New Comprehensive Zoning By-Law Draft Explainer

The Zoning By-Law is the primary tool used to implement the vision set out in the Official Plan and to regulate the use of land, buildings and structures in Barrie. Following the approval of the city's new Official Plan on May 6, 2024, work began on the new Comprehensive Zoning By-Law. This is the first new Zoning By-Law for the City of Barrie in 13 years, modernizing and bringing forward new, progressive approaches to community planning. The new Zoning By-Law will provide more permissive and flexible zoning categories, and a high-quality public realm while responding to zoning trends and best planning practices.

How to use the document:

1. Look at the Zoning Map & find your home, school, place of work, place of worship, etc.
2. Match the corresponding zone in the legend with the text in the document.
3. Be sure to read the general provisions or site-specific area policies that may apply.
4. Refer to the **Zoning User Guide** for more information.

Zone Categories reflecting the Land Use Designations on the Official Plan

Zone		Description/ Location	Official Plan Designations/ Policies	Permitted Built Forms
Neighbourhood Areas		Areas designated for traditional residential uses, where most of our residents live. These areas are encouraging gentle growth with a variety of housing types. Primarily residential areas with some non-residential uses located in mainly ground oriented and low-rise buildings. Lower scale intensification is permitted.	2.6.1 Neighbourhood Area	
Neighbourhood Area Low 1	**NL1**	NL1 is generally found on lots with frontage onto **local roads**		Detached House Semi-Detached Rowhouse (On-Street) Rowhouse (Back-to-Back)

Zone		Description/ Location	Official Plan Designations/ Policies	Permitted Built Forms
				Rowhouse (Rear-Access) Coach House
Neighbourhood Area Low 2	**NL2**	NL2 is generally found on lots with frontage onto **collector roads**		Detached House Semi-Detached Rowhouse (On-Street) Rowhouse (Back-to-Back) Rowhouse (Rear-Access) Coach House
Neighbourhood Area Low 3	**NL3**	NL3 is generally found on lots with frontage onto **arterial roads**		Rowhouse (Cluster)[1]
Neighbourhood Commercial	**NC**	Small scale commercial areas within or adjacent to neighbourhood areas, creating opportunities for walkable neighbourhoods. These zones are designated Neighbourhood Area in the OP and have existing commercial uses.		Low-rise Building Mid-rise Building
Neighbourhood Mid-Rise	**NMR**	Primarily residential areas with existing mid-rise buildings (5-12 storeys). This zone is used to recognize existing development and to permit mid-rise buildings in new neighbourhoods. These zones are generally designated as medium density in the OP	2.6.2 - Medium Density	Mid-rise Building
Neighbourhood Intensification	**NI**	Urbanizing residential areas with some non-residential uses located in low and mid-rise buildings. These are areas with greater height permissions to transition from low rise residential areas to intensification corridors - these corridors are found along on major roads.	2.6.1.2 c) – Neighbourhood Area land use policies for intensification corridors. 2.6.1.3 d) - Neighbourhood Area development policies for intensification corridors	Low-rise Building Flex Building

[1] In the NL3 zone, all building types that have legally existed as of the effective date of this By-law, such as Detached House, Semi-Detached, Rowhouse (On-Street), Rowhouse (Back-to-Back) and Rowhouse (Rear-Access) are permitted.

