Department: Asset Management
Key Business: Stormwater Management
Service Area: Stormwater Management

Property Category	Property Type	Unit of Measure	HST Y/N	2025 Base Fee	2026 Base Fee	2027 Proposed Base Fee	HST $	2027 Fee (tax included)	Effective Date MMM-YY	Last Increase	2027 over 2026 $ Change	2027 over 2026 % Change
Low Density Residential Tier	• Single detached houses • Farms with residences • Commercial farms	per billing unit	N	N/A	$273.00	**$273.00**	**N/A**	**$273.00**	Mar-27	2026	$0.00	0.00%
Medium Density Residential Tier	• Semi-detached houses • Link houses • Row houses	per billing unit	N	N/A	$128.00	**$128.00**	**N/A**	**$128.00**	Mar-27	2026	$0.00	0.00%
High Density Residential Tier	• Residential condominiums • Townhome properties • Plexes (duplexes to sixplexes) • Multi-residential properties with 7 or more self-contained units	per billing unit	N	N/A	$60.00	**$60.00**	**N/A**	**$60.00**	Mar-27	2026	$0.00	0.00%
Non-Residential - Institutional/Mixed Use	• Institutional • Mixed Use	per 100 m^2 property area	N	N/A	$42.00	**$42.00**	**N/A**	**$42.00**	Mar-27	2026	$0.00	0.00%
Non-Residential - Commercial/Industrial	• Commercial • Industrial	per 100 m^2 property area	N	N/A	$51.00	**$51.00**	**N/A**	**$51.00**	Mar-27	2026	$0.00	0.00%
Non-Residential - Special	• Golf Courses • Vacant development land	per 100 m^2 property area	N	N/A	$6.00	**$6.00**	**N/A**	**$6.00**	Mar-27	2026	$0.00	0.00%
Minimum Non-Residential Fee/Bill	• All property types	Total Fee/Bill	N	N/A	$25.00	**$25.00**	**N/A**	**$25.00**	Mar-27	2026	$0.00	0.00%

***Note: For 2027, the fee will include a 25% discount for Residential units and a 50% discount for Non-Residential units as part of a phased implementation plan over three years for residential and four years for non-residential.**