

# Zoning Confirmation Report

## 42 Colonnade Road

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November 18, 2025

### Annex 1 - Zoning Confirmation Report Checklist

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

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

**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)
<b>Aisle Width</b>	41 – 55 degrees: 4.3 metres 71 – 90 degrees: 6.7 metres	Existing	<b>LNC</b>
<b>Bicycle Parking Rates</b>	1 per 1,500m <sup>2</sup>	Existing	<b>LNC</b>

**Annex 2 – Draft List of Requested Relief from Zoning**

Section	By-law Requirement	Requirement	Proposed
<b>199</b>	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