

# Zoning Confirmation Report

## 42 Colonnade Road

November 18, 2025

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### 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	<b>N</b>
Lot Width	No minimum	32.69 metres	<b>Y</b>
Lot Area	1,000m <sup>2</sup>	2,352.86m <sup>2</sup>	<b>Y</b>
Front Yard Set Back	3 metres	Existing	<b>LNC</b>
Interior Side Yard Setback	3 metres	Existing	<b>LNC</b>
Rear Yard Setback	3 metres	Existing	<b>LNC</b>
Lot Coverage Floor Space Index (F.S.I.)	2	Existing	<b>LNC</b>
Building Height	22 metres	Existing	<b>LNC</b>
Maximum Lot Coverage	65%	Existing	<b>LNC</b>
Minimum Width of Landscaped Area	Abutting Street: 3 metres All other cases: no minimum	Existing	<b>LNC</b>
Minimum Parking Space Rates	Funeral Home: 7 spaces per 100m <sup>2</sup> of GFA: 0 spaces (75m <sup>2</sup> )	26 spaces	<b>Y</b>
Size of Space	Standard Size: 2.6 x 5.2 m	2.6 x 5.2 m	<b>LNC</b>
Driveway Width	Single lane: 3 metres Double lane: 6 metres	Existing	<b>LNC</b>

<b>B. Zoning Review</b> <b>For Zoning By-law Amendments, please use the proposed zone and subzone requirements, if different than existing.</b>			
<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>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

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