

**Recommendation Report
Detailed Planning Analysis**

City-Initiated Zoning By-law Amendment

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1. Provincial Policy Statement, 2020 (PPS) and the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2019 and Amendment No. 1 (2020)

The *Provincial Policy Statement* (PPS) and the *Growth Plan for the Greater Golden Horseshoe* (Growth Plan) provide policy direction on matters of provincial interest related to land use planning and development and directs the provincial government's plan for growth and development that supports economic prosperity, protects the environment and helps communities achieve a high quality of life.

Both the PPS and the Growth Plan recognize that the official plan is the most important vehicle for implementation of these policies as "comprehensive, integrated and long-term planning is best achieved through official plans".

Under the *Planning Act*, all planning decisions must be consistent with the PPS and conform to the Growth Plan.

2. Consistency with PPS

The Information Report, dated October 28, 2022 (Appendix 1), provides an overview of relevant policies found within the PPS. Several revisions to the Zoning By-law are proposed, however, only the proposed amendments related to the introduction of

plant-based manufacturing facilities are influenced by the policies contained in the PPS.

Sections 1.1.3.2.a. and 1.1.3.2.b of the PPS, speaks to a mix of land uses that will foster efficient use of existing lands and infrastructure without the need for unnecessary expansions. The City of Mississauga does not currently have lands designated or zoned for the purposes of growing and cultivating plants (for non-medical purposes). With the transition away from a traditional format of agriculture, introducing urban agriculture proves to be a promising alternative for cities with limited lands. And by utilizing the rubric of existing Employment zones to introduce industries that grow and cultivate plants, the need for introducing new lands, infrastructure, zones, and/or land use designations for the purposes of allowing large-scaled urban agriculture is removed.

Sections 1.3.1.a and 1.3.1.b of the PPS, speaks to the promotion of long-term economic competitiveness and development by providing for a range of employment uses and sites to support a diverse economic base. The City of Mississauga can promote economic competitiveness by removing policy barriers to attract new and innovative industries, like plant-based manufacturing, and by providing opportunities for this industry to locate in all Employment zones across the City.

Sections 1.7.1.a and 1.7.1.i of the PPS, speaks to long-term economic prosperity being supported in a multitude of ways,

including promoting opportunities for economic development, as well as opportunities to enhance and sustain the viability of the agricultural system, without conflicts of land use. The City will be able to support long-term economic development by permitting new industries that utilize modernized farming practices. Permitting these industries within the City helps support local food and plant growing initiatives, improving the agri-food network. Land use conflicts would also be minimized as these large-scaled urban agricultural industries would be restricted to areas of the City intended for employment.

The proposed Zoning By-law amendment to introduce 'Plant-Based Manufacturing Facility' is consistent with the PPS as it would reinforce the PPS' objective to promote economic development by allowing for an efficient, complementary mix of employment uses that create a diverse economic base.

3. Conformity with Growth Plan

The Information Report, dated October 28, 2022 (Appendix 1), provides an overview of relevant policies found within the Growth Plan. Several revisions to the Zoning By-law are proposed, however, only the proposed amendments related to the introduction of plant-based manufacturing facilities are influenced by the policies contained in the Growth Plan.

Section 2.2.1.2.c of the Growth Plan, speaks to areas in the Province where growth shall be focused, recognizing the importance of utilizing existing lands and resources. The City will be able to support this by way of expanding the range of industries permitted within a delineated built-up area and

specifically in areas of the City that are planned and intended for employment uses.

Section 2.2.1.4.a of the Growth Plan, speaks to the importance of achieving complete communities which feature a mix of land uses, including for employment. By permitting plant-based manufacturing industries within the City of Mississauga, this provides opportunities for local job creation and growth which is a vital component of achieving a complete community.

Section 2.2.5.1.d of the Growth Plan, speaks to promoting economic competitiveness by integrating and aligning land use planning with economic development goals. The City of Mississauga can promote economic competitiveness by removing land use policy barriers in order to attract new industries, like plant-based manufacturing.

The proposed Zoning By-law amendment to introduce 'Plant-Based Manufacturing Facility' is consistent with the Growth Plan as it would reinforce the Growth Plan's objectives for directing growth in a manner that supports a strong economy, fosters complete communities, and efficiently uses land and resources.

4. Region of Peel Official Plan

The Information Report, dated October 28, 2022 (Appendix 1), provides an overview of relevant policies found within the ROP.

