

**SUBDIVISION REQUIREMENTS**

**SECTION 1 - GENERAL REQUIREMENTS FOR SERVICING SUBDIVISIONS**

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## **1.00 INTRODUCTION**

This section indicates the general requirements of the City of Mississauga with respect to the provision of municipal services within a new subdivision. More detailed requirements, policies and procedures are found throughout this manual under the respective sections.

Unless otherwise indicated, construction within the City of Mississauga will conform to the standards and requirements of the Ontario Provincial Standards.

**1.01 STORM DRAINAGE****1.01.01 Sewer System**

Storm sewers designed and constructed in accordance with the most recent requirements and specifications of the City of Mississauga are required on every street within all plans of residential subdivision. Storm sewers shall be of adequate size and depth to provide service for the development of lands within the upstream watershed and/or for the drainage of any areas designated by the Commissioner of Transportation and Works. Storm drainage shall be directed to an outlet considered adequate in the opinion of the Commissioner of Transportation and Works.

Channel works, bridges, culverts and all other drainage structures or works shall be designed and constructed in accordance with the most recent drawings and specifications and are to be approved by the Commissioner of Transportation and Works and all other applicable agencies such as the Ministry of Environment and Energy, the local Conservation Authority and the Ministry of Natural Resources, etc...

**1.01.02 Maintenance**

Storm sewers shall be guaranteed for a minimum period of one year after the City has issued preliminary inspection approval. Notwithstanding the storm sewers will not be released from the maintenance period until base asphalt approval has been granted for the subdivision. All above ground storm sewer appurtenances shall be maintained until assumption of the subdivision.

Channel works (including headwall structures) shall be maintained until assumption of the subdivision.

**1.02 ROADWAYS****1.02.01 Road Works**

Asphalt roadways complete with concrete curbs and gutters designed and constructed in accordance with the most recent requirements and specifications of the City and the Ontario Provincial Standards are required on all road allowances within the plan of subdivision. The geometric standard of the roadway shall be as stipulated in the City Standards and Drawings designated by the Commissioner of Transportation and Works. The balance of the road allowance not occupied by the roadway, driveways, splash pad or sidewalks shall be graded and completely top soiled and sodded to the satisfaction of the Commissioner of Transportation and Works.

**1.02.02 Maintenance**

Above ground services shall be guaranteed for a period of three years after base asphalt approval, or three months after the issuance of top course of asphalt approval, whichever comes later.

**1.02.03 Sidewalks and Walkways**

Sidewalks are required in subdivisions in accordance with City standards and guidelines and where specified by the Commissioner of Transportation and Works.

Where the development generates the need, in the opinion of the Commissioner of Transportation and Works, sidewalks may be required on existing streets external to the plan or streets where reverse frontage is proposed.

Walkways shall be constructed as required within the plan for the proper circulation of pedestrian traffic and shall be in accordance with the most recent requirements and specifications of the City of Mississauga.

**1.03 REGIONAL SERVICES****1.03.01 Sanitary Sewers****1.03.01.01 Sewer System**

Sanitary sewers *shall be designed* and constructed in accordance with the Region of Peel *design Criteria and Development Procedures Manual, latest edition in all residential subdivisions*. Sanitary sewers shall be of adequate size and depth to service the adjacent external lands where so required by the Regional Commissioner. A sewer connection from the sewer main to the edge of the road allowance shall be constructed for each lot or building block in the plan of subdivision.

**1.03.01.02 Maintenance**

Sanitary sewers shall be guaranteed for a minimum period of one year after preliminary inspection approval by the Region, but shall not be released from the maintenance period until at least the base course of asphalt has been constructed on all roads within the subdivision. Above ground sewer appurtenances shall be maintained until assumption of the subdivision.

**1.03.02 Watermains****1.03.02.01 Water System**

Watermains and appurtenances shall be constructed on all streets within the plan of subdivision and shall be designed and constructed in accordance with the Region of Peel *design Criteria and Development Procedures Manual, latest edition*.

A separate water service connection shall be provided to the edge of the road allowance for each lot or building block within the plan of subdivision. Water services shall be *designed and constructed in accordance with the Region of Peel design Criteria and Development Procedures Manual, latest edition*.

**1.03.02.02 Maintenance**

Watermains, appurtenances and services shall be guaranteed for a minimum period of one year after preliminary inspection approval by the Region of Peel, but shall not be released from the period of maintenance until base asphalt approval has been granted for the subdivision. All above ground watermain appurtenances shall be maintained for a period of three (3) years from the date of preliminary acceptance, or one year after the issuance of top course asphalt approval, whichever is the latter.

