comply with the regulations of Lines 8.2 to 9.6 contained in Table 4.10.1 of this By-law		
4.15.5.27.5	Maximum number of apartment dwelling units	282	
4.15.5.27.6	Maximum number of townhouse dwelling units	27	
4.15.5.27.7	Maximum floor space index - apartment zone	7.5	
4.15.5.27.8	Maximum gross floor area - non-residential for uses contained in Sentence 4.1.15.1.1 of this By-law on all lands zoned RA4-27	520 m ²	
4.15.5.27.9	The lot line abutting Cook Street shall be deemed to be the front lot line		
4.15.5.27.10	Maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects	2.5 m	
4.15.5.27.11	Minimum number of resident parking spaces per studio apartment dwelling unit	0.8	
4.15.5.27.12	Minimum number of resident parking spaces per one-bedroom apartment dwelling unit	0.9	
4.15.5.27.13	Minimum number of resident parking spaces per two-bedroom apartment dwelling unit	1.0	
4.15.5.27.14	Minimum number of resident parking spaces per three-bedroom apartment dwelling unit	1.3	
4.15.5.27.15	Minimum number of visitor parking spaces per apartment dwelling unit	0.15	
4.15.5.27.16	Minimum number of parking spaces per 100 m ² gross floor area - non-residential	4.3	
4.15.5.27.17	Minimum number of resident parking spaces per townhouse dwelling unit	2	
4.15.5.27.18	Minimum number of visitor parking spaces for all townhouse dwelling units	6	
4.15.5.27.19	Minimum amenity area	3.2 m ² per dwelling unit of an apartment	
4.15.5.27.20	Minimum percentage of total required amenity area to be provided in one contiguous area	20%	

Exception RA4-27 continued on next page

4.15.5.27	Exception: RA4-27	Map # 22	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15, 0111-2019/ LPAT Order 2021 March 09, 0303-2020/OLT Order 2021 September 27
Exception RA4-27 continued from previous page			
4.15.5.27.21	All site development plans shall comply with Schedule RA4-27 of this Exception		
Section 37 Financial Contribution			
<p>Pursuant to section 37(3) of the <i>Planning Act</i> R.S.O., 1990, c.P13, as amended, the height and density of development provided by this Exception shall be permitted where:</p> <p>(1) the owner of the lands zoned RA4-27 enters into an agreement with The Corporation of the City of Mississauga ("City") for the provision of certain facilities, services or matters in return for the increased height and density of the development;</p> <p>(2) the agreement is registered on title to the lands zoned RA4-27;</p> <p>(3) the owner pays to the City the sum of \$1,373,500.00 to be used toward the development and acquisition of parkland in the Downtown Cooksville Character Area as defined by Mississauga Official Plan.</p>			



Schedule RA4-27
Map 22

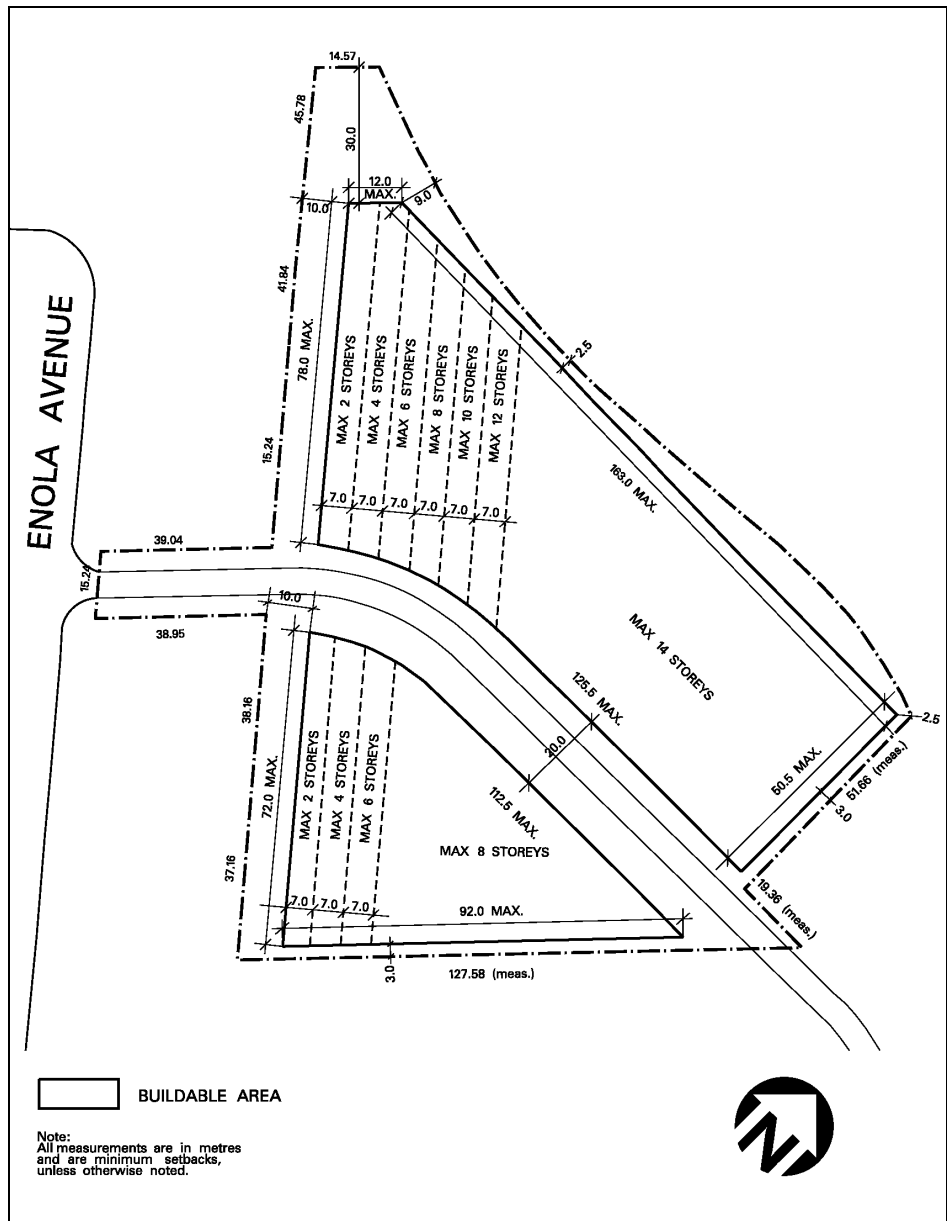
4.15.5.28	Exception: RA4-28	Map # 14	By-law: <i>deleted by 0184-2008, 0063-2012, 0195-2014, 0174-2017, 0181-2018/LPAT Order 2019 February 15, 0208-2022</i>
In a RA4-28 zone the applicable regulations shall be as specified for a RA4 zone except that the following uses /regulations shall apply:			
Permitted Uses			
4.15.5.28.1	Lands zoned RA4-28 shall only be used for the following:		
	(1)	Retirement Building	
	(2)	Townhouse	
Regulations			
4.15.5.28.2	The regulations of Lines 3.0, 13.5, 15.4, 15.5 and 15.6 in Table 4.15.1 contained in Subsection 4.15.1 of this By-law shall not apply		
4.15.5.28.3	Condominium roads, driveways and aisles are permitted to be shared with abutting lands zoned C1-24 and C2-21		
4.15.5.28.4	Minimum landscaped area	27% of the lot area	
4.15.5.28.5	Retirement Building:		
	(1)	the area identified as Buildable Area 'A' on Schedule RA4-28 of this Exception shall only be used for a retirement building	
	(2)	maximum number of retirement dwelling units	140
	(3)	maximum gross floor area - apartment zone	10 702 m ²
	(4)	minimum number of parking spaces	0.4 spaces per retirement dwelling unit
4.15.5.28.6	Townhouse:		
	(1)	maximum number of townhouse dwelling units	54
	(2)	maximum gross floor area - residential	8 100 m ²
	(3)	minimum dwelling unit width	5.0 m
	(4)	maximum height	11.5 m
	(5)	the regulations of Lines 8.1, 8.2 and 8.3, and 9.0 to 9.6 inclusive in Table 4.10.1 contained in Subsection 4.10.1 of this By-law shall apply	
4.15.5.28.7	All site development plans shall comply with Schedule RA4-28 of this Exception		

Page 4.15.5 ~ 21

4.15.5.29	Exception: RA4-29	Map # 36W	By-law: 0174-2017
In a RA4-29 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.29.1	Minimum floor space index - apartment zone		1.9
4.15.5.29.2	Maximum floor space index - apartment zone		3.7
4.15.5.29.3	Maximum height		20 storeys

4.15.5.30	Exception: RA4-30	Map # 21	By-law: 0174-2017
In a RA4-30 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.30.1	Maximum number of dwelling units per hectare		198
4.15.5.30.2	Minimum floor space index - apartment zone		1.5
4.15.5.30.3	Maximum floor space index - apartment zone		2.6
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA4-30 by further amendment to Map 21 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <p>(1) the approval of a site development and landscaping plan by the City's Commissioner of Planning and Building;</p> <p>(2) the provision of adequate sanitary sewer, storm sewer and water services with sufficient capacity to service the full development of the Site;</p> <p>(3) the provision of adequate access to the Site including roads, sidewalks, traffic signals, street lighting and the location of entrances and exits to and from the Site, to the satisfaction of the City's Commissioner of Public Works;</p> <p>(4) the provision of hydro-electric power services of sufficient capacity to service the full development of the Site, to the satisfaction of Alectra Inc.;</p> <p>(5) payment to the City of all planning, processing and administration fees in relation to the development of the Site;</p> <p>(6) payment of all arrears of municipal taxes and local improvement charges for the Site; and</p> <p>(7) payment of all applicable development levies or imposts, if any, required by the City, the Regional Municipality of Peel or Alectra Inc., in accordance with the development levy policies applicable to the Site, or the approval of those parties, to the effect that satisfactory arrangements to secure the payment of any such development levies or imposts have been made.</p>			

4.15.5.31	Exception: RA4-31	Map # 07	By-law: <i>deleted by 0218-2010, OMB Order 2013 November 13, 0049-2015, 0174-2017, 0181-2018/LPAT Order 2019 February 15</i>
<p>In a RA4-31 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:</p>			
Additional Permitted Uses			
4.15.5.31.1	(1) Townhouse (2) Back to Back and Stacked Townhouses		
Regulations			
4.15.5.31.2	The regulations of Subsection 4.1.8 and Line 3.0 in Table 4.15.1 contained in Subsection 4.15.1 of this By-law shall not apply		
4.15.5.31.3	Maximum floor space index - apartment zone		1.4
4.15.5.31.4	Maximum gross floor area - apartment zone		28 000 m ²
4.15.5.31.5	Minimum landscaped area		35% of lot area
4.15.5.31.6	Minimum depth of landscaped buffer abutting lands zoned G1		2.5 m
4.15.5.31.7	For the purposes of this By-law, all lands zoned RA4-31 shall be considered one lot		
4.15.5.31.8	All site development plans shall comply with Schedule RA4-31 of this Exception		



Schedule RA4-31

Map 07

4.15.5.32	Exception: RA4-32	Map # 46W	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RA4-32 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.15.5.32.1	(1)	Townhouse	
Regulations			
4.15.5.32.2	Maximum total number of dwelling units per hectare		103.8
4.15.5.32.3	Apartment:		
	(1)	minimum floor space index - apartment zone	0.5
	(2)	maximum floor space index - apartment zone	1.0
	(3)	maximum height	15 storeys
4.15.5.32.4	Townhouse:		
	(1)	the regulations of Lines 8.0 to 9.6 contained in Table 4.10.1 of this By-law shall apply	
	(2)	the regulations of Lines 15.2 to 15.6 contained in Table 4.15.1 of this By-law shall not apply	
	(3)	maximum number of townhouse dwelling units per hectare	14.9

