

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 25-013

Being a by-law to adopt Amendment No. 88 of the City of Cambridge Official Plan (2012), as amended, with respect to land municipally known as 229, 235, 239, and 247 Royal Oak Road

WHEREAS section 17 and 22 of the Planning Act R.S.O. 1990 c. P. 13, as amended, empower the City of Cambridge to adopt an Official Plan and make amendments thereto;

NOW THEREFORE BE IT RESOLVED THAT the Corporation of the City of Cambridge enacts as follows:

1. **THAT** amendment No. 88 to the City of Cambridge Official Plan (2012) as amended, shall apply to lands legally described as Part of Lots 26 and 27, Beasley's Broken Front Concession, Lots 1 to 3, Plan 1147 in the City of Cambridge, Regional Municipality of Waterloo ; and shown on Schedules 'A', 'B' and 'C' attached hereto and forming part of the By-law (herein referred to as '*the Lands*');
2. **THAT** Amendment No. 88 to the City of Cambridge Official Plan (2012) as amended, consisting of the text and attached maps, is hereby adopted;
3. **AND THAT** this by-law shall come into full force and effect upon the final passing thereof.

ENACTED AND PASSED this 25th day of March, 2025

MAYOR

CLERK

Purpose and Effect of Official Plan Amendment No. 88, By-law No. 25-013

The purpose and effect of this Official Plan Amendment No. 88 (OPA 88) to the City of Cambridge Official Plan (2012), as amended, is to redesignate the lands municipally known as 229, 235, 239 and 247 Royal Oak Road in the City of Cambridge and Regional Municipality of Waterloo from 'Low/Medium Density Residential' and 'Natural Open Space System' to 'Business Industrial' and 'Natural Open Space System' with site-specific policies to prohibit certain industrial uses and address compatibility.

Amendment No. 88 to the City of Cambridge Official Plan

1. Chapter 14, Map 2 of the City of Cambridge Official Plan is hereby amended by redesignating the subject lands from “Low/Medium Density Residential” and “Natural Open Space System” to “Business Industrial” and “Natural Open Space System” as shown on Schedule ‘A’ attached hereto;
2. Chapter 14, Map 2A of the City of Cambridge Official Plan is hereby amended by adding Site Specific Figure 123, as shown on Schedule ‘B’ attached hereto;
3. Chapter 16 of the City of Cambridge Official Plan is hereby amended by adding Figure 123 as shown on Schedule ‘C’ attached hereto;
4. Section 8.10 of the City of Cambridge Official Plan is hereby amended by adding the following subsection thereto:

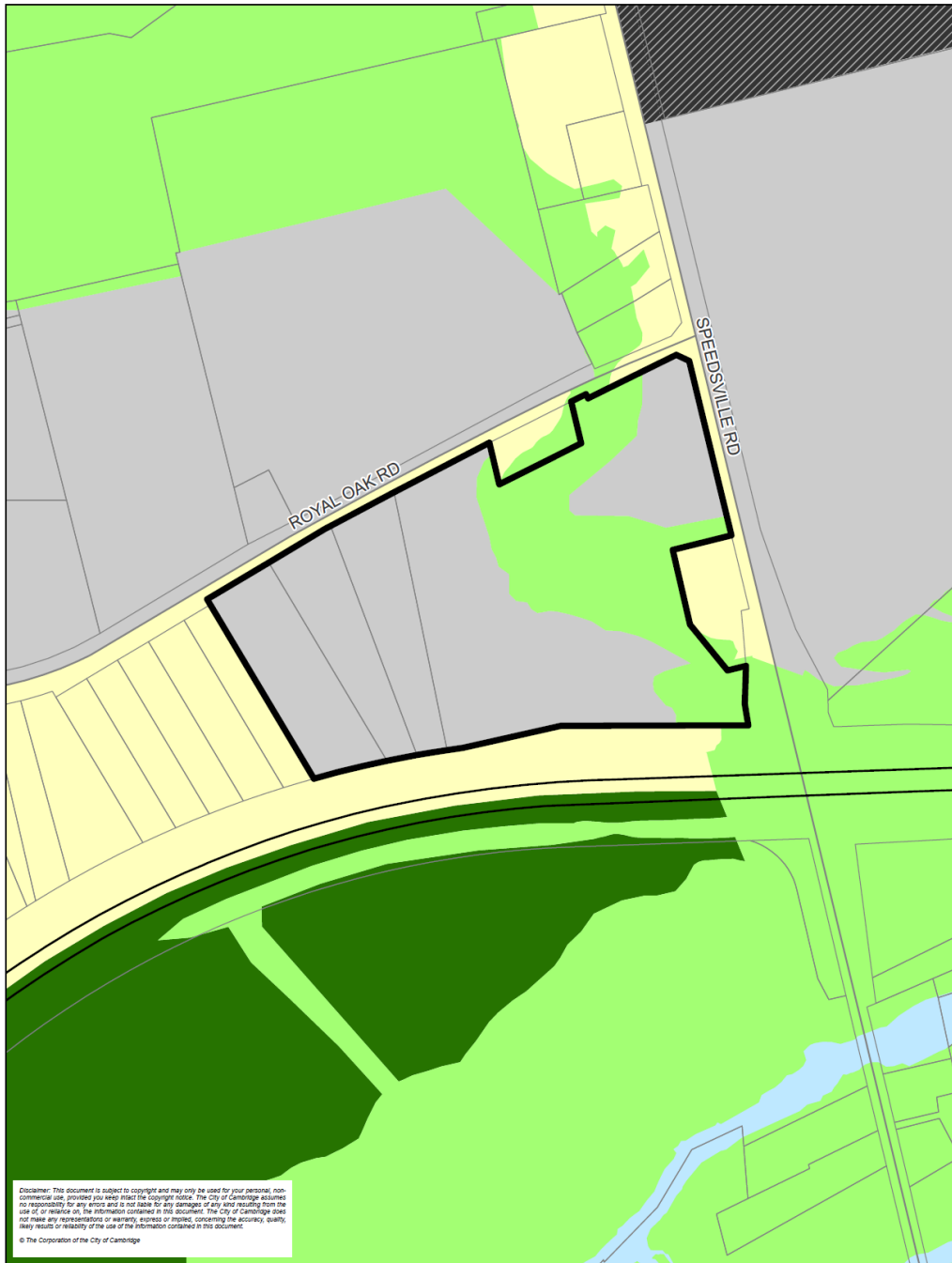
8.10.123 229, 235, 239, and 247 Royal Oak Road










