The Corporation of the City of Brampton

By-law

Number 160 - 2026

To amend User Fee By-law 193-2024, as amended, to update the stormwater charge legal exemptions

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WHEREAS By-law 193-2024 was passed to impose fees or charges pursuant to section 391(1) of the *Municipal Act*, 2001, S.O.2001, c.25, as amended;

AND WHEREAS Ontario Regulation (O.REG) 102/26 amended O.REG 584/06 to restrict municipalities' authority to impose fees or charges related to municipal stormwater management systems in respect of any portion of a property that is classified in the farm property class or managed forests property class, effective July 16, 2026;

AND WHEREAS at the City Council meeting on September 23, 2026, Council approved Resolution _____ to amend Bylaw 193-2024 to reflect the stormwater management charges exemptions imposed by O.REG 102/06;

Now therefore the Council of The Corporation of the City of Brampton enacts as follows:

1. That By-law 193-2024, as amended, is hereby further amended by replacing Schedule I – Stormwater Charges, with the Schedule set out in Schedule I to this By-law.

By-law Number 160 - 2026

Enacted and passed this 23 day of September, 2026.

Approved by Legal Services:

Approved as to form.

2026/Sep/03

R.M.

Patrick Brown, Mayor

Approved by the Division Head/Director:

Approved as to content.

2026/ Sep / 01

[Frank Mazzotta]

Genevieve Scharback, City Clerk

Schedule I - Stormwater Charges

Effective from July 16, 2026 to March 31, 2027

PURPOSE

The City is responsible for constructing/operating, maintaining, improving and renewing its existing stormwater drainage system to provide stormwater management and drainage services to its residents and businesses. The City has deemed it appropriate and necessary to fund the costs related to these services by way of fees and charges imposed on those residents and businesses that benefit or will benefit in the future, from these services. This Schedule I is enacted pursuant to the authority of the *Municipal Act*, 2001, S.O.2001, c.25, as amended (the "*Municipal Act, 2001*"), to impose fees and charges for services provided by the City in order to pay for the costs of its stormwater drainage system services, including the costs of operating, administering, maintaining and improving the current stormwater drainage system and any future upgrades. The fees and charges imposed under this Schedule I, once collected will be allocated expressly to the costs related to operating, administering, maintaining and improving the City's stormwater drainage system.

DEFINITIONS

1. In this Schedule I,

"Adjustment" means a process by which changes are made to information associated with a given Stormwater Account.

"Appeal" means a process by which a person challenges information that has been associated to their Stormwater Account.

"Applicant" means a single residential, Non-Residential or Multi-Family Residential property owner that submits a Stormwater Charge Credit Application on the City approved form.

"Billing Error" means an undercharge or overcharge caused by an error in the preparation of the Stormwater Bill that is clerical or factual in nature, including the transposition of figures, a typographical error or similar errors.

"City" means The Corporation of the City of Brampton or where the context requires the geographical jurisdiction of The Corporation of the City of Brampton.

"Council" means the elected council of the City.

"Credit Application" means the completed prescribed application form and all required supporting documents demonstrating eligibility to receive a Stormwater Charge Credit.

"Credit Program" means the City's credit program to recognize certain existing properties with stormwater management measures already in place, and to provide an incentive for certain Property Owners to provide on-site stormwater management measures by reducing the amount of the Stormwater Charge.

"Environmental Engineering Division" means the City's Environment and Development Engineering Division within the City's Planning, Building and Growth Management Department.

"Finance Commissioner" means the City's Commissioner of Corporate Services or Treasurer or his/her designate.

"HST" means harmonized sales tax.

"Impervious Area" means the total area of paved or hard surfaces, building rooftops, compacted gravel, artificial turf, and other surfaces on a property which are considered highly resistant to the infiltration of water, increasing stormwater runoff.

"Legal Exemption" means a Property or a portion of a Property or the entity occupying a Property is not legally subject to municipal fees and charges.

"Low-Income Seniors and Disabled Persons" means persons approved for the City's Property Tax Rebate program.

"Material Change" means a change that could result in a property no longer being eligible for a Stormwater Charge Credit or Technical Exemption.

