
Stormwater Charge Subsidy

Policy number:	04-14-02
Effective date:	June 16, 2021
Last review date:	April 4, 2024
Accountable division:	Infrastructure Planning and Engineering Services
Approved by:	Council

Policy Statement

The City will provide a subsidy, funded by the tax levy, to help offset the cost of stormwater charges assessed pursuant to the User Fees and Charges By-law, as amended, to eligible portions of properties only. The subsidy applies only to eligible portions of properties.

Purpose

The purpose of this policy is to outline the Stormwater Subsidy Program, including eligibility criteria and program administration.

Scope

This policy is written in compliance with the User Fees and Charges By-law and applies to the following eligible properties in the City of Mississauga:

- Places of Worship
- Veterans' Organization Properties
- Working Farms
- Managed Forests
- Single Residential Properties or Condominiums that are owned and occupied by an individual who is in receipt of the City of Mississauga's Property Tax Rebate, in accordance with the Tax Rebate By-law, and
- Any other subsidies, as approved by Council

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.

Related Policies

- Corporate Policy and Procedure – Stormwater Funding Program – 04-14-01

Definitions

For the purposes of this policy:

“Condominium Unit” means one residential unit within a multi-unit condominium property.

“Managed Forest” means the portion of a property that is subject to the Managed Forest Property Class Tax Rate with the property tax/class qualifier “T”, as assessed by the Municipal Property Assessment Corporation (MPAC).

“Place of Worship” means a property recognized as such by the Municipal Property Assessment Corporation (MPAC) by the designation of an MPAC property code of 700 or 701 (Place of Worship With/Without a Clergy Residence), with the property tax/class qualifier “E,” meaning exempt.

“Property Tax Rebate” means the City of Mississauga’s Low-Income Senior & Low-Income Persons with Disabilities Tax Rebate Program, in accordance with the Tax Rebate By-law.

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

“Stormwater Charge Subsidy” means a City grant provided to reduce or the amount of Stormwater Charge payable by a person.

“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.

“Veterans’ Organization Property” means properties recognized by the City as being used and occupied by the three Mississauga Legion Clubs and the Army, Navy & Air Force Veteran’s Club, specifically:

- Army, Navy & Air Force Veterans Club (765 Third Street, Port Credit)
- Royal Canadian Legion, Branch 82 (35 Front Street N., Port Credit)
- Royal Canadian Legion, Branch 139 (101 Church St., Streetsville), and
- Royal Canadian Legion, Branch 582 (456 Hensall Circle, Cooksville)

“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.

“Working Farm” means the portion of a property that is subject to the Farm Property Class Tax Rate with the property tax/class qualifier “F”, as assessed by the Municipal Property Assessment Corporation (MPAC).

Program Funding

The Council-approved Stormwater Charge Subsidy Program will not be funded by the stormwater charge or its reserves, as these funds are dedicated solely for the provision of the

City's Stormwater Management Program. The Stormwater Charge Subsidy Program will be funded by the tax levy.

Administration

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

The Stormwater Charge Subsidy will be processed as a reduction to applicable stormwater charges on the Region of Peel Water Bill or Stormwater Only Bill, with the exception of Condominium Units, for which an annual cheque will be issued.

Eligibility Criteria

Eligibility for the Stormwater Charge Subsidy is strictly limited to Places of Worship, Veterans' Organization Properties, Working Farms, Managed Forests, Single Residential Properties or Condominium Units owned and occupied by individuals who are in receipt of the Property Tax Rebate, and other subsidies, as approved by Council.

The Stormwater Charge Subsidy will be cancelled should there be:

- A change in the property classification by MPAC from an eligible Place of Worship to a non-eligible use, or
- Loss of recognition by the City as a property used or occupied by an eligible Veterans' Organization, or
- The owner of a Working Farm is no longer eligible for the Farm Property Class Tax Rate, or
- The owner of a Managed Forest is no longer eligible for the Managed Forest Property Class Tax Rate, or
- The owner of a Single Residential Property or Condominium Unit is no longer in receipt of the Property Tax Rebate, or
- Termination of a subsidy by Council, or
- A pre-determined expiry date for subsidies approved by Council

Administrative Process

Enrollment

Properties or portions of properties (i.e. Places of Worship, Veterans' Organizations, Working Farms and Managed Forests) which meet the eligibility criteria will be automatically enrolled in the Stormwater Charge Subsidy Program. No action is required by the property owner.

Enrollment in the Program for Single Residential Properties and Condominium Units is included as part of the application for a Property Tax Rebate. In accordance with the Tax Rebate By-Law, applicants in receipt of the Property Tax Rebate will automatically qualify for the Stormwater Charge Subsidy. An annual application is required for each year in which the Property Tax Rebate is being claimed, which includes the Stormwater Charge Subsidy.

There is a delay of up to three months between the approval of the Property Tax Rebate application and the Stormwater Charge Subsidy being applied to the Water Bill or Stormwater Only Bill.

Subsidy Amount

The Stormwater Charge Subsidy will provide 100% of the annual stormwater charge on the eligible portion of properties identified in this policy, with the exception of Condominium Units. For Condominium Units, the Stormwater Charge Subsidy will be equal to the total stormwater charge for the entire property divided by the number of individual Condominiums. For Condominium Units, no subsidy will be provided where the amount is less than \$5.00 annually.

Billing Process

The Region of Peel Water Bill or Stormwater Only Bill for eligible properties, with the exception of eligible Condominium Units, will show separate line items stating the full stormwater charge assessed for the property and the reduction related to the amount of the applicable subsidy. Eligible Condominium Units will receive an annual cheque from the City upon approval of the Property Tax Rebate application.

Applications by eligible owners of Single Residential Properties and Condominium Units applying for the Property Tax Rebate and resulting Stormwater Charge Subsidy must be submitted to the City on or before December 31st of each year for which a tax rebate is claimed. Once the Property Tax Rebate is approved, the Region of Peel is advised and an adjustment will be made for any stormwater charges paid for the applicable tax year (e.g. If the application is approved for 2020, the subsidy will be backdated to January 1st, 2020. The Stormwater Charge that has been paid in 2020 will be credited to the customer's account). For Condominium Units, a single cheque will be issued by the City.

Revision History

Reference	Description
GC-0308-2015 – 2015 05 27	
GC-0654-2016	Revised to add subsidies are for the following groups: low-income seniors, low-income persons with disabilities, and Working Farms.
June 16, 2021	Revised to align with new Stormwater By-law 0295-2020 and reflect current practices.
April 4, 2024	Scheduled review. Housekeeping changes to improve accessibility.
June 9, 2026	Housekeeping revision to change references to the Stormwater Fees and Charges By-law to the User Fees and Charges By-law and to include reference to Managed Forests