4.15.5.33	Exception: RA4-33	Map # 37E	By-law: 0174-2017
In a RA4-33 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.33.1	Maximum number of dwelling units per hectare		197
4.15.5.33.2	Minimum floor space index - apartment zone		1.0
4.15.5.33.3	Maximum floor space index - apartment zone		3.45
4.15.5.33.4	Minimum landscaped area		55% of the lot area
4.15.5.33.5	Maximum percentage of required resident parking spaces that may be tandem		10%
4.15.5.33.6	Maximum height		15 storeys

4.15.5.34	Exception: RA4-34	Map # 08	By-law: 0174-2017
In a RA4-34 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.34.1	Minimum floor space index - apartment zone		1.0
4.15.5.34.2	Maximum floor space index - apartment zone		2.5
4.15.5.34.3	Maximum height		13 storeys

4.15.5.35	Exception: RA4-35	Map # 11	By-law: 0174-2017
In a RA4-35 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.35.1	Minimum floor space index - apartment zone		0.3
4.15.5.35.2	Maximum floor space index - apartment zone		0.5

4.15.5.36	Exception: RA4-36	Map # 08	By-law: 0174-2017
In a RA4-36 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.36.1	Minimum floor space index - apartment zone		1.0
4.15.5.36.2	Maximum floor space index - apartment zone		2.8
4.15.5.36.3	Maximum height		14 storeys

4.15.5.37	Exception: RA4-37	Map # 08	By-law: 0174-2017
In a RA4-37 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.37.1	Minimum floor space index - apartment zone		1.0
4.15.5.37.2	Maximum floor space index - apartment zone		2.4
4.15.5.37.3	Maximum height		16 storeys

4.15.5.38	Exception: RA4-38	Map # 17	By-law: 0174-2017
In a RA4-38 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.38.1	Maximum number of dwelling units		150
4.15.5.38.2	Minimum floor space index - apartment zone		1.0
4.15.5.38.3	Maximum floor space index - apartment zone		2.0
4.15.5.38.4	Minimum landscaped area		51% of the lot area
4.15.5.38.5	Maximum height		13 storeys
4.15.5.38.6	Minimum setback from a parking structure above or below finished grade to a street line		3.0 m

4.15.5.39	Exception: RA4-39	Map # 22	By-law: 0174-2017, 0111-2019/LPAT Order 2021 March 09
In a RA4-39 zone the applicable regulations shall be as specified for a RA4 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.15.5.39.1	Lands zoned RA4-39 shall only be used for the following:		
	(1) Retirement Building		
Regulations			
4.15.5.39.2	Minimum floor space index - apartment zone		1.5
4.15.5.39.3	Maximum floor space index - apartment zone		2.9
4.15.5.39.4	Maximum gross floor area - non-residential used for a retail store accessory to a retirement building		1 000 m ²
4.15.5.39.5	Maximum height		13 storeys
4.15.5.39.6	Minimum number of resident parking spaces per one-bedroom retirement dwelling unit		1.00
4.15.5.39.7	Minimum number of resident parking spaces per two-bedroom retirement dwelling unit		1.25
4.15.5.39.8	Minimum number of visitor parking spaces per retirement dwelling unit		0.19
4.15.5.39.9	Minimum number of parking spaces per 100 m ² gross floor area - non-residential for an office		2.7
4.15.5.39.10	Minimum number of parking spaces per 100 m ² gross floor area - non-residential for a retail store or service establishment		3.5
4.15.5.39.11	Maximum number of required parking spaces that may be provided on abutting lands within 3.0 m of the lot		19

4.15.5.40	Exception: RA4-40	Map # 39W	By-law: 0174-2017
In a RA4-40 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses /regulations shall apply:			
Regulations			
4.15.5.40.1	Minimum floor space index - apartment zone	1.0	
4.15.5.40.2	Maximum floor space index - apartment zone	2.5	
4.15.5.40.3	Maximum height	19 storeys	

4.15.5.41	Exception: RA4-41	Map # 21	By-law: 0174-2017
In a RA4-41 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses /regulations shall apply:			
Regulations			
4.15.5.41.1	Minimum floor space index - apartment zone	0.9	
4.15.5.41.2	Maximum floor space index - apartment zone	1.0	
4.15.5.41.3	Minimum number of parking spaces per dwelling unit	1.25	

4.15.5.42	Exception: RA4-42	Map # 20	By-law: 0256-2010, 0174-2017, 0074-2018
In a RA4-42 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.42.1	Minimum floor space index - apartment zone		0.5
4.15.5.42.2	Maximum floor space index - apartment zone		1.67

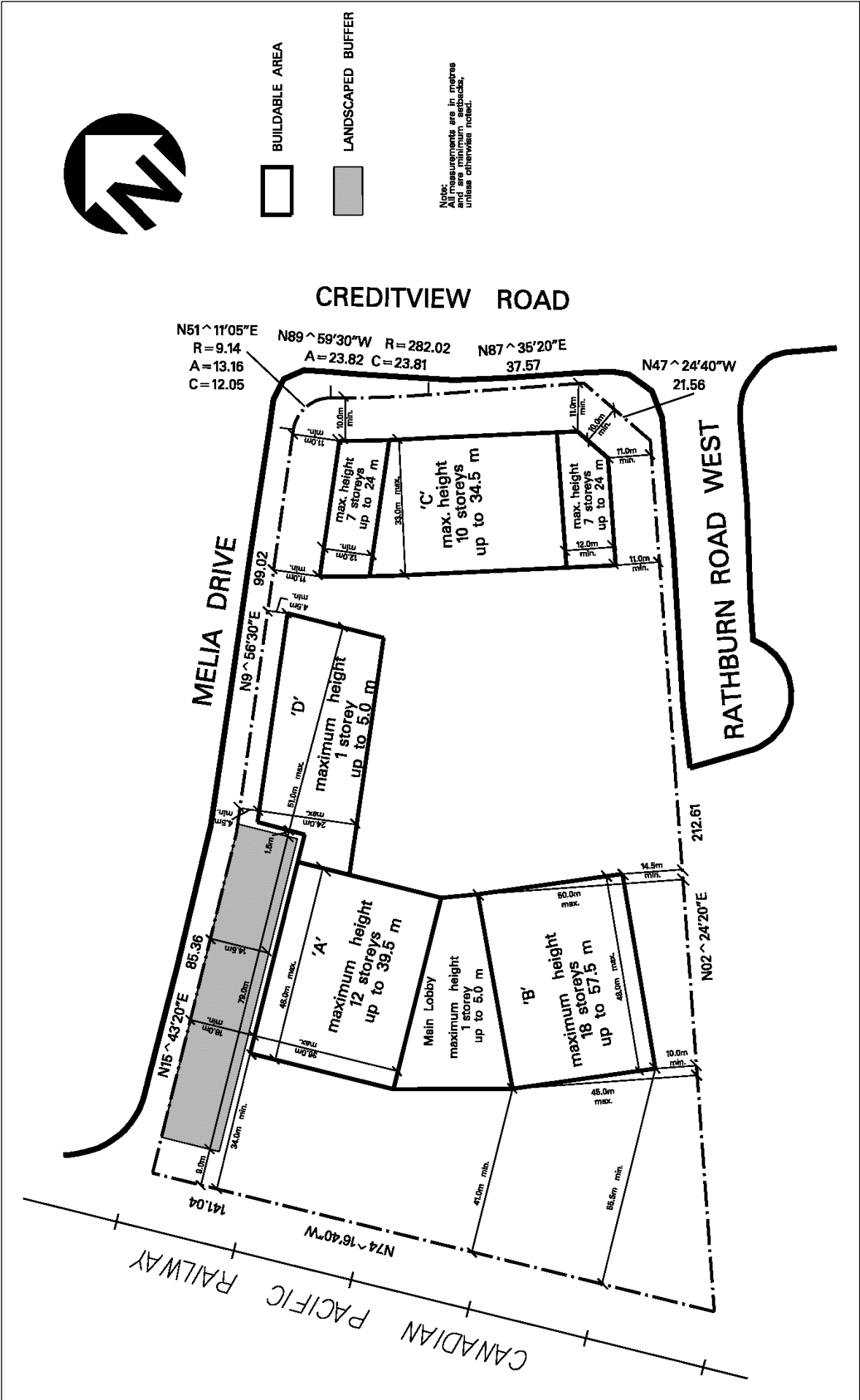
4.15.5.43	Exception: RA4-43	Map # 30	By-law: 0174-2017, 0208-2022
In a RA4-43 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.15.5.43.1	(1)	Recreation Centre	
Regulations			
4.15.5.43.2	Maximum number of dwelling units		500
4.15.5.43.3	Minimum floor space index - apartment zone		0.5
4.15.5.43.4	Maximum floor space index - apartment zone		2.09
4.15.5.43.5	Maximum gross floor area - apartment zone in Buildable Area 'A' identified on Schedule RA4-43 of this Exception		13 020 m ²
4.15.5.43.6	Maximum gross floor area - apartment zone in Buildable Area 'B' identified on Schedule RA4-43 of this Exception		19 340 m ²
4.15.5.43.7	Maximum gross floor area - apartment zone in Buildable Area 'C' identified on Schedule RA4-43 of this Exception		14 145 m ²
4.15.5.43.8	Maximum gross floor area - non-residential in Buildable Area 'D' identified on Schedule RA4-43 of this Exception		820 m ²
4.15.5.43.9	Maximum gross floor area - apartment zone of the main lobby, located between Buildable Areas 'A' and 'B' , identified on Schedule RA4-43 of this Exception		900 m ²
4.15.5.43.10	Maximum total gross floor area - apartment zone		47 325 m ²
4.15.5.43.11	Buildable Area 'D' identified on Schedule RA4-43 of this Exception shall only be used for a recreation centre		
4.15.5.43.12	Buildable Areas 'A', 'B' and 'C' identified on Schedule RA4-43 of this Exception may also contain a recreation centre		
4.15.5.43.13	Minimum landscaped area		45% of the lot area
4.15.5.43.14	Minimum number of resident parking spaces per:		
	one-bedroom apartment dwelling unit		1.00
	two or more bedroom apartment dwelling unit		1.25
4.15.5.43.15	Maximum number of resident parking spaces per:		
	one-bedroom apartment dwelling unit		1.25
	two or more bedroom apartment dwelling unit		1.75
4.15.5.43.16	Minimum number of visitor parking spaces per apartment dwelling unit		0.15

Exception RA4-43 continued on next page

4.15.5.43	Exception: RA4-43	Map # 30	By-law: 0174-2017, 0208-2022
Exception RA4-43 continued from previous page			
4.15.5.43.17	Maximum number of visitor parking spaces per apartment dwelling unit		0.20
4.15.5.43.18	A parking structure shall be constructed completely below finished grade, except for enclosed ramps and stairs		
4.15.5.43.19	Minimum setback from a parking structure to a lot line		0.0 m
4.15.5.43.20	Maximum projection of a balcony , bay window, awning and portico outside the buildable areas identified on Schedule RA4-43 of this Exception		2.0 m
4.15.5.43.21	Maximum roof coverage of a mechanical penthouse on each building		35%
4.15.5.43.22	"Landscaped Buffer" means unobstructed space on a lot which is suitable for the growth and maintenance of grass, flowers, shrubs and trees and may include walkways and shall have appropriate soil depth to accommodate large tree species		
4.15.5.43.23	"Recreation Centre" means a building, structure or part thereof used for active or passive recreational uses, such as but not limited to sport facilities and fitness rooms for the communal use of the residents of the apartment and may include accessory uses thereto		

