

Policy Title: Stormwater Credit Program for Multi-Residential and/or Non-Residential Properties

Policy Number: 04-14-03

Section:	Finance and Accounting	Subsection:	Stormwater Management
Effective Date:	June 16, 2021	Last Review Date:	May, 2021
Approved by: Council	Owner Division/Contact: Environmental Services Section, Infrastructure Planning and Engineering Services Division, Transportation and Works Department		

Policy Statement

The Stormwater Credit Program provides Multi-Residential and/or Non-Residential Property owners the opportunity to apply for a reduction to their stormwater charge for implementing and maintaining Stormwater Management Measures on their property.

Purpose

The purpose of this policy is to recognize Stormwater Management Measures implemented by owners of Multi-Residential and/or Non-Residential Properties. Reducing the amount of stormwater runoff and pollutants that enter the municipal Stormwater Management System aligns with development requirements and is a benefit to the City’s Stormwater Management Program.

Scope

All properties defined as Multi-Residential and/or Non-Residential and that receive a stormwater charge are eligible to participate in the Stormwater Credit Program.

This policy is written in compliance with Stormwater Fees and Charges By-law 0295-2020.

Related Policy

- Corporate Policy and Procedure – Stormwater Funding Program

Legislative Authority

This policy is in accordance with the *Municipal Act, 2001*, as amended, which authorizes the City to govern matters within its jurisdiction for the purpose of providing good government.

Definitions

For the purposes of this policy:

“Credit Application” means a completed application form and all required supporting documents demonstrating on-site Stormwater Management Measures eligible to receive a Stormwater Charge Credit.

“Impervious Area” means the total area of paved or hard surfaces, building rooftops, compacted gravel, artificial turf, disturbed or compacted soil stripped of vegetation and other surfaces on a property which are considered highly resistant to the infiltration of water, increasing stormwater runoff.

“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.

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

“Stormwater Management Measures” means a technique, practice or control used to manage the quantity and quality of stormwater runoff.

“Stormwater Management Program” means the planning, development, construction, operation, maintenance, renewal and enforcement of by-laws associated with the municipal Stormwater Management System to protect property, infrastructure and the natural environment from erosion, flooding and to improve water quality.

“Stormwater Management System” means the infrastructure or measures used, controlled, maintained or operated by the City to manage stormwater flow and drainage systems and all owned accessories, including but not limited to, storm sewers, catchbasins, storm service connections, drains, pipes, outfalls, overland conveyance systems, including road corridors, culverts, channels, ditches, swales, rivers, streams, creeks and watercourses, stormwater management facilities, including landscaping and low impact development features, storage ponds or underground tanks, and oil and grease treatment devices that control quantity or quality of stormwater runoff, pumping stations and all equipment laid within any highway or road allowance, City right-of-way or easement or City property used for the collection, transmission, detention and treatment of stormwater or uncontaminated water.

“Stormwater Only Bill” means the City’s stormwater charge as invoiced by the Region of Peel where water and wastewater services are not provided or instances with multiple property owners.

“Water Bill” means the City’s stormwater charge as invoiced by the Region of Peel in the same manner as the Region of Peel’s water and wastewater utility charges, and itemized on the same monthly or quarterly invoice.

Administration

This policy is administered by the Environmental Services Section. Infrastructure Planning and Engineering Services Division Transportation and Works Department.

Stormwater charge credits will be processed through the Region of Peel Water Bill or Stormwater Only Bill.

Stormwater Credit Program Structure

The Stormwater Credit Program has been established to provide a stormwater charge reduction to Multi-Residential and/or Non-Residential Property owners who implement on-site Stormwater Management Measures or where Stormwater Management Measures are already in place.

Credit Schedule

A Stormwater Credit Schedule has been developed with four categories and credit amounts that represent the priorities and objectives of the City’s Stormwater Management Program, which is funded by the stormwater charge. (See Table 1, page 4.)

Below are descriptions of the programs and services undertaken through the City’s Stormwater Management Program for each of the four credit categories that may be beneficially impacted by credit-eligible Stormwater Management Measures.

Peak Flow Reduction

Peak flow reduction includes the planning, design, construction, operation, maintenance and renewal of infrastructure to manage stormwater runoff rates and lessen the potential and severity of potential flooding impacts on downstream lands. Examples of related infrastructure include stormwater detention basins, stormwater quantity control ponds and underground chamber systems.

Water Quality Treatment

Water quality treatment includes the planning, design, construction, operation, maintenance and renewal of infrastructure to actively or passively remove suspended solids and other contaminants from urban stormwater runoff. Examples of related infrastructure include stormwater quality control ponds, manufactured treatment devices (e.g. oil and grease treatment devices) and low impact development works or green infrastructure.

