



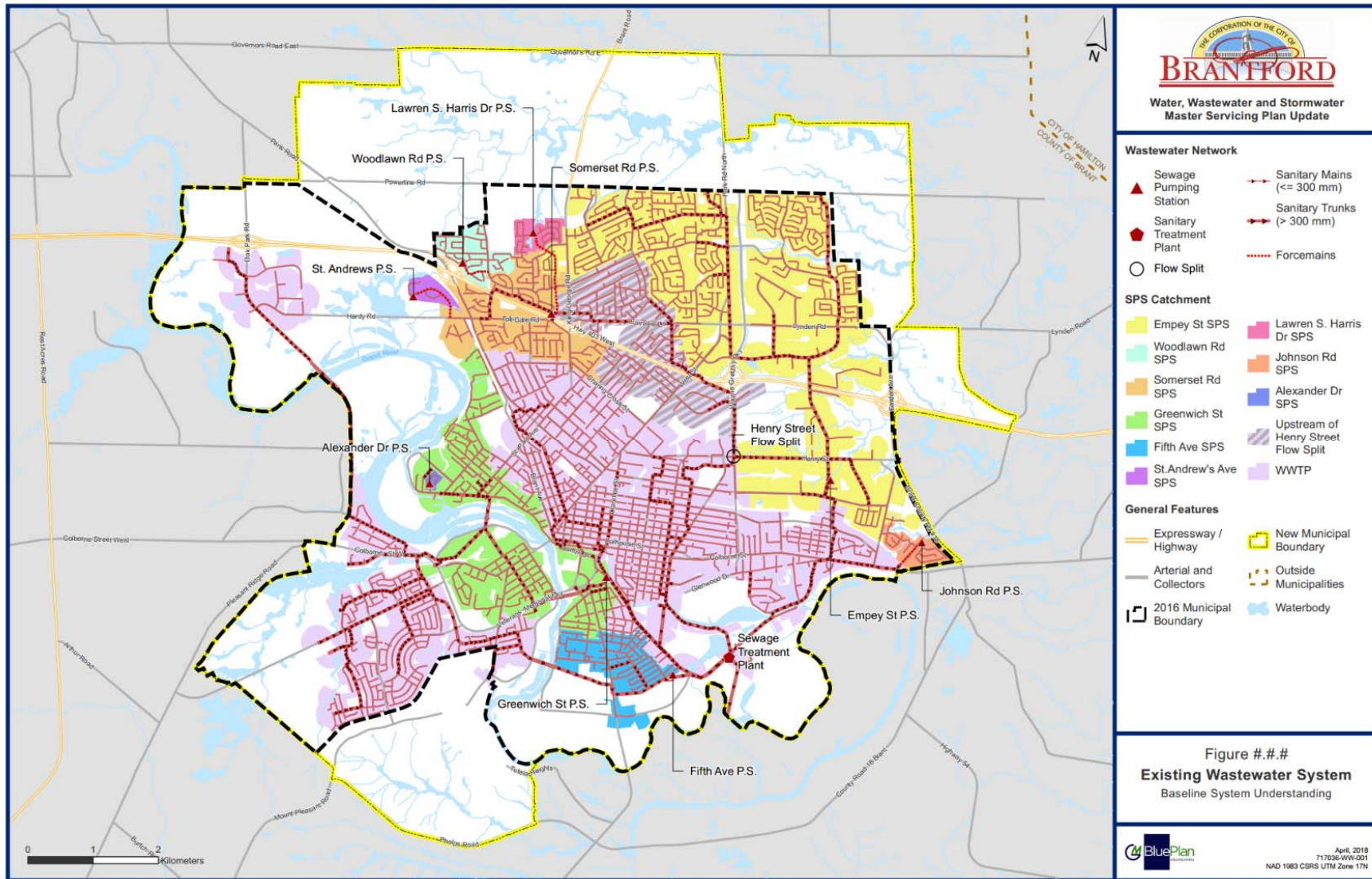
Public Works Commission Draft Wastewater Allocation Policy