1. Notwithstanding policy 8.5.3.4.2 of this plan, for the Lands shown on Figure 123 on Schedule C attached hereto, the following uses are not permitted:
 - a. Motel and/or hotel
 - b. Daycare and/or childcare
 - c. Stamping, treating, refining, and/or distilling of products, goods, materials, patterns, tools and dies
 - d. A dry-cleaning plant in which a depot for the receipt and delivery of dry-cleaned articles may also be provided
 - e. A motor vehicle repair shop or autobody repair shop
 - f. A contractor’s yard
 - g. A lumber yard
 - h. A propane transfer facility or private propane transfer facility
 - i. An establishment for the display, sales and services or industrial and commercial motor vehicles and motorized equipment having a gross vehicle weight of at least 5600kg
 - j. An establishment for the storage and recycling of tires
 - k. A landscaping and garden centre
 - l. An auto service mall

- m. An establishment for the lease/rental of motor vehicles
 - n. Couriers and delivery services
 - o. Recycling facilities
 - p. Transport uses
 - q. Outdoor storage or operations
2. Notwithstanding anything to the contrary, for the lands designated as Business Industrial shown on Figure 123, the following provisions shall apply:
- a. An updated detailed noise study may be required at the time of Site Plan Application should the orientation of the proposed buildings or loading facilities previously assessed in the original Noise Feasibility Study (prepared by HGC Engineering, dated June 4, 2024 and Response Letter dated January 15, 2025) change, to confirm any required noise mitigation measures to the satisfaction of the City.
 - b. The implementing Zoning By-law shall include the following provisions:
 - i. Industrial uses are only permitted within an enclosed building
 - ii. No outdoor storage of any kind, including but not limited to; equipment; goods; materials; dumping; scrap metal, garbage or refuse shall be permitted
 - iii. No speakers or other amplification equipment shall be permitted on the lands except within wholly enclosed buildings
 - iv. Loading facilities, overhead bay or service bay doors shall only be permitted at the rear of buildings
 - v. A minimum side yard and/or rear yard of 20.0 metres abutting a residential use class zone
 - vi. A solid fence not less than 1.8 metres in height shall be provided and maintained adjacent to residential use class zones
 - vii. A minimum 3 metre enhanced planting strip shall be provided and maintained along the west side of the property where it abuts the residential use class zone in accordance with the requirements outlined in the site specific by-law
 - viii. Visual screening for rooftop mechanical equipment shall

