



**REPORT TO FINANCE AND
CORPORATE SERVICES
COMMITTEE**

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TO: FINANCE AND CORPORATE SERVICES COMMITTEE

SUBJECT: STORMWATER CLIMATE ACTION FUND

WARD: ALL

PREPARED BY AND KEY CONTACT: E. CHEN, STORMWATER CLIMATE ACTION FUND PROJECT MANAGER, EXT. 4454

SUBMITTED BY: C. MILLAR, DIRECTOR OF FINANCE AND TREASURER

GENERAL MANAGER APPROVAL: D. MCALPINE, GENERAL MANAGER OF COMMUNITY AND CORPORATE SERVICES

CHIEF ADMINISTRATIVE OFFICER APPROVAL: M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

DATE: JANUARY 25, 2022

RECOMMENDED MOTION

1. That a Stormwater Climate Action Fund (SWCAF) pay for the City's operating and capital stormwater infrastructure be implemented in 2023 with the rates being approved as part of the 2023 budget process at existing service level standards.
2. That the proposed Corporate Policies for:
 - a) Stormwater Climate Action Fund Program Policy; and
 - b) Stormwater Climate Action Fund Credit Policy.as outlined in Appendix "A" and "B" of the Report to the Finance and Corporate Services Committee dated January 25, 2022, entitled Stormwater Climate Action Fund, be adopted.
3. That Staff continue in 2022 with the next phase of the implementation which includes updating the water and wastewater billing software with associated costs funded from the existing Stormwater Climate Action Fund capital project.
4. That two (2) additional positions be approved for the implementation and sustainment of the Stormwater Climate Action Fund to be funded with the existing Stormwater Climate Action Fund capital project for 2022 with start date of May 1, 2022, as follows:
 - a) One (1) Dedicated Program Coordinator full-time, permanent resource with an annual estimated cost of \$110,660; and
 - b) One (1) Dedicated Financial Billing Analyst full-time, permanent resource with an annual estimated cost of \$85,000.

PURPOSE & BACKGROUND

5. On November 25, 2019, Council approved motion 19-G-337 endorsing the creation of a Stormwater Climate Action Fund to pay for the City's operating and capital stormwater infrastructure needs. The motion required staff to report back to General Committee in the first quarter of 2022 with the final details of the Stormwater Climate action fund.

