

# STORMWATER INFRASTRUCTURE FUND

## Proposed Utility



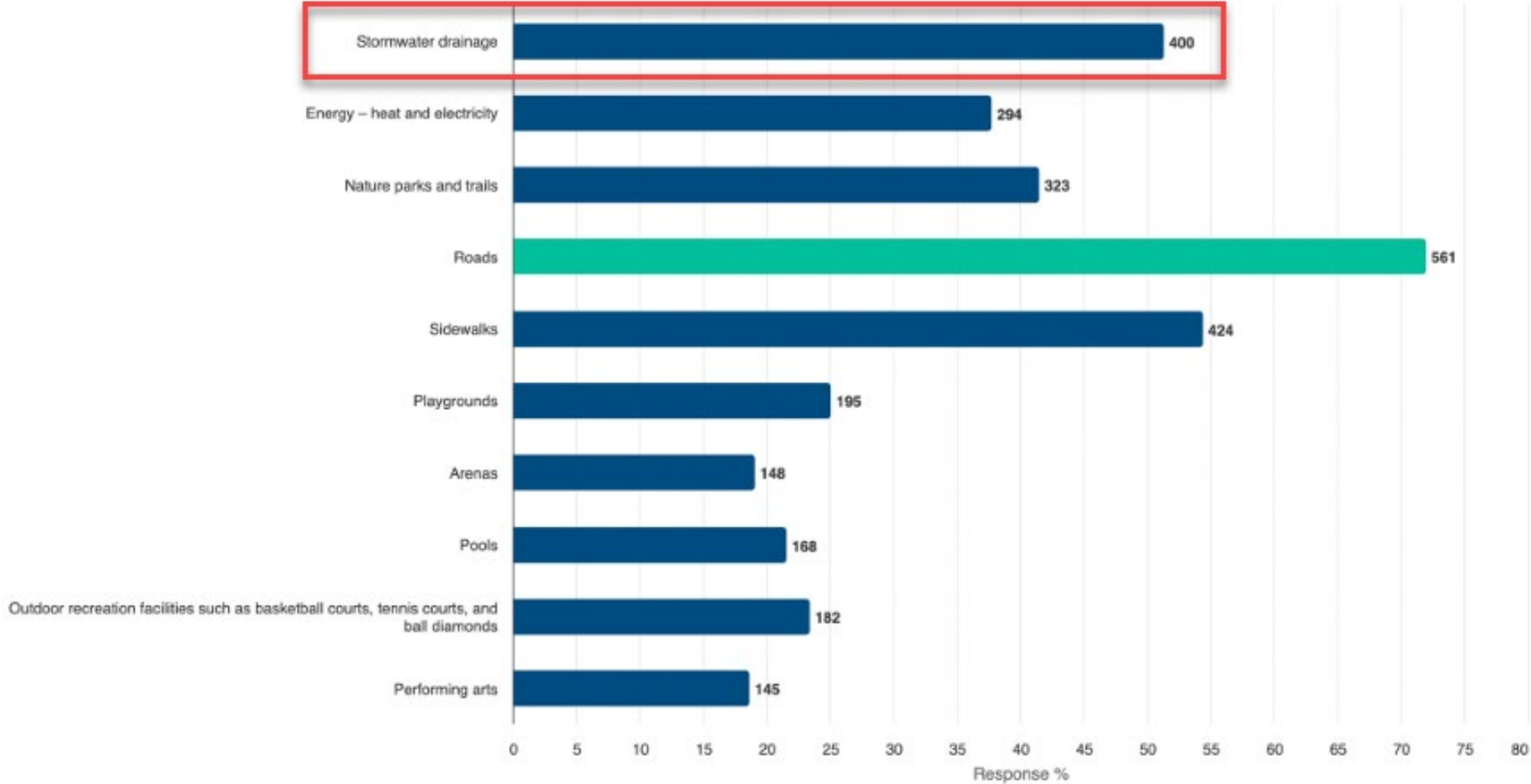
# Presentation Outline

- Background & Need for Dedicated Funding
- Utility Structure Based on Option #4 - ERU
- Proposed Utility Fees
- Stormwater Utility Credit Program Research
- Options

# Investing in Stormwater Drainage

Please indicate the category(ies) of infrastructure that you feel should be the City's highest priority(ies) for investment

780 Answered



# Stormwater Infrastructure

Prince George's stormwater system consists of a massive network of pipes, drains, and other infrastructure that works together to safely divert water.



