AEGD Drainage Area Wastewater Capacity Allocation (Policy)

February 16, 2022
AEGD Wastewater Capacity Allocation

Wastewater Allocation Area Map
AEGD Wastewater Capacity Allocation

Investment in Infrastructure
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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
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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.
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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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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.
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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
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
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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.
• 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.
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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
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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.
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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.
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.
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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.
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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:**
Must obtain verification of capacity allocation as a requirement of servicing design approval.
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Policy Flow Steps

1. Development Application
2. Application Approval
3. Request for Allocation
4. Assessment by City
5. Approve or Withhold Allocation
# 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>
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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.
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New Policy Online Location

- Contact The Project Team with comments by E-mail: iplanning@Hamilton.ca
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Thank You