

Non-Residential Stormwater Utility Credit

POLICY AND PROCEDURE

The Credit Program:

An opportunity for qualifying customers to receive a credit on their monthly stormwater utility bill if they can demonstrate that they contribute significantly less storm water discharge rates per property area to the City's land drainage systems during rainfalls than other similarly zoned properties.

Edmonton's stormwater utility charges are based on a 'class average' approach to storm water runoff as a means of charging in relative proportion to use of Edmonton's land drainage systems. This approach involves using a runoff coefficient multiplier in the fee calculation that is a function of the property land zoning, and is consistent for all properties within a given land zoning class. For example, all properties zoned RF1 – Single Family Residential, are billed based on a runoff coefficient of $R=0.50$, regardless of the actual land use on the property. The presumption is that most properties within a land zoning class will exhibit similar runoff characteristics such that the class average approach is a reasonable representation of the relative runoff potential for each property.

However, it is recognized that some properties contribute significantly less storm water discharge rates per property area than the average for their land zoning class. As these customers utilize Edmonton's land drainage systems less than others in their class, they are provided the opportunity to receive reduced stormwater utility charges through the credit program.

Effective date of Stormwater Utility:

Edmonton's stormwater utility was approved by City Council on July 2, 2002. The utility credit concept was included in the rate model approved as part of the overall utility plan on July 2, 2002. Edmonton's stormwater utility has been in effect since January 1, 2003.

Eligibility and Criteria:

The Stormwater Utility Credit Program is open to non residential customers wishing to apply, however, it is aimed at customers who can demonstrate they contribute significantly less storm water discharge rates for their land zoning class, including:

- Larger non-residential properties that are largely undeveloped,
- Commercial and industrial properties with on-lot storm water management (e.g. parking lot storage), and
- Properties draining directly into the North Saskatchewan River without utilizing Edmonton's land drainage systems.

Process:

Customers must apply to the City for a credit. If successful, the customer must enter into a legal agreement with the City, at which point a credit, in the form of a reduced “development intensity factor”, will be applied to each subsequent monthly bill. Approved credits need to be renewed on a five year basis, or sooner if there are changes to the storm water discharge characteristics of their property which may effect their credit agreement. All applications must be signed and sealed by an independent professional engineer registered in Alberta who is not employed or affiliated with the customer.

Application Requirements:

Application Fee

A processing fee will be charged for the application.

Engineering Report

- All applications for a stormwater utility credit must be accompanied by an engineering report which is signed and sealed by an independent professional engineer registered to practice in Alberta, and are subject to approval by the City. The engineer must not be employed with or affiliated with the customer.
- The engineering report must identify the percent reduction being requested by the customer, and a justification of this amount.
- The customer must advise the City any time there is a change in storm water discharge characteristics that may affect the credit agreement amount. The City may then require the engineering report to be updated and resubmitted.
- As a minimum, the engineering report must be updated and resubmitted every five years to account for any changes that may have occurred.

How to Apply:

Submit Applications to:

Stormwater Utility Credit Program
Drainage Services
City of Edmonton
5th Floor, Century Place
9803 – 102A Avenue
Edmonton, Alberta
T5J 3A3

Effective date of successful Applications:

When an application has been approved a reduced development intensity factor will be apply to all subsequent billings from the date of entering into a legal agreement with the City.

Legal Agreement:

Customers who become eligible for a stormwater utility credit must enter into a legal agreement with the City. This agreement identifies the conditions and terms of the above.