



Hamilton

# 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



Mute/Unmute



Participants



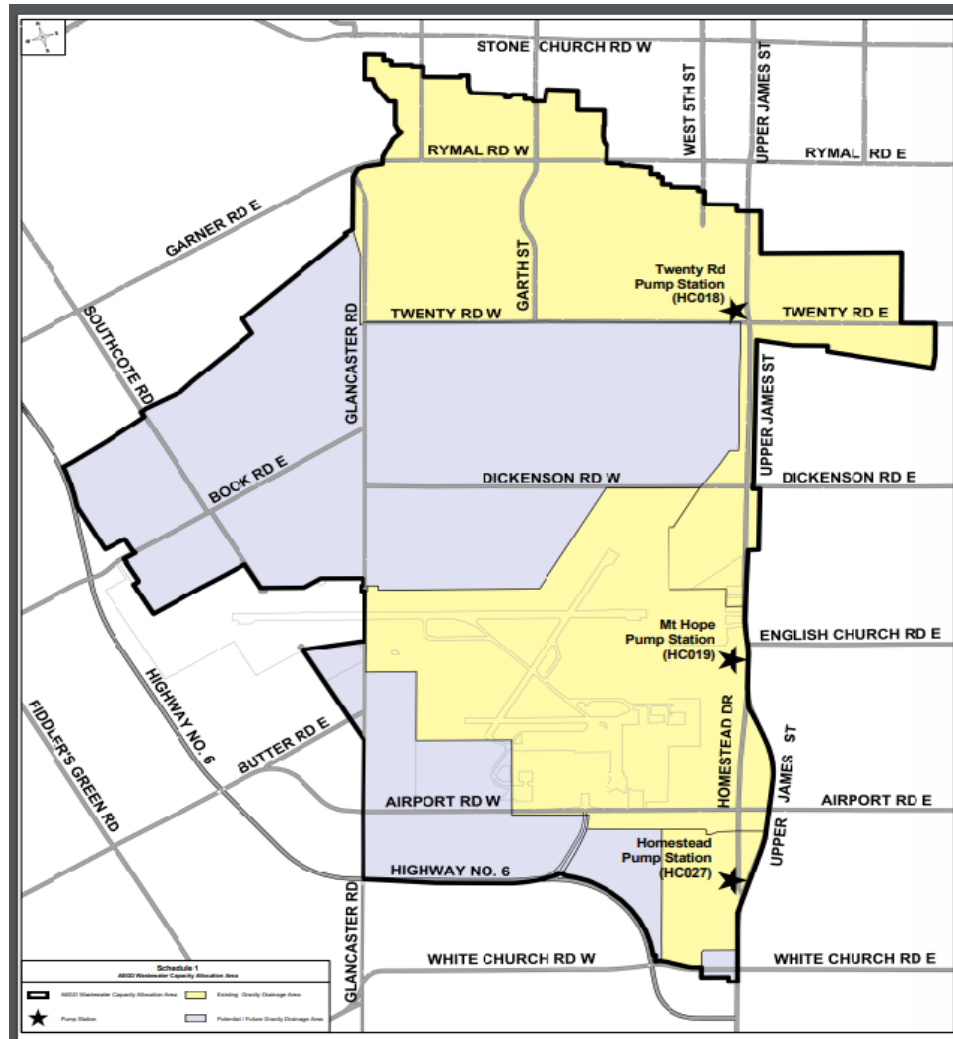
Chat



Raise Hand

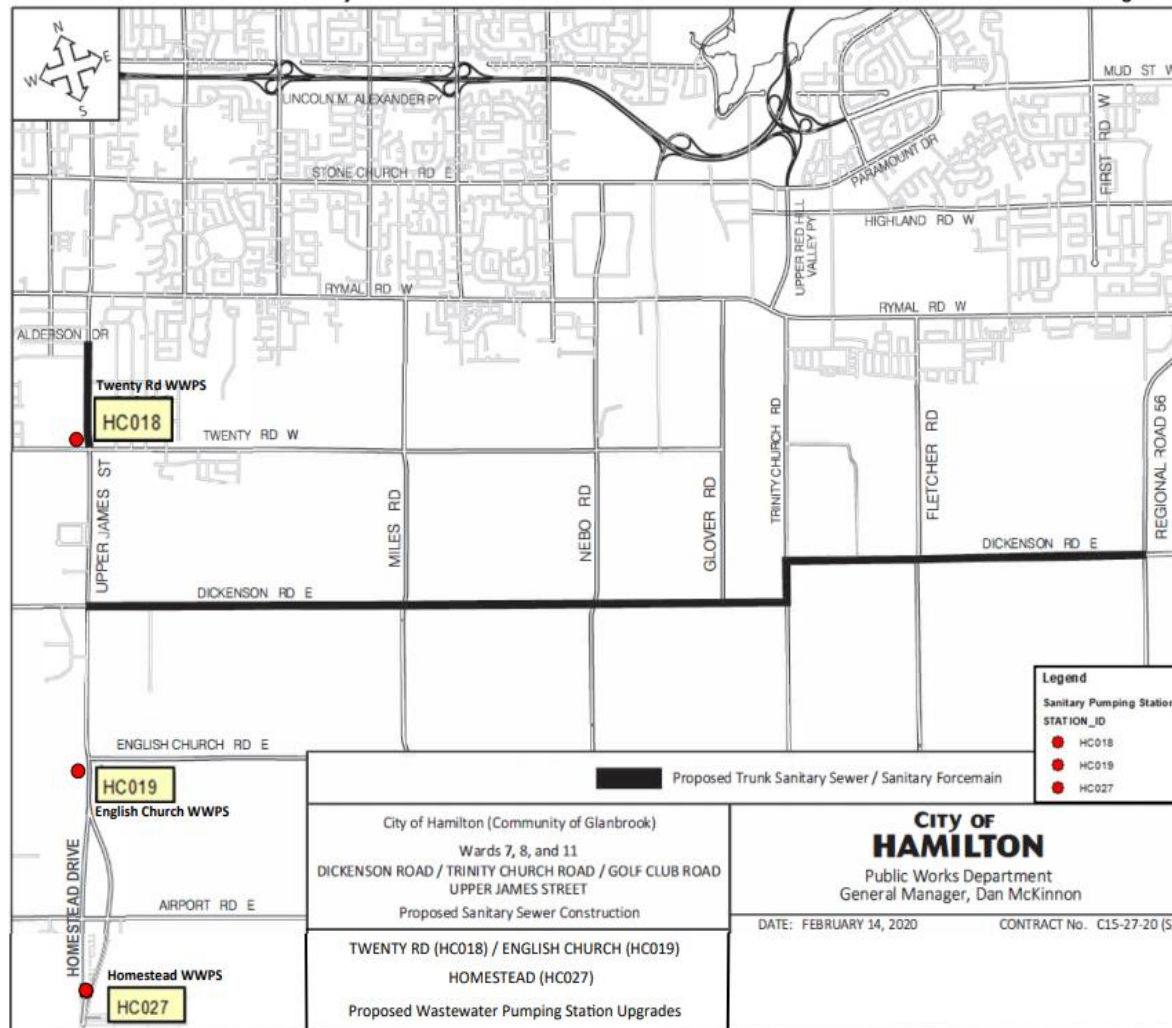


# AEGD Wastewater Capacity Allocation Wastewater Allocation Area Map



# 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.

# AEGD Wastewater Capacity Allocation Policy Development – Why are we here?

## External Engagement To Date

Jan 25, 2021 – 1<sup>st</sup> Stakeholder WebEx Event

June 1, 2021 – 2<sup>nd</sup> Stakeholder WebEx Event

# AEGD Wastewater Capacity Allocation

## 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.

# AEGD Wastewater Capacity Allocation

## 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:

### Existing

- Non-residential development
- Mixed use developments having predominant Employment uses
- Residential development

### New

- a) Non-residential Development in the following order:
  - i) Industrial
  - ii) Commercial
  - iii) Mixed forms of development with predominant employment uses
- b) Residential development

# AEGD Wastewater Capacity Allocation

## Application of the Policy

### No Change

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.

# AEGD Wastewater Capacity Allocation

## 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.

# AEGD Wastewater Capacity Allocation

## Request for Capacity Allocation

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

New

### 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.

# AEGD Wastewater Capacity Allocation

## Request for Capacity Allocation

New

### Administration Fee

An administration fee of \$500 will apply to each request for wastewater allocation

# AEGD Wastewater Capacity Allocation

## 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

# AEGD Wastewater Capacity Allocation

## 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.

# AEGD Wastewater Capacity Allocation

## Public Interest Projects

### No Change

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.



