

Stormwater Credit Program

Open House
September 30, 2015

The Stormwater Team
Transportation & Works Department



Agenda

- Welcome & Introductions
- Stormwater Charge Overview
- Stormwater Credit Program
- Credit Application Process
- Questions

Stormwater Charge Overview

Why is the City introducing the charge?

How are charges assessed?

It Started with a Study

- In 2011, Council approved the initiation of the Mississauga Stormwater Financing Study
- Community stakeholders and the public were consulted
- Council endorsed stormwater charges based on three main study conclusions:

The image shows several large, circular concrete pipe sections stacked on a gravel surface. The pipes are arranged in a row, with the largest one in the foreground and others receding into the background. The background features a residential street with houses and trees under an overcast sky. A semi-transparent text box is overlaid on the center of the image.

The City's stormwater infrastructure network would cost \$1.8 Billion to replace today.



We need to invest in the system to keep it in good working order

User fees are a fair and dedicated way to fund this essential service

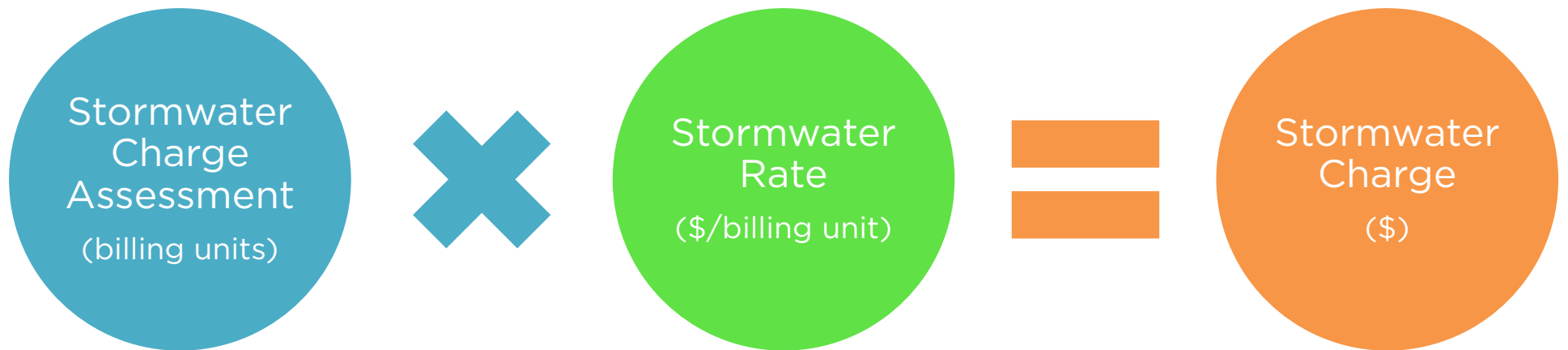
Dedicated funding enables the City to:

- Reduce storm related flood risks
- Increase water quality treatment initiatives
- Increase by-law enforcement
- Increase monitoring and maintenance activities
- Adapt storm drainage system to climate change
- Meet increasing regulatory requirements
- Save for future storm pipe life-cycle renewal

Stormwater Charges

How are charges assessed and applied?

Stormwater Charge Calculation



Assessment: Multi-Residential or Non-Residential Properties

- Impervious (hard) surface area of property individually assessed
- 1.0 Billing Unit per 267m² (2,874 sq. ft.) of hard surface area

