

Master Servicing Plan Update for the Municipality of Grey Highlands

Presentation to the Committee of the Whole

Wednesday June 26th, 2024



Why are we here?

Presentation to Council Committee of the Whole



Presentation Objectives



Background, Policy Environment, and Class EA Process



Review of PIC No. 1 and Feedback Received



Present Growth and Development Review



Phases, Priorities, and Alternatives



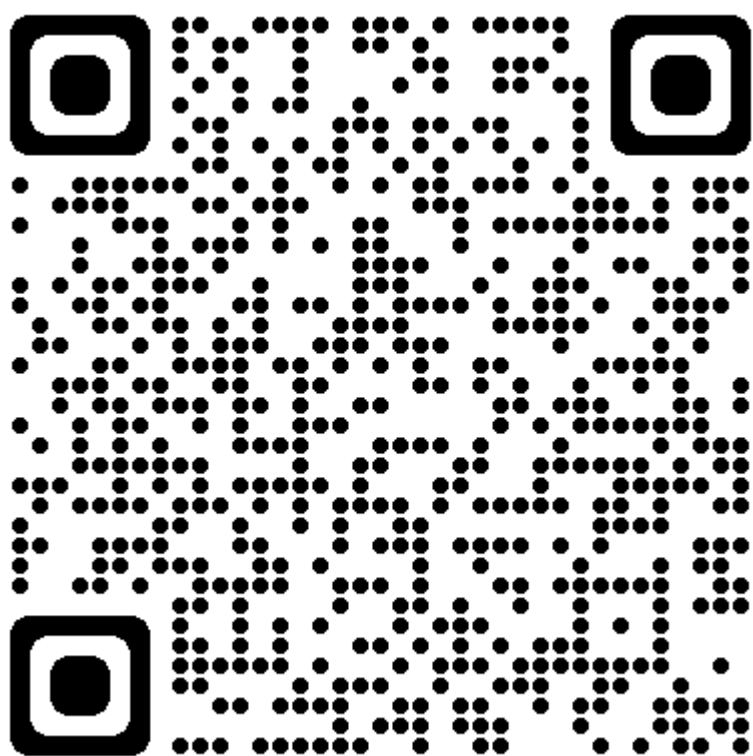
Receive Feedback on Growth Projections and Alternatives

Key Dates

Friday June 21st, 2024

Presentation materials available on project webpage:

<https://connectgreyhighlands.ca/MSP>



June 21 to July 5, 2024

If you have any questions or wish to provide your input, please leave a comment on the project webpage and/or contact the Project Manager at

moyers@greyhighlands.ca

September 2024

The Draft Master Servicing Plan, including comments and information received, will be made available for review and comment.

What is a Master Servicing Plan?

Overview



The Municipality of Grey Highlands has initiated the **Master Servicing Plan Update** to develop and evaluate water and wastewater servicing strategies through the Class EA process to meet forecasted population and employment growth for the communities of:

- Primary Settlement Area of Markdale
- Secondary Settlement Areas of Flesherton, Kimberley and Eugenia
- Recreation Resort or Escarpment Recreation Areas of Amik, Talisman, and Beaver Valley
- Inland Lakes and Shoreline community of Eugenia Lake.

How is this study being conducted?

Municipal Class Environmental Assessment Process



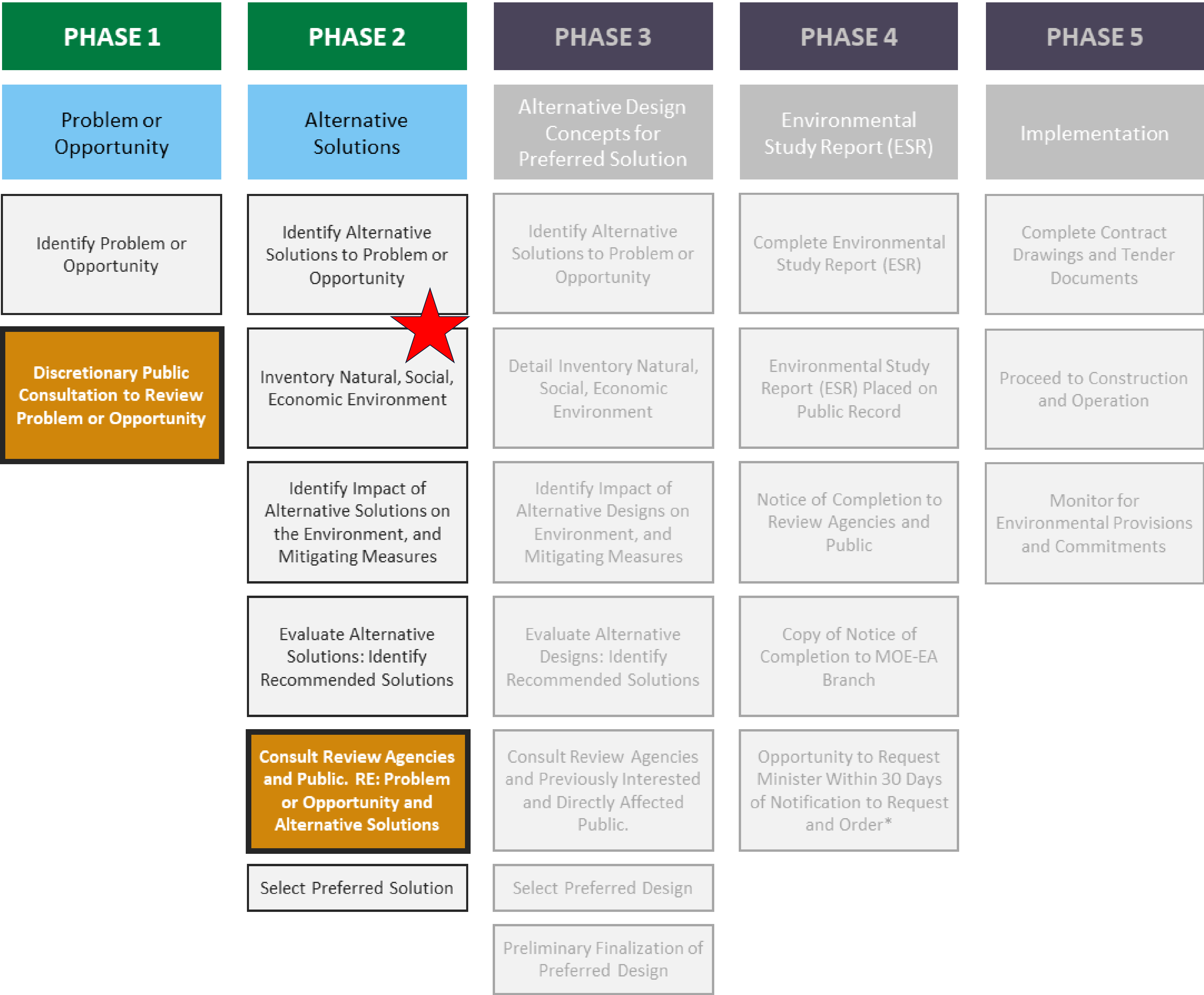
The Municipal Class Environmental Assessment (MCEA) process is a decision-making process that all Ontario municipalities follow for rehabilitating and building new public infrastructure.

The **Grey Highlands Municipal Servicing Master Plan Update** is following the Class Environment Assessment (EA) process for Master Plans and will satisfy Phases 1 and 2 of the Class EA process (October 2000, as amended in 2007, 2011, 2015, and 2023).

Phase 1 of the MCEA process focuses on the development of a problem / opportunity statement to be addressed by the project.