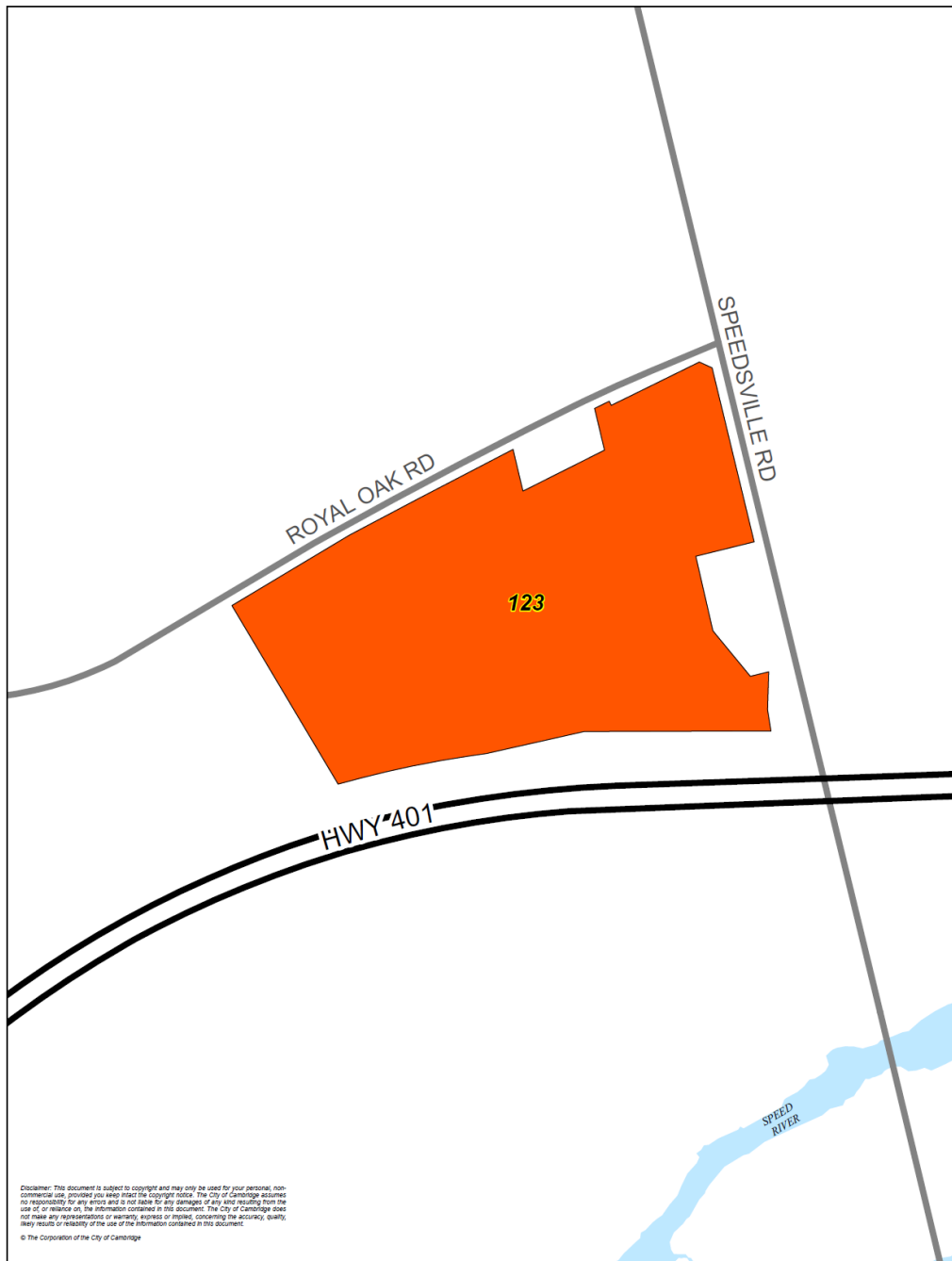
be provided


Schedule 'A' – Map 2



 <p>Schedule A to Official Plan Amendment 88</p> <p>Amendment to Map 2 of City of Cambridge Official Plan</p>	Legend	
	 Subject Lands  Rivers and Lakes  Low / Medium Density Residential  Business Industrial	 Prestige Industrial  Recreation, Cemetery and Open Space  Natural Open Space System
 1:3,000		

Schedule 'B' – Map 2A



<p>City of Cambridge Official Plan</p>  <p>MAP 2A Site Specific Policies (See Section 8.10) OPA 88</p>	<p>Legend</p> <p>Roads - Ownership</p> <ul style="list-style-type: none"> Province of Ontario or Region of Waterloo City of Cambridge <p>1:3,000</p>	<ul style="list-style-type: none"> Site Specific (Figure Number) 123 Rivers and Lakes <p><small>Model: January 23, 2025 10:48 AM © SC0PRT182003 (1_G8)Intermediate Production/RealPlan/ProCP_MapPackage/CP_MapPackage/CP_MapPackage.aprx 10%</small></p>
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Schedule C – Figure 123