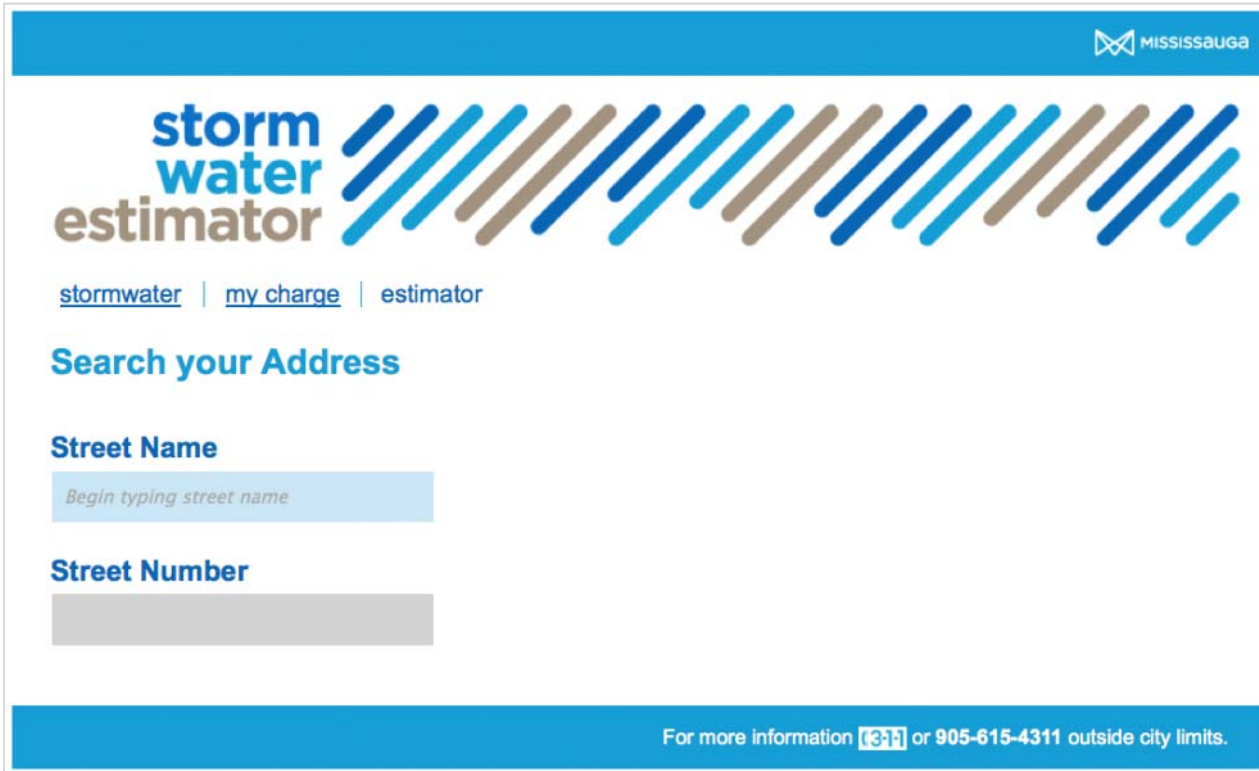



Stormwater Rate

- \$100 per billing unit in 2016
- Reviewed annually
- Stand-alone dedicated budget for the City's stormwater program

Stormwater Estimator

Look up your property at estimator.stormwatercharge.ca



The screenshot shows the web interface for the Stormwater Estimator. At the top right is the Mississauga logo. The main heading is "storm water estimator" with a decorative graphic of diagonal lines in blue and brown. Below the heading are navigation links: "stormwater", "my charge", and "estimator". The primary section is "Search your Address", which includes two input fields: "Street Name" with a placeholder "Begin typing street name" and "Street Number". At the bottom, a blue footer bar contains the text: "For more information  or 905-615-4311 outside city limits."

