

PARCELFLOW

Stormwater Credit Application · Starter Package

Rangeview Road and Lakeshore Road East

Rangeview Official Plan Amendment

ESTIMATED NET CREDIT

40%

Capped at 50% per Mississauga bylaw SA2

CATEGORY BREAKDOWN

- ☐ Peak Flow up to 40%
- ☒ Water Quality up to 30%
- ☒ Runoff Volume up to 30%
- ☐ Operations up to 20%

SOURCE REPORT

Consultant: Schaeffers Consulting Engineers

Engineer of record: Koryun Shahbikian

Report date: 2025-05-01

STARTER PACKAGE · NOT YET SUBMISSION-READY

This document was pre-filled from a public Stormwater Management report. The certifying engineer must complete a site inspection, write the O&M plan, update calculations to current conditions, verify owner records, and affix their P.Eng stamp before submission. PARCELFLOW estimates are heuristic · confirm everything.

Credit Application

Stormwater Charge

Corporation of the City of Mississauga
Transportation & Works, Environmental Services
300 City Centre Drive, 8th Floor
Mississauga, Ontario L5B 3C1
www.mississauga.ca/stormwatercharge
FAX: 905-615-3405
Tel. 311 or 905-615-4311 (outside City limits)
stormwater@mississauga.ca



Personal information on this form is collected under the authority of City of Mississauga User Fees and Charges By-law 0244-2022. The personal information will be used by City of Mississauga Staff to review your credit application. Questions about the collection of this personal information only should be directed to the Stormwater Charge Program Coordinator, 300 City Centre Drive, Mississauga ON L5B 3C1, 905-615-3200 ext. 3619.

Participation in the Credit Program is by application only. If your application is incomplete or does not include all of the required documentation, your application will not be processed and may be returned with a request for the outstanding information. Stormwater credit applications will be reviewed by, and approved credit amounts will be determined by, the Environmental Services Section. Notifications of decisions will be made by email or letter.

Instructions

The Credit Application is made up of 9 sections: Sections 1-7 require basic information about the applicant, the site, and includes a description of application submission requirements. Section 8 lists the Terms and Conditions for the Award of Credits. This section must be read and understood. Section 9 requires the signature of the applicant.

Section 1. Applicant Information

This section below must be filled out by the registered property owner and agent for any other registered owner(s) or by the authorized agent for all registered owners (herein referred to as the "Applicant")

Name (Last) _____ (First) _____

Company/Organization _____

☐ Registered Owner and Authorized Agent for any Other Registered Owner(s)' ☐ Authorized Agent for All Registered Owners

Section 2. Contact Information

Phone _____ Email _____

Mailing Address (Number & Street) _____ City _____ Postal Code _____

Section 3. Site Information

Site Name (eg. Heartland, Square One) _____ Property ID Number(s) (Check estimator.stormwatercharge.ca/)
[Rangeview Official Plan Amendment](#) [\[lookup at estimator.stormwatercharge.ca\]](#)

Address of Property (Number & Street) _____ Postal Code _____

[Rangeview Road and Lakeshore Road East, Mississauga, Ontario](#)

Section 4. Credit Type Applied For

- ☒ **X**
- ☐ New Credit
- ☐ Credit Update
- ☐ Credit Renewal

Section 5. Status of Best Management Practice (BMP)

- ☒ **X**
- ☐ Built through Development Application
- ☐ Retrofits

OFFICE USE ONLY

☐ Credit Application Entered into INFOR _____ Date _____ Entered by (Name) _____

DRAFT - PARCELFLOW PRE-FILL 2026-06-04
Permit Number _____ Record Number _____

Section 6. Credit Amounts Applied For

Credit Type	Maximum Possible	Percent Applied For
Peak Flow Reduction	40%	
Water Quality Treatment	30%	
Runoff Volume Reduction	30%	
Operations and Activities	20%	
Total Credits	50%	

30%
10%
40%

Section 7. Application Submission Checklist

Prior to submitting the application, ensure that the following supporting documentation has been prepared. Please see the Stormwater Charge Credit Application Guidance Manual available at www.mississauga.ca/portal/stormwater/credit-program for details on information requirements of each form.

