

**81 Royal Road**

**Statutory Public Meeting and Decision  
Meeting for Proposed Official Plan and  
Zoning By-law Amendment  
Applications**

**File: OZS25-004**

**June 10, 2025**

# Location

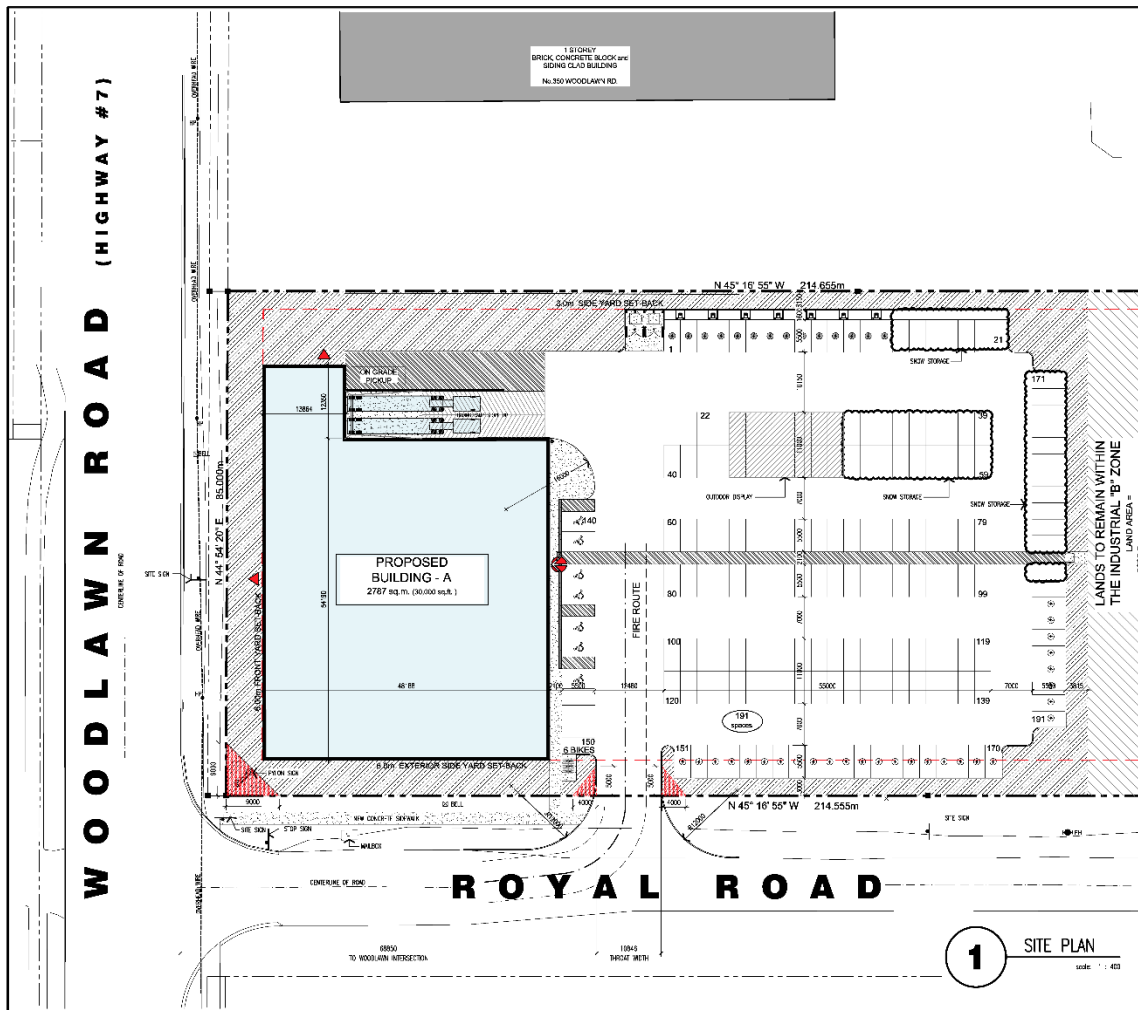
- 1.83 Hectares in size.
- 85 metres of frontage on Woodlawn Road West
- 238 metres of frontage on Royal Road
- The portion of the subject lands subject to the proposed amendments has a frontage of 145 metres on Royal Road
- The remaining lands would remain industrial with no amendments



# Proposed Development

- The applicant is proposing a “Industrial Supply Outlet” development. The proposed development is one-storey in height and 2,787 m<sup>2</sup> in size. This structure will additionally include two loading bays on the north side of the property.
- The site will include a total of 191 parking spaces. 14 spaces will provide EV charging stations, with a further 28 spaces designed for future EV charging station installation.
- One access to the site is provided via Royal Road.