**1.04 STREET NAME AND TRAFFIC SIGNS**

Street name and traffic signs shall be supplied and erected by the Developer. Temporary street name signs shall be supplied, erected and maintained by the Developer in order to facilitate deliveries during the construction period.

Temporary regulatory signs must be reflective. All permanent signs must be to City Standard.

Once the proper traffic signs and street name signs have been installed, the Traffic Section will inspect the installations. Upon approval by the City, maintenance will be completed by the City with costs charged to the developer until assumed by the City.

**1.05 ROADWAY MARKINGS**

Pavement markings will be installed on all roadways greater than two lanes in width by the City at the Developer cost or on other roads as required by the Commissioner of Transportation and Works. The Developer shall be responsible for stop bars on roadways that are up to two lanes in width.

These pavement markings will be installed by the City at the developers cost on the top coat of asphalt and in some circumstances on the base coat of asphalt.

**1.06 TRAFFIC SIGNALS**

The underground portion of future traffic signals is to be installed by the Developer including conduit, handwells and traffic signal power service pedestals. The above ground portion of the traffic signal will be installed by the City. Future traffic signals are generally at intersections along major collector and arterial roadways.

Approval of the conductors and grounding is to be received from Enersource. The conductors and grounding are to be installed at the time of installation of the pedestals. The Developer must guarantee and maintain the pedestals and their connections until the end of the above ground maintenance period.



**1.07 STREETLIGHTING**

Streetlights are to be installed along all streets and public walkways in accordance with the most recent lighting requirements and standards of the City of Mississauga.

Electrical work is to be designed and constructed in accordance with the most recent requirements and specifications of Enersource Hydro Mississauga. Approval by Enersource Hydro Mississauga is required before any street lighting will be assumed into the City's streetlight inventory. The Developer must guarantee and maintain the lighting until one year after assumption. Energy charges will be paid by the City upon energization of the streetlighting.

**1.08 FENCING**

Fencing shall be in accordance with the most recent requirements and specifications of the City of Mississauga.

Fencing is required:

- Along side yard flankage and/or rear yards backing onto major collector and arterial roadways unless noise attenuation barriers are required.
- Along public walkways (In accordance with City Standard 2240.050)
- As designated by the Commissioner of Transportation and Works

For single family lots, semi-detached lots, or multiple family lots of not more than four dwelling units, a 1.2m fence is required.

For any other type of development, a 1.8m screen fence is required.

**1.09 TREES**

Trees are required on road allowances and are to be planted in accordance with the requirements of the City's Recreation and Parks section of the Community Services Department.

Fencing, screening and landscaping works required within the development shall require approval from the City's Planning and Building Department.

**1.10 LOT GRADING AND SODDING**

The grading and sodding of lots in a subdivision must be in accordance with the most recent requirements and specifications of the City of Mississauga.

**1.11 BLOCK GRADING**

The grading and drainage of blocks in a subdivision must be in accordance with the most recent requirements and specifications of the City of Mississauga.

## 1.12 EROSION AND SEDIMENT CONTROL

Erosion and sediment controls shall be designed, constructed and maintained in all subdivisions in accordance with the most recent requirements and specifications of the City of Mississauga.

In accordance with the City of Mississauga Erosion and Sediment Control By-law No. 512-91, as amended, an Erosion and Sediment Control Permit must be obtained prior to undertaking any land disturbing activities on development sites greater than half (0.5) a hectare in size or on development sites of any size that are adjacent to a body of water.

Applications for an Erosion and Sediment Control Permit are submitted to the Infrastructure and Environmental Planning Section of the Transportation and Works Department. The permit application consists of an application form, an erosion and sediment control plan and an application fee. Prior to a permit being issued a *cash deposit* or irrevocable Letter of Credit (see Section 3 STD. 3.0217.03) covering 100% of the approved estimated cost *including engineering and contingencies* of the erosion and sediment control measures shall be submitted. Upon issuance, the permit is valid for a period of 180 days. The permit may be extended one or more times for an additional 180 days each time. Additional erosion and sediment control measures and a renewal fee may be required as a condition of the extension, if they are necessary to meet the requirements of the By-law.

Copies of the By-law and the permit application package are available through the Infrastructure and Environmental Planning Section of the Transportation and Works Department.