

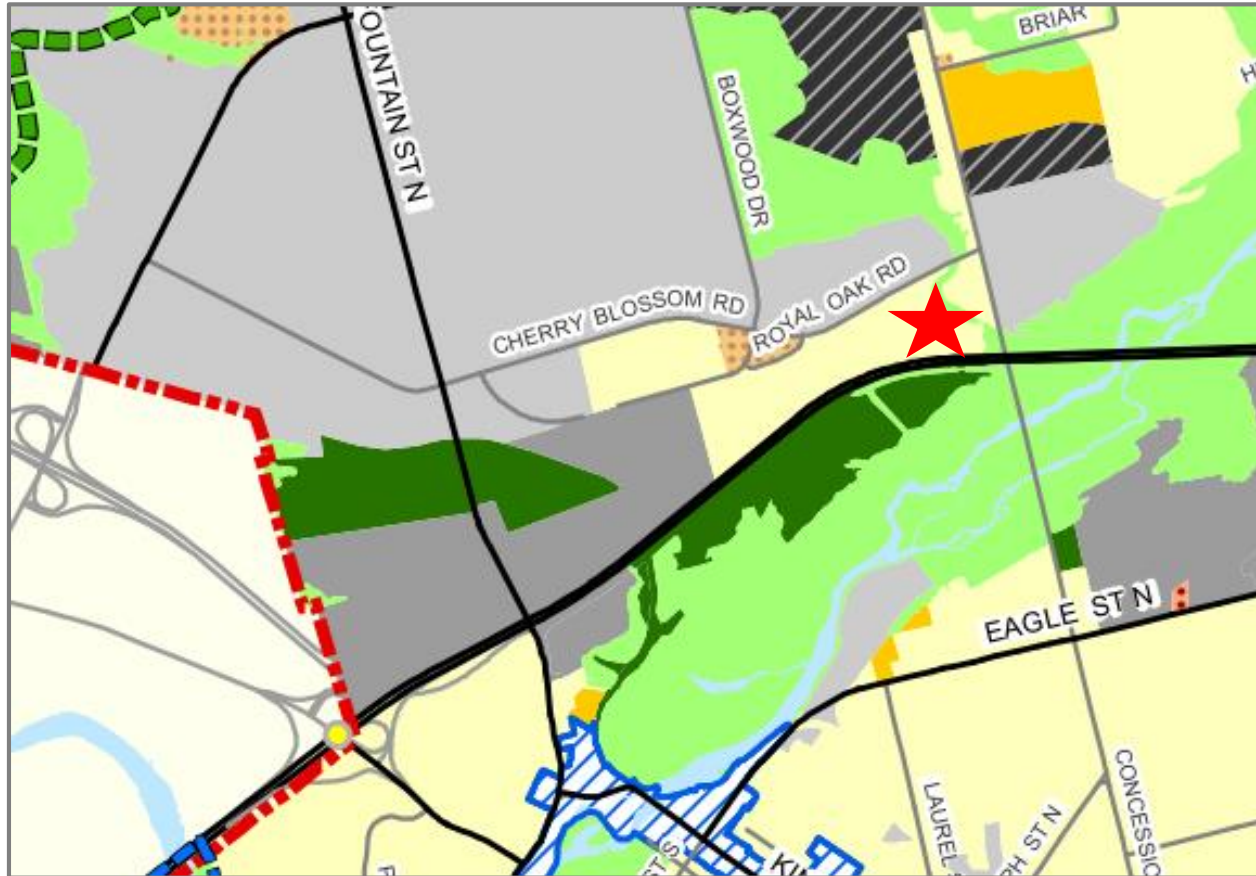
229, 235, 239, and 247 Royal Oak Road Official Plan and Zoning By-law Amendments



















