

### **Q. What is stormwater?**

A. Stormwater is the rain and melted snow that flows from your property, onto the streets and into the ditches and/or storm sewers. Along the way, the stormwater picks up debris, chemicals and other pollutants from rooftops and paved surfaces that enter the storm sewers and watercourses and is often treated in stormwater ponds or oil grit-separators before outletting to a creek or Lake Ontario.

### **Q. Where does the stormwater currently go?**

A. A portion of stormwater from rain and snow melt soaks naturally into the ground in a process called infiltration, where soft-scaped areas such as grass or gardens exist. With Cobourg being generally an urbanized community with houses, roads, parking lots and other hard surfaces, these factors prevent water from infiltrating into the ground. The disruption to the water cycle means that stormwater runs off to other areas, such as storm sewers, stormwater management ponds and watercourses, which, if not managed correctly, can lead to flooding and other environmentally damaging effects.

### **Q. What is stormwater management?**

A. The Town provides stormwater management services to protect the community and environment from stormwater runoff. Stormwater runoff is water that flows off properties mostly due to rain and snow events. Hard surfaces like roofs, driveways, roads and parking lots increase the amount of runoff from both private and public properties. Stormwater management ponds help to reduce the quantity of surface water runoff being released which helps to reduce flooding and also assists in the quality of surface water runoff in order to protect the environment.

### **Q: Why is the Town proposing to implement a Stormwater Charge?**

A. Cobourg has more than \$70 million worth of existing stormwater infrastructure assets that protects your property and our environment. Future maintenance of this infrastructure is estimated at \$1.59 million a year. Currently, property taxes provide for only \$0.41 million. As an example, Cobourg currently owns and maintains six stormwater management facilities (ponds) and due to rapid development growth, this number is expected to double within five to ten years. Cobourg will be responsible for maintaining these assets in the future. Cobourg is following the best practice of introducing a separate stormwater charge, as adopted by numerous other municipalities in Ontario. These charges are in place to ensure that we can provide dedicated, equitable and long-term financial sustainability for stormwater services that increase public safety, reduce flooding and erosion, and protects property and the environment.

### **Q: What will the stormwater charge fund?**

A: The stormwater charge will help to fund the Town's maintenance and capital programs for over \$70 million in stormwater assets, including:

- Cleaning and clearing of the Town's more than 2,800 catch basins
- Routine camera inspection of more than 70 kilometres of stormwater sewer pipes
- Inspection, maintenance and cleanout of the Town's six stormwater management ponds
- Inspection, maintenance and capital programs for the Town's three stormwater pumping stations
- Sweeping of all municipal streets
- Inspection and maintenance of estimated 65 storm sewer outlets throughout urban and rural Cobourg located at creeks, or directly to Lake Ontario.
- Proactive rehabilitation and end of life replacement of all stormwater infrastructure

### **Q. How has stormwater been paid for in the past?**

A. The Town has funded stormwater infrastructure needs through property taxes in the past, but this has not been sufficient to fully fund all required maintenance and capital programs.

### **Q. Why is the proposed stormwater charge more equitable than funding stormwater management through property taxes?**

A. Property taxes are based on the assessed market value of a property and has no correlation with how much stormwater runoff comes from the property. Approximately 79% of property taxes comes from residential properties and 21% comes from non-residential properties, however only 32% of stormwater runoff is generated by residential properties and 68% is generated by non-residential properties. This means residential taxpayers are indirectly subsidising the cost of the stormwater system for other sectors under property tax funding. The proposed funding structure will distribute fees proportionately among properties that produce more stormwater runoff.

The average residential homeowner would pay \$150 per year in their property taxes toward stormwater without the new dedicated stormwater charge in place. The stormwater charge would reduce the cost to that homeowner by nearly 50% (\$76 versus \$150) by applying a more equitable assessment.

### **Q: How will the stormwater charge be calculated on my utility bill?**

A: The charge that will appear on your utility bill will be based on the type and size of your property. The type of property will determine which rate will be applied to the land area. The

property type and size will be based on information provided to the Town by MPAC.

**Q. What are the categories of property types?**

A. There will be seven property categories that will be charged different stormwater rates based on their different stormwater runoff factors. The property types are:

- Low density residential (typically single detached houses)
- Medium density residential (typically townhouses)
- High density residential (typically condominiums)
- Agricultural / vacant lands
- Commercial
- Industrial
- Institutional

For example, industrial/commercial/institutional properties have more impervious (hard) surfaces and therefore produce much more storm runoff than residential properties, so industrial/commercial/institutional properties will have a higher stormwater charge per hectare of land area.

**Q: What are the proposed stormwater charge rates?**

A: The proposed stormwater charge rates are provided below:

<b>Property Category</b>	<b>2022 Stormwater Rate per Hectare (ha)***</b>	<b>2023 Stormwater Rate per Hectare (ha)</b>
Commercial	\$250.20	\$1,809.44
Institutional	\$208.50	\$1,507.87
Industrial	\$222.40	\$1,608.39
Agricultural/vacant	\$55.60	\$402.10
Residential (low density)	\$125.10	\$904.72
Residential (medium density)	\$166.80	\$1,206.29
Residential (high density)	\$208.50	\$1,507.87

\*\*\* Based on tax levy funding a significant portion of the stormwater program in 2022 and an increase of total stormwater program funding from approximately \$503,000 in 2022 to approximately \$1.63 million in 2023.

**Q. Is there going to be a residential credit program to reduce my stormwater charge?**

A. There are almost 6,500 residential properties in Cobourg. To monitor the requirements for a residential program would require additional staff and resources, and ultimately increase the stormwater charges payable by the property owner. It was important to balance the cost of implementing and managing the stormwater charge program with the increased monitoring and compliance requirements that would be necessary to offer a residential credit program. There is currently no program to provide stormwater credits or reductions in the stormwater charge for residential properties however Staff will continue to investigate feasible opportunities for future implementation.

**Q. My property is on a rural street with ditches and is not serviced by storm sewers, do I still have to pay the stormwater charge?**

A. Even if there are no storm sewers along the frontage of your property, stormwater from your property will still run off into the boulevards, culverts, ditches and roadways and will ultimately be managed by the Town's stormwater drainage system. The stormwater charge is intended to fund Town stormwater assets that service the Town as a whole, not each individual property. The stormwater rate structure determines each properties contribution to the cost of stormwater management based on the amount of runoff estimated to be generated from each property.