



**City of Hamilton**  
**Agriculture and Rural Affairs**  
**Sub-Committee ADDENDUM**

**Meeting #:** 23-002  
**Date:** June 29, 2023  
**Time:** 7:00 p.m.  
**Location:** Room C, Ancaster Fairgrounds  
630 Trinity Road

Carrie McIntosh, Legislative Coordinator (905) 546-2424 ext. 2729

---

	<b>Pages</b>
<b>5. COMMUNICATIONS</b>	
*5.1 Correspondence from the Golden Horseshoe Food and Farming Alliance to Steve Clark, Minister of Municipal Affairs and Housing, respecting proposed changes to the Provincial Policy Statement and Bill 97	<b>2</b>
*5.2 Correspondence from Ontario's Farm Leaders respecting Bill 97 and Proposed Provincial Planning Statement	<b>6</b>
<b>8. STAFF PRESENTATIONS</b>	
*8.2 Stormwater Funding Review	<b>9</b>



June 27, 2023,

Minister Steve Clark  
Ontario Minister of Municipal Affairs and Housing  
[Minister.mah@ontario.ca](mailto:Minister.mah@ontario.ca)

Minister Clark.

Thank you for allowing for the extension of the consultation for proposed changes to the Provincial Policy Statement and Bill 97. This extra time has allowed for the farm community and municipalities to understand the issues more fully and some of the long-term ramifications of changes contained within those documents.

The members of the Golden Horseshoe Food and Farming Alliance understand and support the intent of changes to increase Ontario's housing supply by streamlining policies, granting greater authority to municipalities and providing flexibility to create more housing.

Overall, the Alliance is supportive of the general move to combine the two Provincial planning documents into a single document and the streamlining of the planning framework.

The Alliance also supports the concept to allow more residential units on the current farm site. This allows farm families to provide more permanent, quality and affordable housing for multi-generational farm families and farm labour. To prevent severance and fragmentation of the land base, we would support "clustering" of these additional units and sharing of common services – ie. well, septic to avoid future attempts to sever these units from the farm. In this way, intergenerational farm succession and labour requirements can be supported without fragmentation of the farm parcel.

We do however have some concerns about other aspects of the proposed changes that we wish to share:

**Lot Creation on Agricultural Lands**

There are other parts of the proposed PPS that will have grave and negative future impacts on agricultural lands in rural Ontario.

One such proposal concerns lot creation on agricultural lands. In the agricultural community we have seen the negative effects of the PPS policies that existed in the 1990's where "retirement lots" were allowed for "bonafide farmers".

While some of the lots were used by retiring farmers, eventually, the lots moved into the hands of non-agricultural owners. A drive in any Ontario countryside will show these residential lots scattered along roadsides and abutting agricultural fields.

The new PPS would suggest that three residential lots would be created by Section 4.3.3.

This single policy will have the result of significant fragmentation of the current agricultural landbase, moving the use from agricultural to residential. Agricultural land is not "land that is yet to be developed" but it is a finite resource that must be protected and preserved for present and future food production.

The potential for agricultural lands to be severed into 3 additional lots, while giving some farmers a short-term gain, will be a detriment to food production in the future. Dramatic increases of lots in a concession block will only mean introducing additional incompatibility issues with expansion, trespassing, nutrient application, odor, sound and sight complaints for current and future farm operations, presenting even more challenges to carry out normal farm practices.

Currently, approximately 50% of the lands farmed in the Golden Horseshoe are lands that are rented to farmers and owned by non-farmer landholders. Agricultural use allows the non-farming landowner to be eligible for a lower tax base for their agricultural lands. Many of the non-farming landowners may be very interested in the severance proposal as they are not as concerned about how future farm operations are conducted. Non-farming landowners tend not to invest in tile drainage and other infrastructure that would support the long-term sustainability of agriculture on these lands.

### **Specialty Crop Areas**

As Specialty Crop Areas in the Golden Horseshoe are able to grow the highest value fruits and vegetables in the province, we must continue to ensure the lands in the Holland Marsh and Niagara Specialty crop areas receive the highest priority of protection. In addition, these lands should not be allowed for settlement area boundary expansions. The proposed changes to the PPS are silent on this issue and we require assurance that those Specialty Crop areas are protected.

These lands help Ontario to export 50% of what is grown in Ontario to help our balance of trade and ensure a level of self-sufficiency in food production of some crops. Incompatible residential uses on those lands do neither.

The Golden Horseshoe Food and Farming Alliance suggests that municipalities work with the Province to designate additional Specialty Crop areas where there are factors such as soil

conditions and microclimates that allow production of high value crops – ie. Essex County for tomato production and Norfolk County for fruits and vegetables. This would allow additional protection for those highly productive lands.

### **Agricultural Land ownership**

As mentioned above, 50% of agricultural lands in production in the Golden Horseshoe at this time, is held by farmers and 50% is land held by non-farm investors. The increasing cost of land in the GGH makes it almost impossible for farmers to buy all the land they need and rental lands make it possible to scale their operations. While there may be significant pressure by the non-farm investors to capitalize in the short term with the creation of extra lots, the farm families who farm the land will be more inclined to protect the land base for production now and in the future.

### **Agricultural Systems Mapping**

The Provincial Agricultural Systems mapping has been an excellent tool for municipalities to identify their most productive agricultural lands and the businesses supporting the agriculture industry based on consistent criteria and methodology. The Golden Horseshoe Food and Farming Alliance supports the extension of the Agriculture Systems Mapping and approach to be required across the province rather than “encouraged” as per 4.3.1.1.

The removal of Provincial Agricultural Systems policies and mapping creates an open season for developers on agricultural and natural heritage lands. Unchecked development on these lands will create extra burden on aquifers and natural areas with a significant increase in extra wells, septic systems and fill. How will this cumulative impact be calculated and checked when too much burden is placed on the groundwater resource?

It does not make sense that at a time the Ontario government is spending \$9.5 million dollars to increase the health of soils while at the same time allowing those soils to become residential lots and rural subdivisions.

### **We request that the new policies for the provision of the creation of residential lots on agricultural lands be removed**

### **MDS**

The current Minimum Distance Separation calculations provides protection for existing farm livestock operations. The addition of residential lots on farmland will further restrict expansion and new livestock operations. MDS will become even more challenging to implement in the future given the residential lot creation potential that it could very well become impossible to physically work to protect the farmer/normal farm practices including the expansion of the existing farm unit.

New operations will be pushed farther into the properties requiring extensive laneway, hydro and water infrastructure further degrading and infringing on the agricultural lands. Is the intent to force out our livestock industry in Ontario? The unintended consequence will affect not only the livestock farms but the many meat processing jobs and industry in Ontario.

### **Density**

The A Place to Growth Plan 2020 gave density targets to municipalities for housing and employment. We are concerned that the strong policies of the growth plan, directing the majority of residential growth to fully serviced urban areas is being weakened and replaced with unsustainable sprawl and rural subdivisions on cheaper agricultural lands. Growth should be directed to serviced settlement areas to help sustain expensive water and sewer systems that service those areas. Placing significant numbers of additional wells and sewers on aquifers and ecosystems that are fragile is a recipe for disaster in the future.