Surrounding Context



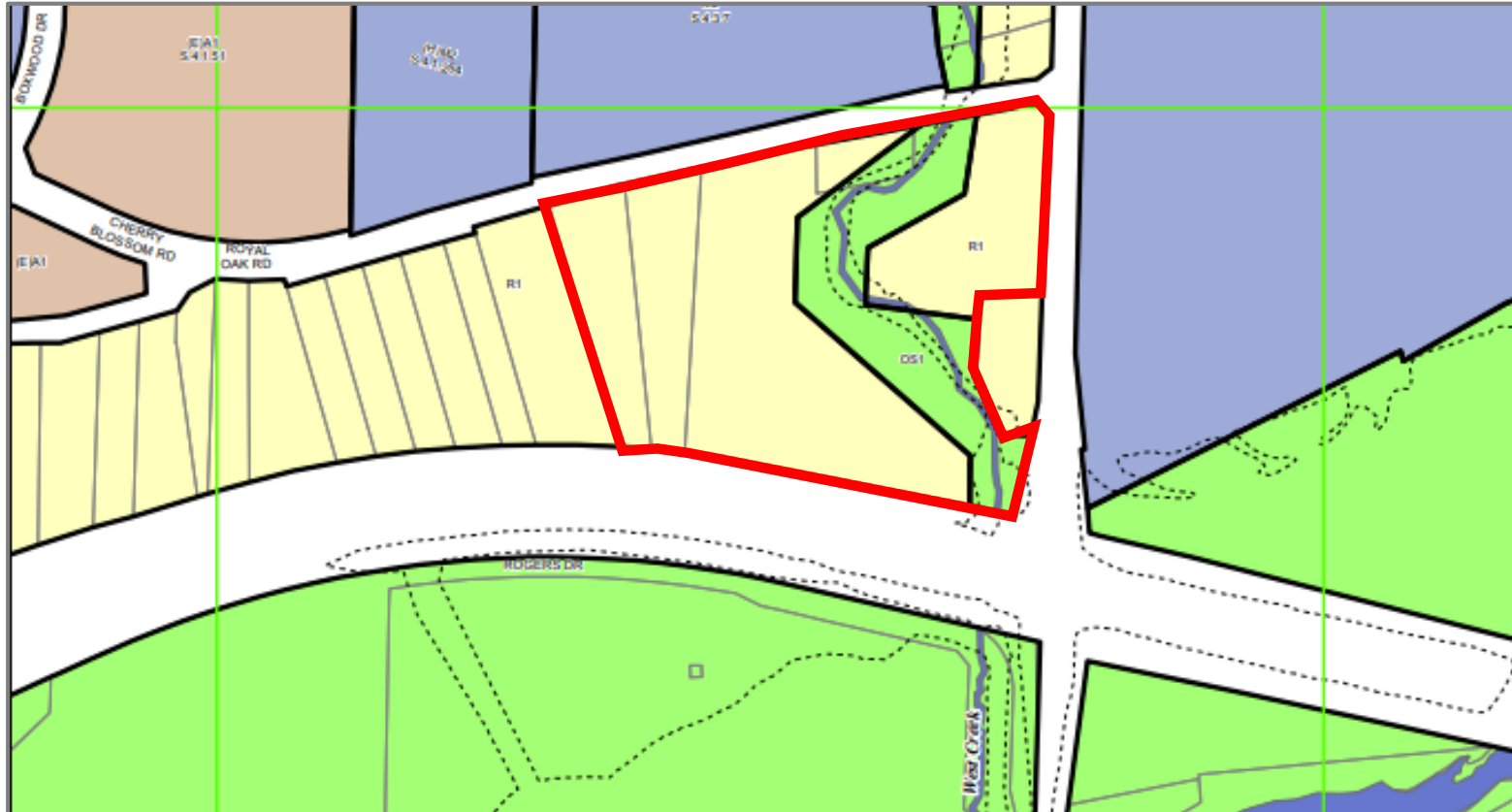
229, 235, 239, and 247 Royal Oak Road
March 25, 2025

