

#### 4.15.4 RA3 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

4.15.4.1	Exception: RA3-1	Map # 19, 20	By-law: 0174-2017, 0073-2022
In a RA3-1 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.4.1.1	Minimum <b>floor space index</b> - apartment zone		0.5
4.15.4.1.2	Maximum <b>floor space index</b> - apartment zone		1.2

4.15.4.2	Exception: RA3-2	Map # 17	By-law: 0174-2017
In a RA3-2 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.4.2.1	Minimum <b>floor space index</b> - apartment zone		0.7
4.15.4.2.2	Maximum <b>floor space index</b> - apartment zone		1.0

4.15.4.3	Exception: RA3-3	Map # 24, 59	By-law: 0174-2017
In a RA3-3 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.4.3.1	Minimum <b>floor space index</b> - apartment zone		0.8
4.15.4.3.2	Maximum <b>floor space index</b> - apartment zone		1.4

4.15.4.4	Exception: RA3-4	Map # 46W	By-law: 0174-2017
In a RA3-4 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.4.4.1	Minimum <b>floor space index</b> - apartment zone		1.0
4.15.4.4.2	Maximum <b>floor space index</b> - apartment zone		1.3

4.15.4.5	Exception: RA3-5	Map # 14, 25, 32, 38E, 48E	By-law: 0174-2017
In a RA3-5 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.4.5.1	Minimum <b>floor space index</b> - apartment zone		1.0
4.15.4.5.2	Maximum <b>floor space index</b> - apartment zone		1.5

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**Part 4 - Residential Zones**

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4.15.4.6	Exception: RA3-6	Map # 26	By-law: 0174-2017
In a RA3-6 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.4.6.1	Minimum <b>floor space index - apartment zone</b>		1.0
4.15.4.6.2	Maximum <b>floor space index - apartment zone</b>		1.8

4.15.4.7	Exception: RA3-7	Map # 10	By-law: 0174-2017
In a RA3-7 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.4.7.1	Minimum <b>floor space index - apartment zone</b>		1.0
4.15.4.7.2	Maximum <b>floor space index - apartment zone</b>		2.5

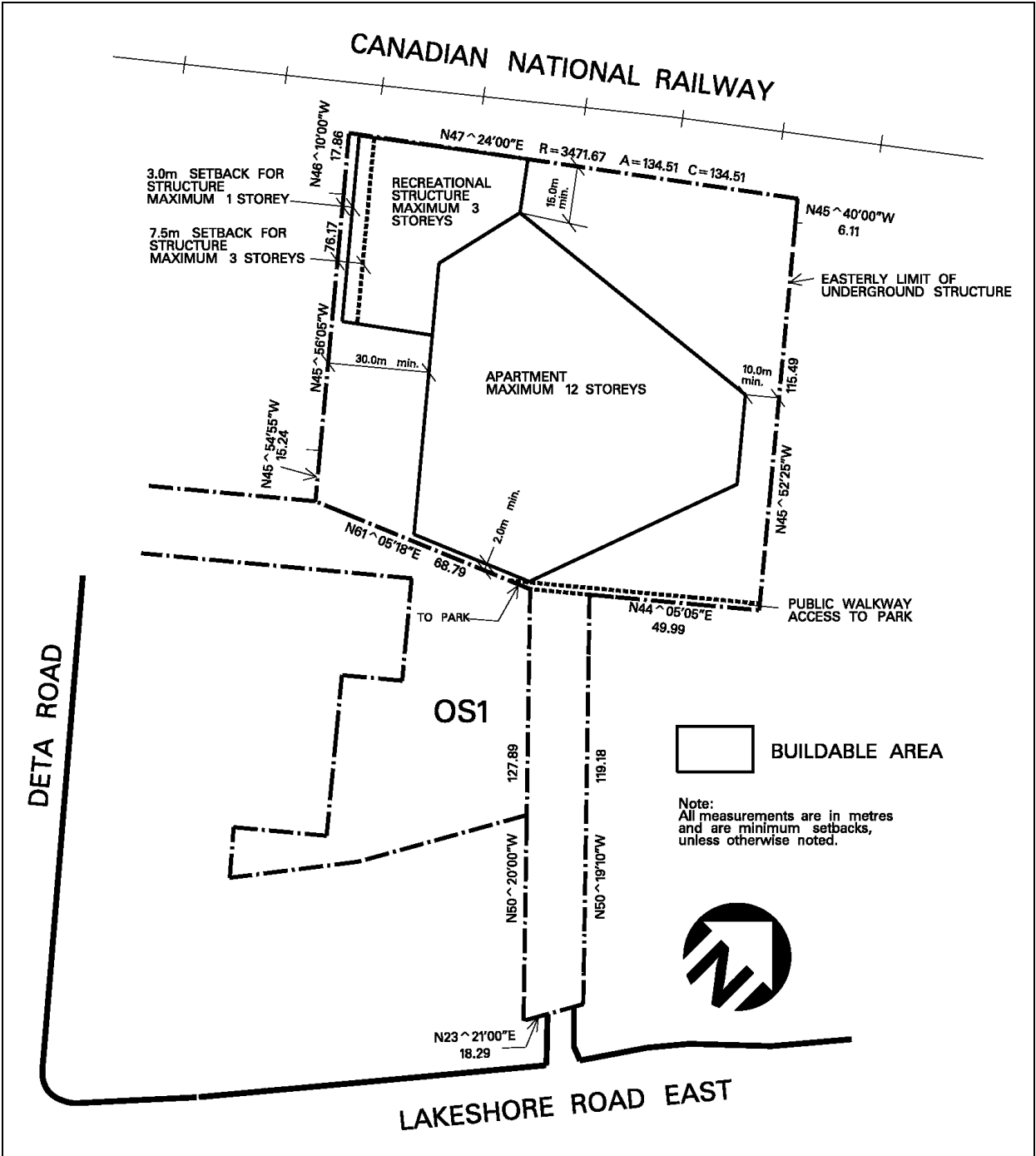
4.15.4.8	Exception: RA3-8	Map # 14, 15, 21, 22, 28, 37E	By-law: 0174-2017
In a RA3-8 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.4.8.1	Minimum <b>floor space index - apartment zone</b>		1.5
4.15.4.8.2	Maximum <b>floor space index - apartment zone</b>		2.0

4.15.4.9	Exception: RA3-9	Map #	By-law: 0174-2017
In a RA3-9 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.4.9.1	Minimum <b>floor space index - apartment zone</b>		1.5
4.15.4.9.2	Maximum <b>floor space index - apartment zone</b>		2.9

4.15.4.10	Exception: RA3-10	Map #	By-law: 0174-2017
In a RA3-10 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.4.10.1	Minimum <b>floor space index - apartment zone</b>		1.9
4.15.4.10.2	Maximum <b>floor space index - apartment zone</b>		2.9