### **Incomplete information**

At this time, we do not have the amendments related to natural policies and related definitions in the PPS. It is very difficult to comment on the changes in the PPS without knowing the impact on both the agricultural and natural lands. Implementation of any new policies must balance the increased need for housing with the preservation of the environment, farmland, natural resources and cultural heritage.

In addition, there are many other questions that arise with the proposed PPS:

- a. Are surplus farm dwelling severances in addition or within the permitted 3 lots to be considered?
- b. Can municipalities set minimum parcel size for farms or utilize other tools to ensure that prime agricultural soils and future livestock farming is protected?
- c. Clarification is required on whether additional lot creation policies would apply to previously sterilized lands due to the severance of a surplus farm dwelling.
- d. Does the new policy allow 3 new lots or a total of 3 including the existing farm parcel?
- e. With new accessory residential units being allowed, are these units eligible for severance in the future?

As presented, Bill 97 and the Proposed Provincial Planning Statement have some unintended long-term consequences for Rural Ontario. Most specifically to the agricultural lands, the food grown on those lands and the jobs created by the farms and food processing industry in Ontario. Unchecked growth on rural concessions, diminishes the growth in our towns and rural hamlets where that growth can be supported with servicing. Municipalities can afford growth in those targeted areas but are less able to support sprawling growth on relatively inexpensive farmland.

We urge the government to think carefully before making these changes. In Rural Ontario, the additional lots will not lead to affordable housing but rather unaffordable, unsustainable, sprawling growth.

Sincerely,  
 Jamie Reaume  
 Vice-Chair  
 Golden Horseshoe Food and Farming Alliance



## Joint Statement from Ontario's Farm Leaders on Bill 97 and Proposed Provincial Planning Statement

The leadership of Ontario's agricultural organizations, named below, are united in asking the Ontario government to take pause on its recently released Proposed Provincial Planning Statement and newly proposed Bill 97.

We stand in strong opposition to the 3 lot severances per farm parcel proposed in prime agricultural areas as well as other measures that weaken local farmland protection. We request that the limited circumstances permitting residential lot creation in prime agricultural areas under the Provincial Policy Statement, 2020, be retained in the new Proposed Provincial Planning Statement.

Residential lot creation in agricultural areas has long been controversial and the detrimental impacts for agriculture are well demonstrated, including fragmentation of the agricultural land base, increased conflicts between neighbouring land uses, risk of inflating farmland prices and increasing costs to municipalities. In addition, we have significant concerns regarding the speculative investment that this proposal will drive, resulting in farmland values that make farming even more unattainable for the next generation. Any policies that might open land for speculative purchase and investment need to be discouraged.

As farm leaders and organizations, we have worked diligently to manage and mitigate conflict between farming and non-farming neighbours in all types of agriculture. The proposed changes will exacerbate conflict between farming and non-farming neighbours for all aspects of farming including application of crop nutrition and crop protection products, wildlife control and more. We support Minimum Distance Separation (MDS) and see it as a valuable tool to minimize

conflicts between farm operations and residential areas with respect to livestock operations. Additional lot severances proposed will make it difficult or impossible for farmers to operate, expand and grow their farms.

We do not support policies that will increase residential lot creation in prime agricultural areas or in rural areas that are actively farmed. Ontario boasts some of Canada's richest and most fertile farmland and these policy changes put the sustainability of that land and the food system it provides at great risk.

Ontario's agri-food sector is an economic powerhouse, fuelling rural communities, generating nearly 750,000 jobs and contributing more than \$47 billion to Ontario's annual GDP. The province's agri-food strategy, [Grow Ontario](#), aims to strengthen the agri-food sector, support economic growth and ensure an efficient, reliable and responsible food supply. Ontario's farmers are positioned to seize opportunities and rise to the challenge of an ambitious growth strategy, allowing the agri-food sector to drive the economy forward. To farm, we need farmland.

Ontario's productive farmland is a scarce resource, making up less than five per cent of all the land in the province. It is our unwavering position that agricultural production is the most valued and best use of this land. We believe in the importance of a healthy, viable and sustainable supply of food products grown, harvested and processed right here at home. We are confident that long-term food system security for the people of Ontario, Canada and the world is a shared priority with the general public and our governments.

Collectively, we seek your commitment to preserving Ontario's farmland and specialty croplands across the province. The implications of Bill 97 and the Proposed Provincial Planning Statement for Ontario agriculture are significant and concerning for the agriculture and agri-food sector. These decisions will have long-term, intergenerational implications for Ontario farmers, food security, water resources and the agri-food economy.

Directing growth to settlement areas, urban and rural is better for both agriculture and municipalities. Housing needs can be met in serviced settlement areas on a much smaller land base. This reduces farmland loss and potential land use conflicts while encouraging ongoing investment in farm and farm-related businesses. It also ensures efficient use of municipal infrastructure investments and reduces costs to provide services. Responsible land-use planning is critical to balancing the needs of our growing communities and to ensure that our agriculture and agri-food sector survives and thrives.

We ask for the opportunity to work together with the government to develop a way forward to support and create the framework for needed housing and development while ensuring the long-term success and viability of the agriculture sector.

Sincerely,

Peggy Brekveld, President  
Ontario Federation of Agriculture

Max Hansgen, President  
National Farmers Union-Ontario

Ed Scharringa, President  
Christian Farmers Federation of Ontario

William Bearss, Chair  
Ontario Broiler Hatching Egg & Chick Commission

Jack Chaffe, President  
Beef Farmers of Ontario

John DeBruyn, Chair  
Ontario Pork

Scott Helps, Chair  
Egg Farmers of Ontario

John Hemsted, Chair  
Ontario Sheep Farmers

Phil Kroesbergen, Chair  
Veal Farmers of Ontario

Murray Opsteen, Chair  
Chicken Farmers of Ontario

Bernard Pope, Chair and Martin Straathof, Executive Director  
Ontario Farmland Trust

Brian Ricker, Chair  
Turkey Farmers of Ontario

Murray Sherk, Chair  
Dairy Farmers of Ontario

Albert Witteveen, Chair  
Golden Horseshoe Food and Farming Alliance



# Stormwater Funding Review

Agriculture and Rural Affairs Sub-Committee

City of Hamilton

June 28, 2023

Presented by: Nancy Hill

# Agenda

1. Why are we here?
2. Hamilton's current stormwater funding
3. Funding option evaluation
4. Property analysis
5. Rural analysis
6. Estimated rates
7. Stormwater fees – other municipalities
8. Financial incentives
9. Implementation plan & resourcing requirements

