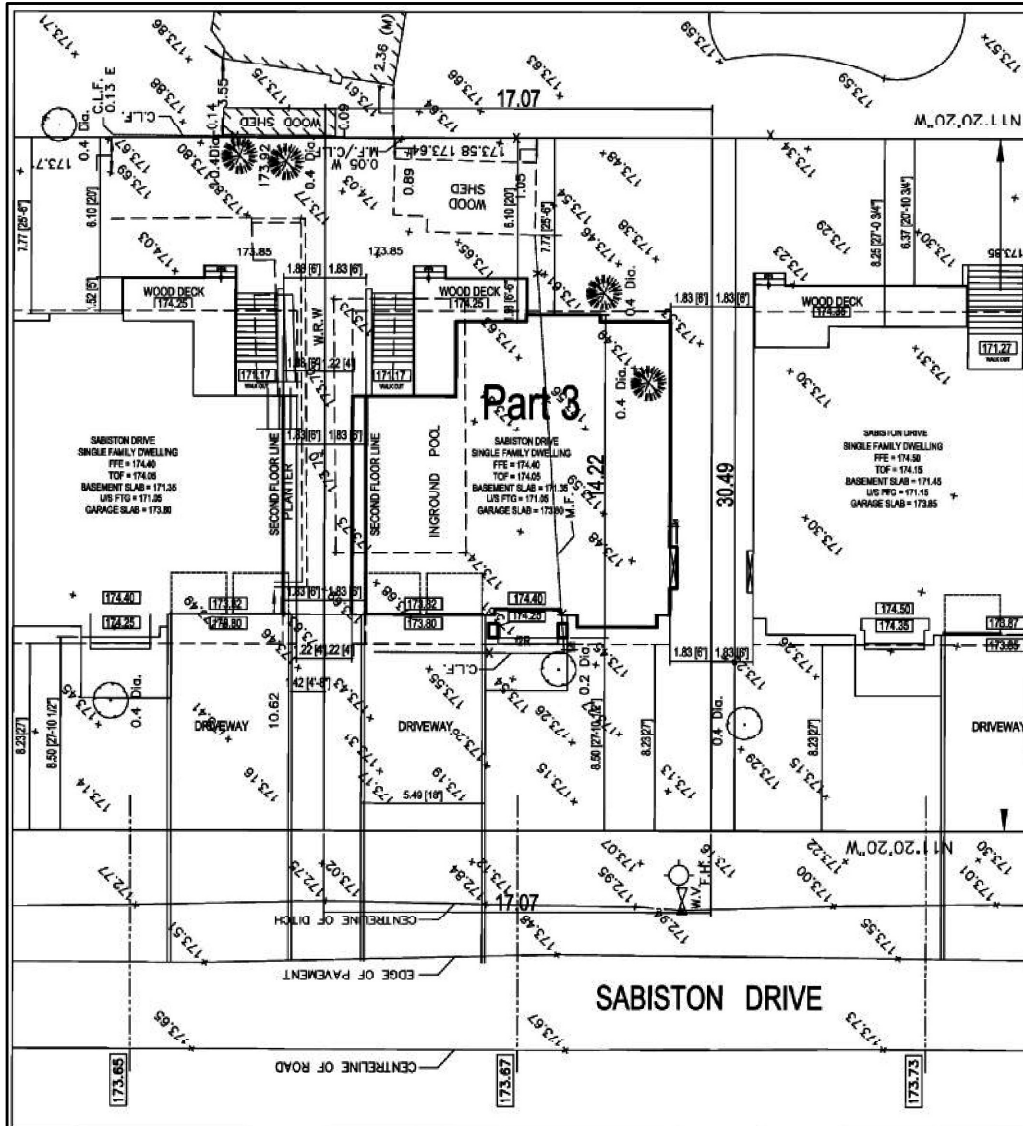




Proposed Development Standards: 15 River Bend – Lot 3

R3 Zone Regulations	Requirements	Proposal
Min. Lot Area	696.77 m ² (7,500 ft ²)	520.48 m ² (5,602.6ft ²)
Min. Lot Frontage	18.28 m (60 ft)	17.07 m (56 ft)
Min. Front Yard Setback	7.62 m (25 ft)	8.5 m (27.88 ft)
Min. Side Yard Setback	7.62 m (25 ft)	7.77 m (25.49 ft)
Min. Rear Yard Setback	1.82 m (6 ft)	1.83 m (6 ft) 2 nd Storey
Max. Building Height	10.66 m (35 ft)	9.8 m (32.15 ft)
Max. Lot Coverage	33.3 %	33.3 %

SITE PLAN - LOT 3

APPLICANT: Regency Property Inc. (Reego Xue)
15 River Bend Road

FILE No. PLAN 21 130958/130969/130977

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