City of Cambridge Official Plan



1. Community Core Areas	
	Galt City Centre; Preston Towne Centre; Hespeler Village
2. Residential Designations	
	Low / Medium Density Residential
	High Density Residential
	Blair Core Area
	Rural Residential
3. Rural Designations	
	Rural
	Prime Agricultural
4. Commercial Designations	
	Regional Commercial
	Community Commercial
	Hespeler Road Mixed-Use Corridor
	Neighbourhood Commercial
5. Employment Designations	
	Business Industrial
	Prime Industrial Strategic Reserve (Served)
	Employment Corridor
	Industrial
	Prestige Industrial
6. Open Space Designations	
	Recreation, Cemetery and Open Space
	Natural Open Space System

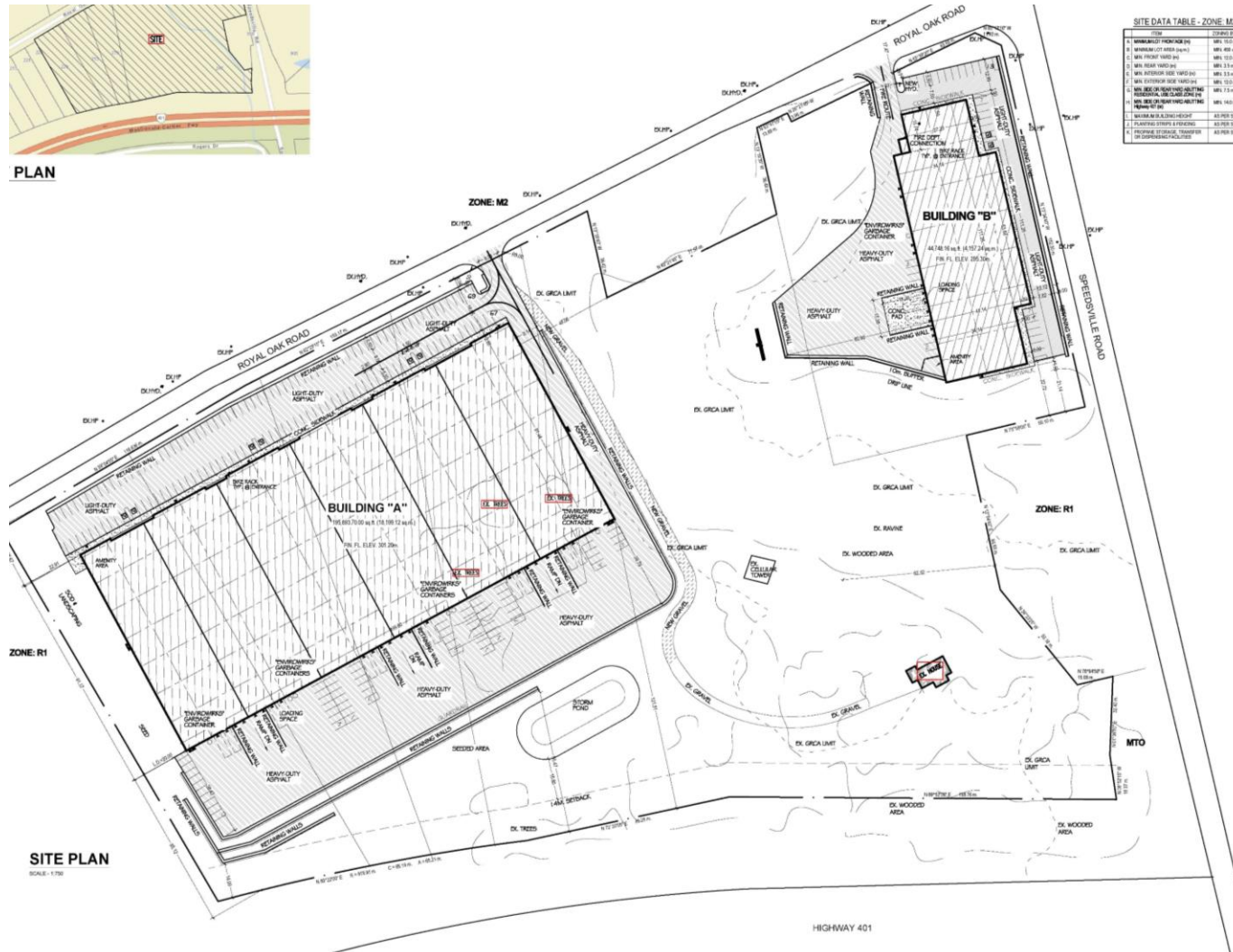
City of Cambridge Zoning By-law



229, 235, 239, and 247 Royal Oak Road
March 25, 2025



PLAN



SITE DATA TABLE - ZONE M2				
ITEM	UNIT	PER LOW REQUIREMENTS	QUANTITY	QUANTITY
A. MINIMUM FLOOR AREA (sq ft)	Sq. Ft.	100	281 sq. ft.	27.54
B. MINIMUM LOT AREA (sq ft)	Sq. Ft.	400	400 sq. ft.	66.66
C. MINIMUM LOT WIDTH (ft)	ft	20	20 ft.	17.78
D. MINIMUM ROAD WID (ft)	ft	10	10 ft.	8.89
E. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
F. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
G. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
H. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
I. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
J. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
K. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
L. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
M. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
N. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
O. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
P. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
Q. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
R. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
S. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
T. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
U. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
V. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
W. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
X. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
Y. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
Z. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
AA. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
AB. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
AC. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
AD. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
AE. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
AF. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
AG. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
AH. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
AI. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
AJ. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
AK. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
AL. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
AM. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
AN. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
AO. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
AP. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
AQ. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
AR. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
AS. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
AT. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
AU. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
AV. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
AW. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
AX. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
AY. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
AZ. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
BA. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
BB. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
BC. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
BD. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
BE. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
BF. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
BG. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
BH. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
BI. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
BJ. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
BK. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
BL. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
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BO. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
BP. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
BQ. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
BR. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
BS. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
BT. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
BU. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
BV. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
BW. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
BX. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
BY. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
BZ. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
CA. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
CB. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
CC. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
CD. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
CE. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
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CG. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
CH. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
CI. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
CJ. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
CK. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
CL. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
CM. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
CN. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
CO. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
CP. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
CQ. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
CR. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
CS. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
CT. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
CU. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
CV. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
CW. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
CX. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
CY. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
CZ. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
DA. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
DB. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
DC. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
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DQ. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
DR. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