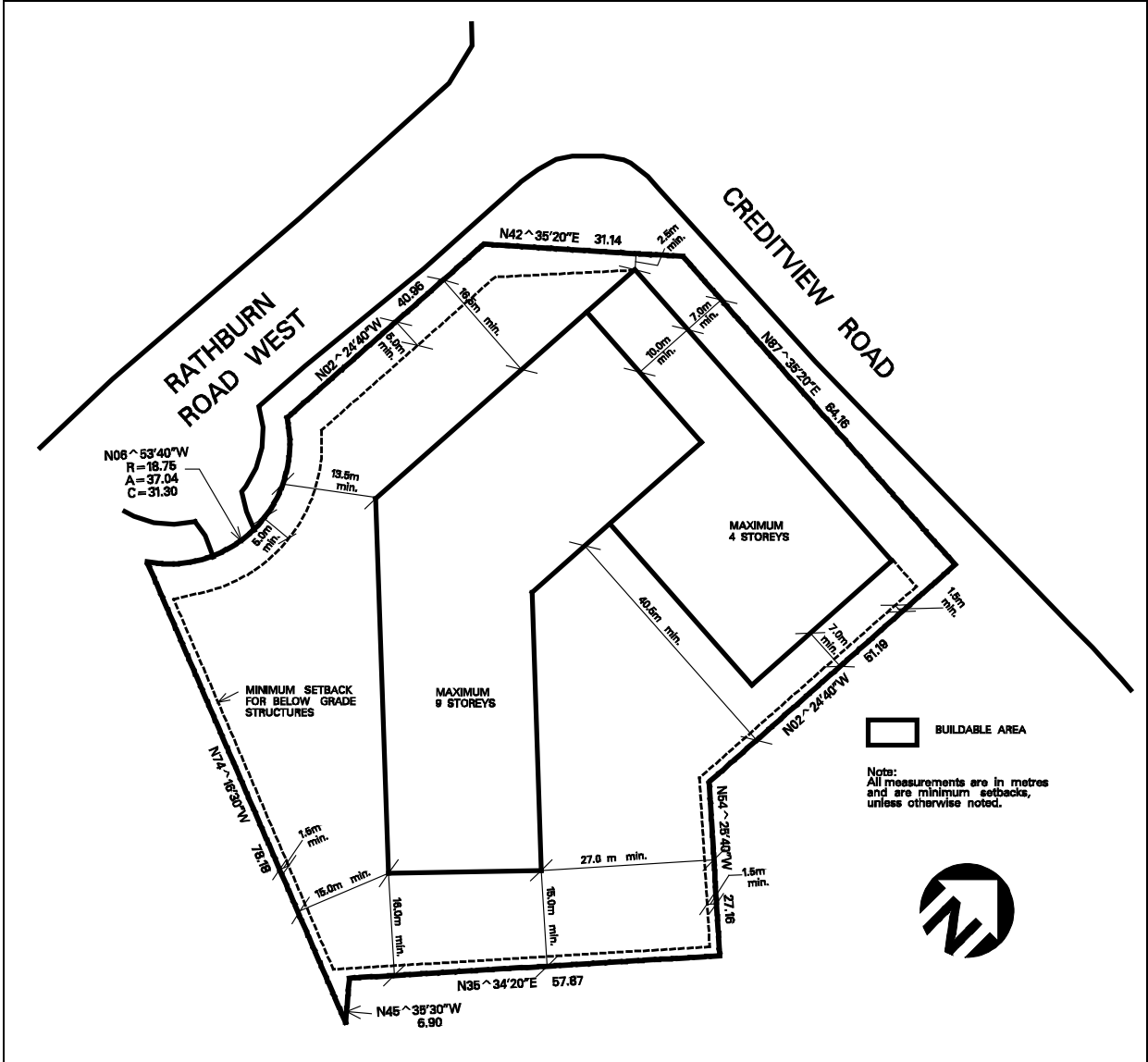
4.15.4.11	Exception: RA3-11	Map # 14	By-law: 0174-2017, 0121-2020/LPAT Order 2021 March 11
In a RA3-11 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses</b> /regulations shall apply:			
<b>Regulations</b>			
4.15.4.11.1	Maximum number of <b>dwelling units</b>		130
4.15.4.11.2	Minimum <b>floor space index - apartment zone</b>		1.0
4.15.4.11.3	Maximum <b>floor space index - apartment zone</b>		1.5
4.15.4.11.4	Access shall be permitted from lands zoned O1-11		

4.15.4.12	Exception: RA3-12	Map # 05	By-law: 0174-2017
In a RA3-12 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses</b> /regulations shall apply:			
<b>Regulations</b>			
4.15.4.12.1	Maximum number of <b>dwelling units</b>		210
4.15.4.12.2	Minimum <b>floor space index - apartment zone</b>		1.1
4.15.4.12.3	Maximum <b>floor space index - apartment zone</b>		1.5
4.15.4.12.4	All site development plans shall comply with Schedule RA3-12 of this Exception		



