

Policy Title: Stormwater Funding Program

Policy Number: 04-01-07

Section:	Finance and Accounting	Subsection:	Fees and Other Revenue
Effective Date:	May 27, 2015	Last Review Date:	
Approved by: Council		Owner Division/Contact: Environmental Services Section, Transportation and Infrastructure Planning Division Transportation & Works Dept.	

Policy Statement

The City will calculate a fair stormwater charge for each property in the City of Mississauga.

Purpose

The objective of the Stormwater Funding Program is to establish a fair and dedicated funding mechanism that will support expenditures related to the City’s Stormwater Management Program.

The purposes of this policy are to outline:

- The basic steps in the calculation of stormwater charges
- Any applicable exemptions, and
- The terms under which reviews may be requested

Scope

A stormwater charge will be applied to all properties that are serviced by the City’s stormwater drainage system and are subject to municipal fees and charges.

This policy describes how charges are calculated but does not establish rates. Rates for stormwater charges are established on an annual basis through a stormwater fees and charges by-law subject to Council approval.

This policy does not establish credits or subsidies that may be provided. For more information on credits, refer to Corporate Policy and Procedure – Stormwater Credit Program For Multi-Residential and/or Non-Residential Properties. For more information on subsidies, refer to Corporate Policy and Procedure – Stormwater Charge Subsidy.

Legislative Authority

The *Municipal Act, 2001*, as amended, authorizes the City to implement a stormwater charge.

Definitions

For the purposes of this policy:

“Impervious Area” means the total area of paved surfaces, building rooftops, compacted gravel, artificial turf, compacted soil stripped of vegetation and other surfaces on a property which are considered highly resistant to the infiltration of water. Impervious Area may also be referred to as “Hard Surface Area” in publications regarding the stormwater charge.

“Multi-Residential and/or Non-Residential Property” means a property that contains more than one residential unit and/or contains industrial, commercial or institutional uses.

“Roofprint Area” means the total surface area that is covered by the rooftops of all buildings on a property, including main buildings and other structures (e.g. detached garages or sheds).

“Single Residential Property” means a property that contains just one residential unit (i.e. detached, semi-detached and linked homes and freehold condominium townhomes).

A single “Stormwater Billing Unit” is equivalent to the average total Impervious Area (267 m²) found on a detached single family property in Mississauga. Each property is assigned a number of Stormwater Billing Units as the result of a stormwater charge assessment.

“Stormwater Management Program” means the planning, design, construction, operations, maintenance, renewal of and enforcement of by-laws associated with the municipal stormwater drainage system. The objective of the Program is to protect life, property and infrastructure from the risk of flooding and to improve the quality of the water that runs off urban areas into the City’s stormwater drainage system and/or Lake Ontario.

“Stormwater Rate” means the amount of money per billing unit charged over a prescribed period of time.

Administration

This policy is administered by the Environmental Services Section in the Transportation and Infrastructure Planning Division of the Transportation and Works Department. Detailed background information on the stormwater charge, including methodology and rate calculations, may be found at: www.mississauga.ca/stormwatercharge

Billing and collection of stormwater charges will be processed through the Region of Peel water bill.

Stormwater Charge Assessment

Calculation of Stormwater Charge

The stormwater charge for each property is calculated by multiplying the number of Stormwater Billing Units assessed to a property by the Stormwater Rate.

Property Categories

Properties are categorized as either a Single Residential Property or as a Multi-Residential and/or Non-Residential Property using the City's best available information, which includes, but is not limited to, classification by the Municipal Property Assessment Corporation (MPAC), the City's Planning and Building Department information and remote sensing (e.g. aerial imagery).

Assessment of Single Residential Properties

The Roofprint Area of all Single Residential Properties has been individually assessed by remote sensing, using the best available aerial imagery. The Roofprint Area is used as a predictor of the total Impervious Area for the purpose of assigning a property to a tier. A fixed number of Stormwater Billing Units is assigned to each tier (see table below).

Single Residential Property Tier	Property Types Typically Found in the Tier	Roofprint Area (m ²)	Predicted Total Impervious Area (m ²)	Stormwater Billing Units
Smallest	freehold townhomes and row houses	26.7 – 99.0	26.7 – 147.0	0.5
Small	semis, linked homes and small single detached homes	99.1 – 151.0	147.1 – 227.0	0.7
Medium	medium single detached homes	151.1 – 194.0	227.1 – 286.0	1.0
Large	large single detached homes	194.1 – 242.0	286.1 – 400.0	1.2
Largest	very large single detached homes	242.1 +	400.1 +	1.7

Note: Properties with an Impervious Area or Roofprint Area of 26.6 m² or less will be assessed 0.0 Stormwater Billing Units and will not be billed a stormwater charge.

Assessment Updates

The City will update the assessment of properties that have undergone significant change from one year to the next utilizing the best available information, including aerial imagery, which is updated annually.

Request for Review

Review of a stormwater charge assessment may be requested at any time. In the case of a review, regardless of whether the updated assessment of a property results in a higher, lower or

identical number of Stormwater Billing Units, the updated assessment and applicable fees and charges will become effective.

Assessment of Multi-Residential and/or Non- Residential Properties

The total Impervious Area of Multi-Residential and/or Non-Residential Properties has been individually assessed by remote sensing, using the best available aerial imagery.

The number of Stormwater Billing Units assigned to a Multi-Residential and/or Non-Residential Properties is calculated by dividing the total Impervious Area (m²) by the area of one Stormwater Billing Unit (267 m²).

Assessment of Applicable Exemptions

Exemptions from the stormwater charge may apply to a property or portion of a property that is either not subject to municipal fees and charges or not serviced by the City's stormwater drainage system.

Note: Any property or portion of a property that is exempt will not be eligible for other stormwater charge reductions (e.g. credits or subsidies).

Revision History

Reference	Description
GC-0308-2015 – 2015 05 27	