



Hamilton

Airport Employment Growth District (AEGD) Wastewater Capacity Allocation Policy

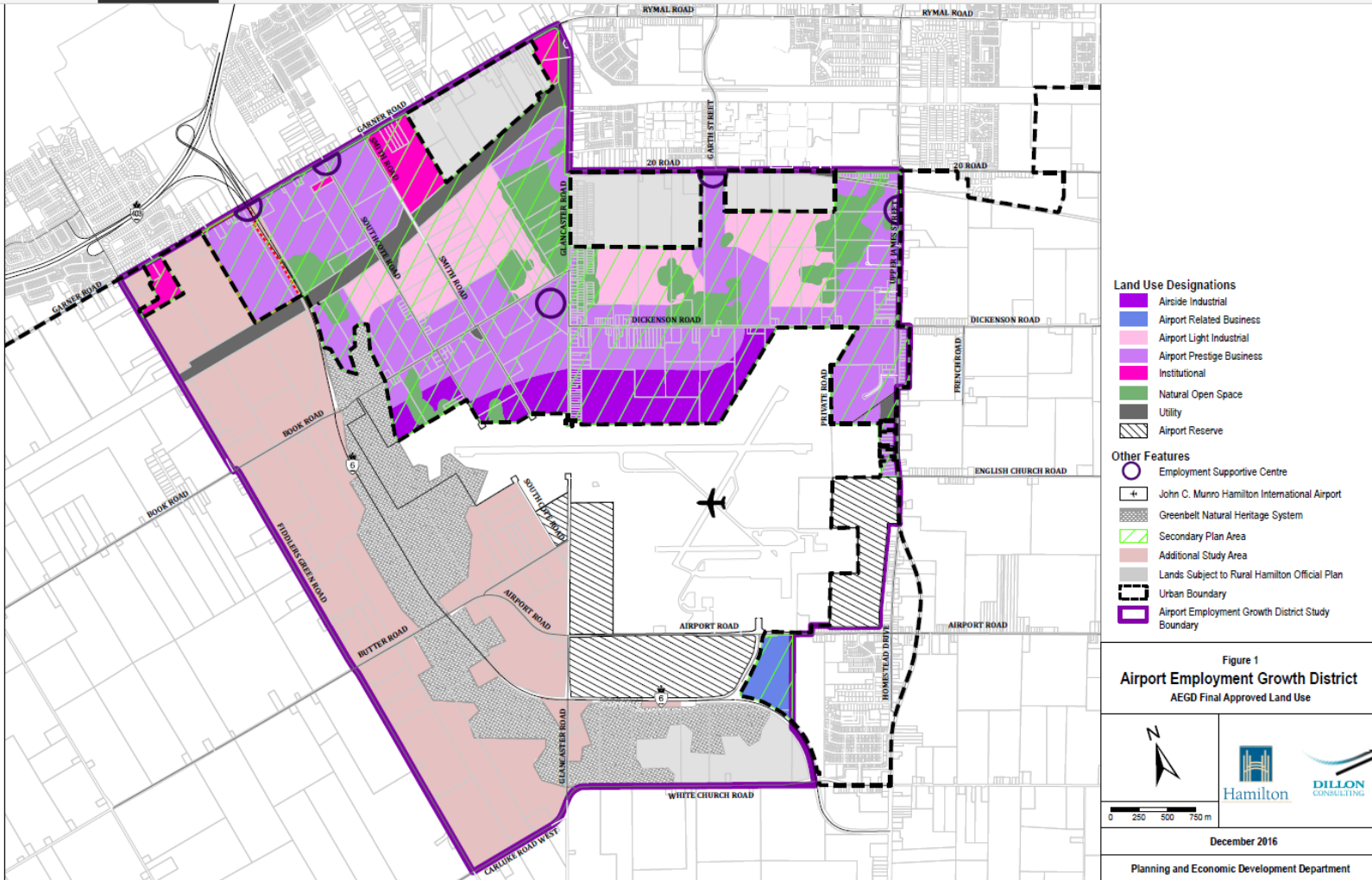
January 25, 2021, 1:30 p.m.

