



Stormwater Utility Credit Information

Non-Residential Customers

What is Stormwater Utility?

The Stormwater Utility is the collection, quality enhancement, and disposal of stormwater that runs off our streets and properties into the sewer system. It includes construction and maintenance of storm sewers, as well as other stormwater management and quality enhancement facilities.

How is the Stormwater fee calculated?

The stormwater fee is a monthly charge that is calculated using the following formula: **A x I x R x Rate**, where:

- A:** The area of the property in square metres (m²), and the proportion of the building lot area attributable to each unit for multiple units sharing a single building of property.
- I:** The measure of the portion of lot being used for its intended development. The development intensity factor is 1.0 as default, except for properties where owners demonstrate they contribute significantly less stormwater runoff per property area to the City's land drainage system during rainfalls than other similarly-zone properties.
- R:** Run-off coefficient — the permeability of your lot's surface (i.e. grass versus concrete), based on land zoning.
- Rate:** The monthly charge per square metre (m²) — the rate as of April 1, 2024 is \$0.070139

What is the Stormwater Utility Credit program?

The Stormwater Utility Credit program is an opportunity for qualifying customers to receive a credit on their monthly stormwater utility bill. To be eligible, a Customer must demonstrate that they contribute significantly less stormwater discharge to EPCOR's stormwater systems during rainfalls compared to standard contribution for similarly zoned properties.

The program has three types of credits: the Requested Reduction, Standard Reduction, and Reduction Reserved for Property Used as a Cemetery.

1. The Requested Reduction amount is dependent on the engineering report submitted.
2. The Standard Reduction is a 25% credit, subject to change at EPCOR's discretion.
3. The Reduction Reserved for Property Used as a Cemetery will equate to a runoff coefficient of 0.30.

Only one credit can be applied at a time. For more details, please refer to the Stormwater Utility Credit Terms and Conditions, Initial Application Requirements, Section 1.

What are the eligibility requirements?

The Stormwater Utility Credit is open to any non-residential customer that can demonstrate they contribute significantly less stormwater than other properties within their land zone class. Typically these properties include:

- Larger non-residential properties with significant undeveloped areas.
Please note: credit applications attributed to undeveloped lands do not qualify for the Standard Reduction.
 - Non-residential properties with on-lot stormwater management; acceptable methods of storage include:
 - Roof
 - Manholes, Catch Basins and Storm Lines
 - Parking Lot
 - Dry Ponds
 - Super Pipe
 - Wet Ponds
- Please see the Onsite Stormwater Management Guidelines on the EPCOR website for more details:
<https://www.epcor.com/products-services/new-connections/Documents/design-standards-volume-3-02-drainage.pdf>
- Properties used as cemeteries

Customers who are eligible for a Stormwater Utility Credit must accept the Stormwater Utility Credit Terms and Conditions.



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What is the process?

Customers must apply to EPCOR for a credit. If the application is approved, the Customer must accept the Stormwater Utility Credit Terms and Conditions. At this 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 re-applied for on a five (5) year basis, or sooner if there are changes to the stormwater discharge characteristics of their property which may affect their credit agreement.

The Customer must advise any time there is a change in stormwater discharge characteristics that may affect the amount of the credit. EPCOR may then require the plan or engineering report to be updated and resubmitted.

What are the application requirements?

Customers applying for a Requested Reduction must submit:

1. A completed application form,
2. A non-refundable application fee, and
3. An engineering report:
 - All engineering reports must be signed and sealed by an independent Professional Engineer registered to practice in Alberta, and are subject to approval by EPCOR. The engineer must not be employed by, or affiliated with, the Customer.
 - The engineering report must identify the percent reduction being requested by the Customer, and a justification of this amount.
 - As a minimum, the engineering report must be updated and resubmitted every five (5) years to account for any change in stormwater discharge characteristics that may affect the amount of the credit.

Customers applying for a Standard Reduction must submit:

1. A completed application form,
2. A non-refundable application fee, and
3. A Stormwater Management System Plan.

Customers applying for a Reduction for Property Used as a Cemetery must submit:

1. A completed application form,
2. A non-refundable application fee, and
3. A report containing:
 - Confirmation of land use as a cemetery (cemetery registration with the Government of Alberta)
 - Area (square meters) of the cemetery property, and
 - Area (square meters) of all buildings, structures, roadways and parking lots located on the property.

Is there a different process for renewals?

No, all applicants follow the same process. All applications must include the same requirements, regardless if they are first time applicants or currently receiving a credit. Customers with approved credits will receive a notice for re-application six (6) months prior to their expiry.

Customers that are renewing an existing credit qualify for the lower renewal application fee. Please see the application form for current application fees.

Customers who wish to switch from one reduction type to the other may do so, as long as they submit the complete application requirements; this would be considered a new application and would not qualify for the renewal application fee. Once a new credit type is accepted, a new five (5) year term will begin, and any existing credit will be removed. Multiple credits cannot be held simultaneously.