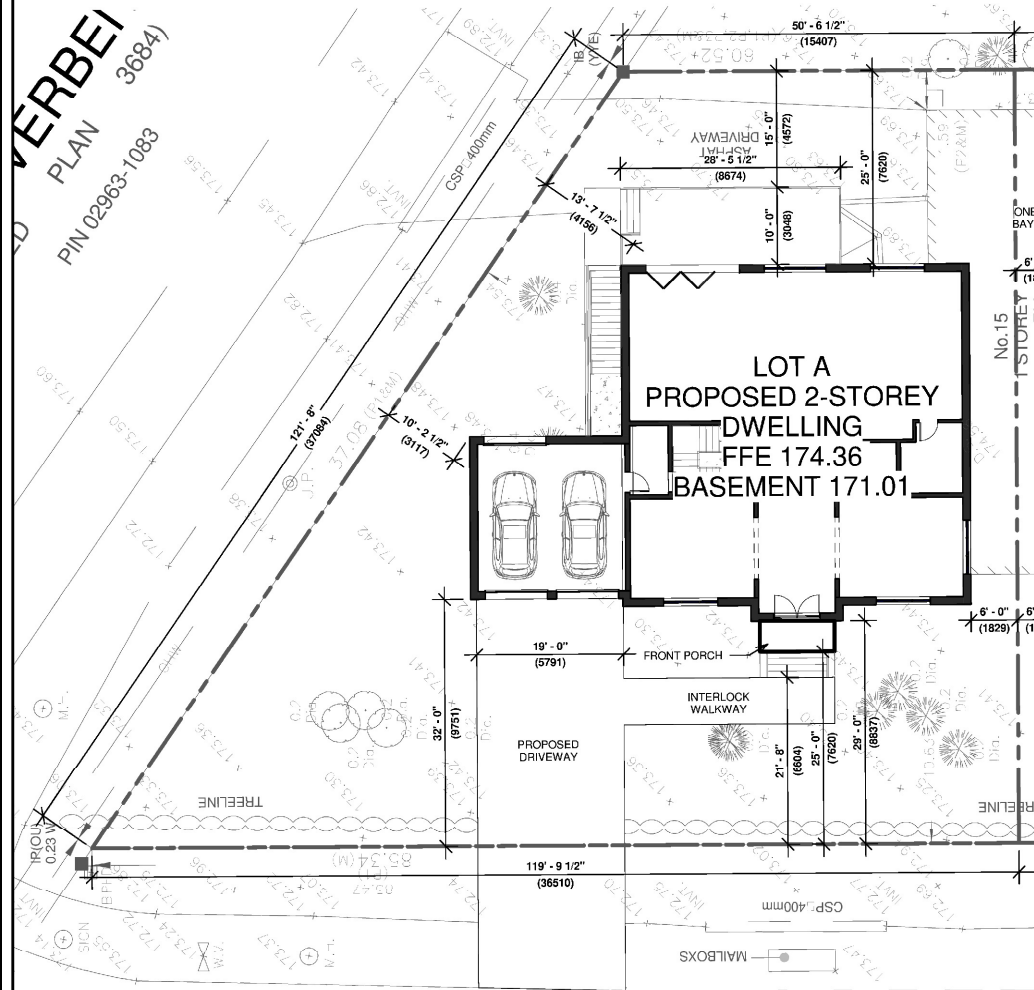


VERBEI
PLAN
PIN 02963-1083
3684)



Proposed Development Standards: 15 River Bend Road – Lot 1 - North

R3 Zone Regulations	Requirements	Proposal
Min. Lot Area	696.77 m ² (7,500 ft ²)	791.59 m ² (8,520.62 ft ²)
Min. Lot Frontage	18.28 m (60 ft)	36.51 m (119.78 ft)
Min. Front Yard Setback	7.62 m (25 ft)	7.62 m (25 ft)
Min. Rear Yard Setback	7.62 m (25 ft)	7.62 m (25 ft)
Min. Side Yard Setback	1.82 m (6 ft)	1.82 m (6 ft)
Max. Lot Coverage	33.3 %	28.85%
Max. Number of Storeys	2	2
Min. Flankage Yard	5.33 m	3.11 m
Max. Building Height	9.8m (32 ft)	10.67 m (35 ft)
Max. Front yard encroachment	0.46 m (1.5 ft)	1.1 m (3.6 ft)
Max. Floor Area Ratio	47%	51.81%

SITE PLAN - LOT 1 - 15 RIVER BEND ROAD

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

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

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