

Zoning Confirmation Report

42 Colonnade Road

November 18, 2025

1

Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	November 17, 2025	Official Plan Designation	Mixed Industrial – Outer Urban Transect
Municipal Address(es)	42 Colonnade Road	Legal Description	PT LT 30, CON RIDEAU FRONT, PART 4, 4R2335; NEPEAN
Scope of Work	Zoning By-law Amendment		
Existing Zoning Code	IG5	By-law Number	2008-250
Schedule 1 / 1A Area	Area C / Area C	Overlays Applicable	N/A

B. Zoning Review			
For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Principal Land Use(s)	[...] Crematorium, [...]	Crematorium and Funeral Home	N
Lot Width	No minimum	32.69 metres	Y
Lot Area	1,000m ²	2,352.86m ²	Y
Front Yard Set Back	3 metres	Existing	LNC
Interior Side Yard Setback	3 metres	Existing	LNC
Rear Yard Setback	3 metres	Existing	LNC
Lot Coverage Floor Space Index (F.S.I.)	2	Existing	LNC
Building Height	22 metres	Existing	LNC
Maximum Lot Coverage	65%	Existing	LNC
Minimum Width of Landscaped Area	Abutting Street: 3 metres All other cases: no minimum	Existing	LNC
Minimum Parking Space Rates	Funeral Home: 7 spaces per 100m ² of GFA: 0 spaces (75m ²)	26 spaces	Y
Size of Space	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	LNC
Driveway Width	Single lane: 3 metres Double lane: 6 metres	Existing	LNC

B. Zoning Review For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.			
Zoning Provisions	By-law Requirement or Applicable Section, Exception or Schedule Reference	Proposal	Compliant (Y/N)
Aisle Width	41 – 55 degrees: 4.3 metres 71 – 90 degrees: 6.7 metres	Existing	LNC
Bicycle Parking Rates	1 per 1,500m ²	Existing	LNC

Annex 2 – Draft List of Requested Relief from Zoning

Section	By-law Requirement	Requirement	Proposed
199	Permitted Uses	Crematorium	Funeral Home & Crematorium No ancillary visitation or place of worship is permitted as part of a funeral home use, except where it is associated with the crematorium use.

Conclusion

We trust that this information is satisfactory.

Sincerely,



Brian Casagrande, MCIP RPP
Partner



Evan Saunders, MCIP RPP
Planner