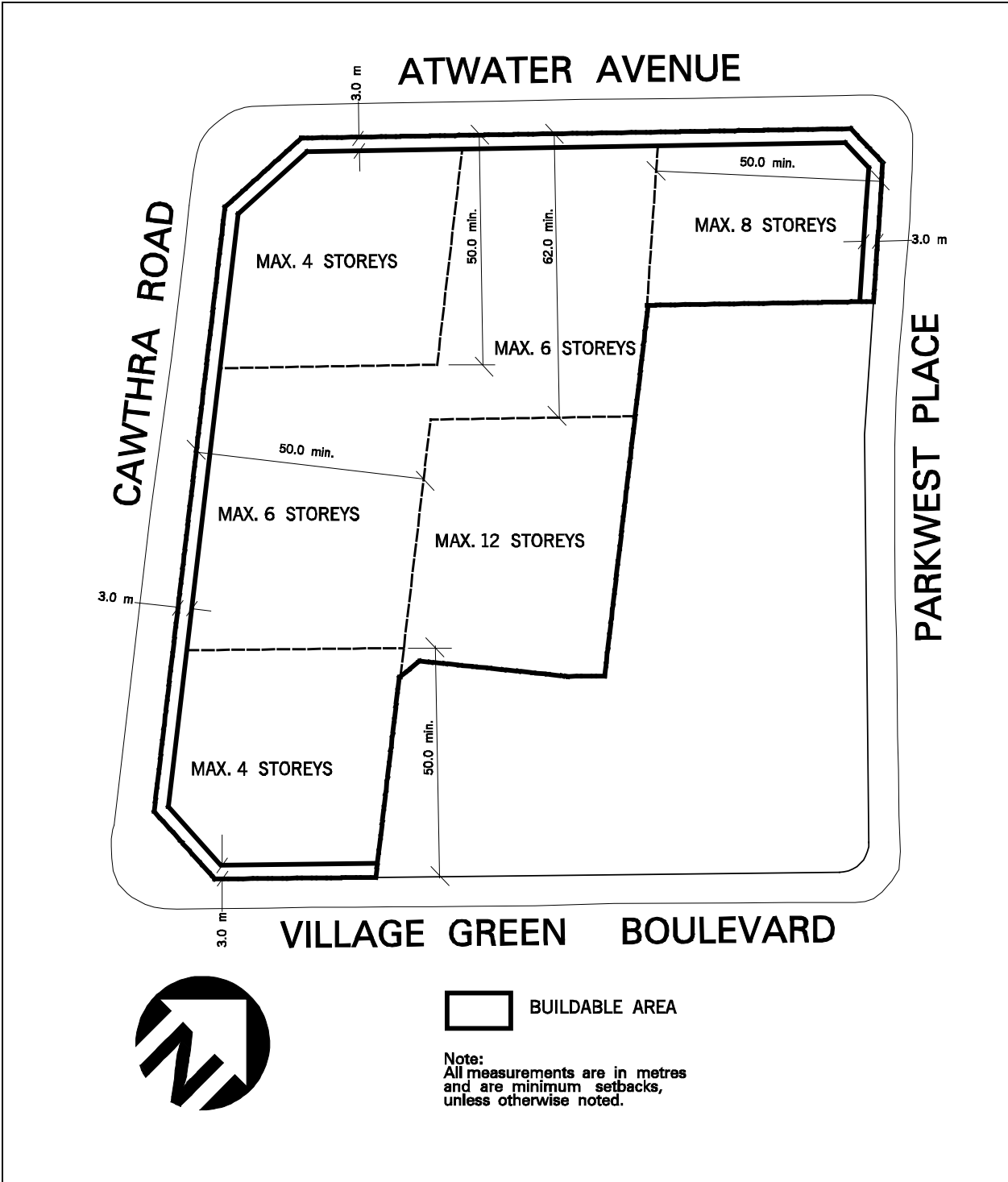
Schedule RA3-12  
Map 05

4.15.4.13	Exception: RA3-13	Map # 30	By-law: 0174-2017
In a RA3-13 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.4.13.1	Maximum number of <b>dwelling units</b>	211	
4.15.4.13.2	Minimum <b>floor space index - apartment zone</b>	0.5	
4.15.4.13.3	Maximum <b>floor space index - apartment zone</b>	1.9	
4.15.4.13.4	Maximum <b>height</b>	9 storeys	
4.15.4.13.5	All site development plans shall comply with Schedule RA3-13 of this Exception		



Schedule RA3-13  
Map 30

4.15.4.14	Exception: RA3-14	Map # 06	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RA3-14 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
4.15.4.14.1	(1) <b>Townhouse</b> (2) <b>Street Townhouse</b> (3) <b>Back to Back and Stacked Townhouses</b>		
<b>Regulations</b>			
4.15.4.14.2	The regulations of Lines 4.0 and 5.0 contained in Table 4.15.1 of this By-law shall not apply		
4.15.4.14.3	Maximum number of <b>dwelling units</b>		410
4.15.4.14.4	Maximum percentage of required <b>parking spaces</b> that may be tandem		20%
4.15.4.14.5	<b>Apartment:</b> (1) minimum setback between surface <b>parking spaces</b> and an <b>apartment</b>		6.0 m
4.15.4.14.6	<b>Townhouse:</b> (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) minimum setback to <b>garage face</b>		6.0 m
4.15.4.14.7	A <b>street townhouse</b> shall comply with the RM5 zone regulations contained in Subsection 4.11.1 of this By-law except that: (1) minimum <b>lot area - interior lot</b>		185 m <sup>2</sup>
4.15.4.14.8	<b>Back to Back and Stacked Townhouses:</b> (1) minimum setback between surface <b>parking spaces</b> and a <b>back to back and stacked townhouse</b>		6.0 m
4.15.4.14.9	All site development plans shall comply with Schedule RA3-14 of this Exception		



Schedule RA3-14  
Map 06

4.15.4.15	Exception: RA3-15	Map # 54W	By-law: 0174-2017
In a RA3-15 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.4.15.1	Minimum <b>floor space index - apartment zone</b>		0.5
4.15.4.15.2	Maximum <b>floor space index - apartment zone</b>		1.0
4.15.4.15.3	Maximum <b>height</b>		10 storeys

4.15.4.16	Exception: RA3-16	Map # 15, 21	By-law: 0174-2017
In a RA3-16 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.4.16.1	Minimum <b>floor space index - apartment zone</b>		0.5
4.15.4.16.2	Maximum <b>floor space index - apartment zone</b>		1.5
4.15.4.16.3	Maximum <b>height</b>		9 storeys

4.15.4.17	Exception: RA3-17	Map # 15	By-law: 0174-2017
In a RA3-17 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.4.17.1	Minimum <b>floor space index - apartment zone</b>		0.5
4.15.4.17.2	Maximum <b>floor space index - apartment zone</b>		1.5
4.15.4.17.3	Maximum <b>height</b>		10 storeys

4.15.4.18	Exception: RA3-18	Map # 21	By-law: 0174-2017
In a RA3-18 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.4.18.1	Minimum <b>floor space index - apartment zone</b>		0.5
4.15.4.18.2	Maximum <b>floor space index - apartment zone</b>		1.5
4.15.4.18.3	Maximum <b>height</b>		11 storeys