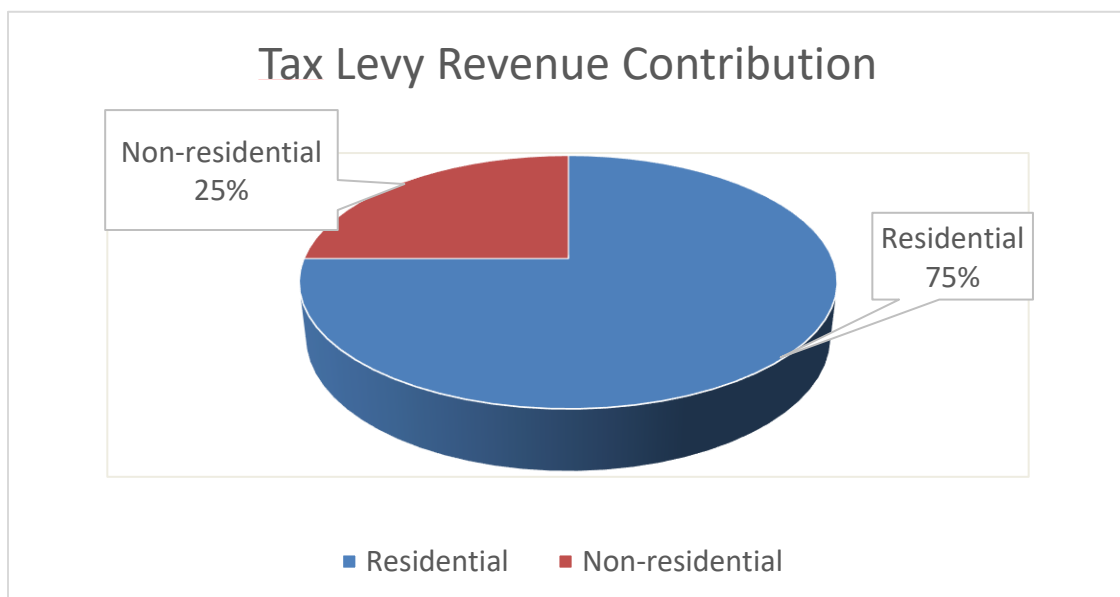
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6. On February 8, 2021, City Council approved the Stormwater Asset Management Plan (AMP) in accordance with Provincial Regulations. This AMP summarized the state of the City's stormwater assets and the costs of providing stormwater services for the City. This report highlighted the current infrastructure gap that exists between the investment required to provide sustainable stormwater service and the current level of spending. This report provided some of the foundational information used in developing the recommendations.
 7. The City owns stormwater infrastructure assets valued at over \$1 billion dollars. The purpose of this infrastructure is to mitigate environmental damage, protect public safety, private property and manage urban runoff by safely controlling and conveying and treating stormwater. This asset portfolio is expected to grow by 50% over the next 20-30 years.
 8. The purpose of the Stormwater Climate Action Fund project is to create a dedicated, fair and equitable funding source in support of the Stormwater Asset Management Plan (AMP) activities. Where the overall objective of the project is to:
 - a) Improve protection of Lake Simcoe and mitigate environmental damage. Stormwater adds pollutants to Lake Simcoe and better stormwater management means better water quality;
 - b) Increase the City's resilience against the impacts of Climate Change through managing urban runoff by safely controlling and conveying flows as well as providing water quality treatment; and
 - c) Shift funding from a property tax-based principle to a user-fee principle where the stormwater management costs are shifted to the heaviest contributors based on impervious areas (hard surfaces such as parking lots, driveways, roof tops etc.)
 9. Residential property owners are paying 75% of the costs of the current service levels for stormwater, while contributing 54% of total impervious areas within the City. Non-residential properties are paying 25% of the costs while contributing 46% of the impervious areas.
 10. In planning the project activities, staff included a series of public engagement activities to be completed throughout the development of the program. As such, throughout the year 2021, staff conducted:
 - a) One presentation to Council on March 22, 2021;
 - b) Two Stormwater Advisory Group Meetings. The advisory group consists of various members of the City's community. The members represent organizations from commercial property owners, affordable housing developers, conservation authority, non-profit organizations, and neighbourhood associations; and
 - c) Two Public Information Meetings (May 28, 2021 and October 14, 2021) that included the following communication and outreach activities in support of the Public Information Meetings:
 - Creation of webpage <https://www.buildingbarrie.ca/stormwater-climate-action-fund>;
 - Ability for Residents to submit questions directly to the Staff via buildingbarrie.ca and via Staff specific email (swcaf@barrie.ca);
 - All answers to questions submitted are posted on buildingbarrie.ca;
 - Outreach campaign also included mailouts, radio ad and news releases;
 - Recordings of all Public Information Meetings are uploaded onto buildingbarrie.ca;
 - A Survey sent out post Public Information Meeting #1 to gather feedback and comments; and
 - Survey results shared with the community during the Public Information Meeting #2.

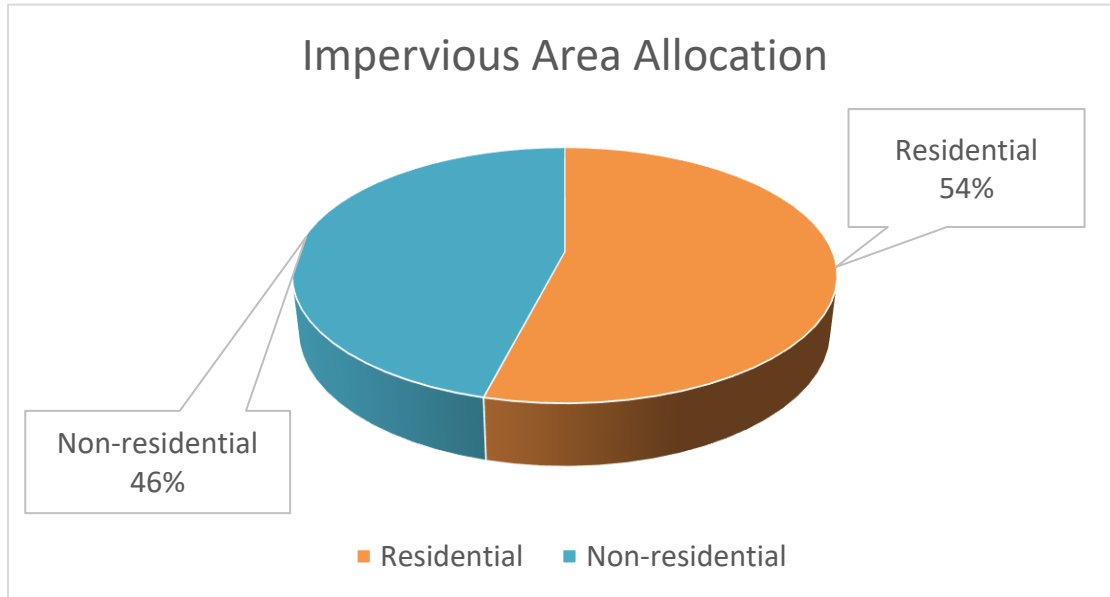
11. This report is focused on addressing previous directions from City Council and to seek approval on several key matters in preparation for the launch of the stormwater charge. They include:
- I. Proposed Corporate Policies;
 - II. Next Phase of the Project to update the City's existing water and wastewater billing software;
 - III. One (1) Dedicated Program Coordinator - technical and administrative resource for the ongoing sustainment and technical administration of the Stormwater Climate Action Fund program; and
 - IV. One (1) Dedicated Financial Billing Resource - ongoing maintenance and review of stormwater fee billing files, financial data management and analysis.

