



Servicing Options Report

1812 County Road 10, Ida, Ontario
Township of Cavan Monaghan, County of Peterborough
Engage Project No. 25017

Engage Engineering Ltd.

Issued for Draft Plan of Subdivision

March 2026



Revision Summary

Revision No.	Revision Title	Date	Revision Summary
1	Issued for OPA, ZBA and Draft Plan of Subdivision	March 2026	Issued for review

Land Acknowledgement

Engage Engineering would like to acknowledge that our concern is in the traditional territory of the Michi Saagiig Anishinaabe and is part of the land and people encompassed within Treaty #20 and the Williams Treaty. We believe it is important to acknowledge these treaties, as our projects and designs often have a lasting impact on the lands, waters, wildlife, and people of this territory. We thank our local First Nations and communities for their ongoing stewardship of these lands and waters and strive to center their voices in our work and honor our treaty obligations. May we dedicate ourselves as treaty people to moving forward in the spirit of reconciliation and enduring collaboration.

Accessibility for Ontarians with Disabilities (AODA)

This report was prepared and formatted to comply with AODA guidelines. Engage is committed to taking all reasonable steps to ensure that anyone who accesses our services will be able to do so in a way that respects their needs. As such, if you require any assistance with the access or interpretation of this proposal, please do not hesitate to reach out and we will be pleased to accommodate you.

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1.0 Introduction

1.1 Purpose

Engage Engineering Limited (Engage) has been retained to prepare a Servicing Options Report in support an Official Plan Amendment (OPA), Zoning By-Law Amendment and Draft Plan of Subdivision to accommodate the proposed residential development located at 1812 County Road 10 in Ida, Ontario. The development will include 30 residential single family lots, new roads and supporting infrastructure.

The purpose of this report is to ensure the sanitary and water servicing for the development is proceeding in accordance with Provincial Policy and County Official Plan requirements, and confirm the proposed lot yield and individual property dimensions are supported by the findings/outcome of the hydrogeological investigation as it relates to private wells and septic systems for each lot.

1.2 Site Description

The Subject Site is located in Ida, Ontario, approximately 100 metres south of the intersection of County Road 10 and Cameron Court. The site is approximately 12.55 hectares and is currently used for agricultural fields with an existing house on the north-west section of the property. There are forested hedgerows that divide the site into three agricultural fields.

North of the site is a rural subdivision development currently under construction. The site is bounded by County Road 10 to the east and undeveloped land to the west. There are three rural residences and the St. Johns Anglican Church south of the site.

It is our understanding that there will be up to 30 lots consisting of single-family homes as identified on the concept draft plan prepared by Engage. The location of the subject site is identified on the Location Plan included as **Figure 1**. The proposed Draft Plan is included in **Appendix A**.