Exception RA4-43 continued on next page

4.15.5.43	Exception: RA4-43	Map # 30	By-law: 0174-2017, 0208-2022
Exception RA4-43 continued from previous page			
4.15.5.43.24	All site development plans shall comply with Schedule RA4-43 of this Exception		
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA4-43 by further amendment to Map 30 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <p>(1) the owner shall have executed and delivered the required Development Agreement on terms satisfactory to the City which shall include appropriate provisions to the satisfaction of the Commissioner of Transportation and Works and the Commissioner of Planning and Building to provide for and ensure that the one storey enclosed recreation centre identified as Buildable Area 'D' on Schedule RA4-43 of this Exception is constructed prior to or concurrently with Buildable Area 'A' identified on Schedule RA4-43 of this Exception;</p> <p>(2) the owner shall have executed and delivered the required Servicing Agreement on terms satisfactory to the City, together with the delivery of all required letters of credit in a form and in an amount satisfactory to the Commissioner of Transportation and Works to secure the construction of all works and improvements under the Servicing Agreement, including, the construction and installation of the required Rathburn Road West modifications and site access improvements all in accordance with the final plans and drawings as approved by the Commissioner of Transportation and Works;</p> <p>(3) the owner shall have submitted an application for site development approval under section 41 of the <i>Planning Act</i>, R.S.O 1990, c.P.13, as amended, which shall, amongst other matters, provide for details respecting the landscaping of the lands including the landscaped buffer identified on Schedule RA4-43 of this Exception adjacent to Buildable Area 'A' identified on Schedule RA4-43 of this Exception and the Canadian Pacific Railway corridor;</p> <p>(4) the City shall have been advised by the Peel District School Board and the Dufferin-Peel Catholic District School Board that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the developer/applicant and the school boards.</p>			



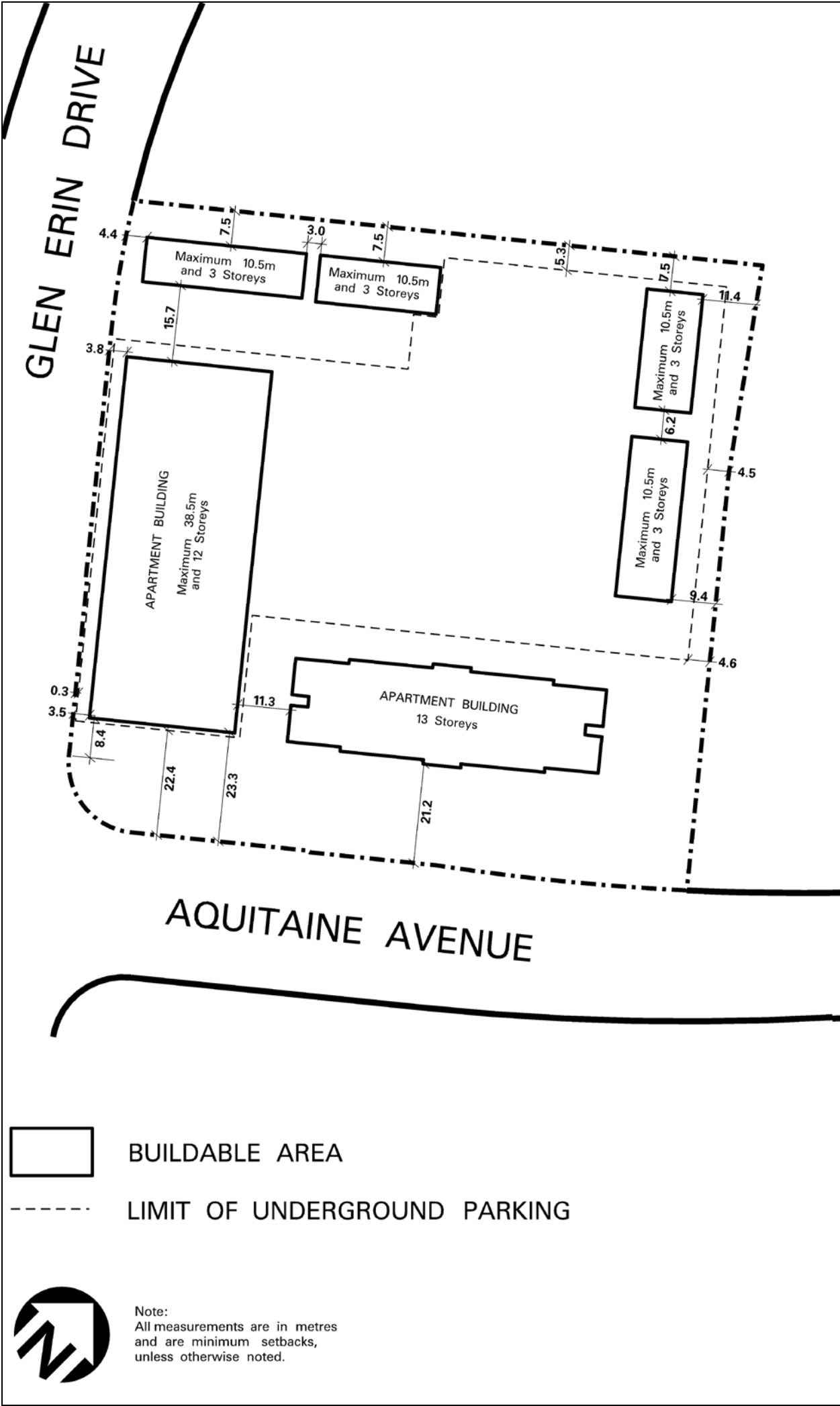
Schedule RA4-43
Map 30

4.15.5.44	Exception: RA4-44	Map # 37W	By-law: 0174-2017
In a RA4-44 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.44.1	Minimum number of dwelling units per hectare		57
4.15.5.44.2	Maximum number of dwelling units per hectare		114
4.15.5.44.3	Minimum floor space index - apartment zone		1.0
4.15.5.44.4	Maximum floor space index - apartment zone		3.4

4.15.5.45	Exception: RA4-45	Map # 46W	By-law: 0107-2017, 0181-2018/LPAT Order 2019 February 15, 0210-2022
In a RA4-45 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.5.45.1	(1) Townhouse (2) Back to Back and Stacked Townhouses		
Regulations			
4.15.5.45.2	The provisions of Subsection 2.1.14 and the regulations of Line 15.2 contained in Table 4.15.1 of this By-law shall not apply		
4.15.5.45.3	For the purposes of this By-law, all lands zoned RA4-45 shall be considered one lot		
4.15.5.45.4	Maximum number of apartment dwelling units	365	
4.15.5.45.5	Maximum combined number of townhouse dwelling units , back to back townhouse dwelling units and stacked townhouse dwelling units	28	
4.15.5.45.6	Maximum floor space index - apartment zone	2.0	
4.15.5.45.7	Minimum number of resident parking spaces per one-bedroom and two-bedroom apartment dwelling units	0.89	
4.15.5.45.8	Minimum number of resident parking spaces per three-bedroom apartment dwelling unit	1.50	
4.15.5.45.9	Minimum number of resident parking spaces per three-bedroom townhouse dwelling unit	1.40	
4.15.5.45.10	Minimum number of visitor parking spaces per dwelling unit	0.15	

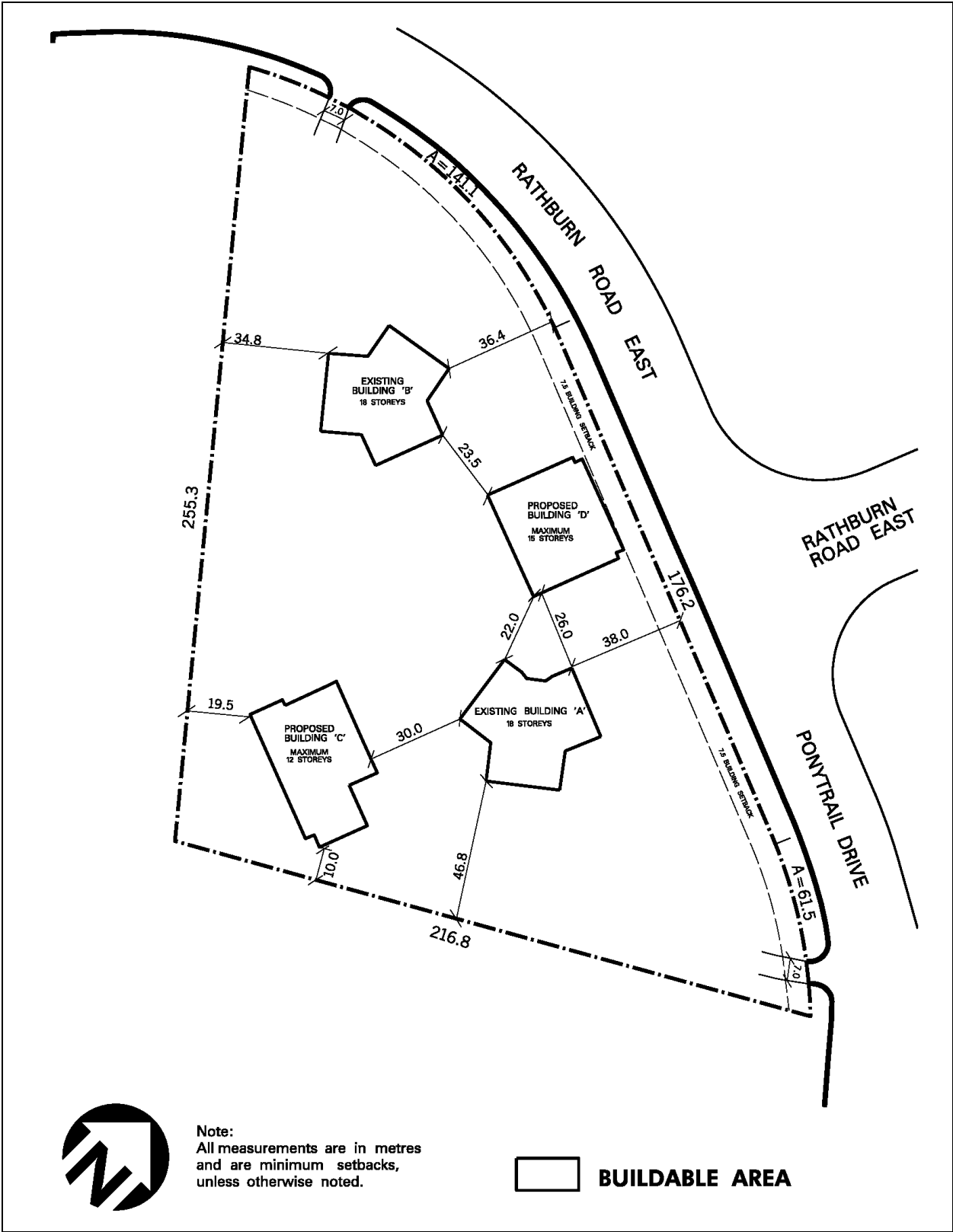
Exception RA4-45 continued on next page

4.15.5.45	Exception: RA4-45	Map # 46W	By-law: 0107-2017, 0181-2018/LPAT Order 2019 February 15, 0210-2022
Exception RA4-45 continued from previous page			
4.15.5.45.11	All site development plans shall comply with Schedule RA4-45 of this Exception		
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA4-45 by further amendment to Map 46W of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <p>(1) delivery of an executed amended section 37 agreement for the provision of certain facilities, services or matters, pursuant to section 37 of the <i>Planning Act</i>, as it read on the day before section 9 of Schedule 12 to the <i>More Homes, More Choices Act, 2019</i> came into force, in a form and on terms satisfactory to the City of Mississauga ("City");</p> <p>(2) such additional contributions to Clause (1) if determined to be applicable based on the City of Mississauga's Bonus Zoning Policy 07-03-01, satisfactory to the Planning and Building Department;</p> <p>(3) delivery of an executed Development Agreement in a form and on terms satisfactory to the City.</p>			
Section 37 Financial Contribution			
<p>Pursuant to section 37(3) of the <i>Planning Act</i> R.S.O., 1990, c.P13, as amended, the height and density of development provided by this Exception shall be permitted where:</p> <p>(1) the owner of the lands zoned RA4-45 enters into an agreement with The Corporation of the City of Mississauga (the City) for the provision of certain facilities, services or matters in return for the increased height and density of the development;</p> <p>(2) the agreement is registered on title to the lands zoned RA4-45;</p> <p>(3) the owner pays to the City, prior to the issuance of the first above grade building permit, the sum of \$427,189. The funds will be used toward:</p> <p>(3.1) Maplewood Park in the amount of \$17,032;</p> <p>(3.2) Lake Aquitaine Trail in the amount of \$248,789;</p> <p>(3.3) Hunter Green Park in the amount of \$156,368;</p> <p>(3.4) Tree planting in the amount of \$5,000;</p> <p>(4) the owner pays to the City, prior to the issuance of the first above grade building permit, a sum based on the City of Mississauga's Bonus Zoning Policy 07-03-01 in return for increased height and density attributed to the 186 dwelling units 12 storey apartment building and the 28 townhouses.</p>			



