

Servicing Options Report

East Communications Road
Township of Selwyn, County of Peterborough
Engage Project No. 25096

Engage Engineering Ltd.

Issued for Review

December 2025



Revision Summary

Revision No.	Revision Title	Date	Revision Summary
1	Issued for Review	December 5, 2025	Final

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 a Official Plan Amendment (OPA), Zoning By-Law Amendment and Draft Plan of Subdivision to accommodate the proposed residential development located at East Communication Road and 7th Line in Bridgenorth, within the Township of Selwyn. The development will include 38 single family lots, various new roads throughout the subdivision and supporting infrastructure.

The objective 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 Bridgenorth, Ontario, between Ward Street to the west and East Communications Road / 7th Line to the east. The site has street frontage to East Communications Road and Gore Street. The site has a total area of approximately 15.57 hectares and is currently used for agricultural purposes with no existing buildings or structures. There is a forested area in the central portion of the site and along parts of its perimeter.

The surrounding area features a mix of commercial, institutional, residential, and agricultural uses. To the north and east, the site is bordered by single family residential dwellings off Burnside Road and East Communication Road. The lands to the south are primarily agricultural. To the west of the site are commercial buildings along Ward Street and the Chemong Public School. The subject site is located at East Communication Road and 7th Line in Bridgenorth, within the Township of Selwyn.

It is our understanding that there will be up to 38 lots consisting of single-family homes as identified on the concept draft plan prepared by Biglieri. 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

Bridgenorth does not have a municipal water distribution or sanitary collection system. Based on our knowledge of the area, the closest municipal service areas to the development site are in the City of Peterborough and Village of Lakefield, significant distances away from the site. Further, no municipal services are planned for Bridgenorth. 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 Township.

Private Services

A Hydrogeological and Geotechnical Investigation has been prepared by GHD, dated February 2025, which reviews and supports the use of individual wells and 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 38 lots with private services is also compatible with the surrounding lands and lands throughout the Village of Bridgenorth.

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 5, 6 and 7 on the Potential Lot Siting Plan which included in **Appendix B**. These lots were selected as they are some of the smaller lot areas on the development and are in proximity to neighbouring houses and wells. The septic bed area shown on the plan was provided by GHD and represents the size of a conventional septic bed system. 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 GHD, and our review of well records, none of the neighbouring wells are within 15m of the property line and as such don't impact the location of the proposed septic areas shown.