Public & Stakeholder Consultation
November 2018



- Introduction
- Why do we need a Wastewater Allocation Policy?
- Related Activities
- Draft Wastewater Allocation Policy
- Timelines

- Council approved development of a Wastewater Allocation Policy in July 2018
- Draft Policy is based on the framework approved by Council
- Stakeholder consultation in November 2018 to provide input on the proposed Policy
- Report back to Council in January 2019 for approval of the Policy



Why do we need a policy?

- The City's wastewater collection and treatment system has finite capacity
- Municipal best practice to support development and protect infrastructure
- A Wastewater Allocation Policy
 - ensures that servicing capacity is allocated in a sustainable and logical manner
 - provides a clearly defined and transparent process

- Official Plan (OP) update to plan for growth and Boundary expansion lands
- Master Servicing Plan (MSP) update to reflect updated OP growth plans
- Linear and Vertical Municipal Infrastructure Design Standards
- Wastewater Pumping Station studies and upgrades based on the current MSP
- Short term improvements for Empey and Fifth Avenue Pumping Stations
- Tracking wastewater demands and finite capacity (Allocation Tool)

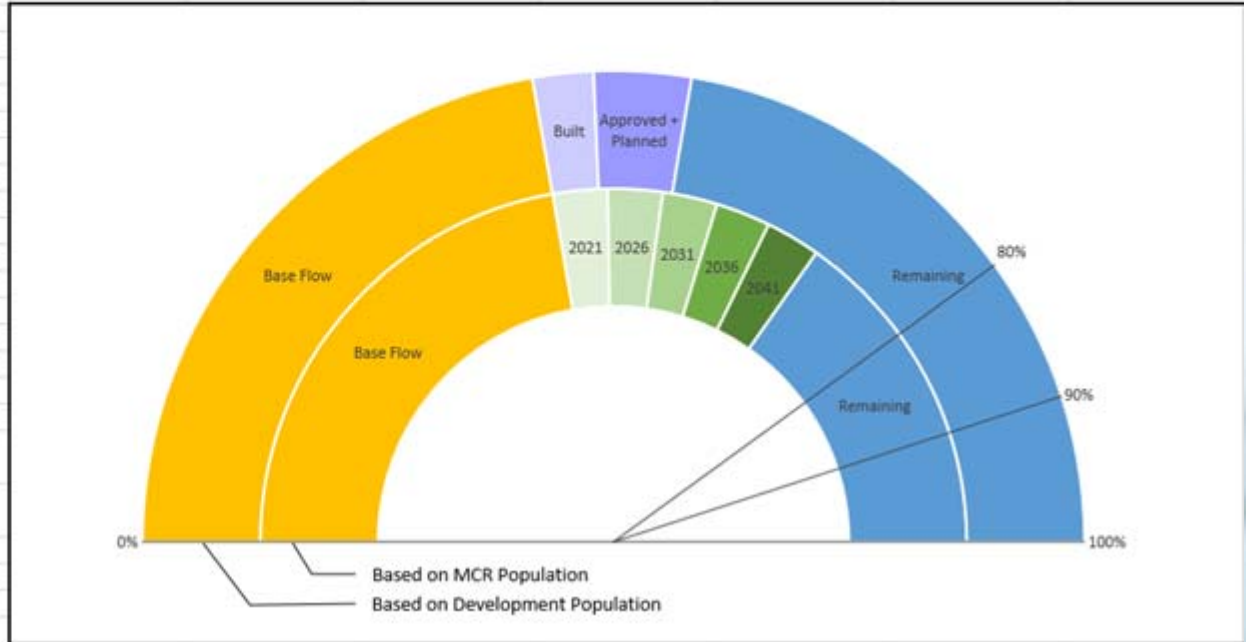


Station ID	Year
SCHMATIC	Wastewater
	System Wide

Design Flow (L/s) - MCR Population		
	Design Flow (L/s)	label
Existing Base Flow		Base Flow
2021 MDD - Base Flow		2021
2026 MDD - 2021 MDD		2026
2031 MDD - 2026 MDD		2031
2036 MDD - 2031 MDD		2036
2041 MDD - 2036 MDD		2041
Remaining Capacity		Remaining
Exceed Capacity		
Firm Capacity		

