

### *Stormwater Utility*

Most municipalities are facing increasing infrastructure backlogs, funding gaps, and increasing financial pressures in infrastructure management. These challenges have been driven by several trends over the last decade, including:

- Aging infrastructure that creates large needs for capital replacement, renewal, and rehabilitation;
- Environmental and public health issues, which demand new investments for higher service levels;
- Limited ability to raise funds from property taxes, due to resistance to increases in property taxes;
- Resulting competition for resources (tax revenues), from other municipal responsibilities; and
- More rigorous regulatory and design standards for water, wastewater and storm operations.

Historically, in most Ontario municipalities stormwater management has been financed with general revenue from property taxes or water/wastewater rates. The trend experienced over the past decade in Canada is to move stormwater management to a separate utility. A separate utility funding model for stormwater management provides the following benefits, as identified in research undertaken across Canada:

- Costs are isolated from the municipality's other operations and generally allow a municipality the ability to budget programs and projects based on a realistic and dependable revenue stream;
- Dedicated or earmarked funding helps ensure that funds are available when needed;
- Costs and benefits can be more equitably distributed using a utility rate structure; and
- Applicable for use on a municipal-wide basis and across all land use types.

### Stormwater Utility

There are a number of Ontario municipalities that recover stormwater management costs from a stormwater utility rate. The following provides a summary of the municipalities that have a stormwater utility rate.

Municipality	Type of Rate Based Structure	Rate Categories
Ajax	Flat Rate Charge	Residential
	Rate per 192 m <sup>2</sup> of impervious area	Non-Residential
Aurora	Flat Rate Charge per Unit	Residential and condominium properties
		Non-residential and multi-residential properties
Brampton	Tiered Flat Fee (based on roof print area)	5 categories for Single Residential properties
	Rate per m <sup>2</sup> of impervious area (impervious area individually assessed for each property)	Multi-residential & non-residential properties
Guelph	Flat Rate Charge	Residential – applied to every detached home, townhouse, apartment and condo
	Rate per Equivalent Residential Unit (ERU) based on impervious area (ERU multiplier = impervious area/188 m <sup>2</sup> )	Multi-Residential – per unit rate
King	Flat Rate Charge per Current Value Assessment (CVA)	Industrial, commercial, and institutional properties
Kitchener	Tiered Flat Fee (based on property type and size of impervious area)	Residential and Non-Residential properties per tax categories
		10 residential categories 6 non-residential categories
London	Flat Rate Charge per Property	Land area 0.4 hectares or less Residential land area 0.4 hectares or less without a storm drain within 90m
	Rate per hectare	Land area above 0.4 hectares
Markham	Flat Rate Charge per Property	Residential
	Cost per Current Value Assessment (CVA)	Non-Residential
Middlesex Centre	Flat Rate Charge per Property	Land area 0.4 hectares or less
	Rate per hectare	Non-residential land area above 0.4 hectares
Mississauga	Tiered Flat Fee (based on roof print area)	5 categories for Single Residential properties
	Rate per m <sup>2</sup> of impervious area (impervious area individually assessed for each property). ERU multiplier = impervious area/267 m <sup>2</sup> .	Multi-residential & non-residential properties
Newmarket	Tiered charge per unit of land area	3 tiers by runoff level group
North Middlesex	Flat yearly rate for all residents	
Orillia	Flat Rate Charge	Residential
	Tiered system of fees based on calculated impervious areas (ERU multiplier = impervious area/188 m <sup>2</sup> )	Non-residential
Ottawa	Residential – Flat Rate per Property (by property type, Urban & Rural)	Residential (RS) and Multi-Residential (RA) – Urban/Rural
	Non-Residential – Tiered Flat Fee (based on CVA, Urban/Rural)	ICI – 8 CVA ranges/categories – Urban/Rural
Port Colborne	Flat rates based on multipliers from single family detached base charge	
Richmond Hill	Area rate by property type based on runoff coefficients	Residential
		Commercial/Industrial, Multi-Residential
		Agricultural Land/Farm, Vacant Land, Golf Courses
St. Thomas	Flat Rate per Property	Residential & commercial/institutional under 1,800 m <sup>2</sup> land area
	Rate per Hectare	Commercial/Institutional over 1,800 m <sup>2</sup> land area & all industrial
Vaughan	Flat Rate Charge per Property	3 Residential categories
		Agricultural/vacant
		3 Non-Residential categories
Waterloo	Flat Rate per Property (by property type & size)	3 residential categories & 3 multi-residential categories
		3 institutional categories & 4 industrial/commercial categories
Whitchurch-Stouffville	Flat Rate Charge per Property	Residential
		Commercial, Industrial and Multi-Residential

**Stormwater Utility - Residential Comparison**

The following reflects the annual residential cost of stormwater for a residential medium density home in 2023.

Municipality	2023 Annual Storm Residential Medium
Whitchurch-Stouffville	\$ 35
Vaughan	\$ 38
Richmond Hill	\$ 48
Ajax	\$ 48
Markham	\$ 53
Newmarket	\$ 56
North Middlesex	\$ 68
Brampton	\$ 89
Guelph	\$ 91
King	\$ 97
Orillia	\$ 102
Mississauga	\$ 117
Port Colborne	\$ 140
St. Thomas	\$ 147
Aurora	\$ 161
Waterloo	\$ 185
Ottawa	\$ 187
Middlesex Centre	\$ 194
London	\$ 222
Kitchener	\$ 225
<b>Average</b>	<b>\$ 115</b>