**440 km**  
of below-ground  
storm sewer pipe



**696 km**  
of ditches



**971**  
culverts



**6,293**  
catch basins



**6**  
stormwater  
pump stations



**4,304**  
maintenance holes



**34**  
ponds and wetlands



2018

Source: My Prince George Now



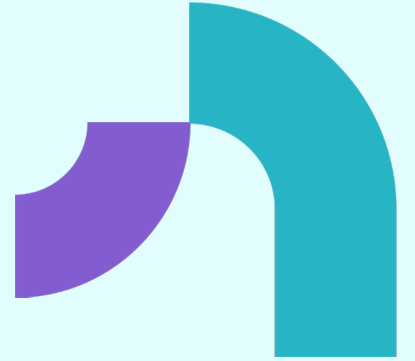
Sediment Carried into Creeks

2021

# Consequences



2020

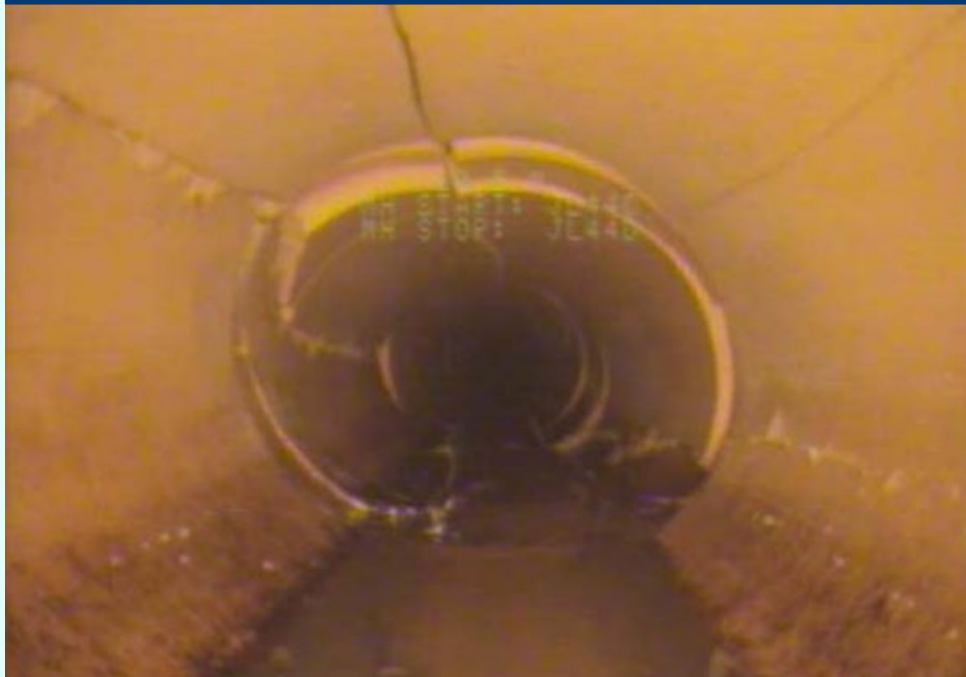


2024

Credit: Chuck Nisbett/The Prince George Citizen August 2024



**INFRASTRUCTURE FAILURES**

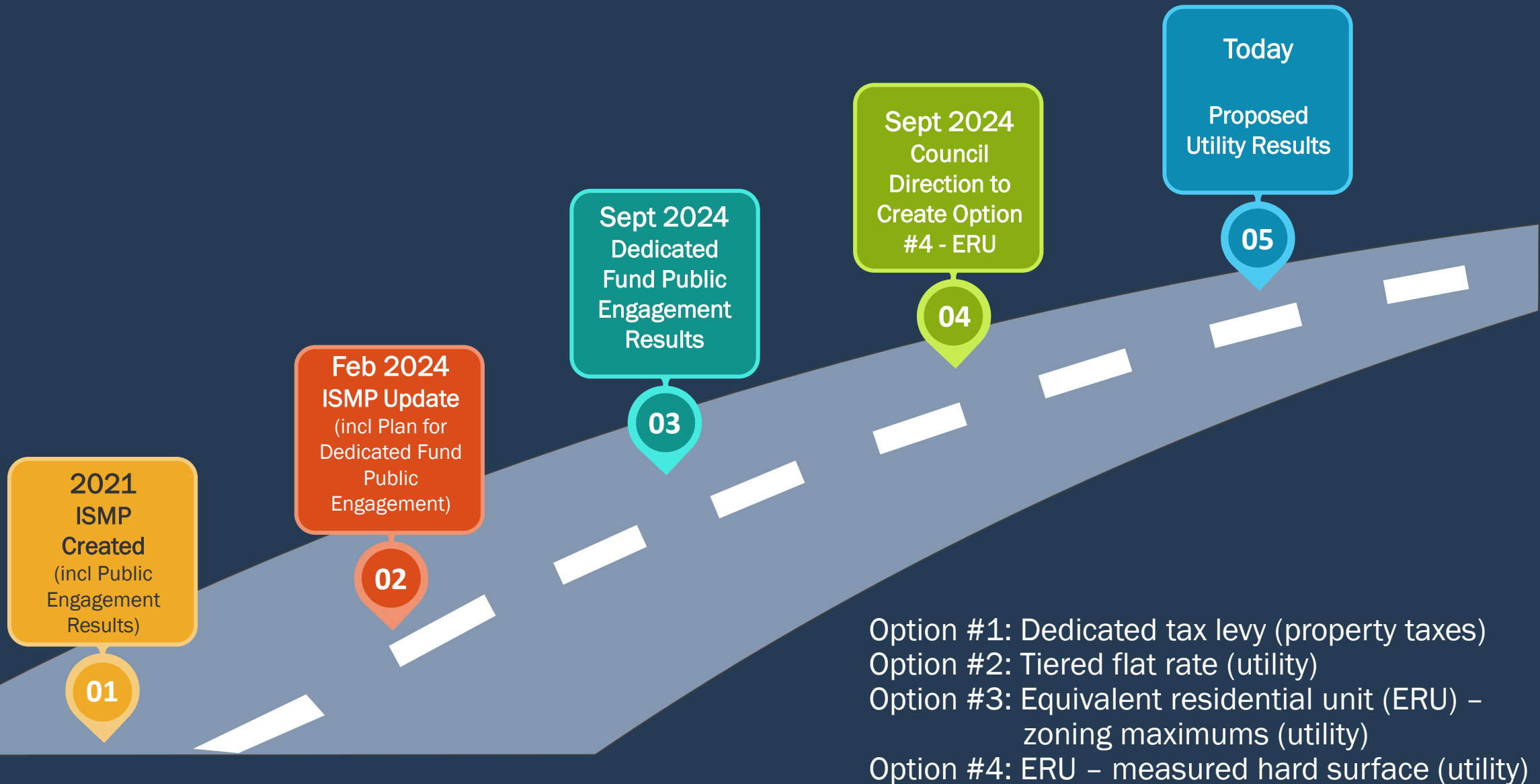


**SINKHOLES**



# Consequences

# Background



# How we informed



**24** social media posts  
across **4** platforms (145,402 impressions)



**57** commercials  
on tv

**30** radio ads  
on **2** stations

**1** print ad in the  
Prince George Citizen



**2** digital  
newsletters

**1,650+** web page  
views



**Pop-up  
information  
session**  
at Pine Centre mall



**3** informational  
posters  
created



Media release  
sent to over 900  
subscribers

Stormwater funding survey:  
May 23 to July 26, 2024

**314** survey  
responses

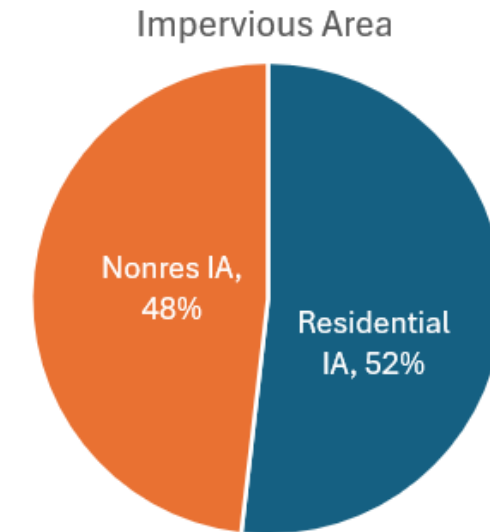


# Hard Surface Measurement Results



# Hard Surface (Impervious) Measurement Results

Residential Land Use	ERU Values
Res SFD	1 billing unit