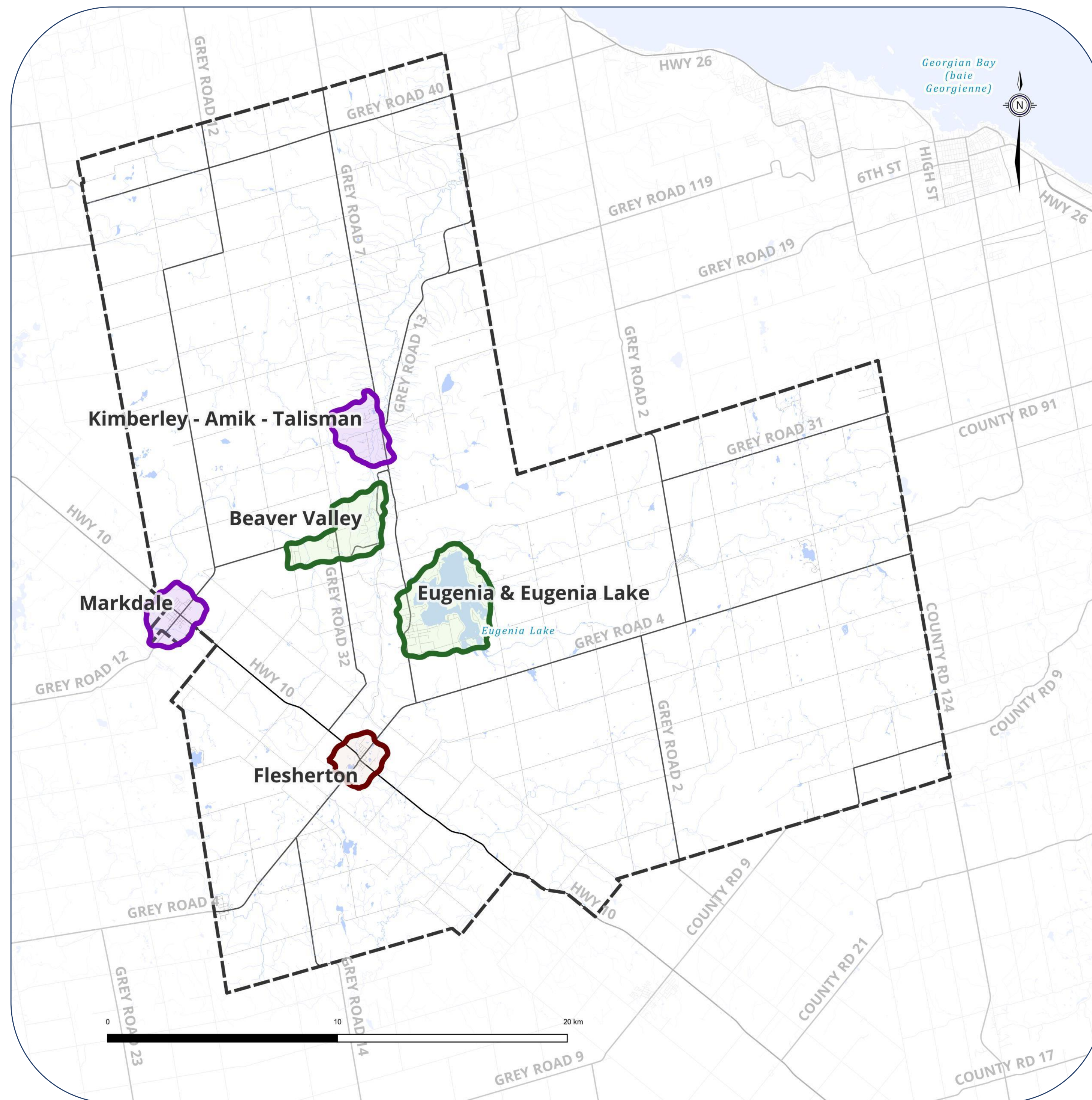
Phase 2 focuses on identification and evaluation of alternatives, and will present the recommended servicing solution for water and wastewater infrastructure and the proposed capital program.

 **This is where we are now.**



Why is this study being conducted?

Managing and Servicing Future Growth



Proposed Problem and Opportunity Statement

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. .



Overview of Municipal Water and Wastewater Systems

Community	Population in 2021 (approximate)	Drinking Water Capacity	Wastewater Treatment Capacity
Markdale	1,200	5,990 m ³ /day, 41% used	1,722 m ³ /day, 46% used
Flesherton	590	NA	487 m ³ /day, 40% used
Kimberley, Amik, and Talisman	500	1,184 m ³ /day, 21% used	249 m ³ /day, 37% used
Beaver Valley	500	NA	NA
Eugenia	500	NA	NA



Legislative Environment

1. Provincial Policy Statement
2. Niagara Escarpment Plan
3. Grey County Official Plan
4. Grey Highlands Official Plan



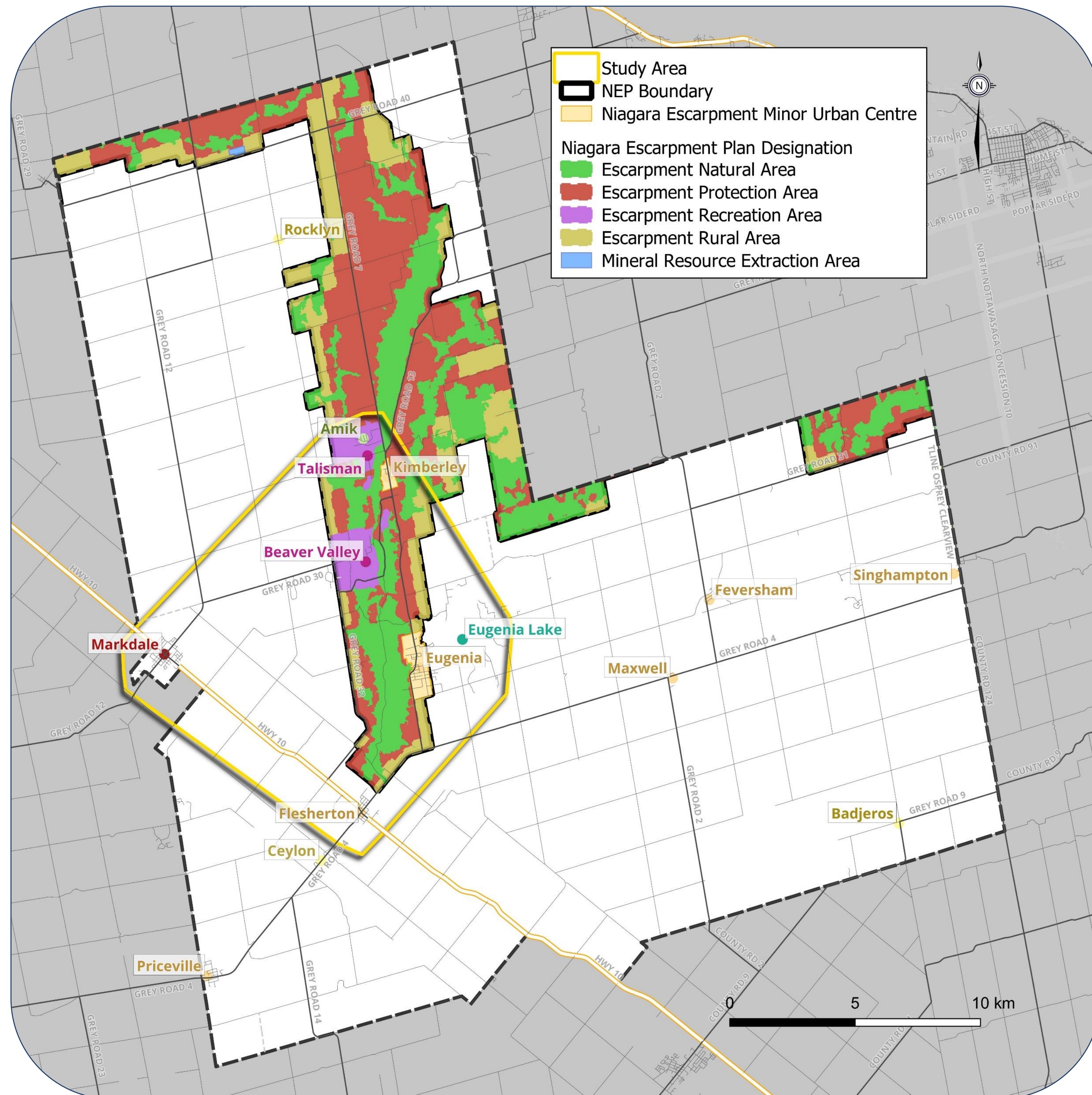
Provincial Policy Statement

1.6.6.2 : “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. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.”



What are the relevant policies that apply?

