

April 30, 2026

City of Ottawa
Planning and Growth Management Department
110 Laurier Ave. W. 4th Floor
Ottawa, Ontario K1P 1J1

Attention: Mr. Mike Giampa
Project Manager, Infrastructure Approvals

Dear Mr. Giampa

Reference: 4296 Anderson Road
Transportation Memo – Sightlines Review
Novatech File No.: 124156

This transportation memo has been prepared in support of the proposed Zoning By-law Amendment and Site Plan Control applications in order to rezone the subject property from RU – Rural Countryside to RG – Rural General Industrial Zone, to formalize the existing land use of the property. The subject property is located in Ward 20, Osgoode, in Ottawa and has Anderson Road as its only boundary road with a posted speed limit of 80 kmph. The subject site currently has two accesses to Anderson Road. A copy of the site plan is included in **Appendix A**.

The requirement for a Transportation Impact Assessment (TIA) was waived during the Phase 1 pre-consultation since no TIA triggers were met except for the posted speed limit trigger. It was requested by the city that the sight lines review be conducted as the boundary road has a high posted speed limit of 80 kmph.

Existing Conditions

Existing Roads

Anderson Road is an arterial roadway that runs on a north-south alignment between Innes Road to the north and Mitch Owens Road to the south; south of Mitch Road it transforms into 8th Line Road. Under the existing conditions, in the vicinity of the subject site, it has a two-lane two-way undivided rural cross section, with a posted speed limit of 80 kmph. South of Russel Road, it is classified as a full loads truck route, and north of it, it is classified as restricted loads truck route.

Sight Lines Review

The TAC *Geometric Design Guide for Canadian Roads* identifies minimum intersection sight distance (ISD) and stopping sight distance (SSD) requirements, based on the roadway grade and design speed. Assuming a design speed of 100kmph (posted speed limit is 80kmph), the required ISD and SSD for the existing site accesses are as follows:

ISD: 210m looking right to turn left
185m looking left to turn right
SSD: 185m

The existing driveways meet the roadway at approximately 96° angles and no vertical or horizontal obstructions are identified along Anderson Road that impact these sightlines. Based on desktop review, the minimum sight distance requirements are met for both the accesses. Sight distance figures are included in **Appendix B**.

Yours truly,

NOVATECH



Brad Byvelds, P. Eng.
Senior Project Manager | Transportation

Appendices:

Appendix A: Site Plan

Appendix B: Sight Distances Figures

Appendix A: Site Plan

City of Ottawa Zoning By-law 2008-250 / 2026-50			
Zone: RG – Rural General Industrial to be rezoned from RU – Rural Countryside			
Land Use: Storage Yard with Accessory Maintenance Garages and Office			
Zone Provision	(By-law 2008-250) Required	(By-law 2026-50) Required	Provided
Lot Width, Minimum (m)	30	30	75.52m
Lot Area, Minimum (m ²)	4,000	4,000	4,604.89m ²
Front Yard Setback, Minimum (m)	15	15	15.37m
Rear Yard Setback, Minimum (m)	15	15	35.05m
Accessory Building Rear Yard Setback, Minimum (m)	1	1	0.32m
Interior Side Yard Setback, Minimum (m)	8	8	7.91m
Accessory Building Interior Side Yard Setback, Minimum (m)	8	1	0.77m
Principal Building Height, Maximum (m)	15	15	3.0m
Accessory Building Height, Maximum (m)	6	6	3.5m
Overall Lot Coverage, Maximum (%)	50	50	16%
Accessory Building Lot Coverage, Maximum (%)	5	5	13%
Vehicle Parking Spaces, Minimum			
Storage Yard	3	0	4
Dwelling Unit	1	0	1
Total	4	0	5



KEYPLAN
NOT TO SCALE

CONCEPTUAL SITE PLAN

4296 ANDERSON ROAD

PART OF LOT 16
CONCESSION 7 (OTTAWA FRONT)
Geographic Township of Gloucester
Now CITY OF OTTAWA

Noel's Ottawa Snow Inc.



