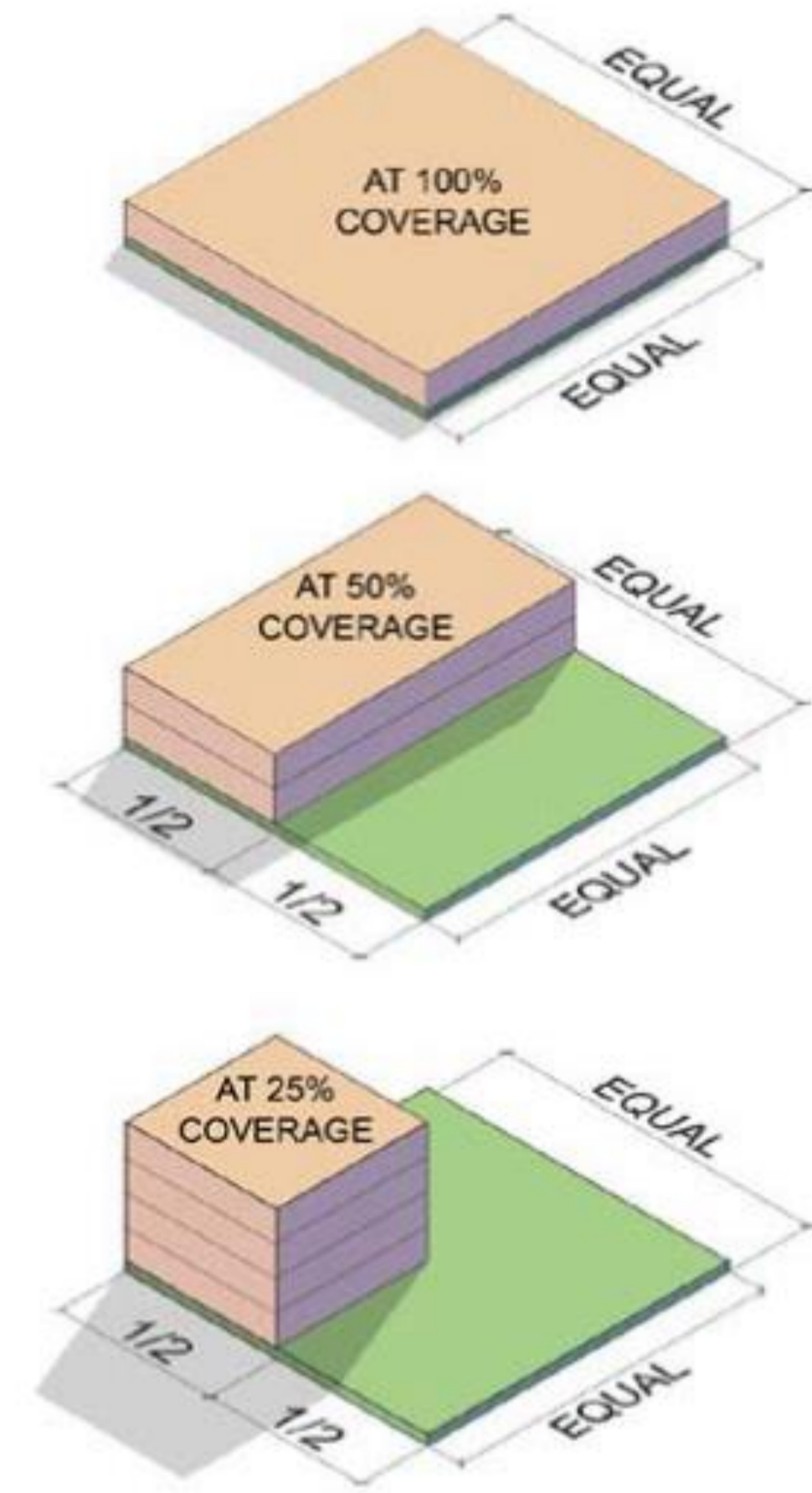


TABLE 16A.2 REGULATIONS IN THE MIXED-USE ZONE			
Density	Commercial Mixed-Use "CMU"	Residential Mixed-Use "RMU"	Town Centre Mixed-Use "TCMU"
Density (minimum residential units per net developable hectare)	60		75
Floor Space Index (minimum - per net developable hectare)	1.0		1.5
Lot Dimensions	Commercial Mixed-Use "CMU"	Residential Mixed-Use "RMU"	Town Centre Mixed-Use "TCMU"
Lot Frontage (minimum)	80 metres		

Example of Floor Space Index

$$FSI = 1.0$$



Floor Space Index

The ratio of the total floor area of one or more buildings to the area of the lot on which the buildings are located.