Niagara Escarpment Plan



Servicing Objectives

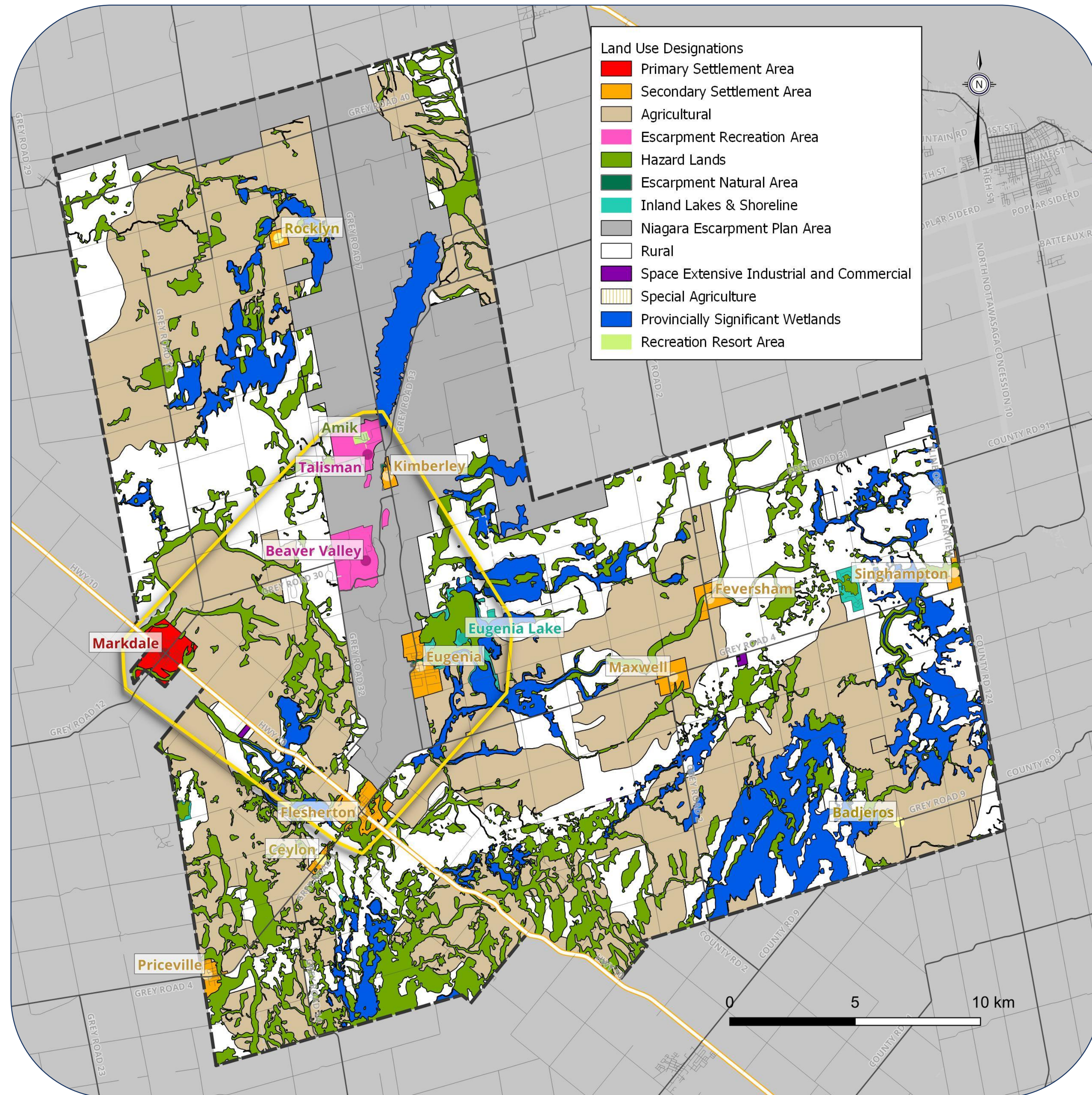
Minor Urban Centers: “Municipal sewage and water services will be the preferred form of servicing.”

Escarpment Recreation Areas: “Municipal sewage and water services will be the preferred form of servicing.”

Other Areas: “Municipal water and wastewater systems and private communal water and wastewater systems shall not be **located in or extended into** Escarpment Natural Area, Escarpment Protection Area, Escarpment Rural Area, or Mineral Resource Extraction Area, *unless such servicing is required to address failed individual on-site sewage or water services, or to ensure the protection of public health where it has been determined by a medical officer of health (or health authority) that there is a public health concern associated with the existing services*”

What are the relevant policies that apply?

Grey County Official Plan



Servicing Objectives

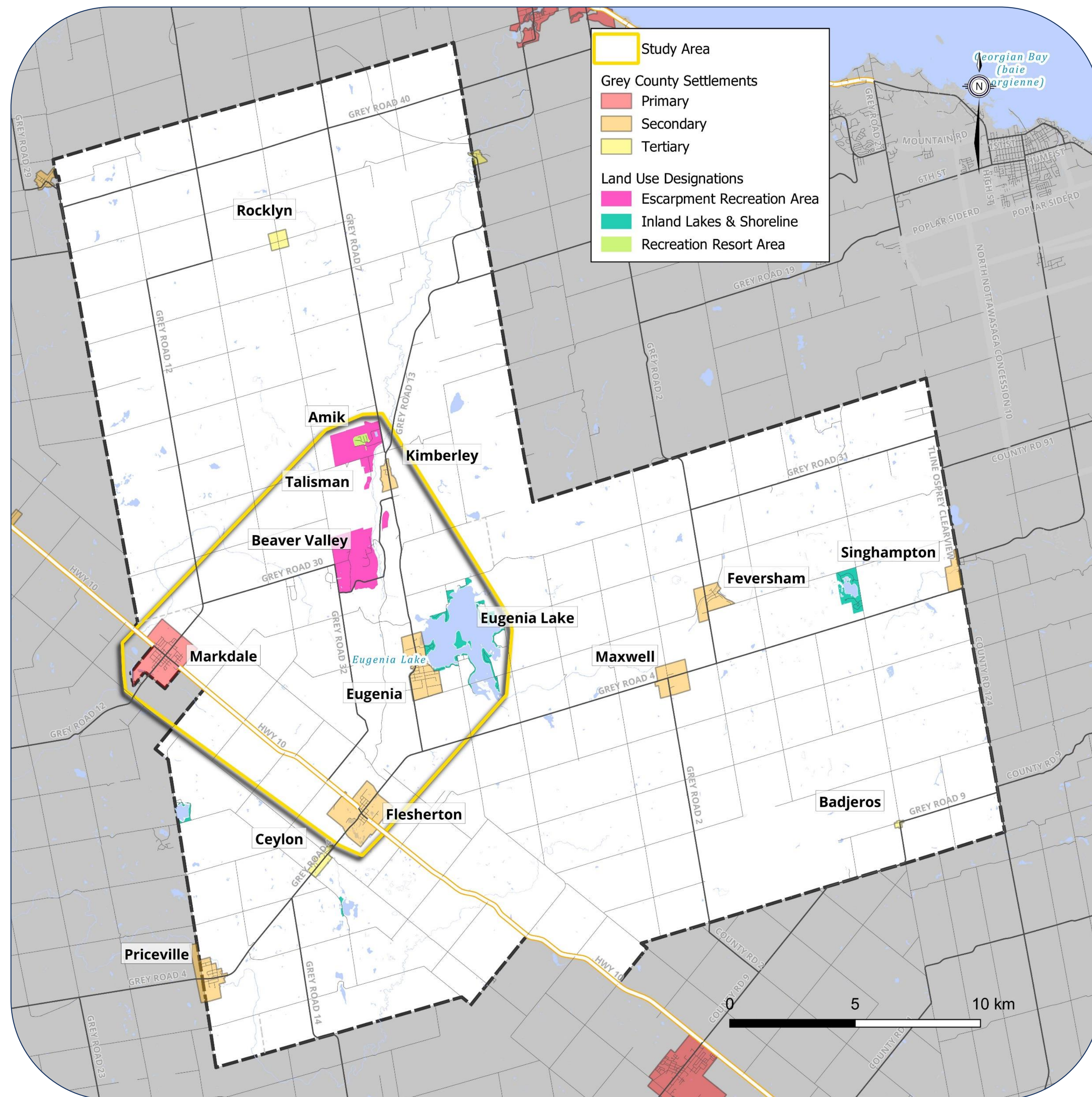
Full municipal services is the preferred method of servicing, and are to be provided when:

1. The water resources available can sustain the system
2. Is financially feasible and viable in the short and long term,
3. Is within the financial capabilities of the municipality, and
4. Meets all regulatory requirements of the appropriate approval authority.

“Local municipalities must plan for sewage and water services which direct and accommodate expected growth in a manner that promotes the efficient use of existing: municipal sewage services and municipal water services; and, private communal sewage services and private communal water services where municipal sewage and municipal water services are not available.” (Section 8.9.1.3)

What are the relevant policies that apply?

Grey Highlands Official Plan



Servicing Objectives

Section 3.2(a): “The preferred means of servicing settlement areas is by full municipal water and sewage services. It is recognized that limited development shall be permitted within the partially serviced area of Flesherton, until such time as municipal water services are provided to permit more concentrated growth. The Municipality is currently undergoing a Servicing Master Plan. Upon the completion of this review, the municipality will endeavour to obtain all necessary approvals for the required future of full municipal service facilities in order to keep pace with development demands within the financial capabilities of the Municipality.”

Section 4.5.2 (e) “It is recognized the Municipality is currently undertaking a Water and Wastewater Servicing Master Plan assessment that would provide for servicing options including water service and upgraded sewage system to and within Flesherton.”

How We Listened

Public Information Centre Number 1
Tuesday February 27, 2024
Flesherton Kinplex, 7 pm – 9 pm

Feedback Was Received Via:

- Questions posted to the project website
<https://connectgreighighlands.ca/MSP>
- **Questionnaire** available in paper format or on the project website
- Comments received by **Mail or E-mail** to project team or Councillors

Notification was also sent to indigenous communities, agencies, and neighbouring municipalities including Grey County

OPEN FOR INPUT



Master Servicing Plan Update

This project aims to update our comprehensive Water and Wastewater plan to enhance the services and infrastructure in the Municipality of Grey Highlands.

How many comments were received and from where?