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DT. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
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DX. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
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DZ. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
EA. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
EB. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
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EE. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
EF. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
EG. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
EH. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
EI. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
EJ. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
EK. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
EL. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
EM. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
EN. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
EO. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
EP. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
EQ. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
ER. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
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EU. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
EV. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
EW. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
EX. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
EY. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
EZ. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
FA. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
FB. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
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FH. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
FI. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
FJ. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
FK. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
FL. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
FM. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
FN. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
FO. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
FP. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
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FU. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
FV. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
FW. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
FX. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
FY. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
FZ. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
GA. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
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GC. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
GD. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
GE. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
GF. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
GG. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
GH. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
GI. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
GJ. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
GK. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
GL. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
GM. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
GN. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
GO. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
GP. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
GQ. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
GR. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
GS. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
GT. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
GU. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
GV. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
GW. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
GX. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
GY. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
GZ. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
HA. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
HB. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
HC. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
HD. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
HE. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
HF. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
HG. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
HH. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
HI. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
HJ. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
HK. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
HL. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
HM. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
HN. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
HO. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
HP. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
HO. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
HR. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
HS. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
HT. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
HU. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
HV. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
HW. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
HX. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
HY. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
HZ. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
IA. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
IB. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
IC. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
ID. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
IE. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
IF. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
IG. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
IH. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
II. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
IJ. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
IK. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
IL. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
IM. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
IN. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
IO. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
IP. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
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IR. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
IS. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
IT. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
IU. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
IV. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44
IW. MIN. INTERIOR SIDE YARD (ft)	ft	5	5 ft.	4.44

