

**Policy Title: Stormwater Credit Program for Multi-Residential and/or Non-Residential Properties**

**Policy Number: 09-01-04**

Section:	<b>Environment And Conservation</b>	Subsection:	<b>Stormwater Management</b>
Effective Date:	<b>May 27, 2015</b>	Last Review Date:	
Approved by: <b>Council</b>	Owner Division/Contact: <b>Environmental Services Section, Transportation and Infrastructure Planning Division, Transportation and Works Department</b>		

## Policy Statement

The Stormwater Credit Program provides Multi-Residential and/ or 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.

## Purpose

The purpose of this policy is to encourage and recognize stormwater management best practices by owners of Multi-Residential and/or 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.

## Scope

All properties defined as Multi-Residential and/or Non-Residential and that receive a stormwater charge are eligible to participate in the Stormwater Credit Program.

For more information on the stormwater charge and stormwater charge assessment refer to Corporate Policy and Procedure – Finance and Accounting – Stormwater Funding Program.

Credits do not apply to properties or portions of properties that receive a stormwater subsidy or are exempt from stormwater charges. For additional information on subsidies refer to Corporate Policy and Procedure – Stormwater Charge Subsidy.

## Definitions

For the purposes of this policy:

“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. Impervious Area may also be referred to as “Hard Surface Area” in publications regarding the Stormwater Credit Program.

“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.

A single “Stormwater Billing Unit” is equivalent to the average total Impervious Area (267 m<sup>2</sup>) found on a detached single family property in Mississauga. 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 and enforcement of by-laws associated with 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 Ontario.

## Administration

This policy is administered by the Transportation and Works Department, Transportation & Infrastructure Planning Division, Environmental Services Section.

Stormwater credits will be processed through the Region of Peel water bill.

## Stormwater Credit Program Structure

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

## Credit Schedule

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. (See Table 1, page 4.)

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.

### 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.

### 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”).

### 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.

### Pollution Prevention

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

### Credit Amount

Table 1 illustrates the maximum credit amounts for each category.

Note: The credit is capped at 50%, as this was determined to be the maximum value that private on-site stormwater management practices could benefit the City’s Stormwater Management Program.

Table 1: Stormwater Credit Schedule

Category	Evaluation Criteria	Total Credit (50% Maximum)	
Peak Flow Reduction	Percent reduction of the 100-year post-development flow to pre-development conditions of the site.	Up to 40%	To a total not exceeding 50%
Water Quality Treatment	Consistent with Provincial criteria for enhanced treatment.	Up to 10%	

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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%	

## Application Process

Participation in the program is by application only. Applications and detailed information on the best management practices and measures that may be credit-eligible are available at:

[www.mississauga.ca/stormwater](http://www.mississauga.ca/stormwater)

Stormwater credit applications will be reviewed by and approved credit amounts will be determined by, the Environmental Services Section in the Transportation and Infrastructure Planning Division of the Transportation and Works Department.

Stormwater credits shall be in effect for a period of up to five years or as otherwise specified at the time of credit approval. Credits will expire if not renewed prior to the expiration date.

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.

## Credit Update

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. Credit update applications must be received within timeframes specified in applicable by-law or by the terms and conditions of the approved stormwater credit. The City shall have full and absolute discretion to adjust (increase or decrease) the credit amount.

## Credit Renewal

A credit renewal application must be submitted to the City prior to the expiration date specified at the time of credit approval in order 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.

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## Penalties

A credit holder may be subject to penalties, as specified in applicable by-law or by the terms and conditions of their approved stormwater credit, in the event that a stormwater management practice or measure is found to be in a state of disrepair or no longer functioning as approved.

## Appeals

Applicants who want to appeal the decision made by the Environmental Services Section may do so in writing to the Commissioner of the Transportation and Works Department. The Commissioner's decision will be final.

## Revision History

Reference	Description
GC-0308-2015 – 2015 05 27	