AEGD Drainage Area Wastewater Capacity Allocation (Policy)

December 8, 2021
AEGD Wastewater Capacity Allocation
Presentation Guidelines

• 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

Wastewater Allocation Area Map
AEGD Wastewater Capacity Allocation
Investment in Infrastructure
AEGD Wastewater Capacity Allocation
Capacity and Growth Issues

- Limited capacity available over the short term.
- The policy and process is required to regulate allocation of wastewater capacity.
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Policy Development – Why are we here?

External Engagement To Date

Jan 25, 2021 – 1st Stakeholder WebEx Event

June 1, 2021 – 2nd Stakeholder WebEx Event
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Policy Intent

No Change

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

No Change

- **Criteria** for assessing project priority
- **Requirements** to reserve Wastewater Capacity
- A **Process** for requesting and reserving Wastewater Capacity
AEGD Wastewater Capacity Allocation
Project Priority

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

<table>
<thead>
<tr>
<th>Existing</th>
<th>New</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Non-residential development</td>
<td>a) Non-residential Development in the following order:</td>
</tr>
<tr>
<td>• Mixed use developments having predominant Employment uses</td>
<td>i) Industrial</td>
</tr>
<tr>
<td>• Residential development</td>
<td>ii) Commercial</td>
</tr>
<tr>
<td></td>
<td>iii) Mixed forms of development with predominant employment uses</td>
</tr>
<tr>
<td></td>
<td>b) Residential development</td>
</tr>
</tbody>
</table>
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

No Change

• Upon development approval, the applicant must submit a request in writing with supporting documentation to receive **Wastewater Allocation** from the City.

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

Wastewater capacity will only be allocated on a Phase or Site-Specific Plan basis, **not** for an entire draft plan.

Exceptions to the above Policy Statement

Blocks subject to site plan control within residential subdivision plans are not eligible to request allocation of wastewater capacity until a site plan application for a block has been approved by the City.

Employment subdivision plans will be eligible to request capacity allocation based on the approved population densities at the time of approval for up to thirty percent (30%) of the total expected flows generated from the net developable portion of the plan or the expected flows generated from up to two (2) blocks, whichever amount is larger.
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Request for Capacity Allocation

New Administration Fee

An administration fee of $500 will apply to each request for wastewater allocation
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Expiry of Capacity Allocation

No Change

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

- one (1) year for Site Plan and Consent applications; and,
- three (3) years for Subdivision applications.
- upon expiration of Building permit and servicing permit
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Request for Extension of Capacity Allocation

No Change

- Capacity Allocation extensions will be considered where the City has granted extension to approval of a development.
- The extension for capacity will correspond with the length of extension for the approval.
An amount of wastewater capacity will be allocated by the City to public interest projects including:

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

No Change

- Wastewater capacity allocated to a project by the City runs with the land and is non-transferable.
- Staff will track the status of capacity allocated to development projects and provide updates to the development community.
- This policy shall be reviewed from time to time and amended when deemed necessary by City staff.
- As part of the Staging of Development Program, the City will report on the status of proposed development and Public Interest Projects having received wastewater capacity allocation and will advise on the amount of wastewater capacity allocation being reserved for such purposes.
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Policy Transition Provision

FOR Applications **submitted but not approved:**
Will include a condition requiring verification of capacity allocation from the City.

FOR Applications **conditionally approved:**
Will be required to obtain verification of capacity allocation as a requirement of servicing design approval.
### AEGD Wastewater Capacity Allocation
#### Non-Residential Allocation Examples

<table>
<thead>
<tr>
<th>Example 1</th>
<th>Example 2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Development Type:</strong> Non-Residential</td>
<td><strong>Development Type:</strong> Non-Residential</td>
</tr>
<tr>
<td><strong>Draft Plan Approved:</strong> Yes</td>
<td><strong>Draft Plan Approved:</strong> Yes</td>
</tr>
<tr>
<td><strong>External Servicing Required:</strong> Yes</td>
<td><strong>External Servicing Required:</strong> Yes</td>
</tr>
<tr>
<td><strong>External Servicing by Developer:</strong> Yes</td>
<td><strong>External Servicing by Developer:</strong> No</td>
</tr>
<tr>
<td><strong>Adequate Downstream Capacity:</strong> Yes</td>
<td><strong>Adequate Downstream Capacity:</strong> Yes</td>
</tr>
<tr>
<td><strong>Conflict with Non-Res Development:</strong> No</td>
<td><strong>Conflict with Non-Res Development:</strong> No</td>
</tr>
<tr>
<td><strong>Enable Community Completion:</strong> No</td>
<td><strong>Enable Community Completion:</strong> No</td>
</tr>
<tr>
<td><strong>Approved for Allocation:</strong> Yes</td>
<td><strong>Approved for Allocation:</strong> No</td>
</tr>
</tbody>
</table>
## AEGD Wastewater Capacity Allocation

### Residential Allocation Examples

<table>
<thead>
<tr>
<th>Example 1</th>
<th>Example 2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Development Type:</strong></td>
<td>Residential</td>
</tr>
<tr>
<td><strong>Draft Plan Approved:</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>External Servicing Required:</strong></td>
<td>No</td>
</tr>
<tr>
<td><strong>External Servicing by Developer:</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Adequate Downstream Capacity:</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Conflict with Non-Res Development:</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Enable Community Completion:</strong></td>
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</tr>
<tr>
<td><strong>Approved for Allocation:</strong></td>
<td>No</td>
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</tbody>
</table>
Allocation will be approved for applications that:
- receive conditional approval,
- can readily develop and
- in the case of residential lands, do not conflict with allocation requirements for non-residential lands.
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New Policy Online Location

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

• Contact The Project Team with comments by December 22, 2021 at E-mail: iplanning@Hamilton.ca
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Thank You!
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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

- 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 Application

Submission of Complete Application
Includes detailed wastewater generation needs calculation

Submission of Complete Application
Where an application results in an increase in wastewater demand, a wastewater generation calculation is required

City allocates capacity up to expiry of the building/sewer permit

Building / Sewer Permit
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Thank You!