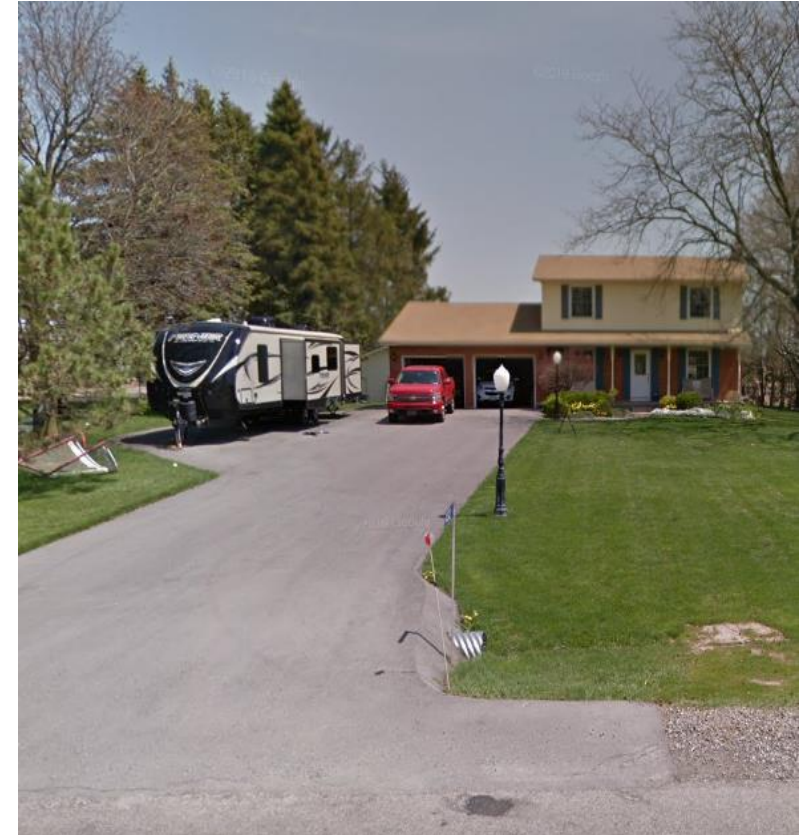


Hamilton



# What is Stormwater?

Rain, melting snow, and ice that washes off driveways, parking lots, roads, yards, rooftops, and other surfaces.<sup>1</sup>



1. CSA W211:21-Management standard for stormwater systems

# What is Stormwater Management?

From problems...



Bank Erosion



Debris



Spills



Water Quality



Road Flooding



System Surcharge



Asset Failure

# To Solutions....

## Stormwater Management

*Planning, design, and implementation of systems that mitigate and control the impacts of human-made changes to runoff and other components of the hydrologic cycle.<sup>1</sup>*

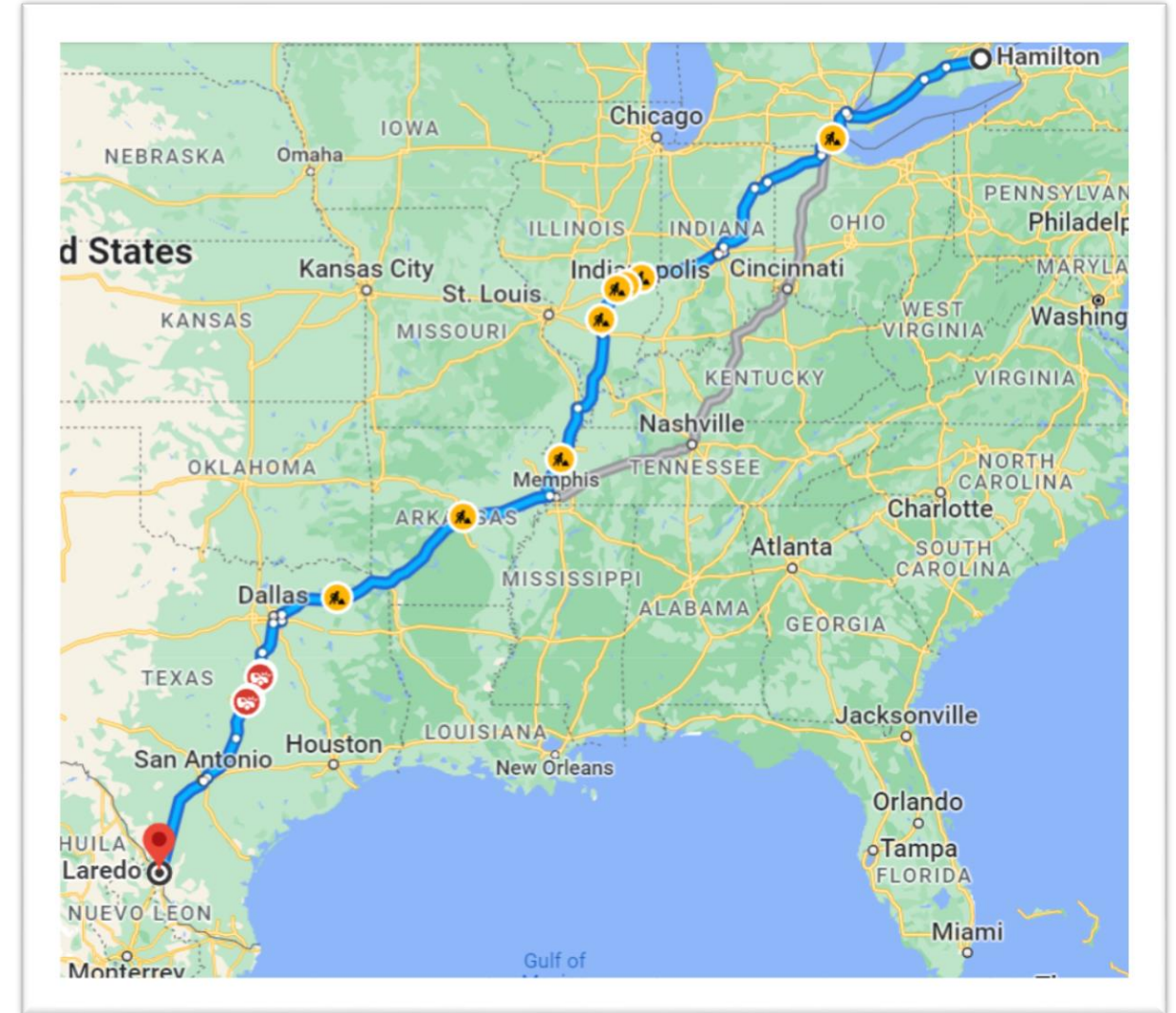


1. CSA W211:21 – Management standard of stormwater systems

# Hamilton's Stormwater System

- 1,500 km ditches
- 1,200 km storm sewers
- 148 km watercourses
- 50,000 catch basins
- 3,500 culverts
- 4 infiltration facilities
- 126 ponds
- Value of **\$3.1 billion**

Hamilton  
to  
Mexico



# Hamilton's Current Stormwater Funding



\$000	Storm Operating (W/WW Rate)	Conservation Authorities (Tax Levy)	Roads Maintenance (Tax Levy)	Total Stormwater Program
2023 Restated Budget	\$ 30,284	\$ 9,108	\$ 3,880	<b>\$ 43,272</b>

Stormwater funding is primarily based on water consumption

- Big water consumers pay more for stormwater management
- Those not on municipal water system (ex. parking lots) pay little/nothing

# Is there a better way to fund the City’s Stormwater Management Services?

## CITY OF HAMILTON MOTION

General Issues Committee: January 18, 2023

**MOVED BY COUNCILLOR J.P. DANKO.....**

**SECONDED BY MAYOR/COUNICLLOR.....**

**Stormwater Rate Review**

WHEREAS, in December 2021, Council directed staff, through Report PW21074 to report back to the Public Works Committee with a review of the benefits and challenges of various stormwater program funding options including water rates, a dedicated stormwater fee or tax levy or any other options and provide a recommendation for the preferred financing model for the City’s stormwater programs, including a preliminary plan and any resource requirements necessary to conduct a detailed review of the preferred financing model;