# AEGD Wastewater Capacity Allocation

## 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.

# AEGD Wastewater Capacity Allocation Policy Transition Provision

## No Change

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.

# AECD Wastewater Capacity Allocation

## Non-Residential Allocation Examples

### Example 1

<b>Development Type:</b>	Non-Residential
<b>Draft Plan Approved:</b>	Yes
<b>External Servicing Required:</b>	Yes
<b>External Servicing by Developer:</b>	Yes
<b>Adequate Downstream Capacity:</b>	Yes
<b>Conflict with Non-Res Development:</b>	No
<b>Enable Community Completion:</b>	No

**Approved for Allocation: Yes**

### Example 2

<b>Development Type:</b>	Non-Residential
<b>Draft Plan Approved:</b>	Yes
<b>External Servicing Required:</b>	Yes
<b>External Servicing by Developer:</b>	No
<b>Adequate Downstream Capacity:</b>	Yes
<b>Conflict with Non-Res Development:</b>	No
<b>Enable Community Completion:</b>	No

**Approved for Allocation: No**

# AEGD Wastewater Capacity Allocation

## Residential Allocation Examples

### Example 1

<b>Development Type:</b>	Residential
<b>Draft Plan Approved:</b>	Yes
<b>External Servicing Required:</b>	No
<b>External Servicing by Developer:</b>	N/A
<b>Adequate Downstream Capacity:</b>	Yes
<b>Conflict with Non-Res Development:</b>	Yes
<b>Enable Community Completion:</b>	No

**Approved for Allocation:** No

### Example 2

<b>Development Type:</b>	Residential
<b>Draft Plan Approved:</b>	Yes
<b>External Servicing Required:</b>	Yes
<b>External Servicing by Developer:</b>	Yes
<b>Adequate Downstream Capacity:</b>	Yes
<b>Conflict with Non-Res Development:</b>	No
<b>Enable Community Completion:</b>	No

**Approved for Allocation:** Yes

# AEGD Wastewater Capacity Allocation

## Take Away

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.