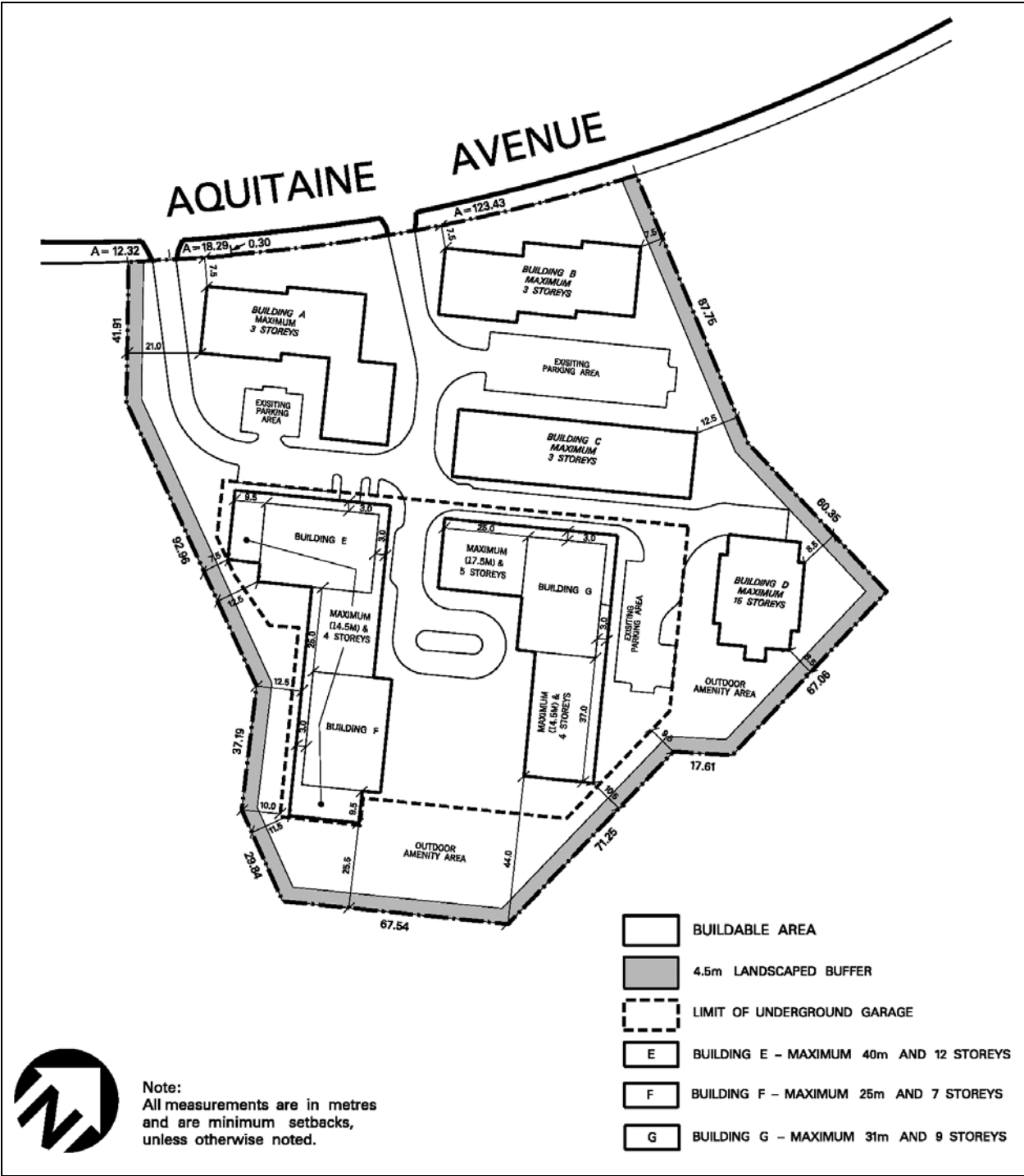
Schedule RA4-45
Map 46W

4.15.5.46	Exception: RA4-46	Map # 26	By-law: 0076-2018
In a RA4-46 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.46.1	Maximum floor space index - apartment zone		1.6
4.15.5.46.2	For the purpose of this By-law, all lands zoned RA4-46 shall be considered one lot		
4.15.5.46.3	Minimum driveway width		7.0 m
4.15.5.46.4	Stairs and ventilation shafts shall be permitted to encroach into a required yard and landscaped buffer		
4.15.5.46.5	All site development plans shall comply with Schedule RA4-46 of this Exception		
Section 37 Financial Contribution			
<p>Pursuant to section 37(3) of the <i>Planning Act</i>, R.S.O, 1990, c.P13, as amended, the height and density of development provided by this Exception shall be permitted where:</p> <p>(1) the owner of the lands zoned RA4-46 enters into an agreement with The Corporation of the City of Mississauga (the City) for the provision of certain facilities, services or matters in return for the increased height and density of the development;</p> <p>(2) the agreement is registered on title to the lands zoned RA4-46;</p> <p>(3) the owner pays to the City the sum of \$377,124.00 to be used toward the installation of a spray pad in Garnetwood Park;</p> <p>(4) the owner pays to the City the sum of \$28,206.00 to be used toward the planting of trees and completion of other improvements on the Shaver Trail;</p> <p>(5) the owner installs on-site landscape improvements in excess of normal site plan requirements including a pergola feature and benches, valued at \$202,290.00;</p> <p>(6) the owner installs an upsized stormwater management tank at a cost of \$50,000.00;</p> <p>(7) the owner retrofits the elevator cabs in the existing apartment buildings at 4100 Ponytrail Drive and 1850 Rathburn Road East at a cost of \$92,380.00.</p>			



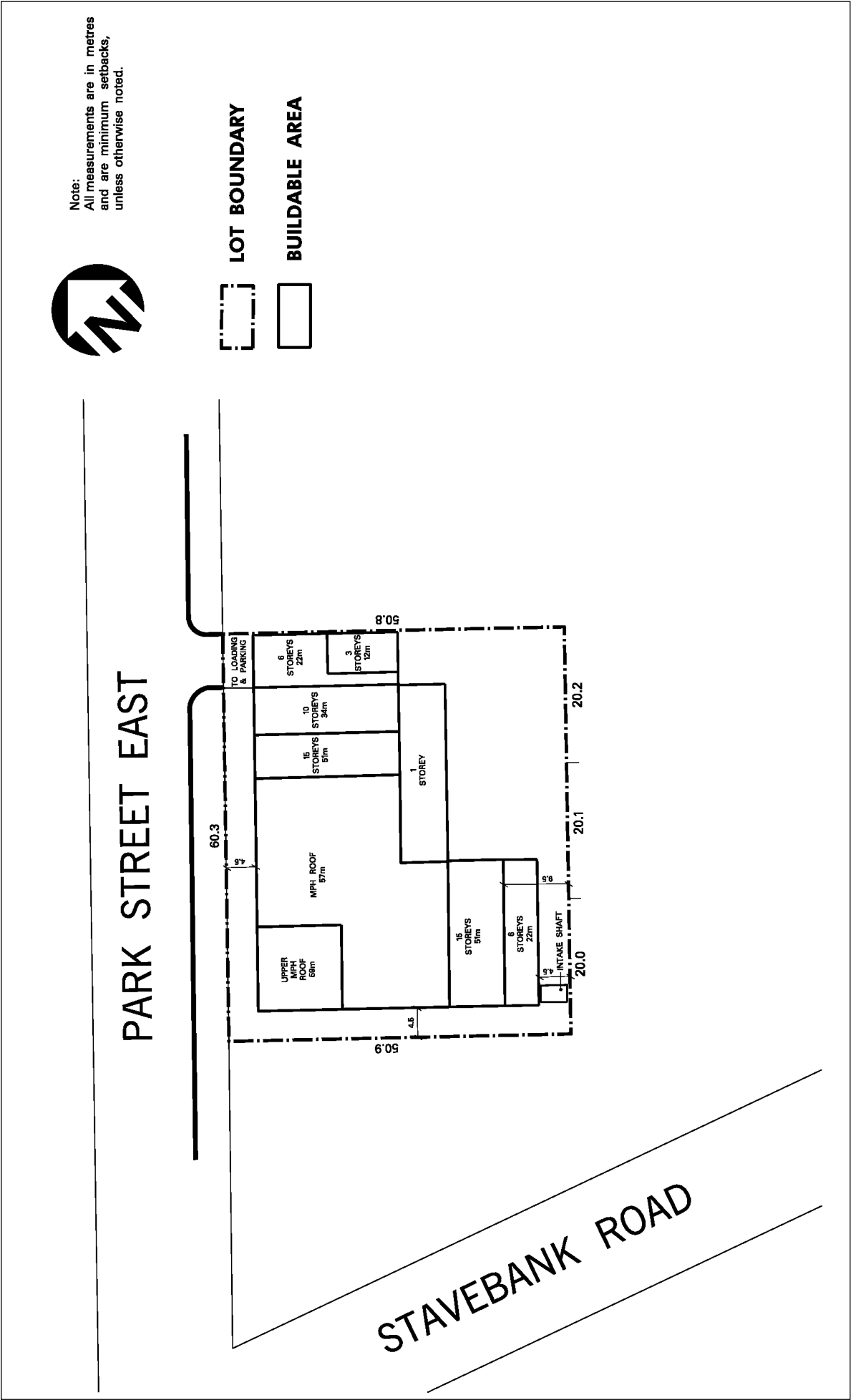
Schedule RA4-46
Map 26

4.15.5.47	Exception: RA4-47	Map # 46W	By-law: OMB Order, 2017 February 14, 0174-2017, 0181-2018/LPAT Order 2019 February 15, 0208-2022
In a RA4-47 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Additional Permitted Use			
4.15.5.47.1	(1)	Back to Back and Stacked Townhouses	
Regulations			
4.15.5.47.2	Back to back and stacked townhouses shall only be permitted in Buildings 'A', 'B' and 'C' identified on Schedule RA4-47 of this Exception		
4.15.5.47.3	Maximum number of dwelling units per hectare		208
4.15.5.47.4	Maximum number of dwelling units in Buildings 'A', 'B', 'C' and 'D' identified on Schedule RA4-47 of this Exception		223
4.15.5.47.5	Maximum number of dwelling units in Buildings 'E', 'F' and 'G' identified on Schedule RA4-47 of this Exception		451
4.15.5.47.6	Maximum floor space index - apartment zone		1.6
4.15.5.47.7	Maximum gross floor area - apartment zone		51 750 m ²
4.15.5.47.8	Maximum projection of a balcony located above the first storey measured from the outermost face or faces of the building from which the balcony projects		2.0 m
4.15.5.47.9	Maximum projection of a balcony outside the buildable area in Buildings 'E', 'F' and 'G' identified on Schedule RA4-47 of this Exception		1.5 m
4.15.5.47.10	Minimum number of resident parking spaces per dwelling unit		1.16
4.15.5.47.11	Minimum number of visitor parking spaces per dwelling unit		0.18
4.15.5.47.12	All site development plans shall comply with Schedule RA4-47 of this Exception		
Section 37 Financial Contribution			
<p>Pursuant to section 37 of the <i>Planning Act</i>, R.S.O 1990, c.P.13, as amended, the height and density of development provided by this Exception shall be permitted subject to the owner of the lands zoned RA4-47 entering into an agreement with The Corporation of the City of Mississauga (the City) for the provision of certain facilities, services or matters in return for the increase in height and density of the development granted by this Exception as provided by section 37(3) of the <i>Planning Act</i>, R.S.O. 1990, c.P.13, as amended. This agreement shall be registered on title to the lands zoned RA4-47 and shall require the owner to:</p> <p>(1) make payment to the City the sum of \$450,000 to be applied toward affordable housing, and be in compliance with all other terms and conditions of the agreement.</p>			