WHEREAS, in June 2022, Council approved Report FCS22043 - Stormwater Funding Review that directed staff to report back to the General Issues Committee to provide Guiding Principles for consideration that will direct the evaluation of alternative stormwater rate funding structures as part of the Stormwater Funding Review;

WHEREAS, Report FCS22043 Stormwater Funding Review outlined three phases for the project with an estimated timeline for completion of all three phases of January 2026;

WHEREAS, Report FCS22043(a) Stormwater Funding Review on the November 30, 2022 General Issues Committee (GIC) agenda recommends a set of guiding principles for council to consider;

WHEREAS, Report FCS22043(a) Stormwater Funding Review highlights that Phase 1 of the project was completed three months earlier than originally planned;

WHEREAS, a new Utility Billing System is required to be in place at the expiry of the current contract with Alectra expected at December 31, 2024; and;

WHEREAS, synergies could be achieved if a new Stormwater Funding model could be integrated into a new Utility Billing System;

## THEREFORE, BE IT RESOLVED:

- a) That staff be directed to report back to the General Issues Committee in the second quarter of 2023 on the steps and resources required to implement a dedicated user fee for stormwater service, with an implementation date no later than January 2025; and,
- a) That, in addition to the guiding principles that may be adopted by Council through Report FCS22043(a), staff be directed to include all aspects of the City’s stormwater services to be funded from the revenues associated with this dedicated user fee.

**Council – January 25, 2023**



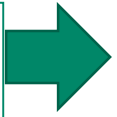
# Guiding Principles to Evaluate Stormwater Funding Options

1. Fair & equitable (“user-pay”)
2. Climate resilient & environmentally sustainable
3. Affordable & financially sustainable
4. Justifiable
5. Simple to understand & manage

# Funding Option Evaluation

Stormwater Funding Model	Used By	Stormwater Rate Based On	Guiding Principles						
			Fair & Equitable	Climate Resilient & Environmentally Sustainable		Affordable & Financially Sustainable		Justifiable	Simple to Understand & Manage
				Climate Resilient	Environmentally Sustainable	Affordable	Financially Sustainable		
1. General Tax Levy	Brantford	Assessed value	✗	✗	✗	⦿	✗	✗	✓
2. Dedicated Tax Levy	Markham	Assessed value	✗	✗	✗	⦿	⦿	✗	✓
3. Water/Wastewater Rate	Hamilton Toronto	Water consumption	✗	⦿	✗	⦿	⦿	✗	✓
4. Stormwater Rate – Tiered Flat Fee	Ottawa Vaughan London	Property type, size	✗	⦿	⦿	⦿	✓	⦿	⦿
5. Stormwater Rate – ERU	Guelph	Impervious area (but all residential types pay the same)	⦿	✓	✓	⦿	✓	✓	⦿
6. Stormwater Rate – SFU	Windsor	Impervious area (but all single family dwellings pay the same)	✓	✓	✓	⦿	✓	✓	⦿
7. Stormwater Rate – Tiered SFU	Mississauga Kitchener	Impervious area	✓	✓	✓	⦿	✓	✓	✗

Hamilton's current model



## Defining Impermeable Surfaces

- Roof
- Asphalt
- Concrete
- Compacted gravel
- Pavers (unless they are designed for infiltration)



# Stormwater Rates 101

$$\text{Rate} = \frac{\text{Total revenue requirements}}{\text{Total \# of billing units}} \quad (\text{1 billing unit} = \text{average residential impervious area})$$

## Option #5 Equivalent Residential Unit (ERU)

- Charge all residential units the same



## Options #6 Single Family Unit (SFU)

- Charge all single-family detached homes the same
- Charge other residential types based on their footprint



## Option #7 Tiered Single Family Unit (Tiered SFU)

- Same as SFU but break single-family detached homes into tiers based on their size



## Recommended Option(s) Comparison

Housing Type	5. Equivalent Residential Unit – # billing units	6. Single Family Unit – # billing units	7. Tiered SFU - # billing units
Average house	Same for all - 1		
Small house	1	1	0.5
Large house	1	1	1.5
Duplex (both units)	2	1	1
House with suite	2	1	1
20 unit apartment building – low rise	20	Approx 4	Approx 4
40 unit apartment building – high rise	40	Approx 4	Approx 4
Industry/commercial/institution	Same for all - measured individually		

## Evaluation: ERU vs SFU vs Tiered SFU

### 5. Equivalent Residential Unit

- Less equitable than SFU

### 6. Single Family Unit

- Balances simple vs equity\*\*\*\*\*
- Residential rates are based on assessment code – simple to administrate



### 7. Tiered Single Family Unit

- Single family dwellings must be placed into tiers
- Most of the largest homes are in rural areas
- More administration than ERU/SFU

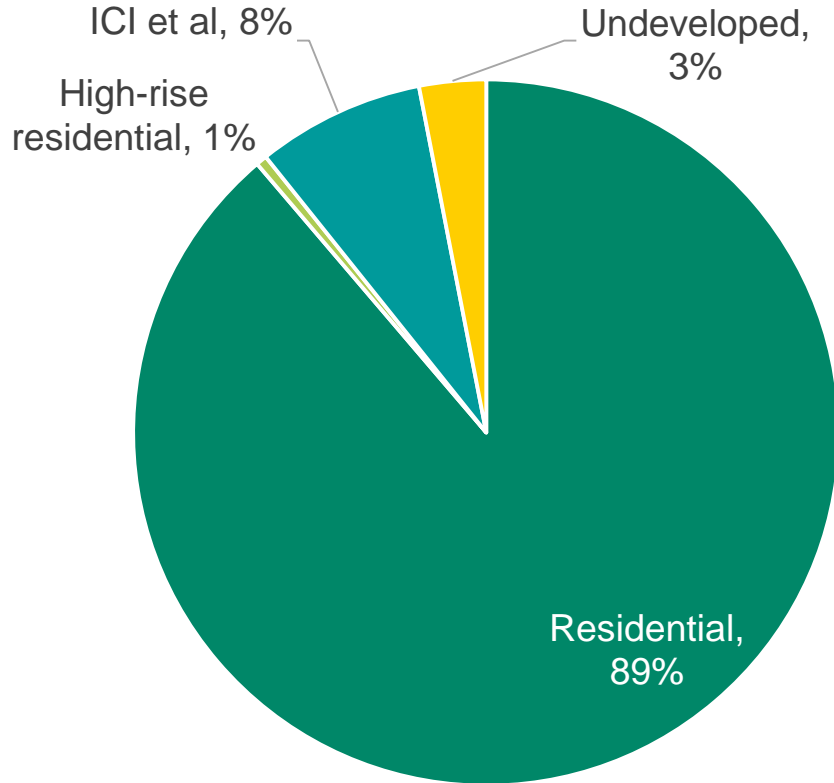
# Residential Impervious Area Sampling

Parcel Type	Avg Impervious Area (m <sup>2</sup> ) per d.u.	Ratio of Imp Area to Urban SFD	Assigned SFU Factor
Residential SFD (in Urban Boundary)	291	1.0	1.0
Residential SFD (outside Urban Boundary)	596	2.0	1.0
Residential Link Home	223	0.8	1.0
Residential Condo - Standard - Detached	291	1.0	1.0
Residential Semi Detached	171	0.6	0.5
Residential Townhouse (Freehold)	140	0.5	0.5
Residential MultiFamily - Towns	130	0.4	0.5
Residential Condo - Standard - Towns	159	0.5	0.5
Residential Duplex	114	0.4	0.5
Residential Triplex	84	0.3	0.3
Residential Fourplex	81	0.3	0.3
Residential Fiveplex	78	0.3	0.3
Residential Sixplex	73	0.3	0.3
Residential MultiFamily - Building	47		assessed individually
Residential Condo - Standard - Building	60		assessed individually