# AEGD Wastewater Capacity Allocation

## 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](mailto:iplanning@Hamilton.ca)



# AEGD Wastewater Capacity Allocation

*Thank You!*



# AEGD Wastewater Capacity Allocation

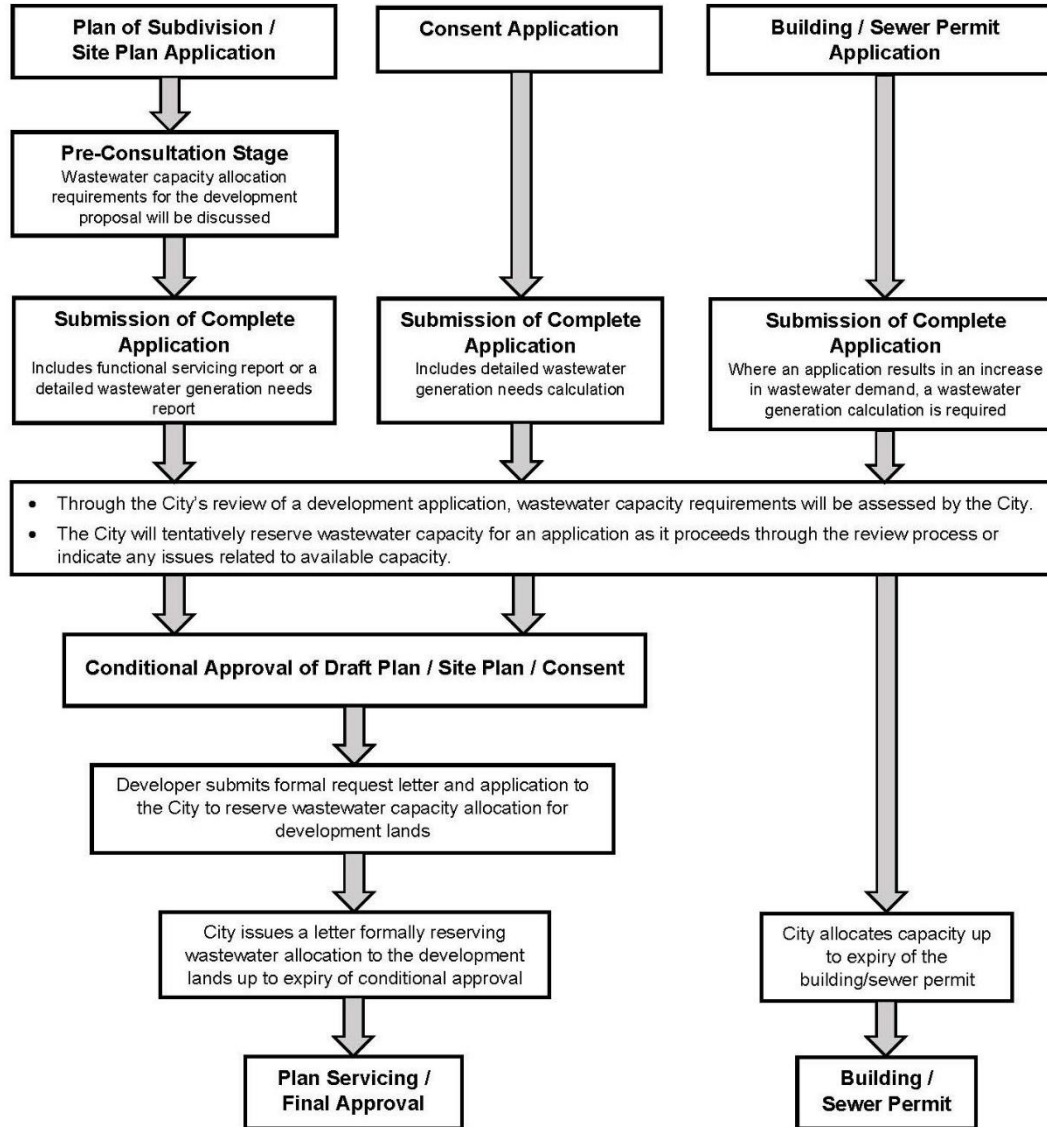
QUESTIONS &  
ANSWERS







# Flow Chart for AEGD Drainage Area Wastewater Allocation Process



# AEGD Wastewater Capacity Allocation