AEGD Wastewater Capacity Allocation

1. AEGD Secondary Plan
2. Purpose of the Policy
3. City's Investment in Infrastructure
4. Capacity and Growth Issues
5. Policy Intent and Content
6. Role of the City
7. Policy Criteria Guiding Allocation
8. Approval Prioritization Process
9. Allocation Agreements
10. Reversal or Removal of Allocation
11. Q&A

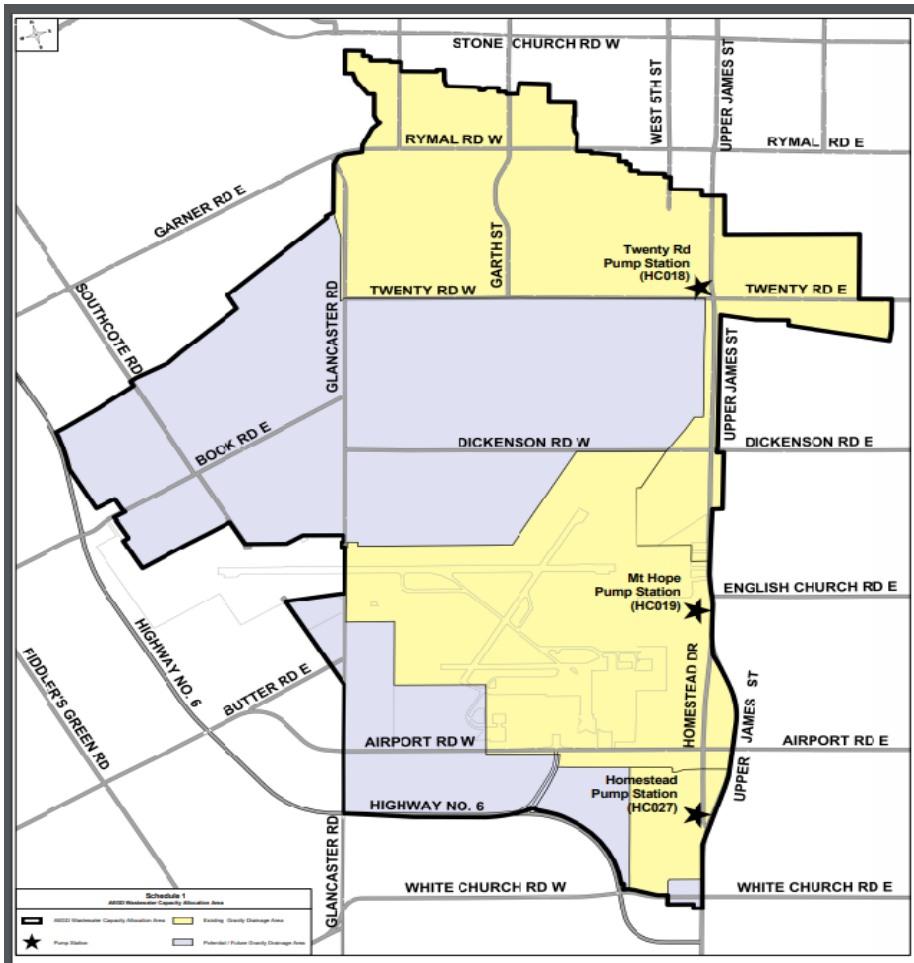


AEGD Wastewater Capacity Allocation Land Use Map



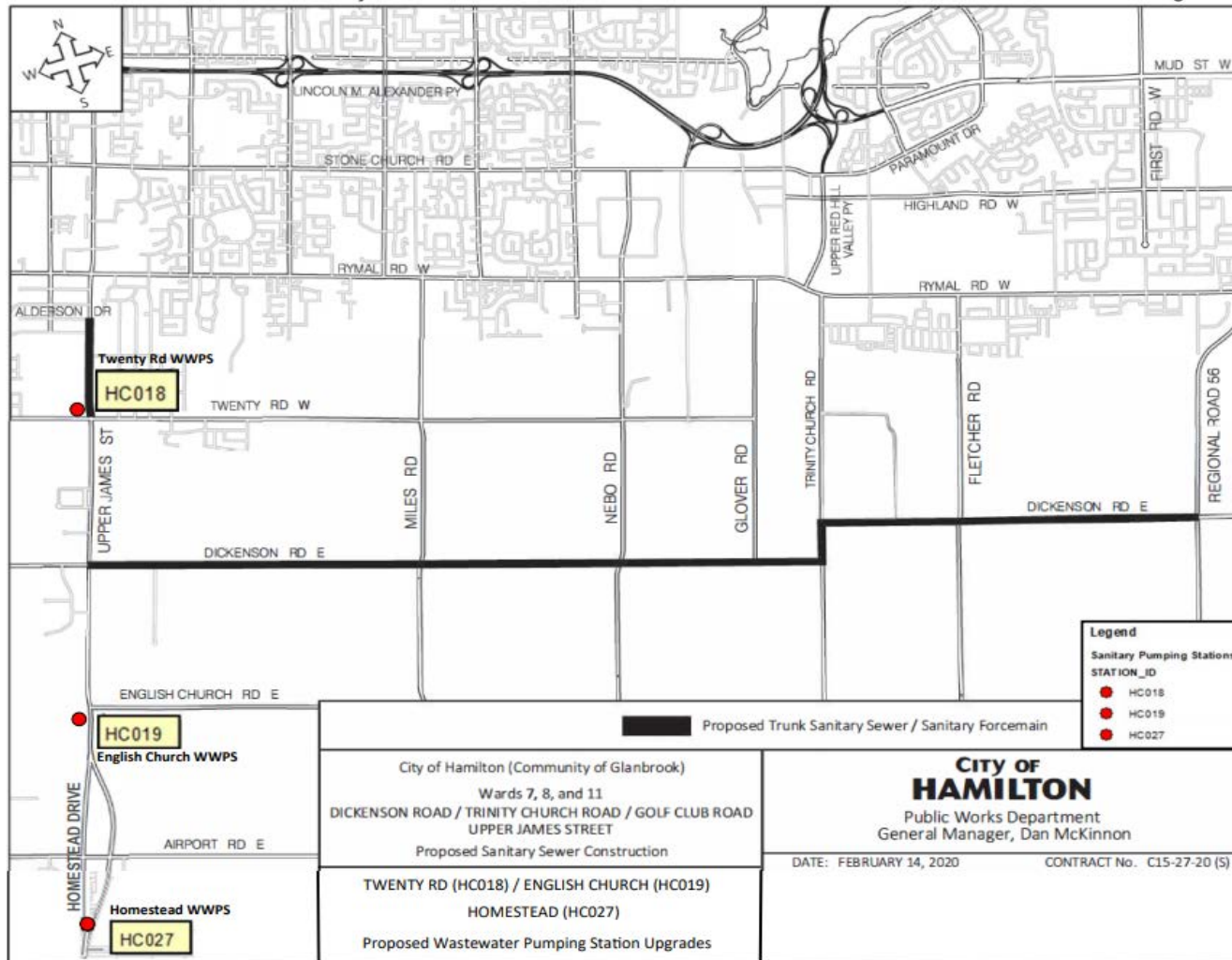
AEGD Wastewater Capacity Allocation

Wastewater Allocation Drainage Area Map



AEGD Wastewater Capacity Allocation

Investment in Infrastructure



AEGD Wastewater Capacity Allocation

Investment in Infrastructure

Dickenson Road Wastewater Trunk Sewer

- \$100M estimated cost
- 11km long
- In detailed design
- In service by end 2025

Upgrades to existing Pumping Stations (\$8M)

- Homestead Drive – Q1, 2021
- English Church Road – Q1, 2021
- Twenty Road – Q2, 2021



AEGD Wastewater Capacity Allocation

Capacity and Growth Issues

- Limited Capacity Available over the short term.
- Policies and guidelines for the allocation of this capacity are necessary.
- Will provide a consistent, fair, equitable and financially sustainable process in which wastewater capacity can be managed.

AEGD Wastewater Capacity Allocation

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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AEGD Wastewater Capacity Allocation

Policy Content

- **Criteria** for assessing Project Priority
- **Requirements** to reserve Wastewater Capacity
- A **Process** for requesting Wastewater Capacity
- A **Wastewater Allocation Agreement** template between landowners and the City
- A **financial obligation** for securing wastewater capacity allocation.



Role of City in the Wastewater Allocation Process

1. Owner of System Capacity
Provider and Operator of the conveyance and treatment system
2. Approval Authority
Allocate capacity allocation through approval of development applications (Site Plans, Subdivisions, etc.)
3. Planning for Orderly Development
Through consultation with developers approve the Staging of Development Program
4. Enter into Agreements with Developers
Formally commit to provision of wastewater allocation



Sustainability Criteria Used to Guide Allocation Decisions

- Maintains and optimizes the use of existing City infrastructure;
- Minimizes the cost for provision of new City infrastructure;
- Facilitates the development of complete communities;
- Supports other City of Hamilton policies:
- There is demonstrated ability to develop that exists.