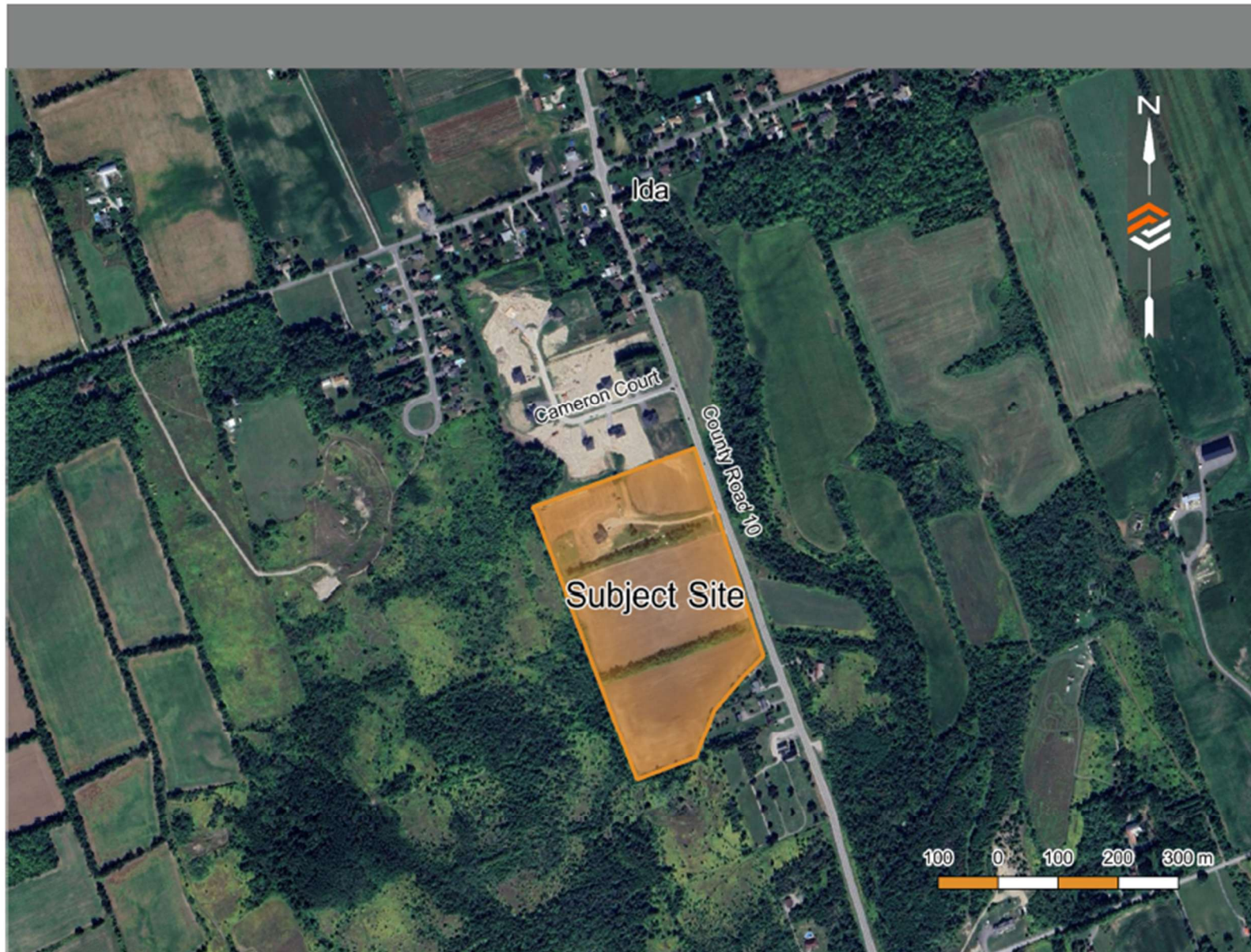


Figure 1: Location Plan



2.0 Servicing Options Review

2.1 Provincial Planning Statement 2024 (PPS)

The PPS promotes settlement areas as the focus of growth and development (2.3.1). The PPS states that development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure (2.6.3).

The sewage, water and stormwater section of the PPS (Section 3.6) states that planning for sewage and water services shall be considered in accordance with the servicing hierarchy policies. The PPS hierarchy is as follows:

1. Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety.
2. Where municipal sewage services and municipal water services are not available, planned or feasible, private communal sewage services and private communal water services are the preferred form of servicing to multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety.
3. Where municipal or communal services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

2.2 County of Peterborough Official Plan (1994 with amendments consolidated to June 2025)

The Sanitary Sewage and Water section of the Official Plan (Section 4.7.3.2) presents a similar servicing hierarchy as the PPS noted in section 2.1. The Official Plan states that developments based on communal systems or developments of six lots or more based on individual servicing systems shall be required to prepare an assessment of the viability of all reasonable options in the servicing hierarchy and an assessment of the impact of the proposed method of servicing on groundwater and surface water. (4.7.3.2). This section of the Official Plan also states that where private communal or individual systems are permitted, the County encourages the use of innovative approved technologies that significantly reduce effluent impacts.



