



Date:	3/27/2024	File:	2401500-223286
To:	Municipality of Grey Highlands - Shawn Moyer, Jenn Eagan		
From:	Jen Swiger, GEI Consultants Canada		
Project:	Grey Highlands Master Servicing Plan Update		
Subject:	Problem or Opportunity Statement		

TECHNICAL MEMO

Phase I of the EA process involves the preparation of a problem/opportunity statement. The statement defines the principle starting point in the undertaking, specifically the Master Servicing Plan Class EA, and assists in defining the scope of the project with the intent to help guide the Municipality's decision-making process over the course of the planning horizon. The Problem and Opportunity statement developed for this Master Servicing Plan takes into consideration the following issues, opportunities, and constraints that have been identified as potentially impacting the municipal water and wastewater servicing systems:

Previous Master Servicing Plan	The first Master Servicing Plan (MSP) prepared for the Municipality of Grey Highlands was completed in 2017. This MSP is intended to review and update the 2017 MSP. The 2017 MSP identified a phased system of providing or improving servicing to Grey Highlands communities, as well as overall recommended solutions for both Water and Wastewater servicing. Since 2017, two upgrades to the servicing systems in Markdale were completed and a Class EA study to complete further capacity increases to the Markdale WWTP is underway in 2023. In addition to infrastructure and growth changes, the regulatory, financial, and social environments may have changed since the first MSP, and therefore a review of the recommended solutions and timeline of improvements is warranted. Recommendations for the priority of the next infrastructure improvements will be provided.
Growth	Significant population and employment growth is occurring in Markdale as the only primary settlement area and only fully serviced community in Grey Highlands. Population and development growth is also intended to be directed to Flesherton in the Grey Highlands Official Plan but is limited to small developments as Flesherton is not serviced with drinking water. Re-development of lands in the Talisman Escarpment Recreation Area is also proposed, which would be serviced by municipal servicing in the Kimberley-Amik-Talisman system.
Intensification	Development infill and intensification is allowed in secondary settlement areas in the Grey County Official Plan, including in areas without full servicing, and will be considered in the servicing needs considerations.
Facility Capacities	The review of the existing water and wastewater infrastructure for all five (5) servicing systems will be completed to confirm capacities, operational flexibility, and operational status. Existing and future infrastructure condition and capacity needs, or surpluses, will be considered in the development and review of alternatives in this Master Servicing Plan.
Fire Flow	The Plan will include a review of fire flow targets and identify local system upgrade needs to provide sufficient fire flow to service the communities.
Environment and Cultural Impacts	Grey Highlands is located in an area with significant environmental and cultural heritage areas, including approximately 1,600 ha within the Niagara Escarpment Commission plan boundaries in Grey Highlands. Evaluating alternatives based on environmental, social or cultural impacts will be a priority in this study,

especially to identify and communicate the potential benefit and risk balance of municipal servicing.

The Problem/Opportunity statement developed for this Master Servicing Plan is as follows:

Considering that the previous Master Servicing Plan was completed in 2017, and that three Phase 1 recommended capital projects were completed over the past five years, the Municipality has identified a need to review the timeline and feasibility of the next phases of implementation. A comprehensive update to the Master Servicing Plan for water and wastewater is being undertaken to identify the current capacity of the existing systems and to clearly define the infrastructure requirements needed to support the Municipality of Grey Highlands' population and employment growth forecasts to the year 2054. The Master Servicing Plan is intended to be the foundation document and roadmap for implementing cost-effective, safe, reliable, and efficient servicing strategies required to support the Municipality's long-term development and growth.

As part of the review, this Master Servicing Plan will review and update opportunities for servicing expansion or new servicing development, capacity issues, aging infrastructure, and opportunities for infrastructure efficiencies and improvements. In addition, an infrastructure management plan that assists the Municipality by providing a clear strategy for the identification of system upgrades or program triggers for additional work, including an overview of the financial implications, will also be developed thereby allowing the Municipality to manage and adjust the plan moving forward based on changing growth trends and/or management priorities. By doing so, the Municipality can help to support planned development, while maintaining or improving upon its existing service systems in a timely manner. In essence, the Master Servicing Plan will support the Municipality by developing cost-effective servicing strategies and an implementation plan for service upgrades and needs.