Schedule RA4-47
Map 46W

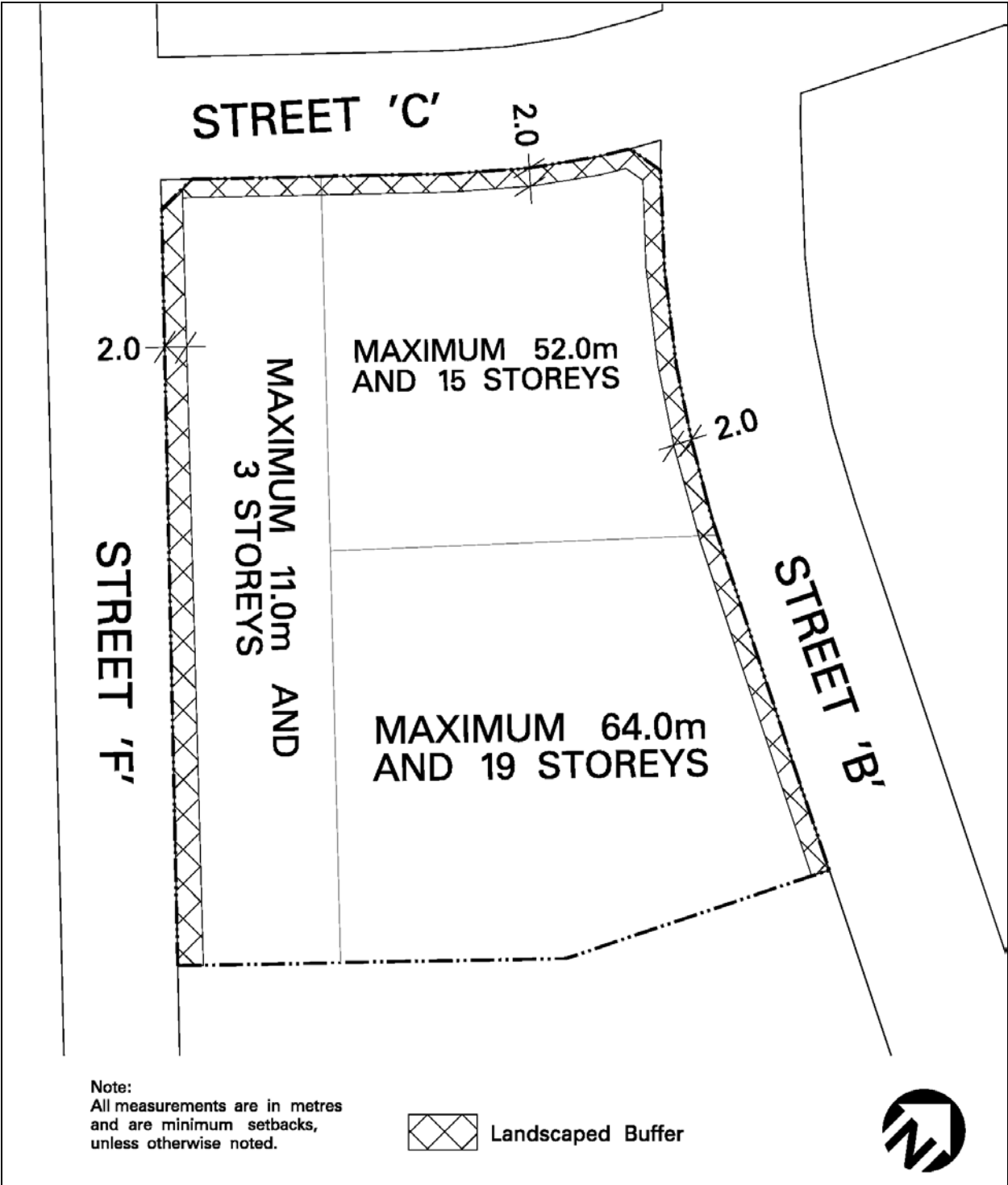
4.15.5.48	Exception: RA4-48	Map # 08	By-law: 0174-2018, 0111-2019/LPAT Order 2021 March 09, 0142-2019
In a RA4-48 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.48.1	The provisions of Subsection 4.1.21 and the regulations of Lines 11.2, 13.5, 15.1, 15.2, 15.3 and 15.5 contained in Table 4.15.1 of this By-law shall not apply		
4.15.5.48.2	Maximum floor space index	6.3	
4.15.5.48.3	Maximum gross floor area - apartment zone per storey for each storey above 12 storeys	1 200 m ²	
4.15.5.48.4	Minimum front yard	4.5 m	
4.15.5.48.5	Stairs, ramps, planters, canopies and patios shall be permitted to encroach into a required front yard		
4.15.5.48.6	Minimum number of resident parking spaces per one-bedroom apartment dwelling unit	0.8	
4.15.5.48.7	Minimum number of resident parking spaces per two-bedroom apartment dwelling unit	1.0	
4.15.5.48.8	Minimum number of resident parking spaces per three-bedroom apartment dwelling unit	1.3	
4.15.5.48.9	Minimum number of parking spaces per grade related apartment dwelling unit	1.3	
4.15.5.48.10	Minimum number of visitor parking spaces per apartment dwelling unit	0.1	
4.15.5.48.11	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to an OS1 zone	4.5 m	
4.15.5.48.12	Minimum landscaped area	780 m ²	
4.15.5.48.13	Minimum depth of a landscaped buffer abutting an OS1 zone	4.5 m	
4.15.5.48.14	Minimum central amenity area	930 m ²	
4.15.5.48.15	All site development plans shall comply with Schedule RA4-48 of this Exception		



Schedule RA4-48
Map 08

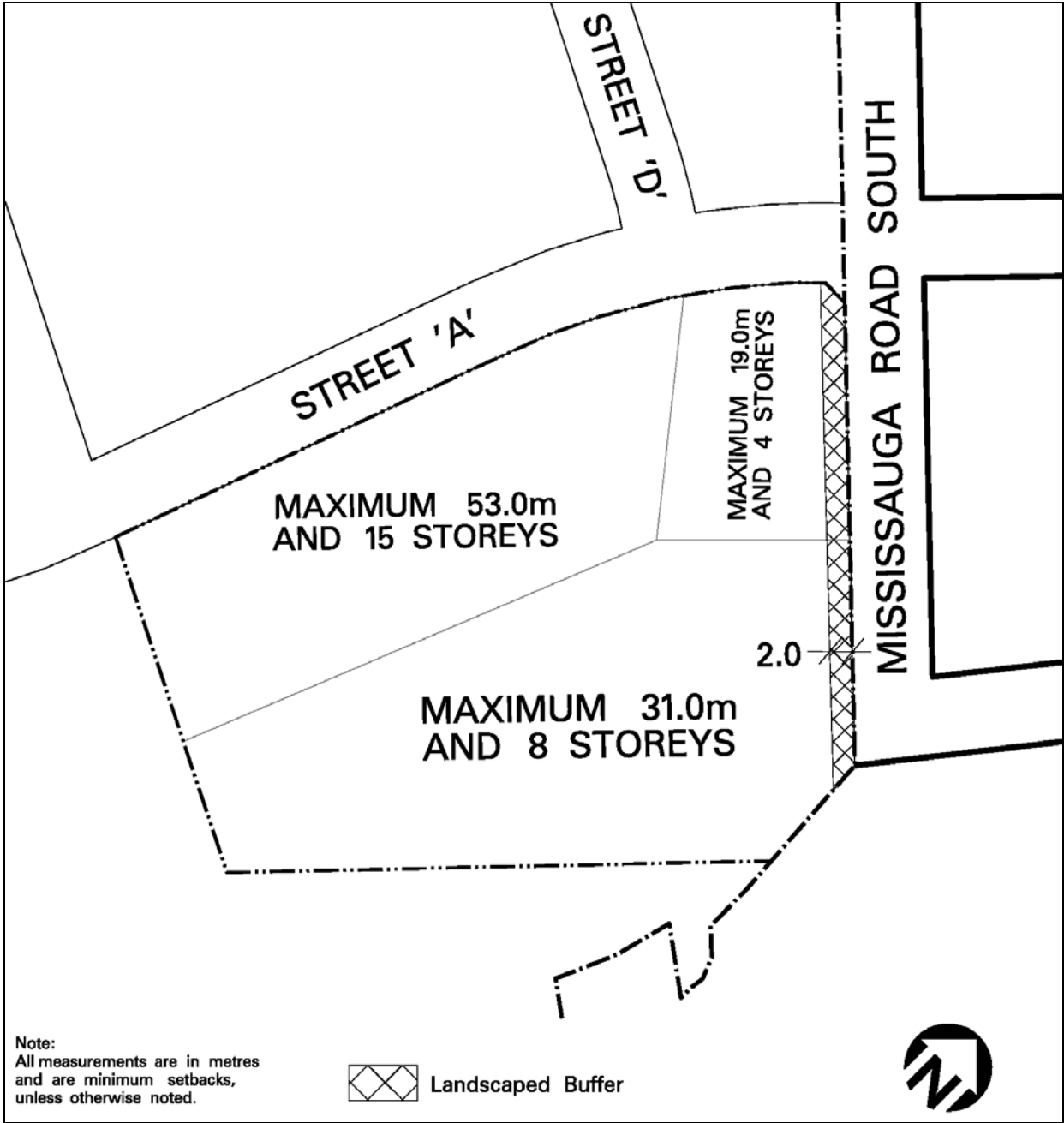
4.15.5.49	Exception: RA4-49	Map # 46W	By-law: 0116-2020, 0009-2021
In a RA4-49 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Regulations			
4.15.5.49.1	The provisions contained in Subsections 2.1.14 and 2.1.30 and the regulations of Lines 11.3, 12.1, 12.2 and 12.3 contained in Table 4.15.1 of this By-law shall not apply		
4.15.5.49.2	Maximum floor space index - apartment zone	2.12	
4.15.5.49.3	Maximum height	47.0 m and 15 storeys	
4.15.5.49.4	Minimum exterior side yard	7.5 m	
4.15.5.49.5	Minimum interior side yard	20.0 m	
4.15.5.49.6	Minimum rear yard	8.0 m	
4.15.5.49.7	Minimum setback from a parking structure inclusive of ventilation shafts and external access stairwells above or partially above finished grade to any lot line	5.0 m	
4.15.5.49.8	Minimum setback from a parking structure inclusive of ventilation shafts and external access stairwells above or partially above finished grade to a G1 zone	5.0 m	
4.15.5.49.9	Minimum depth of a landscaped buffer abutting a lot line that is a Residential Zone	3.0 m	
4.15.5.49.10	The required landscaped buffer may be reduced to 0.0 metres for that portion of the lot line where there is shared driveway and/or aisles with the abutting residential property		
4.15.5.49.11	A walkway is permitted within a landscaped buffer abutting the rear lot line in compliance with the following:		
	(1) maximum length of a walkway measured from the exterior side lot line		30.0 m
	(2) minimum depth of the landscaped buffer abutting the rear lot line		3.7 m
4.15.5.49.12	Minimum number of resident parking spaces per one-bedroom and two-bedroom apartment dwelling units	1.02	
4.15.5.49.13	Minimum number of resident parking spaces per three-bedroom apartment dwelling unit	1.30	
4.15.5.49.14	Minimum number of visitor parking spaces per apartment dwelling unit	0.15	
4.15.5.49.15	Minimum number of loading spaces	1	

