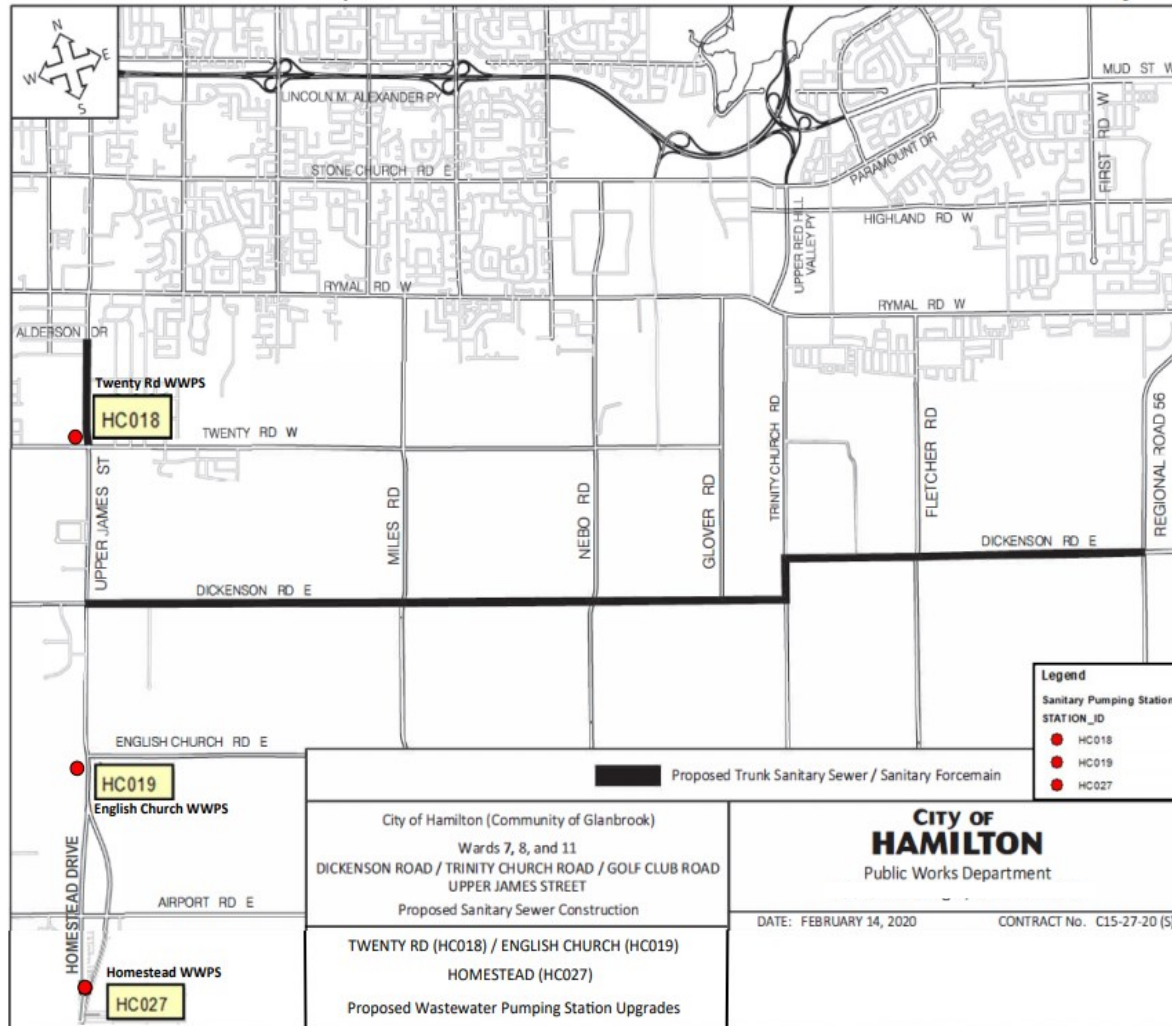


AEGD Drainage Area Wastewater Capacity Allocation (Policy)

February 16, 2022

AEGD Wastewater Capacity Allocation

Investment in Infrastructure



AEGD Wastewater Capacity Allocation

Public Consultation

External Engagement

Jan 25, 2021 – 1st Stakeholder WebEx Event

June 1, 2021 – 2nd Stakeholder WebEx Event

December 8, 2021 – 3rd Stakeholder WebEx Event

AEGD Wastewater Capacity Allocation

City's Role

- Provider and operator of the wastewater treatment and conveyance system.
- Monitor and regulate available wastewater system capacity on an ongoing basis.
- Allocate wastewater capacity through approval of development applications, servicing and building permits.

AEGD Wastewater Capacity Allocation

Policy Content

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

AEGD Wastewater Capacity Allocation

Application of the Policy

Policy applies to:

- projects under a Planning Act application
- sewer permit not part of a Planning Act application
- building permit application resulting in an increase in wastewater demand.

Policy does not apply to:

- applications that do not result in physical land development.

AEGD Wastewater Capacity Allocation

Criteria to Allocate Wastewater Capacity

Does the application:

- Maintain optimize the use of existing infrastructure
- Facilitate development of complete communities
- Support City's growth plan and strategies
- Demonstrate an ability to readily develop

AEGD Wastewater Capacity Allocation

Project Priority

Where a conflict occurs between different forms of development:

- 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

Capacity Allocation

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

Exceptions

- Blocks in residential subdivision plans must await site plan approval.
- Employment subdivision plans receive the greater of 30% of plan or 2 blocks upon approval.

