



NOTICE OF PASSING OF A ZONING BY-LAW AMENDMENT

Date of Notice	January 22, 2026
By-law Number	0005-2026
Date Passed by Council	January 14, 2026
Last Day to Appeal	February 11, 2026
File Number	CD.03-RID Ward 8
Applicant	City of Mississauga
Property Location	South of Eglinton Avenue West, west of Ridgeway Drive in the City of Mississauga.

TAKE NOTICE that the Council of the Corporation of the City of Mississauga passed the above noted Zoning By-law Amendment, under Section 34 of the Planning Act, R.S.O., 1990, c.P.13. Council has considered the written and oral submissions from the public on this matter.

THE PURPOSE AND EFFECT of this By-law is to amend Mississauga Zoning By-law 0225-2007, as amended, to introduce new zoning provisions for the lands located at the south of Eglinton Avenue West and west Ridgeway Drive, identified as the Ridgeway Special Area. The amendments establish coordinated regulations to limit the overall amount of restaurant type uses and clarify retail-related permissions, in order to manage parking demand, improve site circulation, and maintain a balanced mix of commercial and employment uses within the area.

A description of the lands to which the By-law applies and/or a key map showing the location of the lands to which the By-law applies are attached.

IF YOU WISH TO APPEAL, a copy of an appeal form is available from the Ontario Land Tribunal (OLT) website at <https://olt.gov.on.ca/>. An appeal may be filed using the OLT e-file service <https://olt.gov.on.ca/e-file-service/> (first-time users will need to register for a My Ontario Account) by selecting **Mississauga (City): Clerk and Secretary-Treasurer** as the Approval Authority. Alternatively, you may submit an appeal to the City Clerk in person or by registered mail/courier addressed to the City Clerk, City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, 2nd Floor, Mississauga, ON L5B 3C1 no later than **4:30pm on February 11, 2026**. The filing of an appeal after 4:30pm will be deemed to have been received the next business day. If the e-file service is down, you can submit your appeal to city.clerk@mississauga.ca. An appeal will be processed once all fees are received.

Who can file an appeal

Only the applicant, the Minister, or an owner of land affected by the planning application, a specified person or a public body who made written or oral submissions to the Council of the City of Mississauga prior to Council's decision may appeal a decision of the City of Mississauga to the Ontario Land Tribunal.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or

written submissions to the Council of the City of Mississauga or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

The Notice of Appeal must:

1. set out the reasons for the appeal;
2. be accompanied by the fee prescribed under the *Ontario Land Tribunal Act* in the amount of \$1,100.00 per application, payable to the Minister of Finance. Payment can be made directly to the OLT if using the e-file service to file an appeal or by certified cheque or money order if filing with the City Clerk. (An appellant may [request a reduction of the filing fee](#) to \$400.00. The request for a reduction of the filing fee must be made at the time of filing the appeal. For more information and a copy of the OLT Fee Schedule go to <https://olt.gov.on.ca/appeals-process/fee-chart/>.)
3. include the processing fee prescribed under the User Fees and Charges By-law in the amount of \$338.74 per application, payable by certified cheque to the City of Mississauga. This fee must be paid directly to the City of Mississauga in person, or by mail/courier, in addition to the OLT fee (Minister of Finance).

Additional Information

A copy of the Zoning By-law Amendment in its entirety can be found on the City's website at www.mississauga.ca/portal/cityhall/publicnotices.

Further information regarding this By-law may be obtained from Trista James of the City Planning and Building Department at 905-615-3200 ext. 5609.



Sacha Smith
Manager/Deputy Clerk,
Secretariat and Access & Privacy
300 City Centre Drive, Mississauga ON L5B 3C1



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0005-2026

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing the "Uses Not Permitted" boundary on Schedule 2.1.9.14(4) to include the lands zoned E2-102, identified on the attached Schedule 2.1.9.14(4).
2. By-law Number 0225-2007, as amended, is further amended by adding Subsection 2.1.35 to Section 2.1 as follows:

2.1.35 Ridgeway Special Area

The following regulations shall apply to the lands in the Ridgeway Special Area, as located within the boundary area identified on Schedule 2.1.35 of this By-law.