X

A. New Credit

Report, certified by a qualified Professional Engineer, which describes and supports how BMPs achieve the credit criteria, including:

- ☐ Site Plan
 - ☐ Engineering Drawings
 - ☐ Supporting calculations and/or modelling results
 - ☐ Operation and Maintenance Plan (if applicable)
 - ☐ Credit Sharing Documentation (if applicable)
- For Operations and Activities Category only

 - ☐ Sustainable Landscaping Plan
 - ☐ Education Program Plan
 - ☐ Paved Area Sweeping
 - ☐ Salt Management Plan
 - ☐ Pollution Prevention
 - ☐ Pollution Prevention Lite Plan

B. Credit Renewal Application

Report, certified by a qualified Professional Engineer, which confirms that the previously approved BMPs continue to be in a state of good repair, including:

- ☐ Inspection and Maintenance Logs
- ☐ Update to Operation and Maintenance Plan (if applicable)
- ☐ Update to Pollution Prevention Plan (if applicable)

Section 8. Terms & Conditions for Award of Credits

In consideration of applying for, and receiving credits toward the assessed stormwater charge from, the City of Mississauga, the Applicant acknowledges and agrees to the following:

A. Responsibility for Works and Measures

The work performed or measures installed were completed at the Applicant’s sole discretion. All work is to be coordinated by theApplicant. Any and all costs for the installation or construction, performance, on-going operation and maintenance, and repair of any works shall be at the Applicant’s sole cost and expense. The Owner shall notify any subsequent owners upon the sale of the property of the owner’s maintenance obligations.

B. Site Inspections and Document Audits

The City reserves the right for its staff or agents to, at any reasonable time, enter and inspect any property participating in this program and examine any related record, document or file, to verify eligibility as part of the credit application process or during the term of an approved credit in accordance with the obligations under this application. The City may ask for further documentation or reject a credit application or suspend, reduce or cancel approved credits if the results of inspection of stormwater management practices or measures, or records of stormwater operations and maintenance thereof, no longer meet the performance criteria as documented in an application or supporting material and/or the terms and conditions for the Stormwater Charge credit approval, update or renewal.

Failure of the Applicant to provide access as documented in the Stormwater Charge Credit Application Guidance Manual will result in a credit application being rejected and/or credit cancellation.

C. Liability

The City’s decision to award a credit or pass an inspection shall not be considered in any way an admission on the part of the City of liability or responsibility for, or guarantee or warrantee of the quality of workmanship or suitability of any or all of the works, measures, or practices or that the performance of any or all of the parts/products used to complete the work be free of defects.

The Applicant shall indemnify and hold harmless the City and its representatives, agents, and employees against all liability, loss, costs, claims, damages, and expenses causes of action, actions, claims, demands, lawsuits and other proceedings, by whomever made, sustained, brought or prosecuted, including third party bodily injury, death, personal injury, and property damage, in any way based upon, occasioned by or attributable to the Applicant’s participation in this Program or as a result of the installation and implementation of the works, measures or practices.

D. Suspensions, Reductions, and Cancellation

A Stormwater Charge credit may be suspended, reduced or cancelled by the City as specified in By-law 0244-2022, as amended or any successor by-law. The Commissioner of Transportation and Works shall have delegated authority as authorized in By-law 0244-2022, as amended or any successor by-law.

In the circumstance that this Application contains any material misstatement or misrepresentation on such Applicant's behalf or stormwater management practice or measure is found to be in a state of disrepair or no longer functioning 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. The City shall have the right to collect any such credit through any methods available at law. If the credit has been cancelled, the Applicant may not reapply for a credit for a period of no less than 12 months.

E. Maintenance Requirements

Approved stormwater management practices or measures on the property must continue to meet performance criteria as documented in the Stormwater Charge credit application or the credit update or renewal application and/or its supporting documentation, i.e., "Operation and Maintenance Plan" and/or the terms and conditions of approval.

F. Duration of Credit

Stormwater Charge credits shall be in effect for a period as allowed in By-law 0244-2022, as amended or any successor by-law or as otherwise specified at the time of credit approval. Credits will expire if not renewed at least three (3) months prior to the expiration date of the credit approval.

G. Distribution of Credit

In the case of an Applicant filing an application for more than one parcel or property, contiguous to each other (with the same municipal address) and held under the same ownership, the City reserves the right to distribute total assessed charges and approved credits across parcels as it sees fit, based on the location of the stormwater measures or practices or other considerations.

H. Update Responsibilities

A credit update application must be submitted to the City as outlined in By-law 0244-2022, as amended or any successor by-law. The City shall have full and absolute discretion to adjust (increase or decrease) the current credit amount.

