

Problem or Opportunity Statement and Community Overview

Problem or Opportunity Statement

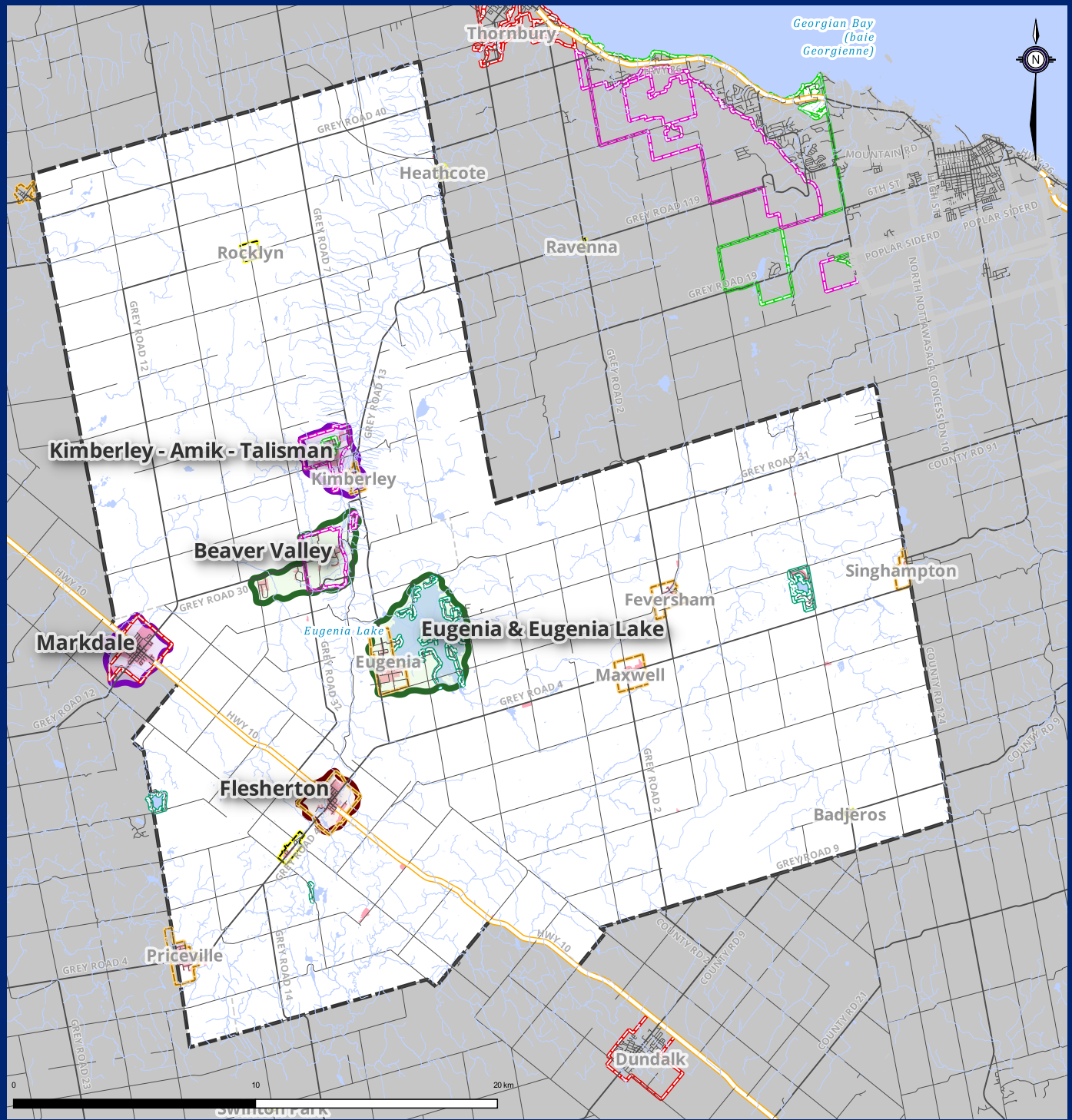
Phase 1 of the EA process involves the preparation of a problem/opportunity statement. The statement defines the principle starting point in the undertaking, specifically the Master Servicing Plan Class EA, and assists in defining the scope of the project with the intent to help guide the Municipality's decision-making process over the course of the planning horizon.

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

Considering that the previous Master Servicing Plan was finalized in 2017, and that the three recommended capital projects have been completed in 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.

Communities Summary:

Markdale	Kimberley – Amik – Talisman
Primary Settlement Area. Fully Serviced with water and wastewater servicing. Ongoing infrastructure improvements, including capacity upgrades to the wastewater treatment plant currently in progress.	Secondary Settlement Area, Recreation Resort Area, and Escarpment Recreation Area. Kimberley is partially serviced with drinking water only. The community of Amik and the Talisman lands are considered to be fully serviced.
<i>Opportunities and Constraints:</i>	<i>Opportunities and Constraints:</i>
Support the majority of residential and business growth in Grey Highlands as it is the only fully-serviced area. Ongoing monitoring of capacity required as growth continues. Feasibility of servicing neighbouring West Grey residences to be considered.	Existing water and wastewater systems are expected to have sufficient capacity to support redevelopment of Talisman lands. Underutilized water treatment capacity. May be challenging to expand service distribution area due to environmental constraints.
Flesherton	Eugenia, Eugenia Lake, and Beaver Valley
Secondary Settlement Area. The majority of the community is partially serviced with wastewater services.	Secondary Settlement Area, Inland Lakes and Shorelines, and Escarpment Recreation Area. No Municipal servicing. A portion of Beaver Valley has communal water and wastewater treatment.
<i>Opportunities and Constraints:</i>	<i>Opportunities and Constraints:</i>
Potential to expand wastewater services to unserved areas in Flesherton. Grey Highlands Official Plan and policy documents identify this community as an area to direct growth to, but full servicing is required for larger developments. Allowing some growth in Flesherton could help ensure the capacity in Markdale is not exceeded. Developing water services would supply fire protection.	Geographically located between other fully or partially serviced communities. Limited growth identified and planned for these communities, mainly infilling. Developing water services would supply fire protection. Environmental constraints may limit connecting services between communities.



Road Centerline

- Expressway / Highway
- Collector
- Arterial
- Built-up Area

Settlements

- Primary
- Secondary
- Tertiary

Master Servicing Plan

- Communities by Servicing Status**
- None
 - Wastewater
 - Water and Wastewater

Land Use - Official Plan Designations

- Escarpment Recreation Area
- Inland Lakes & Shoreline
- Recreation Resort Area
- Waterbody
- Lands External to Grey Highlands