



AEGD Drainage Area Wastewater Capacity Allocation (DRAFT Policy)

June 1, 2021

AECD Wastewater Capacity Allocation Agenda

1. How to provide a comment during this meeting
2. Comments Received to date
3. New Policy Details
4. Comment period and Next Steps



AEGD Wastewater Capacity Allocation

House Rules

- 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

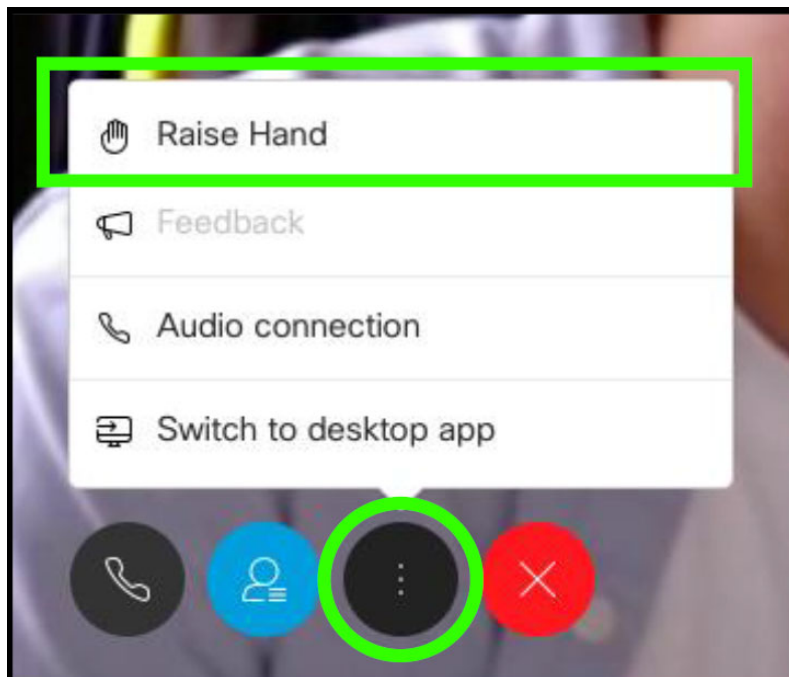
 Chat

 Raise Hand

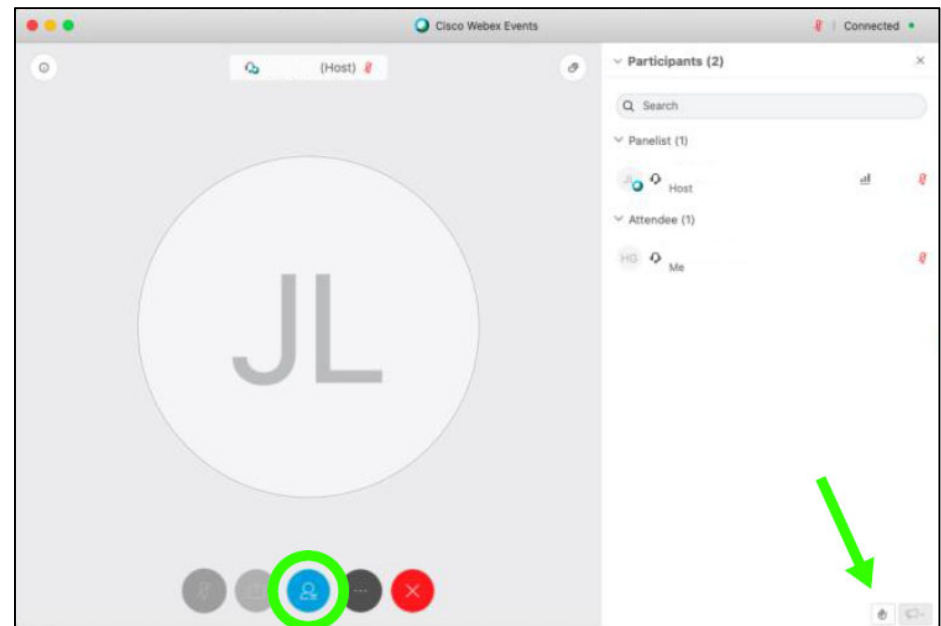


AECD Wastewater Capacity Allocation Methods for Asking Questions

Internet browser: Click the button with 3 dots. Select 'Raise Hand' from the pop up.