ANALYSIS

Rates to be linked to usage so they are fair and equitable

12. Across Canada, many municipalities are changing the way they fund their stormwater and drainage services. To date 48 stormwater user fees have been implemented in 5 provinces with more in the works (see Appendix "C" in the Report to Finance and Corporate Services dated January 25, 2022 for a complete list).
13. The driver behind charging stormwater user fees is to have fees linked to usage. If a property contributes more to stormwater runoff, then they pay more. Stormwater usage is tied to impervious areas like rooftops, driveways and parking lots. These areas generate more runoff causing additional capacity and environmental pressures to the stormwater drainage systems.
14. As seen in the diagrams below, currently residential property owners are paying 75 per cent of the costs but residential properties comprise 54 per cent of the City's impervious areas. Therefore, residential property owners are overcontributing to the costs of stormwater management. Conversely, non-residential properties are paying 25 per cent of the costs but comprise 46 per cent of the City's impervious area.





15. The recommended Stormwater Climate Action Fund reduces the costs for residential property owners to reflect the impervious area share of 54 percent. Non-residential costs would increase to reflect the impervious area share of 46 per cent.

Stormwater Rate

16. The Stormwater Funding Study (Phase 1) report recommended that dedicated stormwater fund be created to support the City's Stormwater management program. With the consideration of the updated 2021 Stormwater Asset Management Plan and to support the existing funding level staff is recommending to Council that the rates be approved as part of the 2023 budget process.

Proposed Corporate Policies and Procedures

17. Two (2) Policies noted below and attached as Appendix "A" and "B" to the Report to Finance and Corporate Services dated January 25, 2022 have been prepared in support of the stormwater charge:
- I. Stormwater Climate Action Fund Program Policy
 - II. Stormwater Climate Action Fund Credit Policy

These policies outline how the stormwater billing units are calculated for each property type within the City of Barrie, including the scope of properties that are subject to the stormwater charge, the mechanism in which reviews may be requested and how credits and rebates can be provided to eligible property owners to reduce or offset their stormwater charges.

18. **Stormwater Climate Action Fund Program Policy:**

This policy outlines how the City will calculate the appropriate stormwater charge for each property to meet the objective of establishing a fair and dedicated funding mechanism to support expenditures related to the City's Stormwater Management Program.

The policy defines the scope of properties that are subject to stormwater charges, what the stormwater rate is, what a stormwater billing unit is, how properties have been categorized, and how the number of billing units will be assessed for properties in each category.

The policy states that a stormwater charge will be applied to all properties that are serviced by the City's stormwater drainage system and are subject to municipal fees and charges. School Boards are the only property types exempted from the charge due to the Education Act as follows:

Education Act s.58 - Municipal charges 58 (1) Despite sections 9, 10 and 11 and Part XII of the Municipal Act, 2001 and sections 7 and 8 and Part IX of the City of Toronto Act, 2006 but subject to subsection (3), a by-law imposing fees and charges passed under those provisions does not apply to a board. 2006, c. 32, Sched. C, s. 15 (2).

Through the recommended Stormwater Climate Action Fund Credit policy, all non-residential properties will have the opportunity to apply for a reduction to their stormwater charges in recognition of stormwater management practices or measures that have been implemented and maintained on their property. Other municipalities in their development of their stormwater fee credit programs have concluded that:

- a) Non-residential properties are typically larger and have more impervious area so the construction of stormwater facilities will have a more significant impact on the City's stormwater system and natural receiving environment; and
- b) Residential fees are too small to economically justify the construction of on-site stormwater features that would qualify for a credit (i.e., insufficient payback).

The details of the credit program is outlined in the Stormwater Climate Action Fund Credit Policy (see Appendix B)

19. 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.

Number of Billing Unit x Stormwater Rate = \$Annual Stormwater Fee

Properties are categorized as either a Detached Residential Unit (DRU), Multi-Residential Property 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 Development Services and Building Department information and remote sensing (e.g. GIS Aerial imagery).