Design Flow (L/s) - Built Development Tracking Population		
	Design Flow (L/s)	label
Existing Base Flow		Base Flow
B - Built but not in Base Flow		Built
C - Approved and Planned but not Built		Approved + Planned
Remaining Capacity		Remaining
Exceed Capacity		
Firm Capacity		

Facility represents 100% of the total Wastewater Capacity for the Catchment Area



Next Steps for the Policy

- Draft Wastewater Allocation Policy on the City's website at brantford.ca/WastewaterPolicy
- Written feedback by **November 30, 2018**, by email to: allocationpolicy@brantford.ca
- Revisions to Policy based on feedback
- Report to **January 15, 2019** Committee of the Whole – Operations & Administration meeting
- Council Approval of Policy on **January 29, 2019**
- **Implementation**

1. Introduction
2. Allocation Policy Applicability
3. General Policy
 - Development Applications
 - Rezoning Applications
 - Exemptions
4. Allocation Procedure
 - Allocation tied to land
 - Annual Council Reporting
5. Competing Applications for Allocation
6. Wastewater Allocation Expiration
7. Definitions

Policy Overview Appendices

- Appendix A – Wastewater Allocation Process
- Appendix B – Wastewater Allocation Process Flow Chart
- Appendix C - Wastewater Allocation Request Form
- Appendix D - Wastewater Allocation Agreement Template



Applies to:

- All development that requires development approval under the:
 - Planning Act
 - Building Code Act
 - Zoning By-Law 160-90
- Any amendments to existing approvals



Exemptions:

- A residential renovation or addition that does not add dwelling units
- New or expanded buildings where wastewater generation is not required, i.e. no proposed plumbing



- Coordinates with Planning and Building Processes and uses information that already needs to be submitted
- Sets out the process to apply for wastewater allocation, approvals, and expiry of allocation if a development doesn't proceed
- Annual reporting process to Council to update on:
 - any new development within the given calendar year
 - how current development compares to anticipated projections
 - how development influenced existing wastewater infrastructure

- Allocation
 - Calculated demands based on “Current Land Use” and “Proposed Land Use” not Zoning
 - Uses area of the parcel and residential unit #'s
 - Calculated based on our current Design Criteria
- Capacity
 - The total flow that the downstream system can handle