2.1.35.1 Maximum Combined Gross Floor Area - Non-Residential for Restaurants, Convenience Restaurants and Take-out Restaurants

Maximum combined **gross floor area - non-residential** for restaurants, convenience restaurants and take-out restaurants shall comply with the regulations contained in Table 2.1.35.1 - Maximum Combined Gross Floor Area - Non-Residential for Restaurants, Convenience Restaurants and Take-out Restaurants.

Table 2.1.35.1 - Maximum Combined Gross Floor Area - Non-Residential for Restaurants, Convenience Restaurants and Take-out Restaurants

Column A		B
Line	AREA	MAXIMUM COMBINED GROSS FLOOR AREA - NON-RESIDENTIAL FOR RESTAURANTS, CONVENIENCE RESTAURANTS AND TAKE-OUT RESTAURANTS
1.0	A	7 465 m ²
2.0	B and D	5 300 m ²
3.0	C	11% of the lot area
4.0	E and F	11% of the lot area

- 2.1.35.2 For the purposes of calculating **gross floor area - non-residential** and required number of **parking spaces**, Areas 'B' and 'D' identified on Schedule 2.1.35 of this By-law shall be considered one lot.

2.1.35.3 For the purposes of calculating **gross floor area - non-residential** and required number of **parking spaces**, Areas 'E' and 'F' identified on Schedule 2.1.35 of this By-law shall be considered one lot.

2.1.35.4 Retail Store Restrictions

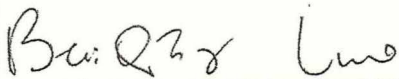
- (1) A **retail store** shall not be permitted on lands identified as Areas 'A', 'B', 'C' and 'F' on Schedule 2.1.35 of this By-law.
- (2) Additional permitted **uses** for lands identified as Areas 'A', 'B', 'C' and 'F' on Schedule 2.1.35 of this By-law shall include:
 - (1) Retail Store - Restricted
- (3) For the purposes of Clause 2.1.35.4(2)(1) of this By-law, "retail store - restricted" means a **building, structure** or part thereof, in which goods are offered for sale, lease and/or rental to consumers and shall not permit the sale of food prepared on-site as an **accessory use**.
- (4) Notwithstanding Table 3.1.2.2, Sentences 3.1.1.1.8, 3.1.2.2.2, 3.1.2.2.3 and 3.1.2.2.4 of this By-law, the required number of off-street **parking spaces** for a retail store - restricted **use** shall be provided at a minimum rate of 5.0 spaces per 100 m² **gross floor area - non-residential**.
- (5) For Areas 'A' and 'B' identified on Schedule 2.1.35 of this By-law, a **retail store** legally **existing** on the date of enactment and passing of this By-law, and that includes the sale of food prepared on-site as an **accessory use**, is permitted, provided such accessory food **use** is not enlarged beyond what legally existed on the date of enactment and passing of this By-law (0005-2026).
- (6) For Areas 'A' and 'B' identified on Schedule 2.1.35 of this By-law, a **retail store** legally **existing** on the date of enactment and passing of this By-law, and that includes a maximum of six seats for the consumption of food prepared on the premises as an **accessory use**, is permitted provided that the seating area is not enlarged beyond what legally existed on the date of enactment and passing of this By-law (0005-2026).

2.1.35.5 Accessory Retail Sales Restrictions

- (1) Notwithstanding Subsection 8.1.3 of this By-law, for Areas 'E' and 'D' identified on Schedule 2.1.35 of this By-law, accessory retail sales, leasing, and/or display shall not include the sale of food prepared on-site.
- (2) For Area 'D' identified on Schedule 2.1.35 of this By-law, an accessory retail sales, leasing and/or display area legally **existing** on the date of enactment and passing of this By-law, and that includes the sale of food prepared on-site is permitted, provided such **use** is not enlarged beyond what legally existed on the date of enactment and passing of this By-law (0005-2026).

