

City of Cambridge issues:

Updated .

For March 25,2025 Council Meeting re:
229-247 Royal Oak Rd

File No: OR01/23

If this request for the rezoning from residential to M1 to-light Industrial should get approved, see the following concerns from Sharon Venturin / Chuck Ouellette of [REDACTED]. The Home owner's.

We enjoy our family home and have lived here since 2012 and we have put a lot of Time and Money updating this home and property as we planned to live here into our retirement years.

Just a note that our property taxes have more than doubled since 2012 and we continually get less use of our property from many disruptions

from all the car and large truck traffic on Royal Oak Road.

- Trademark is a major contributor to this Large Truck and Vehicle traffic as their large construction trucks start up and travel past homes on Royal Oak Road in the early hours and this continues all day 7 days a week. (Noise, Dirt and occasionally blocking our Driveways).
- Please take into consideration the Impact this will have on the Residence of the South Side of Royal Oak Rd.
- I understand that a **wood fence** was mentioned in the resubmission that would be constructed down the property line to block [REDACTED] from the new development.
- **Wood fences** do not work as they do decay and discolor and when this happens emissions, Noise, lights and dirt get through and disrupt the neighborhood homes and the Environment.

- (please see pictures attached)
- Note we had this same discussion back Nov 2016 when Trade Mark had requested to re-zone 210 Royal Oak Road from agricultural to light industrial and it was decided at that time that their request for a small berm and a wood fence would not work and at that time city councilor's ruled that only a heavy solid fence and a taller berm as be constructed and put in place as part of the approval.
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- What protection will be in place to protect [REDACTED] [REDACTED] the Home Owner's and the Home/Property.
- We would request that a solid fence and higher berm be constructed between the new development and [REDACTED] and that this fence starts close to Royal Oak Road and follows back to past where the trucks will be coming and going.

- Our Well Water quality/supply and the Well Pump and Septic.
- Possible damage to our home and property during the construction.
- What type of outside lighting going to being used and are they on all night, we do not need more bright lights shining in our windows, we currently get bright lights from Trade mark property across from our home.
- Noise and who will monitor.
- Emissions from cars, trucks and businesses that will be on this new development.
- Safety for our homes.
- What hours of operations will be approved for this new development.
- What are we getting for the increased property taxes?

- Who is responsible for all the dust and dirt left on the roads after shifts. While the construction/clearing of land is being done. Let alone dust in the high wind conditions!
- We will lose a lot of trees and shrubs and landscape this does assist in blocking current emissions and noise in this area. (Special Note of interesting facts that I recently received from Landscape Ontario Kitchener: One large oak tree can produce enough oxygen for four people per day, A mature tree can absorb up to 150 kg of CO2 per year, Urban trees reduce noise and pollution by up to 50%.
- We should currently enjoy our area as residential, please do not force us to live in a light industrial park.

- Who will be responsible for our loss of property value just what are the City providing for the value of the

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