

Outdoor Waste Management

Purpose

The Outdoor Waste Management Design Reference Notes describe the City of Mississauga’s standards to ensure that the design, location and screening meet minimum standards for waste management areas for all developments within the City of Mississauga. The location, size and proposed method of screening for each waste management area is reviewed through the Site Plan Application Review process. This document is to be read in conjunction with Mississauga’s Official Plan, Zoning By-laws and the Region of Peel Waste Collection Standards. For further information on The Region of Peel Waste Collection criteria refer to the “Waste Collection Design Standards Manual” at the following link: <https://www.peelregion.ca/public-works/design-standards/pdf/waste-collection-design-standards-manual.pdf>

Standard Outdoor Waste Management Areas

The City of Mississauga promotes indoor waste management facilities. If this cannot be accommodated, outdoor waste management storage and collection areas may be acceptable provided they are appropriately screened and not visible from the public realm or existing and future residential areas. There are two types of standard outdoor waste management areas:



Permanent Exterior Storage Enclosure

This is a primary collection and storage point for all designated waste streams including bulky items stored within a permanent gated enclosure.



Temporary Staging Area

This area stores wheeled receptacles for temporary storage on the scheduled collection day only. Waste collection is stored internally during non-collection days.

Alternatives to Standard Outdoor Waste Storage Areas

Alternative storage and waste collection systems may be acceptable provided they comply with the Region of Peel’s conditions and the City of Mississauga’s location and screening requirements set forth by this document.

Alternative storage areas require screening when:

- The location is visible from a street frontage or existing residential areas.
- There are more than two containers grouped in one area.
- Restaurant / food service application.



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Design and Location Standards

Outdoor waste management areas shall not be located along any street frontages or in front of residential units. Bulk storage is to be accommodated within a building or an enclosure. All waste management facilities for multi-unit developments are to be centrally located while areas for single unit developments are to be located at the rear of the development and not visible from the street. All outdoor waste management areas shall comply with the requirements in the Zoning By-laws. Temporary staging area design requirements will be determined on an individual site basis.

General design and zoning by-law requirements include the following:

- A **10.0 m minimum** setback to a street property line (Apartment Zone).
- A **6.0 m minimum** setback to a Residential Zone.
- Provide a **3.0 m minimum** wide landscape buffer for exterior lot lines, buildings and amenity areas.
- Be located centrally for the convenience of residential development occupants.
- All areas to be located at the rear of building or site to conceal the facility.
- Consist of barrier free access to all waste collection points.
- Be located on a level concrete surface.
- All waste management areas are to be appropriately sized for the development.
- Does not obstruct any fire route, drive aisle, parking stall or walkway.
- Have appropriate signage and lighting.
- Be located outside of required landscaped area or buffer.
- Allow for easy maintenance to keep area clear of debris, snow and ice accumulation.
- Permanent enclosures must have a permanent 2.0m high solid fence or wall made of similar materials as the surrounding buildings with swinging solid screen gates or sliding solid doors.

Screening Requirements

All waste management areas must be screened from the public realm and existing residential units to reduce the visual impact of the facility. Screening for alternative outdoor storage or waste collection areas shall consist of one or more of the following options:

- Plantings consisting of trees and shrubs with 50% coniferous species.
- A berm with tree and shrub plantings that are 50% coniferous species.
- A low fence or wall (1m high) may be required for any alternative or temporary staging area if an appropriate level of natural screening cannot be accommodated.
- Other site-specific methods that are appropriate such as custom or prefabricated screens or panels.

Submission Requirements

The location, design and proposed screening for all outdoor waste management areas must be clearly identified on the Site Plan and Landscape Plans. The collection and storage location, size, and number of garbage and recycling receptacles and/or compactor units is a Site Plan requirement. The Landscape Plans shall provide specific information regarding permanent and vegetative screening and all applicable construction details for planting, fencing, gates, bollards, lighting and paving.