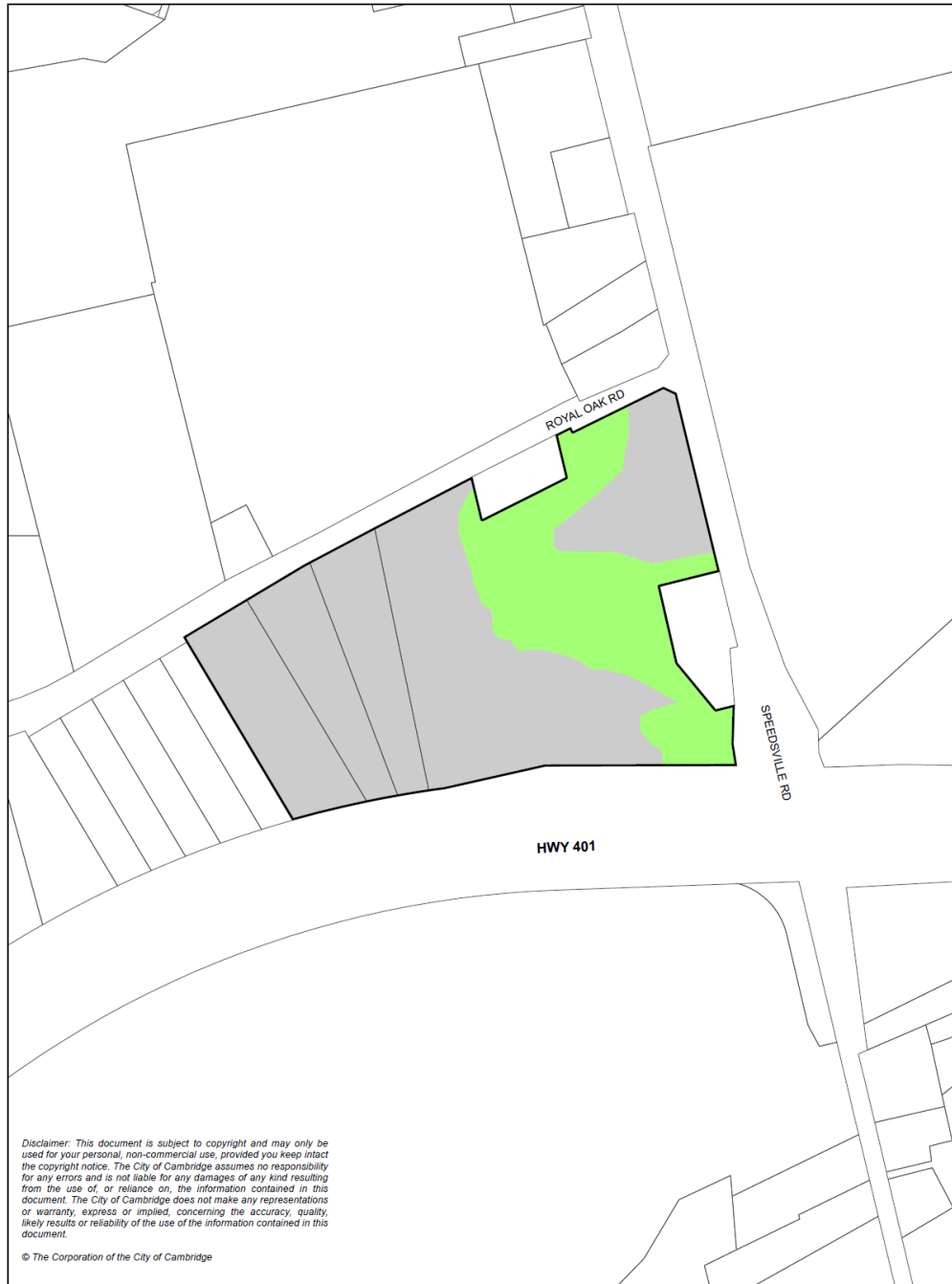






Figure 123

229, 235, 239, 247 Royal Oak Road



1:3,000

Legend

-  Subject Lands
-  Low / Medium Density Residential
-  Business Industrial (Subject to Section 8.10.123)
-  Natural Open Space System (Subject to Section 8.10.123)

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