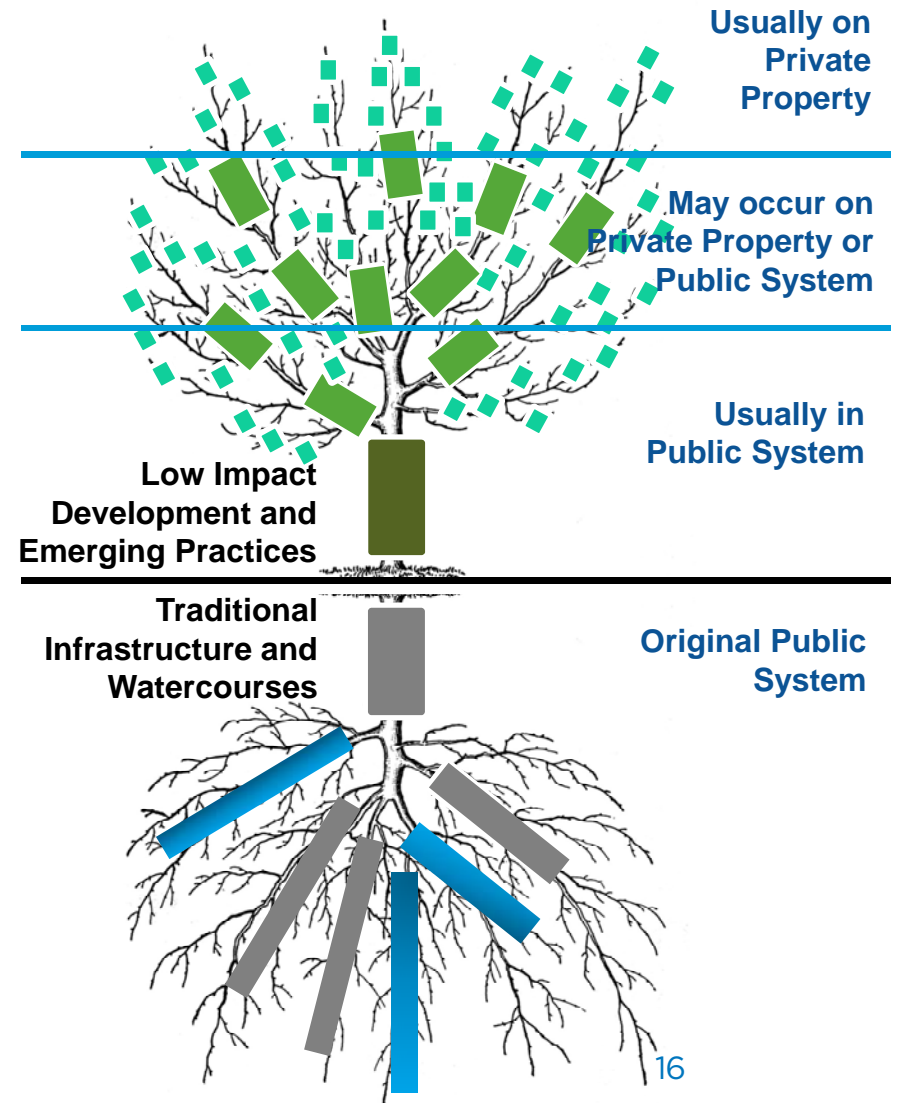
One bill: water and stormwater

- Stormwater charges will appear on the Region of Peel Water Bill
- Charge will be applied at the property level
- Property owners or managers will determine the best way to distribute costs

Credit Program Overview

Established Principles

- Credits will reward non-residential and multi-residential landowners whose stormwater Best Management Practices (BMPs) have direct City-wide benefits
- Amount of credit will be proportional to the impact of on-site BMPs



Credit Program Basics

- Credits effective up to 5 year term
 - May be renewed for 5 year terms
- Update application required within 3 months if a change occurs to BMPs
- New credit and update applications focused on design and performance
 - E.g. Engineering report
- Credit renewals require proof of state of good repair, compliance with terms & conditions.
 - E.g. maintenance logs

Compliance Inspections and Penalties

- The City may conduct site inspections to ensure terms and conditions are being met
- Credits may be suspended, reduced or cancelled in cases of non-compliance
- A credit holder may be required to reimburse credits to City and/or become ineligible to re-apply for 12 months
 - E.g. if BMPs found to be missing or non-functioning

Effective Dates for Approved Credits

- Applications received in 2016 will be retroactive to January 1st, 2016 or when BMP measures were implemented, whichever is later
- Applications received from 2017 onwards will be retroactive to date application is deemed complete or when BMP measures were implemented, whichever is later

