

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2025-06-05	File(s): A160.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:6/12/2025 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application.

## Application Details

The applicant requests the Committee to approve a minor variance to allow a food retail store proposing:

1. 48 seats inside the premises whereas By-law 0225-2007, as amended, permits a maximum of 6 seats inside the premises in this instance; and
2. A permanent outdoor patio for a retail store whereas By-law 0225-2007, as amended, does not allow a permanent outdoor patio for a retail store in this instance.

## Background

**Property Address:** 3060 Ridgeway Dr

### Mississauga Official Plan

Character Area: **Churchill Meadows Employment Area**  
Designation: **Business Employment & Mixed Use**

### Zoning By-law 0225-2007

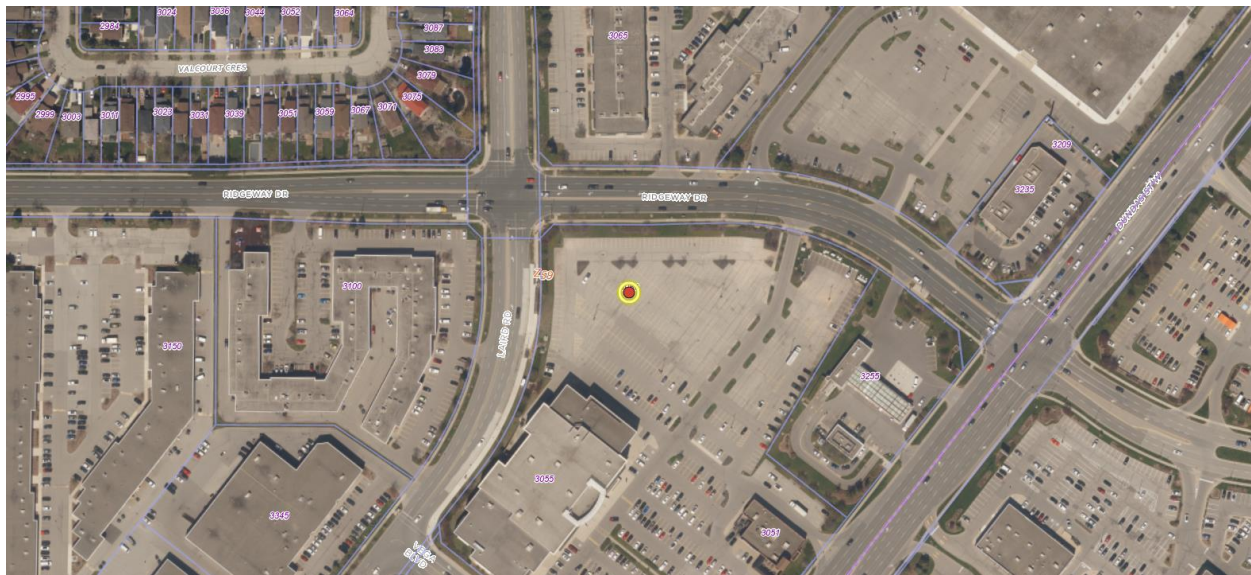
**Zoning:** C3-1 - Commercial

**Other Applications:** Building Permit application 25-5893

### Site and Area Context

The subject property is located within the Churchill Meadows Employment Character Area, north-west of the Dundas Street West and Winston Churchill intersection. The surrounding area contains employment and commercial uses. East of Ridgeway Drive consists of primarily of two storey single detached dwellings. The subject property has received Site Plan Approval (SP 20-23) for a food retail store and is currently under construction. A fitness gym and gas station are located in close proximity to the subject property.

The application requests variances related to an increase in customer seating and an outdoor patio for customers to consume prepared meals from the approved retail store (grocery store) on the subject property.



## Comments

### Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

Staff note that the property was subject to a site plan approval under file SP-23-20 for a retail store. The development planner on file for the site plan raised no concerns with the proposal at the time.