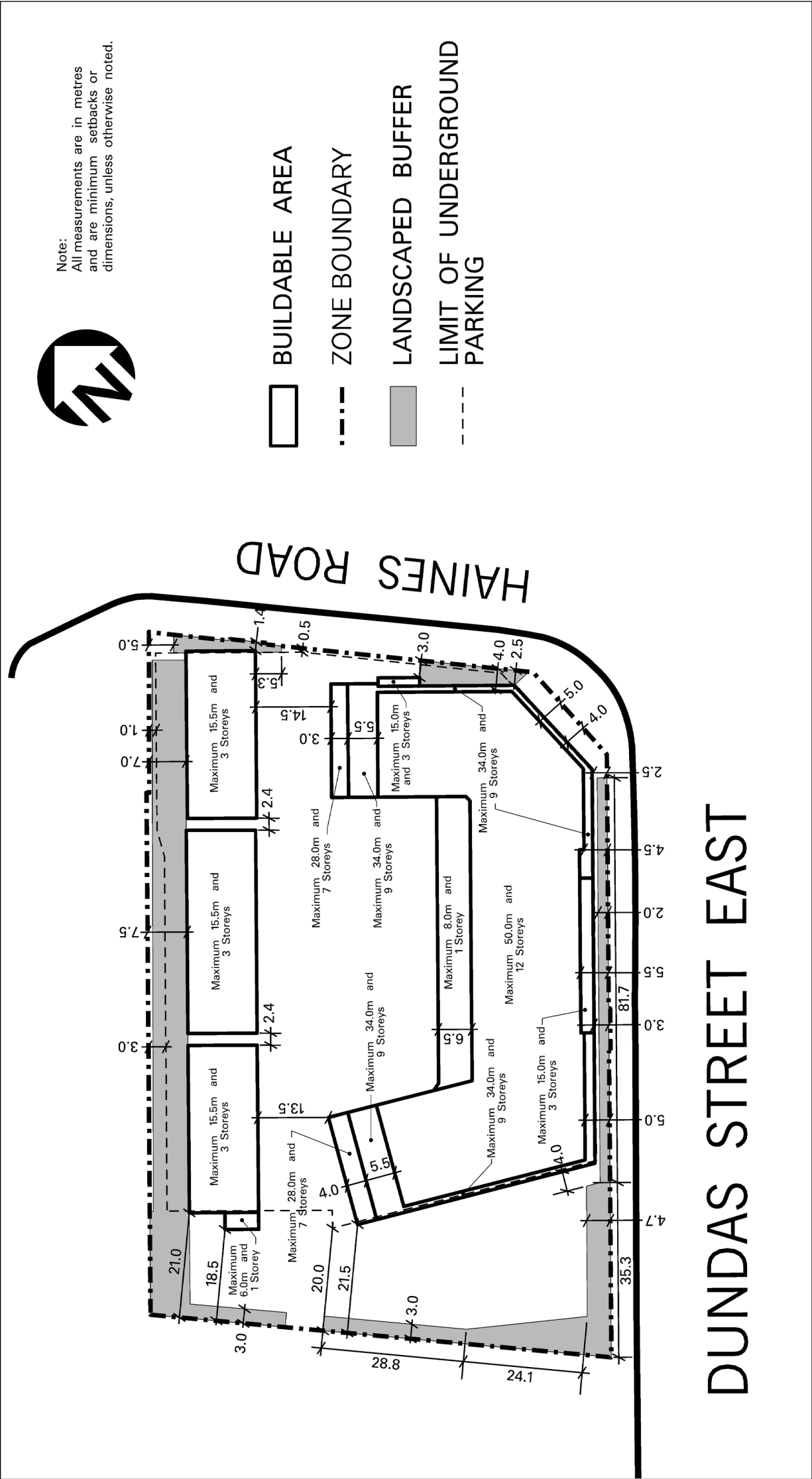


4.15.4.19	Exception: RA3-19	Map # 21	By-law: 0174-2017
In a RA3-19 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.4.19.1	Minimum <b>floor space index</b> - <b>apartment zone</b>		0.5
4.15.4.19.2	Maximum <b>floor space index</b> - <b>apartment zone</b>		1.5

4.15.4.20	Exception: RA3-20	Map # 20	By-law: 0325-2008, 0190-2009, 0174-2017, 0121-2020/LPAT Order 2021 March 11, <i>deleted by OLT Order 2023 June 05</i> , 0058-2024
In a RA3-20 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
4.15.4.20.1	(1) <b>Townhouse</b> (2) <b>Restaurant</b> (3) <b>Take-out Restaurant</b> (4) <b>Seasonal Outdoor Patio</b> (5) <b>Veterinary Clinic</b> (6) <b>Recreational Establishment</b> (7) <b>Education and Training Facility</b>		
<b>Regulations</b>			
4.15.4.20.2	The provisions contained in Table 2.1.14.1 and Subsection 2.1.30 of this By-law shall not apply		
4.15.4.20.3	The non-residential <b>uses</b> contained in Sentence 4.15.4.20.1 of this Exception shall not be permitted above the <b>first storey</b>		
4.15.4.20.4	The non-residential <b>uses</b> contained in Sentence 4.15.4.20.1 of this Exception shall only be located within a <b>building, structure</b> or part thereof, used for an <b>apartment</b>		
4.15.4.20.5	Maximum <b>floor space index</b> - <b>apartment zone</b>	3.0	
4.15.4.20.6	Minimum number of resident <b>parking spaces</b> per condominium apartment <b>dwelling unit</b>	0.9	
4.15.4.20.7	Minimum number of combined visitor and non-residential <b>parking spaces</b> per condominium apartment <b>dwelling unit</b>	0.2	
4.15.4.20.8	Minimum <b>aisle</b> width	6.8 m	
4.15.4.20.9	Minimum <b>amenity area</b> to be provided in one contiguous area within a <b>building</b>	702 m <sup>2</sup>	
4.15.4.20.10	Minimum <b>amenity area</b> to be provided in one contiguous area on a second floor rooftop	359 m <sup>2</sup>	

Exception RA3-20 continued on next page

4.15.4.20	Exception: RA3-20	Map # 20	By-law: 0325-2008, 0190-2009, 0174-2017, 0121-2020/LPAT Order 2021 March 11, <i>deleted by OLT Order 2023 June 05</i> , 0058-2024
Exception RA3-20 continued from previous page			
4.15.4.20.11	All site development plans shall comply with Schedule RA3-20 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-RA3-20 by further amendment to Map 20 of Schedule B contained in Part 13 of this By-law, upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"><li>(1) delivery of an executed Development Agreement, including approval of the realigned municipal storm sewer and easement on-site, in a form and on terms satisfactory to the City of Mississauga ("City");</li><li>(2) receipt of an updated Functional Servicing and Stormwater Management Report to the satisfaction of the City's Transportation and Works Department;</li><li>(3) provision for a daylight triangle at the intersection of Dundas Street East and Haines Road, to the satisfaction of the City's Transportation and Works Department;</li><li>(4) provision for a road allowance widening towards the ultimate 42.0 m right-of-way of Dundas Street East, as identified in Mississauga Official Plan;</li><li>(5) receipt of satisfactory environmental studies and all supporting documentation for the lands to be dedicated to the City, to the satisfaction of the City's Transportation and Works Department;</li><li>(6) receipt of a Record of Site Condition (RSC) and supporting documentation for all lands to be dedicated to the City to the satisfaction of the City's Transportation and Works Department;</li><li>(7) provision of a public vehicular and pedestrian access easement through the subject site to facilitate a future connection between Haines Road and Cedar Creek Lane, to the satisfaction of the City's Transportation and Works Department;</li><li>(8) receipt of revised architectural drawings to the satisfaction of the City's Planning and Building Department;</li><li>(9) receipt of a revised Sun/Shadow Study to the satisfaction of the City's Planning and Building Department.</li></ol>			