Application Process

- Application Types
- Supporting Documentation Requirements
- Review Process
- Terms and Conditions of Approval
- Credit Evaluation Criteria

Application Types

- New (Standard)
 - First time credit for existing or proposed works
- Update
 - Update credit amount to reflect change to approved stormwater BMPs
- Renewal
 - Approved credit about to be or recently expired

Application Package

- All application packages to consist of:
 - Completed application form
 - Supporting documentation, certified by qualified P.Eng.
- Apply by mail, in person or online
- Application form and manual available online

Supporting Documentation New Credits and Updates

- Stormwater Management Report
 - Sealed by a qualified P. Eng.
 - Outlines how BMPs meet criteria
 - Site plan, related drawings, details, calculations, modeling results
- Operation and Maintenance Plan
- Pollution Prevention Plan, if applicable

Review Process (Existing BMP)

- Step 1: Screen application for completeness
- Step 2: Review application package
 - Response to Applicant within 30 days
 - Site visit may be required
 - Reviewer may have comments for Applicant to address
- Step 3: Decision on credit approval

Review Process (Proposed BMP)

- Step 1: Screen application for completeness
- Step 2: Review application package
- Step 3: Pre-approve or deny credit
- Step 4: Applicant submits certification that BMP is constructed and operational
- Step 5: Approve credit

Terms and Conditions

- Standard terms and conditions
 - May also be site specific
- Expectations for operation, inspection and maintenance of BMPs
- Logs, documents to be kept by Applicant/Owner for compliance inspection and/or renewal

Credit Evaluation Criteria

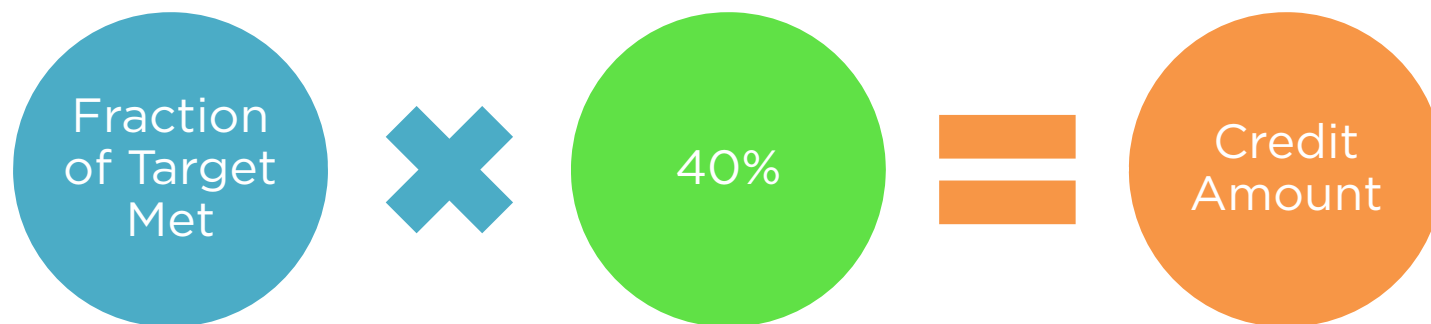
- Refer to Appendix 2 of manual
- Provides details and evaluation criteria for each credit category

Approved Credit Schedule

Category	Evaluation Criteria	Weighting	
Peak Flow Reduction	Percent reduction of the 100-year post-development flow to 100-year pre-development conditions of the site	Up to 40%	Total No More than 50%
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%	