2.3 Servicing Options Evaluation

Municipal Services

Ida does not have a municipal water distribution or sanitary collection system in the vicinity of the site. Based on our knowledge of the area, the closest municipal service areas to the development site are in the City of Peterborough and further south in the Township of Cavan Monaghan, significant distances away from the site. Further, no municipal services are planned for Ida in the vicinity of the site. Full municipal services are not an option for this project.

Communal Services

Development of this site utilizing communal sewage and water services, or partial services, would likely involve significant expenses that would make this project infeasible. The communal systems would also require future municipal ownership and operation, and would involve significant long-term maintenance, operation and life-cycle costs that would be a burden to the Municipality.

Private Services

A Geotechnical Investigation was prepared by Redstone Engineering, dated June 13, 2025. A Hydrogeological Investigation has been prepared by Pigeonview Consulting Inc., dated January 8, 2026, which reviews and supports the use of individual wells and tertiary septic systems to service the development. The investigation notes that tertiary septic treatment systems will be required as a part of the septic discharge systems, which is supported by the County Official Plan as an innovative technology to reduce effluent impacts. The development of the proposed 30 lots with private services is also compatible with the surrounding lands and lands throughout the Village of Ida.

Engage has completed a preliminary review of the viability of fitting a proposed house, well and septic system on each lot based on the proposed lot fabric and required setbacks. We have illustrated the potential lot siting for Lots 9 and 25 on the Typical Lot Layout plan which are included in **Appendix B**. These lots were selected as they are representative of the typical lot areas on the development. As noted, a tertiary system will be required, so the size of the septic bed area will be reduced. Based on the well investigation completed by Pigeonview, no well interference was observed in the observation wells during the pumping tests, and the private servicing of the proposed 30-lot subdivision is not expected to negatively impact existing well users within 500 metres of the site.

A Preliminary Grading Plan for the entire site has been prepared by Engage and is included in **Appendix C** for reference.



3.0 Summary

In summary, individual on-site septic and well systems have been deemed the most appropriate servicing option for the development and are proposed for the site.

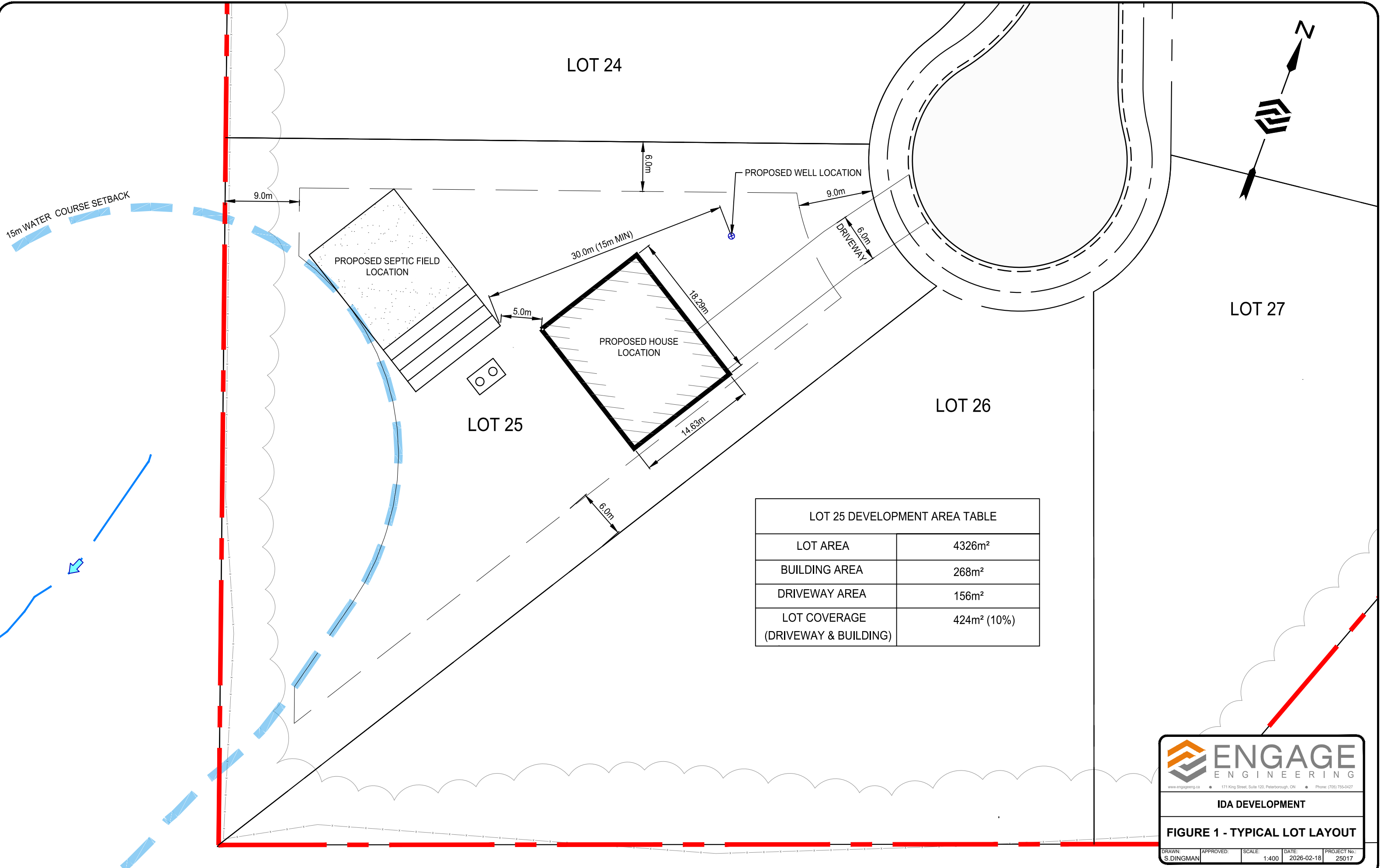
Prepared by:

Andrew Crickmay, P.Eng.
Senior Project Manager

Appendix A: Draft Plan

Appendix B: Typical Lot Layout Plan

Appendix C: Preliminary Grading Plan





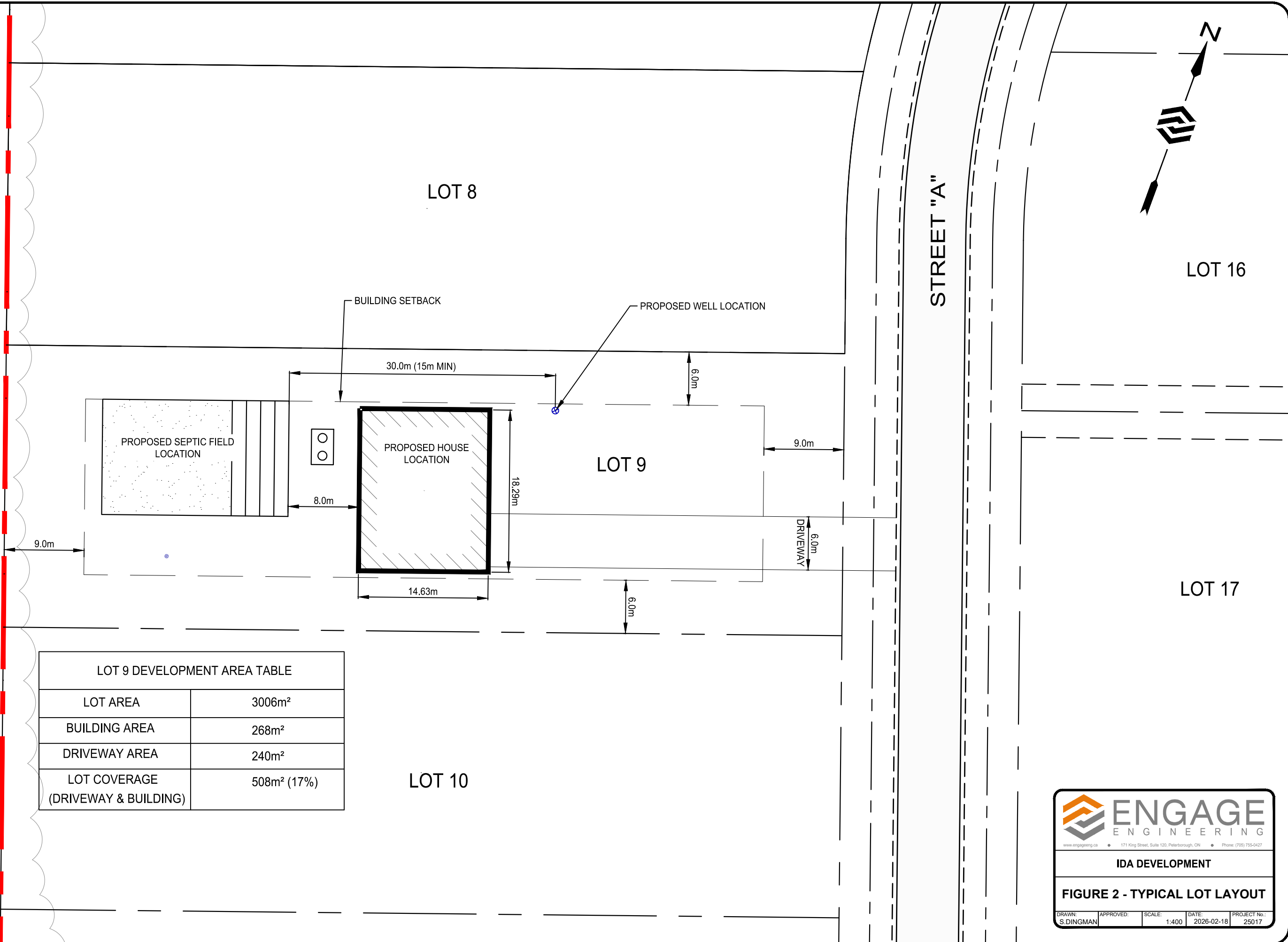
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IDA DEVELOPMENT