Zone		Description/ Location	Official Plan Designations/ Policies	Permitted Built Forms
		Intensification corridors are defined on Map 1 of the Official Plan "Community Structure"		
Mid-Rise Areas		Primarily residential areas designated in the Official Plan as Medium Density.	2.6.2 Medium Density	
Mid-Rise 1	**MR1**	Mid-Rise 1 zones are generally found outside of Strategic Growth Areas (SGAs). Strategic Growth Areas are defined on Map 1 of the Official Plan "Community Structure"		Mid-rise Building
Mid-Rise 2	**MR2**	Mid-Rise 2 zones are found within Strategic Growth Areas and are required to have a mix of uses, with greater height permissions compared to MR1 zones. Strategic Growth Areas are defined on Map 1 of the Official Plan "Community Structure"		Mid-rise Building
Urban Growth Areas		Downtown and parts of the city supported by GO, Regional and Barrie Transit. These areas are the strategic focal points for growth and intensification and allow for the widest mix of uses and the highest built forms and densities.	2.6.3 High Density	
Urban Core	**UC**	Urban Core zones are found within the Urban Growth Centre (UGC), which covers all of the downtown, and a small portion of the land within Major Transit Station Areas (MTSA) anchored by the Allandale Waterfront GO and Barrie South Go Stations. The UGC and MTSA areas are defined on Map 1 of the Official Plan "Community Structure"		Mid-rise Building High-rise Building
Urban Transition	**UT**	Urban Transition zones are found within the UGC and MTSA, but adjacent to Neighbourhood zones. These areas are planned to see significant growth, although not always at the same scale as areas in the Urban Core zone. These lands are designated as Medium Density in the OP.	2.6.2.2 Medium Density	Mid-rise Building
Commercial Areas		Areas that permit sales, service or commercial and professional uses in primarily low-rise and flex buildings	2.6.5 Commercial District	

Zone		Description/ Location	Official Plan Designations/ Policies	Permitted Built Forms
		(e.g. semi-industrial buildings with multiple loading bays and units).		
Commercial District 1	**CD1**	Areas primarily to recognize and permit large scale commercial uses and operations such as big-big-box stores.	2.6.5.3	Flex Building Low-rise Building Mid-rise Building
Commercial District 2	**CD2**	Commercial District 2 zones are found within Strategic Growth Areas. These areas primarily to recognize and permit large scale commercial uses and operations such as big-box stores but are also encouraged to grow as complete communities. Large commercial districts introduce residential uses to support redevelopment. Strategic Growth Areas are defined on Map 1 of the Official Plan "Community Structure"	2.6.5.3	Flex Building Low-rise Building Mid-rise Building High-rise Building
Business Commercial[2]				
	BC	This is a new zone, introduced to reflect changes made to the Provincial Planning Statement (PPS), as employment areas have been redefined. BC zoned areas provide for a mix of small-scale industrial and office uses, and a range of institutional and retail commercial uses.	2.6.9 Business Commercial[3]	Flex Building
Employment		Employment Areas seek to provide stable, reliable, and diverse employment opportunities. These clusters of business and economic activities include, but not limited to, manufacturing, warehousing. This zone helps to provide separated spaces for industrial employment facilities to ensure any environmental or safety concerns don't affect residents.		

[2]The Business Commercial (BC) zone is proposed and remains subject to change.

[3]The Business Commercial policies are proposed and remain subject to change.

Zone		Description/ Location	Official Plan Designations/ Policies	Permitted Built Forms
Employment Industrial	**EI**	Areas permitting a broad range of industrial uses and complementary uses.	2.6.10 Employment Area - Industrial	Flex Building
Employment Restricted	**ER**	Areas restricted to industrial uses that produce or manufacture noxious materials	2.6.11 Employment Area – Restricted Industrial	Flex Building
Strategic Employment Areas		Areas to provide incubation spaces for emerging industries and aim to support clusters of either established or emerging companies in the same field.	2.6.8 Strategic Employment and Economic District (SEED)	
Strategic Employment Cluster	**SEC**	A defined area intended to recognize, protect, maintain and attract institutions relating to health and medical services, research and development and education within the area surrounding Georgian Drive and Duckworth Street.	2.6.8.2 ii)	Flex Building Low-rise Building Mid-rise Building
Strategic Employment District	**SED**	A defined area to create and foster connections between existing and new companies/incubators within and adjacent to employment areas and the downtown.	2.6.8.2 i)	Flex Building Low-rise Building Mid-rise Building
Community Hubs		Lands currently zoned for Institutional uses (Libraries, Schools, Places of worship etc.) These areas are intended to become vibrant centres of community life that have economic and social benefits. Community uses are the anchor for each site, but complementary uses that benefit the community are also permitted.	2.6.4 Community Hub	
Community Hub Neighbourhood	**CHN**	These areas can be found within neighbourhood areas (schools, recreation centres, places of worship, community agencies, etc.).		Flex Building Low-rise Building
Community Hub Urban	**CHU**	Lands that are designated as Community Hub that are located within the Urban Growth Centre (Downtown) and the Major Transit Station Areas (MTSA). Strategic Growth Areas are defined on Map 1 of the Official Plan “Community Structure”		Flex Building Mid-rise Building
Natural Areas		Naturalized areas such as Parks, trails, fields, shoreline, beaches, creeks, ravines, wooded areas, etc. These lands are designated in the Official Plan as Natural Heritage and Greenspace	2.6.6 Natural Heritage System	