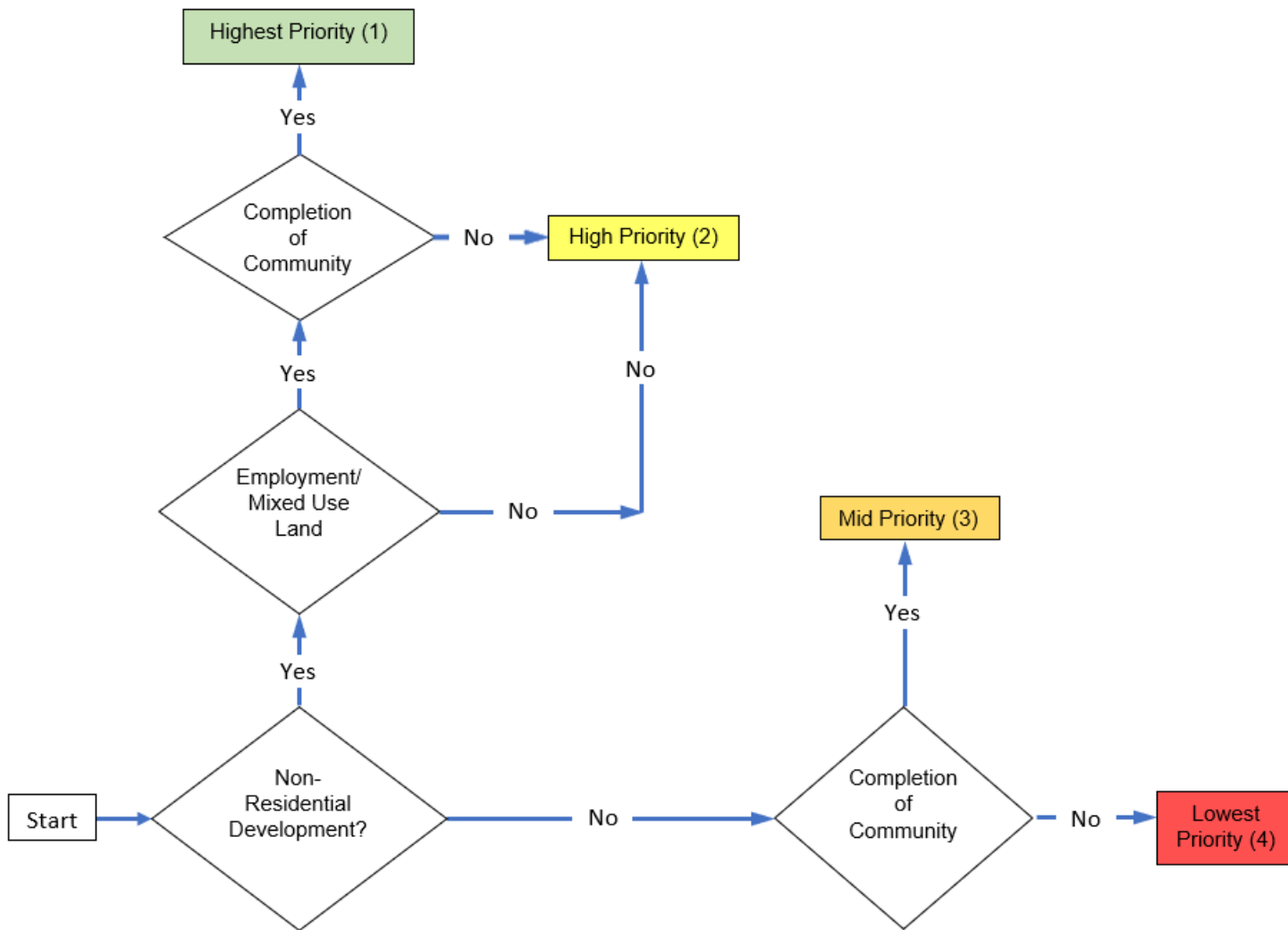
AEGD Wastewater Capacity Allocation Project Priority Policy

Approval for wastewater capacity allocation will be focused and prioritized as follows:

1. Non-residential.
2. Completion / enhancement of communities.
3. Employment development that meet current land use policy such as Mixed Use.
4. Residential.