A statistically significant sample of various residential property types (single residential units (small, medium and large), townhouses, apartments etc.) were measured, and the average impervious areas of each of these were utilized to derive the corresponding billing unit. The average impervious area for a Detached Residential Unit becomes the base billing unit with one stormwater billing unit assigned to each Detached Residential Unit. Higher density residential property types are assigned fractional of a detached residential unit multiplied by the number of units in each building, since apartments, condominiums, and townhouses have a smaller impervious area footprint than single-family detached homes.

| Land Use | Billing Units |
|---------------------------|---------------|
| Residential Detached Unit | 1.0 |
| Residential Semi Detached | 0.7 |
| Residential Duplex | 0.7 |
| Residential Tri-plex | 0.5 |
| Residential Quad-plex | 0.5 |



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| Residential Five-plex | 0.5 |
| Residential Six-plex | 0.5 |
| Residential Condominium | 0.5 |
| Residential Townhouse | 0.5 |
| Residential Multifamily w row housing included | 0.4 |
| Residential Linked Home | 0.7 |

20. The Recommended Stormwater Rate will be approved as part of the 2023 budget process. For illustrative purposes, currently, the existing service levels for stormwater costs the City \$10 million a year. As identified in the table below, the average single family dwelling pays \$174 as part of their property taxes to fund stormwater. Assuming current service levels are maintained, shifting to a stormwater rate would save households \$45 per year.

| Land Use | Existing Property Tax Contributions | Billing Unit Value | \$Annual Stormwater Fee | Difference |
|---|-------------------------------------|--------------------|-------------------------|--------------------|
| Detached Residential Unit (DRU) | \$174 | 1.0 | \$129 | -\$45 |
| Duplex (both units) | \$165 | 0.7 x 2 | \$181 | +\$16 |
| Condo/Townhome | \$116/\$130 | 0.5 | \$64 | -\$52/-\$66 |
| 7+ Apartment | \$2,585 | 0.4 * 40 | \$2,076 | \$-509 |
| Commercial (Average Impervious Area) | \$1,138 | 16.4 | \$2,115 | +\$977 |

For non-residential properties the total impervious area for each property will be individually assessed by remote sensing, using the best available ariel imagery. The number of the stormwater billing units assigned to these properties will be calculated by dividing the total impervious area (m2) by the area of one billing unit (236 m2 (2540 ft2)). From the table above, the average commercial property would see an increase of \$977. This increase could be mitigated by implementing stormwater management best practices as discussed below.

21. **Stormwater Climate Action Fund Credit Policy:**

In developing the Credit program framework, staff have come to the same conclusions other municipalities have which has concluded in their development of the stormwater fee credit programs, as follows:

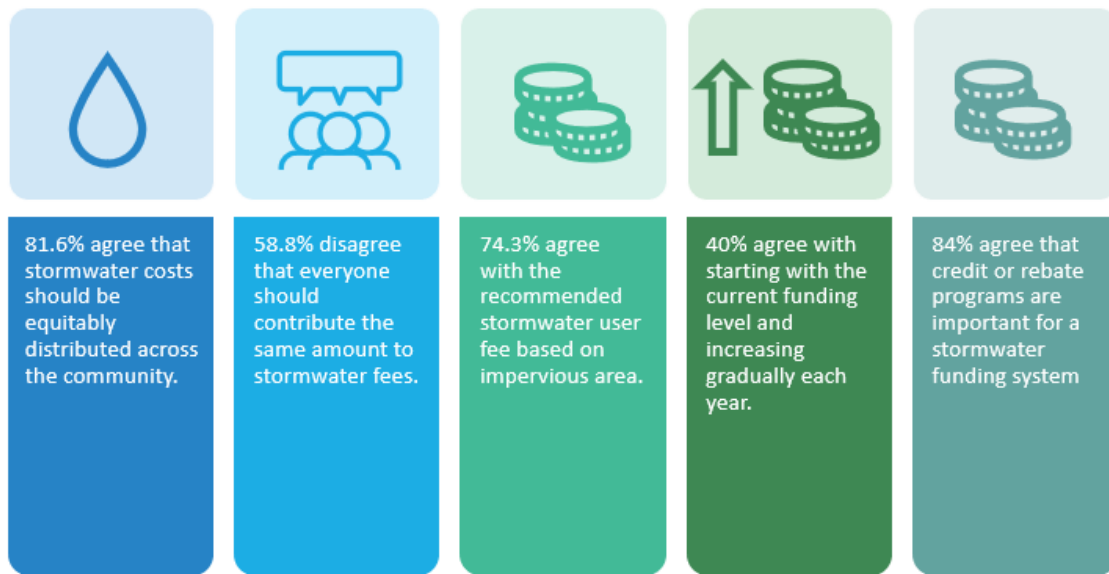
- a) Non-residential properties are typically larger and have more impervious area so the construction of stormwater facilities will have a more significant impact on the City's stormwater system and natural receiving environment;
- b) Residential fees are too small to economically justify the construction of on-site stormwater features that would qualify for a credit (i.e., insufficient payback); and
- c) Enforcement and administration of residential credits is cost-prohibitive (large number of properties). Enforcement and administration of non-residential properties are more manageable (fewer properties).