Feedback

- 20 comments via email or the Project Website
- 143 responses to the questionnaire
- 110 questionnaire responses included comments

FIGURE 1: NUMBER OF QUESTIONNAIRE RESPONSES BY COMMUNITY

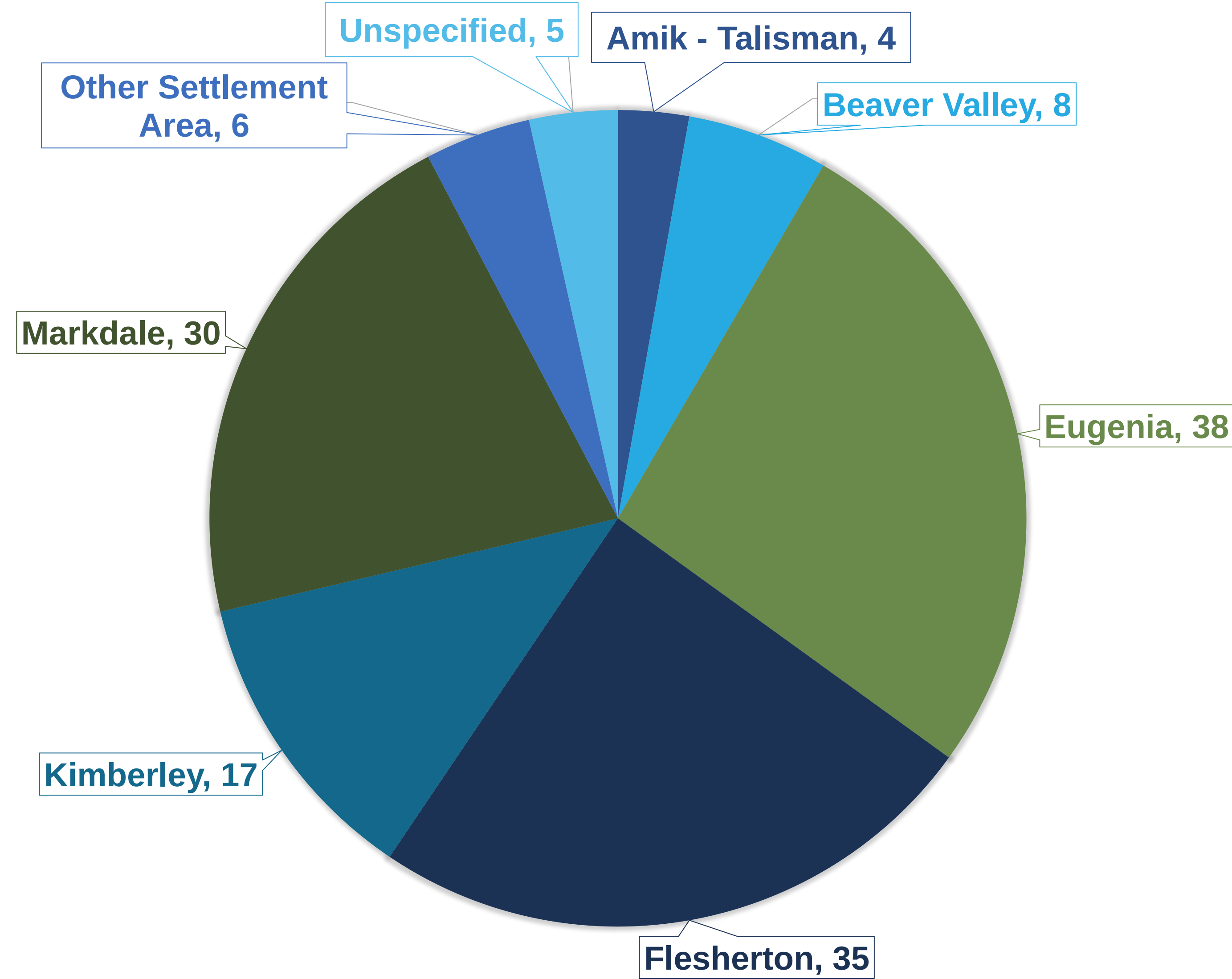
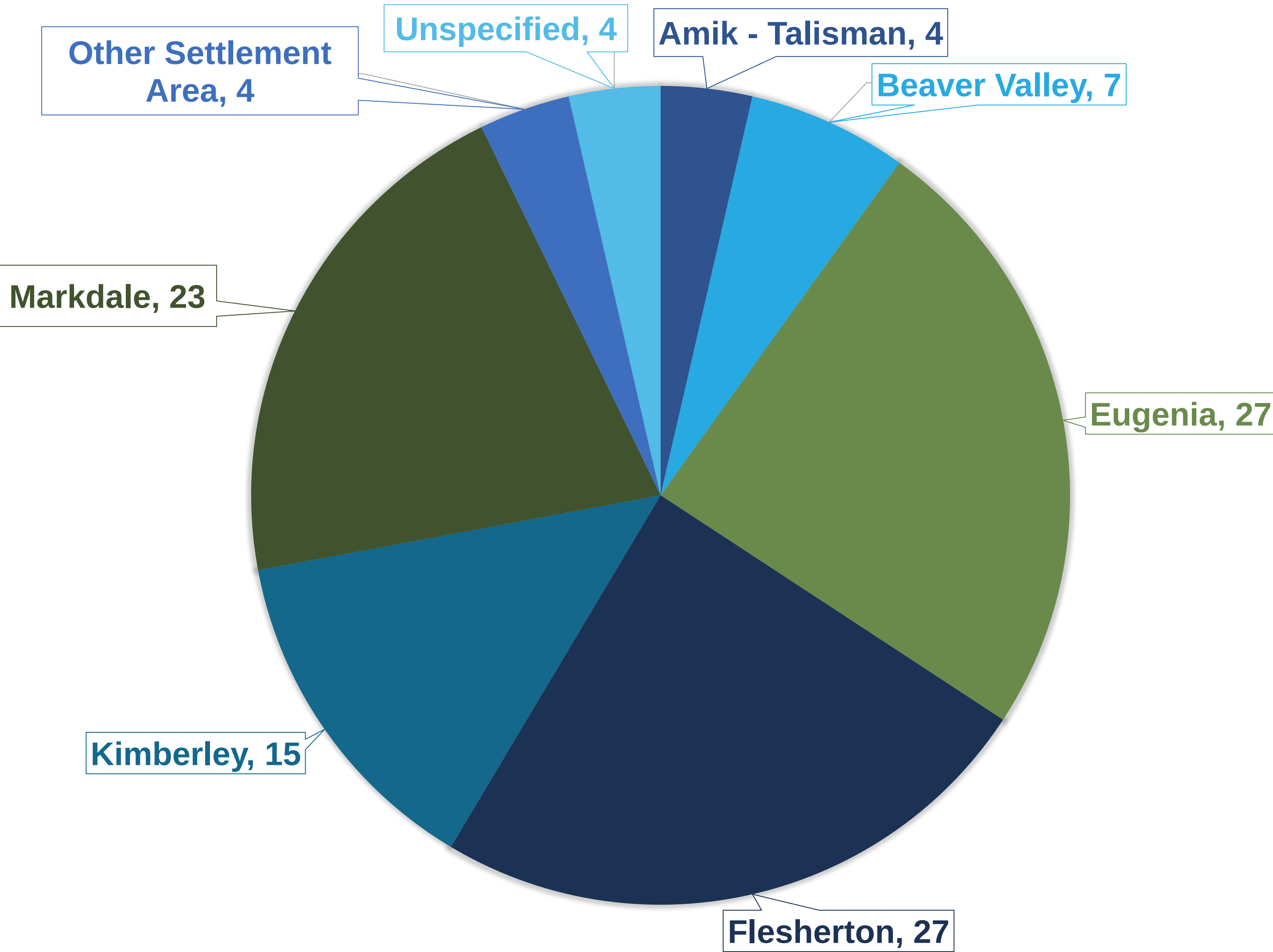