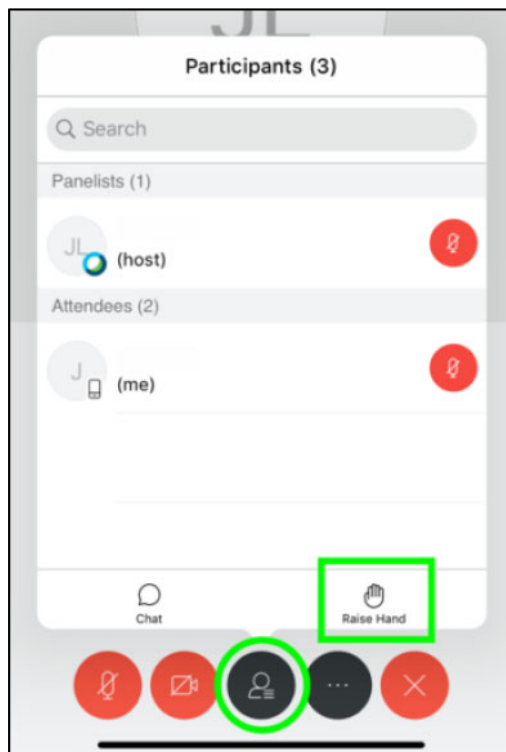
WebEx Application on computer: Click the participants button. At the bottom of the panel, click the hand icon.



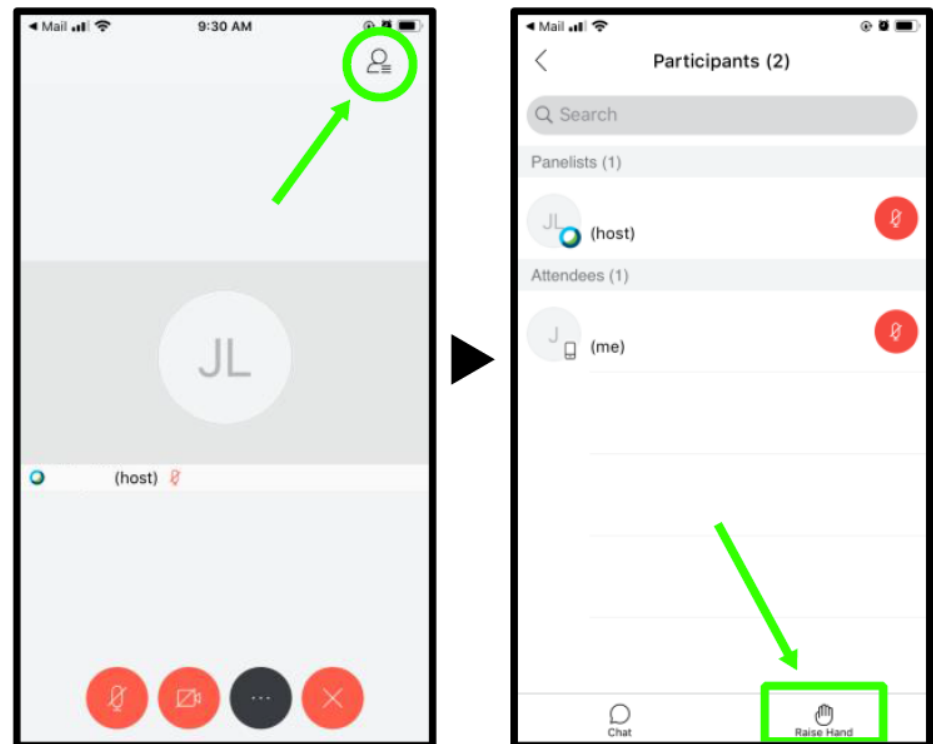
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Methods for Asking Questions

Tablet: Click the participants button. Select 'Raise Hand' from the pop up.



Smartphones: Click the participants button. Select 'Raise Hand' from the pop up.



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Policy Development – Why are we here?