SITE DATA: BUILDING A

OVERALL SITE AREA	93,887.03
SITE AREA	41,893.72
BUILDING "W" AREA	18,198.12
HEAVY-DUTY AREA	12,912.58
CONCRETE AREA	563.02
BOD & LANDSCAPED AREA	6,528.40
SEEDD AREA	2,609.62

SITE DATA: BUILDING 6

OVERALL SITE AREA	93,857.05
SITE AREA	19,686.11
BUILDING "B" AREA	4,157.24
LIGHT-DUTY ASPHALT	1,646.48
HEAVY-DUTY AREA	3,266.50
CONCRETE AREA	610.56
SCD & LANDSCAPED AREA	1,838.20
UNDEVELOPED AREA	8,227.63

LEGEND:



O.B.C. DATA:

A BUILDING A
BUILDING CLASSIFIED AS GROUP F, DIVISION 2
CONFORMING TO SECTION 3.2.2.5B
ONE STORY BUILDING, SPRINKLERED
NON-COMBUSTIBLE CONSTRUCTION
FLOOR ASSEMBLIES SHALL HAVE AN F.R. NOT LESS THAN 2HR.
MEZZANINE SHALL HAVE AN F.R. NOT LESS THAN 1HR.
LOADBEARING STRUCTURES SHALL HAVE AN F.R. NOT LESS THAN
THAT REQUIRED FOR THE SUPPORTING ASSEMBLY.

PARKING

[illegible]

GARBAGE
IS DANGER TO

BARRIER-FREE ACCESS:
BARRIER-FREE ACCESS FROM PARKING AREA TO PRINCIPAL ENTRANCE IS PROVIDED. EXTERIOR WALKS SHALL HAVE A FIRM SLIP RESISTANT SURFACE, WITH AN UNINTERRUPTED WIDTH OF NOT LESS THAN 1.0m, A GRADIENT NOT EXCEEDING 1 IN 20, BE FREE FROM OBSTRUCTIONS FOR THE FULL WIDTH, & HAVE A 1.5m x 0.9m LEVEL AREA ADJACENT TO THE ENTRANCE DOORWAY.

NO	DATE	REVISION



2023 SITE LAYOUT
229 - 247
ROYAL OAK RD.

SCALE 1/320	DATE 2024.04.18	DRAWN BY 	PROJECT NO. 210889
DRAWING SITE PLAN			DRAWING NO. 1

Proposed Development



229, 235, 239, and 247 Royal Oak Road
March 25, 2025

Proposed Development



229, 235, 239, and 247 Royal Oak Road
March 25, 2025

Proposed Official Plan Amendment

- Redesignate the Site from “Low/Medium Density Residential” and “Natural Open Space System” to “Business Industrial” and “Natural Open Space System” with Site Specific Policy to prohibit the following uses on Site:
 - Motel and/or hotel
 - Daycare and/or childcare
 - Stamping, treating, refining, and/or distilling of products and goods
 - Dry cleaning plant
 - Contractors yard and lumber yard
 - Propane transfer facility
 - Display, sales and service of industrial and commercial vehicles
 - Storage and recycling of tires
 - Landscape and garden centre
 - Auto service mall, establishment for the sale/rental of motor vehicles and motor vehicle repair
 - Courier and delivery
 - Recycling facilities
 - Transport uses
 - Outdoor storage or operations

Proposed Zoning By-law Amendment

- Rezone from “R1 (Residential)” and “OS1 (Open Space)” to “M1 (Industrial)” and “OS1 (Open Space)” with following site specific exceptions:
 - Prohibition of uses (see Official Plan Amendment)
 - Industrial uses only permitted in fully enclosed buildings
 - No outdoor storage of any kind
 - No speakers or other amplification equipment
 - No loading facilities, overhead doors or service doors shall only be permitted at the rear of buildings
 - Minimum side yard and rear yard of 20 metres abutting a residential zone
 - Solid wood fence not less than 1.8 metres adjacent to residential uses
 - Minimum of 3.0 metre enhanced planting strip provided along west side of Building A
 - Visual screening for rooftop equipment
 - Specific parking requirements for Building A and Building B

