

November 5, 2025

## SERVICING OPTIONS STATEMENT

Project: Matheson & Rosedale Subdivision, Township of Montague, Lanark County

Prepared for: Smart Homes Ottawa Inc.

Prepared by: EFI Engineering

### 1.0 PURPOSE & CONTEXT

This Servicing Options Statement (SOS) has been prepared to satisfy the requirements of the Ontario Ministry of the Environment, Conservation and Parks (MECP) D-5-3 Guidelines for evaluating servicing alternatives for new development.

It supports the proposed Matheson & Rosedale Subdivision, a 41-lot rural residential development within the Rosedale Settlement Area of the Township of Montague, by documenting the rationale for selecting private individual water and sewage systems as the preferred servicing option.

This document builds upon the findings in the Planning Justification Report (EFI, 2025) and Hydrogeological Assessment (Cambium, 2025).

### 2.0 REFERENCE DOCUMENTS

This Servicing Options Statement has been prepared in conjunction with, and makes reference to, the following supporting materials:

- **Serviceability Report – Matheson and Rosedale Subdivision**  
EFI Engineering, *November 22, 2024* (Project No. 7213)
- **Planning Justification Report – Matheson and Rosedale Subdivision**  
EFI Engineering, *October 2025 – Revision 2*
- **Hydrogeological Assessment**  
*Cambium Inc., 2025*
- **Stormwater Management Report (Final)**  
Monument Group, *November 2025*
- **Township of Montague Water & Sewer Budget (2019)**
- **Township of Montague Official Plan Review & Update – Issues and Options Report (Draft, 2023)**
- **MECP Guideline D-5-3 – Servicing Options for Development**

### 3.0 EXISTING CONDITIONS & SITE CONTEXT

The subject lands occupy approximately 23.5 hectares within the Rosedale Settlement Area, which the Township of Montague Official Plan (2023 Consolidation) identifies as having capacity for new growth due to its established residential character, proximity to the community hall and school, and central location within the Township.

The site is currently undeveloped, with no connection to municipal water or wastewater infrastructure. Servicing is presently provided through private wells and septic systems throughout the surrounding community. Topography slopes gently toward Rosedale Creek, with sandy overburden soils and shallow bedrock encountered at 0.8–1.5 m depth.

## 4.0 REVIEW OF MUNICIPAL SERVICING AVAILABILITY

### Existing Municipal Infrastructure

The Township of Montague does not operate any independent municipal water or wastewater systems. Instead, limited service is provided through agreements with the Town of Smiths Falls for two small, isolated areas:

- Atironto Area (agreement since 1986)
- Rideau Area (agreement since 1996)

Both rely on Smiths Falls' infrastructure and are billed at a premium rate (1.75× Smiths Falls user rates). No other serviced areas exist within the Township.

### Financial and Infrastructure Capacity

According to the *Township of Montague 2019 Water & Sewer Budget*, total combined reserves for water and wastewater operations were approximately **\$117,000**, allocated exclusively to maintaining these small serviced enclaves.

The Township's **Statement of Revenues and Expenses (2019)** confirms:

- Total annual budget ≈ \$250,000,
- No line items for capital works or servicing expansion,
- Expenditures limited to administrative costs and Smiths Falls billing adjustments.

This clearly demonstrates that Montague lacks the fiscal or infrastructure capacity to extend municipal servicing beyond existing agreements.

### Proximity and Expansion Potential

The nearest Smiths Falls water and sewer mains are approximately **5 km west** of the subject property. No capital plans, studies, or reserve allocations identify any intent to expand these systems into Montague Township.

Given this distance and absence of future planning provisions, **connection to full municipal services is neither technically feasible nor financially justifiable.**

## 5.0 PLANNING POLICY CONTEXT

The **Township of Montague Official Plan Review & Update (2023 Draft)** reinforces that:

- “There are no municipal water or sewage services available in the Township.”

- “Private services will likely remain the only generally available method of servicing.”
- “The Township shall not consider any residential development proposals for which communal services and associated responsibility agreements would be required.”

Furthermore, Section 2.3 of the same document directs that population growth be **focused within designated settlement areas (such as Rosedale)** at rural residential densities, supported by **private wells and septic systems**.

This policy context establishes that private individual servicing is not only feasible, but also the **preferred and expected form of servicing** within the Rosedale Settlement Area.

## 6.0 SERVICING ALTERNATIVES EVALUATION

| SERVICING OPTION                             | DESCRIPTION                                                               | FEASIBILITY ASSESSMENT                                                                                | POLICY ALIGNMENT                                   | CONCLUSION     |
|----------------------------------------------|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------|
| <b>FULL MUNICIPAL SERVICES</b>               | Extension of Smiths Falls water & sanitary mains (~5 km distance)         | Not technically or financially viable; no Township capacity or plan for extension                     | Not supported by Montague or County policy         | ✗ Not feasible |
| <b>PARTIAL MUNICIPAL / COMMUNAL SERVICES</b> | Mixed or small-scale communal water/sewer systems                         | Limited technical feasibility; communal ownership not supported by Township policy                    | Explicitly discouraged by Township OP Section 2.22 | ✗ Not feasible |
| <b>PRIVATE INDIVIDUAL SERVICES</b>           | Individual drilled wells and raised-filter-bed septic systems on each lot | Hydrogeological testing confirms adequate yields, separation, and nitrate attenuation (Cambium, 2025) | Fully supported by PPS 2024, SCOP, and Township OP | ✓ Preferred    |

## 7.0 ENVIRONMENTAL SUITABILITY

The **Hydrogeological Assessment (Cambium, 2025)** determined:

- Sustained well yields above 18.8 L/min,
- Groundwater nitrate concentrations predicted at 9.87 mg/L (below 10 mg/L limit),
- Groundwater flow toward Rosedale Creek,
- Soils and bedrock suitable for raised-bed septic systems.

The **Stormwater Management Report (Monument Group, 2025)** further confirms that:

- The proposed SWM pond (7,656 m<sup>3</sup> active storage) and LID features (filter strips, swales) achieve Enhanced Level (80% TSS removal),
- Runoff and infiltration are managed to protect groundwater recharge and maintain pre-development hydrology.

Collectively, these studies demonstrate compliance with **MECP Guidelines D-5-3, D-5-4, and D-5-5** for private systems.

## 8.0 PREFERRED SERVICING STRATEGY

Based on:

- Absence of municipal infrastructure or expansion capacity,
- Township and County policy preference for private servicing,
- Technical confirmation of hydrogeological suitability, and
- Integration with low-impact stormwater design,

the proposed **private individual well and septic systems** represent the **only feasible and sustainable servicing option** for the Matheson & Rosedale Subdivision.

This conclusion is consistent with the **Provincial Policy Statement (2024)**, **Lanark County Sustainable Communities Official Plan**, and **Township of Montague Official Plan (2023 Consolidation)**.

## 9.0 CONCLUSIONS

This Servicing Options Statement demonstrates that:

- Full or partial municipal servicing is not feasible due to lack of infrastructure, fiscal capacity, and policy support.
- Communal systems are not practical given Township servicing policies and management limitations.
- Private individual servicing is technically, environmentally, and policy-appropriate.

Accordingly, **private individual wells and septic systems** are identified as the **preferred servicing method** for the Matheson & Rosedale Subdivision, satisfying all criteria of the **MECP D-5-3 Guidelines**.



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