Wastewater Capacity Allocation Project Priority Criteria



Wastewater Capacity Allocation Requirements Policy

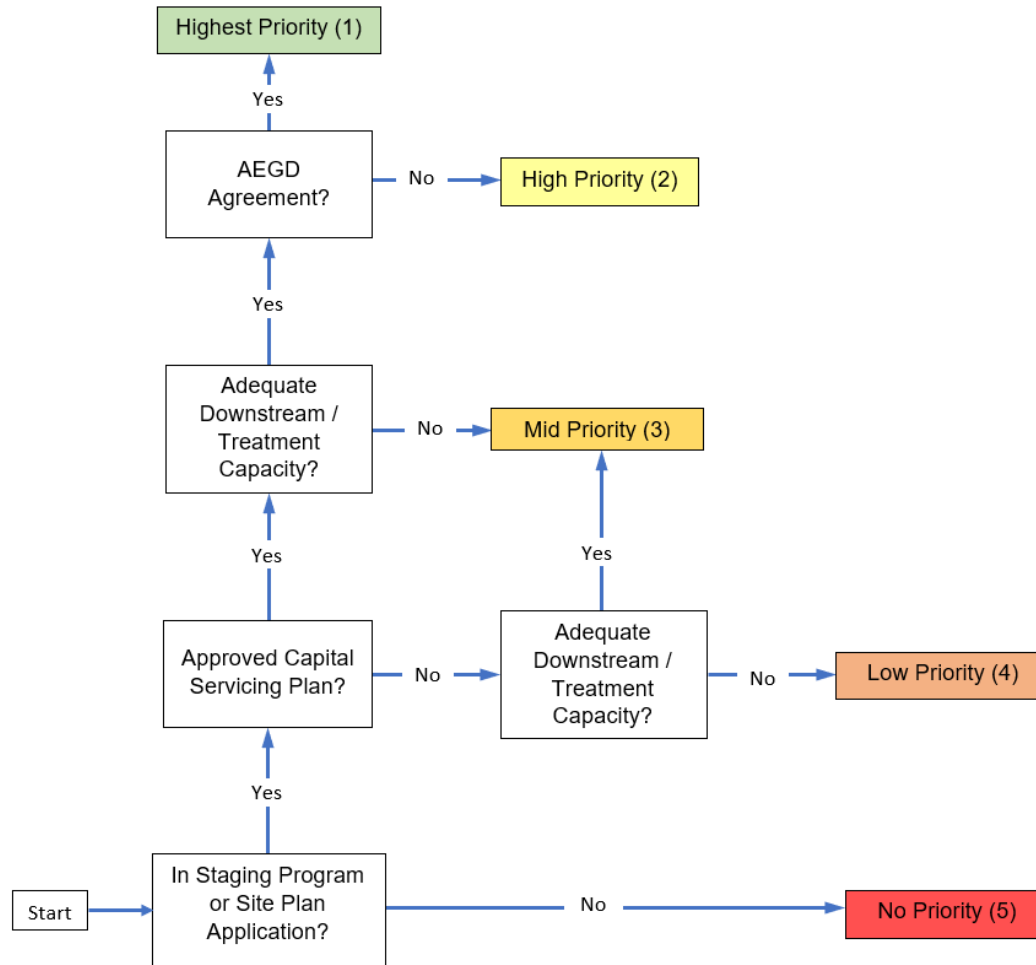
Conveyance and treatment capacity cannot be reserved until the following are met:

- In Staging of Development Program;
- Municipal Servicing Plans approved by the City;
- Verification of adequate downstream conveyance / treatment capacity;
- Wastewater Allocation Agreement executed or Wastewater Sewer Extension Permit issued.