This policy outlines how non-residential property owners or tenants will be provided the opportunity to receive a reduction to their stormwater charges in recognition of the stormwater management practices or measures that have been implemented and maintained on their property. The objective of the policy is to encourage and recognize stormwater management best practices on non-residential properties which will have a positive impact on the City's stormwater system and natural receiving environment. By recognizing and incentivizing these practices, the City is improving overall stormwater management.

A credit program procedure which outlines the application requirements, typical terms and conditions of approval, maintenance and reporting requirements, inspections and audits, and other business rules is under development. The procedure is planned to be completed by 1st Quarter of 2023, to allow the credit application process to be opened ahead of the launch of the fee.

Community Survey Results

22. Staff received 44 responses from a survey completed after the first public information meeting in May 2021. A summary of the response is as follow:



Dedicated Stormwater Climate Action Fund Program Resources

23. To ensure the ongoing maintenance and administrative operation of the program, the following dedicated resources are requested:

- a) **One (1) Dedicated Technical and Administrative Program Champion** is requested. This dedicated resource will be responsible for:
- I. Ongoing policy and business process review and amendments
 - II. Answering technical inquiries from the public regarding the program and redirecting to other City resources as needed
 - III. Intake and processing of Non-Residential Stormwater Climate Action Fund Credit Applications
 - IV. Community outreach and educational programs



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- b) **One (1) Dedicated Financial Billing Resource** is requested. This dedicated resource will be responsible for:
- I. Ongoing maintenance and amendments to Billing Master File
 - II. Financial system changes to accommodate amendments to billing units
 - III. Answering billing and financial payment related questions from the public
 - IV. Financial Reporting and Analysis for the program

Project Next Steps - Implementation Stage (2022 – 2023)

24. Post approval of the proposed rate and policies outlined herein this staff report, the team will initiate the implementation stage of the project. Implementation stage will include:
- a) Ongoing Public Engagement activities
 - b) Business and Administrative Process creation
 - c) Financial Systems and Process creation
 - d) Financial system changes
 - e) Creation of Master Billing file
 - f) Hiring and training of resources
 - g) Program By-Law Creation and Approval
 - h) Final Stormwater Rate recommended and to be approved as part of the 2023 budget process.

ALTERNATIVES

25. The following alternatives are available for consideration by Finance and Corporate Services Committee:

Alternative #1: Finance and Corporate Services Committee could recommend not approving the creation of the Stormwater Climate Action Fund and instead continue to fund stormwater services utilizing property taxes.

This approach is not recommended as a fair, equitable and sustainable funding source is needed to maintain and improve the City's Stormwater Management Assets. These assets improve the protection of Lake Simcoe and mitigate environmental damage. They also increase the City's resilience against the impacts of Climate change by safely controlling runoff and conveying flows.

Alternative #2: Finance and Corporate Services Committee could recommend deferring the implementation of the Stormwater Climate Action Funding program until 2024 and instead, continue to fund stormwater services utilizing property taxes.

This approach is not recommended as delays to the creation of a fair, equitable, and sustainable funding source for stormwater services slows the City's ability to improve the environmental protection of Lake Simcoe and increase the City's resilience against the impacts of Climate Change.

Alternative #3: Finance and Corporate Services Committee could recommend approving the Stormwater Climate Action Fund Program policy but not approve the Stormwater Climate Action Fund Credit Policy.

This approach is not recommended as the credit policy objective is to encourage and recognize stormwater management best practices on multi-residential and non-residential properties which will have a positive impact on the City's stormwater system and natural receiving environment.

FINANCIAL

26. The rate is recommended to be reviewed and approved as part of the 2023 budget process at existing service level standards. Any subsequent incremental increases to the billing units will be reviewed on an annual basis in accordance with the City's Stormwater management needs and at the discretion of the City Council.
27. The Credit program available for Non-Residential properties, will be capped at a percentage of the total program revenue. This is to be reviewed and approved as part of the 2023 budget process along with the proposed rate.

ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS

28. There following environmental and/or climate change impact matters are related to the recommendation:
 - a) Improve protection of Lake Simcoe and mitigate environmental damage. Stormwater adds pollutants to Lake Simcoe and with better stormwater management means better water quality;
 - b) Increase the City's resilience against the impacts of Climate Change. Through managing urban runoff by safely controlling and conveying flows as well as providing water quality treatment; and
 - c) The City experiences flooding during major storm events. Frequent flooding has been documented throughout the City and is typically either attributed to infrastructure that is undersized relative to current design standards, older failing infrastructure or blockages that occur due to the flooding event. Flooding can cause damage to public infrastructure and private property, negatively impacts public safety and contributes to degradation of the natural environment.