FIGURE 2: NUMBER OF COMMENTS BY COMMUNITY



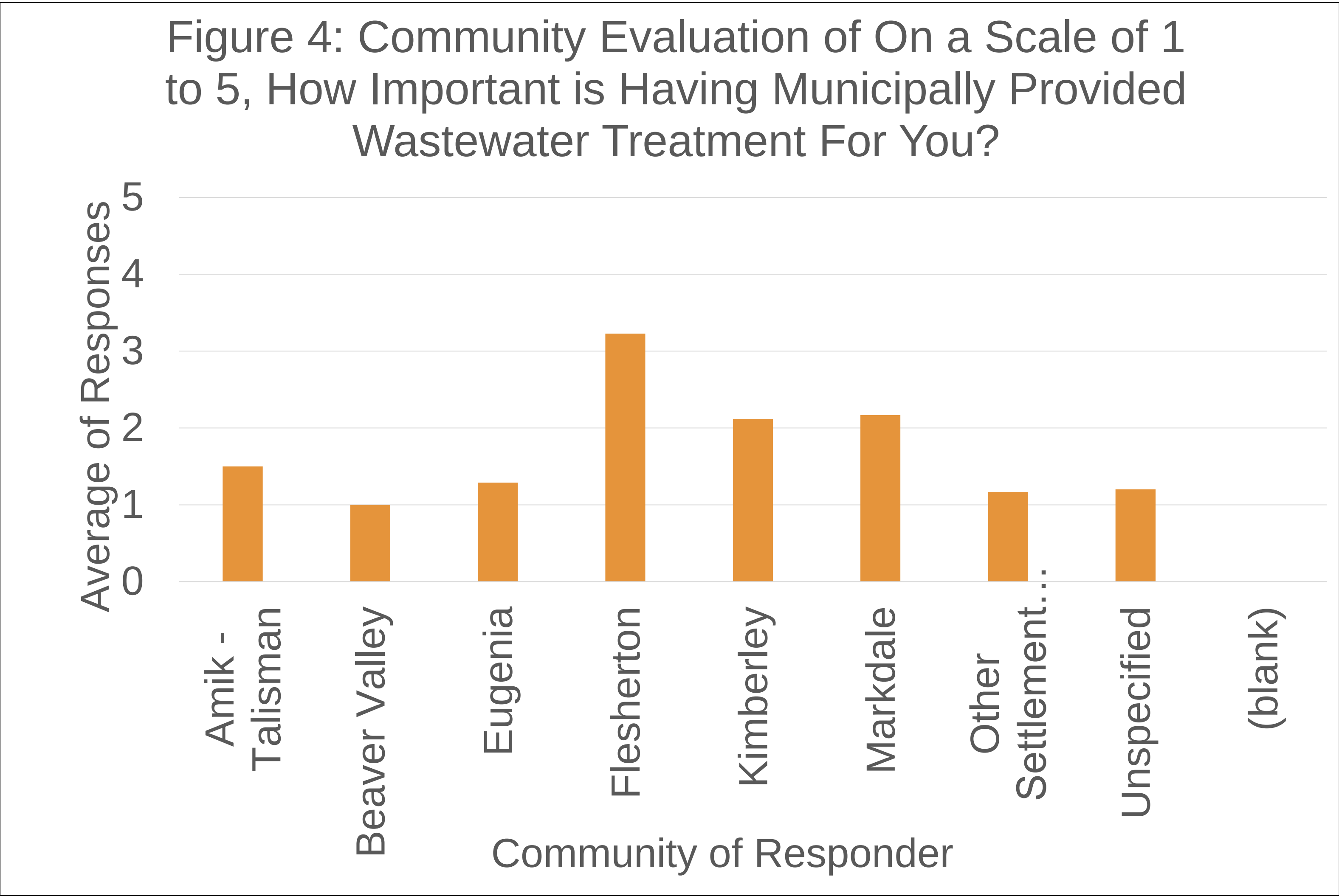
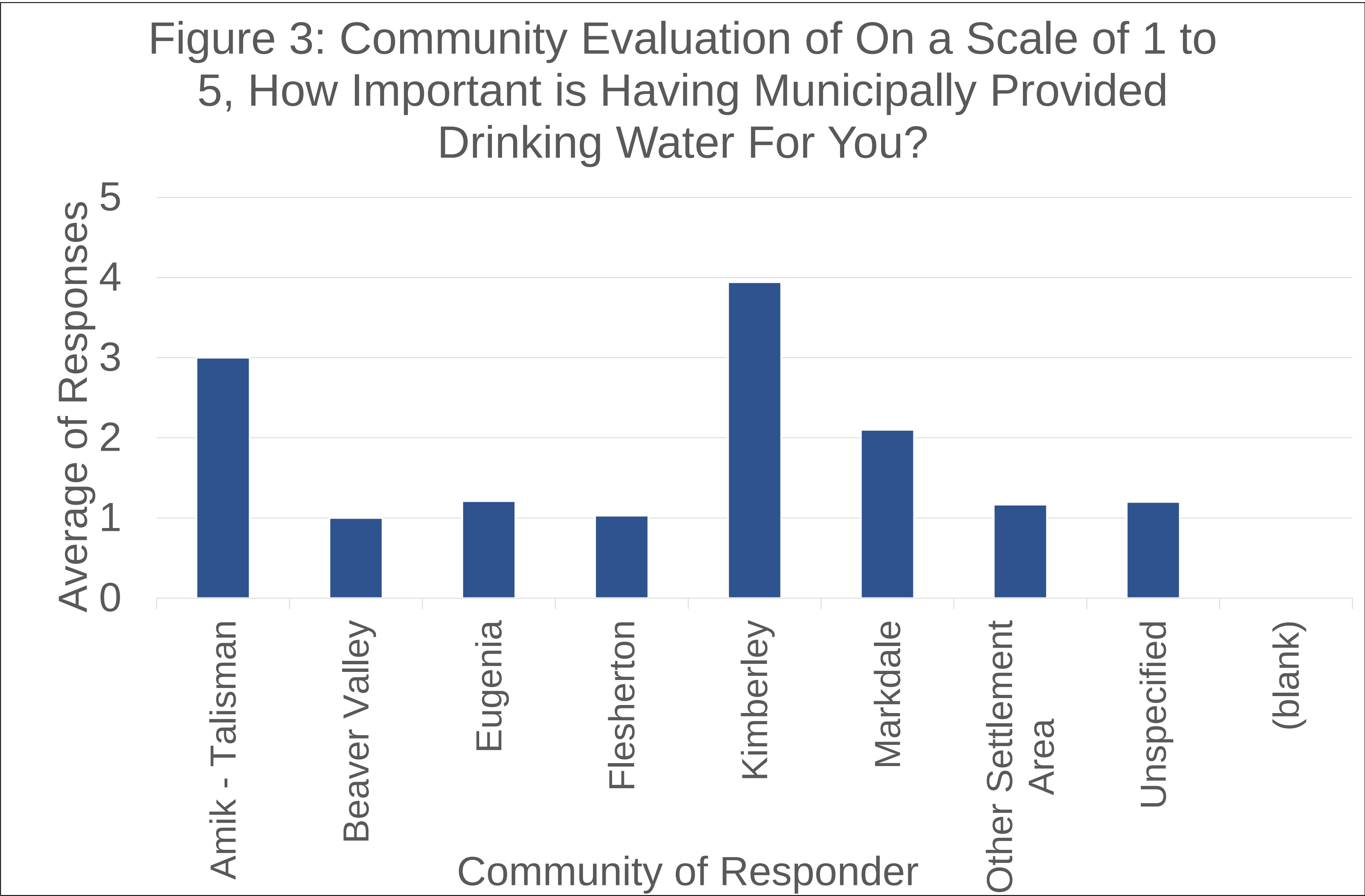
What can we take away from the responses?

Questionnaire Analysis



Eight Questions in the Questionnaire

- Three questions on community of residence and current servicing level
- Two questions to rank the importance of municipal water and wastewater
- Two questions to identify benefits or concerns, including open comment field
- One additional open comment field for other comments



What were the common themes in the comments received?

From the Questionnaire

- Seven (7) relatively unique comments
- 26 responses with no comments
- One in three comments included multiple themes
- Multiple concerns about increasing growth and development were frequent in Flesherton
- Multiple concerns about cost were frequent in Markdale
- Multiple comments suggest that municipal wastewater/ water is undesirable in Beaver Valley, Eugenia and Flesherton

Unique Comments

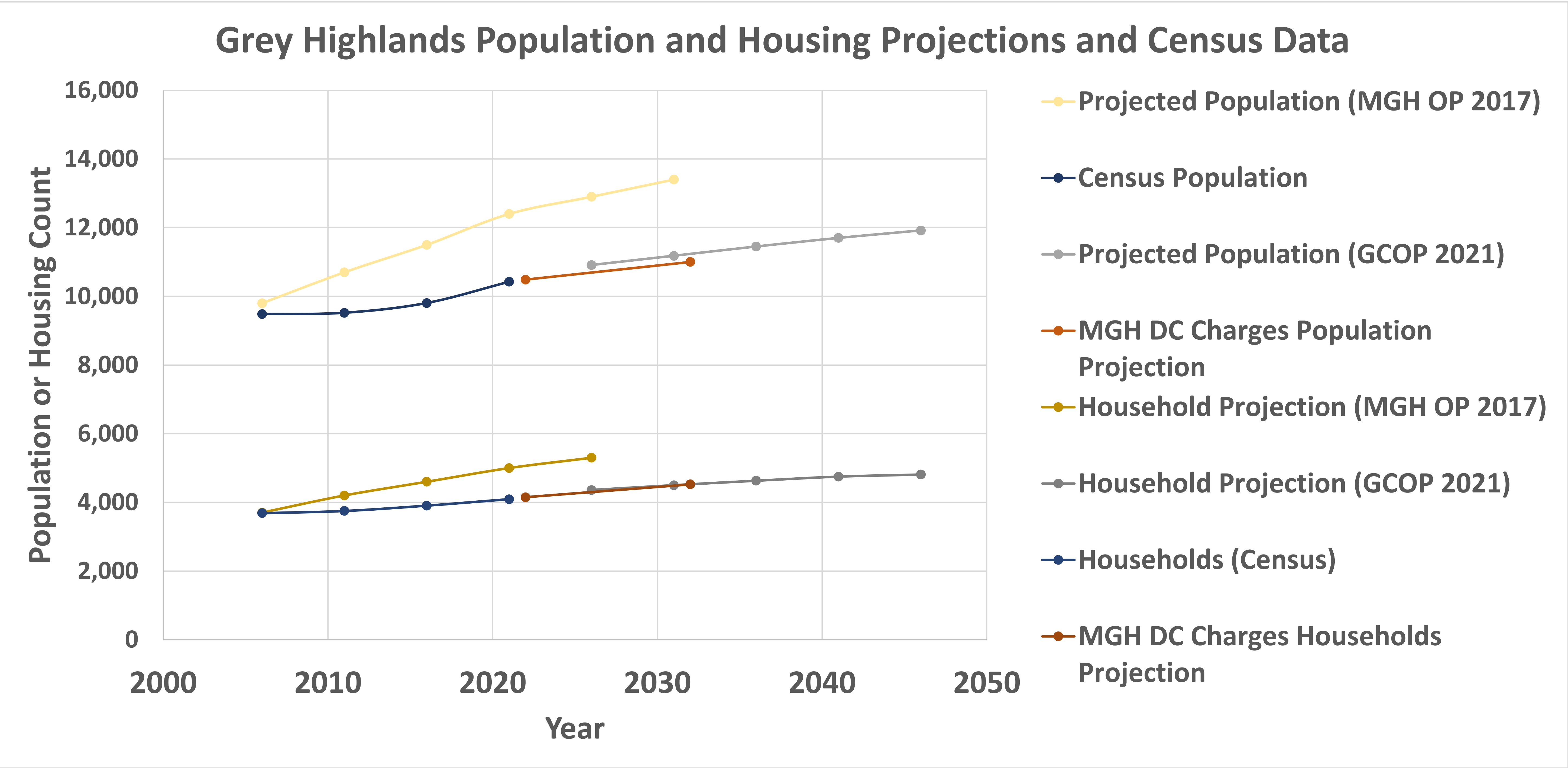
- Municipal water would allow recreational facilities (pool or splashpad), fire protection in Flesherton
- Wastewater servicing should be completed in Flesherton
- Eugenia Lake residences may benefit from municipal wastewater as private systems age
- Municipal wastewater would reduce risk of private wastewater entering the Beaver River
- Two responses from previous councillors describe history