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



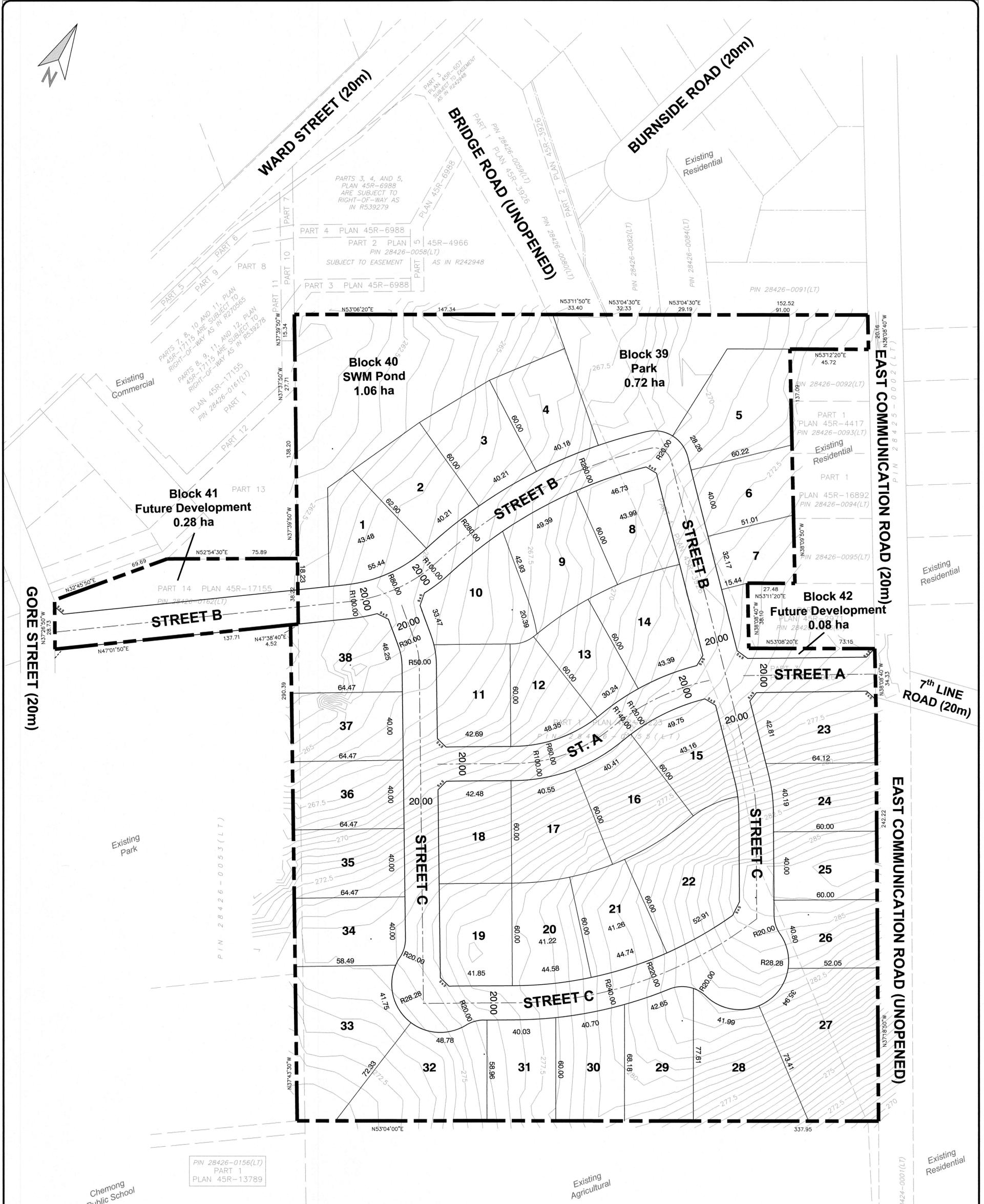
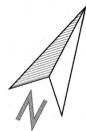
3.0 Summary

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:

Luke Parsons, P.Eng.
Project Manager

Appendix A: Draft Plan

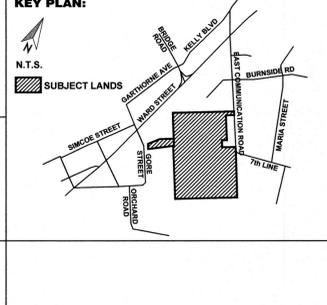


Schedule of Land Use			
Description	Lot / Block No.	Residential Units	Area (ha)
Single Detached	1-38	38	10.51
Total Single Detached		38	10.51
Park	39		0.72
Stormwater Management Pond	40		1.06
Future Development	41, 42		0.36
Right of Way	Streets A-C		2.91
Total Site Area			15.56

TITLE:
DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION:
DRAFT PLAN OF SUBDIVISION
PART OF LOT 12
EAST OF COMMUNICATION ROAD
GEOGRAPHIC TOWNSHIP OF SMITH
TOWNSHIP OF SELWYN
COUNTY OF PETERBOROUGH

CHEMONG LAKEVIEW ESTATES



SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATE AND CORRECTLY SHOWN IN ACCORDANCE WITH A PLAN OF SURVEY PREPARED BY ELLIOTT AND PARR

SHAWN M. O'CONNOR O.L.S.
ELLIOTT AND PARR
11/27/25
DATE

OWNER'S CERTIFICATE:
I HEREBY AUTHORIZE THE BIGLIERI GROUP LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF PETERBOROUGH

JEFF PETERS
LAND DEVELOPMENTS INC.
BRIDGE NORTH LAND INC.
DATE

REQUIRED INFORMATION:
AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990.