"Non-Residential and/or Multi-Residential property" means a property that contains more than one residential unit and/or contains or is zoned for industrial, commercial, or institutional uses.

"Person" includes an individual, sole proprietorship, partnership, corporation, municipal corporation, unincorporated association or organization, trust, and a natural person in his or her capacity as trustee, executor, administrator, or other legal representative;

"Place of Worship" means a property recognized as such by the Municipal Property Assessment Corporation (MPAC) by the designation of an MPAC land use property code of 700 (Place of worship - with a clergy residence) or 701 (Place of Worship - without a clergy residence) and with the property tax/class qualifier "EN," meaning exempt.

"Planning Commissioner" means the City's Commissioner of Planning, Building and Growth Management or such successor appointed as the head of the City's operating department responsible for the Stormwater Charge program or his/her designate.

"Property" means any real property within the City, including buildings, structures and improvements of any nature and kind in or upon such lands, but excludes real property owned by any entity excluded from municipal fees and charges by law;

"Property Owner" means the registered owner of property and any other person, firm or corporation having control over or possession of the property or any portion thereof, including a property manager, mortgagee in possession, receiver and manager, trustee and trustee in bankruptcy.

"Property Tax Rebate" means a property tax rebate for low-income seniors and disabled persons provided by the City's property tax rebate program.

"Region of Peel" means The Regional Municipality of Peel.

"Stormwater Account" means the Region of Peel's water and wastewater service customer account to which Stormwater Bills are invoiced.

"Stormwater Bill" means the City's Stormwater Charge as invoiced by the Region of Peel in the same manner as the Region of Peel's water and wastewater utility charges and itemized on the same monthly or quarterly invoice or separately as a Stormwater Charge-only invoice.

"Stormwater Billing Unit" means the number of billing units assigned to a property as a result of a stormwater charge assessment. A single "Stormwater Billing Unit" is equivalent to the average total impervious area (234 m^2) found on detached single residential properties in the City.

"Stormwater Charge" means the City's stormwater fees and charges listed in Appendix "A" to this Schedule I imposed pursuant to ss. 9 and 11 and Part XII of the *Municipal Act, 2001*.

"Stormwater Charge Assessment" means the calculation of gross and net Stormwater Charges applicable to a Property;

"Stormwater Charge Credit" means a reduction of the Stormwater Charge payable by a Property Owner pursuant to an approved Credit Application.

"Stormwater Charge Credit Program Manual" means the document defining the criteria and

providing guidance on the process for a Property Owner to apply for a Stormwater Charge Credit.

"Stormwater Charge Manager" means a person within the City's Environmental Engineering Division designated to manage the Stormwater Charge program.

"Stormwater Charge Subsidy" means the City grant provided to reduce or eliminate the amount of Stormwater Charge payable by a Property Owner.

"Stormwater Drainage System" means the infrastructure used, controlled, maintained or operated by the City to manage stormwater flow and drainage and all appurtenances thereto owned, and includes, but is not limited to, storm sewers, catch basins, storm service connections, drains, pipes, overland conveyance systems including road corridors, culverts, channels, ditches, rivers, streams, creeks, ravines and watercourses, stormwater management facilities including landscaping and low impact development features, storage ponds or underground tanks, and oil-grit separators that control quantity or quality of stormwater runoff, pumping stations, outfalls, swales and all equipment laid within any highway or road allowance, City right-of-way or easement or City property used for the collection, transmission, detention and treatment of stormwater or uncontaminated water.

"Veterans' Organization Property" means properties recognized by the City as being used and occupied by the Royal Canadian Legion or a branch thereof, specifically Royal Canadian Legion, Branch 609 (1133 Queen ST East, Brampton) and Royal Canadian Legion, Branch 15 (80 Mary Street, Brampton), and any other properties recognized by the City as being used and occupied as a memorial home, clubhouse or athletic grounds by persons or organizations representing, supporting or advocating for persons, who served in the armed forces of His or Her Majesty or an ally of His or Her Majesty in any war.

SCOPE

2. A Stormwater Charge shall be imposed upon all Property Owners in the City in accordance with Appendix "A", which is based on the amount of impervious area and property types. In the event of a property having more than one Property Owner, the liability shall be joint and several.