Wastewater Conveyance and Treatment Capacity Allocation Criteria

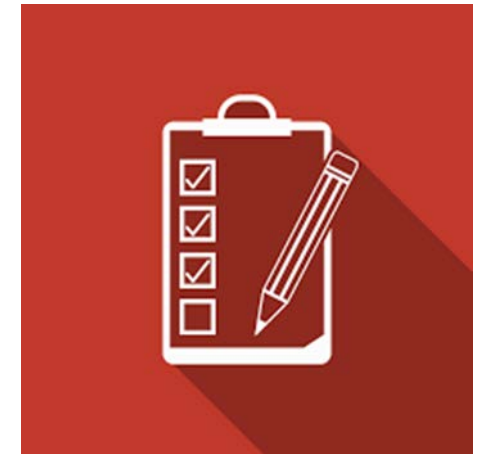
Waste-water Conveyance and treatment Capacity Allocation Criteria



AEGLD Wastewater Capacity Allocation

Other Policy Requirements

- Approval of development application **not** a guarantee of capacity allocation.
- Redevelopment/infill or public interest projects **cannot** be reserved until capacity allocation requirements are met.
- Capacity to be allocated on a Phase or site-specific plan basis.



AEGD Wastewater Capacity Allocation

Wastewater Capacity Allocation Agreements

- Developers to enter into a Wastewater Capacity Allocation Agreement with the City.
- Agreements to be executed within 45 days of granting capacity allocation.
- Valid for three (3) year increments
- To maintain the reservation, developers must submit an annual Construction Status Report and Forecast to Build-out:
 - Residential - # of units built
 - Non-residential – GFA built



AEGD Wastewater Capacity Allocation

Public Interest Projects Policy

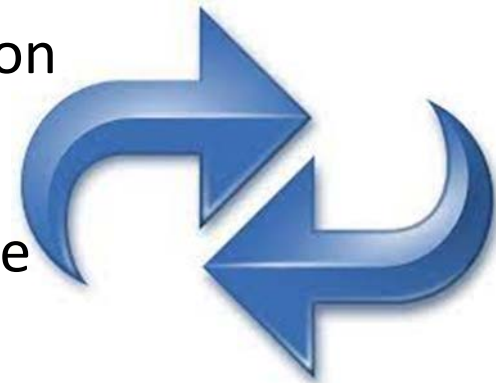
- Council reserves the right to allocate wastewater capacity to projects deemed to be in the public interest:
 - facilities affecting public health and safety
 - educational facilities
 - economic development
- An allocation amount of capacity in the form of a per capita value for wastewater volumes plus an infiltration index shall be reserved for such purpose.
- Where there has been a reversion or removal of wastewater allocation to individual Development Projects, the City will review the need for capacity allocation to Public Interest Projects as a first priority.



Reversion or Removal of Wastewater Capacity Allocation

Allocated wastewater capacity is subject to removal by the City, if:

- required sewer installation has not commenced within six (6) months of Wastewater Allocation Agreement execution; and/or,
- allocation priority for site-specific Zoning, Site Plan or Draft Plan of Subdivision is lost pursuant to the City's Zoning By-law, Site Plan Guidelines or Draft Plan Conditions



Reversion or Removal of Wastewater Capacity Allocation

Options for Reconsideration / Extension of Allocation

- City will monitor conveyance and treatment capacity allocations and development applications,
- Where development is not completed within 3 year agreement time frame, the City may consider options if development is actively proceeding,
- The City may consider extensions for subdivision draft plans aligned with application to extend draft plan approval



AEGD Wastewater Capacity Allocation

Controlling Policy

- Policy is to be reviewed annually in conjunction with the City's Staging of Development Program.
- Wastewater capacity will be allocated to projects in the order in which Infrastructure Servicing Construction Plans are approved.
- In the event of a conflict between this policy and any other:
 - City policy or By-law, this policy shall prevail.
 - Provincial or Federal policy or Regulation having a more restrictive standard or standards, the most restrictive Provincial or Federal policy or Regulation shall prevail.



AEGD Wastewater Capacity Allocation

Controlling Policy - Interim Requirement

Prior to approval of the new policy and before proceeding with detailed engineering design applicants must receive written confirmation:

- adequate wastewater capacity exists
- has been allocated for the development application



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AEGD Wastewater Capacity Allocation

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AEGD Wastewater Capacity Allocation Policy Development



AEGD Wastewater Capacity Allocation Policy Development

- Receive and incorporate feedback
- Comments due by Feb. 15, 2021 to iplanning@Hamilton.ca
- Prepare Final Policy
- Engage Stakeholders with Final Policy
- Report to Council - Q3 2021



AEGD Wastewater Capacity Allocation



AEGD Wastewater Capacity Allocation Policy Development