Approximately 10 comments were unique, with the rest following general themes of:	Number of responses that included this theme
Concerns about costs.	58
Concerns about increasing growth and development .	28
Concerns about environmental impact.	7
Considers municipal services / municipal water undesirable.	35
Wants to see servicing in growth areas only.	18
Wants to see more planning and management of growth.	6
Concerns about outreach (thought there should have been more community engagement).	3

- 14 emails received and 6 questions on the project website generally reflected the same themes

What are recent growth trends and planned developments?

Observed Growth and Planned Development



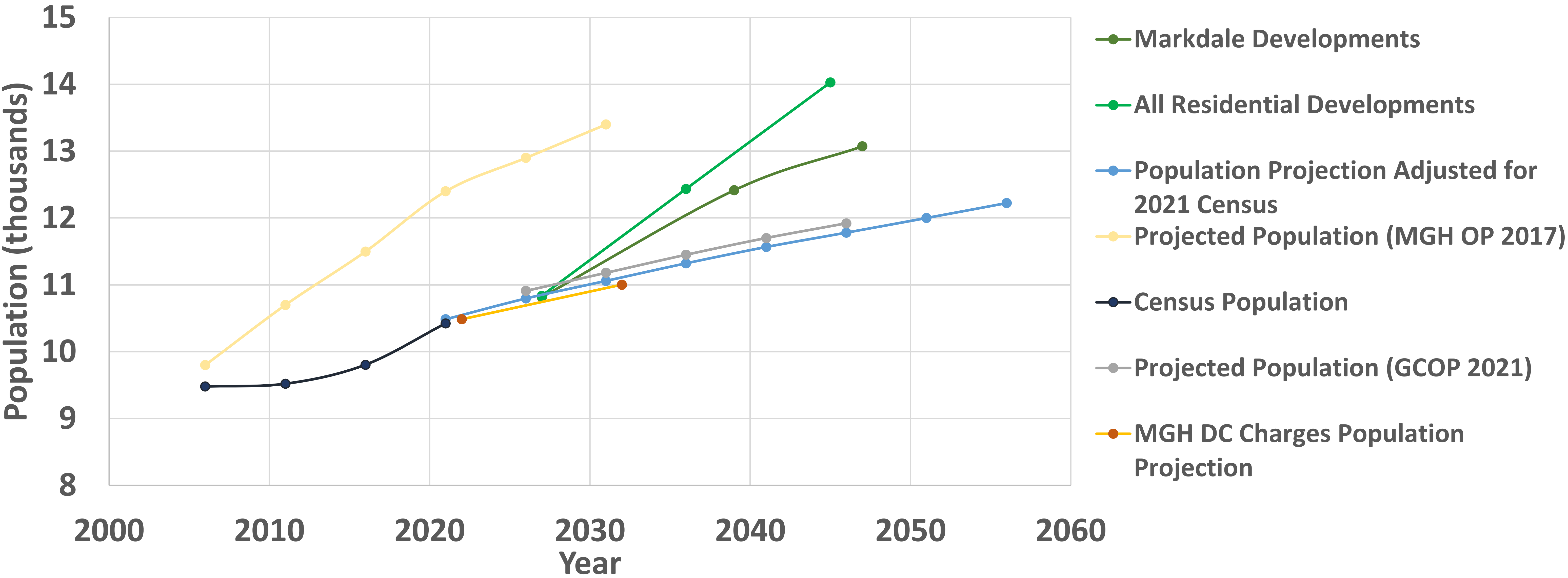
County of Grey Growth Management Strategy Memo (2021) informed the Grey County Official Plan population and household projections for each Municipality.
Estimated growth rate of 0.5% decreasing to 0.4%, projected population of 11,920 by 2046.

What are recent growth trends and planned developments?

Observed Growth and Planned Development



Grey Highlands Population Projections and Census Data



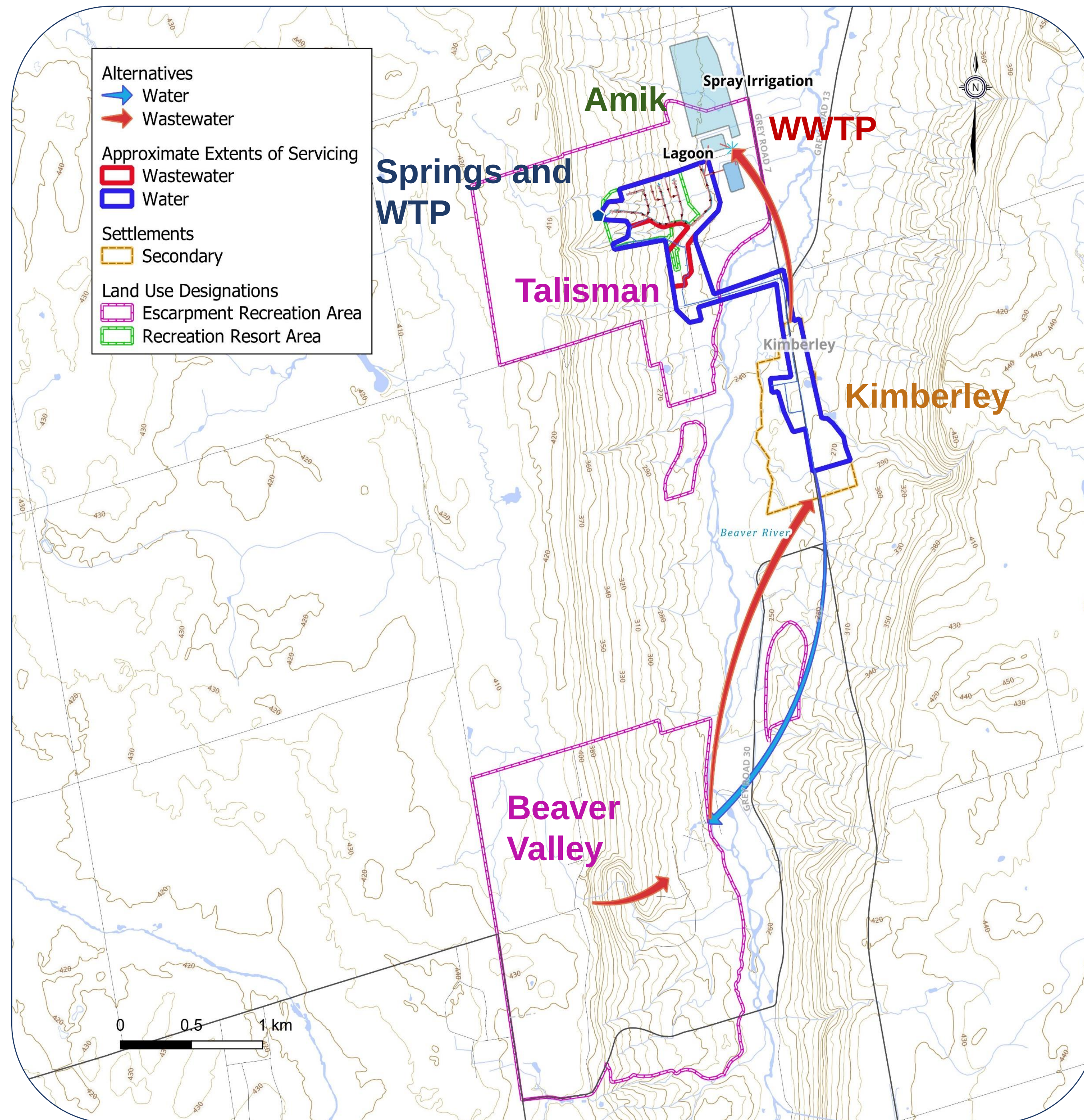
Number of Billing Units	Markdale		Kimberley - Amik - Talisman		Flesherton
	Water	Wastewater	Water	Wastewater	Wastewater
2021	614	592	169	153	289.5
2022	681	664	173	153	292.1
2023	722	699	175	154	293.1
Increase 2021 to 2023	108	107	6	1	4