Building Location	Commercial Mixed-Use "CMU"	Residential Mixed-Use "RMU"	Town Centre Mixed-Use "TCMU"
Minimum Front Yard	2.0 metres		
Maximum Front Yard	5.0 metres		
Minimum Exterior Side Yard	2.0 metres		
Maximum Exterior Side Yard	5.0 metres		
Minimum Interior Side Yard	1.5 metres		
Minimum Interior Side Yard abutting a Residential Zone	5.0 metres		
Minimum Rear Yard	1.5 metres		
Minimum Rear Yard abutting a Residential Zone	10.0 metres		

Proposed Section of Highway 2

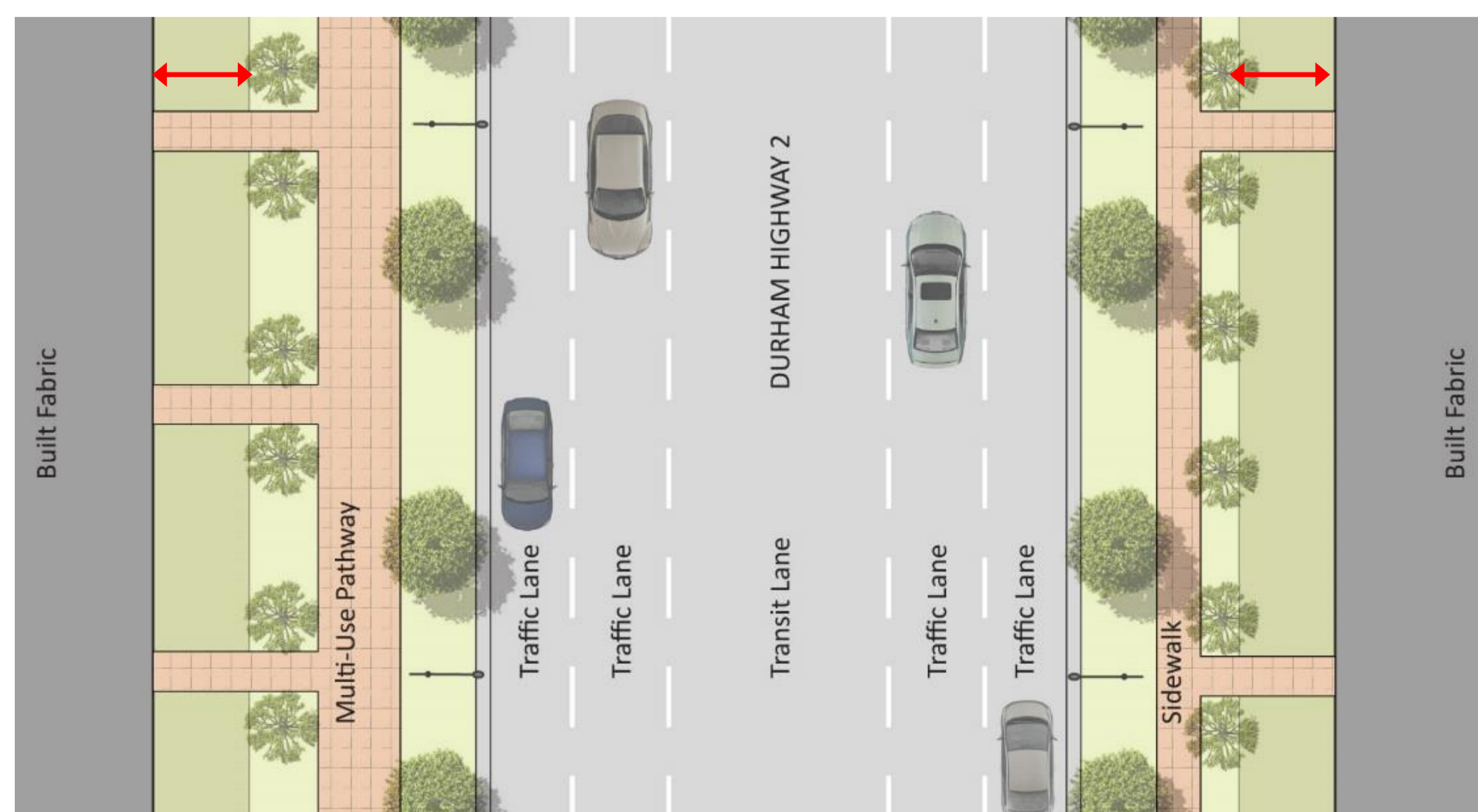
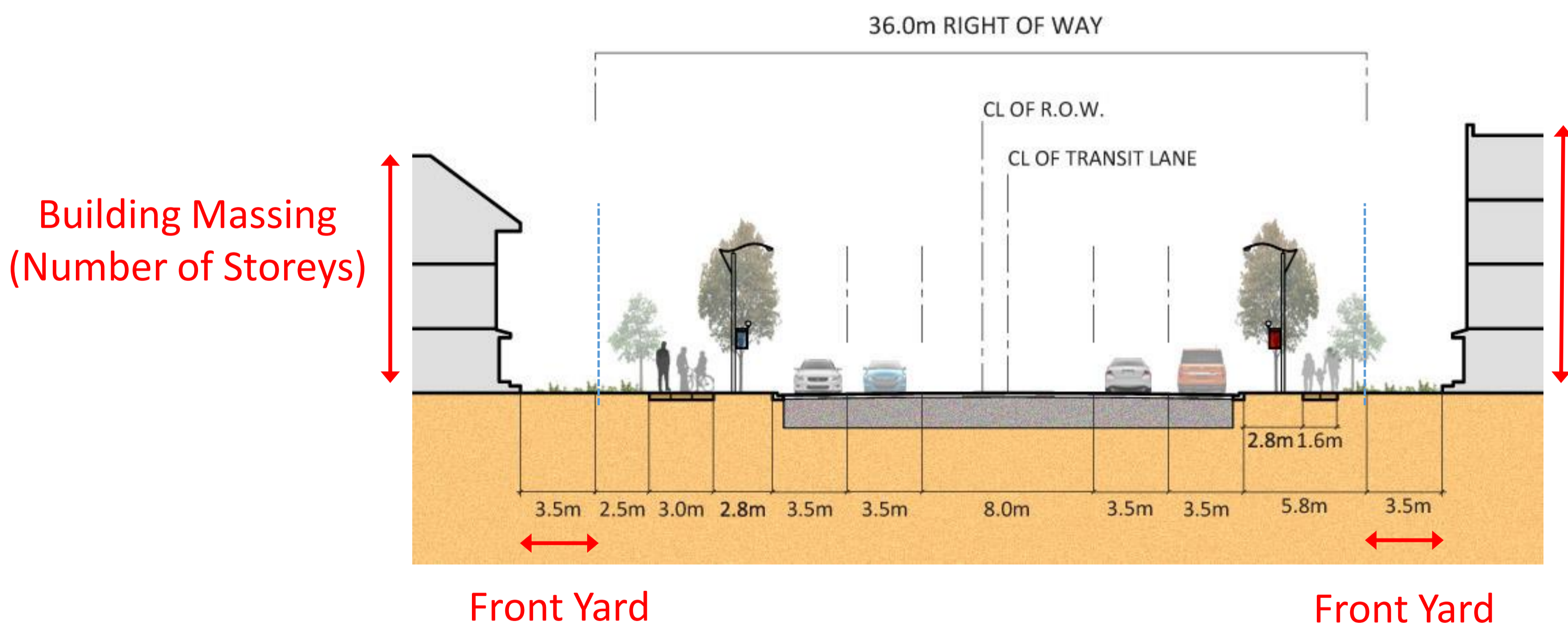


