GEORGINA

Stormwater Rate Assessment

Council Presentation – April 24, 2024

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Water Management Solutions

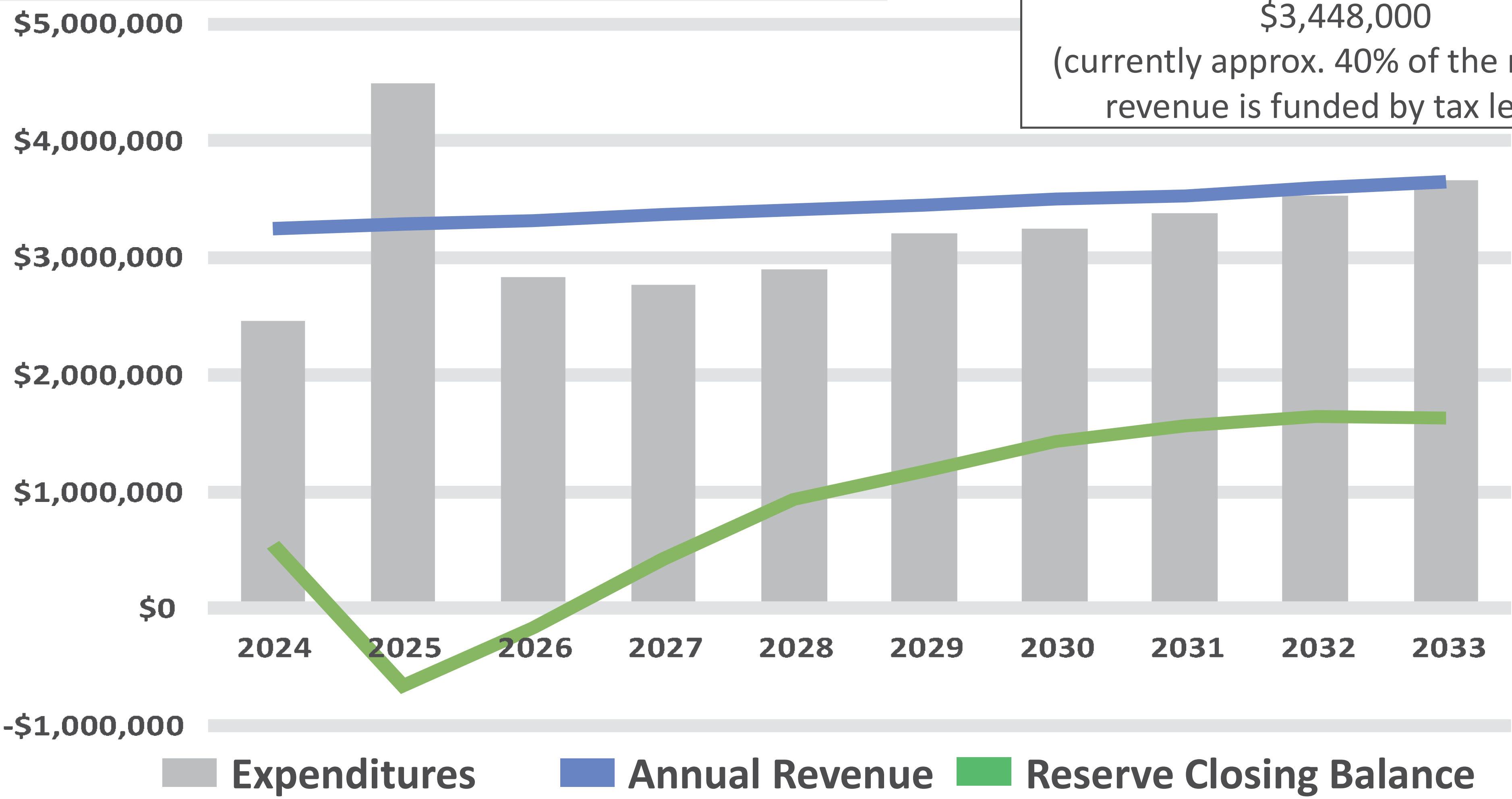
Stormwater Rate Assessment

Scope:

- Background review of Asset Management Plan
- Review current financial plans for stormwater program
- Evaluate potential funding strategies
- Present rate-based property charge that is equitable and sustainable for the community

Reserve Goal:
50% of Average Annual Expenditure by 2033

Average Annual Revenue Requirement
$3,448,000 (currently approx. 40% of the required revenue is funded by tax levies)