2017 Master Servicing Plan

Previously Recommended Phasing



2017 Recommendation	Status
1 Markdale - Water Storage Facility - Wastewater Optimization Plan - Wastewater Facility Upgrades	Complete/underway
1.1 Markdale 1.1.A Extension into West Grey	This was the last phase for the Markdale area, and it is included in 2024 Update Review
1.2 Kimberley, Amik, and Talisman	Focusing on this next phase is within 2024 Update Review
1.3 Beaver Valley Ski Club to Grey Rd 32	Focusing on this next phase is within 2024 Update Review
1.5 Grey Rd 30 to Grey Rd 13	Focusing on this next phase is within 2024 Update Review
2.1 Flesherton, Existing Serviced Area	Within initial 2024 Update Review, to gather feedback
2.2 Flesherton, Beyond Serviced Area	Within initial 2024 Update Review, to gather feedback
3.1 Eugenia	Within initial 2024 Update Review, to gather feedback
3.2 Eugenia Lake Area	Within initial 2024 Update Review, to gather feedback



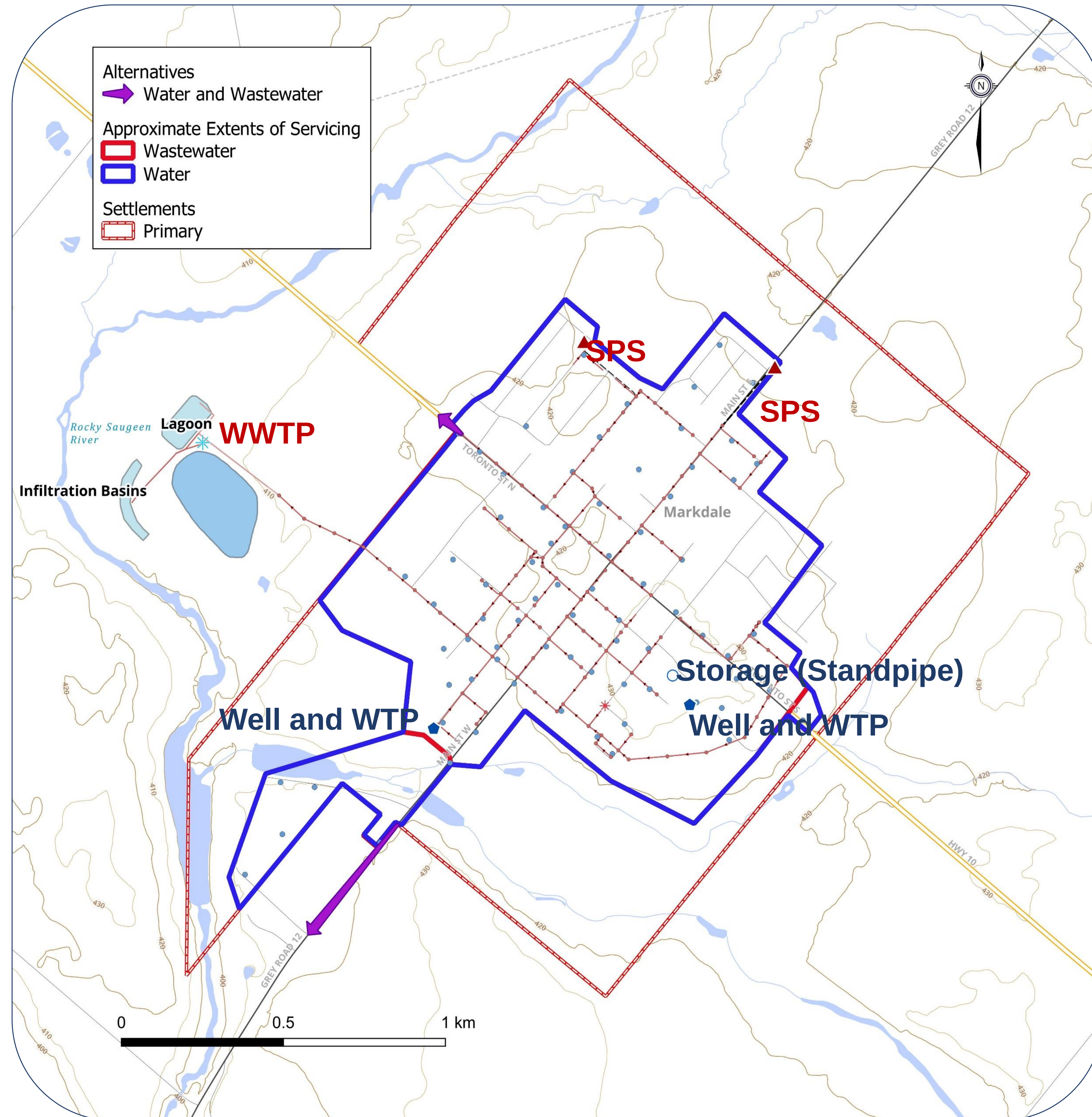
Kimberley, Amik, Talisman & Beaver Valley

WATER SERVICING ALTERNATIVES

- 1) Do nothing
- 2) Upgrade the Kimberly-Amik water source, treatment and distribution only for the proposed development at Talisman Ski Resort and existing users
- 3) Upgrade the Kimberly-Amik water source, treatment and distribution system for the proposed development at Talisman Ski Resort, existing users and extend the service to the Beaver Valley Ski Club (including surrounding residences)
- 4) Construct a new Kimberley-Amik water source, treatment and collection system for the proposed development at Talisman Ski Resort, existing users and extend the service to the Beaver Valley Ski Club (including surrounding residences)

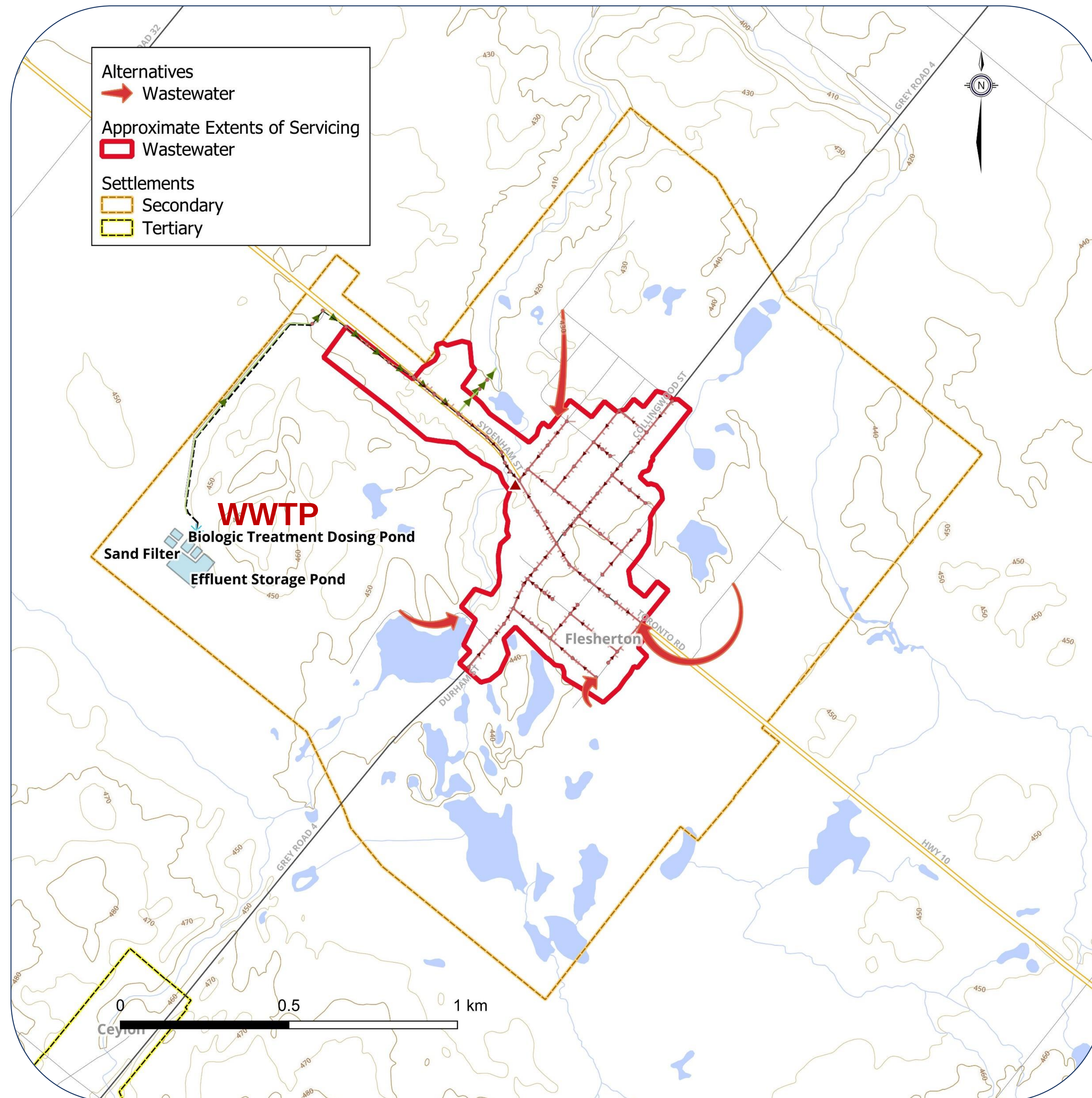
WASTEWATER SERVICING ALTERNATIVES

- 1) Do nothing
- 2) Upgrade the Amik-Talisman wastewater treatment and collection system only for the proposed development at Talisman Ski Resort and existing users
- 3) Upgrade the Amik-Talisman wastewater treatment and collection system for the proposed development at Talisman Ski Resort, existing users and extend the service to the Beaver Valley Ski Club (including surrounding residences)
- 4) Construct a new Amik-Talisman wastewater treatment and collection system for the proposed development at Talisman Ski Resort, existing users and extend the service to the Beaver Valley Ski Club (including surrounding residences)



