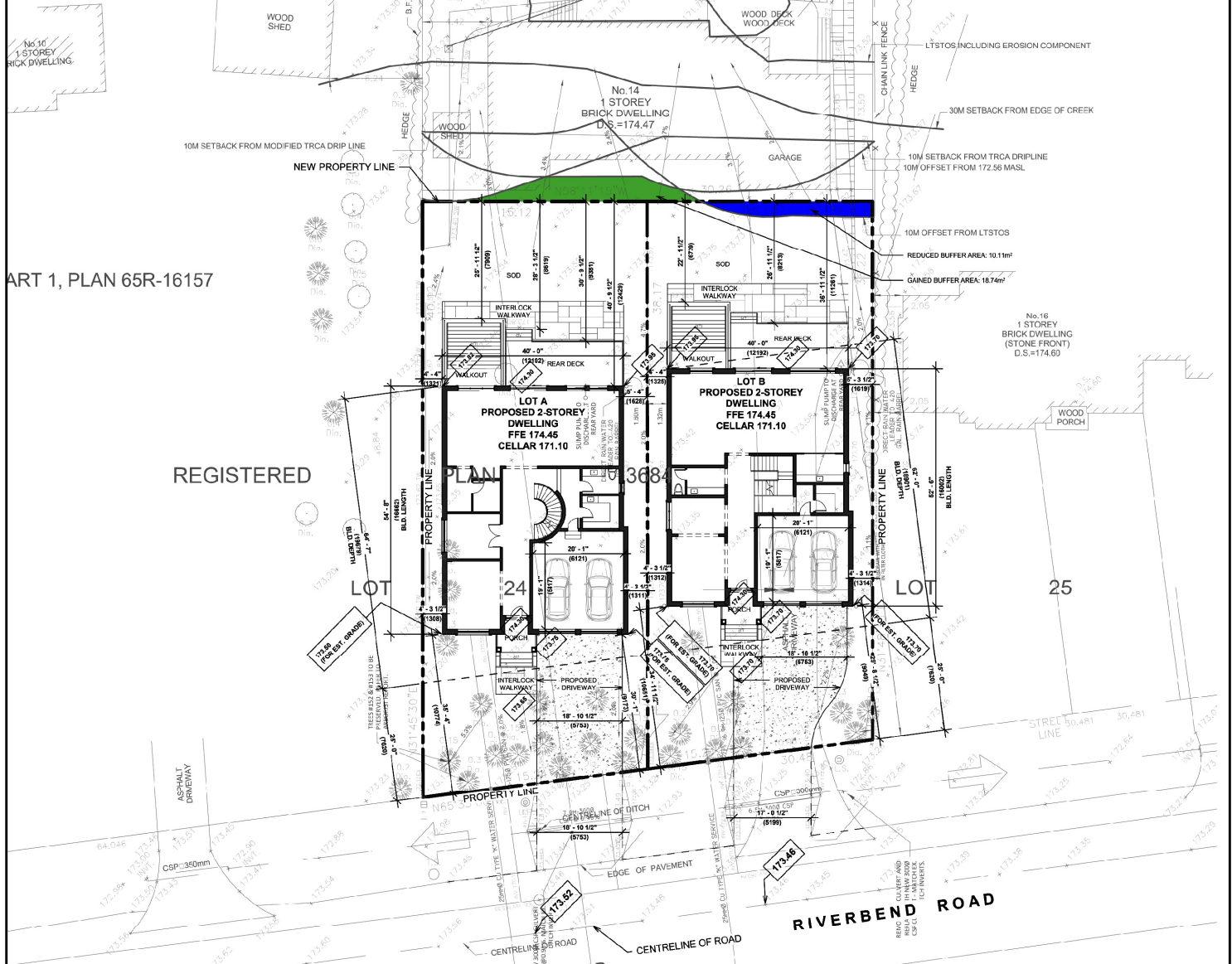


Proposed Development Standards: 14 River Bend Road – Lot 1 – West		
R3 Zone Regulations	Requirements	Proposal
Min. Lot Area	696.77 m ² (7,500 ft ²)	591.74 m ² (6,369.4 ft ²)
Min. Lot Frontage	18.28 m (60 ft)	15.24m (50 ft)
Min. Front Yard Setback	7.62 m (25 ft)	7.62 m (25 ft)
Min. Rear Yard Setback	7.62 m (25 ft)	12.43 m (40 ft)
Max. Lot Coverage	33.3 %	35.27 %
Max. Number of Storeys	2	2
Min. Side Yard Setback	1.82 m (6 ft)	1.30 m (4.26 ft)
Max. Building Height	9.8m (32 ft)	10.58 m (34.7 ft)
Max. Floor Area Ratio	47%	59.98%
Max Building Depth	16.8 m (55 ft)	19.68 m (64.5 ft)

Proposed Development Standards: 14 River Bend Road – Lot 2 - East		
R3 Zone Regulations	Requirements	Proposal
Min. Lot Area	696.77 m ² (7,500 ft ²)	562.74 m ² (6,057.30 ft ²)
Min. Lot Frontage	18.28 m (60 ft)	15.24 m (50 ft)
Min. Front Yard Setback	7.62 m (25 ft)	7.62 (25 ft)
Min. Rear Yard Setback	7.62 m (25 ft)	11.26 m (36.9 ft)
Max. Lot Coverage	33.3 %	35.64 %
Max. Number of Storeys	2	2
Min. Side Yard Setback	1.82 m (6 ft)	1.30 m (4.29 ft)
Max. Building Height	9.8m (32 ft)	10.55m (34.6 ft)
Max. Floor Area Ratio	47 %	59.87%
Max Building Depth	16.8 m (55 ft)	19.68 m (64.5 ft)



SITE PLAN - LOTS 1 & 2 - 14 RIVER BEND ROAD

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

FILE No. PLAN 21 130958, PLAN 21 130969, PLAN 21 130977

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DATE: 09/01/2023