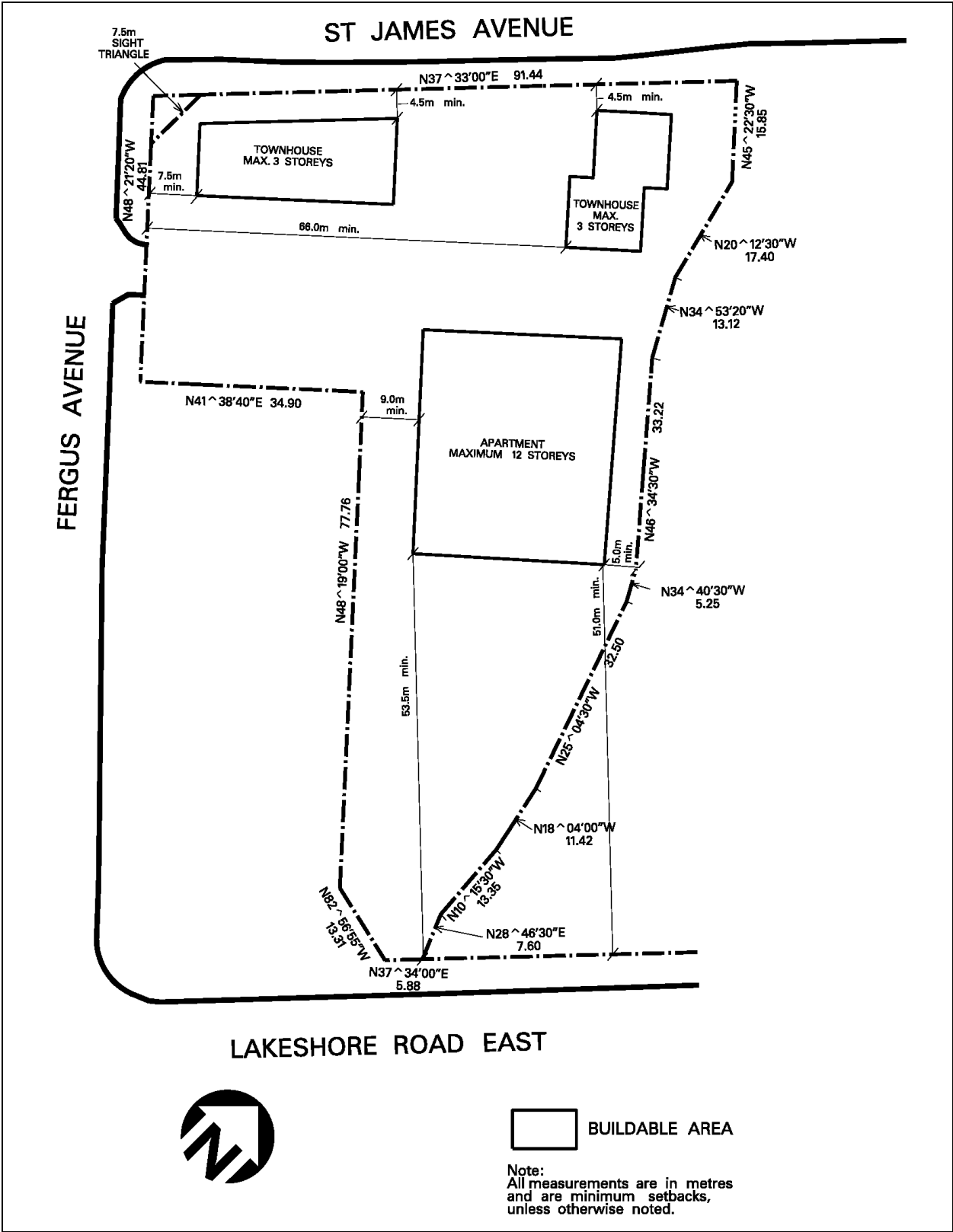


Schedule RA3-20  
Map 20

4.15.4.21	Exception: RA3-21	Map # 19	By-law: 0174-2017
In a RA3-21 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.4.21.1	Minimum <b>floor space index - apartment zone</b>		0.5
4.15.4.21.2	Maximum <b>floor space index - apartment zone</b>		0.8

4.15.4.22	Exception: RA3-22	Map # 36W	By-law: 0174-2017
In a RA3-22 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.4.22.1	Maximum number of <b>dwelling units</b>		68
4.15.4.22.2	Minimum <b>floor space index - apartment zone</b>		1.9
4.15.4.22.3	Maximum <b>floor space index - apartment zone</b>		2.9
4.15.4.22.4	Maximum <b>height</b>		9 storeys

4.15.4.23	Exception: RA3-23	Map # 06	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RA3-23 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Use</b>			
4.15.4.23.1	(1)	<b>Townhouse</b>	
<b>Regulations</b>			
4.15.4.23.2	The regulations of Lines 4.0 and 5.0 contained in Table 4.15.1 of this By-law shall not apply		
4.15.4.23.3	<b>Apartment:</b>		
	(1)	maximum number of apartment <b>dwelling units</b>	112
	(2)	minimum number of resident <b>parking spaces</b> per apartment <b>dwelling unit</b>	1.10
	(3)	minimum number of visitor <b>parking spaces</b> per apartment <b>dwelling unit</b>	0.23
4.15.4.23.4	<b>Townhouse:</b>		
	(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 <b>dwelling units</b>	10
	(4)	minimum number of resident <b>parking spaces</b> per townhouse <b>dwelling unit</b>	1.10
	(5)	minimum number of visitor <b>parking spaces</b> per townhouse <b>dwelling unit</b>	0.23
4.15.4.23.5	All site development plans shall comply with Schedule RA3-23 of this Exception		



Schedule RA3-23  
Map 06

4.15.4.24	Exception: RA3-24	Map # 08	By-law: 0174-2017
In a RA3-24 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses</b> /regulations shall apply:			
<b>Regulations</b>			
4.15.4.24.1	Minimum <b>floor space index - apartment zone</b>		1.0
4.15.4.24.2	Maximum <b>floor space index - apartment zone</b>		2.5

4.15.4.25	Exception: RA3-25	Map # 08	By-law: 0174-2017
In a RA3-25 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses</b> /regulations shall apply:			
<b>Regulations</b>			
4.15.4.25.1	Minimum <b>floor space index - apartment zone</b>		1.0
4.15.4.25.2	Maximum <b>floor space index - apartment zone</b>		2.5
4.15.4.25.3	Maximum <b>height</b>		11 storeys