**Does the proposal maintain the general intent and purpose of the Official Plan?**

The subject property is designated Business Employment and Mixed Use in Schedule 10 of the Mississauga Official Plan (MOP). The Mixed-Use designation permits a variety of uses, including the retail store. The purpose of the application is to permit additional seating and outdoor patio as accessory uses to the approved retail food store. Staff note that the primary use on the subject site is a retail store which is permitted by the official plan policies. The proposed patio and seating are accessory to the principle use and will not alter the site's operation. Therefore, staff are of the opinion that the application maintains the general intent and purpose of the official plan.

**Does the proposal maintain the general intent and purpose of the Zoning By-law?**

Variance #1 pertains to an increase in the indoor seating for the retail store. Variance #2 pertains to the outdoor patio for the retail store. The subject site is zoned C3-1 which permits a retail store. The proposed seating and outdoor patio are accessory to the 'Retail Store' use. The zoning by-law definition for 'retail store' permits the sale of food recognizing that the 'Retail Store' is permitted to sell food, the proposed variances support uses accessory to the principle use as of right.

Staff are satisfied that the proposed increase in seating does not alter the intent of the primary permitted use of the site. It is staff's opinion, that the additional seating is clearly accessory and subordinate to the principal retail use of the property and does not result in any adverse impacts. It is noted that the gross floor area of the retail food store is approximately 3,956 m<sup>2</sup> (42,587 ft<sup>2</sup>). The area required for the proposed seating represents a fraction of the overall GFA confirming that the additional seating can be accommodated on site and not alter intent of the primary use.

The zoning by-law permits patios as accessory to a restaurant, convenience restaurant, or take-out restaurant on the subject property. It is staff's understanding that the 'Retail Store' (grocery store) will be selling prepared food. Based on this understanding, the proposed patio would function as an accessory use to the retail store, providing customers with the opportunity to consume the purchased food on-site. Staff note there are no residential uses in close proximity to the subject property, which will mitigate potential noise concerns. Staff are satisfied that the proposed variance does not alter the primary permitted use of the site and is not anticipated to result in any negative impacts.

Given the above, staff are of the opinion that the application maintains the general intent and purpose of the zoning by-law.

**Is the proposal desirable for the appropriate development of the subject lands and minor in nature?**

---

Staff are of the opinion that the proposed seating and outdoor patio accessory uses are components to the permitted retail use on the subject site. As such, staff are of the opinion that the application represents orderly development of the land and is minor in nature.

Comments Prepared by: Sara Ukaj, Planning Associate

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed are pictures of the area where the patio is proposed. We have no drainage related concerns.

Comments Prepared by: John Salvino, Development Engineering Technologist







## Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application 25-5893. Based on the review of the information available in this application, the requested variances are correct.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Andrea Patsalides, Zoning Examiner

## Appendix 3 – Metrolinx

The subject property is located adjacent of the proposed Dundas Bus Rapid Transit (Dundas BRT) alignment.

DUNDAS BRT – ADVISORY COMMENTS

We understand that this segment of Dundas St may be redesigned as part of the City of Mississauga's current plan. It is advised to coordinate with City of Mississauga and Metrolinx should there be any works that may impact the proposed ROW of the Dundas BRT.

The subject property is located adjacent to the future Dundas Bus Rapid Transit ("BRT") alignment. The Dundas BRT project was assessed under the Transit Project Assessment Process (TPAP) in accordance with Ontario Regulation 231/08. During the TPAP, an Environmental Project Report (EPR) was prepared to assess the potential environmental impacts as a result of the Project. The Environmental Project Report was available for a 30-day review period (starting February 23, 2022 – March 25, 2022); and, on April 27, 2022, the Minister of the Environment, Conservation and Parks issued a Notice to Proceed with the municipal transit project. If the applicant wishes to find out more about the Dundas BRT project, the applicant is encouraged to visit <https://www.metrolinx.com/en/projects-and-programs/dundas-brt>.

Should you have any questions or concerns, please do not hesitate to contact me.

Comments Prepared by: Farah Faroque, Project Analyst