Several revisions to the Zoning By-law are proposed, however, only the proposed amendments related to the introduction of plant-based manufacturing facilities are influenced by the

policies contained in the ROP. The proposed Zoning By-law amendments are located within the Urban System of the Region of Peel, however, they do not require an amendment to the Region of Peel Official Plan.

Sections 5.6.1.1, 5.6.14, 5.6.1.6, 5.6.2.2 and 5.6.2.6 of the ROP, recognizes employment areas as important contributors to complete communities and key centres of economy activity that should be protected, preserved, and planned for in order to accommodate and attract a variety of employment uses. With the introduction of plant-based manufacturing, emerging industries in the agricultural sector can locate within the City, allowing for a broader mix of employment uses that are more reflective of the City's current trends and needs. Providing opportunities for local job creation and growth, plant-based industries can also help in achieving complete communities.

The proposed Zoning By-law amendment to introduce 'Plant-Based Manufacturing Facility' is consistent with the ROP as it would reinforce the ROP's objectives for employment areas as important contributors to complete communities and key centres of economy activity that should be diverse, protected, preserved, and planned for.

5. Mississauga Official Plan (MOP)

The Information Report, dated October 28, 2022 (Appendix 1), provides an overview of relevant policies found within MOP.

Several revisions to the Zoning By-law are proposed, however, only the proposed amendments related to the introduction of

plant-based manufacturing facilities are influenced by the policies contained in MOP.

Sections 5.1.8, 5.3.6.1, 5.3.6.2, and 5.3.6.3 of MOP, speaks to the protection and maintenance of employment lands to help foster a range of employment uses and activities, a diverse economic base, and opportunities for local employment. The proposed Zoning By-law amendment to introduce 'Plant-Based Manufacturing Facility' will allow emerging industries in the agricultural sector to locate within the City, creating a broader mix of employment uses and providing opportunities for local job creation and growth.

Section 7.7 of MOP, recognizes the importance of urban agriculture as it serves and addresses a multitude of community needs. As alternative approaches to traditional agricultural farming continue to emerge, the City can benefit from enabling modernized farming practices within the City of Mississauga. Permitting plant-based manufacturing industries helps to create local food and plant growing initiatives, improving the agri-food network within the City.

Sections 10.1.1, 10.1.2, and 10.3.2, identifies the importance of a range of employment types and local job creation and growth, as well as the importance of protecting areas in the City for industrial uses. The proposed Zoning By-law amendments foster a strong economic base by supporting the introduction of industrial related employment uses that are not currently permitted within the City, and providing the opportunity for local job creation and growth.

Sections 11.2.11.1 and 11.2.12.1, permit manufacturing, warehousing, distributing, and wholesaling on lands designated as Business Employment and Industrial. Within Mississauga's Official Plan, there are no lands designated for the purposes of agriculture or horticulture. Although the industries that would fall under the definition of 'Plant-Based Manufacturing Facility' would be considered a form of urban agriculture, the uses would function similarly to other manufacturing, warehousing, and distribution uses. As such, plant-based industries will be permitted in areas of the City zoned for employment and thus evaluated within the existing policy framework of the Business Employment and Industrial land use designations.

Section 11.2.11.3, directs uses to mainly operate within enclosed buildings. Plant-based manufacturing industries, specifically recreational cannabis producers, will be limited to locate wholly within a building or structure and open-air growth and cultivation will not be permitted.

Section 19.4.2, recognizes the City's Zoning By-law as needing to be regularly evaluated to ensure policies of MOP are implemented. With growing interest in modernized farming practices and in response to industry trends, the City's Zoning By-law will be amended to recognize and permit new industries seeking to locate in Mississauga that incorporate growing and cultivating plants as a part of their manufacturing process for non-medical products.

The proposed Zoning By-law amendment to introduce 'Plant-Based Manufacturing Facility' is consistent with MOP as it would support a diverse mix of employment uses and economic

activities, while at the same time help to create complete communities and improve the agri-food network.

6. Zoning

Please see Appendix 3: Proposed Zoning By-law Amendments in this regard.

7. Conclusions

In conclusion, City staff have evaluated the proposed amendments against the *Provincial Policy Statement*, Region of Peel Official Plan and Mississauga Official Plan.

Based on the above analysis, staff are of the opinion that the proposed Zoning By-law amendments are consistent with the *Provincial Policy Statement* and conforms to the *Growth Plan for the Greater Golden Horseshoe*, the Region of Peel Official Plan and Mississauga Official Plan. Further, staff are of the opinion that the proposed Zoning By-law can be supported, as the amendments would encourage a diverse economic base, support urban agricultural practices, and improve communities by providing local food network and job opportunities.