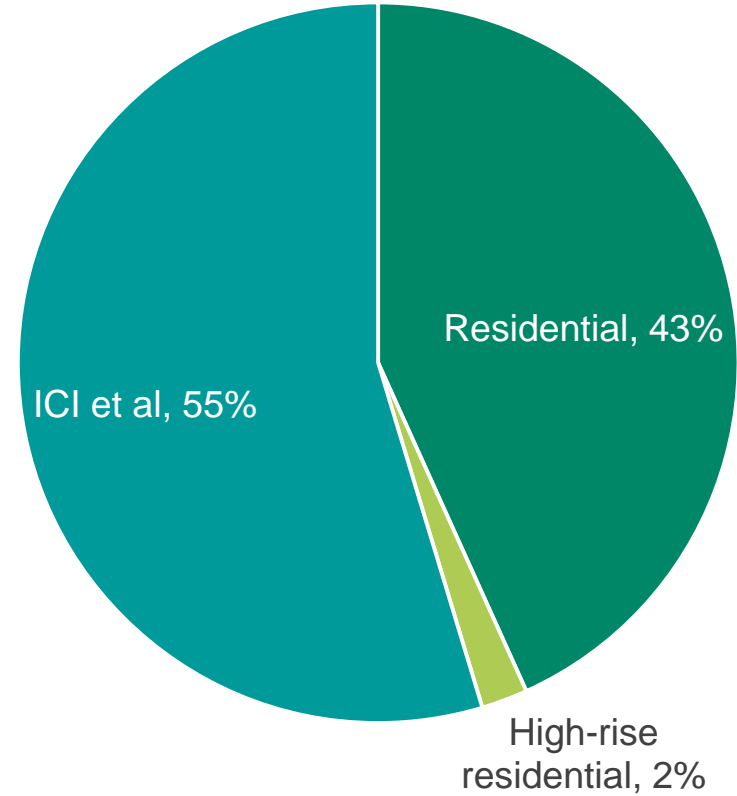


# Property Summary for the City of Hamilton

## Impervious Area



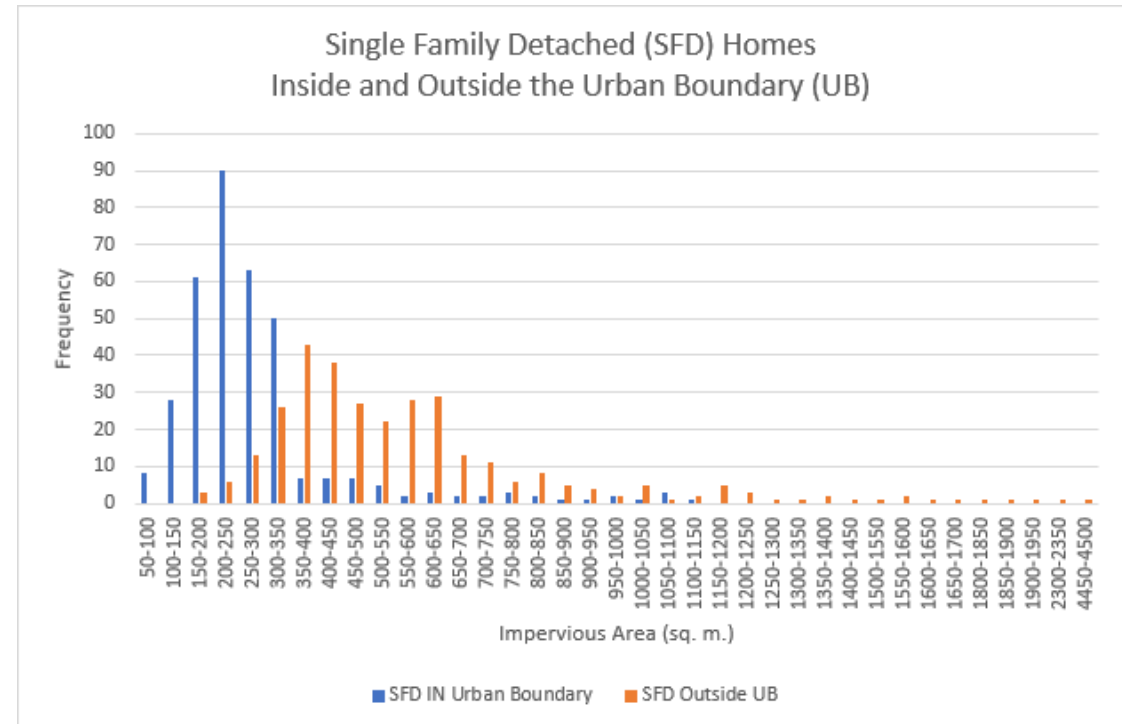
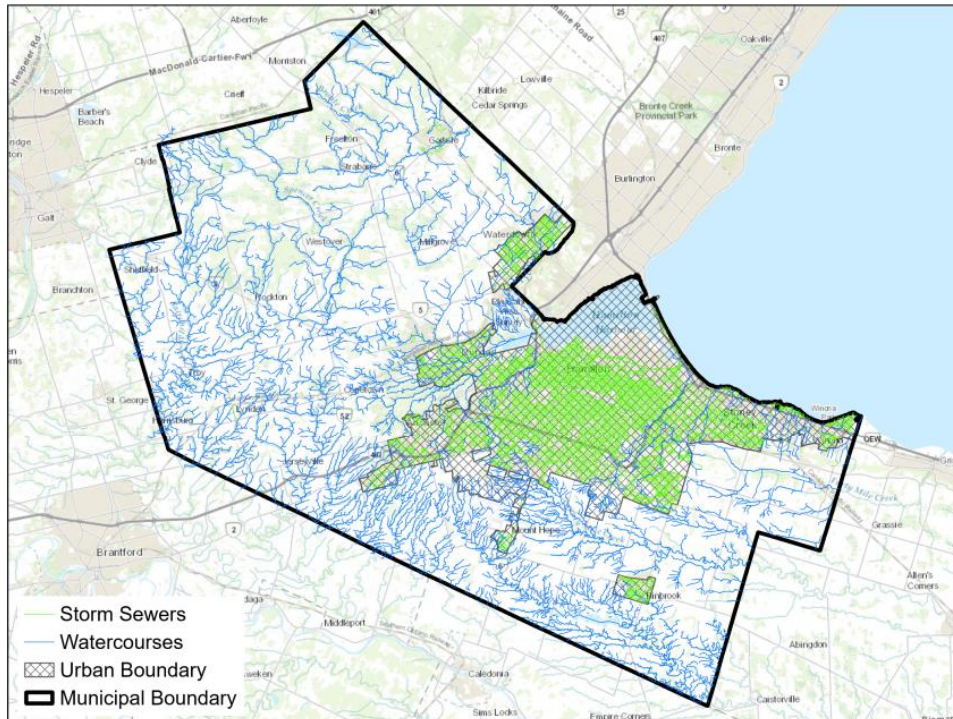
# Parcels