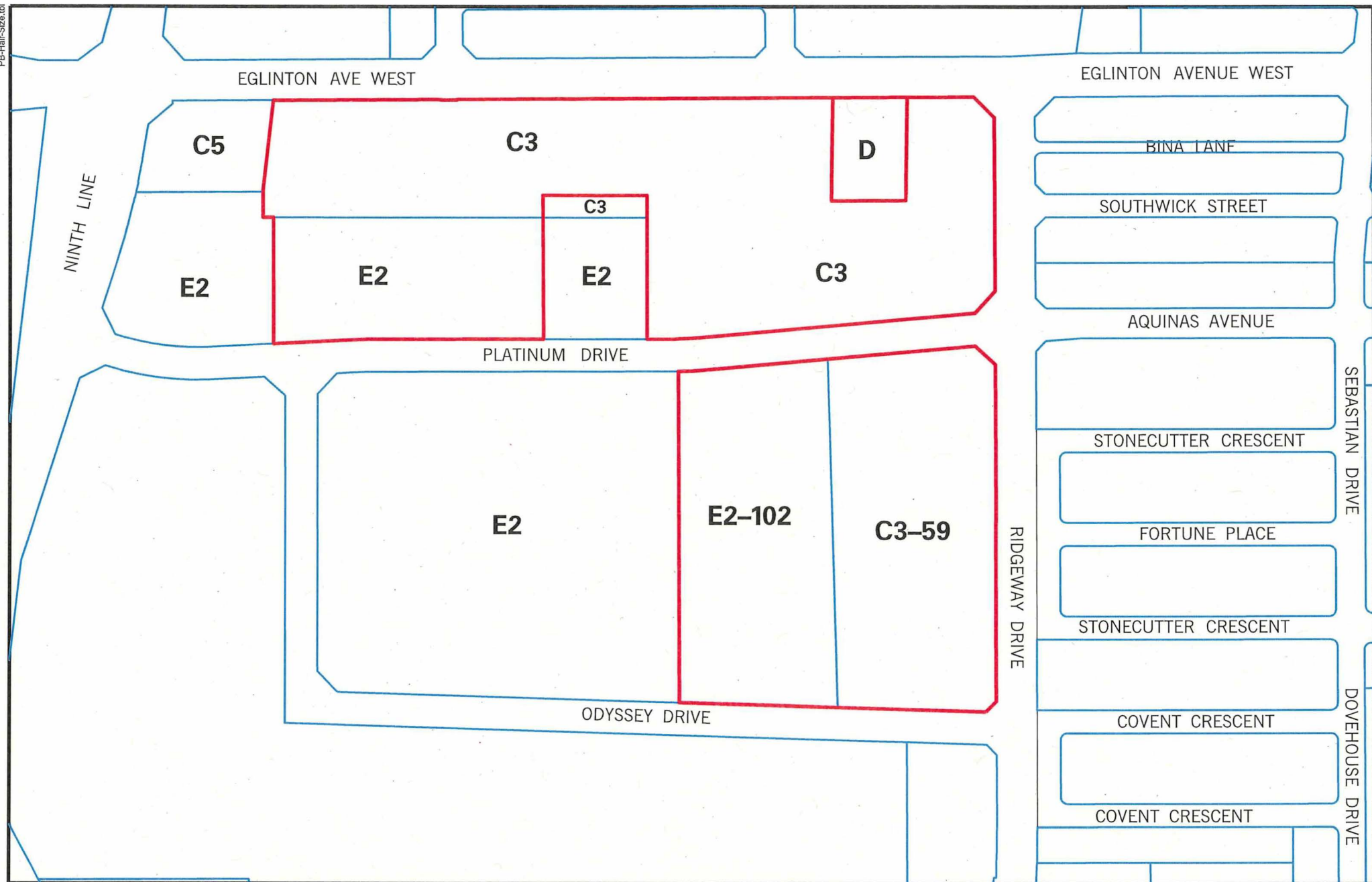
2. By-law Number 0225-2007, as amended, is further amended by adding Schedule 2.1.35 to Subsection 2.1.35 as attached to this By-law.