Zone		Description/ Location	Official Plan Designations/ Policies	Permitted Built Forms
Greenspace	**GS**	Public lands where the main uses are active or passive recreational activities, conservation management, stormwater management and other open space uses.	2.6.7 Greenspace	No buildings or structures are permitted, unless associated with a permitted use.
Environmental Protection	**EP**	Defined areas to protect natural heritage features and prohibit new development.	2.6.6 Natural Heritage System	No buildings or structures are permitted
Infrastructure and Utilities		These lands feature large, major installations such as major transmission or distribution corridors and are designated Infrastructure and Utilities in the OP	2.6.12 Infrastructure and Utilities	
Infrastructure and Utilities	**IU**	Areas recognizing utility uses that are operated by the city or under agreement with the city and serve a city-wide function. (i.e., Rail and Hydro Corridors).		No buildings or structures are permitted

Zoning in Neighbourhood Areas

The Zoning By-law aims to introduce a greater variety of housing forms in neighbourhoods, supporting a diverse range of housing options across the city of Barrie. Similar to other urbanizing municipalities, the By-law allows for the development of townhouses alongside semi and single-detached homes, in alignment with the policy direction outlined in the new Official Plan.

Neighbourhood areas will permit up to four units per lot. Additionally, limited-scale commercial uses are allowed in these areas, providing local convenience and service options within walking distance. This approach promotes the creation of walkable and more accessible neighbourhoods.

In the NL3 zone, all building types that have legally existed as of the effective date of this By-law are permitted.

Select Zoning Standards to Illustrate permissions and built forms in Neighbourhood Areas

Neighbourhood Low 1 (NL1)				**Neighbourhood Low 2 (NL2)**				**Neighbourhood Low 3 (NL3)**			
This zone is generally found on lots with frontage onto **local roads**				This zone is generally found on lots with frontage onto **collector roads**				This zone is generally found on lots with frontage onto **arterial roads**			
Permitted Built Forms:	**Height (Max)**	**Frontage (Min)**	**Dwelling Unit Width (Min)**	**Permitted Built Forms:**	**Height (Max.)**	**Frontage (Min.)**	**Dwelling Unit Width (Min)**	**Permitted Built Forms:**	**Height (Max)**	**Frontage (Min)**	**Dwelling Unit Width (Min)**
Detached House	3 storeys (10.5m)	12m	n/a	Detached House	3 storeys (10.5m)	9m	n/a	Rowhouse (Cluster)	3 storeys (10.5m)	4.5m	4.5m
Semi-Detached	3 storeys (10.5m)	7.5m	n/a	Semi-Detached	3 storeys (10.5m)	6m	n/a				
Rowhouse (On-Street)	3 storeys (10.5m)	6m	6m	Rowhouse (On-Street)	3 storeys (10.5m)	4.5m	4.5m				
Rowhouse (Back-to-Back)	3 storeys (10.5m)	7m	6m	Rowhouse (Back-to-Back)	3 storeys (10.5m)	4.5m	4.5m				
Rowhouse (Rear-Access)	3 storeys (10.5m)	5.5m	5.5m	Rowhouse (Rear-Access)	3 storeys (10.5m)	4.5m	4.5m				
Coach House	1 storey (4.5m)	n/a	n/a	Coach House	1 storey (4.5)	n/a	n/a				