LINKAGE TO 2018-2022 STRATEGIC PLAN

29. The recommendation(s) included in this Staff Report support the following goals identified in the 2018 - 2022 Strategic Plan:
 - a) Fostering a Safe and Healthy City
 - b) Offering Innovation and Citizen Driven Services
30. The implementation of a Stormwater Climate Action Fund will help build a safe and healthy City through the implementation of infrastructure that is directly needed to address and mitigate climate change impacts as well as encouraging the implementation of green infrastructure to help improve water quality, creating a healthier environment.
31. Incorporating rebates will positively affect the environment by encouraging users to implement private property stormwater infrastructure.

APPENDIX "A"

STORMWATER CLIMATE ACTION FUND POLICY

1. POLICY STATEMENT

1.1. The City of Barrie will calculate a stormwater charge for all property types in a consistent manner and will be reviewed for accuracy on a regular basis.

2. SCOPE

2.1. 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.

2.2. This policy describes how charges are calculated but does not establish rates. Rates for stormwater charges are reviewed and approved by Council on an annual basis.

3. PURPOSE

3.1. The purpose of the Stormwater Climate Action Fund is to establish a fair and dedicated funding mechanism to support the expenditures related to the City of Barrie's stormwater management activities.

3.2. The purpose of this policy is to outline:

3.2.1. The basic steps in the calculation of stormwater charges for various property types

3.2.2. Any applicable exemptions

3.2.3. A Request for Review process

4. 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 Property" means a property that contains three (3) and above residential unit.

"Non-Residential Property" means a property that 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.

"Detached Residential Unit" means a property that contains just one residential unit (i.e. detached, semi-detached and freehold townhomes).

"Stormwater Billing Unit" is equivalent to the average total Impervious Area (236 m²) found on a detached single residential property in Barrie. Each property is assigned the applicable number of Stormwater Billing Units as the result of a stormwater charge assessment.

"Stormwater Asset Management Plan" means the planning, development, construction, operation, maintenance, renewal of 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, catch basins, 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 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 City of Barrie in the same manner as the City of Barrie’s water and wastewater utility charges and itemized on the same monthly, bi-monthly or quarterly invoice.

5. REFERENCES AND RELATED DOCUMENTS

- Stormwater Climate Action Fund Credit Policy
- Water Billing By-Law

6. ADMINISTRATION

- 6.1. This policy is administered by the Finance Department in the Corporate and Community Services Division. Detailed background information on the stormwater charge, including assessment methodology and rate calculations, may be found at:

<https://www.barrie.ca/Living/Environment/Wastewater-And-Sewers/Pages/Stormwater-Climate-Action-Fund.aspx>

Billing and collection of stormwater charges are processed through the City of Barrie’s Water Wastewater Bill, administered by the City of Barrie’s Finance Department.

7. STORMWATER CHARGE ASSESSMENT

7.1. 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.

$$\text{Number of Billing Unit} \times \text{Stormwater Rate} = \text{\$Annual Stormwater Fee}$$

7.2. Property Categories

Properties are categorized as either a Detached Residential Unit (DRU), Multi-Residential Property 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. GIS Aerial imagery).

7.3. Assessment of Detached Residential and Multi-Residential Units

A statistically significant sample of various residential property types (single residential units (small, medium and large), townhouses, apartments etc.) were measured, and the average impervious areas of each of these was used to derive the corresponding billing unit. The average impervious area for a



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Detached Residential Unit becomes the base billing unit with one stormwater billing unit assigned to each Detached Residential Unit. Higher density residential property types are assigned fractional billing for each units since apartments, condominiums, and townhouses have a smaller impervious area footprint on a per unit basis, than single-family detached homes.

| Land Use | Billing Units |
|--|---------------|
| Residential Detached Unit | 1.0 |
| Residential Semi Detached | 0.7 |
| Residential Duplex | 0.7 |
| Residential Tri-plex | 0.5 |
| Residential Quad-plex | 0.5 |
| Residential Five-plex | 0.5 |
| Residential Six-plex | 0.5 |
| Residential Condominium | 0.5 |
| Residential Townhouse | 0.5 |
| Residential Multifamily w row housing included | 0.4 |
| Residential Linked Home | 0.7 |

| Land Use | Billing Unit Examples |
|---|---|
| Detached Residential Unit (DRU) | 1.0 |
| Duplex (both units) | 0.7 x 2 |
| Condo/Townhome | 0.5 x number of units within the building |
| 7+ Apartment | 0.4 x 40 units (for a 40 unit building) |
| Commercial (Average Impervious Area) | 16.4 |

7.4. Assessment of Non-Residential Properties

The total Impervious Area of Non-Residential Properties is individually assessed based on the best available aerial imagery. The number of Stormwater Billing Units assigned to a Non-Residential Properties is calculated by dividing the total Impervious Area (m²) by the area of one Stormwater Billing Unit (236 m²).