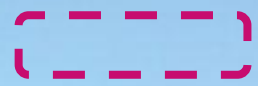


# Rural Analysis

- Average rural home impervious area = 2 x average urban home
- Average residence contributes \$60 per year towards stormwater management through property taxes
- All rural properties contribute approx. \$1.5 million towards stormwater management through property taxes.
- In 2022, the City spent over \$2.6 million on rural drainage projects plus \$11.7 million on joint rural/urban initiatives
  - Culvert inspections & replacements, ditch cleaning, Conservation Authority contributions

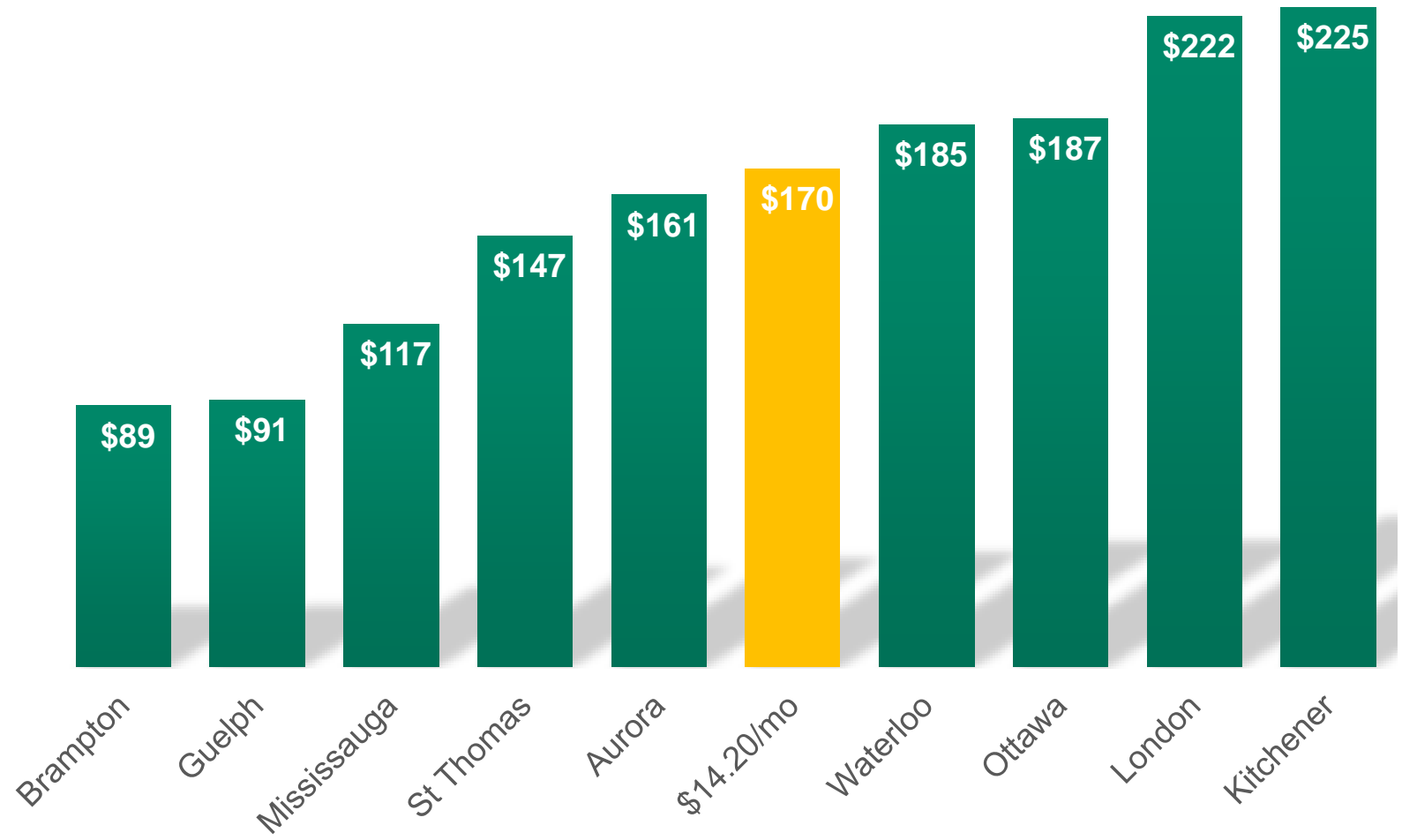


# Estimated Rates based on 2025 Budget





# 2023 Average Residential Annual Stormwater Fees – Other Municipalities



# Financial Incentives for On-site Measures



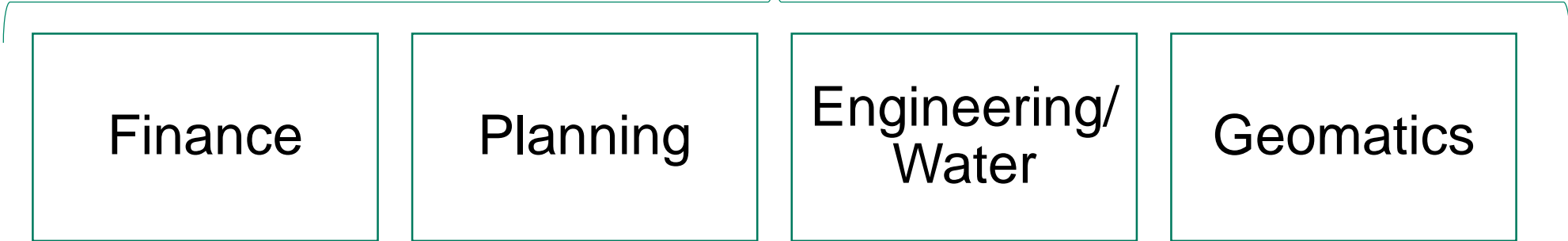
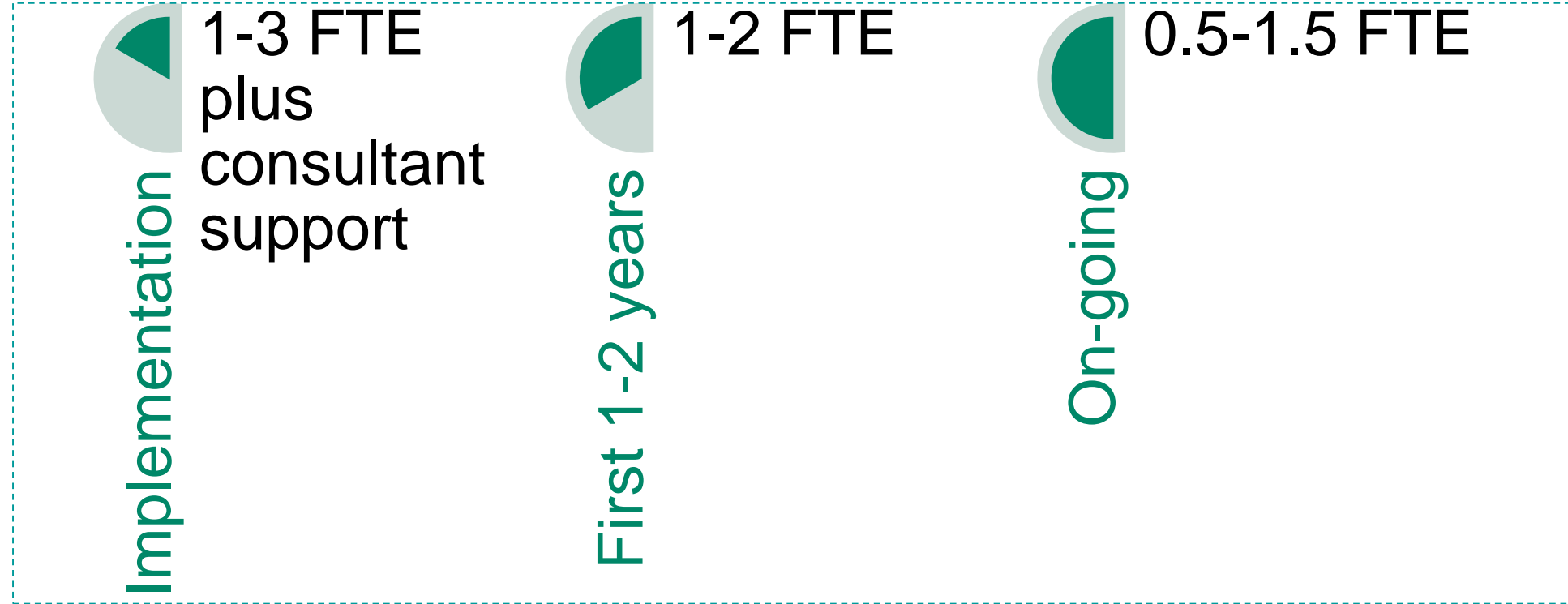
- **Credits** – on-going reduction in stormwater fee for *maintained/functional* measures
- **Other** – financial contributions toward programs



## Benefits

- Encourage LID
- Reward desired measures
- Environmental awareness
- Reinforce equity & user-pay concepts
- Synergy with Water
- Potentially defer expenditures

# Stormwater Fees – Resourcing Requirements







# Stormwater Funding Review

# Stormwater Funding Review Timeline

Phase	Timeline	Process Step
Phase One	September 2022	Retained AECOM through the use of the Roster to support Review
	October 2022	Developed Guiding Principles for Council's consideration
	November 30, 2022	Obtained approval of Guiding Principles to be used to evaluate storm funding models
	Dec 2022 - Jan 2023	AECOM conducted Stormwater Funding Review