TABLE 16A.1: PERMITTED USES IN THE MIXED-USE ZONE

	Commercial Mixed-Use "CMU"	Residential Mixed-Use "RMU"	Town Centre Mixed-Use "TCMU"
NON-RESIDENTIAL USES			
Retail Uses			
Artisan Studio		Y	
Convenience Store		Y	
Retail Commercial Establishment		Y	
Supermarket		-	Y
Personal and Professional Services			
Business, Administrative or Professional Office		Y	
Eating Establishment		Y	
Eating Establishment, Take-out		Y	
Financial Office		Y	
Fitness Centre		Y	
Funeral Services Establishment		Y	
Day Nursery		Y	
Dry Cleaning Distribution Centre		Y	
Hotel	Y	-	Y
Laundry		Y	
Medical or Dental Clinic		Y	
Printing or Publishing Establishment		Y	
School, Commercial		Y	
Service Shop, Personal		Y	
Service Shop, Light		Y	
Veterinarian Clinic		Y	
Gathering Places and Community Uses			
Assembly Hall		Y	
Place of Entertainment		Y	
Place of Worship		Y	
Private Club		Y	

Permitted Uses

COMMERCIAL MIXED-USE

This category recognizes the existing small businesses along Durham Highway 2. This area will redevelop over time by introducing more intensive retail and service uses at grade with residential uses generally on upper floors.

RESIDENTIAL MIXED-USE

This category covers the area currently containing single detached dwellings and presents a unique opportunity to assemble multiple properties for redevelopment. A variety of residential uses are permitted, along with optional ground floor service and retail uses.

TOWN CENTRE MIXED-USE

The properties covered by this category will be the primary focus for retail and services along Durham Highway 2 and are expected to be the focal point of culture and civic gathering in Courtice.