7.5. Assessment Updates

The City will update the assessment of properties by Impervious Area utilizing the best available information, including aerial imagery every Five (5) years. Stormwater Billing Units are based on the total Roof print Area or Impervious Area (m²) on a property at the time of aerial image collection. Any subsequent incremental increases to the billing units will be reviewed an annual basis in accordance with the City's Stormwater management needs and at the discretion of the City Council as part of the 2023 budget process along with the proposed rate.

8. APPLICABLE EXEMPTIONS

- 8.1. This policy states that a stormwater charge will be applied to all properties that are serviced by the City's stormwater drainage system and are subject to municipal fees and charges. School Boards are the only property types exempted from the charge due to the Education Act as follows:

Education Act s.58 - Municipal charges 58 (1) Despite sections 9, 10 and 11 and Part XII of the Municipal Act, 2001 and sections 7 and 8 and Part IX of the City of Toronto Act, 2006 but subject to subsection (3), a by-law imposing fees and charges passed under those provisions does not apply to a board. 2006, c. 32, Sched. C, s. 15 (2).

9. REQUEST FOR REVIEW

- 9.1. A Request for Review application can be submitted once per year 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.
- 9.2. 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.

APPENDIX "B"

STORMWATER CLIMATE ACTION FUND CREDIT POLICY

1. POLICY STATEMENT

- 1.1. The Stormwater Climate Action Fund Credit Policy provides Non-Residential Property owners or tenants the opportunity to receive a reduction to their stormwater charge for implementing and maintaining stormwater management practices or measures on their property.

2. SCOPE

- 2.1. All properties that are:
- A. Defined as Non-Residential; and
 - B. Receive a stormwater charge, are eligible to participate in the Stormwater Credit program.
- 2.2. For more information on the stormwater charge and stormwater charge assessment refer to Stormwater Climate Action Fund Policy.

3. PURPOSE

- 3.1. The purpose of this policy is to encourage and recognize stormwater management best practices by owners of Non-Residential Properties. Reducing the amount of stormwater runoff and pollutants that enter the municipal stormwater drainage system is a benefit to the City's Stormwater Management Program.

4. DEFINITIONS

"Impervious Area" means the total area of paved surfaces, building rooftops, compacted gravel, artificial turf, compacted soil stripped of vegetation and other surfaces on a property which are considered highly resistant to the infiltration of water.

"Non-Residential Property" means a property that contains industrial, commercial, or institutional uses.

A single "Stormwater Billing Unit" is equivalent to the average total Impervious Area (236 m²) found on a detached residential unit in City of Barrie. Each property is assigned a number of Stormwater Billing Units as the result of a stormwater charge assessment.

"Stormwater Management Program" means the planning, design, construction, operations, maintenance, renewal of the municipal stormwater drainage system. The objective of the Program is to protect life, property and infrastructure from the risk of flooding and to improve the quality of the water that runs off urban areas into the City's stormwater drainage system and/or Lake Simcoe.

5. REFERENCES AND RELATED DOCUMENTS

- Stormwater Climate Action Fund Policy
- Water Billing By-Law

6. ADMINISTRATION

6.1. Stormwater Credit Program Structure

The Stormwater Credit Program has been designed to provide a stormwater charge reduction to owners of Non-Residential Property whose stormwater practices or measures provide a direct benefit to the City's Stormwater Management Program.

6.2. Credit Schedule

6.2.1. A Stormwater Credit Schedule has been developed with four categories and credit amounts that represent the objectives and relative expenditures of the portion of the City's Stormwater Management Program, which is funded by the stormwater charge. The following are descriptions and examples of the services in the City's Stormwater Management Program in each of the four categories on the Stormwater Credit Schedule that may be beneficially impacted by credit-eligible practices:

A. 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.

B. 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 and low impact development works ("green infrastructure").

C. 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 ("green infrastructure") and rainwater harvesting systems.

D. Pollution Prevention

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

6.3. Application Process

6.3.1. The credit program procedures will outline the application requirements, typical terms and conditions of approval, maintenance and reporting requirements, inspections and audits, and other business rules is under development.

6.3.2. The City reserves the right to conduct site inspections to review eligibility and may suspend, reduce, or cancel credits if the stormwater practices or measures on the property no longer meet the performance criteria as documented in the stormwater credit application, its supporting documentation and/or the terms and conditions for the stormwater credit approval.

6.4. Credit Update

6.4.1. A credit update application must be submitted to the City after any change to the property that may impact the performance of credited practices or measures. The City shall have full and absolute discretion to adjust (increase or decrease) the credit amount.