AEGD Wastewater Capacity Allocation

Reserving Wastewater Capacity

- Upon development approval an applicant must submit a request in writing with supporting documentation to receive **Wastewater Allocation** from the City.
- An administration fee of \$500 will apply to each request for wastewater allocation

AEGD Wastewater Capacity Allocation

Expiry of Capacity Allocation

Allocation will be reserved up to the expiry of the City's approval of an application as follows:

- One (1) year for **Site Plan** and **Consent** applications
- Three (3) years for **Subdivision** applications
- Upon expiration of **Building** permit and **Servicing** permit

AEGD Wastewater Capacity Allocation

Request for Extension of Capacity Allocation

- Extension of capacity allocation will be considered where extension to development approval has been granted.
- Extension of capacity allocation will correspond with extension period of development approval.

AEGD Wastewater Capacity Allocation

Revocation of Capacity Allocation

- Capacity allocation will be revoked where approval lapses before development of land occurs.
- Capacity allocation may be revoked if no development occurs within six (6) months of granting an extension.

AEGD Wastewater Capacity Allocation

Public Interest Projects

A portion 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

- Wastewater capacity allocated to a project **runs with the land and is non-transferable.**
- Staff will track the status of capacity allocated to projects and report to the development community.
- This policy shall be reviewed from time to time and amended when deemed necessary by City staff.
- Allocation of wastewater capacity will align with the City's Staging of Development Program.

AEGD Wastewater Capacity Allocation Policy Transition Provision

FOR Applications **submitted but not approved:**

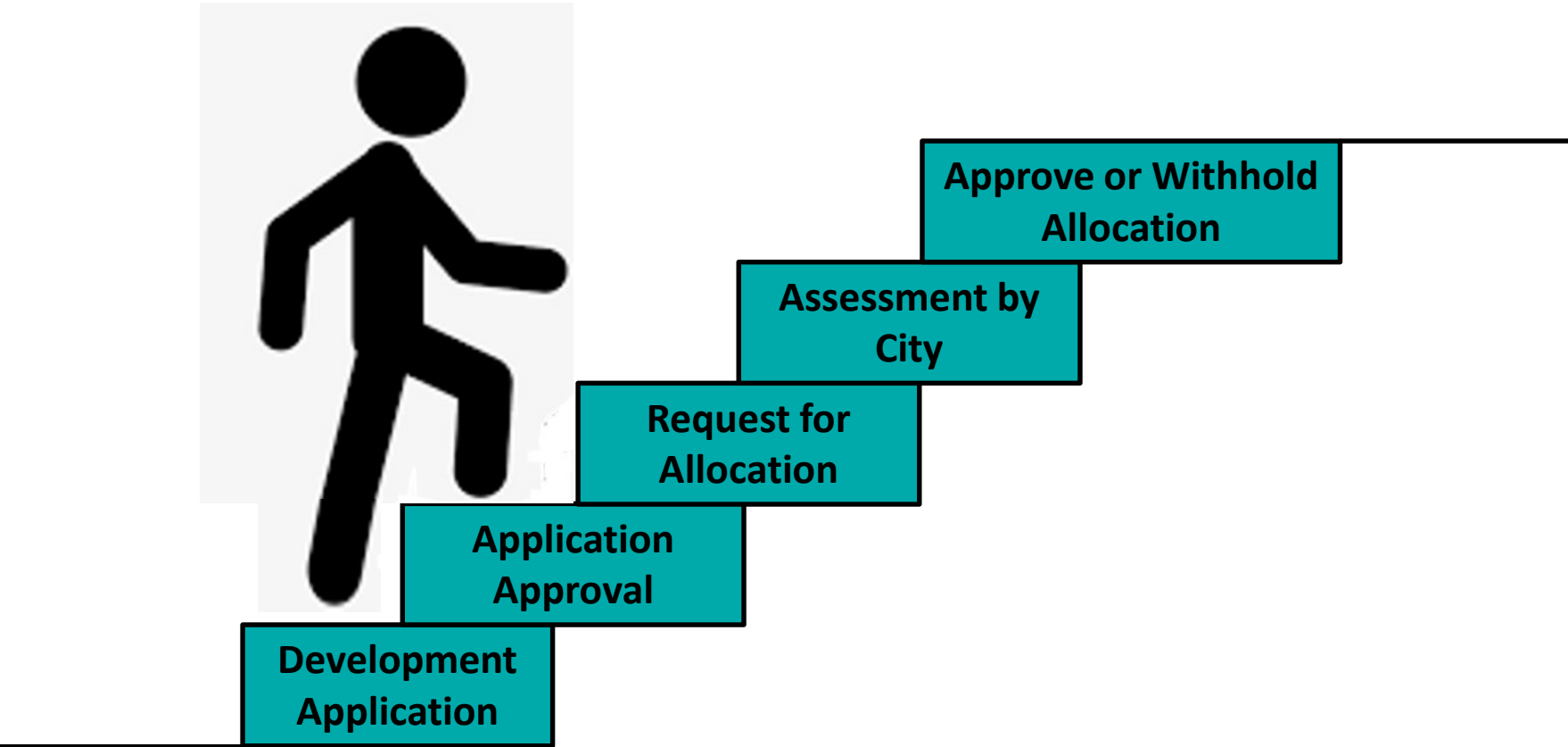
Will include a condition requiring verification of capacity allocation from the City.

FOR Applications **conditionally approved:**

Must obtain verification of capacity allocation as a requirement of servicing design approval.

AEGD Wastewater Capacity Allocation

Policy Flow Steps



AEGD Wastewater Capacity Allocation

Non-Residential Allocation Examples

Example 1

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

Approved for Allocation: Yes

Example 2

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

Approved for Allocation: No

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 E-mail:
iplanning@Hamilton.ca



AEGD Wastewater Capacity Allocation

Thank You

