SECTION 1 – DEVELOPMENT GENERAL SERVICING REQUIREMENTS

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1.0 Introduction

This section includes the general requirements of the City of Mississauga with respect to the provision of municipal services for development infrastructure. 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.

1.1 Storm Drainage

1.1.0 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 Development Engineering & Construction - Storm Planning section shall be directed to an outlet considered adequate in the opinion of the Development Engineering & Construction section.

All stormwater related infrastructure including but not limited to; channel works, culverts, inlets/outlets, headwalls, quality control and volume control structures, LIDs, SWMFs etc. and other site specific works shall be designed and constructed in accordance with the most recent drawings and specifications and are to be approved by the Development Engineering & Construction section and all other applicable agencies such as the Ministry of Environment Conservation and Parks the local Conservation Authority and the Ministry of Natural Resources and Fisheries, etc...

1.1.1 Maintenance

Storm infrastructure 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 development. All above ground storm sewer appurtenances shall be maintained until the assumption of the development.

1.1.2 Municipal Roadways

1.1.2.0 Road Works

Asphalt roadways complete with concrete curbs and gutters including splash pads where designated shall be 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 development. The geometric standard of the roadway shall be as stipulated in the City Standards and Drawings designated by the Development Engineering & Construction section. The balance of the road allowance not occupied by the roadway (boulevard) requirements will be developed in coordination with City staff during the development application process.

1.1.2.1 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.

1.1.2.2 Sidewalk and Walkway

Sidewalk requirements will be identified by City staff in accordance with City standards and guidelines and where specified by the Development Engineering & Construction section.

Where the development generates the need, at the direction of the Development Engineering & Construction section, sidewalks may be required on existing streets external to the plan or streets where reverse frontage is proposed.

Where existing or proposed transit stops are located within or adjacent to a development, convenient and accessible pedestrian linkages are to be provided between the existing municipal sidewalk network and MiWay services/stops to ensure accessibility, reduce walking time and encourage transit use.

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.

1.2 Regional Services

All sanitary infrastructure and watermain infrastructure including appurtenances shall be constructed in accordance with *the Region of Peel design Criteria and Development Procedures Manual*, latest edition. Through the design and approval process Region of Peel comments will be made available to applicants. Comments, questions or concerns regarding regional services are to be directed to Region of Peel staff.

1.2.0 Sanitary Sewers

1.2.0.0 Sewer System

Sanitary sewers shall be of adequate size and depth to service the adjacent external lands where 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 development.

1.2.0.1 Maintenance

Sanitary sewers shall be guaranteed for a minimum period of two (2) years 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 development. Above ground sewer appurtenances shall be maintained until the assumption of the development.

1.2.1 Watermains

1.2.1.0 Water System

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

1.2.1.1 Maintenance

Watermains, appurtenances and services shall be guaranteed for a minimum period of two (2) years 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 development. All above ground watermain appurtenances shall be maintained for a period of three (3) years from the date of preliminary acceptance, or one (1) year after the issuance of top course asphalt approval, whichever is the latter.

1.3 Municipal Street Name & 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 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.

1.4 Roadway Markings

Interim (where applicable) and ultimate pavement markings will be installed on all roadways greater than two lanes in width by the City at the developer's cost or on other roads as required by the Development Engineering & Construction - Traffic Planning Section. 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 developer's cost on the topcoat of asphalt (in some circumstances on the base coat of asphalt).

1.5 Traffic Signals

The traffic signals including conduit, handwells, traffic signal power service pedestals, poles, arms and all necessary appurtenances are to be installed at the Developer's cost.

Written approval of traffic signals design and materials to be received from of City of Mississauga and Alectra. Coordination with the City's Traffic signals team will be addressed via the development application and review process (when required). 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.

1.6 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. Coordination with the City's Streetlighting team will be addressed via the development application and review process (when required).

Electrical work is to be designed and constructed in accordance with the most recent requirements and specifications of Alectra. Approval by Alectra is required before any streetlighting 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.

1.7 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 standards and design guidelines
- Acoustic fencing may be required where applicable. See standards (2850.031, 2850.030)
- Headwalls and retaining walls greater than 0.6m in height
- Construction/ staging fencing (see also ESC requirement)
- Additional fencing requirements per Community Services may apply
- As coordinated by City review staff through development application

1.8 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 through coordination with City review staff as part of development application.

1.9 Grading & Surface Restoration/ Treatment

The grading and drainage of lots, blocks or parcels of land as part of developments must be in accordance with the most recent requirements and specifications of the City of Mississauga. The sodding/seeding/surface treatment/ restoration of disturbed lots, blocks or parcels of land in a development must be in accordance with the most recent requirements and specifications of the City of Mississauga. Details can be found in the Development Engineering & Construction *Development Requirements Manual* | *Section 2.*

1.10 Erosion & Sediment Control

Erosion and sediment controls shall be designed, constructed and maintained in all developments 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 Development Engineering & Construction – Environmental Services Section. 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, irrevocable Letter of Credit or surety bond, (details can be found in the Development Engineering & Construction *Development Requirements Manual | Section 3*) 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 Development Engineering & Construction.