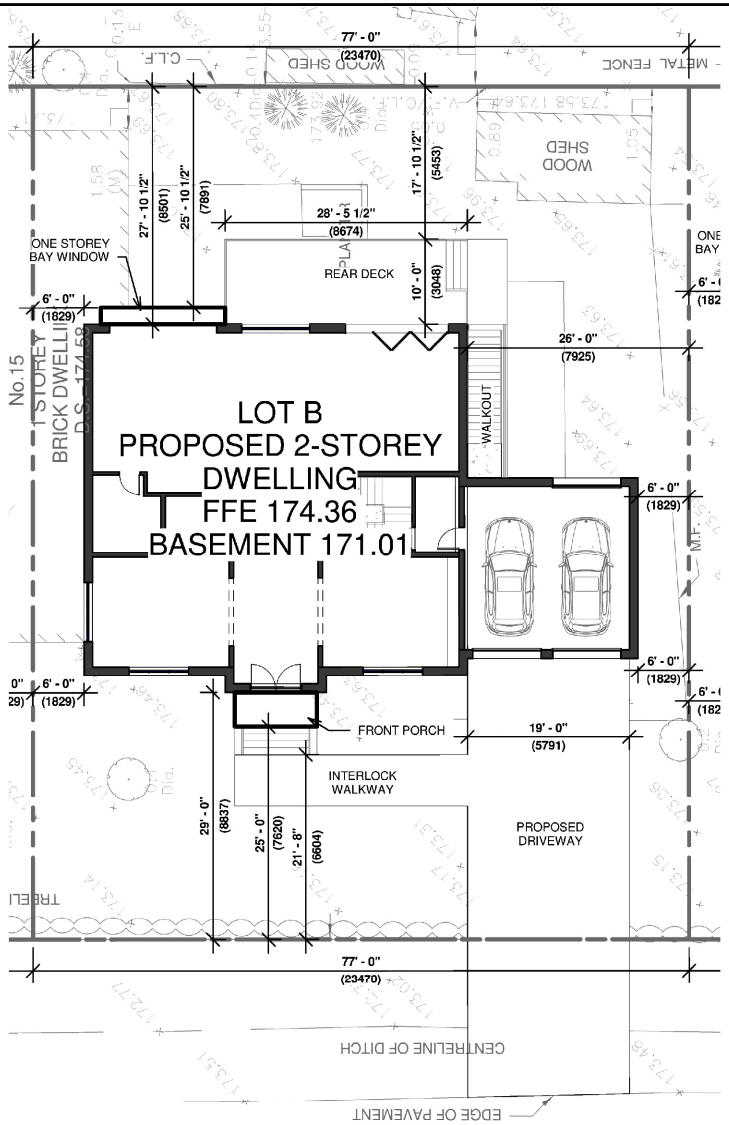

Proposed Development Standards: 15 River Bend Road – Lot 2 – Middle		
R3 Zone Regulations	**Requirements**	**Proposal**
Min. Lot Area	696.77 m² (7,500 ft²)	715.69 m² (7703.67 ft²)
Min. Lot Frontage	18.28 m (60 ft)	23.47 m (77 ft)
Min. Front Yard Setback	7.62 m (25 ft)	7.62 m (25 ft)
Min. Rear Yard Setback	7.62 m (25 ft)	7.89 m (25.89 ft)
Min. Side Yard Setback	1.82 m (6 ft)	1.82 m (6 ft)
Max. Lot Coverage	33.3 %	30.73%
Max. Number of Storeys	2	2
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%	51.25%

SITE PLAN - LOT 2 - 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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DATE: 09/01/2023

MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: EM

FIGURE No. 8