ENACTED and PASSED this 14th day of January, 2026.

Approved by Legal Services City Solicitor City of Mississauga

Baiqing Luo
Date: January 6, 2026
File: CD.03-RID W8 - LA.25-24.217


MAYOR


CLERK



Seasonal and Permanent
Outdoor Patio Uses Not
Permitted

Uses Not Permitted
 Zone Boundary

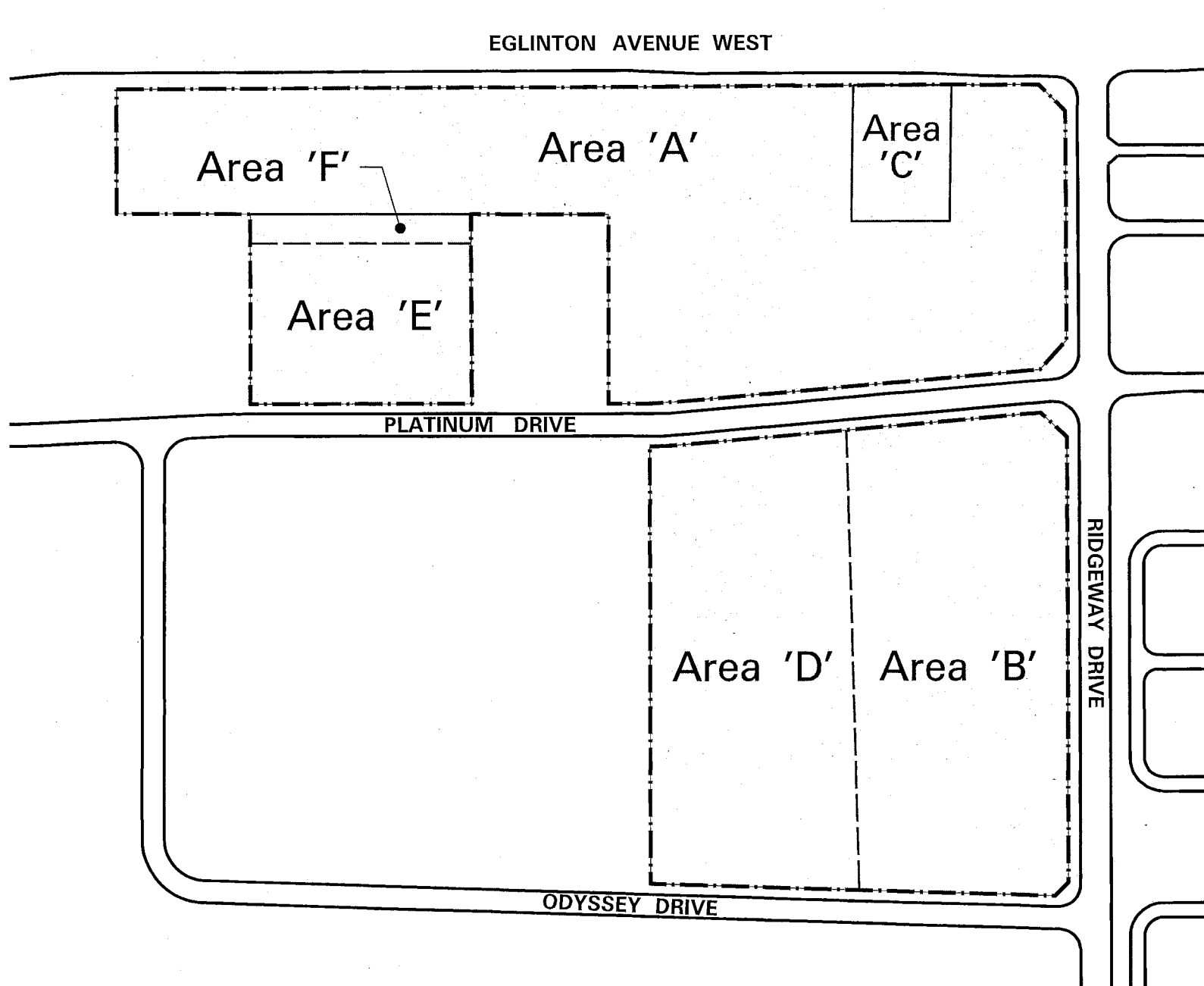
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MISSISSAUGA Produced by
IT, Geospatial Solutions