3. The Planning Commissioner shall be responsible for the administration of this Schedule I and shall prescribe all forms necessary to implement this Schedule I and may amend such forms from time to time as the Planning Commissioner deems necessary.

4. Council hereby establishes the Stormwater Charges as set out in Appendix "A" to this Schedule I and the Credit Program as set out in the City's Stormwater Charge Credit Program Manual. Stormwater Charges will be subject to HST where applicable.

CREDITS

5. The Credit Program provides Property Owners of Non-Residential and/or Multi-Residential property with the opportunity to receive a reduction to their Stormwater Charge for implementing and maintaining stormwater management practices or measures on their property.

6. Property Owners of Non-Residential and Multi-Residential property may qualify for Stormwater Charge credits where such Property Owners can clearly demonstrate to the City that their stormwater management practices or measures provide the City with cost savings that the City would otherwise incur as part of its efforts to manage stormwater. Qualifying criteria of the Credit Program are outlined in the City's Stormwater Charge Credit Program Manual.

7. Participation in the Credit Program is by application only. Property Owners of Non-

Residential and Multi-Residential property must submit a Credit Application in a form approved by the City for qualification and consideration of a Stormwater Charge Credit. Credit Applications will be reviewed by, and approved credit amounts will be determined by the Environmental Engineering Division and in accordance with the City's Stormwater Charge Credit Manual then in effect.

8. Reductions to Stormwater Charges made as a result of the approval of a Credit Application shall take effect in accordance with the following schedule:

   (1) Credit Applications received within the first year of the Credit Program (2020): Reductions that result from applications which were received on or before December 31, 2020 will be retroactive from date of first billing (i.e. June 1st, 2020) or the date on which the qualifying stormwater management practices or measures were implemented into service, as determined by the Environmental Engineering Division, whichever is later;

   (2) Credit Applications from January 1, 2021 onward: Reductions that result from applications which were received on or after January 1, 2021 will be retroactive from the date of receipt of the application by the Stormwater Charge Manager or the date on which the qualifying stormwater management practices or measures were implemented into service, as determined by the Environmental Engineering Division, whichever is later; and

   (3) Credit Applications based on revised criteria in the Stormwater Charge Credit Program Manual: Reductions that result from applications satisfying new criteria introduced in revisions to the Stormwater Charge Credit Program Manual will be retroactive from date of first billing or the date on which the qualifying stormwater management practices or measures were implemented into service, as determined by the Environmental Engineering Division, whichever is later.

9. Stormwater Charge Credits do not apply to any property, or any portions of a property, that receives a Stormwater Charge Subsidy or is exempt from the imposition of Stormwater Charges.

10. Stormwater Charge Credits shall be in effect for a period of up to five (5) years or as otherwise specified at the time of approval of the Credit Application, subject to compliance with the credit approval terms. Stormwater Charge Credits will expire if not renewed prior to the expiration date of the credit approval.

11. An updated Credit Application must be submitted to the City no later than three (3) months after any Material Change to the last approved Credit Application. Any failure to submit or late submission of the application may result in a discontinuance of the current credit amount. The City may adjust (increase or decrease) or terminate the current credit amount based on the updated Credit Application.

12. An application to renew approved Stormwater Charge Credits must be submitted to the City no later than six (6) months prior to the expiration date of the most recent credit approval. Any late submission of the application may result in a discontinuance of the current credit amount. The City may adjust (increase or decrease) the current credit amount.

13. The City reserves the right to conduct audits of, and inspect without hindrance, stormwater management works for which Stormwater Charge Credits have been approved.

SUBSIDIES

14. The City is entitled to provide a Stormwater Charge Subsidy by way of a grant made pursuant to s. 107 of the *Municipal Act, 2001* to reduce or eliminate the amount of Stormwater Charge payable by the following persons:

(1) Property Owners of a property which is a Place of Worship;

(2) Property Owners of a property which is a Veterans' Organization Property; and

(3) Low-Income Seniors and Disabled Persons.

