Attachment 2 - Maximum Residential Development Potential Under Current Zoning of the Ioco Lands

Number of Lots	Single Family or Duplex Potential	Secondary Suite Potential	Laneway House Potential	Total Number of Potential Dwelling Units
HCA Lots North of Second Street zoned RS9				
56	56 single family dwellings	56 (each single family dwelling can have a secondary suite)	14 (only 14 of these lots have access to the rear from a secondary road)	126
HCA Lots South of Second Street zoned RS9				
45	44 single family dwellings 6 duplex units	50 (each single family dwelling and duplex unit can have a secondary suite)	9 (only 9 of these lots have access to the rear from a secondary road and are not encumbered by a creek)	109
C1 Zoned Lots (at southwest corner of HCA)				
2	2 single family dwellings	N/A	N/A	2
C8 Zoned Lots (at the waterfront)				
4	4 caretaker dwelling units (1 allowed per lot)	N/A	N/A	4
A1 Zoned lands east of Bedwell Bay Rd				
1 (measures approx. 6.9ha)	1 single family dwelling	1 secondary suite allowed in each single family dwelling	N/A	2
A1 Zoned lands East of First Avenue				
3 existing A1 zoned lots – 1 of these can potentially be divided into 3 A1 lots	5 single family dwellings	5 (1 for each single family dwelling)	N/A	10
RESULTS IN POTENTIAL FOR 112 SINGLE FAMILY HOMES AND 6 DUPLEXES				
TOTAL RESIDENTIAL DWELLING UNIT POTENTIAL PERMITTED UNDER CURRENT ZONING (includes secondary suites and laneway homes)				**253**