Neighbourhood Intensification (NI)				Neighbourhood Mid-Rise (NMR)				Neighbourhood Commercial (NC)			
Urbanizing residential areas with some non-residential uses located in low and mid-rise buildings. Areas with greater height permissions to transition from low rise residential areas to intensification corridors - these corridors are found along on major roads and identified on Map 1 of the Official Plan "Community Structure"				Primarily residential areas with existing mid-rise buildings (5-12 storeys). This zone is used to recognize existing development and to permit mid-rise buildings in new neighbourhoods.				Small scale commercial areas within or adjacent to neighbourhood areas, creating opportunities for walkable neighbourhoods.			
Permitted Built Forms:	**Height (Min)**	**Height (Max)**	**Frontage (Min)**	**Permitted Built Forms:**	**Height (Min)**	**Height (Max)**	**Frontage (Min)**	**Permitted Built Forms:**	**Height (Min)**	**Height (Max)**	**Frontage (Min)**
Low-rise Building	2 storeys (7.5m)	4 storeys (13.5m)	30m	Mid-rise Building	5 storeys (16.5m)	12 storeys (37.5m)	30m	Low-rise Building	2 storeys (7.5m)	4 storeys (13.5m)	30m
Mid-rise Building	4 storeys (12m)	6 storeys (19.5m)	35m					Flex Building		4 storeys (13.5m)	30m

Examples of Permitted Uses in Neighbourhood Areas

Residential, home occupation, assisted living, community facilities, childcare centre, grocery store, shared accommodation, long term care, supportive housing, office, commercial and retail uses (provided the use is located on a collector or arterial street).

Zoning in Medium Density Areas

Mid-Rise zones are predominantly located along intensification corridors and within Strategic Growth Areas, as outlined in the Official Plan. These areas are designed to support transit-oriented development, accommodating higher densities than neighbourhood areas while respecting the existing context.

To promote mixed-use developments, buildings in mid-rise zones are required to have a minimum height of five storeys. Additionally, Mid-Rise 2 Zones mandate a mix of uses on each site, further encouraging commercial activities and fostering the creation of compact, complete communities.

Select Zoning Standards to Illustrate permissions and built forms in Mid-Rise Zones

Mid-Rise 1 (MR1)				**Mid-Rise 2 (MR2)**			
Mid-Rise 1 zones are generally found outside of the Urban Growth Centre (UGC) and Strategic Growth Areas (SGAs), and designated as Medium Density in the Official Plan. Strategic Growth Areas and Urban Growth Centre (UGC) are defined on Map 1 of the Official Plan "Community Structure"				Mid-Rise 2 zones are found within a Strategic Growth Areas (SGAs) fronting onto an arterial or collector roads and designated as Medium Density in the Official Plan. These areas are required to have a mix of uses with greater height permissions compared to MR1. Strategic Growth Areas are defined on Map 1 of the Official Plan "Community Structure"			
Permitted Built Forms:	**Height (Min)**	**Height (Max)**	**Frontage (Min)**	**Permitted Built Forms:**	**Height (Min)**	**Height (Max)**	**Frontage (Min)**
Mid-rise Building	5 storeys (15m)	8 storeys (24m)	35m	Mid-rise Building	5 storeys (16.5m)	12 storeys (37.5m)	35m

Examples of Permitted Uses in Mid-Rise Zones

Residential, home occupation, assisted living, long term care, supportive housing, community facilities, commercial and retail uses as part of a mixed-use development, restaurant, institutional, hotel.

Zoning in Urban Core and Urban Transition Zones

The **Urban Core** and **Urban Transition Zones** are located within the **Urban Growth Centre** and **Major Transit Station Areas (MTSA)**, as outlined in the Official Plan. The downtown area is designated as Urban Core to support tall buildings and high-density developments while ensuring the area remains vibrant, walkable, and offers a diverse range of jobs and open spaces for all residents. Additionally, there is a requirement for developments fronting arterial and collector roads in the Urban Zones to provide a minimum of two uses within the site.