4.15.4.26	Exception: RA3-26	Map # 08	By-law: 0174-2017
In a RA3-26 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses</b> /regulations shall apply:			
<b>Regulations</b>			
4.15.4.26.1	Minimum <b>floor space index - apartment zone</b>		1.0
4.15.4.26.2	Maximum <b>floor space index - apartment zone</b>		2.5
4.15.4.26.3	Maximum <b>height</b>		10 storeys

4.15.4.27	Exception: RA3-27	Map # 11	By-law: 0174-2017
In a RA3-27 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses</b> /regulations shall apply:			
<b>Regulations</b>			
4.15.4.27.1	Minimum <b>floor space index - apartment zone</b>		0.3
4.15.4.27.2	Maximum <b>floor space index - apartment zone</b>		0.5

4.15.4.28	Exception: RA3-28	Map # 30	By-law: OMB Order 2010 May 05, 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RA3-28 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses</b> /regulations shall apply:			
<b>Additional Permitted Use</b>			
4.15.4.28.1	(1)	<b>Townhouse</b>	
<b>Regulations</b>			
4.15.4.28.2	The provisions contained in Subsection 2.1.14 and the regulations of Line 15.2 contained in Table 4.15.1 of this By-law shall not apply		
4.15.4.28.3	A <b>townhouse</b> shall comply with the RM4 zone regulations contained in Subsection 4.10.1 of this By-law		
4.15.4.28.4	Maximum number of apartment <b>dwelling units</b>	250	
4.15.4.28.5	Maximum number of townhouse <b>dwelling units</b>	38	
4.15.4.28.6	Minimum <b>floor space index - apartment zone</b>	1.0	
4.15.4.28.7	Maximum <b>floor space index - apartment zone</b>	1.77	
4.15.4.28.8	For the purposes of <b>floor space index - apartment zone</b> in Sentences 4.15.4.28.6 and 4.15.4.28.7 of this Exception, all lands zoned RA3-28 shall be considered one <b>lot</b>		
4.15.4.28.9	Minimum setback to Creditview Road and Eglinton Avenue West	4.5 m	
4.15.4.28.10	Minimum number of resident <b>parking spaces</b> for rental <b>apartments</b>	190	
4.15.4.28.11	Minimum number of visitor <b>parking spaces</b> for rental <b>apartments</b>	50	
4.15.4.28.12	Minimum <b>landscaped area</b>	45% of the <b>lot area</b>	

4.15.4.29	Exception: RA3-29	Map # 22	By-law: 0174-2017
In a RA3-29 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses</b> /regulations shall apply:			
<b>Regulations</b>			
4.15.4.29.1	Maximum number of <b>dwelling units</b>	158	
4.15.4.29.2	Minimum <b>floor space index - apartment zone</b>	1.5	
4.15.4.29.3	Maximum <b>floor space index - apartment zone</b>	2.9	
4.15.4.29.4	Minimum number of resident and staff <b>parking spaces</b> per <b>retirement dwelling unit</b>	0.20	
4.15.4.29.5	Minimum number of visitor <b>parking spaces</b> per <b>retirement dwelling unit</b>	0.25	

4.15.4.30	Exception: RA3-30	Map # 59	By-law: 0174-2017, 0181-2018/LPAT Order 2019 February 15
In a RA3-30 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.4.30.1	Maximum number of <b>dwelling units</b>		132
4.15.4.30.2	Minimum <b>floor space index - apartment zone</b>		0.8
4.15.4.30.3	Maximum <b>floor space index - apartment zone</b>		1.4
4.15.4.30.4	Minimum total number of <b>parking spaces</b>		186
4.15.4.30.5	Minimum number of required <b>parking spaces</b> that shall be visitor <b>parking spaces</b> provided at grade		27
4.15.4.30.6	Minimum number of required <b>parking spaces</b> that shall be recreational vehicle <b>parking spaces</b> provided at grade		4
4.15.4.30.7	Required number of resident <b>parking spaces</b> that shall be permitted on adjacent lands zoned RM8-3		75

4.15.4.31	Exception: RA3-31	Map # 06	By-law: 0174-2017
In a RA3-31 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.4.31.1	The regulations of Lines 4.0 and 5.0 contained in Table 4.15.1 of this By-law shall not apply		
4.15.4.31.2	Maximum number of <b>dwelling units</b>		124
4.15.4.31.3	Maximum percentage of required <b>parking spaces</b> that may be tandem		20%
4.15.4.31.4	Minimum setback from surface <b>parking spaces</b> to an <b>apartment</b>		6.0 m

4.15.4.32	Exception: RA3-32	Map # 06	By-law: 0174-2017
In a RA3-32 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.4.32.1	The regulations of Lines 4.0 and 5.0 contained in Table 4.15.1 of this By-law shall not apply		
4.15.4.32.2	Maximum number of <b>dwelling units</b>		118
4.15.4.32.3	Maximum percentage of required <b>parking spaces</b> that may be tandem		20%
4.15.4.32.4	Minimum setback from surface <b>parking spaces</b> to an <b>apartment</b>		6.0 m



4.15.4.33	Exception: RA3-33	Map # 24	By-law: 0174-2017
In a RA3-33 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.4.33.1	Maximum number of <b>dwelling units</b>	176	
4.15.4.33.2	Minimum <b>floor space index - apartment zone</b>	1.0	
4.15.4.33.3	Maximum <b>floor space index - apartment zone</b>	1.8	
4.15.4.33.4	Minimum depth of a <b>landscaped buffer</b> abutting the northerly <b>interior side lot line</b>	15.0 m	
4.15.4.33.5	Minimum northerly <b>interior side yard</b>	30.0 m	
4.15.4.33.6	Maximum <b>height</b>	11 <b>storeys</b>	
4.15.4.33.7	Minimum number of resident <b>parking spaces per dwelling unit</b>	1.00	

