

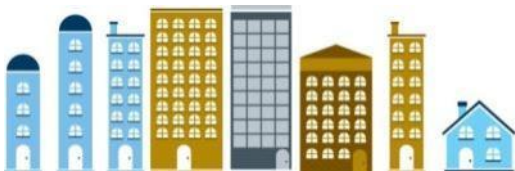
Zoning Amendment to EPCOR Bylaw 19627

EPCOR Water Services
November 2023



EPCOR Bylaw 19627 Amendment

- City Council approved a new Zoning Bylaw on October 23, 2023 – Bylaw 20001.
- New zones come into effect January 2024.
- These zoning changes will affect EPCOR's charges for stormwater utility service.
- EPCOR is proposing an amendment to EPCOR Drainage and Wastewater Treatment Bylaw 19627 to reflect the zones approved in Bylaw 20001. The amendment would be effective January 1, 2024.
- Our report addresses how EPCOR proposes to ensure continuity in monthly billing for ratepayers.

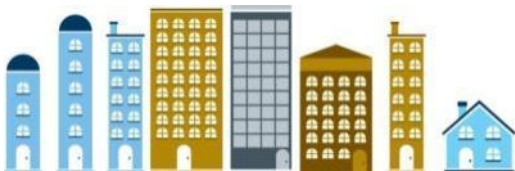


Stormwater Utility Charges

- EPCOR Drainage Services and Wastewater Treatment Bylaw 19627 sets out the monthly charges for Stormwater service as:

Area x Runoff Coefficient X Development Intensity Factor x Monthly Rate

- The amount of stormwater runoff from a customer's property into the drainage system drives the customer's usage of the system.
- Stormwater runoff is related to the property size and permeability.
- The permeability of the property is reflected in the runoff coefficient.
 - Runoff coefficient ranges from 0.1 to 0.95, where low values reflect high permeability and high values reflect low permeability.
 - Zone is used as a basis for establishing the runoff coefficient for each property because it provides an indication of land use.
- Development intensity factor is usually 1.0 unless a customer can demonstrate they contribute significantly less stormwater runoff compared to similarly zoned properties



Proposed Amendments

- Current stormwater rates were approved by Council in 2021 for our Performance Based Regulation (PBR) framework for the term April 1, 2022 to March 31, 2025.
 - These rates were established based on current zones and the corresponding runoff coefficients.
- For the remainder of this PBR term, EPCOR is proposing to preserve the current runoff coefficients for all existing drainage services.
- For new drainage services, which begin to receive services on or after January 1, 2024, EPCOR will apply the new City zones and corresponding runoff coefficients.
- By maintaining current rate parameters for existing drainage services throughout the remainder of this PBR, there is no over or under recovery for EPCOR as a result of the new zones being implemented prior to the end of the PBR.