	February 2023	Council Education Sessions
	May 2023	Provided information presentations to Environment Hamilton & the Hamilton Industrial Environmental Association
	Feb – May 2023	Incorporated feedback from Council sessions to develop a recommended rate structure
	<b>June 28, 2023</b>	<b>Report to GIC with recommended stormwater rate structure for Council's consideration</b>
Phase Two	July 2023 to Q1 2025	Coordinate with new water billing solution and implement a plan for customer communications
	July – December 2023	Community Engagement with Stakeholders and the creation of a Financial Incentive program
	Spring 2024	Development of a Review/Appeal process
	Winter 2024	2025 Rate & Tax supported budgets incorporating revised stormwater rate structure
	September 1, 2025	Revised Stormwater Rate Structure implemented

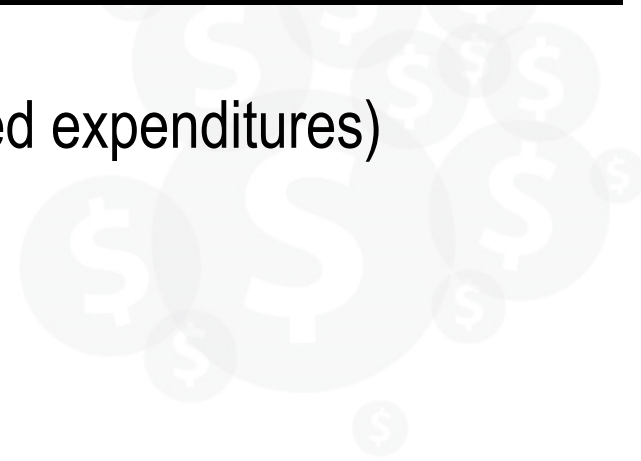


# Stormwater Funding Needs

<b>\$000</b>	<b>Storm Operating (Rate)</b>	<b>Conservation Authorities (Tax Lev)</b>	<b>Roads Maintenance (Tax Lev)</b>	<b>Credit / Incentive Programs (New)</b>	<b>Administration (New)</b>	<b>Total Stormwater Program</b>
2023 Restated Budget	\$ 30,284	\$ 9,108	\$ 3,880	n/a	n/a	\$ 43,272
2024 Forecasted Budget	\$ 35,928	\$ 9,288	\$ 3,927	n/a	n/a	\$ 49,143
2025 Forecasted Budget	\$ 38,810	\$ 9,472	\$ 3,986	\$ 1,574	\$ 200	\$ 54,043

- 2025 forecasted storm rate budget = \$54.0 M (all Stormwater related expenditures)

- Assumes forecast water and wastewater rates for 2024 (10.04%) and 2025 (9.95%)
- Incentive Program assume 3% of total program
- Administration assumed at 1.4 FTE