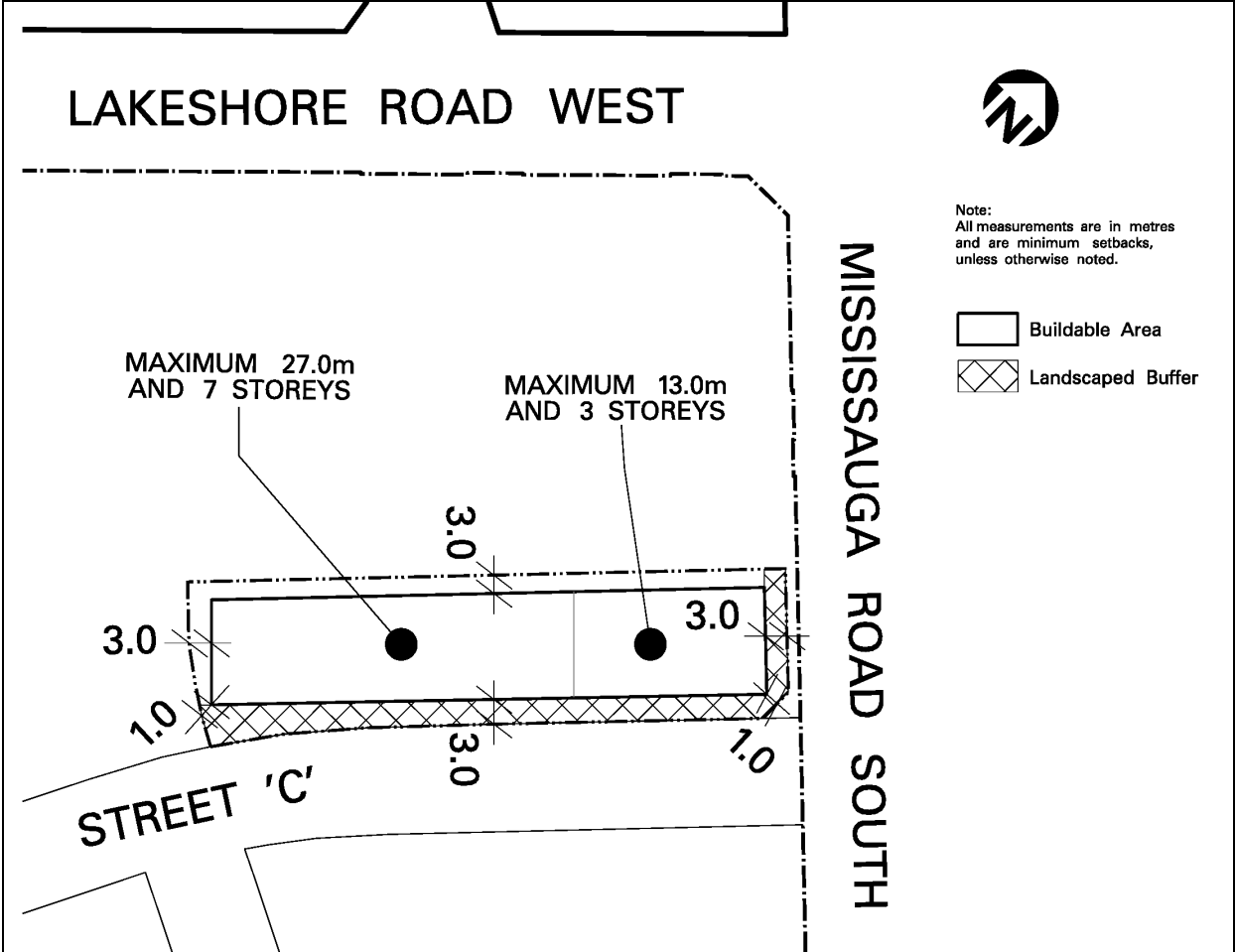
4.15.4.34	Exception: RA3-34	Map # 15	By-law: 0174-2017
In a RA3-34 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.4.34.1	Maximum number of <b>dwelling units</b>	120	
4.15.4.34.2	Minimum <b>floor space index - apartment zone</b>	1.5	
4.15.4.34.3	Maximum <b>floor space index - apartment zone</b>	2.9	
4.15.4.34.4	Minimum number of resident <b>parking spaces</b> per one-bedroom apartment <b>dwelling unit</b>	0.57	
4.15.4.34.5	Minimum number of resident <b>parking spaces</b> per two-bedroom apartment <b>dwelling unit</b>	0.68	
4.15.4.34.6	Minimum number of resident <b>parking spaces</b> per three-bedroom apartment <b>dwelling unit</b>	0.77	
4.15.4.34.7	Minimum number of visitor <b>parking spaces</b> per apartment <b>dwelling unit</b>	0.20	
4.15.4.34.8	Minimum number of resident <b>parking spaces</b> per one-bedroom <b>retirement dwelling unit</b>	0.40	
4.15.4.34.9	Minimum number of resident <b>parking spaces</b> per two-bedroom <b>retirement dwelling unit</b>	0.90	
4.15.4.34.10	Minimum number of visitor <b>parking spaces</b> per <b>retirement dwelling unit</b>	0.10	

4.15.4.35	Exception: RA3-35	Map # 40E	By-law: 0174-2017
In a RA3-35 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.4.35.1	Maximum number of <b>dwelling units</b> per hectare		150
4.15.4.35.2	Maximum <b>lot coverage</b>		15%
4.15.4.35.3	Minimum <b>floor space index - apartment zone</b>		1.0
4.15.4.35.4	Maximum <b>floor space index - apartment zone</b>		1.5
4.15.4.35.5	Minimum <b>front yard</b>		13.0 m
4.15.4.35.6	Minimum <b>interior side yard</b>		20.0 m
4.15.4.35.7	Minimum <b>rear yard</b>		35.0 m
4.15.4.35.8	Maximum <b>height</b>		10 <b>storeys</b>
4.15.4.35.9	Minimum setback of a <b>parking structure</b> completely below finished grade to a <b>street line</b>		3.0 m
4.15.4.35.10	Minimum setback of a <b>parking structure</b> completely below finished grade to any other <b>lot line</b>		1.5 m

4.15.4.36	Exception: RA3-36	Map # 08	By-law: LPAT Order 2019 November 15
In a RA3-36 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Additional Permitted Uses</b>			
4.15.4.36.1	(1) <b>Hospice</b> (2) <b>Uses</b> permitted in a C4 zone as contained in Table 6.2.1 of this By-law (3) Outdoor Market (4) <b>Custom Workshop</b> (5) <b>Cogeneration Facility</b>		
<b>Regulations</b>			
4.15.4.36.2	<b>Uses</b> contained in Clauses 4.15.4.36.1(1), 4.15.4.36.1(2), 4.15.4.36.1(4) and 4.15.4.36.1(5) of this Exception shall only be located within a <b>building, structure</b> or part thereof, used for an <b>apartment, long-term care building, retirement building</b> or any combination thereof		
4.15.4.36.3	The regulations of Lines 15.2 and 15.3 contained in Table 4.15.1 of this By-law shall not apply		
4.15.4.36.4	Maximum <b>floor space index - apartment zone</b> on all lands zoned RA3-36	3.6	
4.15.4.36.5	Minimum <b>landscaped area</b>	30% of the <b>lot area</b>	
4.15.4.36.6	Minimum setback of a <b>parking structure</b> constructed completely below finished grade to any <b>lot line</b>	1.0 m	
4.15.4.36.7	Minimum number of resident <b>parking spaces</b> per apartment <b>dwelling unit</b>	1.0	
4.15.4.36.8	Minimum number of visitor <b>parking spaces</b> per <b>dwelling unit</b>	0.15	
4.15.4.36.9	Minimum number of <b>parking spaces</b> per <b>retirement dwelling unit</b>	0.3	
4.15.4.36.10	Minimum number of <b>parking spaces</b> per long-term care bed	0.3	
4.15.4.36.11	All site development plans shall comply with Schedule RA3-36 of this Exception		



