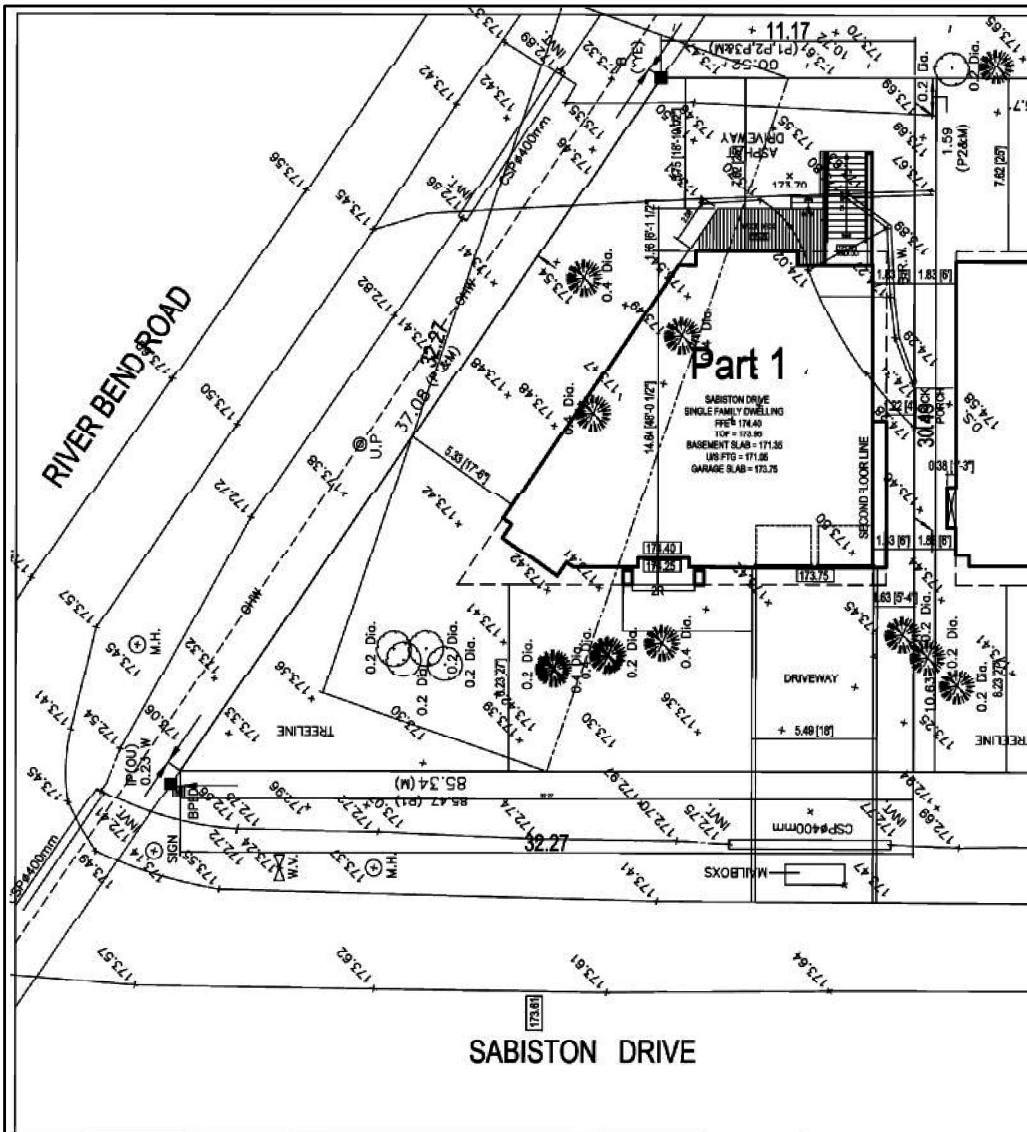




| Proposed Development Standards: 15 River Bend – Lot 1 |                       |                                      |
|-------------------------------------------------------|-----------------------|--------------------------------------|
| R3 Zone Regulations                                   | Requirements          | Proposal                             |
| Min. Lot Area                                         | 696.77 m² (7,500 ft²) | 662.36 m² (7,129.86 ft²)             |
| Min. Lot Frontage                                     | 18.28 m (60 ft)       | 32.27 m (105.87 ft)                  |
| Min. Front Yard Setback                               | 7.62 m (25 ft)        | 8.23 m (27 ft)                       |
| Min. Side Yard Setback                                | 7.62 m (25 ft)        | 7.62 m (25 ft)                       |
| Min. Rear Yard Setback                                | 1.82 m (6 ft)         | 1.83 m (6 ft) 2 <sup>nd</sup> Storey |
| Max. Building Height                                  | 10.66 m (35 ft)       | 9.8 m (32.15 ft)                     |
| Max. Lot Coverage                                     | 33.3 %                | 27.35 %                              |

# SITE PLAN - LOT 1

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

FILE No. PLAN 21 130958/130969/130977

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