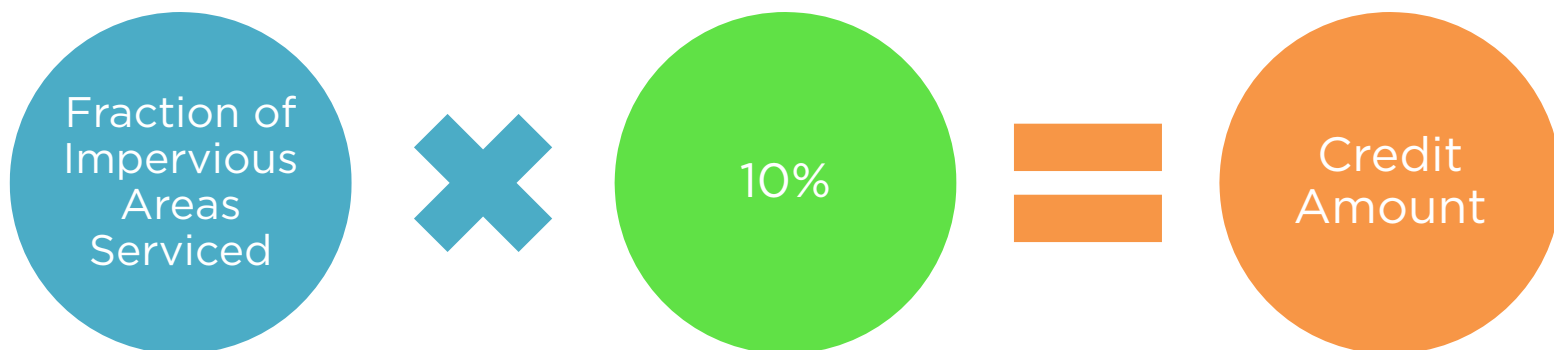
Peak Flow Reduction (up to 40%)

- For full credit: Control 100-year post-development flow to 100-year pre-development rate from entire impervious surface area(s) of site



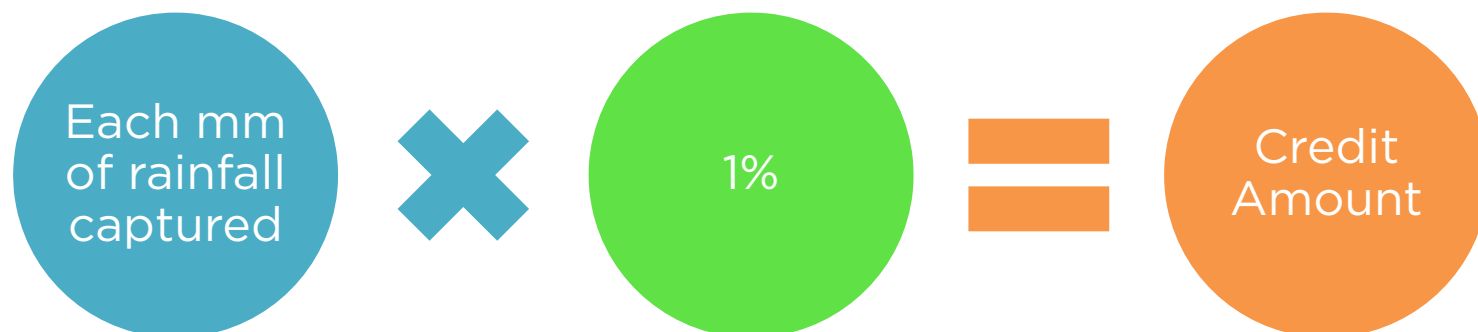
Water Quality Treatment (up to 10%)

- For full credit: Direct all impervious areas of site to approved on-site quality control BMP



Runoff Volume Reduction (up to 15%)

- For full credit: First 15mm of rainfall landing on all impervious areas of site during a single rainfall event is captured



Pollution Prevention Plan (up to 5%)

- For full credit: Pollution Prevention Plan satisfies criteria set out in Schedule 'A' of the City's Storm Sewer By-law 259-05 and is fully implemented

Percent of Pollution Prevention Plan Implemented	Credit Amount
40%	2%
60%	3%
80%	4%
100%	5%

Summary

- Mississauga's stormwater credit program will apply to existing and proposed BMPs
- Property owners will have flexibility in the BMPs they implement
- Approvals will be based on design and performance. Must meet clear standards and be certified by a P. Eng.
- The stormwater credit manual and application form are available online

Questions?

Thank you !