THIS IS SCHEDULE "2.1.9.14(4)"

AS ATTACHED TO BY-LAW 1005-2026



RIDGEWAY SPECIAL AREA

-  SUBJECT LANDS
-  ZONE BOUNDARY



THIS IS SCHEDULE "2.1.35"

AS ATTACHED TO BY-LAW 0005-2026

APPENDIX "A" TO BY-LAW NUMBER 0005 - 2026

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to amend Mississauga Zoning By-law 0225-2007, as amended, to introduce new zoning provisions for the lands located at the south of Eglinton Avenue West and west Ridgeway Drive, identified as the Ridgeway Special Area. The amendments establish coordinated regulations to limit the overall amount of restaurant type uses and clarify retail-related permissions, in order to manage parking demand, improve site circulation, and maintain a balanced mix of commercial and employment uses within the area.

This By-law amends Section 2.1 of By-law 0225-2007, as amended, by adding Subsection 2.1.35 - Ridgeway Special Area and Schedule 2.1.35, which applies to the properties outlined on the attached Appendix "B", that:

- establishes maximum combined gross floor area limits for restaurants, convenience restaurants and take-out restaurants within the six defined Areas ('A' to 'F') of the Ridgeway Special Area;
- introduces restrictions on retail store uses and the introduction of a new retail store - restricted use that permits the sale or rental of goods but prohibits the sale of food prepared on-site as an accessory use, thereby preventing any restaurant type activity;
- sets parking requirements for retail store - restricted uses;
- applies restrictions on accessory retail sales within Employment Zones (Areas 'D' and 'E') to prohibit the sale of food prepared on-site as an accessory use; and,
- provides that uses legally existing on the date of enactment and passing of this By-law may continue in their existing form but shall not be enlarged beyond what existed on the date of enactment and passing of this By-law.

