

November 25, 2025

JDB# 25-10-063-00

EXP

Attention: John Sousa

**Re: Road Widening Requirements - Survey Report
1984 Baseline Road, City of Ottawa**

Dear Mr. Sousa,

This report outlines the nature of our involvement with the above noted project and the results of our field survey.

THE PROJECT:

J.D. Barnes Limited conducted a Boundary survey and Topographic Survey for 1984 Baseline Road, City of Ottawa (PIN 04691-0235) for a site plan application and investigation as to Road Widening requirements.

Boundaries of the subject property were confirmed in the field by survey, boundaries of adjacent parcels and road rights-of-way were compiled from existing plans and records.

The City of Ottawa Official Plan, Schedule C16 – Road Classification and Rights-of-Way protection was reviewed to determine the potential required widening limits for Baseline Road and Woodroffe Avenue along the frontage of the subject parcel.

Baseline Road:

- Road Classification: Arterial urban (Right of Way protection Required width 37.5m)
- ROW width measured as **38.2m** +/- fronting subject site (PIN 04691-0235)
- Minimum distance from centerline of road construction is **21.26m** (18.75m required)

Based on the above, no additional road widening is calculated to be required fronting Baseline Road.

Woodroffe Avenue:

- Road Classification: Arterial urban (Right of Way protection Required width 44.5m between Baseline and Knoxdale)
- Measured ROW width fronting site varies in width (47.0m to 42.4m) see sketch for locations.
- Road widening requirements have been calculated measuring 22.25m from centerline of road construction. See Attached sketch for location and extent of potential road widening requirements (Area “A”) with calculated area of 199.2 sq.m.

Corner Sight Triangle

An overlapping 5m x 15m corner triangle is required at the corner of Baseline and Woodroffe. With the existing property line being a curve, there is a resultant area of 0.5 sq.m. required to satisfy this requirement. See attached sketch for location.

Notes:

- For road widening calculations, centerline of road construction has been calculated as per the policies outlined in Official Plan Schedule C16 Section 2.1.1 (a) ROW interpretation. As there are auxiliary lanes such as transit-only lanes and turning lanes within these sections of roadway, they have been excluded from centerline calculations.
- Road widening requirements have only been reviewed/calculated for PIN 04691-0235(LT).

Final road widening requirements are to be confirmed by the appropriate authority and/or in consultation with the City Surveyor for final approval.

We trust that this is satisfactory to your needs. If you have any questions, comments or concerns please contact the undersigned.

Yours truly,

J. D. BARNES LIMITED



Shawn Leroux, O.L.S., O.L.I.P., A.L.S.
Project Supervisor



SKETCH SHOWING
ROAD WIDENING CALCULATIONS
1984 BASELINE ROAD
CITY OF OTTAWA

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SCALE 1 : 300

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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NOTES
COORDINATES OBTAINED USING REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 18, NAD 83 (CGRS).
BOUNDARY HAS BEEN COMPILED FROM AVAILABLE REGISTRY OFFICE PLANS.

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