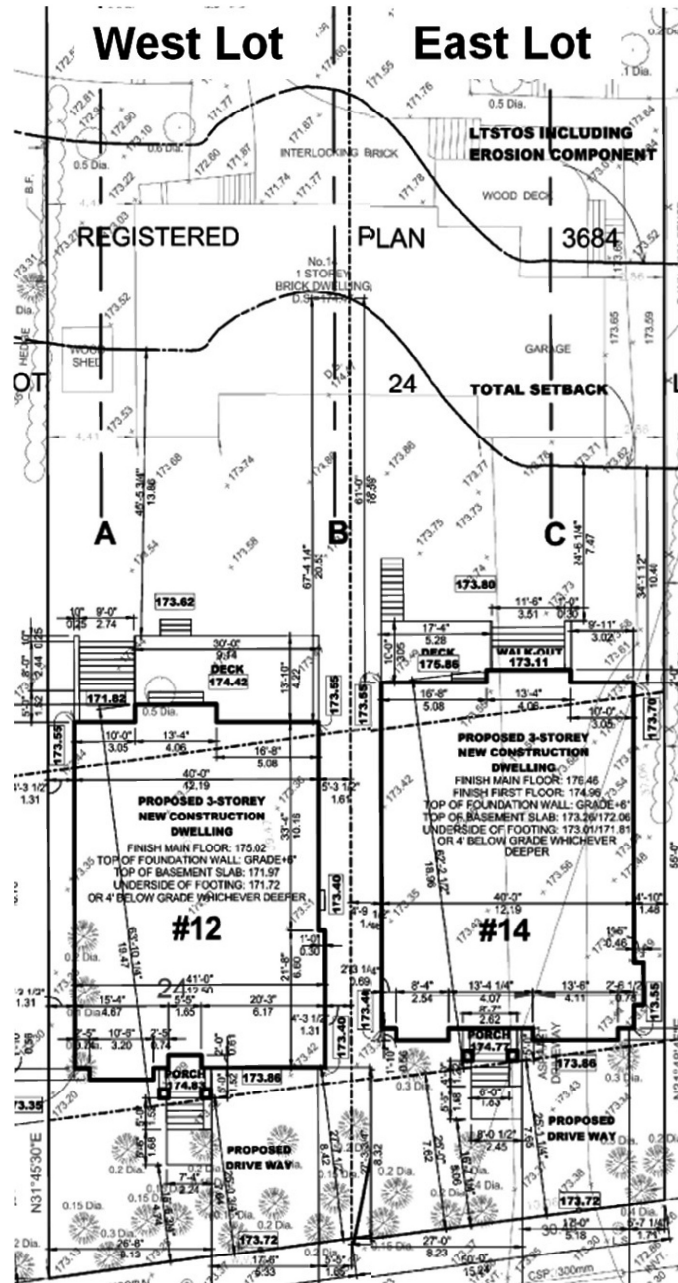


Proposed Development Standards: 14 River Bend – West Lot		
R3 Zone Regulations	Requirements	Proposal
Min. Lot Area	696.77 m ² (7,500 ft ²)	1,180 m ² (12,702 ft ²)
Min. Lot Frontage	18.28 m (60 ft)	15.24m (50 ft)
Min. Front Yard Setback	7.62 m (25 ft)	7.64 m (25.06 ft)
Min. Side Yard Setback	7.62 m (25 ft)	13.86 m (45.47 ft)
Min. Rear Yard Setback	1.82 m (6 ft)	1.31 m (4.29 ft)
Max. Building Height	10.66 m (35 ft)	10.61 m (34.80 ft)
Max. Lot Coverage	33.3 %	17.6 %

Proposed Development Standards: 14 River Bend – East Lot		
R3 Zone Regulations	Requirements	Proposal
Min. Lot Area	696.77 m ² (7,500 ft ²)	1,132m ² (12,185ft ²)
Min. Lot Frontage	18.28 m (60 ft)	15.24m (50 ft)
Min. Front Yard Setback	7.62 m (25 ft)	7.65 (25.09 ft)
Min. Side Yard Setback	7.62 m (25 ft)	7.47m (25.50ft)
Min. Rear Yard Setback	1.82 m (6 ft)	1.46m (4.79ft)
Max. Building Height	10.66 m (35 ft)	10.67m (35.01 ft)
Max. Lot Coverage	33.3 %	18.6 %



SITE PLAN (14 River Bend) East and west Lots

APPLICANT: Regency Property Inc. (Reego Xue)
14 River Bend Road
FILE Nos. PLAN 21 130958/130969/130977