



Stormwater Intensity Adjustment Program Terms and Conditions

Initial Application Requirements

1. To be eligible for a stormwater intensity adjustment under the Stormwater Intensity Adjustment Program (the “SIAP”), the applicant must either be the owner of, or a representative of the owner (the “Customer”) of a property containing Eligible Site Conditions as described below. The Customer must be a commercial customer or multi-family residential customer (zoned RM or RL¹) in Edmonton that can demonstrate they contribute significantly less stormwater than other similarly zoned properties.

The application requirements are listed below:

- i. A completed application form signed by the Customer.
- ii. A completed application template along with supporting drawings, plans or reports as outlined in the template.
- iii. One-time non-refundable application fee.

Application Fee

2. Upon receipt of the completed Application, as determined by EPCOR, EPCOR will add the one-time non-refundable application fee, as set out under EPCOR’s [Wastewater Services Bylaw](#), to the Customer’s utility billing account.

Eligible Site Conditions

3. Eligible Site Conditions include:
 - (a) Detailed Site Coverage - Large portions of undeveloped lands on a property may result in significantly less stormwater runoff for that property relative to its assigned zoning.
 - (b) On-lot Stormwater Management – On-lot stormwater management practices can produce lower runoff during storm events. Acceptable on-lot stormwater management includes:
 - Roof storage
 - Manholes, Catch Basins and Storm Lines
 - Low Impact Development
 - Parking Lot storage
 - Dry Ponds
 - Super Pipe
 - Wet Ponds
4. In all cases, EPCOR has the sole discretion to determine whether an adjustment to the development intensity factor is supported by the Customer demonstrating that the property has a reduced runoff compared to that expected from similarly zoned properties.

Continuing Eligibility Criteria

5. To continue to receive the stormwater intensity adjustment under the SIAP, the Customer must provide EPCOR with immediate notification of any change in the stormwater runoff characteristics of the property that might affect the approved stormwater intensity adjustment (e.g. new development, change in grading, etc.).

Following this notification, the Customer must provide EPCOR with updated plans and/or reports for EPCOR to re-assess the stormwater intensity adjustment.

Failure to notify EPCOR of any changes in the stormwater runoff characteristics of the property could result in the termination of the SIAP approval and the stormwater intensity adjustment.



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Intensity Adjustment Conditions

6. Approved intensity adjustments are subject to the following conditions:
 - (a) All stormwater intensity adjustments are subject to payment of the application fee following receipt of a completed SIAP application; and
 - (b) All stormwater intensity adjustments are applied on a go-forward basis, following the final approval of the SIAP application. EPCOR will make best efforts to process the SIAP Application in a reasonable timeframe.

Access to the Customer's Premises

7. The Customer will provide EPCOR access to their premises and any on-lot stormwater management facilities at all reasonable times for the purpose of inspection of the Customer's property and drainage facilities, and verification of the information provided by the Customer. EPCOR will provide the Customer with reasonable notification prior to accessing the Customer's premises.

Termination of Stormwater Intensity Adjustment Approval

8. EPCOR, in its discretion, may terminate the SIAP approval and change the development intensity factor back to 1.0 at any time and for any reason, including but not limited to the following situations:
 - (a) Immediately, where the Customer is in breach of any of the eligibility criteria; or
 - (b) Immediately, where the Customer has not provided notification of a change in the stormwater runoff on the property that would result in a change to the estimated stormwater intensity adjustment.

Transfer of Stormwater Intensity Program Approval

9. The Customer will immediately inform EPCOR in the event that the property ownership has changed. In situations where property ownership has changed, the existing SIAP approval is no longer valid and a new application must be submitted by the new property owner.