Runoff Volume Reduction

Runoff volume reduction includes the planning, design, construction, operation, maintenance and renewal of infrastructure to promote the reduction of urban stormwater runoff volumes conveyed to the City's stormwater system. Examples of related infrastructure include low impact development works or green infrastructure and rainwater harvesting systems.

Pollution Prevention

Pollution prevention includes the response to spills, both ongoing and incidental, that can occur on roads and commercial and industrial lands in particular.

Credit Amount

Table 1 indicates the maximum credit amounts for each category.

Table 1: Stormwater Credit Schedule

Category	Evaluation Criteria	Total Credit (50% Maximum)	To a total not exceeding 50%
Peak Flow Reduction	Percent reduction of the 100-year post-development flow to pre-development conditions of the site.	Up to 40%	
Water Quality Treatment	Consistent with Provincial criteria for enhanced treatment.	Up to 10%	
Runoff Volume Reduction	Percent capture of first 15 mm of rainfall during a single rainfall event.	Up to 15%	
Pollution Prevention	Develop and implement a pollution prevention plan.	Up to 5%	

Application Process

Participation in the program is by application only. How to apply and detailed information on eligible Stormwater Management Measures that may be credit-eligible are available at: <https://www.mississauga.ca/services-and-programs/home-and-yard/stormwater/stormwater-charge/stormwater-credit-for-non-residential-and-multi-residential-properties/>

Credit Applications will be reviewed, and approved credit amounts will be issued, by the Environmental Services Section, Infrastructure Planning and Engineering Services Division, Transportation and Works Department.

Stormwater credits shall be in effect for a period of up to five years or as otherwise specified at the time of credit approval. Credits will expire if not renewed through a credit renewal application three months prior to the expiration date, as required by the Stormwater Fees and Charges By-law 0295-2020.

Submission of a Credit Application may result in a reassessment of the stormwater charge for the property.

Credit Update

It is the property owner's responsibility to notify the City of any material changes to a property. A complete credit update application must be submitted to the City within three months of any material change to a property, as specified in the Stormwater Fees and Charges By-law 0295-2020. The City shall have full and absolute discretion to adjust the approved credit. Failure to submit a credit update application within the specified timeframe may result in the suspension or cancellation of the approved credit.

Credit Renewal

A complete credit renewal application must be submitted to the City no later than three months prior to the expiration date specified at the time of credit approval in order for the credit to remain in effect, even if no change to the Stormwater Management Measures have occurred. Renewal applications received after the deadline specified in the terms and conditions for the credit approval may result in suspension or cancellation of the credit.

Credits may be renewed, renewed with conditions, suspended or cancelled. In cases where the applicant has not been in compliance with the Terms and Conditions of Approval by not having inspected or maintained the Stormwater Management Measures in the past two years, the credit renewal application will be rejected.

If the credit holder fails to take action within the required timeframe, the credit renewal application may be rejected and the applicant will not be eligible to reapply for a period of 12 months, in accordance with the Stormwater Fees and Charges By-law 0295-2020.

Site Inspections

The City conducts site inspections of select approved credits and may suspend, adjust (increase or decrease) or cancel credits if the Stormwater Management Measures on the property no longer meet the performance criteria as documented in the Credit Application, its supporting documentation and/or the Terms and Conditions for the credit approval. The City also has the authority to conduct site inspections as part of the credit renewal application review process.

The intent of site inspections is to assess whether Stormwater Management Measures are being inspected/maintained as stipulated in the Operation and Maintenance Plans (as per Section E of the Terms and Conditions within the Credit Application) and whether the conditions on-site are consistent with the documentation provided in the most recent Credit Applications.

Site inspections will typically involve:

- Visual evaluations
- Informal interviews, and
- Review of maintenance logs, reports and other documents

The inspections will result in a grading of either “passed”, “suspended” or “failed”. A “failed” inspection will result in termination of the current credit. Sites that are “suspended” will be given 30 calendar days to respond to the site inspection request and 60 calendar days to take remedial action to bring the applicable Stormwater Management Measures up to a passing standard. Failure to take the required actions within 60 calendar days will result in a “failed” inspection. Site inspection results will be provided in a notification letter sent to the credit holder.

Penalties

A stormwater credit holder may be subject to penalties, as specified in the Stormwater Fees and Charges By-law 0295-2020 or by the Terms and Conditions of their approved Credit Application, if the applicable Stormwater Management Measures are found to be in a state of disrepair or no longer functioning as approved by the original Credit Application.

Request for Review

Property owners may request a review of the decision made by the Environmental Services Section through the Request for Review process outlined in Schedule “C” of the Stormwater Fees and Charges By-law 0295-2020. The decision will be final and binding.

Revision History

Reference	Description
GC-0308-2015 – 2015 05 27	
June 16, 2021	Revised to align with the new Stormwater By-Law 0295-2020; also added a Site Inspection section, replaced “Appeal” with “Request for Review”, other minor admin changes.