Select Zoning Standards to Illustrate permissions and built forms in Urban Core and Urban Transition Zones

Urban Core (UC)				**Urban Transition (UT)**			
Urban Core zones are found within the Urban Growth Centre (UGC) and designated as High Density in the Official Plan. The Urban Growth Centre (UGC) is defined on Map 1 of the Official Plan "Community Structure"				Urban Transition zones are found within the Urban Growth Centre (UGC) or Major Transit Station Area (MTSA) and designated as Medium Density in Strategic Growth Areas are defined on Map 1 of the Official Plan "Community Structure"			
Permitted Built Forms:	**Height (Min)**	**Height (Max)**	**Frontage (Min)**	**Permitted Built Forms:**	**Height (Min)**	**Height (Max)**	**Frontage (Min)**
Mid-rise Building	5 storeys (16.5m)	12 storeys (37.5m)	n/a	Mid-rise Building	2 storeys (7.5m)	12 storeys (37.5m)	n/a
High-rise Building	12 storeys (37.5m)	25 storeys (76.5m)	n/a				

Examples of Permitted Uses in Urban Core and Urban Transition Zones

Residential, home occupation, institutional uses, supportive housing, community facilities, commercial uses as part of a mixed-use development, retail uses as part of a mixed-use development, retail, office, public service facilities as part of a mixed-use development, supportive housing, community facilities as part of a mixed-use development, hospitality uses.

Commercial District Zones

Commercial Districts are strategic areas within the city where large-scale commercial developments, such as Park Place, Georgian Mall, and retail along Bayfield Street, are located. These districts permit the introduction of residential uses alongside commercial ones, facilitating the redevelopment of existing sites to include residential units. Mixed-use sites enhance walkability and create live-work opportunities. Within the Commercial District 1 (CD1) and Commercial District 2 (CD2) zones, at least 50% of each building must be dedicated to non-residential uses. These non-residential uses must be located on the building's ground floor.

Select Zoning Standards to Illustrate permissions and built forms in Commercial District Zones

Commercial District 1 (CD1)				**Commercial District 2 (CD2)**			
Areas primarily to recognize and permit large scale commercial uses and operations such as big-box stores but are also encouraged to grow as complete communities. These zones are found outside of Strategic Growth Areas (SGAs)				Commercial District 2 zones are found within Strategic Growth Areas and are designated as Commercial Districts in the OP. These areas primarily to recognize and permit large scale commercial uses and operations such as big-box stores but are also encouraged to grow as complete communities. Large commercial districts introduce residential uses to support redevelopment. Strategic Growth Areas are defined on Map 1 of the Official Plan "Community Structure"			
Permitted Built Forms:	**Height (Min)**	**Height (Max)**	**Frontage (Min)**	**Permitted Built Forms:**	**Height (Min)**	**Height (Max)**	**Frontage (Min)**
Flex Building	n/a	4 storeys (13.5m)	30m	Flex Building	n/a	4 storeys (13.5m)	30m
Low-rise Building	2 storeys (7.5m)	4 storeys (13.4m)	30m	Low-rise Building	2 storeys (7.5m)	4 storeys (13.5m)	30m
Mid-rise Building	5 storeys (16.5m)	12 storeys (37.5m)	35m	Mid-rise Building	5 storeys (16.5m)	12 storeys (37.5m)	45m
				High-rise Building	12 storeys (37.5m)	20 storeys (61.5m)	60m

Examples of Permitted Uses in Commercial District Zones

Retail - including major retail, Commercial, Office, community facilities, institutional, health services, mobility hubs, nursery or garden supply centre, hotel, personal services, residential as part of a mixed-use development containing retail or commercial uses.

Business Commercial

Business Commercial is a new zone category introduced in the latest version of the Zoning By-law. This change reflects updates in the Provincial Planning Statement (PPS) which changed the definition of employment, which do not permit primary office, and retail uses within employment areas. The Business Commercial zone replaces the previous employment non-industrial zone.

Select Zoning Standards to Illustrate permissions and built forms in the Business Commercial Zone[4]

Business Commercial			
Areas providing for a mix of small-scale industrial and office uses, and a range of institutional and retail commercial uses.			
Permitted Built Forms:	**Height (Min)**	**Height (Max)**	**Frontage (Min)**
Flex Building	n/a	5 storeys (15m)	30m
Low-rise Building	n/a	5 storeys (15m)	30m

Examples of Permitted Uses in Business Commercial

Office – including major office, training centres, research and development centres, food production and processing, community facilities, hospital and tourism, commercial and retail - including major retail. Residential is not permitted.