4.15.5.50	Exception: RA4-50	Map # 08	By-law: LPAT Order 2019 November 15
In a RA4-50 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.5.50.1	(1) Townhouse (2) Hospice (3) Uses permitted in a C4 zone as contained in Table 6.2.1 of this By-law (4) Outdoor Market (5) Custom Workshop (6) Cogeneration Facility		
Regulations			
4.15.5.50.2	The regulations of Lines 15.2 and 15.3 contained in Table 4.15.1 of this By-law shall not apply		
4.15.5.50.3	For the purpose of this By-law, all lands zoned RA4-50 shall be considered one lot		
4.15.5.50.4	The use contained in Clause 4.15.5.50.1(1) of this Exception shall comply with the RM4-76 regulations contained in Exception Table 4.10.2.76 of this By-law		
4.15.5.50.5	Uses contained in Clauses 4.15.5.50.1(3) and 4.15.5.50.1(5) of this Exception shall only be permitted on the first storey		
4.15.5.50.6	Maximum floor space index - apartment zone	4.1	
4.15.5.50.7	Minimum landscaped area	30% of the lot area	
4.15.5.50.8	Minimum setback to a road or condominium road for the portion of the building with a height less than or equal to six storeys	4.0 m	
4.15.5.50.9	Minimum setback to a road or condominium road for the portion of the building with a height greater than six storeys	7.0 m	
4.15.5.50.10	Minimum setback from a sight triangle	2.0 m	
4.15.5.50.11	Minimum setback of a parking structure constructed completely below finished grade to Street 'B'	1.0 m	
4.15.5.50.12	Minimum number of resident parking spaces per dwelling unit	1.0	
4.15.5.50.13	Minimum number of visitor parking spaces per dwelling unit	0.15	
4.15.5.50.14	Minimum number of parking spaces per retirement dwelling unit	0.3	
4.15.5.50.15	Minimum number of parking spaces per long-term care bed	0.3	
4.15.5.50.16	All site development plans shall comply with Schedule RA4-50 of this Exception		



Schedule RA4-50
Map 08

4.15.5.51	Exception: RA4-51	Map # 08	By-law: LPAT Order 2019 November 15
In a RA4-51 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.5.51.1	(1) Hospice (2) Staff/Student Residence (3) Uses permitted in a C4 zone as contained in Table 6.2.1 of this By-law (4) Outdoor Market (5) Outdoor patio accessory to a restaurant or take-out restaurant (6) Art Gallery (7) Museum (8) Custom Workshop (9) Medicinal Product Manufacturing Facility - Restricted (10) Cogeneration Facility		
Regulations			
4.15.5.51.2	The regulations of Lines 15.2 and 15.3 contained in Table 4.15.1 of this By-law shall not apply		
4.15.5.51.3	For the purpose of this By-law, all lands zoned RA4-51 shall be considered one lot		
4.15.5.51.4	Uses contained in Clauses 4.15.5.51.1(3), 4.15.5.51.1(6), 4.15.5.51.1(7), 4.15.5.51.1(8) and 4.15.5.51.1(9) of this Exception shall not be permitted above the second storey		
4.15.5.51.5	Dwelling units are not permitted below the third storey		
4.15.5.51.6	Maximum floor space index - apartment zone	3.7	
4.15.5.51.7	Maximum gross floor area - apartment zone on the first storey that may be used to access residential uses	20%	
4.15.5.51.8	Minimum landscaped area	30% of the lot area	
4.15.5.51.9	Minimum setback to a road, condominium road or lot line for the portion of the building with a height less than or equal to six storeys	4.0 m	
4.15.5.51.10	Minimum setback to a road, condominium road or lot line for the portion of the building with a height greater than six storeys	7.0 m	
4.15.5.51.11	Minimum setback of a parking structure constructed completely below finished grade to any lot line	1.0 m	
4.15.5.51.12	Minimum number of resident parking spaces per dwelling unit	1.0	
4.15.5.51.13	Minimum number of visitor parking spaces per dwelling unit	0.15	
4.15.5.51.14	Minimum number of parking spaces per retirement dwelling unit	0.3	
4.15.5.51.15	Minimum number of parking spaces per long-term care bed	0.3	
4.15.5.51.16	All site development plans shall comply with Schedule RA4-51 of this Exception		

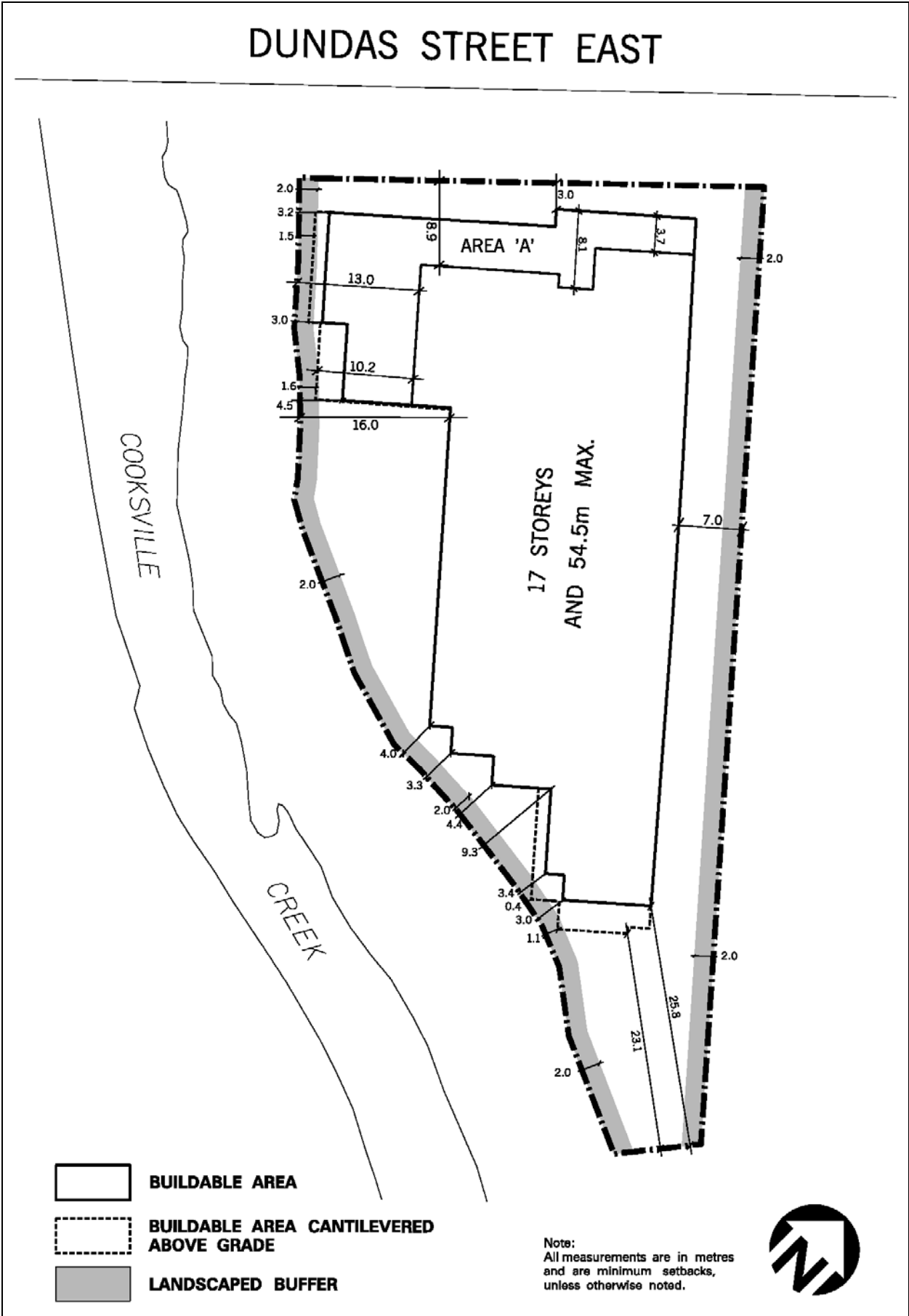


Schedule RA4-51
Map 08

4.15.5.52	Exception: RA4-52	Map #14	By-law: 0185-2020, 0111-2019/LPAT Order 2021 March 09, 0240-2021, 0059-2022, 0208-2022
In a RA4-52 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.5.52.1	(1) Retail Store (2) Restaurant (3) Take-out Restaurant (4) Service Establishment (5) Financial Institution (6) Office (7) Art Gallery (8) Museum		
Regulations			
4.15.5.52.2	The provisions of Lines 1.0 and 3.0 contained in Table 2.1.2.1.1, Subsection 2.1.14, Articles 3.1.4.1 and 3.1.4.3, Subsection 4.1.8, Article 4.1.15.1 and Lines 6.0, 8.0, 9.0, 11.1, 15.2, 15.3 and 15.5 contained in Table 4.15.1 of this By-law shall not apply		
4.15.5.52.3	The uses contained in Sentence 4.15.5.52.1 of this Exception shall only be located within a building, structure or part thereof used for an apartment, long-term care building, retirement building or any other combination thereof		
4.15.5.52.4	The uses contained in Sentence 4.15.5.52.1 of this Exception shall not be permitted above the seventh storey		
4.15.5.52.5	Maximum floor space index - apartment zone	6.6	
4.15.5.52.6	Maximum floor area used for amenity areas and mechanical rooms and other common facilities for the maintenance and operation of the building located within the first storey	940 m²	
4.15.5.52.7	Dwelling units shall not be permitted on the first storey		
4.15.5.52.8	Maximum front yard in Buildable Area 'A' identified on Schedule RA4-52 of this Exception	4.9 m	
4.15.5.52.9	Minimum height in Buildable Area 'A' identified on Schedule RA4-52 of this Exception	8.0 m and 2 storeys	
4.15.5.52.10	Maximum height in Buildable Area 'A' identified on Schedule RA4-52 of this Exception	24.4 m and 7 storeys	
4.15.5.52.11	Maximum projection of a balcony located above the seventh storey measured from the outermost face or faces of the building from which the balcony projects	2.1 m	
4.15.5.52.12	Maximum projection of a canopy measured from the outermost face or faces of the streetwall from which the canopy projects in Buildable Area 'A' identified on Schedule RA4-52 of this Exception	2.0 m	
4.15.5.52.13	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells and ventilation shafts, to any lot line	0.7 m	
4.15.5.52.14	Notwithstanding Sentence 4.15.5.52.13 of this Exception, minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells and ventilation shafts, to a westerly interior side lot line	2.0 m	
4.15.5.52.15	Minimum number of resident parking spaces per one-bedroom apartment dwelling unit	0.9	
4.15.5.52.16	Minimum number of resident parking spaces per two-bedroom apartment dwelling unit	1.0	