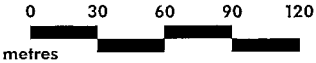
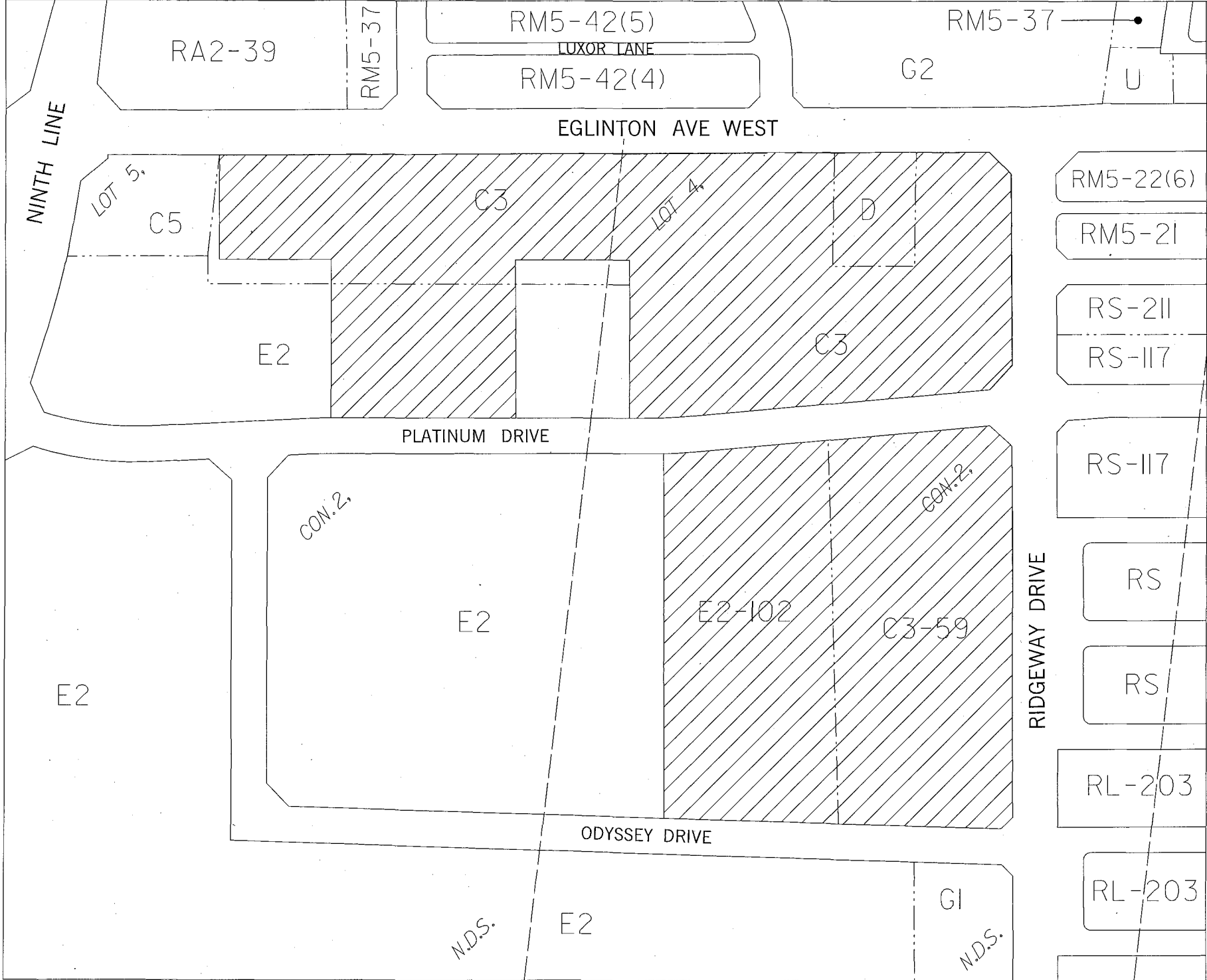
Further, the By-law amends Section 2.1 of By-law 0225-2007, as amended, by changing the boundary of Schedule 2.1.9.14(4) to include the E2-102 Exception Zone to restrict Seasonal and Permanent Outdoor Patios within the Ridgeway Special Area.

These regulations apply notwithstanding the underlying zoning designation of the affected lands and are intended to ensure that future development and tenant turnover do not exacerbate existing parking and traffic concerns identified in the Ridgeway Plaza Parking Study, November 2025 (Paradigm Transportation Solutions Limited).

Location of Lands Affected

South of Eglinton Avenue West, west of Ridgeway Drive in the City of Mississauga, which applies to the properties outlined on the attached Appendix "B".

Further information regarding this By-law may be obtained from Trista James of the City Planning and Building Department at 905-615-3200 ext. 5609.



This is not a Plan of Survey.

CITY OF MISSISSAUGA

**THIS IS APPENDIX "B" TO
BY-LAW 0005-2026**