Any existing uses, building and structures at the time of passing of the by-law are permitted.

[4] The Business Commercial (BC) zone standards are proposed and remain subject to change.

Employment Areas

Employment Areas are designated zones that offer stable and diverse job opportunities, including businesses in manufacturing, processing and warehousing. These zones provide separated spaces for industrial employment facilities to mitigate any environmental or safety concerns that could affect residents. By isolating industrial activities from residential areas, Employment Areas help ensure a safe and comfortable living environment while supporting economic growth and job creation.

Select Zoning Standards to Illustrate permissions and built forms in Employment Zones

Employment Industrial (EI)			**Employment Restricted (ER)**		
Areas permitting a broad range of industrial uses and complementary uses.			Areas restricted to industrial uses that produce or manufacture noxious materials		
Permitted Built Forms:	**Height (Max)**	**Frontage (Min)**	**Permitted Built Forms:**	**Height (Max)**	**Frontage (Min)**
Flex Building	3 storeys (9m)	30m	Flex Building	3 storeys (9m)	45m
Low-rise Building	3 storeys (9m)	30m	Low-rise Building	3 storeys (9m)	45m

Examples of Permitted Uses in Employment Industrial

Manufacturing and fabrication, distribution facility/warehouse/storage, waste management, assembly and processing ancillary retail and/or commercial supporting a primary use, non-industrial service-based uses, office – excluding major office.

Examples of Permitted Uses in Employment Restricted

Only existing uses are permitted, as directed by the Official Plan.

Strategic Employment Areas

Strategic employment zones are aligned with the Official Plan's vision for **Strategic Employment and Economic Districts (SEED)**. SEED-designated lands are intended to provide incubation spaces for emerging industries and support clusters of established or emerging companies in fields such as bioscience, research, film/music production, and digital media development. The new **Strategic Economic Zones** will regulate two clusters of land:

1. **Strategic Employment District (SED) - Dunlop Street Corridor**: This area aims to create and foster connections between existing and new companies/incubators within the downtown, near the Georgian College satellite campus, and surrounding lands. It is planned to attract and accommodate predominantly office uses related to knowledge-based firms and creative industries.
2. **Strategic Employment Cluster (SEC) - Near Duckworth Street and Georgian Drive**: This area is intended to maintain and attract institutions related to health and medical services, research and development, education, automotive, and aviation.

Select Zoning Standards to Illustrate permissions and built forms in Strategic Employment Zones

Strategic Employment Cluster (SEC)				**Strategic Employment District (SED)**			
A defined area intended to recognize, protect, maintain and attract institutions relating to health and medical services, research and development and education within the area surrounding Georgian Drive and Duckworth Street.				A defined area to create and foster connections between existing and new companies/incubators within and adjacent to employment areas and the downtown.			
Permitted Built Forms:	**Height (Min)**	**Height (Max)**	**Frontage (Min)**	**Permitted Built Forms:**	**Height (Min)**	**Height (Max)**	**Frontage (Min)**
Flex Building	2 storeys (6m)	5 storeys (15m)	n/a	Flex Building	2 storeys (6m)	5 storeys (15m)	28m
Low-rise Building	2 storeys (6m)	5 storeys (15m)	n/a	Low-rise Building	2 storeys (6m)	5 storeys (15m)	n/a
Mid-rise Building	2 storeys (6m)	8 storeys (24m)	n/a	Mid-rise Building	5 storeys (15m)	12 storeys (15m)	n/a

Examples of Permitted Uses in Strategic Employment Areas

Office – including major office, public service facilities, community facilities, training centres and post-secondary education facilities, health services and medical laboratory, hospitality and tourism, workshop, recreational facilities, commercial, retail – excluding major retail, residential if within a Strategic Growth Area.