EXEMPTIONS

15. A Property Owner may be partially or totally exempt from the Stormwater Charge if they qualify for a Legal Exemption and/or a Technical Exemption:
    (1) A Property or a portion of a Property or the entity occupying a Property has a Legal Exemption if it is not legally subject to municipal fees and charges; and
    (2) A Property, in whole or part has a Technical Exemption if it drains directly to a point outside the municipal boundary of the City of Brampton without using the City's stormwater drainage system.
16. A Property Owner shall notify the City in writing when there is a Material Change made to a Property that could affect the distribution of an exemption amount or the validity of the approved Stormwater Charge exemption amount. Failure to comply may result in the cancellation of the exemption for that property.

ADMINISTRATION AND ENFORCEMENT

17. The Region of Peel is hereby authorized to invoice and collect the City's Stormwater Charges pursuant to this Schedule I, together with any interest and fees related to such collection.

18. The Region of Peel shall deliver a Stormwater Bill, on behalf of the City, to each Property Owner upon whom a Stormwater Charge is imposed under this Schedule I in the same manner as the Region of Peel's water and wastewater utility charges and shall be itemized on the same monthly or quarterly invoice or separately as a Stormwater Charge-only invoice.

19. Payment of all Stormwater Charges imposed by the City under this Schedule I is due and payable upon receipt of a Stormwater Bill. Stormwater Charge credits under the Credit Program will be processed and reflected on the Stormwater Bill.

20. No person shall be entitled to any discounts for the early payment of any Stormwater Charge under this Schedule I.

21. Interest on any outstanding accounts shall be applied and calculated at the then current Region of Peel interest charge for late payment. Interest shall accrue from the due date, and shall be added to the next subsequent Stormwater Bill that is issued, together with unpaid and carried-forward Stormwater Charges.

22. If Stormwater Charges are not paid when due and remain outstanding, the Region of Peel may enforce collection of the Stormwater Charges under this Schedule I in the same manner as Region of Peel water and wastewater charges.

23. A Stormwater Charge imposed upon a Property Owner under this Schedule I, which shall be deemed to include any interest charges, penalties and all costs of collection, constitutes a debt of the person to the City and to the Region of Peel.

24. Notwithstanding Section 21 of this Schedule I, all costs, including any interest on such costs, recoverable by the City and the Region of Peel pursuant to this Schedule I or otherwise pursuant to the *Municipal Act, 2001*, may be recovered by any lawful means available to the City and Region of Peel, and such recovery methods may include pursuant to subsection 398(2) of the *Municipal Act, 2001* and any outstanding monies owed with respect to Stormwater Charges may be added to the tax roll of the property in respect of the money owed, and shall be collected in the same manner as municipal taxes.

25. The Planning Commissioner shall have delegated authority and is authorized to:

    (1) approve or reject any application submitted for Stormwater Charge credit or update or renewal of said credit;

    (2) impose such terms and conditions to the approval of any application under this Schedule I as the Planning Commissioner considers appropriate;

    (3) determine and decide any Appeal under this Schedule I;

    (4) approve or reject Adjustments as described in Section 35;

    (5) from time to time make such revisions and amendments to the City's Stormwater Charge Credit Manual as the Planning Commissioner may determine as necessary or appropriate;

    (6) enter into maintenance agreements regarding maintenance of private stormwater infrastructure;

    and the decision of the Planning Commissioner shall be final and binding.

26. The Finance Commissioner shall have delegated authority and is authorized to adjust the Stormwater Charge on any property, to the extent it is deemed appropriate due to a Billing Error, and the account may be retroactively recalculated for a period not exceeding one (1) year from the date of detection with resulting credits or charges being applied to the Property Owner's Stormwater Account, and the decision of the Finance Commissioner shall be final and binding.

27. Notwithstanding any other section of this Schedule I, the City reserves the right to conduct site inspections and may, at any reasonable time, enter and inspect any property, to review eligibility and may suspend, reduce or cancel credits if the approved stormwater management practices or measures on the property no longer meet the performance criteria as documented in the Stormwater Charge Credit Application or the credit update or renewal application and/or its supporting documentation and/or the terms and conditions for the Stormwater Charge credit approval, update or renewal.