I. Renewal Criteria

A credit renewal application must be submitted to the City as outlined in By-law 0244-2022, as amended or any successor by-law. The City shall have full and absolute discretion to adjust (increase or decrease) the current credit amount.

J. Penalties

Stormwater Charge credits may be suspended, reduced or cancelled as outlined in By-law 0244-2022, as amended or any successor by-law.

K. Review Timelines

An initial assessment will be conducted for application completeness. The Applicant may be requested to provide additional information. Complete applications will be registered and the Applicant will be notified. The technical review of an application is expected to be completed within thirty (30) calendar days after registration. Credit approval may be awarded or rejected or additional information or clarification on matters from the Applicant may be requested during this time. In the event the review results in a request for additional information or clarification on matters from the Applicant, a new thirty (30)-day period will be re-set upon receipt of all information.

L. Program

The City reserves the right to cancel, suspend or alter the program at any time.

M. Payment During Application Review

A pending credit request application shall not constitute a valid reason for non-payment of the currently-assessed stormwater charge. Any stormwater charge bill that is received during the credit application review process must be paid in full.

Section 9. Release

I hereby certify that I am the registered property owner and agent for any other registered owner(s) or the authorized agent for all registered owners of the property identified and for which this application is being made. I hereby declare that the property is not in contravention with any City by-laws. I hereby declare that the statements made by me in this application are to the best of my belief and knowledge a true and complete representation of the purpose and intent of this application and that I have fully read and understand the program terms and conditions listed on this application and within the Stormwater Charge Credit Application Guidance Manual.

Signature of registered property owner and agent for any other registered owner(s) or the authorized agent for all registered owners

Date **DRAFT - PARCELFLOW PRE-FILL**

Rangeview Road and Lakeshore Road East

Rangeview Official Plan Amendment

1. Project Overview

Site located at Rangeview Road and Lakeshore Road East (project: Rangeview Official Plan Amendment). Total site area: ? ha. Existing land use: commercial and industrial. Proposed land use: mixed-use residential and commercial (high-rise, townhouses, commercial). Source report prepared by Schaeffers Consulting Engineers, certified by Koryun Shahbikian, dated 2025-05-01.

2. Site Description and Drainage Context

Pre-development impervious cover: ?%. Post-development impervious cover: 90.0%. Soil group: unknown. Allowable release rate: ? L/s. Source report references the City of Mississauga's stormwater quantity control requirements per Storm Drainage Design Requirements §8.

[ENGINEER TO ADD] Current site condition observations

Engineer to record site-visit findings: BMP physical condition, evidence of sedimentation, maintenance state, any material changes since t

3. Stormwater Management Controls

The source report identifies 7 on-site stormwater management controls, summarized below.

3.1 Underground Storage · Site Plan Underground Storage (quantity control)

outlet: orifice

Quantity control proposed at site plan level via underground storage combined with an orifice control device.

3.2 Bioretention · Bioswale/Rain Garden + OGS Treatment Train

outlet: other

Option 1 for private site plan blocks: bioswale/retention/infiltration unit providing minimum 60% TSS removal combined with OGS for additional 50% TSS removal to achieve 80% total TSS removal.

3.3 Oil Grit Separator · OGS Units (ROW and Site Plans)

outlet: other

Four OGS units proposed within the right-of-way as part of the ultimate design. ETV-certified OGS units sized for 50% TSS removal used in conjunction with tree pits to achieve 80% TSS removal.

3.4 Infiltration · Tree Pits / Tree Trenches (ROW)

outlet: other

Filter-based tree pits proposed in ROW boulevards. Sized for 20 m³/ha to achieve 60% TSS removal per MOE Table 3-2. Also sized to retain greater of 5mm retention volume or quality control volume. High groundwater makes infiltration-based design challenging; filtration-based design proposed instead.

3.5 Other · Jellyfish Filter / Centralized Filtration Units

outlet: other

Option 2 for private site plan blocks: centralized proprietary filtration units (e.g. Jellyfish or equivalent) sized for 80% TSS removal.

3.6 Infiltration · Perforated Catchbasin Lead + OGS (ROW Option 2)

outlet: other

Perforated CB lead providing 60% TSS removal via infiltration paired with OGS sized for 50% TSS removal to achieve 80% TSS removal total in ROW.

3.7 Rainwater Harvesting · Rainwater Harvesting / On-site Reuse (Site Plan Blocks)

outlet: other

Runoff can be reused within private site plans via rainwater harvesting tanks for irrigation, greywater, or mechanical cooling to satisfy 5mm retention volumetric requirement.

