

**MINOR RE-ZONING BY-LAW AMENDMENT APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW**

Location of Minor Re-zoning: 42 Colonnade Road North

File No.: D02-02-25-0047

Date of Application: July 4, 2025

This MINOR RE-ZONING BY-LAW AMENDMENT application, for the land zoned IG5, in Zoning By-law 2008-250, as shown on the attached Zoning Key Plan (Document 1), and submitted by Brian Casagrande, Fotenn Planning + Design, on behalf of Service Corporation International (Canada) ULC, is to permit a Funeral Home, as detailed in the attached Supporting Documentation.

This application was processed as a minor re-zoning under the minor re-zoning category of a change in use wholly contained within an existing building's envelope as per the conditions of Policy 5 of Official Plan Section 11.6.

This MINOR RE-ZONING BY-LAW AMENDMENT IS RECOMMENDED TO BE APPROVED and the following action is required:

1. That the Zoning Map of Zoning By-law 2008-250 be amended to amend the zoning over 42 Colonnade Road North so that it reads IG5[xxx1]; and
2. That an exception be added to Zoning By-law No. 2008-250 for this property with provisions similar in effect to the following:
 - a) Rezone the lands as shown in Document 1.
 - b) Add a new exception xxx1 to Section 239 Urban Exceptions with provisions similar in effect to the following:
 - i. In Column I, Exception Number: [xxx1]
 - ii. In Column II, Applicable Zones: IG5[xxx1]
 - iii. In Column III, Additional Permitted Uses: Funeral Home

iv. In Column V, Provisions, add the text:

- 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.

November 20, 2025

Date



Kersten Nitsche,
Manager (A), Development Review
Planning, Development and Building Services
Department

Enclosures: Minor Re-zoning By-law Amendment Supporting Information

Document: Zoning Key Plan

MINOR RE-ZONING BY-LAW AMENDMENT APPLICATION SUPPORTING INFORMATION

File Number: D02-02-25-0047

SITE LOCATION

42 Colonnade Road North, and as shown on Document 1.

SYNOPSIS OF APPLICATION

Description of Site and Surroundings

The subject property is located on the south side of Colonnade Road North, between Merivale Road and Prince of Wales Drive, within an established light industrial and business park. The 0.24-hectare site contains a single-storey commercial / light industrial building surrounded by light manufacturing, commercial office, institutional, and warehouse-type uses.

Summary of Proposed Development

The proposal involves establishing an embalming facility as part of a Funeral Home use within the existing building. All operations will be contained within the current building envelope, with no exterior or site layout changes. Existing access, parking, loading, and servicing arrangements will remain unchanged.

Summary of Requested Zoning By-law Amendment

The site is currently zoned IG5 (General Industrial, Subzone 5), which permits a broad range of low to moderate impact, light industrial uses, including crematoriums. The Zoning By-law Amendment seeks to add a new site-specific zoning exception to permit a funeral home use as additional use, and introduce provisions similar in effect to the following:

- Prohibit ancillary visitation or a place of worship as part of the Funeral Home use, except where associated with a Crematorium.

Zoning Interpretation staff have confirmed that embalming operations are not captured under the currently permitted crematorium use, and that funeral home must be a permitted use to allow the proposed facility.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is consistent with the Provincial Planning Statement, 2024.

- The proposal conforms to the applicable policies of the Official Plan, including those specific to the Outer Urban Transect (Section 5.3) and the Mixed Industrial designation (Section 6.5).
- Funeral homes are generally considered a sensitive use due to the nature of typically associated functions use such as ancillary visitation and/or place of worship. Policy 2 of Section 6.5.3 of the Official Plan directs that sensitive uses may be permitted in Mixed Industrial areas through a site-specific Zoning By-law if all of the following criteria are met:
 - a) There are no adverse health impacts from adjacent uses and the sensitive institutional use does not impede an existing Mixed Industrial use's ability to operate via a Ministry of the Environment, Conservation and Parks permit. The assessment will be guided by the Ministry of the Environment,
 - b) There are no traffic impacts that would impede a Mixed Industrial use's operations.
 - c) Is located within 600 metres of a residential zone.
 - d) Is located a minimum of 300 metres away from zones where heavy industrial land uses are permitted.

Staff are satisfied that all the above-noted criteria are met and that the funeral home use is appropriate for the site. The surrounding light industrial uses are not anticipated to result in adverse health impacts on users of the facility. Further, provisions have been included in the site-specific zoning exception to limit the ancillary visitation and/or place of worship elements of the proposed funeral home use to ensure that the proposed development does not impede the ongoing ability of any surrounding mixed-industrial uses to carry out existing operations. No significant traffic impacts are anticipated; the proposed development did not trigger the requirement for a traffic study based on the scale of the development. The site is located within 600 metres of a residential zone. The site is not located within 300 metres of lands zoned for heavy industrial uses.

- An Air and Noise Environmental Compliance Approval (ECA) from the Ministry of the Environment, Conservation and Parks (MECP) is required for the proposed crematorium to ensure that air emissions and noise levels comply with provincial environmental standards. An MECP Environmental Compliance Approval (ECA) for air and noise is required for the proposed crematorium. As outlined in the letter prepared by the Owner, dated October 28, 2025, an ECA will be submitted to the Bereavement Authority of Ontario as part of the licensing process, prior to the operation of the proposed use. The applicant will provide confirmation once the required ECA application has been completed.
- The Zoning By-law Amendment meets the criteria for a minor rezoning as it is a change in use that is wholly contained within an existing buildings envelope, where no building permit has been issued within the previous two years to increase the size of the building and which is not located within a residential zone, as defined by Zoning By-law 2008-250, to introduce one new non-

residential use. No additional amendments to performance standards are being sought and the change in use does not result in the establishment of any of the following uses amusement centre or amusement park, automobile body shop, automobile dealership, automobile rental establishment, automobile service station, heavy equipment and vehicle sales, rental and servicing, drive-through facility, bar, kennel, nightclub, payday loan establishment. The prohibiting of ancillary visitation or a place of worship as part of the funeral home use, except where associated with a crematorium, is included in the Zoning By-law Amendment at the request of staff to align with applicable licensing for the facility set out by the Bereavement Authority of Ontario (BAO) and was not sought by the applicant. As such, it is staff's opinion that the proposed rezoning is minor despite the additional amendment to performance standards.

- The zoning request is appropriate, and the proposed amendment constitutes good land use planning.

CONSULTATION DETAILS

Councillor Sean Devine provides concurrence for delegated authority for this report.

Councillor Sean Devine indicated the following:

The local Councillor is aware of the development application and has met with the proponent and their planning consultant to discuss the project and any potential concerns for this new proposed use. The Councillor communicated his potential concerns, was satisfied with the responses from the proponent, and has no concerns with this development application.

Public Comments

Summary of Comments - Public

This application was subject to the Public Notification and Consultation Policy requirements for minor re-zoning amendment applications.

Technical Agency/Public Body Comments

Summary of Comments –Technical

N/A

Advisory Committee Comments

Summary of Comments – Advisory Committees

N/A

APPLICATION PROCESS TIMELINE STATUS

This Minor Re-zoning application was processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority

Contact: Emily Charby, Tel: 613-580-2424, ext. 76243 or e-mail:
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Document 1: Zoning Key Plan

