



Understanding your Stormwater Charge

If you own property in Mississauga, a stormwater charge appears on your Region of Peel Water Bill. The charge is a dedicated source of funding to keep the City’s stormwater system in good working order and to set aside sufficient funds to finance necessary upgrades and repairs in the future. All properties within Mississauga that drain into the City’s stormwater system are subject to a Stormwater Charge.

How is the Stormwater Charge Calculated and Billed?

Stormwater charges are calculated by multiplying the stormwater rate (\$116.80 for 2023) by the number of stormwater billing units assessed for that property. A billing unit (267m²) represents the average hard surface area on a single detached residential property in Mississauga. The annual rate is reviewed and approved by Council each year as part of the City’s annual business planning and budget process.

The stormwater charge was added to the Region of Peel water bill beginning in January 2016. The total annual stormwater charge for your property is divided into a daily rate. For multi-residential and non-residential properties, the stormwater charge is added to the most appropriate water bill associated with each property. Each time you receive your bill, it will show the stormwater charge for the number of days that have passed since your last bill. Bills are sent by the Region of Peel on the same schedule they are today. As the number of days billed may vary from bill to bill, and charges are accrued daily, you may see varying stormwater charge amounts on each bill.

Example Calculation:

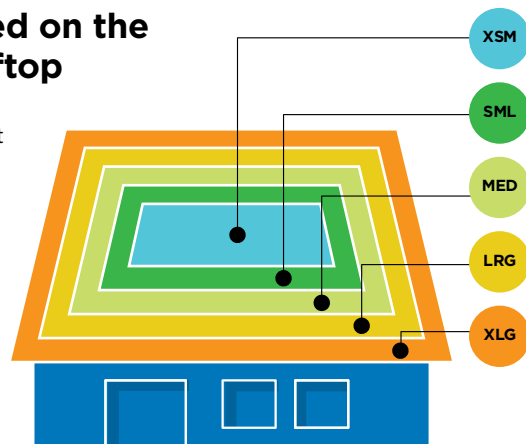
Billing Units	0.70
Annual Rate per Billing Unit	x \$116.80
Annual Charge	\$81.76

How are Billing Units Determined?

Properties in Mississauga fall into one of the following categories: residential, multi-residential or non-residential. The number of billing units is determined in two ways using the best available information including aerial images. For multi-residential and non-residential, the total hard surface area of each property is individually assessed. For residential properties, each house is assigned to one of five tiers based on the rooftop area which is used as a predictor of the total hard surface area on the property. This is illustrated below.

Residential properties are categorized into one of five tiers based on the size of their rooftop

- Smallest (XSM) – 0.5 billing unit
- Small (SML) – 0.7 billing unit
- Medium (MED) – 1.0 billing unit
- Large (LRG) – 1.2 billing units
- Largest (XLG) – 1.7 billing units

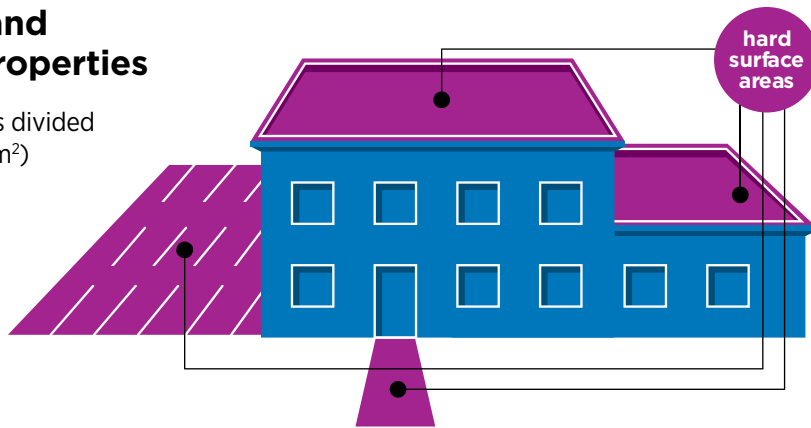


Property Size and Type	Rooftop Area in m ²	Estimated Fees Per Year
Freehold townhomes and row houses	26.7 – 99.0	\$58.40
Semi-detached homes, linked homes and small single detached homes	99.1 – 151.0	\$81.76
Medium single detached homes	151.1 – 194.0	\$116.80
Large single detached homes	194.1 – 242.0	\$140.16
Very large single detached homes	242.1 and above	\$198.56

* Rooftops under 26.7 m²: no charge

Multi-Residential and Non-Residential Properties

The total hard surface area is divided by a single billing unit (267 m²) and then multiplied by the stormwater rate (\$116.80).



Using the Stormwater Charge Estimator

The City of Mississauga's Stormwater Charge Estimator, found on the website at stormwatercharge.ca, provides an estimate of the charge and a picture of the area used to determine the charge for your property.

The Estimator Results Show

Property ID: property identification number assigned by the City

Estimated Annual Charge: the estimate annual charge for the property

Estimated Daily Charge: the estimated daily charge for the property

Assessed Area: areas used to assess the number of billing units (rooftop area for residential; total hard surface area for multi- or non-residential)

Tier (Residential Only): the tier that determines how many billing units are assessed to your property

Calculation: open the "how is this calculated?" link to see the charge calculation for your property

Picture: the City's latest aerial image of your property

Colour Overlay: representing the rooftop area or hard surface area that has been assessed

A screenshot of the 'stormwater estimator' website. The page displays the following information:

- Address: 158 MAIN ST
- Property ID: 12345
- Estimated Annual Charge: \$116.80
- Estimated Daily Charge: \$0.29
- Area (m²): 166.6
- Tier: Medium

There is a link for 'How is this calculated?' and a 'new search' button. On the right, there is an aerial image of the property with a blue overlay on the roof and driveway. A text box explains: 'The coloured area of your property shows the rooftop area used to estimate your stormwater charge.' At the bottom right, it says 'For more information call 6311 or 905-615-4311'.

Please Note: The coloured overlay shown in the web tool may not be perfectly aligned with the aerial images as the photos were taken from an airplane. The City uses sophisticated software that allows it to see the building from all angles in order to assess the hard surface area shown in the coloured overlay. For some properties, the tool may display a message that says the stormwater charge estimate is not available online.

Report an Error in your Stormwater Assessment: Assessments are created by staff using technical mapping software along with aerial images to digitally measure hard surface areas. Property owners may report an error in their stormwater assessment, such as mis-measurement of hard surface area or the categorization of a single residential home as non-residential. Staff may review and adjust existing digital measurements. Site visits are not part of the review process. Assessments will not be reviewed based on: the ratio of hard surface area to total property area, soil types or individual stormwater measures like disconnected downspouts. [You may request a review of your assessment online](#) or use the [request for review form](#). Please note, the most current assessment for the property will apply and a review may not result in a lower charge.

For more information, please visit stormwatercharge.ca or call 6311 or 905-615-4311 if outside Mississauga.