

Proposed Zoning By-law Amendments

#	SECTION NUMBER	PROPOSED REVISION	COMMENT/EXPLANATION
Section 1.2: Definitions			
1	Medicinal Product Manufacturing Facility Medicinal Product Manufacturing Facility – Restricted	Replace “marihuana” with “cannabis” and “ <i>Marihuana for Medical Purposes Regulations</i> , SOR/2013-119” with “license issued under Government of Canada legislation.	To ensure consistency with the wording used at the Provincial and Federal level, any occurrence of the word ‘marihuana’ within the Zoning By-law will be replaced with ‘cannabis’. The <i>Marihuana for Medical Purposes Regulations</i> , SOR/2013-119 regulation referred to in the existing definitions is out-of-date. To avoid further amendments to Zoning By-law definitions as a result of Federal regulation changes, it is recommended instead to generally reference Government of Canada legislation.
2	Plant-Based Manufacturing Facility	Introduction of a newly defined term, ‘Plant-Based Manufacturing Facility’, within the Zoning By-law. The definition will include altering, assembling, cultivating, growing, inspecting, processing or producing plant products and/or by-products, and which may include aquaponics and recreational cannabis.	The intent for introducing a definition for ‘Plant-Based Manufacturing Facility’ within the City’s Zoning By-law would be to permit industries that incorporate growing, cultivating and processing plants, at a commercial-scale, in controlled indoor environments for the purposes of producing non-medicinal products or by-products.

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Part 3: Parking, Loading, Stacking Lane and Bicycle Parking Regulations			
3	Table 3.1.2.2 – Required Number of Off-Street Parking Spaces for Non-Residential Uses	Introduction of parking rates required for a ‘Plant-Based Manufacturing Facility’. This will align with the rates for ‘Medicinal Product Manufacturing Facility’ and ‘Medicinal Product Manufacturing Facility – Restricted’. The rates range from 0.6 to 1.6 spaces per 100 square metres, depending on the total gross floor area.	The industries that fall under the definition of ‘Plant-Based Manufacturing Facility’ would function similarly to other manufacturing uses, and thus would be subject to the same parking rates as other manufacturing facilities.
Part 8: General Provisions for Employment Zones and E1 to E3 Permitted Uses and Zone Regulations			
4	Article 8.1.1.1	Replace ‘medical marihuana’ with ‘cannabis’.	Both recreational and medical cannabis producers will be limited to locate wholly within a building or structure and open-air growth and cultivation of cannabis will not be permitted.
5	Subsection 8.1.3	Introduce a Sentence to Subsection 8.1.3 for recreational cannabis producers with a retail cannabis component that aligns with the permissions of the Alcohol and Gaming Commission of Ontario (AGCO), allowing for the retailing of all Ontario Cannabis Store (OCS) approved products.	Within the Employment Zones, certain manufacturers are permitted to have a percentage of their facility used for the purposes of accessory retail sale; however, it is limited to products that have been manufactured within the same facility. The AGCO, responsible for the licensing of retail cannabis stores, does not restrict manufacturers with a retail cannabis component to sell products solely manufactured within the same facility. Retail cannabis stores can sell a

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			variety of brands and products purchased from the OCS, the Province's exclusive online retailer for recreational cannabis products.
6	Table 8.2.1 – E1 to E3 Permitted Uses and Zone Regulations	Introducing 'Plant-Based Manufacturing Facility' as a permitted use in Base Zones E1, E2, and E3.	The industries that would fall under the definition of 'Plant-Based Manufacturing Facility' would function similarly to other manufacturing, warehousing, and distribution uses that are already permitted in all three Employment zones.
Part 8.2.2 to 8.2.4 – E1 to E3 Exception Zones			
7	Subsection 8.2.3 – E2 Exception Zones	Update uses not permitted to include 'Plant-Based Manufacturing Facility' for Exceptions E2-14, E2-23, E2-27, E2-35, E2-54, E2-55, E2-56, E2-57, E2-58, and E2-61.	It is noted that there are scattered Business Employment land use designated parcels located within the Neighbourhood Character Areas of Mississauga's Official Plan. To ensure sensitive land uses remain separated, the Zoning By-law permissions for these parcels will be updated to prohibit uses pertaining to plant-based manufacturing facilities.