

Recommended Stormwater Fee Structure

The following table summarizes the recommended stormwater fee structure.

Representative Property (Residential Only)	Number of Parcels	Dwelling Units (d.u.)	Est'd Impervious Area Square Metres (m2)		Calculated SFU Factor	Assigned SFU Factor	Units by Bill (Avg)	Billing Units
			Total	Avg/d.u.				
Residential SFD (in Urban Boundary)	113,597	113,597	33,110,498	291.47	1.00	1.00	1.00	122,232
Residential SFD (outside Urban Boundary)	9,309	9,309	5,551,322	596.34	2.05	1.00	1.00	10,017
Residential Link Home	1,239	1,239	276,441	223.12	0.77	1.00	1.00	1,333
Residential Condo - Standard - Detached	31	408	118,921	291.47	1.00	1.00	1.00	408
Residential Semi Detached	6,838	6,838	1,167,538	170.74	0.59	0.50	0.50	3,454
Residential Townhouse (Freehold)	11,722	11,722	1,645,414	140.37	0.48	0.50	0.50	5,921
Residential Multifamily - Towns	143	5,266	685,413	130.16	0.45	0.50	18.41	2,633
Residential Condo - Standard - Towns	402	12,350	1,968,400	159.38	0.55	0.50	15.36	6,238
Residential Duplex	2,210	4,420	503,381	113.89	0.39	0.50	1.00	2,233
Residential Triplex	801	2,403	202,466	84.26	0.29	0.30	0.90	668
Residential Fourplex	272	1,088	87,603	80.52	0.28	0.30	1.20	302
Residential Fiveplex	87	435	34,109	78.41	0.27	0.30	1.50	121
Residential Sixplex	134	804	58,864	73.21	0.25	0.30	1.80	223
*Residential Condo - Standard - Building	149	10,288	619,420	60.21		assessed individually		
*Residential Multi-Family - Building	683	33,162	1,562,650	47.12		assessed individually		

*Calculated the same as non-residential

Non-Residential Properties

Non-Residential Properties are calculated based on billing units. A billing unit represents the average impervious service area on a single family detached residential property (approximately 291.00 square metres) being designated as one billing unit. To calculate the total stormwater charge, the total impervious area for a property is divided by the 291.00 square metres to give the total number of billing units. The number of billing units on the property is then multiplied by the monthly charge per billing unit.

Non-Residential Properties Include:

- Industrial, Commercial and Institutional properties
- Mixed Use (i.e. condos over a commercial property)
- Miscellaneous (i.e. campgrounds)

Properties that are not seen to contribute to the City’s stormwater system would be properties still in their natural state (e.g. undeveloped properties, forested areas, parks with no infrastructure) would not be subject to the user fee. Roadways and bridges of the City of Hamilton are a piece of the stormwater management system and will therefore be exempt from the user fee.
