



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

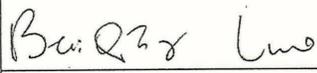
- (1) A **retail store** shall not be permitted on lands identified as Areas 'A', 'B', 'C' and 'F' on Schedule 2.1.35 of this By-law.
- (2) Additional permitted **uses** for lands identified as Areas 'A', 'B', 'C' and 'F'; on Schedule 2.1.35 of this By-law shall include:
 - (1) Retail Store - Restricted
- (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).

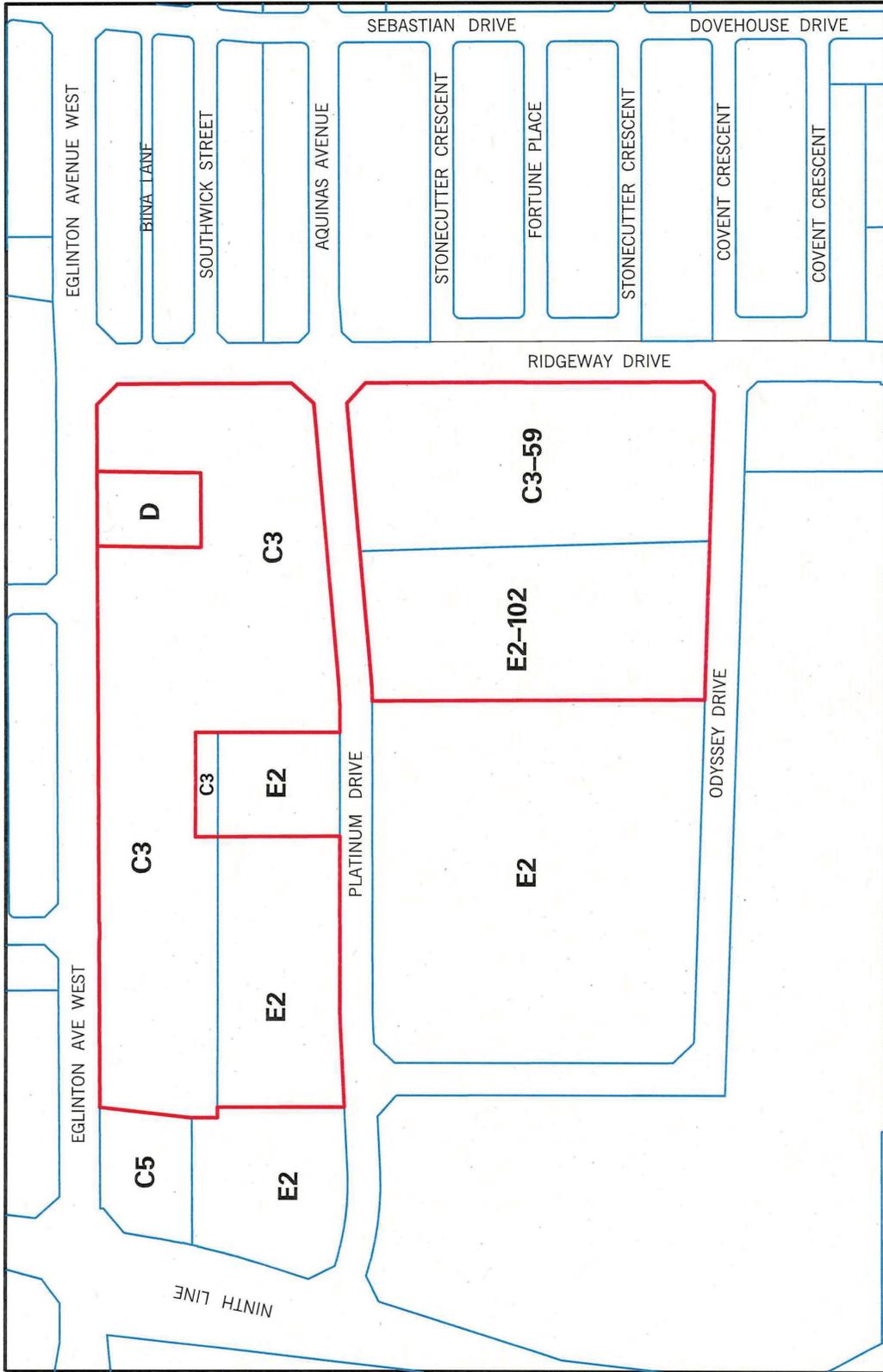
2. By-law Number 0225-2007, as amended, is further amended by adding Schedule 2.1.35 to Subsection 2.1.35 as attached to this By-law.

