

Appendix 1: City of Mississauga Existing By-Laws – Summary of Findings

Existing City By-Law ⁽¹⁾	Findings/Observations Related to Lot Grading and Drainage
Road Occupancy Permit, Lot Grading and Municipal Services Protection Deposit By-Law 251-2012, as amended	<ul style="list-style-type: none"> • By-law deals predominantly with the collection of deposits related to lot grading and municipal services protection • By-law refers to a permit system, which is specific to road occupancy only • By-law had previously been identified by Development Construction staff to be amended to better reflect current practices and to provide clear direction to residents • Staff in Works Operations and Maintenance already working on creating a new Road Occupancy Permit By-law. As such, they developed a stand-alone Road Occupancy Permit By-Law, which resulted in the need for a stand-alone Lot Grading and Municipal Services Protection By-Law
Erosion and Sediment Control By-Law 512-91, as amended ⁽²⁾	<ul style="list-style-type: none"> • By-law and associated permit deals predominantly with the requirement to install and maintain erosion and sediment control measures prior to undertaking land disturbing activities • Only a small number of Erosion and Sediment Control Permits deal with temporary drainage features (i.e. swales) that may require altering the grade of land, but sites are inspected to ensure the lands are reinstated to original condition prior to the release of deposits • This by-law and permit is limited to sites that are greater than 1 hectare and/or are adjacent to a waterbody
Property Standards By-Law 654-98, as amended	<ul style="list-style-type: none"> • By-law includes provisions to require the continuous maintenance of landscaping works (including walkways, parking areas, steps, etc.) required as a condition of development • By-law includes requirements for downspout discharge so it is appropriately directed and contained within a property • By-law includes requirements that any low lying or excavated area in a yard that accumulates water be drained, filled and graded to direct the water to an appropriate outlet • This By-law does not have a clear definition of drainage features (such as catch basins, swales, etc.) that ultimately direct run-off water to the storm sewer, or the requirement to maintain same on a property
Zoning By-Law 0225-2007, as amended	<ul style="list-style-type: none"> • By-law regulates the use of land and future development and implements the objectives and policies of the Official Plan • This by-law does not include minimum requirements for interior side yard setbacks to any hard surface, other than to building structures or accessory buildings. This may create issues through an increase of hard surface associated with landscaping works which may eliminate, alter or block drainage features along shared property limits.

(1) With mechanisms to regulate/enforce works on private property

(2) And related Erosion and Sediment Control Permit