Res SFD with Additional Dwelling Unit (ADU)	0.5 billing unit for each dwelling
Res Duplex	0.5 billing unit for each dwelling
Res Duplex (Up and Down)	0.5 billing unit for each dwelling
Res Triplex	0.33 billing unit for each dwelling
Res Fourplex	0.25 billing unit for each dwelling
Res Towns	1 billing unit
Res Mixed	1 billing unit
Res Building	0.25 billing unit for each dwelling
Res Mobile Home Park	1 billing unit
Res Mobile Home Single	1 billing unit



**Equivalent Residential Unit (billing unit) = 304m<sup>2</sup>**

## Assumptions:

- Gravel/dirt driveways etc were not considered a hard surface
- There are no exempt properties in a Utility
- Undeveloped properties with less than 50m<sup>2</sup> hard surface will not be charged
- All properties with greater than or equal to 50m<sup>2</sup> hard surface will be charged minimum 1 billing unit

# Hard Surface Measurement Results – Non-Residential



# Storm Utility Fee

Representative House Value (2025)	Current Property Tax for Stormwater Services	Proposed Stormwater Utility Fee	Difference
\$467,684	\$103.15	\$169.07	\$65.92

# Storm Utility Credit Programs in Canada

- Typically offer up to 50% credit
- Mostly offered to larger density multi-family and Non-residential properties
- Some require Professional Engineer's Report in order to qualify
- Some offer rain barrel rebates to single family homes

Pros	Cons
Encourages environmentally responsible behavior	Low participation rates in residential sectors
Reduces strain on municipal infrastructure	High administrative and implementation costs
Improves local water quality	Requires technical documentation and verification
Enhances property aesthetics and value	Complex billing and tracking
Offers financial relief to proactive property owners	Frequent renewals and inspections
Promotes community engagement	Limited eligibility for some property types
Supports climate resilience	

# What's next?

## Option 1:

Begin charging all properties the full funding level (as recommended in the ISMP) of \$9M as of January 1, 2027

## Option 2:

Option 1, plus freeze the extra 1% to the General Infrastructure Reinvestment Fund (GIRF) for 2 years

## Option 3:

Begin charging all properties on January 1, 2027, but not at the full funding level, rather a phased approach

## Option 4:

Option 1, 2, or 3, plus implement a credit program as a pilot for 3 years to determine its benefits

## Option 5:

Do not create a dedicated fund and continue to include stormwater related expenses within the general tax levy, where it will need to compete with other City service categories.

**Thank you**