No.	REVISION	DATE	BY
2	ISSUED WITH ZBA APPLICATION	APR 28/26	SP
1	PREPARED FOR DISCUSSION	JULY 17/25	KB

NOVATECH
Engineers, Planners & Landscape Architects
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Facsimile: (613) 254-5867
Website: www.novatech-eng.com

ISSUED
APRIL, 2026
PROJECT No.
124156
DRAWING No.
124156-SP



SOURCE REFERENCE:
Legal & Topographic Information: Plan of Survey
Annis, O'Sullivan, Vollebakk Ltd. / Dec. 16, 2024 / MTM Zone 9, NAD-83 (CSRS)

Anderson Road
ROAD ALLOWANCE BETWEEN LOTS 15 AND 16
(KNOWN AS ANDERSON ROAD)
AS WIDENED BY FENCING
PIN 04346 - 0081

M:\2024\124156\CAD\Planning\Site Plans\124156-SP.dwg, SP-A1, Apr 28, 2026 - 3:36pm, webus

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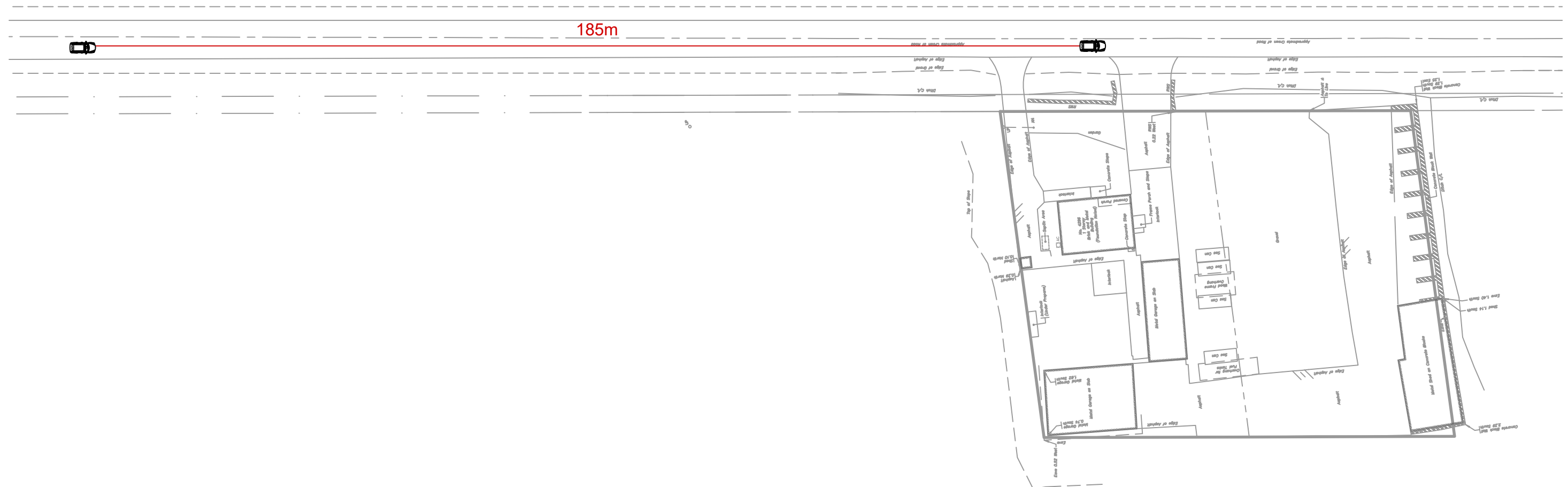
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Appendix B: Sight Distance Figures



ANDERSON RD

185m

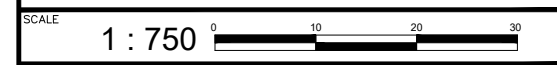


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4296 ANDERSON ROAD

STOPPING SIGHT
DISTANCE



DATE	JUL 2025	JOB	124156	FIGURE	FIGURE 4
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