

Zoning Confirmation Report

42 Colonnade Road

September 9, 2025

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Annex 1 - Zoning Confirmation Report Checklist

A. Project Information			
Review Date	August 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: 42 spaces	26 spaces	N
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
104	Minimum Parking Space Rates	7 spaces per 100m ² GFA: 42 spaces	4.3 spaces per 100m ² : 26 spaces
199	Permitted Uses	Crematorium	Funeral Home & Crematorium

Conclusion

We trust that this information is satisfactory.

Sincerely,



Brian Casagrande, MCIP RPP
Partner



Evan Saunders, MCIP RPP
Planner