28. A Stormwater Charge credit may be suspended, reduced or cancelled by the City under the following circumstances:

    (1) failure of an applicable Property Owner to make Stormwater Charge payments as invoiced by the Region of Peel;

    (2) failure of an applicable Property Owner to meet the terms and conditions of the credit approval;

    (3) submission of inaccurate or false information by the Applicant;

    (4) failure of the Applicant to maintain a stormwater management practice or measure as required by the terms and conditions of the credit approval;

    (5) failure of a stormwater management practice or measure to operate or meet the performance criteria as documented in the Applicant's Stormwater Charge Credit Application or credit update or renewal application and/or its supporting documentation and/or the terms and conditions for the Stormwater Charge credit approval, update or renewal; or,

    (6) failure to submit a complete Stormwater Charge credit renewal application by the deadline provided in this Schedule I.

29. A reduction or cancellation of a Stormwater Charge Credit, Technical Exemption, and/or Legal Exemption may be appealed by the Applicant in writing to the Planning Commissioner. The decision of the Planning Commissioner shall be considered final and binding.

30. Where the City determines that a stormwater management practice or measure is in a state of disrepair or no longer functions as approved, the Applicant shall reimburse to the City the entire amount of the credit received in respect of the property since the date that the application was approved, updated or renewed or since the last inspection by the City, whichever is later. If the credit has been cancelled, the Applicant may not re-apply for a credit for a period of twelve (12) months.

APPEALS

31. An Applicant will not be required to pay a service fee for any of the following Appeals:

PERMITTED BASIS FOR APPEAL	CATEGORY	EXPLANATION
Not Subject to Stormwater Charge	A. Legal exemption	A Property or a portion of a Property or the entity occupying a Property is not legally subject to municipal fees and charges.
	B. Technical exemption	A property, in whole or part, drains directly to a point outside the municipal boundary of the City of Brampton without using the City's stormwater drainage system.
Inaccurate Stormwater Charge Assessment	A. Incorrect category	The property has been incorrectly identified as "single residential" or "multi-residential and/or non-residential"
	B. Incorrect tier	A single residential property is not in the correct size tier, based on its roofprint area assessment
	C. Inaccurate impervious Area assessment	For multi-residential and/or non-residential property only: the total impervious area assessment is not accurate For single residential property only: the roofprint area assessment is not accurate
Stormwater Reductions	A. Eligibility for Stormwater Charge Subsidy	A property is entitled to a subsidy
	B. Amount of Subsidy	The portion of a property that qualifies for a stormwater subsidy is not correct
	C. Eligibility for Credit	A property may or may not be eligible for a credit

	D. Amount of Credit	The amount of credit approved for an Applicant's property is not appropriate

32. The filing of an Appeal does not stay the requirement for payment of a Stormwater Charge. Any Stormwater Charge billed during the course of the Appeal will be due and payable upon receipt and remain subject to the Region of Peel's standard collection processes.

33. Adjustments made as a result of an Appeal shall take effect in accordance with to the following schedule:

    (1) Appeal within first year of Credit Program (2020): Adjustments that result from an Appeal which was received on or before December 31, 2020 will be retroactive from date of first billing.

    (2) Appeal from January 1, 2021 onward: Adjustments that result from an Appeal which is received on or after January 1, 2021 will be retroactive from date of receipt of the Appeal by the Stormwater Charge Manager.

    (3) Notwithstanding subsections (1) and (2) above, any Adjustment as a result of a credit update application under section 11 will be retroactive up to the date of the subject Material Change as determined by the City. Where the change results in an increased credit, the additional amount will be retroactive for a maximum period of six (6) months.

34. A Person filing an Appeal will be contacted within fifteen (15) business days of submitting a request, subject to the volume of requests received by the City, and may be asked to provide further information to complete review of the Appeal.

35. The City may make Adjustments to the Stormwater Charge, such as to revise, modify or amend a Stormwater Charge assessment, subsidy eligibility, subsidy amount, legal exemption, technical exemption or credit, including revised or new criteria in the Credit Program. Adjustments include, but are not limited to updates to impervious area assessments as a result of new geomatics information, changes to a property due to redevelopment, changes to MPAC data, and inspections/audits of properties receiving stormwater credits.