(A) SEE PLAN (G) SEE PLAN
(B) SEE PLAN (H) PRIVATE SERVICES AVAILABLE
(C) SEE KEY MAP (I) SILTY SAND, SANDY SILT, SILTY SAND FILL
(D) SEE SCHEDULE OF LAND USE (J) SEE PLAN
(E) SEE PLAN (K) PRIVATE SERVICES AVAILABLE
(F) SEE PLAN (L) SEE PLAN
(1.1) N/A

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

REVISIONS

No.	Description	Date	Int.
3			
2			
1			

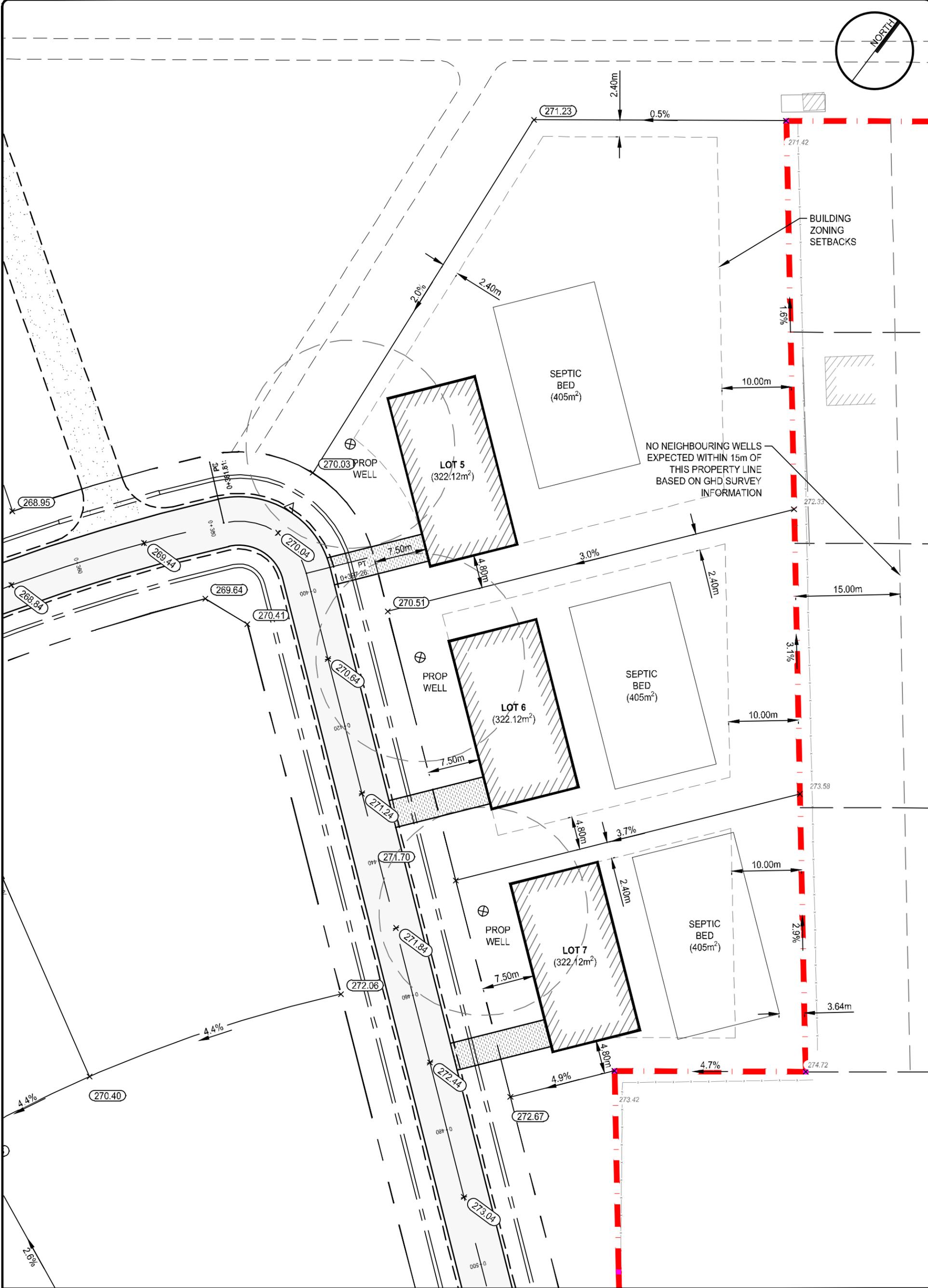
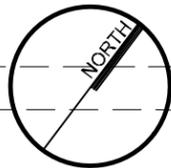
APPROVAL STAMP:

S.E. CORNER
LOT 12
EAST COMMUNICATION ROAD

PROJECT No.: 25315
DATE: November 13, 2025
SCALE: 1:1000
DRAWN BY: EC CHECKED BY: MP
DRAWING No.: **DP-01**

Biglieri
2472 Kingston Road, Toronto
21 King Street W, Suite 1502, Hamilton
416-823-9155
thebiglierigroup.com

Appendix B: Potential Lot Siting Plan



S:\01 - Projects\25000\25096 - East Communication Road\02 Design\01 - Drawings\25096 - SP - 3 LOTS.dwg PRINTED: Dec 04, 2025

LEGEND

- | | | | | |
|---------|----------|----------------------|---|----------------------|
| × 98.95 | 100.33 × | EX./PR. ELEVATION | → | FLOW DIRECTION ARROW |
| 5.0% | 5.0% | EX./PR. GRADE | ⊙ | EX. STUMP |
| --- | --- | PROPERTY BOUNDARY | ⊗ | EX. WELL |
| --- | --- | EX. CONTOUR | ○ | EX. ROCK |
| --- | --- | PR. CONTOUR | ⊗ | EX. CONIFEROUS TREE |
| --- | --- | PR. LOW POINT | ⊗ | EX. DECIDUOUS TREE |
| --- | --- | EX. OVERHEAD HYDRO | ⊙ | EX. SIGN |
| --- | --- | EX. FENCE | | |
| --- | --- | EX. GRAVEL | | |
| --- | --- | EX. CENTRELINE | | |
| --- | --- | EXISTING DITCH/SWALE | | |

POTENTIAL LOT SITING PLAN

BASE-LAND DEVELOPMENTS INC.