	Commercial Mixed-Use "CMU"	Residential Mixed-Use "RMU"	Town Centre Mixed-Use "TCMU"
RESIDENTIAL USES			
Apartment Building	-		Y
Apartment Dwelling		Y ¹	Y
Home Occupation (Multi-Residential)		Y	
Live / Work Dwelling	-		Y
Long Term Care Facility		Y	
Retirement Home		Y	
Single Detached Dwelling		Y ²	
Townhouse Dwelling, Link	-	Y	-
Townhouse Dwelling, Stacked	-		Y

16A.1 Regulations for Permitted Uses

1. When located within a mixed-use building, apartment dwellings are not permitted
2. Only single detached dwellings, which existed on the date of the passing of this

Examples of Residential Uses



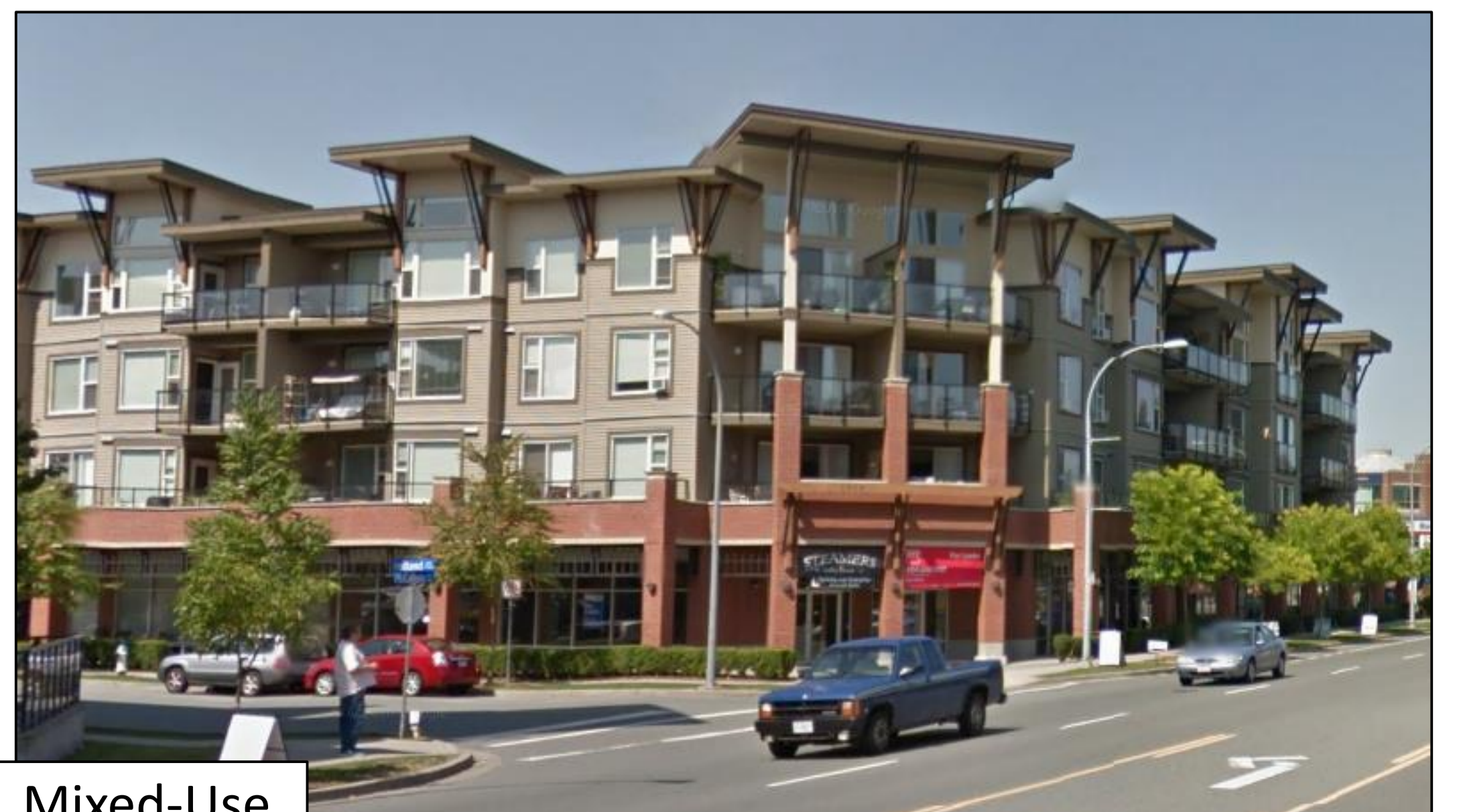
Townhouse



Apartment



Live / Work



Mixed-Use