FIGURE 1 - TYPICAL LOT LAYOUT

DRAWN: S.DINGMAN	APPROVED:	SCALE: 1:400	DATE: 2026-02-18	PROJECT No.: 25017
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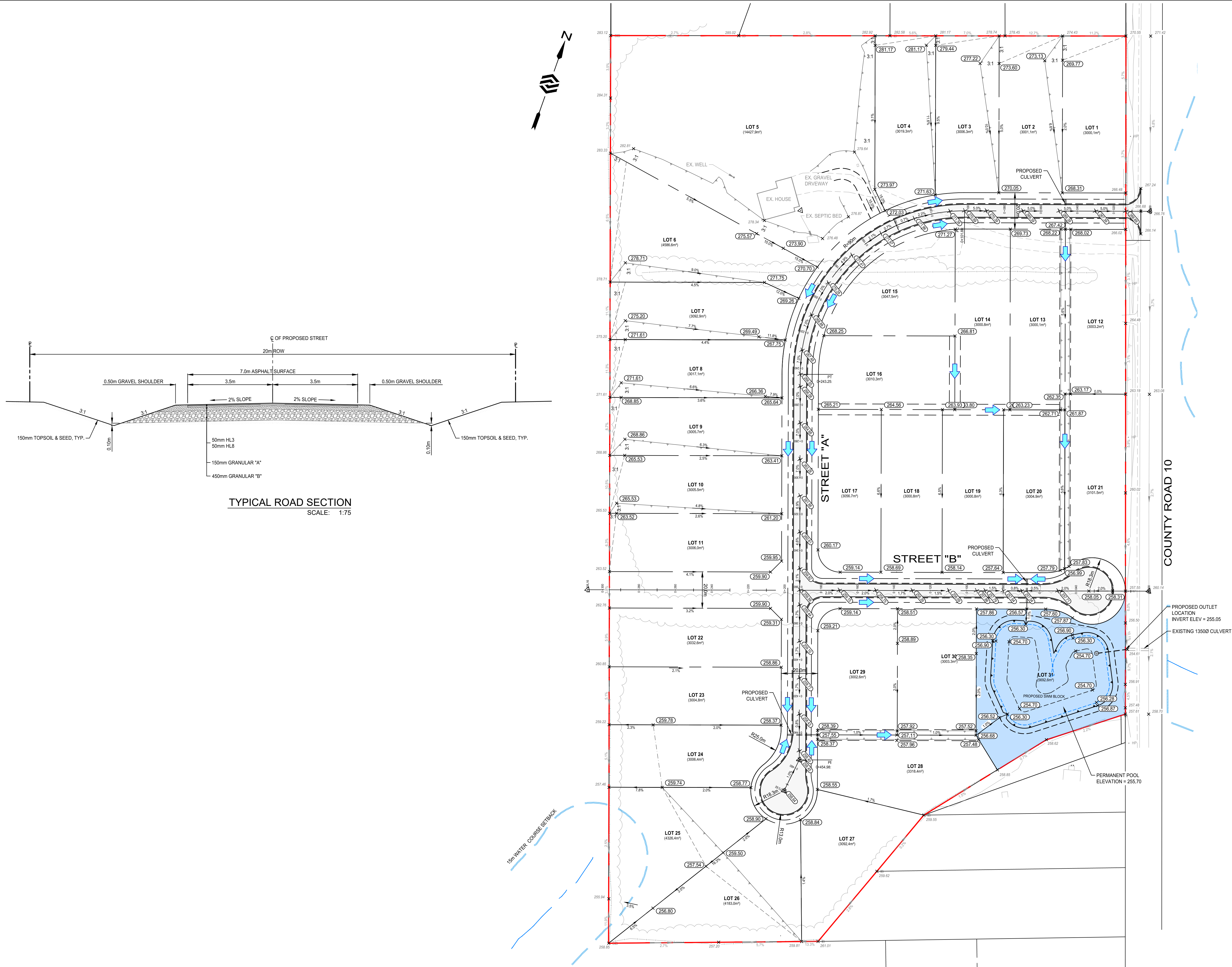
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IDA DEVELOPMENT

FIGURE 2 - TYPICAL LOT LAYOUT

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TYPICAL ROAD SECTION
SCALE: 1:75

SURVEY
TOPOGRAPHIC SURVEY PROVIDED
BY ENGAGE ENGINEERING ETC.

BENCHMARK
BENCHMARK DESCRIPTION

ELEV:

NOTES:

PR.	EX.	FEATURE
		EDGE OF PAVEMENT
		BACK OF CURB
		EDGE OF GRAVEL
		CENTRELINE OF ROAD
		DITCH
		SIDEWALK
		FENCE LINE
		RETAINING WALL
		LIGHT DUTY ASPHALT
		HEAVY DUTY ASPHALT
		GRASS/LANDSCAPED
		CONC. DRIVEWAY RAMP
		ASPH. DRIVEWAY RAMP
		INTERLOCK BRICK
		GAS MAIN
		OVERHEAD BELL
		UNDERGROUND BELL
		OVERHEAD HYDRO
		UNDERGROUND HYDRO
		STORM SEWER
		SANITARY SEWER
		PROPERTY LINE
		RIGHT-OF-WAY
		LIGHT STANDARD
		MAIL BOX
		ROAD SIGN
		CONFERTIOUS TREE
		DECIDUOUS TREE

1.	ISSUED FOR REVIEW	SD	2026-01-09
No.	REVISION	BY	DATE



IDA DEVELOPMENT

TOWNSHIP OF CAVAN-MONAGHAN

PRELIMINARY
GRADING PLAN

PETERBOROUGH COUNTY

DRAWN BY: S.DINGMAN	STAMP:
DESIGNED BY: S.DINGMAN	
APPROVED BY:	
DATE: 2025-10-31	
SCALE: 1:1000	
PROJECT NUMBER: 25017	SHEET NAME: GP
	SHEET: 2 of 2