Exception RA4-52 continued on next page

4.15.5.52	Exception: RA4-52	Map #14	By-law: 0185-2020, 0111-2019/LPAT Order 2021 March 09, 0240-2021, 0059-2022, 0208-2022
Exception RA4-52 continued from previous page			
4.15.5.52.17	Maximum number of required resident parking spaces that may be provided using stacked parking spaces	15	
4.15.5.52.18	The provisions of Sentences 3.1.1.2.1, 3.1.1.4.3, 3.1.1.4.4 and 3.1.1.8.1 of this By-law shall not apply to the resident parking spaces contained in Sentence 4.15.5.52.17 of this Exception		
4.15.5.52.19	Minimum number of parking spaces per 100 m ² of gross floor area - non-residential for uses contained in Clauses 4.15.5.52.1(1) and 4.15.5.52.1(3) to 4.15.5.52.1(8) of this Exception	4.3	
4.15.5.52.20	For the visitor component, a shared parking arrangement may be used for the calculation of required visitor/non-residential parking in accordance with the following: the greater of 0.15 visitor spaces per unit or Parking required for all non-residential uses , located in the same building or on the same lot as the residential use , except restaurant Parking for a restaurant shall not be included in the above shared parking arrangement and shall be provided in accordance with applicable regulations contained in Table 3.1.2.2 of this By-law		
4.15.5.52.21	Minimum contiguous floor area for bicycle parking	360 m ²	
4.15.5.52.22	Minimum landscaped area	29% of the lot area	
4.15.5.52.23	Notwithstanding Sentence 4.15.5.52.26 of this Exception, a walkway is permitted within a landscaped buffer abutting the westerly interior lot line in compliance with the following: (1) maximum width of a walkway	1.2 m	
4.15.5.52.24	Minimum amenity area	4.9 m ² per dwelling unit	
4.15.5.52.25	Minimum amenity area to be provided outside	2.6 m ² per dwelling unit	
4.15.5.52.26	"Stacked Parking Space" means a parking space that is positioned above another parking space and is accessed only by means of an elevating device		
4.15.5.52.27	All site development plans shall comply with Schedule RA4-52 of this Exception		

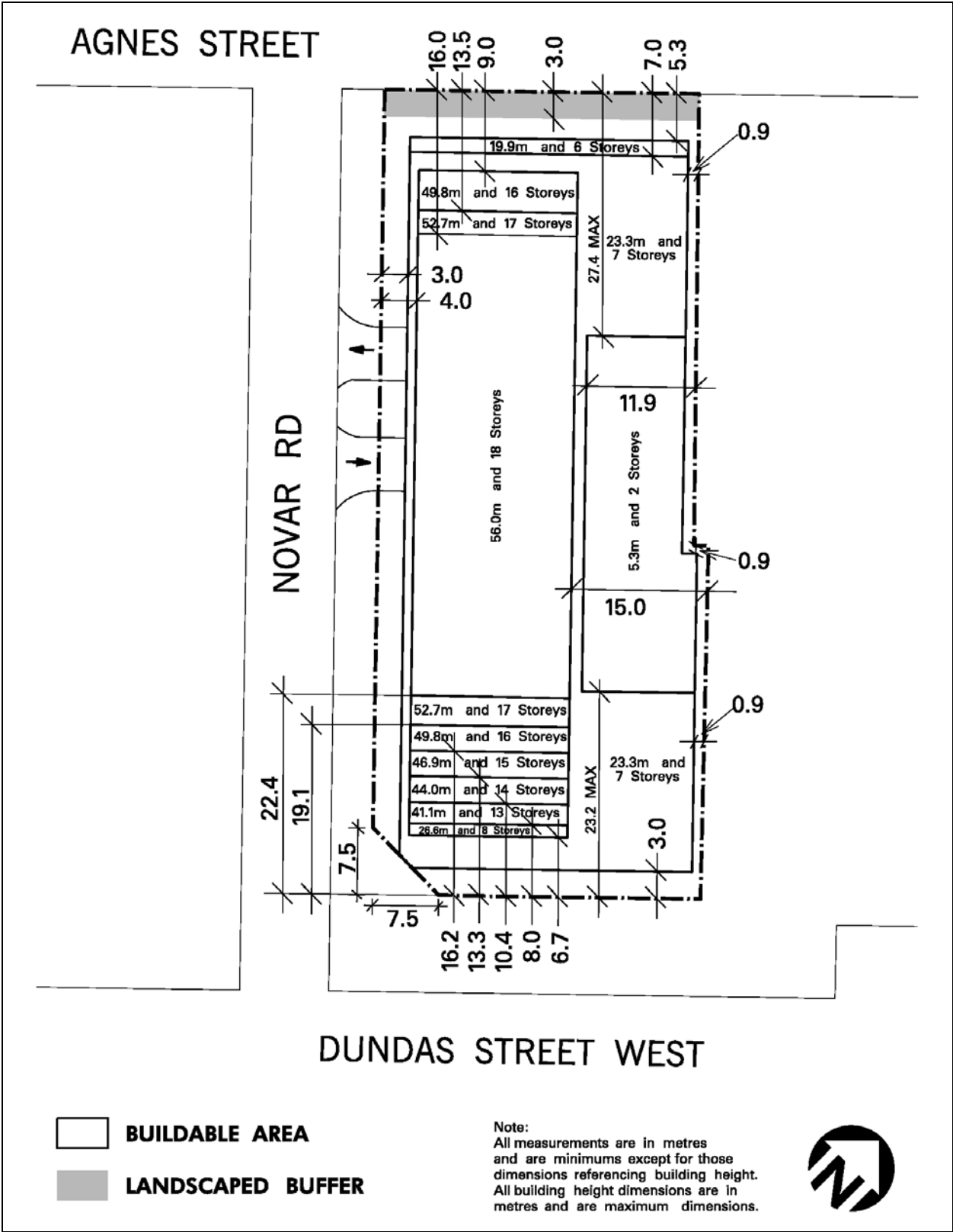


Schedule RA4-52
Map 14

4.15.5.53	Exception: RA4-53	Map # 22	By-law: 0128-2021, 0145-2022, 0095-2023
In a RA4-53 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.5.53.1	(1) Restaurant (2) Take-out Restaurant (3) Art Gallery (4) Museum (5) Retail Store (6) Service Establishment (7) Financial Establishment (8) Medical Office - Restricted		
Regulations			
4.15.5.53.2	The provisions of Lines 1.0 and 3.0 contained in Table 2.1.2.1.1, Subsection 2.1.14, Articles 3.1.4.1, 3.1.4.3 and 4.1.15.1 and the regulations of Lines 15.1, 15.2, 15.3 and 15.6 contained in Table 4.15.1 of this By-law shall not apply		
4.15.5.53.3	The uses contained in Sentence 4.15.5.53.1 of this Exception shall only be located within a building, structure or part thereof used for an apartment, long-term care building, retirement building or any other combination thereof		
4.15.5.53.4	The uses contained in Sentence 4.15.5.53.1 of this Exception shall not be permitted above the first storey		
4.15.5.53.5	Maximum floor space index - apartment zone		7.9
4.15.5.53.6	Minimum gross floor area - non-residential that shall be located within the first storey		270 m ²
4.15.5.53.7	Notwithstanding any other provisions of this By-law, the calculation of height for apartment, long-term care and retirement buildings , shall be exclusive of mechanical or architectural appurtenances, located on the roof of a dwelling provided that the maximum height of the top of such elements is no higher than 6.8 m above the height limit otherwise applicable		
4.15.6.53.8	The lot line abutting Dundas Street West shall be deemed to be the front lot line		
4.15.5.53.9	Minimum setback to a sight triangle		0.0 m
4.15.5.53.10	Notwithstanding Sentence 4.15.5.53.25 of this Exception, maximum encroachment into a required yard of a balcony , cornice, canopy, roof eaves or architectural projection located above the first storey		1.5 m
4.15.5.53.11	Notwithstanding Sentence 4.15.5.53.25 of this Exception, maximum encroachment into a required yard of a porch located on the first storey inclusive of stairs provided that the porch shall have a maximum width of 29.0 m		3.2 m
4.15.5.53.12	Notwithstanding Sentence 4.15.5.53.25 of this Exception, maximum projection of a balcony , cornice, canopy, roof eaves or architectural projection located above the first storey measured from the outermost face or faces of the building from which the balcony , cornice, canopy, roof eaves or architectural projection projects		1.5 m
4.15.5.53.13	Minimum number of resident parking spaces per studio or one-bedroom apartment dwelling units		0.9
4.15.5.53.14	Minimum number of resident parking spaces per two-bedroom apartment dwelling unit		1.0

Exception RA4-53 continued on next page

4.15.5.53	Exception: RA4-53	Map # 22	By-law: 0128-2021, 0145-2022, 0095-2023
Exception RA4-53 continued from previous page			
4.15.5.53.15	Minimum number of resident parking spaces per three-bedroom apartment dwelling unit	1.3	
4.15.5.53.16	Minimum number of visitor parking spaces per dwelling unit	0.15	
4.15.5.53.17	Notwithstanding Sentence 3.1.1.4.1 of this By-law, maximum number of parking spaces having a minimum length of 5.0 m	55	
4.15.5.53.18	Minimum number of parking spaces per 100 m ² of gross floor area - non-residential for uses contained in Clauses 4.15.5.53.1(2) to 4.15.5.53.1(8) of this Exception	4.3	
4.15.5.53.19	<p>For the visitor component, a shared parking arrangement may be used for the calculation of required visitor/non-residential parking in accordance with the following:</p> <p>the greater of</p> <p>0.15 visitor spaces per unit</p> <p>or</p> <p>Parking required for all non-residential uses, located in the same building or on the same lot as the residential use, except restaurant</p> <p>Parking for a restaurant shall not be included in the above shared parking arrangement and shall be provided in accordance with applicable regulations contained in Table 3.1.2.2 of this By-law</p>		
4.15.5.53.20	Notwithstanding Sentence 4.15.5.53.25 of this Exception, minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells and ventilation shafts, to any lot line	0.5 m	
4.15.5.53.21	Minimum floor area for bicycle parking	350 m ²	
4.15.5.53.22	Minimum amenity area	4.9 m ² per dwelling unit	
4.15.5.53.23	Minimum percentage of total required amenity area to be provided in one contiguous area	20%	
4.15.5.53.24	Minimum amenity area to be provided outside	3.5 m ² per dwelling unit	
4.15.5.53.25	All site development plans shall comply with Schedule RA4-53 of this Exception		