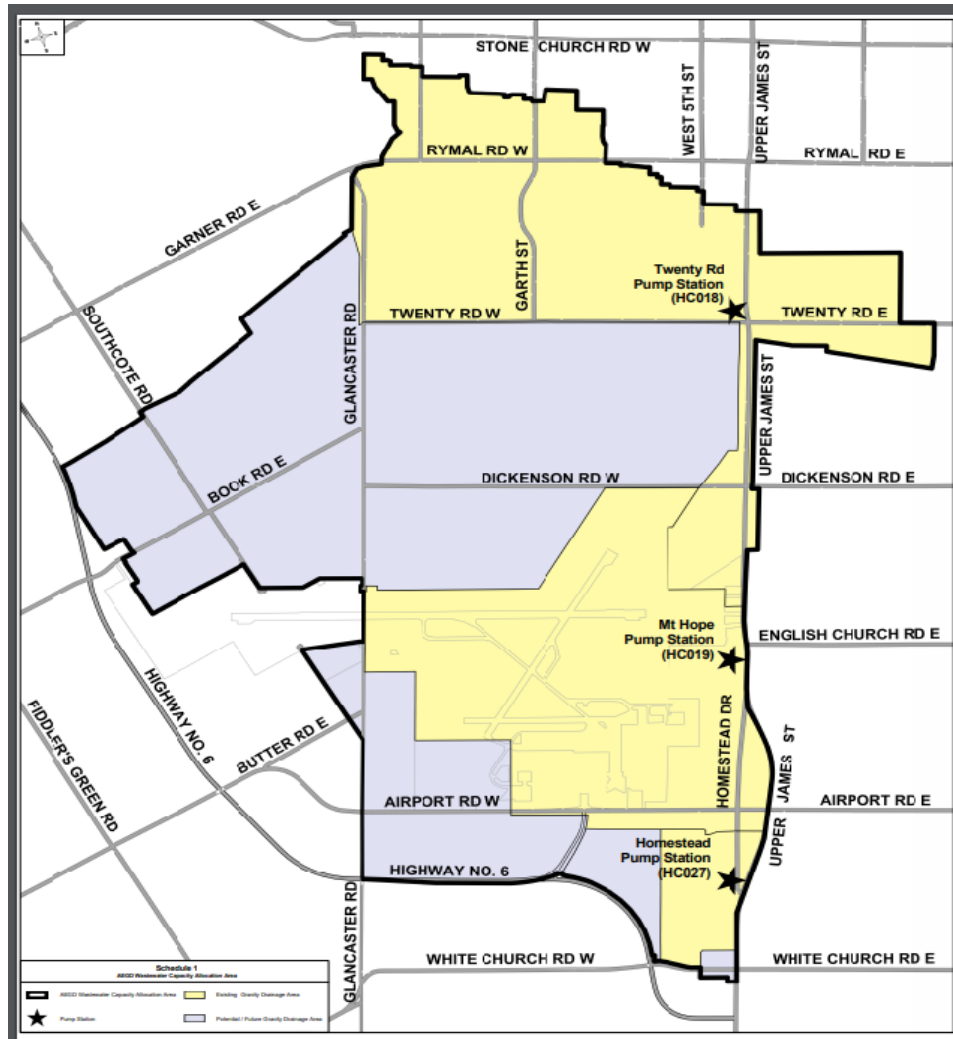
External Engagement To Date:

Jan 25 Stakeholders WebEx Event and subsequent comments received:

- Land owners and Developers in AEGD
- DILG / West End Home Builders Association
- Airport