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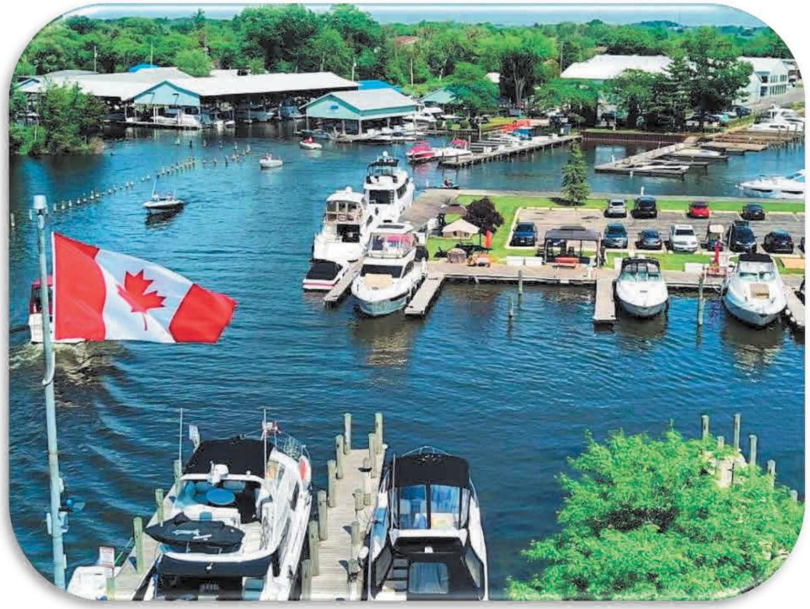
Since February Council Meeting

- Released study on March 8 for public review: georgina.ca/StormwaterRate
- Held a Public Engagement Session on March 18
- Engaged in communications outreach to residents and stakeholders through social media and our dedicated website: georgina.ca/StormwaterRate
- Engaged with two advisory committees:
  - Georgina Environmental Advisory Committee
  - Georgina Agricultural Advisory Committee



What We Heard

Agricultural Advisory Committee:

- Concern related to potential high costs for farms
- Concerns around equity, impact of higher costs, justification for charges in the farm areas

Letter from Minister of Agriculture, Food and Rural Affairs:

- Asked by the minister to consider the needs and potential impacts on farms when evaluating proposed changes to stormwater charges

Environmental Advisory Committee:

- Finding ways to properly fund and manage stormwater systems is beneficial
- Cost allocation and impact to residents needs to be as equitable as possible
- The community should understand how costs will benefit Lake health and environmental protection in the long term

What We Heard

Public Engagement Session:

- Total of 28 community members attended the event
- Mostly representatives from the farming and rural communities with some urban area residents and small business owners

- Survey Available During Event:
  - 9 of the 11 responses selecting the General Revenue Approach as the preferred approach
  - 2 other responses – 1 each for impervious surface/land use runoff coefficients approach

Approach	Preferred Option Responses	Preferred Option (%)
General Revenue Approach	9	82%
Flat Rate Approach	0	0
Land Area Approach	0	0
Impervious Surface Area Approach	1	9%
Land Use Runoff Coefficients Approach	1	9%
Property Frontage Approach	0	0
Total Feedback Forms Collected	**11**	**100%**

Evaluation of Funding Strategies

Approaches Not Recommended

- **Property Frontage Approach:**
  - Rated relatively low in technical evaluation analysis
  - Does not provide equitable method of cost distribution
  - Community feedback raised concerns with the impact to large frontage for rural and farm properties
- **Surface Runoff Infiltration Based Approaches:**
  - Data intense requiring updates based on changing conditions, changes in community profile, and redistribution of costs based on overall permeability
  - Community feedback was neutral recognizing that additional effort for similar outcome was not necessarily a preferred approach to addressing equity
- **Land Area Approach:**
  - Inherent inequity where large parcels are generally more naturalized than smaller urban land use areas with small residential or commercial lots
  - Little public support

Evaluation of Funding Strategies

Potential Approach

- **Flat Rate Approach:**
  - Ranked 2nd overall with a tiered approach considered as potentially viable
  - Simple to understand and with some implementation challenges
  - Concerns from public regarding fairness and equity

Recommended Approach

- **General Revenue Approach:**
  - High in fairness and equity without large data management and analysis component
  - Most efficient to implement and administer
  - Most public support

Final Recommendation

General Revenue Approach

- Consider a General Revenue Approach with exclusion of Farm

With Farm

Property Tax Class	Portion of Revenue by Tax Class	Avg. Charge per Tax Class	Distribution
Residential	$3,008,987	$149	92.7%
Commercial	$201,282	$350	6.2%
Industrial	$18,215	$325	0.6%
Farm	$19,167	$48	0.6%
Total	**$3,247,650**	-	**100%**

Excluding Farm

Property Tax Class	Portion of Revenue by Tax Class	Avg. Charge per Tax Class	Distribution
Residential	$3,026,812	$150	93.3%
Commercial	$202,528	$352	6.2%
Industrial	$18,310	$327	0.6%
Farm	$0	$0	0%
Total	**$3,247,650**	-	**100%**

Preferred Approach

General Revenue Approach with Exclusion of Farm

	Residential	Commercial (Occupied)	Commercial (excess, vacant land)	Industrial (Occupied)	Industrial (excess vacant land)
99th percentile	$446 or less	$4,910 or less	$740 or less	$1,736 or less	$663 or less
95th percentile	$248 or less	$1,312 or less	$229 or less	$1,736 or less	$663 or less
75th percentile	$172 or less	$354 or less	$70 or less	$584 or less	$105 or less
50th percentile	$136 or less	$120 or less	$36 or less	$277 or less	$47 or less
25th Percentile	$101 or less	$73 or less	$22 or less	$99 or less	$28 or less
Per $100,000 in assessment	$35	$47	$33	$58	$38

*Rounded to nearest dollar

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THANK YOU

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