EAST COMMUNICATION ROAD DEVELOPMENT

SELWYN TOWNSHIP

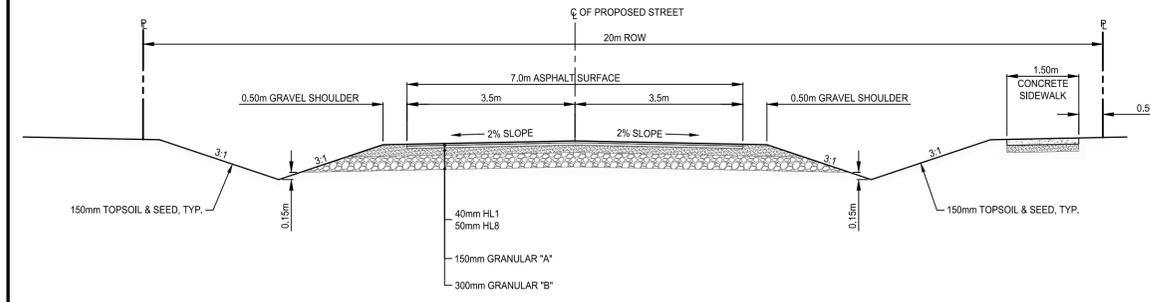
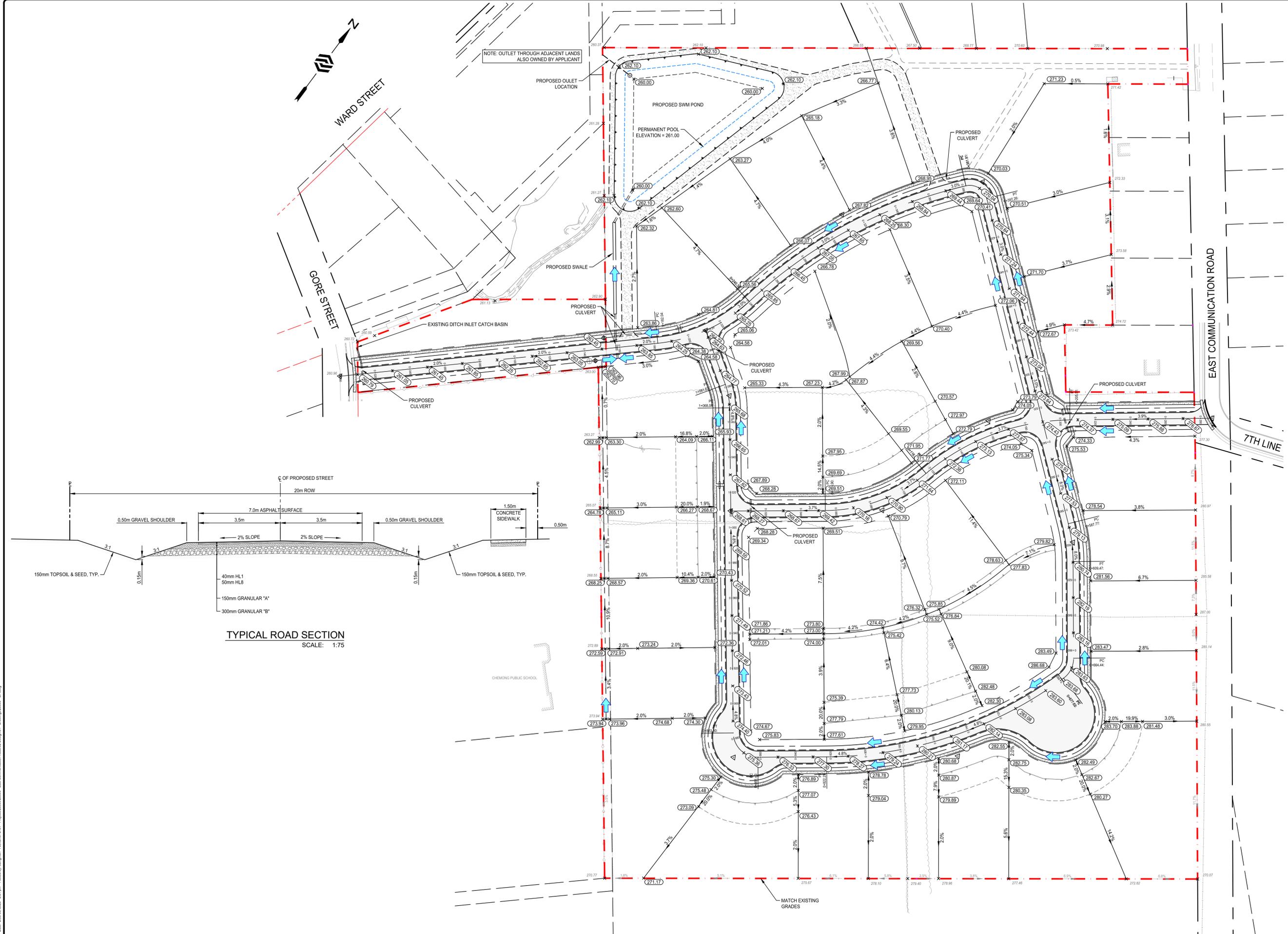
5.			
4.			
3.			
2.			
1.	ISSUED FOR REVIEW	ZZ	2025-12-05
NO.	REVISION	BY	DATE
DRAWN:	Z.ZOU	DESIGNED:	Z.ZOU
		APPROVED:	L.PARSONS
SCALE:	1:500	DATE:	2025-11-20
PROJECT NO.:	25096	DRAWING FILE NO.:	25096 - SP
		SHT. NO.:	1 of 1

Appendix C: Preliminary Grading Plan

SURVEY
TOPOGRAPHIC SURVEY PROVIDED
BY ELLIOT & PARR LTD.

BENCHMARK
ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO
GEOIDETIC DATUM CGVD2878 (M.T.2.0) AND ARE REFERRED
TO COSINE BENCHMARK No. 0351828147 HAVING A
PUBLISHED ELEVATION OF 270.68 METRES.
ELEV: 270.68m

NOTES:



TYPICAL ROAD SECTION
SCALE: 1:75

1.	ISSUED FOR REVIEW	SD	2025-10-05
No.	REVISION	BY	DATE



EAST COMMUNICATION ROAD DEVELOPMENT

Base-Land Developments Inc.

PRELIMINARY GRADING PLAN

SELWYN TOWNSHIP	
DRAWN BY: S. DINGMAN	STAMP:
DESIGNED BY: S. DINGMAN	
APPROVED BY: L. PARSONS	
DATE: 2025-10-23	
SCALE: 1:1000	
PROJECT NUMBER: 25096	SHEET NAME: GP
	SHEET: 1 of 1

25096 - GP
Date: Dec 05, 2024 - 2:11 pm
Drawn by: sdingman
Checked by: sdingman
Project: 25096 - East Communication Road Development - Engineering - GP