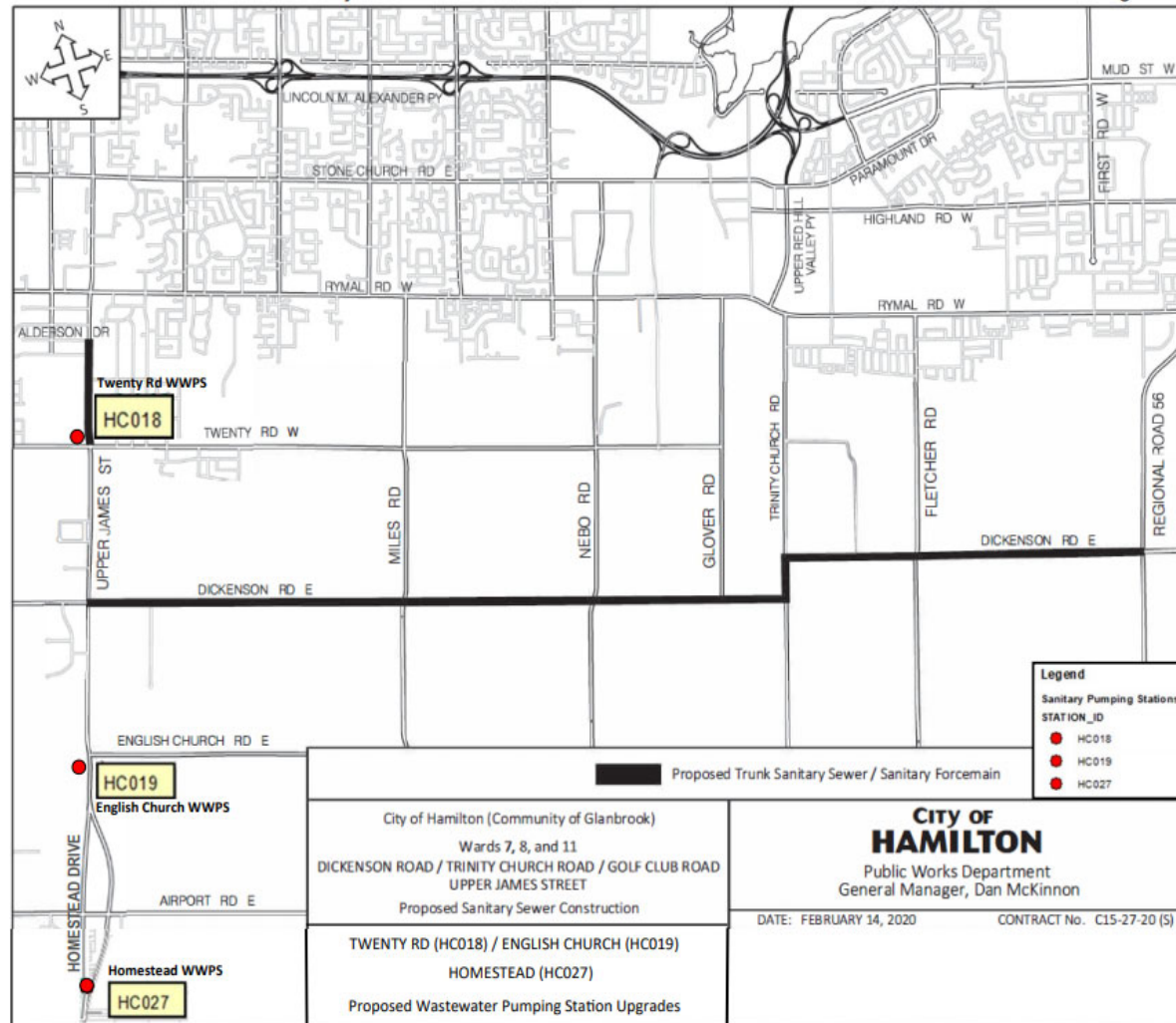
- Some wished to prioritize employment lands and some wished to prioritize residential development
- Some were specific to their development applications

AEGD Wastewater Capacity Allocation Wastewater Allocation Area Map



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Investment in Infrastructure



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Capacity and Growth Issues

- Limited Capacity Available over the short term.
- Policies and guidelines for the allocation of this capacity are necessary.

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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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Policy Content