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

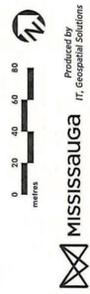

CLERK



12/17/2025

Seasonal and Permanent Outdoor Patio Uses Not Permitted

Uses Not Permitted
 Zone Boundary



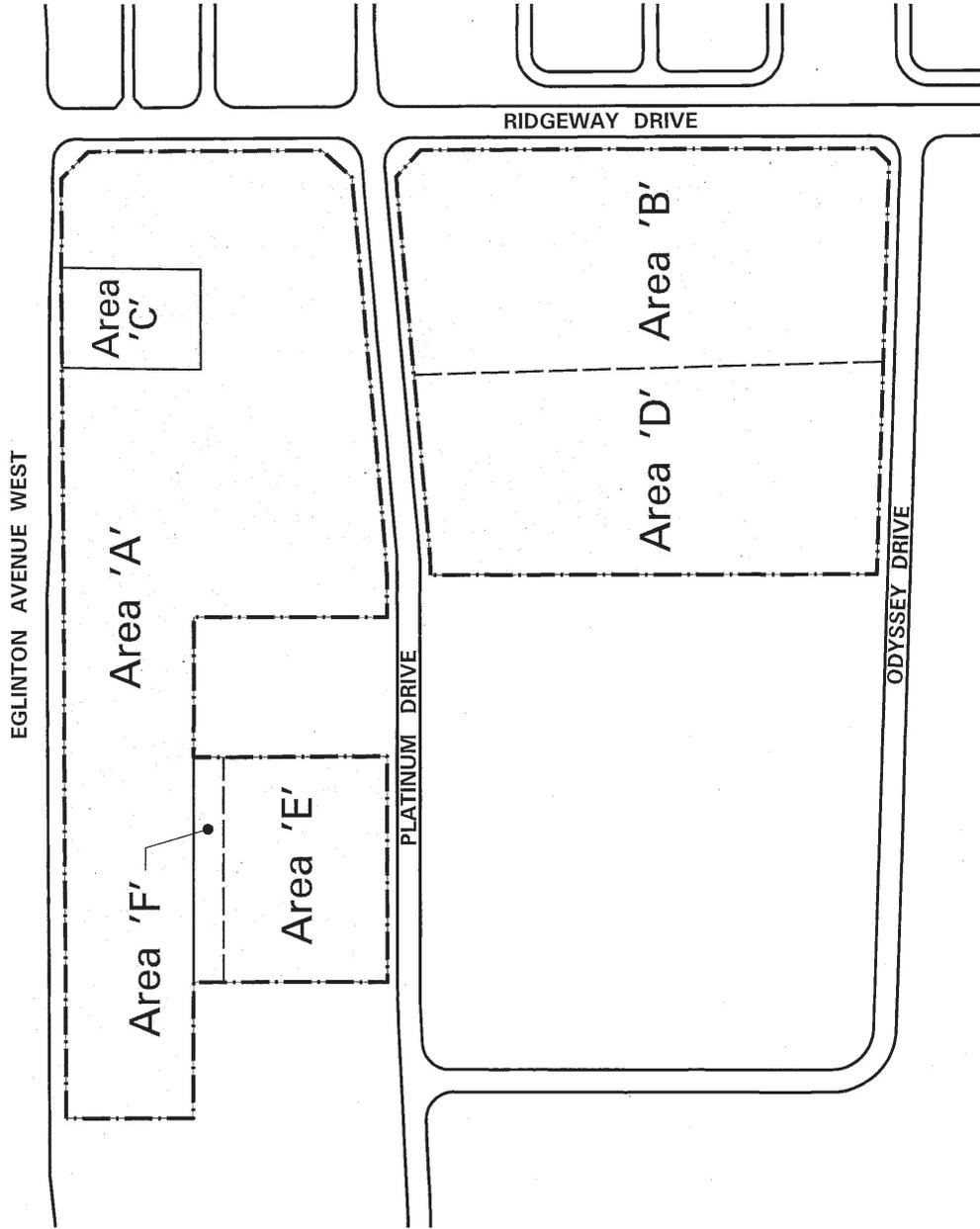
THIS IS SCHEDULE "2.1.9.14(4)"
 AS ATTACHED TO BY-LAW ~~DDO5~~ -2026

I:\asof\Project\Report\Map\1257985_CD.05-RID_WB_RPT\Vector\Schedule 2.1.9.14(4).dgn

bentec

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.

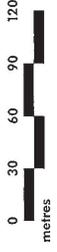
Further, the By-law amends Section 2.1 of By-law 0225-2007, as amended, by changing the boundary of Schedule 2.1.9.14(4) to include the E2-102 Exception Zone to restrict Seasonal and Permanent Outdoor Patios within the Ridgeway Special Area.

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**