4.15.4.37	Exception: RA3-37	Map # 08	By-law: LPAT Order 2019 November 15
In a RA3-37 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.4.37.1	The regulations of Lines 15.2 and 15.3 contained in Table 4.15.1 of this By-law shall not apply		
4.15.4.37.2	Maximum <b>floor space index - apartment zone</b>	4.2	
4.15.4.37.3	Minimum <b>landscaped area</b>	30% of the <b>lot area</b>	
4.15.4.37.4	Minimum setback of a <b>parking structure</b> constructed completely below finished grade to any <b>lot line</b>	1.0 m	
4.15.4.37.5	Minimum number of resident <b>parking spaces</b> per rental apartment <b>dwelling unit</b>	0.6	
4.15.4.37.6	Minimum number of visitor <b>parking spaces</b> per <b>dwelling unit</b>	0.15	
4.15.4.37.7	Minimum number of <b>parking spaces</b> per <b>retirement dwelling unit</b>	0.3	
4.15.4.37.8	Minimum number of <b>parking spaces</b> per long-term care bed	0.3	
4.15.4.37.9	All site development plans shall comply with Schedule RA3-37 of this Exception		



Schedule RA3-37  
Map 08

4.15.4.38	Exception: RA3-38	Map # 19	By-law: 0073-2022
In a RA3-38 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.4.38.1	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.15.4.38.2	Maximum <b>floor space index - apartment zone</b>	1.8	
4.15.4.38.3	For the purposes of this By-law, all lands zoned RA3-38 shall be considered one <b>lot</b>		
4.15.4.38.4	The <b>lot line</b> abutting Bloor Street shall be deemed to be the <b>front lot line</b>		
4.15.4.38.5	Maximum projection of a <b>balcony</b> located above the <b>first storey</b> measured from the outermost face or faces of the <b>building</b> from which the <b>balcony</b> projects	1.5 m	
4.15.4.38.6	Minimum number of resident <b>parking spaces</b> per rental apartment <b>dwelling unit</b>	0.8	
4.15.4.38.7	Minimum number of visitor <b>parking spaces</b> per rental apartment <b>dwelling unit</b>	0.09	
4.15.4.38.8	Minimum setback from a waste enclosure/loading area to a <b>street line</b>	7.5 m	
4.15.4.38.9	Maximum <b>amenity area</b> permitted at the mechanical penthouse level	300 m <sup>2</sup>	
4.15.4.38.10	All site development plans shall comply with Schedule RA3-38 of this Exception		



4.15.4.39	Exception: RA3-39	Map # 06	By-law: 0127-2023
In a RA3-39 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RA3 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.15.4.39.1	Maximum <b>floor space index - apartment zone</b>	4.2	
4.15.4.39.2	Maximum <b>gross floor area - apartment zone</b>	13 640 m <sup>2</sup>	
4.15.4.39.3	Maximum <b>height</b>	34.0 m and 10 <b>storeys</b>	
4.15.4.39.4	Minimum <b>front yard</b>	3.4 m	
4.15.4.39.5	Minimum <b>exterior side yard</b>	4.0 m	
4.15.4.39.6	Minimum <b>interior side yard</b>	3.2 m	
4.15.4.39.7	Minimum <b>rear yard</b>	1.5 m	
4.15.4.39.8	Minimum distance between the nearest parts of any <b>building</b> or <b>structure</b> to the centreline of the right-of-way on Lakeshore Road East	18.5 m	
4.15.4.39.9	Minimum setback of a rooftop <b>balcony</b> from all exterior edges of a <b>building</b> or <b>structure</b>	0.3 m	
4.15.4.39.10	Maximum projection of a rooftop patio located above the <b>first storey</b> measured from the outermost face or faces of the <b>building</b> from which the rooftop patio projects	6.2 m	
4.15.4.39.11	Minimum setback from a <b>parking structure</b> completely below finished grade, inclusive of external access stairwells, to any <b>lot line</b>	0.5 m	
4.15.4.39.12	Minimum <b>landscaped area</b>	27% of the <b>lot area</b>	
4.15.4.39.13	Notwithstanding Sentence 4.15.4.39.20 of this Exception, walkways are permitted to traverse a <b>landscaped buffer</b> at an angle at least 60° but not greater than 120° measured from the <b>front lot line</b>		
4.15.4.39.14	Notwithstanding Sentence 4.15.4.39.20 of this Exception, walkways with a maximum width of 2.0 m are permitted to traverse a <b>landscaped buffer</b> at an angle at least 60° but not greater than 120° measured from the <b>exterior side lot line</b>		
4.15.4.39.15	Notwithstanding Sentence 4.15.4.39.20 of this Exception, one walkway with a maximum width of 3.9 m is permitted to traverse a <b>landscaped buffer</b> at an angle at least 60° but not greater than 120° measured from the <b>exterior side lot line</b>		
4.15.4.39.16	Notwithstanding Sentence 4.15.4.39.20 of this Exception, walkways with a maximum width of 2.2 m are permitted to be parallel to and within a required <b>landscaped buffer</b> abutting the <b>exterior side lot line</b>		
4.15.4.39.17	Notwithstanding Sentence 4.15.4.39.20 of this Exception, <b>driveways</b> are permitted to traverse a <b>landscaped buffer</b> from the <b>exterior side lot line</b>		
4.15.4.39.18	Bike racks and benches shall be permitted within a <b>landscaped buffer</b> abutting Lakeshore Road East		
4.15.4.39.19	Minimum <b>amenity area</b>	3.8 m <sup>2</sup> per <b>dwelling unit</b>	

Exception RA3-39 continued on next page

4.15.4.39	Exception: RA3-39	Map # 06	By-law: 0127-2023
Exception RA3-39 continued from previous page			
4.15.4.39.20	All site development plans shall comply with Schedule RA3-39 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-RA3-39 by further amendment to Map 06 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <p>(1) completion and filing of a Record of Site Condition (RSC) with the Ministry of Environment, Conservation and Parks;</p> <p>(2) a remedial action plan and clean up reports submitted with a reliance letter that also captures the Phase One and Phase Two Environmental Assessments to the satisfaction of The Corporation of the City of Mississauga's ("City") Transportation and Works Department;</p> <p>(3) completion of the Storm Sewer Use By-law Acknowledgement form that is to be submitted to the City's Transportation and Works Department; and</p> <p>(4) signed letter by a qualified professional regarding the suitability of fill materials and decommissioning of wells to the satisfaction of the City's Transportation and Works Department.</p>			



