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**Policy Title: Stormwater Funding Program**

**Policy Number: 04-14-01**

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**Section: Finance and Accounting**

**Effective Date: June 16, 2021**

**Approved by:**

**Council**

**Subsection: Stormwater Management**

**Last Review Date: April, 2024**

**Owner Division/Contact:**

**Environmental Services Section,  
Infrastructure Planning and Engineering  
Services Division, Transportation &  
Works Department**

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## Policy Statement

The City of Mississauga will calculate a stormwater charge for all property types in a consistent manner.

## 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 Request for Review Process

## Scope

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

A stormwater charge will be applied to all properties that are serviced by the City's Stormwater Management 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 and approved by Council on an annual basis and made available through the Stormwater Fees and Charges By-law 0295-2020.

## Legislative Authority

The *Municipal Act, 2001*, as amended, authorizes the City to impose fees and charges, such as a stormwater charge.

## Related Policies

- Corporate Policy and Procedure – Stormwater Credit Program For Multi-Residential and/or Non-Residential Properties
- Corporate Policy and Procedure – Stormwater Charge Subsidy

## Definitions

For the purposes of this policy:

“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.

“Request for Review” means the process by which a property owner requests a review of their stormwater charge assessment.

“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 freehold townhomes).

A single “Stormwater Billing Unit” is equivalent to the average total Impervious Area (267 m<sup>2</sup>) 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 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 and 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.

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

“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 in the Infrastructure Planning and Engineering Services Division of the Transportation and Works Department. Detailed background information on the stormwater charge, including assessment methodology and rate calculations, may be found at: <https://www.mississauga.ca/services-and-programs/home-and-yard/stormwater/stormwater-charge/>

Billing and collection of stormwater charges are processed through the Region of Peel’s Water Bill or Stormwater Only 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 effective 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 is individually assessed based on the best available aerial imagery. The Roofprint Area is used as an indicator of the total Impervious Area on a property for the purpose of assigning the 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 <sup>2</sup> )	Total Impervious Area (m <sup>2</sup> )	Stormwater Billing Units
Smallest	Freehold townhomes and row houses	26.7 – 99.0	26.7 – 147.0	0.5
Small	Semi-detached 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 a Roofprint Area of 26.6 m<sup>2</sup> or less will be assessed 0.0 Stormwater Billing Units and will not be charged.

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

The total Impervious Area of Multi-Residential and/or Non-Residential Properties is individually assessed based on 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 (m<sup>2</sup>) by the area of one Stormwater Billing Unit (267 m<sup>2</sup>).

### Assessment Updates

The City will update the assessment of properties by Roofprint Area (Residential) and Impervious Area (Multi-Residential and/or Non-Residential) that have undergone change. The City utilizes the best available information, including aerial imagery, which is updated annually. Stormwater Billing Units are based on the total Roofprint Area or Impervious Area (m<sup>2</sup>) on a property at the time of aerial image collection.

### Assessment of Applicable Exemptions

Legal exemptions apply to a property or portion of a property which is not subject to municipal fees and charges. These properties include vacant real property owned or occupied by the Federal or Provincial Crown and by any other entity excluded from municipal fees and charges.

Legal exemptions will be automatically applied based on the best available information provided by MPAC. No action is required by the property owner.

Technical exemptions apply to a property or portion of a property that is not serviced by the City's Stormwater Management System if the Roofprint Area or Impervious Area of that property drains:

- Directly to land outside of the municipal boundary of the City, or
- Directly to a waterbody outside the City's jurisdiction

A technical exemption will be considered through a Request for Review application submitted by the property owner. Reductions to stormwater charges made as a result of the approval of a technical exemption will be retroactive to the date of receipt of the completed application with all supporting documentation required by the Stormwater Charge Program Coordinator. If the applicant fails to provide supporting documents as required within three (3) months of the original submission date, the application is considered cancelled.

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).

## Request for Review Process

A Request for Review application can be submitted at any time to review the stormwater charge assessment. City staff will review the property assessment based on the best available aerial imagery. The rationale for the review decision will be explained in a notification letter sent to the applicant in response to their Request for Review.

In the case of a Request for 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 is considered final and effective the date of the request.

## Revision History

Reference	Description
GC-0308-2015 – 2015 05 27	<a href="#">Click here to enter text.</a>
June 16, 2021	Revised to align with the new Stormwater By-law 0295-2020; amend the provision of Assessment of Applicable Exemption and add Request for Review process.
April 3, 2024	Scheduled review. Housekeeping changes to improve accessibility.