Markdale

- 1) Do nothing
- 2) Extend water and wastewater services to West Grey (include Grey Highlands residents along the route) and enter into a servicing agreement with West Grey.



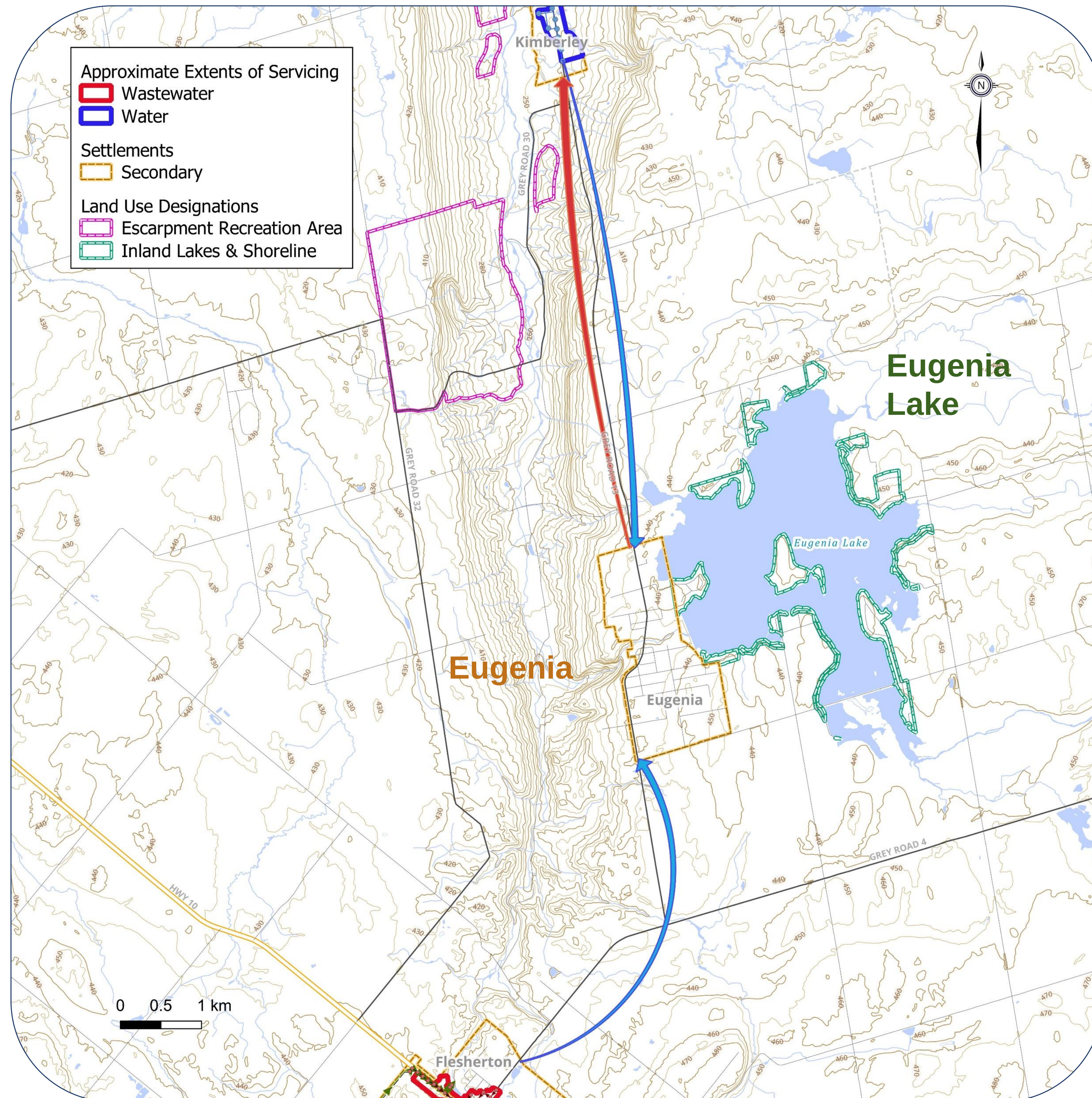
Flesherton

WATER SERVICING

- 1) Do Nothing
- 2) Construct a water supply, treatment and distribution system within the settlement boundary of Flesherton
- 3) Construct a water supply, treatment and distribution system for Flesherton, Eugenia and Lake Eugenia
- 4) Delay and prepare a new water and wastewater servicing strategy for Flesherton in conjunction with the next update to the Grey Highland's Official Plan(s)

WASTEWATER SERVICING

- 1) Do Nothing
- 2) Extend sanitary sewers to the priority area within the Settlement boundary of Flesherton
- 3) Extend sanitary sewers to all residents and businesses within the Settlement boundary of Flesherton, which may require the construction of one or two sanitary pumping stations
- 4) Delay and prepare a new water and wastewater servicing strategy for Flesherton in conjunction with the next update to the Official Plan(s)



Eugenia and Eugenia Lake

WATER SERVICING

- 1) Do Nothing
- 2) Construct a water distribution network from Kimberly-Amik.
- 3) Construct a water distribution network from Flesherton

WASTEWATER SERVICING

- 1) Do Nothing
- 2) Extend sanitary sewers from and provide treatment at the Amik Treatment Facility

Next Steps: Prioritized Alternatives

2024 Focused Review of Alternatives

Analyze the benefits (including costs) of the identified alternatives for:

- 1) Kimberley – Amik – Talisman Water and
- 2) Amik Wastewater

2017 MSP Recommendations to Proceed With

Council to confirm preferred alternative from the 2017 MSP for today's environment to extend service to West Grey and residents along Highway 10.

Alternatives Screened Out

- Defer Flesherton Servicing until Official Plan review
- Defer Servicing review for Eugenia and Eugenia Lake until next MSP update

Direction from Council

What is the preferred Growth and Development projection?

- County of Grey's Growth Management Plan estimates 11,920 people by 2046, an increase of 1,350 people
- Development applications estimated to support 3,850 people, estimate completed by 2054
- Carry forward both possible scenarios while identifying one or the other as “more likely” or
- A hybrid approach such as temporarily higher growth then returning to baseline rates

Concur with the prioritization and screening out of alternatives?

- Focus the effort on an analysis of alternatives for Kimberley-Amik-Talisman water and Amik Wastewater systems including service areas for consideration
- Support for a single option in Markdale to extend water and wastewater services to West Grey
- Deferment of a future Servicing Study for new water system and wastewater expansion in Flesherton
- Screened out servicing for Eugenia and Eugenia Lake at this time

Are there any other alternatives that should be considered?

What are we doing next?

- Receive public comments until **July 5, 2024**.
- Analysis of the alternatives in Kimberley-Amik-Talisman to identify the preferred alternative
- Create an implementation plan for the preferred alternative(s), including studies, staging and cost of implementation
- Preparation of the Draft Master Servicing Plan Report
- Present to Council and Host PIC No. 2 on the alternatives and preferred alternative, and the Draft Master Servicing Plan Report
- Update the Master Servicing Plan including incorporating information and comments received
- Circulate Notice of Master Plan and post updated Master Servicing Plan for review for a period of 30 days
- Finalize Master Servicing Plan and Council approval

Please provide comments by July 5, 2024

Shawn Moyer, Director of Environmental Services

Municipality of Grey Highlands

206 Toronto Street South

Markdale, Ontario N0C 1H0

Tel: 519-986-1216 Ext. 234

moyers@greyhighlands.ca

Amanda Froese, P.Eng. FEC

Senior Project Manager, Branch Manager

GEI Consultants Canada

1260-2nd Avenue East, Unit 1

Owen Sound, ON N4K 2J3

519-376-1805

afroese@geiconsultants.com

Please note that information related to this study will be collected in accordance with the *Freedom of Information and Protection of Privacy Act*. All comments received will become part of the public record and may be included in the study documentation prepared for public review.

If you need any accommodations to provide comments and/or feedback for this study, please contact the Project Manager.