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

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Project Priority

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

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

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Application of the Policy

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

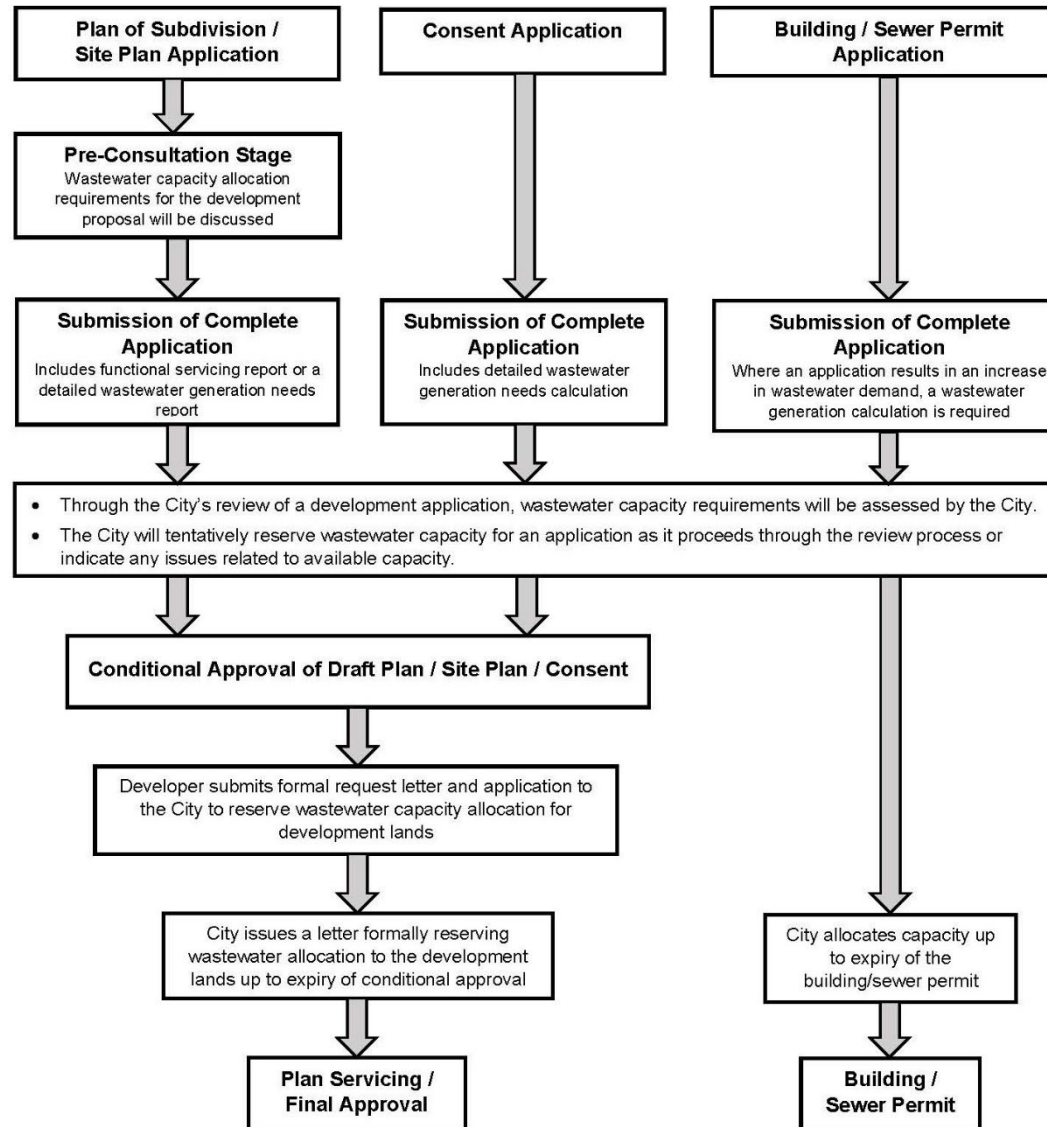
- Approval of a development project is not a promise or guarantee of reservation of wastewater capacity allocation.
- Capacity allocation must be granted by the City upon request by an applicant.

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Request for Capacity Allocation

- Upon development approval, the applicant / developer must submit a request in writing with supporting documentation to receive a **Letter of Confirmation of Wastewater Allocation** from the City.
- Wastewater capacity will only be allocated on a Phase or Site-Specific Plan basis; i.e. **not** upfront for the whole plan.

Flow Chart for AEGD Drainage Area Wastewater Allocation Process



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Expiry of Capacity Allocation

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

- one (1) year for **Site Plan** and **Consent** applications; and,
- three (3) years for **Subdivision** applications; and,
- expiration of sewer/building permit.

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Request for Extension of Capacity Allocation

- Capacity Allocation extensions will be considered where the City has granted an extension to approval of a development.
- The extension of will correspond to the length of the extension period of the approved development.

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Public Interest Projects

The City intends to set aside a certain amount of wastewater capacity to projects deemed to be in the best interests of the public 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 by the City **runs with the land and is non-transferable.**
- Staff to actively track the status of capacity allocation vis-a-vis development projects with reporting to Council and the development community.
- This policy shall be reviewed from time to time and amended when deemed necessary by City staff.

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Prior to Policy Approval

- FOR Applications that have been **submitted but not approved** - will include a condition requiring developer to obtain verification of capacity allocation from the City.
- FOR Applications that **are conditionally approved** - developer will be required to obtain verification of servicing capacity from the City as a requirement of servicing design approval.

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Submission of Comments on the New Policy

- Review New Policy, FAQs and Process Flowchart at:
<https://www.hamilton.ca/develop-property/policies-guidelines/wastewater-allocation-policy>
- Contact The Project Team:
E-mail: iplanning@Hamilton.ca
- Comments Deadline: June 15, 2021



AEGD Wastewater Capacity Allocation Presentation Summary

- Process on Policy development
- New Policy Concept
- Where and how to access the Policy wording and Process Flow chart
- How and when to provide comments
- Next Steps.



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Next Steps

- Incorporate feedback from today's (June 1, 2021) meeting.
- Finalize policy and take to Council
- Subject to received feedback, expect to go to Council by Q3:2021



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Thank You!



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Q and A