Residential uses are only permitted in Strategic Employment Areas only as part of a mixed-use development that include strategic employment uses. **Any existing uses, building and structures at the time of passing of the by-law are permitted.**

Community Hub Zones

Lands designated as **Community Hub** in the Official Plan are intended to meet community needs through an anchor community-oriented land use, such as a school, church, or community organization, complemented by diverse activities and amenities. Community Hubs are envisioned as vibrant centres of community life, offering economic and social benefits like cafes, childcare, and housing. There are two Community Hub zones:

1. **Community Hub Urban Zone**: Found along intensification corridors, within Strategic Growth Areas, and the Urban Growth Centre, this zone supports a range of built forms suitable for these contexts.

2. **Community Hub Neighbourhood Zone**: Located in low-density neighbourhoods, this zone provides built forms appropriate for these areas.

Select Zoning Standards to Illustrate permissions and built forms in Community Hub Zones

Community Hub Urban (CHU)				**Community Hub Neighbourhood (CHN)**			
Community Hub Urban zones are found within the Urban Growth Centre (UGC). The Urban Growth Centre (UGC) is defined on Map 1 of the Official Plan "Community Structure"				Community Hub Neighbourhood zones are found within the Neighbourhood Area designation of the Official Plan.			
Permitted Built Forms:	**Height (Min)**	**Height (Max)**	**Frontage (Min)**	**Permitted Built Forms:**	**Height (Min)**	**Height (Max)**	**Frontage (Min)**
Flex Building	2 storeys (7.5m)	12 storeys (37.5m)	28m	Flex Building	2 storeys (7.5m)	4 storeys (13.5m)	28m
Mid-rise Building	2 storeys (7.5m)	12 storeys (37.5m)	n/a	Low-Rise Building	2 storeys (7.5m)	4 storeys (13.5m)	28m

Examples of Permitted Uses in Community Hub Zones

Public service facilities, community facilities, major institutional, office, health services, mobility hubs, commercial as part of a mixed-use development, retail as part of a mixed-use development, residential.

Natural Areas

Lands in the Natural Heritage and Greenspace zones are those which are designated Natural Heritage and Greenspace in the Official Plan. The level of protection required for Natural areas is illustrated on Map 3 – Natural Heritage Protection Overlay of the Official Plan

The objectives of both the Greenspace and Environmental Protection (EP) zone is to:

- Create a connected network of high-quality parks, other Greenspaces and Natural Heritage System.
- Promote, protect, and enhance the waterfront as the city's premiere open space.
- Improve connectivity between the city's parks and other open spaces and the city's community facilities, transit facilities, and other major or regional destinations wherever possible.
- Ensure public spaces are inclusive and accessible to diverse members of the community.
- Protect and enhance the city's Natural Heritage System.

Greenspace Zones

Examples of Permitted Uses in Greenspace Zone

Boat launch, cemetery, farmers market, food/refreshment stands, marina, outdoor recreation, stormwater management facility.

No buildings or structures are permitted in the Greenspace (GS) zone, except for those associated with the permitted uses.

The Greenspace Zone (GS) includes:

- North Shore Trail Zone – to further regulate those uses within the North Shore Trail Overlay.
- Allandale Station Park – to further regulate those uses within the Allandale Station Park area.

Environmental Protection Zones

Permitted Uses in Environmental Protection Zone

Conservation Uses, Ecological management measures, environmental monitoring, low impact recreation facilities, naturalized buffers, natural restoration, outdoor recreation, recreational trail.

No buildings or structures are permitted in the Environmental Protection (EP) zone, except for those associated with the permitted uses.

Infrastructure and Utilities Zones

The Infrastructure and Utilities Zone applies to lands designated in the Official Plan as Infrastructure and Utilities, these lands are used for the provision of infrastructure and utilities (e.g., utility corridors, and water and wastewater treatment plants).

Permitted Uses in Infrastructure and Utilities Zone

Infrastructure, government services, municipal service facilities, outdoor storage, parking lot, public service facilities

No buildings or structures are permitted in the Infrastructure and Utilities (IU) zone, except for those associated with the permitted uses.