6.5. Credit Renewal

6.5.1. A credit renewal application must be submitted to the City prior to the expiration date specified at the time of credit approval for the credit to remain in effect, even if no significant change to the stormwater management practices or measures have occurred. Renewal applications received after the deadline specified in the terms and conditions for the credit approval may result in a discontinuance of the credit.

6.6. Penalties

6.6.1. A credit holder may be subject to penalties by the terms and conditions of their approved stormwater credit if a stormwater management practice or measure is found to be in a state of disrepair or no longer functioning as approved.

6.7. Appeals

6.7.1. Applicants who want to appeal the decision made may do so in writing and any decisions made by the City of Barrie's Treasurer will be final.

APPENDIX "C"

STORMWATER FEES ACROSS CANADA

| City | Province | Monthly Res. Fee | Year Created | Population (2016 Census) |
|-------------------|----------------------|------------------|--------------|--------------------------|
| Abbotsford | British Columbia | \$8.88 | 2001 | 141,400 |
| Chilliwack | British Columbia | \$8.99 | | 83,800 |
| Delta | British Columbia | \$5.70 | | 102,200 |
| Langley Township | British Columbia | \$10.03 | 2003 | 117,300 |
| Maple Ridge | British Columbia | \$3.86 | 2013 | 82,300 |
| North Vancouver | British Columbia | \$3.54 | | 52,900 |
| Penticton | British Columbia | \$2.58 | 2019 | 33,800 |
| Pitt Meadows | British Columbia | \$7.42 | 2009 | 18,600 |
| Richmond | British Columbia | \$12.92 | 2006 | 198,300 |
| Surrey | British Columbia | \$19.08 | 2002 | 517,900 |
| Victoria | British Columbia | \$21.65 | 2016 | 85,800 |
| West Vancouver | British Columbia | \$32.94 | 2008 | 42,500 |
| White Rock | British Columbia | \$38.35 | 2004 | 20,000 |
| Calgary | Alberta | \$16.21 | 1994 | 1,239,200 |
| Chestermere | Alberta | \$14.75 | | 19,900 |
| Cochrane | Alberta | \$4.92 | 2016 | 25,900 |
| Devon | Alberta | \$8.00 | 2018 | 6,600 |
| Edmonton | Alberta | \$19.87 | 2003 | 932,500 |
| Morinville | Alberta | \$7.50 | 2021 | 9,800 |
| Okotoks | Alberta | \$7.38 | 2020 | 28,900 |
| Penhold | Alberta | \$4.25 | | 3,300 |
| Spruce Grove | Alberta | \$7.30 | 2020 | 34,100 |
| St. Albert | Alberta | \$16.15 | 2003 | 65,600 |
| Stony Plain | Alberta | \$8.59 | 2020 | 17,200 |
| Strathcona County | Alberta | \$8.05 | 2007 | 98,000 |
| Strathmore | Alberta | \$3.00 | 2020 | 13,800 |
| Sturgeon County | Alberta | \$15.00 | 2019 | 20,500 |
| Wainwright | Alberta | \$5.00 | 2019 | 6,300 |
| Lloydminster | Alberta/Saskatchewan | \$13.00 | 2017 | 31,400 |
| Regina | Saskatchewan | \$17.95 | 2001 | 215,100 |
| Saskatoon | Saskatchewan | \$7.78 | 2002 | 246,400 |
| Aurora | Ontario | \$7.09 | 1998 | 55,400 |
| Brampton | Ontario | \$7.42 | 2020 | 593,600 |
| Guelph | Ontario | \$6.40 | 2018 | 131,800 |
| Kitchener | Ontario | \$16.39 | 2011 | 233,200 |
| London | Ontario | \$17.13 | 1996 | 383,800 |



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|------------------------|-------------|---------|------|---------|
| Markham | Ontario | \$4.25 | 2015 | 329,000 |
| Middlesex Centre | Ontario | \$15.37 | 2017 | 17,300 |
| Mississauga | Ontario | \$9.20 | 2016 | 721,600 |
| Newmarket | Ontario | \$6.64 | 2017 | 84,200 |
| Orillia | Ontario | \$4.85 | 2017 | 31,200 |
| Ottawa | Ontario | \$12.90 | 2017 | 934,200 |
| Richmond Hill | Ontario | \$6.16 | 2013 | 195,000 |
| St. Thomas | Ontario | \$11.36 | 2000 | 38,900 |
| Vaughan | Ontario | \$4.46 | 2017 | 306,200 |
| Waterloo | Ontario | \$13.64 | 2011 | 105,000 |
| Whitchurch-Stouffville | Ontario | \$2.75 | 2019 | 45,800 |
| Halifax | Nova Scotia | \$5.58 | 2013 | 403,100 |