36. Appeals will follow the appeal process as determined by the Planning Commissioner as set out in Appendix "B" to this Schedule I.

GENERAL

37. Appendices "A" and "B" shall form and be an integral part of this Schedule I.

38. Should any part of this Schedule I, including any part of Appendix "A" or Appendix "B", be determined by a court of competent jurisdiction to be invalid or of no force and effect, it is the stated intention of Council that such invalid part of the Schedule I shall be severable and that the remainder of this Schedule I, including the remainder of Appendices "A" and "B", as applicable, shall continue to operate and to be in force and effect.

39. Words importing the singular number shall include the plural, and words importing the masculine gender shall include the feminine, and the converse of the foregoing also applies, unless the context of the Schedule I otherwise requires.

40. Any decision or determination required to be made by the City or any official of the City under this Schedule I shall be made in the sole and absolute discretion of the City or the City official.

41. This Schedule shall come into force and effect on July 16, 2026 until March 31, 2027.

Schedule I - Stormwater Fees and Charges

Effective from July 16, 2026 to March 31, 2027

APPENDIX "A"

STORMWATER FEE AND CHARGE RATE

Stormwater Fee and Charge Rate per Stormwater Billing Unit = $97.06

The Stormwater Fee and Charge Rate is subject to such Adjustments as may be approved by Council from time to time.

Property Category	Tier	Typical Properties Included	Roofprint Range (m^2)	Stormwater Billing Units	Charge Basis	Charge Applicable as of Effective Date (See Note 1)	Effective Date
Single Residential (SFH)	Extra Small	Town/rowhouses and residential freehold condos	23.40 - 105.49	0.5	To be assigned based on roofprint impervious area to the satisfaction of the Stormwater Charge Manager	$48.53	Jul/16/2026
	Small	Semis, linked homes and small single detached homes	105.50 – 140.49	0.7		$67.94	
	Medium	Medium single detached homes	140.50 – 220.49	1.0		$97.06	
	Large	Large single detached homes	220.50 – 250.49	1.3		$126.18	
	Extra Large	Very large single detached homes	> 250.49	1.8		$174.71	
Other (OTH)	no tier	Multi-residential, non-residential and mixed-use properties, including institutional, industrial and commercial properties and multi- residential properties (apartment/condo buildings), with at least 23.40 m^2 of impervious area.	Not Applicable	Total Impervious Area (m^2) divided by 234 m^2 per billing unit	Individually Measured Impervious Area	See Note 1	

Note 1: Total Stormwater Billing Units x Stormwater Fee and Charge Rate per Billing Unit

Schedule I - Stormwater Fees and Charges

Effective from July 16, 2026 to March 31, 2027

APPENDIX "B"
APPEALS

<table>
<tr><th colspan="2">APPEAL TYPE</th><th>PROCESS</th><th>DECISION-MAKING AUTHORITY</th></tr>
<tr><td rowspan="2">1. Not Subject to Stormwater Charge</td><td>A. Legal exemption</td><td rowspan="4">A Property Owner must file an Appeal of their Stormwater Charge Assessment</td><td rowspan="7">The outcome of all appeals will first be decided by the Stormwater Charge Manager, and may require further information from the applicant.

Applicants who are unsatisfied with the outcome of a Type 1 Appeal may appeal the decision to the Planning Commissioner.</td></tr>
<tr><td>B. Technical exemption</td></tr>
<tr><td rowspan="3">2. Inaccurate Stormwater Charge Assessment</td><td>A. Incorrect category</td></tr>
<tr><td>B. Incorrect tier</td></tr>
<tr><td>C. Inaccurate impervious area assessment</td></tr>
<tr><td rowspan="4">3. Incorrect Stormwater Reductions</td><td>A. Eligibility for Stormwater Charge Subsidy</td><td rowspan="4">A Property Owner must call 311 for more information about the program and may be referred to the Stormwater Charge Manager</td></tr>
<tr><td>B. Amount of Subsidy</td></tr>
<tr><td>C. Eligibility for Credit</td></tr>
<tr><td>D. Amount of Credit</td></tr>
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