



Subject: Storm Sewer Boundary and Inclusion of New Developments

To: Council

From: Public Works Department

Report Number: 2025-51

Meeting Date: May 13, 2025

Recommendation:

That Public Works Department Report 2025-51 be received; and

That staff be directed to automatically update the urban storm sewer boundary to incorporate any new subdivisions or developments that are wholly located within the municipal boundary, ensuring they are subject to storm sewer fees as set out annually in the Rates Budget.

Purpose:

To streamline the administration of the City's storm sewer fee, staff recommend that any new subdivisions or developments that occur subsequent to Councils approval of the stormwater boundary, and are wholly located within the municipal boundary, and in areas in which the City has jurisdiction for stormwater sewage works, be automatically incorporated into the existing storm sewer fee boundary. This will ensure that all properties benefiting from municipal stormwater services contribute equitably without requiring individual Council approval for each boundary adjustment.

Under this approach, newly developed properties will be included in the stormwater fee boundary upon completion and will be subject to stormwater charges as soon as water and wastewater billing begins for the property. This automatic inclusion will enhance efficiency, eliminate administrative delays, and maintain consistency in the City's stormwater funding framework.

Background:

The urban storm sewer boundary was first established in 2019 and was updated in 2021 through Council Report 2021-302. It defines the urban area where the City manages stormwater, with the associated fee funding the maintenance, repair, replacement, and expansion of stormwater infrastructure within the boundary. The fee provides a dedicated and sustainable funding source for the management of the stormwater system.

Discussion:

Incorporating new developments into the storm sewer fee boundary ensures that future growth contributes to the City's stormwater management system. This approach ensures all properties benefiting from stormwater services pay their share without delay. There are no changes to the existing fee structure or boundary beyond this automatic inclusion process.

Reliable stormwater funding is critical for expanding the designed storm sewer system, reducing flooding risks, and minimizing inflow and infiltration (I&I) into the wastewater system. A stable revenue stream supports long-term capital planning and strengthens the City's ability to leverage grant opportunities by providing matching funds. Since future development areas are already known, this process simplifies boundary adjustments to a mapping update rather than requiring separate Council approvals for each new subdivision. Additionally, stormwater charges will begin as soon as water and wastewater billing is initiated for new properties, ensuring timely and consistent revenue collection.

Internal Consultations:

This adjustment is proposed jointly by Corporate Services and Public Works.

Financial Implications:

The storm sewer fee and rate setting will continue to be approved during annual budget deliberations. As new subdivisions or developments come online, the City will be able to collect the storm water fee automatically for those properties.

Strategic Plan Alignment:

The initiative contained within this report supports the following pillar(s) of the strategic plan:

- Environment and Climate Change
 - Sustainable and Resilient Infrastructure
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Conclusion:

Implementing automatic updates to the urban storm sewer boundary ensures that all new developments contribute equitably to the City's stormwater management system without the need for repeated Council approvals. This approach provides a stable funding source to support critical infrastructure improvements, reduce flooding, and help manage I&I to the wastewater system.

Respectfully submitted,

Cassandra Banting
Manager of Environmental Services
905-228-8137
Cassandra.Banting@portcolborne.ca

Report Approval:

All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final review and approval by the Chief Administrative Officer.