AEGD Drainage Area Wastewater Capacity Allocation
(DRAFT Policy)

June 1, 2021
AEGD Wastewater Capacity Allocation

Agenda

1. How to provide a comment during this meeting
2. Comments Received to date
3. New Policy Details
4. Comment period and Next Steps
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House Rules

- Please remain muted during presentation and while others are asking questions
- Questions can be asked by:
  1. Q&A Function
  2. Waiting for designated phone user time
  3. “Raise Hand” & Unmute
- Please keep questions brief
AEGD Wastewater Capacity Allocation Methods for Asking Questions

**Internet browser:** Click the button with 3 dots. Select ‘Raise Hand’ from the pop up.

**WebEx Application on computer:** Click the participants button. At the bottom of the panel, click the hand icon.
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Methods for Asking Questions

**Tablet:** Click the participants button. Select ‘Raise Hand’ from the pop up.

**Smartphones:** Click the participants button. Select ‘Raise Hand’ from the pop up.
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Policy Development – Why are we here?

External Engagement To Date:

Jan 25 Stakeholders WebEx Event and subsequent comments received:

– Land owners and Developers in AEGD
– DILG / West End Home Builders Association
– Airport

– Some wished to prioritize employment lands and some wished to prioritize residential development
– Some were specific to their development applications
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Wastewater Allocation Area Map
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Investment in Infrastructure
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Capacity and Growth Issues

• Limited Capacity Available over the short term.

• Policies and guidelines for the allocation of this capacity are necessary.
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Policy Intent

To manage the provision of wastewater conveyance and treatment capacity in the AEGD drainage catchment to support a growing, prosperous, and healthy community.
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Policy Content

• **Criteria** for assessing project priority

• **Requirements** to reserve Wastewater Capacity

• A **Process** for requesting and reserving Wastewater Capacity
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Project Priority

Where a conflict occurs between different forms of development, approvals for Wastewater Capacity Allocation will be prioritized generally as follows:

- Non-residential development
- Mixed use developments having predominant Employment uses
- Residential development
The following activities in the AEGD drainage area are subject to the Policy:

- development projects submitted under a *Planning Act* application
- a sewer permit request if not part of a *Planning Act* submission
- a change of use through a building permit application that results in an increase in wastewater demand.
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Reserving Wastewater Capacity

• Approval of a development project is not a promise or guarantee of reservation of wastewater capacity allocation.

• Capacity allocation must be granted by the City upon request by an applicant.
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Request for Capacity Allocation

• Upon development approval, the applicant / developer must submit a request in writing with supporting documentation to receive a Letter of Confirmation of Wastewater Allocation from the City.

• Wastewater capacity will only be allocated on a Phase or Site-Specific Plan basis; i.e. **not** upfront for the whole plan.
Flow Chart for AEGD Drainage Area
Wastewater Allocation Process

Plan of Subdivision / Site Plan Application

Pre-Consultation Stage
Wastewater capacity allocation requirements for the development proposal will be discussed.

Submission of Complete Application
Includes functional servicing report or a detailed wastewater generation needs report.

Consent Application
Submission of Complete Application
Includes detailed wastewater generation needs calculation.

Building / Sewer Permit Application
Submission of Complete Application
Where an application results in an increase in wastewater demand, a wastewater generation calculation is required.

- Through the City's review of a development application, wastewater capacity requirements will be assessed by the City.
- The City will tentatively reserve wastewater capacity for an application as it proceeds through the review process or indicate any issues related to available capacity.

Conditional Approval of Draft Plan / Site Plan / Consent

Developer submits formal request letter and application to the City to reserve wastewater capacity allocation for development lands.

City issues a letter formally reserving wastewater allocation to the development lands up to expiry of conditional approval.

Plan Servicing / Final Approval

Building / Sewer Permit
City allocates capacity up to expiry of the building/sewer permit.

Growth Management
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Expiry of Capacity Allocation

Allocation will be reserved up to the expiration date of the City’s approval of the application as follows:

- one (1) year for **Site Plan** and **Consent** applications; and,
- three (3) years for **Subdivision** applications; and,
- expiration of sewer/building permit.
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Request for Extension of Capacity Allocation

• Capacity Allocation extensions will be considered where the City has granted an extension to approval of a development.

• The extension of will correspond to the length of the extension period of the approved development.
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Public Interest Projects

The City intends to set aside a certain amount of wastewater capacity to projects deemed to be in the best interests of the public including:

- facilities affecting public health and safety
- educational facilities, and
- economic development initiatives.
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Policy Control

• Wastewater capacity allocated to a project by the City runs with the land and is non-transferable.

• Staff to actively track the status of capacity allocation vis-a-vis development projects with reporting to Council and the development community.

• This policy shall be reviewed from time to time and amended when deemed necessary by City staff.
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Prior to Policy Approval

• FOR Applications that have been submitted but not approved - will include a condition requiring developer to obtain verification of capacity allocation from the City.

• FOR Applications that are conditionally approved - developer will be required to obtain verification of servicing capacity from the City as a requirement of servicing design approval.
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Submission of Comments on the New Policy

• Review New Policy, FAQS and Process Flowchart at:
  https://www.hamilton.ca/develop-property/policies-guidelines/wastewater-allocation-policy

• Contact The Project Team:
  E-mail: iplanning@Hamilton.ca

• Comments Deadline: June 15, 2021
AEGD Wastewater Capacity Allocation Presentation Summary

• Process on Policy development
• New Policy Concept
• Where and how to access the Policy wording and Process Flow chart
• How and when to provide comments
• Next Steps.
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Next Steps

- Incorporate feedback from today’s (June 1, 2021) meeting.
- Finalize policy and take to Council
- Subject to received feedback, expect to go to Council by Q3:2021
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Thank You!
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Q and A