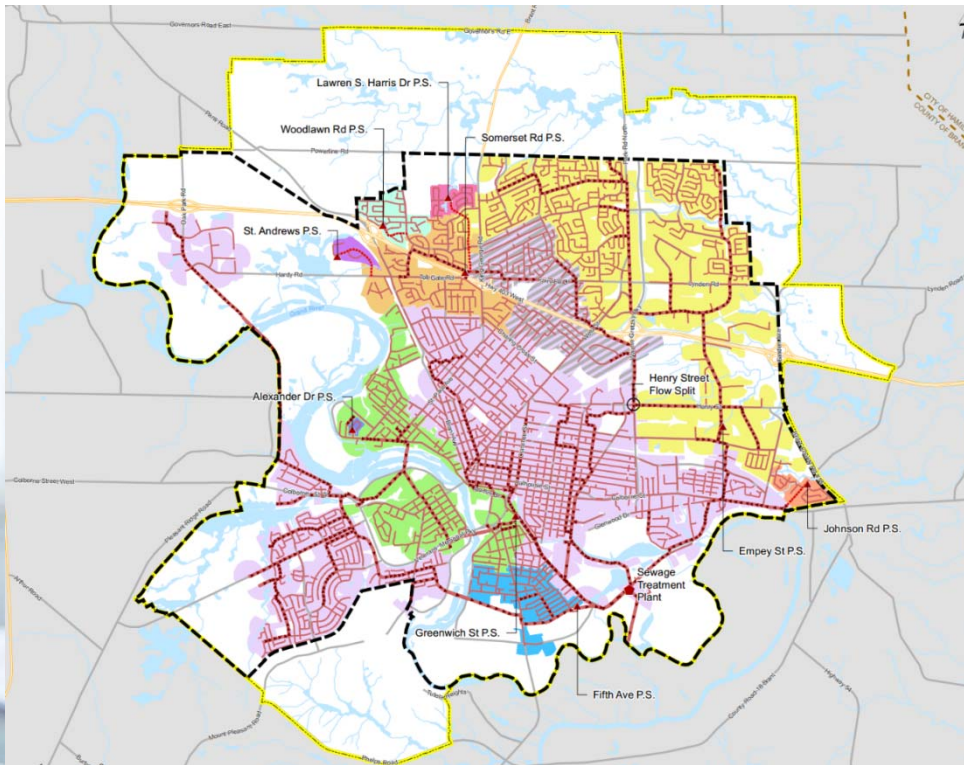
- A parcel of land with an existing service has existing allocation based on current design criteria
- A development project on this parcel of land still requires a wastewater request to confirm expected sewage flow from the site is less than the existing allocation



- To be used when demands from development are nearing maximum useable capacity of a pumping station
- Will require Council approval
- Outlines “Standard/Accepted” criteria from other policies to review and consider when providing a decision on allocation
 - Not a scoring system
 - Provides multiple criteria for Council to consider in making decisions

- Timelines are laid out within this section for:
 - Time “Clock Starts” on Allocation
 - Wastewater Allocation Duration to line up with Planning Act and Building Code timelines
 - Timeframe to “begin development” before allocation is deemed expired and would require a new application



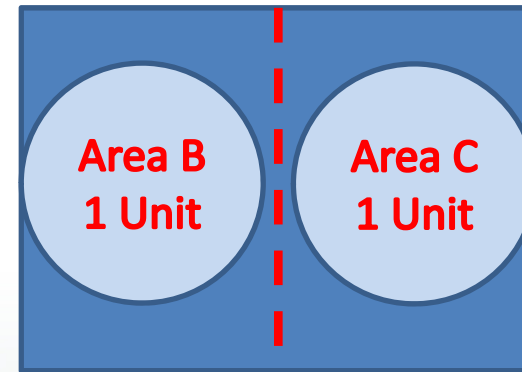
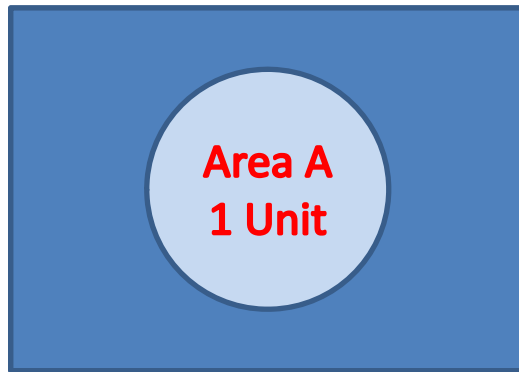


Draft Wastewater Allocation Policy on the City's website at brantford.ca/WastewaterPolicy

Written feedback by **November 30, 2018**, by email to allocationpolicy@brantford.ca