4. Peak Flow (up to 40%) · · NOT DOCUMENTED

Evaluation criterion (Mississauga Application Guide §A2): City stormwater quantity-control requirements per watershed; full 40% awarded when controls satisfy the requirements for the entire impervious surface. Credit reduces by 1% per 2.45 L/s above target.

No pre-vs-post hydraulic comparison was extracted from the source report.

4. Water Quality (up to 30%) · · QUALIFIES

Evaluation criterion (Mississauga Application Guide §A2): Sliding scale by TSS removal ? Enhanced (80%) ? 30%, Normal (70%) ? 23%, Basic (60%) ? 15%, below 60% ? no credit. Aligned with MOE Stormwater Management Planning and Design Manual (2003).

Extracted evidence: Water Quality 30%: TSS removal 80% (enhanced).

Source report claims 80% TSS removal ? Provincial Enhanced tier. Quality control method: Treatment train: bioretention/bioswale + oil-grit separator for private site plan blocks; tree pits/tree trenches + OGS units for public ROW; centralized filtration units (Jellyfish or equivalent) as alternative for private blocks.

4. Runoff Volume (up to 30%) · · QUALIFIES

Evaluation criterion (Mississauga Application Guide §A2): First 15 mm of rainfall captured on the impervious area, via infiltration, evapotranspiration, re-use, or filtration. Sliding scale 2% per mm.

Extracted evidence: Runoff Volume 10%: water balance retains 5 mm on site (2% per mm, max 30% at 15 mm).

Source report documents 5 mm of on-site water-balance capture. Per Guide §A2.3 (2% per mm), this corresponds to up to 10% credit.

4. Operations (up to 20%) · · NOT DOCUMENTED

Evaluation criterion (Mississauga Application Guide §A2): Combinable sub-credits: Sustainable Landscaping 5%, Education 5%, Paved Area Sweeping 10%, Salt Management 10%, Pollution Prevention Lite 10%, Pollution Prevention Plan 20%.

Source report references 13 BMPs. Operations sub-credits (Sustainable Landscaping, Education, Sweeping, Salt Management, Pollution Prevention) must be confirmed against the property's current operational commitments.

5. Operation & Maintenance (O&M) Plan

An O&M Plan is required by Section 7 of Form 2703 and by the Mississauga Stormwater Credit Application Guide. The plan must describe inspection frequency, maintenance activities, performance triggers, and the party responsible for each BMP.

[ENGINEER TO ADD] O&M Plan

Engineer to draft the O&M plan covering each control listed in Section 3.

6. Inspection and Maintenance Logs

[ENGINEER TO ADD] Inspection log

Required for Credit Renewal applications (Form 2703 §7B). For New applications, baseline observations from the engineer's site visit.

7. Professional Engineer Certification

I, the undersigned Professional Engineer registered in Ontario and qualified in municipal engineering and stormwater management, hereby certify that the stormwater management measures described in this report meet the criteria set out in the City of Mississauga's Stormwater Credit Application Guide. I confirm I have inspected the property and the controls are in good repair and functioning as documented.

Signature: _____ Date: _____

P.Eng. Name: _____

PEO Licence Number: _____

[P.Eng. SEAL]

Submission Checklist

Per Form 2703 §7 (New Credit Application). Items marked PRE-FILLED were populated from the source report; items marked TO-DO must be completed by the certifying engineer before submission.

[PRE-FILLED]	Report certified by a qualified Professional Engineer Skeleton draft generated; engineer reviews + completes + signs
[PRE-FILLED]	Engineering Drawings 7 controls described in source report
[TO-DO]	Supporting calculations and/or modelling results 0 hydraulic events extracted
[TO-DO]	Operation and Maintenance Plan Engineer must draft per Application Guide §A1.1.1
[TO-DO]	Credit Sharing Documentation (if applicable) Only required for multi-parcel applications
[TO-DO]	Sustainable Landscaping Plan Required if claiming the 5% O&A sub-credit
[TO-DO]	Education Program Plan Required if claiming the 5% O&A sub-credit
[TO-DO]	Paved Area Sweeping Required if claiming the 10% O&A sub-credit
[TO-DO]	Salt Management Plan Required if claiming the 10% O&A sub-credit
[TO-DO]	Pollution Prevention Plan or Lite Required if claiming the 10-20% P2 sub-credit