

What is it?

A Utility Plan is a drawing that shows all existing and proposed utilities on a site and the adjacent road right-of-way and is certified by a professional engineer as being complete, accurate, and based on physical locates.

Who prepares it?

The Utility Plan is to be prepared by a Professional Engineer licensed in Ontario. The drawing must be stamped, dated and signed by the licensed professional.

When is it required?

A Utility Plan is to be submitted as part of a complete Development Application (Rezoning / OPA / H-OZ / Site Plan / Draft Plan / Subdivision Agreement / Development Agreement / Excavation Shoring Building Permit, where applicable).

How to prepare it?

The Utility Plan is to be based on the physical locates of all existing utilities/services within the municipal boulevard along the frontage(s) of the site. The physical locates must be obtained from test pits at reasonable intervals and/or by surface geophysics.

Utilities are defined as any structures above or below ground which exist and are proposed on City property and include, but are not limited to:

- buried and aerial hydro cable and ducts;
- telephone, cable, television and internet communication cables;
- trees, irrigation;
- water, including underground pipes, hydrants and valves;
- sanitary and storm sewer pipes, including CBs and manholes;
- gas lines and
- meters, handwells and vaults.

The Utility Plan package is to include both a plan drawing, and cross-sections as outlined below.

(i) Plans

The plan drawing must:

- be to a scale of 1:200 metric;
- show the limits of the development application, street line, abutting municipal boulevards, curblines, sidewalk, splashpad, street names, existing above and below ground utilities/services;
- show all relevant dimensions and offsets from the property line;
- identify all existing easements with the associated registration number; and
- have a clear legend.

(ii) Cross-Sections

Sections are to:

- be to a scale of 1:50 metric;
- illustrate the area between the property line and the curb line;
- be taken at intervals as required to depict any variation in offsets of existing utilities;
- show the vertical and horizontal locations and applicable dimensions for all existing above and below ground utilities/services.

The applicant's consultant (Professional Engineer) is to certify on the plan that the information on this plan is complete, accurate and based on physical locates by placing the note below on the Utility Plan:

"I hereby certify that the information on this plan is complete, accurate and based on physical locates [specify if test pits OR geophysics], as provided by [Company name], on [date provided]."

_____Engineer's Signature_____

NOTE:

Further to the receipt and acceptance of the Utility Plan as part of the development application review process, the streetscape is then to be designed to the satisfaction of the City. The information on the plan will also form the basis of a PUCC submission which is required as a condition of the development application.

The applicant will be responsible for all costs associated with relocating any utilities/services as required to accommodate the streetscape design. Streetscape securities are to include these costs.

The certified utility plan is only valid for 9 months from the date of certification.

ADDITIONAL RESOURCES

See link to Transportation and Works Development Requirements Manual for further information:

<https://www.mississauga.ca/publication/transportation-and-works-development-requirements-manual/>