BRANTFORD Wastewater Allocation Scenarios

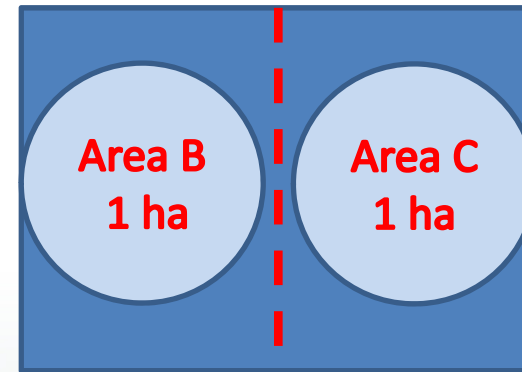




Area A comes in for a severance

- They have existing wastewater allocation of 1 Residential Unit
- The application is to split Area A in half
 - Area B = 1 Unit
 - Area C = 1 Unit
- The severance will be processed with a condition that the applicant will have to apply for wastewater allocation for the additionally created unit

Commercial Severance Application (Scenario 1)



The application is to split Area A in half

Area A has an existing sanitary service and existing wastewater allocation

- The existing wastewater allocation will be split according to the percentage of area each lot will retain (50% and 50%)
- It is important to realize that commercial wastewater applications are based on the area of the site and population equivalent.
- Development will be able to proceed as long as the proposed wastewater requirements do not exceed existing wastewater allocation.

Commercial Severance Application (Scenario 2)



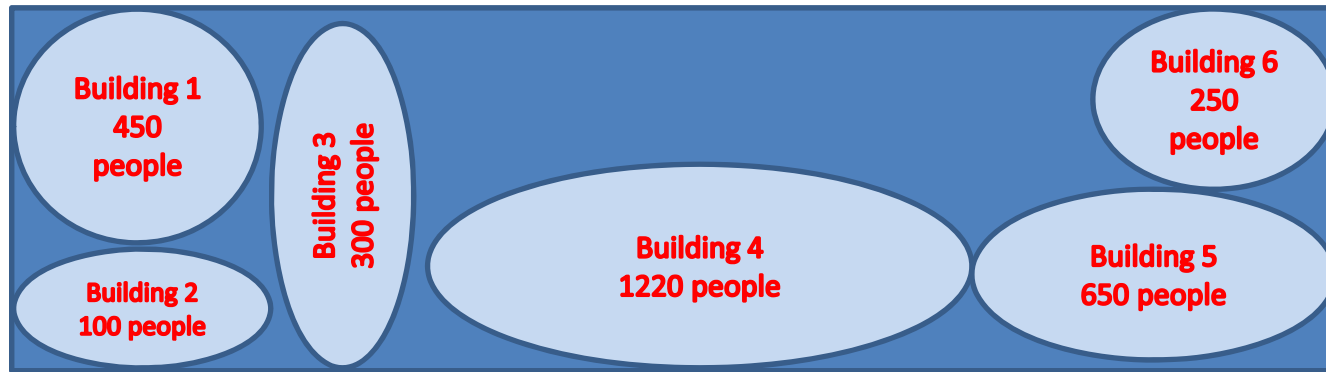
The application is to split Area A in unequal parts ($1/4$ and $3/4$)

Area A has an existing sanitary service and existing wastewater allocation

- The existing wastewater allocation will be split according to the percentage of area each lot will retain (25% and 75%)
- It is important to realize that commercial wastewater applications are based on the area of the site and population equivalent.
- Development will be able to proceed as long as the proposed wastewater requirements do not exceed existing wastewater allocation.



Commercial/Industrial/Institutional Intensification Scenario



Wastewater allocation for existing employment lands will be based on most current design criteria and the current land use.

It is important to realize that wastewater allocation for employment land is based on the area of the site and population equivalent.

Development will be able to proceed as long as the proposed wastewater requirements do not exceed existing wastewater allocation for the entirety of the site.

Change of Use Scenario

Current Land use

Warehousing
Site Area = 5.9 ha

Proposed Land use

Manufacturing

Employment Lands have existing wastewater allocation based on most current criteria and land area.

If a change of use is to occur it will have to be demonstrated that the wastewater generation will not exceed existing wastewater allocation