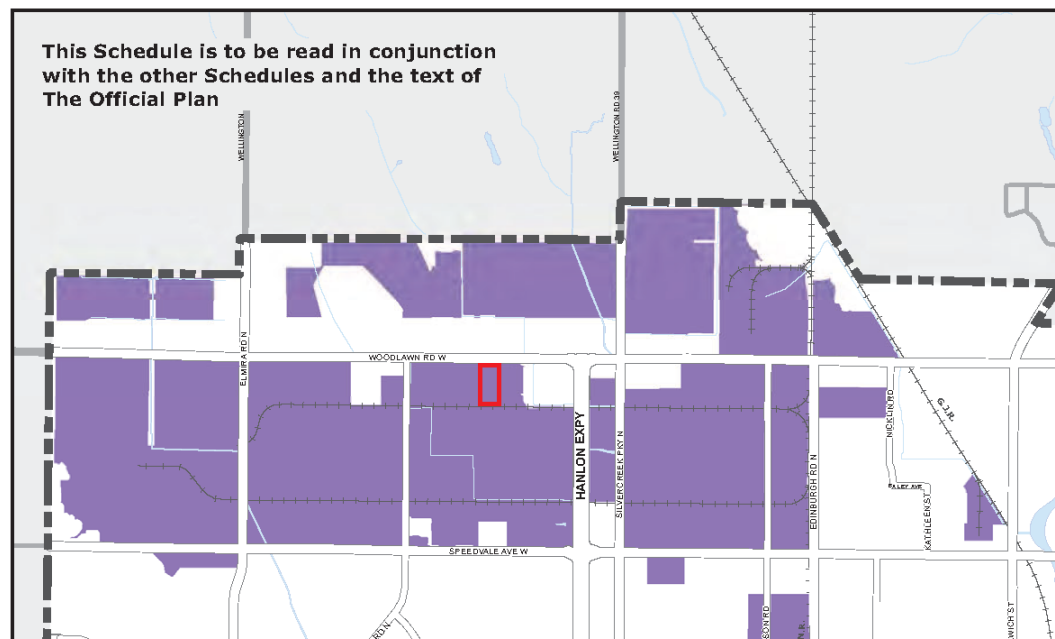
# Proposed Conceptual Site Plan





## Official Plan (continued)


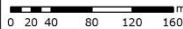
Located in Guelph's Northwest Industrial Park – Designated Employment Area




City of Guelph Official Plan  
Schedule 1b: Structure – Employment  
Areas

# Existing Zoning



**EXISTING ZONING DESIGNATION**  
**Zoning By-law (2023) - 20790**  
**81 Royal Road**

  
Making a Difference

# Proposed Zoning



# Proposed Zoning - Regulations

The purpose of the Zoning By-law Amendment application is to establish site-specific zoning regulations in Zoning By-law (2023)-20790, as amended, through a Site-specific Industrial (B-XX) Zone with an “Industrial Supply Outlet” as a permitted use. This use is expected to be regulated by the B (Industrial) Zone subsequent requirements.

In accordance with Table 10.4 and Table 5.3, with the following exceptions and additions:

- To permit a principal entrance that is oriented towards the interior lot line to provide access from the proposed parking area, whereas Table 10.4 requires the Principal Entrance to be oriented towards the front or exterior lot line.
- To permit the minimum number of off-street parking spaces to 5 spaces per 100 square metres of commercial floor space for the “Industrial Supply Outlet” use.

# How to stay informed:

**If you wish to be notified of the decision on this application, please email [clerks@guelph.ca](mailto:clerks@guelph.ca)**