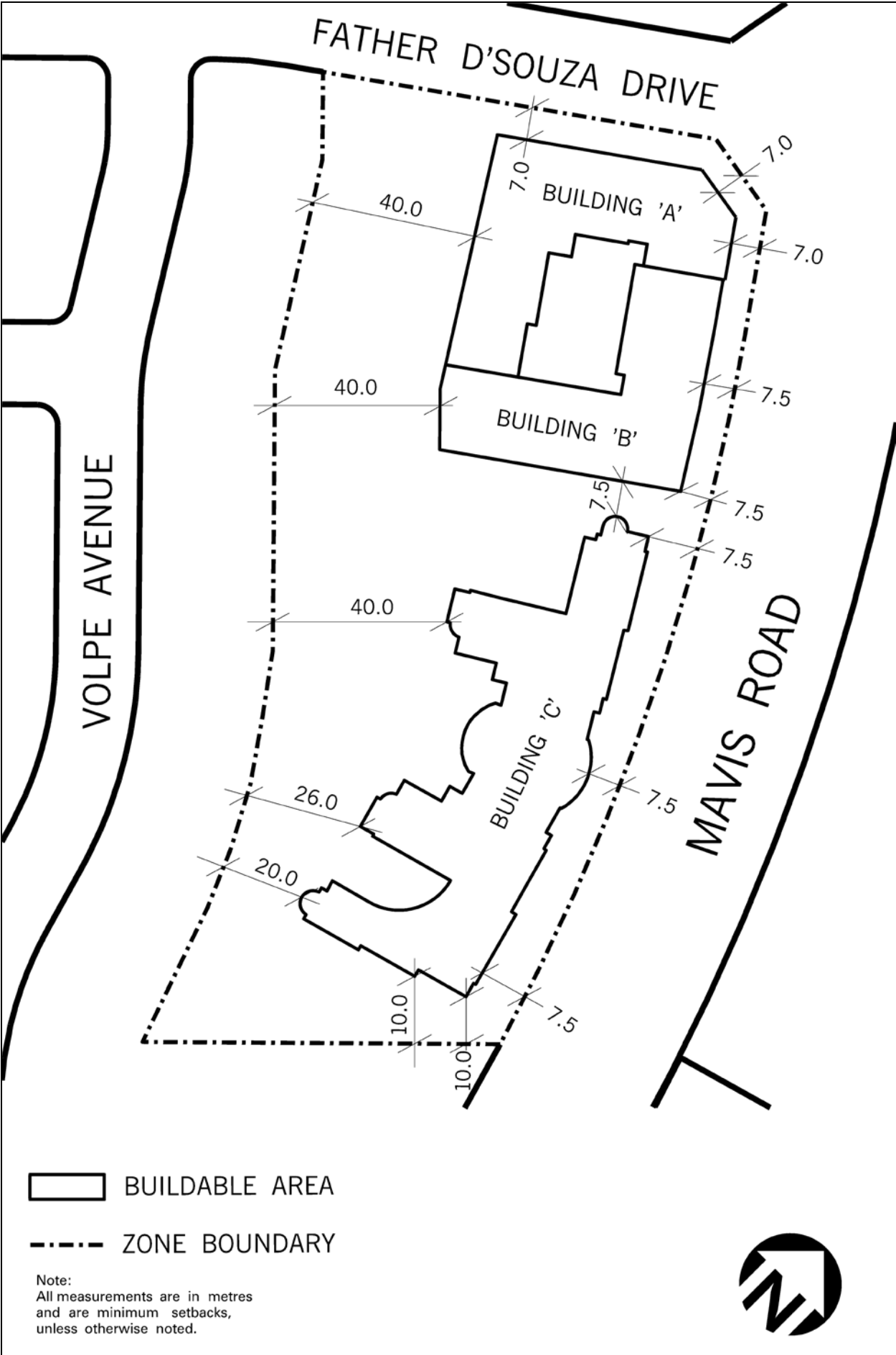


Schedule RA4-53
Map 22

4.15.5.54	Exception: RA4-54	Map # 37W	By-law: 0224-2022
In a RA4-54 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.5.54.1	(1) Retail Store (2) Service Establishment (3) Office (4) Day Care (5) Community Cultural Centre		
Regulations			
4.15.5.54.2	The regulations of Lines 12.0 and 15.5 contained in Table 4.15.1 of this By-law shall not apply		
4.15.5.54.3	The uses contained in Sentence 4.15.5.54.1 of this Exception shall only be permitted within a building, structure , or part thereof, used for an apartment, long-term care building, retirement building , or any combination thereof		
4.15.5.54.4	Maximum number of apartment dwelling units	250	
4.15.5.54.5	Maximum number of beds in a long-term care building	200	
4.15.5.54.6	Maximum number of retirement dwelling units	250	
4.15.5.54.7	Minimum percentage of apartment dwelling units that are one-bedroom	60%	
4.15.5.54.8	Minimum percentage of retirement dwelling units that are one-bedroom	70%	
4.15.5.54.9	Maximum floor space index - apartment zone	2.4	
4.15.5.54.10	Maximum gross floor area - apartment zone of a long-term care building	17 670 m ²	
4.15.5.54.11	Gross floor area - apartment zone of a long-term care building shall include the gross floor area - non-residential of a day care and community cultural centre within a long-term care building		
4.15.5.54.12	Maximum gross floor area - non-residential of a day care within a long-term care building	645 m ²	
4.15.5.54.13	Maximum gross floor area - non-residential of a community cultural centre within a long-term care building	2 955 m ²	
4.15.5.54.14	Maximum combined gross floor area - apartment zone of Building 'A' and Building 'B' identified on Schedule RA4-54 of this Exception	35 990 m ²	
4.15.5.54.15	Maximum gross floor area - apartment zone per storey for each storey above 13 storeys for Building 'A' identified on Schedule RA4-54 of this Exception	750 m ²	
4.15.5.54.16	Maximum gross floor area - apartment zone per storey for each storey above 12 storeys for Building 'B' identified on Schedule RA4-54 of this Exception	1 185 m ²	
4.15.5.54.17	Maximum height of Building 'A' identified on Schedule RA4-54 of this Exception	58.0 m and 18 storeys	
4.15.5.54.18	Maximum height of Building 'B' identified on Schedule RA4-54 of this Exception	44.0 m and 13 storeys	
4.15.5.54.19	Maximum height of Building 'C' identified on Schedule RA4-54 of this Exception	21.0 m and 5 storeys	
4.15.5.54.20	For the purposes of this By-law, all lands zoned RA4-54 shall be considered one lot		

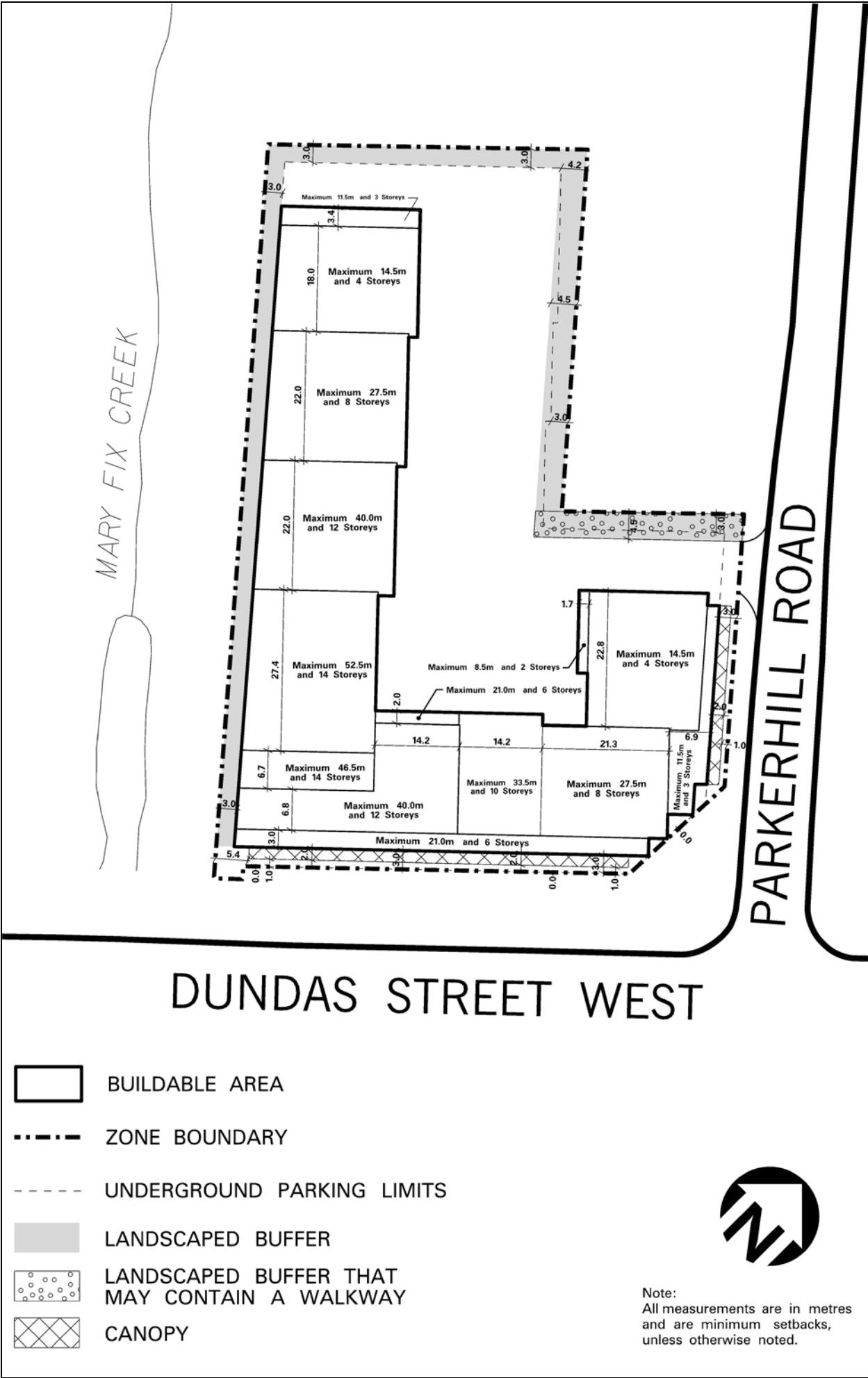
Exception RA4-54 continued on next page

4.15.5.54	Exception: RA4-54	Map # 37W	By-law: 0224-2022
Exception RA4-54 continued from previous page			
4.15.5.54.21	Notwithstanding Sentence 4.15.5.54.30 of this Exception, maximum projection of a balcony , awning, canopy, patio, or staircase	3.0 m	
4.15.5.54.22	Minimum above grade separation between buildings for that portion of the dwelling with a height greater than 13.0 m and less than or equal to 20.0 m for Building 'B' and Building 'C' identified on Schedule RA4-54 of this Exception	7.5 m	
4.15.5.54.23	Notwithstanding Sentence 4.15.5.54.30 of this Exception, ventilation shafts are permitted outside the buildable area		
4.15.5.54.24	Minimum number of resident parking spaces per apartment dwelling unit	0.61	
4.15.5.54.25	Notwithstanding Sentence 4.15.5.54.30 of this Exception, a parking structure completely below finished grade, inclusive of external access stairwells and ventilation shafts shall be permitted outside the buildable area identified on Schedule RA4-54 of this Exception and may encroach into a required landscaped buffer		
4.15.5.54.26	Minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line	2.7 m	
4.15.5.54.27	Minimum setback from a waste enclosure/loading area to a street line	7.0 m	
4.15.5.54.28	Minimum landscaped area	34% of the lot area	
4.15.5.54.29	"Community Cultural Centre" means a building, structure or part thereof, for the provision of community activities, such as, but not limited to, recreation, arts, crafts, museums, social and charitable activities		
4.15.5.54.30	All site development plans shall comply with Schedule RA4-54 of this Exception		



Schedule RA4-54
Map 37W

4.15.5.55	Exception: RA4-55	Map # 22	By-law: 0240-2022
In a RA4-55 zone the permitted uses and applicable regulations shall be as specified for a RA4 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.15.5.55.1	(1) Restaurant (2) Take-out Restaurant		
Regulations			
4.15.5.55.2	The provisions of Lines 1.0 and 3.0 contained in Table 2.1.2.1.1 of this By-law shall not apply		
4.15.5.55.3	Maximum floor space index - apartment zone		3.7
4.15.5.55.4	Minimum setback of all buildings and structures to all lands zoned G1		3.0 m
4.15.5.55.5	Notwithstanding Sentence 4.15.5.55.9 of this Exception, maximum projection of a canopy from the outermost face or faces of the building below the second storey		2.0 m
4.15.5.55.6	Minimum number of resident parking spaces per apartment dwelling unit		0.85
4.15.5.55.7	Minimum number of visitor parking spaces per apartment dwelling unit		0.15
4.15.5.55.8	Minimum depth of a landscaped buffer abutting a lot line that is a street line		0.0 m
4.15.5.55.9	All site development plans shall comply with Schedule RA4-55 of this Exception		
Holding Provision			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RA4-55 by further amendment to Map 22 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <p>(1) delivery of an executed Development Agreement in a form and on terms satisfactory to the City of Mississauga ("City");</p> <p>(2) receipt of a Functional Servicing Report to the satisfaction of the City's Transportation and Works Department and the Region of Peel;</p> <p>(3) receipt of a Temporary Discharge to Storm Sewer Commitment Letter to the satisfaction of the City's Transportation and Works Department;</p> <p>(4) receipt of written confirmation that the existing monitoring wells will be decommissioned to the satisfaction of the City's Transportation and Works Department;</p> <p>(5) land dedication to achieve the ultimate 42.0 m right-of-way on Dundas Street West and a 15.0 m sight triangle at the northwest corner of Dundas Street West and Parkerhill Road to the satisfaction of the City's Transportation and Works Department;</p> <p>(6) land dedication of the lands zoned G1 to the satisfaction of the City's Community Services Department;</p> <p>(7) receipt of Grading and Servicing Plans to the satisfaction of the City's Transportation and Works Department.</p>			



Schedule RA4-55
Map 22