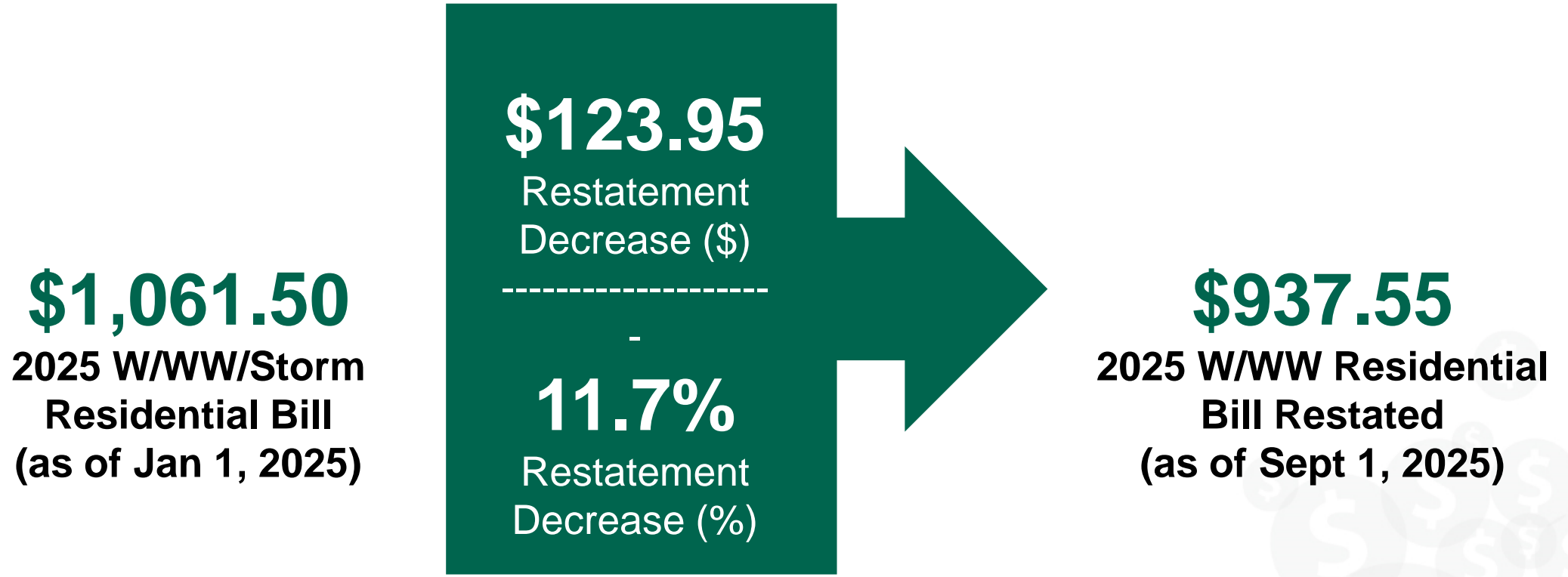
- Residential ratepayers (excluding multi-residential) contribute nearly 50% of water and wastewater revenues and residential taxpayers contribute 70% of taxation revenues while responsible for about 43% of the stormwater runoff
- This means residential rate and taxpayers are indirectly subsidising the cost of the stormwater system for other sectors under the current storm system funding
- In 2025, under the current approach to funding stormwater services, an average residential homeowner would pay a total of about \$180 (\$120 in water/wastewater charges and \$60 in property taxes)
- In 2025, assuming the recommended stormwater rate structure the costs would be:
  - Single Family Dwellings - \$170 annual stormwater user fee
  - Semi-detached and townhomes - \$85 annual stormwater user fee

# Tax Levy Funded Stormwater Expenditures

- 2025 Impact on the overall total tax levy:
  - 1.0% = \$11 M
  - 1.3% = \$14 M
- Recommendation to transfer \$14M to the Climate Change Reserve for climate change / environmental initiatives in conjunction with the introduction of the Stormwater Rate Structure



# Water/Wastewater Rates Restatement



**Impact of Recommended 2025 Restatement of the Water and Wastewater Rate; Decreases on a Typical Residential Bill: 11.7%**  
*Based on annual water consumption of 200m<sup>3</sup>*

Assumes approved in principle rates are implemented for 2024 (10.04%) and 2025 (9.95%)

# Residential Impact Profiles

Residential Type	Single Family Dwelling			Townhome	Triplex
	Average Residential User	Low Water User (Single Occupant)	Large Water User (Multi Generational Home)	Average Townhome	Average Triplex
Meter Size	meters < 25mm				
Annual Consumption	200m3	100m3	300m3	170m3	250m3
Forecast Monthly SW Fee	\$ 14	\$ 14	\$ 14	\$ 7	\$ 13
Current Annual WWW Bill	\$ 1,062	\$ 685	\$ 1,533	\$ 920	\$ 1,297
Restated WWW Bill, 2025	\$ 938	\$ 600	\$ 1,360	\$ 811	\$ 1,149
WWW Bill, Net Change	\$ (124)	\$ (85)	\$ (173)	\$ (109)	\$ (148)
<b>Annual Storm Bill</b>	<b>\$ 170</b>	<b>\$ 170</b>	<b>\$ 170</b>	<b>\$ 85</b>	<b>\$ 153</b>
Annual Net Change	\$ 46	\$ 86	\$ (3)	\$ (24)	\$ 5
Annual Net Change %	4.4%	12.5%	(0.2%)	(2.6%)	0.4%

Assumes approved in principle rates are implemented for 2024 (10.04%) and 2025 (9.95%)

Property Type	Institutional (Hospital)	Commercial (Shopping Mall)	Commercial (Big Box Retailer)	Commercial (York Blvd Parkade)
Meter Size	Various Meters	Various	38mm	N/A
Annual Consumption	301,940m <sup>3</sup>	32,550m <sup>3</sup>	3,883m <sup>3</sup>	N/A
Impervious Area	41,300m <sup>2</sup>	229,300m <sup>2</sup>	37,200m <sup>2</sup>	4,100m <sup>2</sup>
Forecast Monthly SW Fee	\$ 2,015	\$ 11,190	\$ 1,815	\$ 200
Annual WWW Bill, Current Structure	\$ 1,512,494	\$ 181,817	\$ 20,296	N/A
Restated WWW Bill, 2025	\$ 1,352,222	\$ 161,980	\$ 18,120	N/A
WWW Bill, Net Change	\$ (160,272)	\$ (19,837)	\$ (2,176)	N/A
<b>Annual Storm Bill</b>	<b>\$ 24,180</b>	<b>\$ 134,275</b>	<b>\$ 21,777</b>	<b>\$ 2,403</b>
Annual Net Change	\$ (136,092)	\$ 114,438	\$ 19,601	\$ 2,403
Annual Net Change %	(9.0%)	62.9%	96.6%	N/A

Assumes approved in principle rates are implemented for 2024 (10.04%) and 2025 (9.95%)

# Report FCS22043(b) Recommendations

- (a) That the Stormwater Rate Structure as outlined in Appendix “A” to Report FCS22043(b) be approved effective September 1, 2025;
- (b) That staff develop the 2025-2034 Rate Supported Budget incorporating the Stormwater Rate Structure;
- (c) That property tax levy funding related to stormwater expenditures to be funded by the new stormwater rate structure, be transferred to the Climate Change Reserve and applied to climate change / environmental initiatives in conjunction with the introduction of the Stormwater Rate Structure;
- (d) That staffing requirements for the Stormwater Rate Structure once implemented be referred to the 2025 Rate Supported Budget;
- (e) That the City Solicitor be authorized and directed to prepare all necessary by-laws, for Council approval, in order to implement recommendations (a) through (d) of Report FCS22043(b);
- (f) That staff develop and report back regarding the implementation of a Stormwater Incentives Program;

# Report FCS22043(b) Recommendations

- (g) That staff develop and implement a communication strategy to advise property owners of the Stormwater Rate Structure to be implemented;
- (h) That the single source procurement of AECOM Canada Ltd as external consultants for the Stormwater Funding implementation, pursuant to Procurement Policy #11 – Non-competitive Procurements be approved;
- (i) That the General Manager, Finance and Corporate Services, be authorized to negotiate, enter into and execute a contract and any ancillary documents required to procure AECOM Canada Ltd as the consultant to support the implementation of Stormwater Rate Structure in a form satisfactory to the City Solicitor;
- (j) That the implementation of the Stormwater Rate Structure with an upset limit of \$500,000, be funded from the Stormwater Reserve (108010);
- (k) That the subject matter respecting an assessment of steps and resources required to implement a dedicated user fee for stormwater, be identified as complete and removed from the General Issues Committee Outstanding Business List.



# THANK YOU

