



**THE CORPORATION OF THE CITY OF MISSISSAUGA
FIRE ROUTE BY-LAW 1036-81**

(Amended by 371-82, 1144-85, 915-86, 595-87, 271-91, 282-93, 283-93, 174-04, 283-13)

WHEREAS Section 1 of The City of Mississauga Act, 1980 authorizes the Council in addition to its powers under Section 354 (1) 45a of The Municipal Act to pass by-laws regulating fire routes including the number and proximity to buildings of water hydrants.

NOW THEREFORE the Council of the Corporation of the City of Mississauga ENACTS as follows:

1. In this by-law,

“Administrative Fees” means any fees specified in the Administrative Penalty By-law as listed in Schedule “C” thereto; (283-13)

“Administrative Penalty” means a monetary penalty as set out in the City’s Administrative Penalty By-law for a contravention of a Designated By-law; (283-13)

“Administrative Penalty By-law” means the City’s Administrative Penalty By-law 282-13, as amended (or its successor), being a by-law to establish a system of administrative penalties respecting the stopping, standing or parking of vehicles in the City of Mississauga; (283-13)

“Authorized Sign” means a designated fire route sign which is used to regulate traffic and is set out in FR-1 to FR-9 inclusive in Schedules B1 and B2 to this by-law;

“Building” means building as defined in the Building Code Act, but does not include a building used exclusively for residential purposes containing four (4) or less dwelling units;

“City” means the Corporation of the City of Mississauga; (283-13)

“Corporation” means the Corporation of the City of Mississauga;

“Designated By-law” means a by-law or provision of a by-law that is designated under the Administrative Penalty By-law or any other by-law, as a by-law or provision of a by-law to which the Administrative Penalty By-law applies; and (283-13)

“Dwelling Unit” means one (1) or more habitable rooms designed and intended for use by a single family and in which separate culinary and sanitary facilities are provided for the exclusive use of the family;

“Fire Chief” means the fire chief for the Corporation of the City of Mississauga or his designate;

“Fire Prevention Officer” means any person employed by the Corporation under the direction of the fire chief as a fire prevention officer;

“Fire Route” means any private road way, lane, ramp or other means of vehicular access to or egress from a building and it may include part of a parking lot set aside for use by authorized emergency vehicles;

“Hydrant” means any apparatus for drawing water directly from a main and which is used principally for fire fighting purposes;

“Motor Vehicle” includes an automobile, motorcycle, motor assisted vehicle and any other vehicle propelled or driven otherwise than by muscular power;

“Park or Parking” means the standing of a vehicle, whether occupied or not, except when standing temporarily for the purpose of and while actually engaged in the loading or unloading of merchandise or passengers;

“Parking Control Officer” means any person employed by the Corporation appointed by by-law to enforce the provisions of the Corporation’s Traffic By-law;

“Penalty Notice” means a notice given to a Person pursuant to the City’s Administrative Penalty By-law for a contravention of a Designated By-law; (283-13)

“Property Owner” includes:

- (1) a person whose interest in land is such that he is deemed to be an owner under the appropriate land registration system and
- (2) a person who is or appears to be receiving rent or other compensation from the use of land by a third party whether he is receiving it on his own account or as agent, trustee or representative or like capacity;

“Stop or Stopping”, when prohibited, means the halting of a vehicle, even momentarily, whether occupied or not, except when necessary to avoid conflict with other traffic or in compliance with the directions of a constable or other police officer or of a traffic control sign or signal;

“Vehicle” includes a motor vehicle, trailer, motor assisted bicycle, traction engine, farm tractor, road-building machine and any vehicle drawn, propelled or driven by any kind of power, including muscular power, but does not include the car of any electric or steam railway running only upon rails.

2. (1) The fire chief may require a private roadway or parking lot or part thereof in the City to be established as a fire route.
- (2) Where a private roadway or parking lot, or part thereof has been required to be established as a fire route under subsection 1, it is hereby designated as a fire route.
3. Where a fire route has been designated under this by-law, the fire chief or a fire prevention officer may issue an order requiring the property owner:
 - (a) to establish the fire route in accordance with the provisions of this by-law;
 - (b) to erect and maintain authorized signs at locations on the fire route approved by the fire chief and
 - (c) to install hydrants in accordance with the provisions of this by-law.
4. Where a fire route has been designated under this by-law, the property owner shall:
 - (a) complete and file with the Corporation's Fire Department an application form;
 - (b) file in triplicate with the Corporation's Fire Department, plans for approval by the Fire Department showing the proposed location of the fire route which shall meet the minimum requirements set out in Schedule "A" to this by-law.
 - (c) Repealed by By-law 915-86
 - (d) pay to the Corporation a processing and inspection fee in accordance with the provisions of the Fee By-law as enacted and passed by the Council of the Corporation. (915-86, 271-91)
 - (e) erect, at his own expense, the authorized signs in accordance with the provisions of Schedule B3.
- 4A The provisions of Section 4(c) do not apply where the property owner is the Dufferin-Peel Roman Catholic Separate School Board or the Peel Board of Education. (371-82)
5. Where a fire route has been designated under this by-law, the chief building official for the Corporation may refuse to issue a building permit for any building to be located on the lot on which the fire route has been designated;
 - (a) if the plan(s) filed with the building permit application do not show the proposed location of the designated fire route including hydrants, if required;
 - (b) if the proposed location of the fire route is not in conformity with this by-law or;

- (c) if insufficient security has been filed to insure proper construction of the fire route as required under Section 4 of this by-law.
6. Where a fire route has been designated under this by-law the property owner shall construct the fire route in accordance with minimum fire route requirements set out in Schedule "A" to this by-law.
 7. Where the property owner fails to erect or to maintain an authorized sign under this by-law, the fire chief, fire prevention officer or other designated employee of the Corporation may enter on the property owner's land and may erect the authorized signs at the expense of the owner and any costs incurred as a result thereof may be recovered in like manner as municipal taxes under the Municipal Act.
 8. Where a fire route has been designated, constructed and signed in accordance with this by-law the fire chief may, if he deems it to be in the interest of the life safety requirements under the Fire Code Order, any change to the designated fire route as he deems necessary and the property owner shall carry out whatever construction or authorized sign changes as may be necessary.
 9. The property owner shall maintain the fire route and hydrants to the standards set out in Schedule "A" and shall remove any snow, ice or obstruction which may prevent the use of the fire route or hydrants.
 10. (1) No person shall stop or park a vehicle on a designated fire route where stopping or parking is prohibited by an authorized sign.
 (2) The provisions of subsection one (1) do not apply to a person who parks or stops an ambulance, police, fire or other emergency vehicle.
 11. Any police officer, parking control officer or firefighter who discovers a vehicle parked in contravention of the provisions of Section 10 of this by-law may have the vehicle moved to and stored in another location and all costs of removal and storage thereof shall be a lien upon the said vehicle and may be enforced in the manner provided by Section 48 of the Mechanics' Lien Act.
 - 11A No person other than a police officer, parking control officer or firefighter shall move or cause a vehicle to be moved to another location. (283-93)
 - 12 (1) Every person who contravenes any provision of section 10 of this By-law shall, when given a Penalty Notice, be liable to pay to the City an Administrative Penalty in the amount specified in the City's Administrative Penalty By-law, and shall be liable to pay to the City Administrative fees pursuant to the City's Administrative Penalty By-law, and shall follow the procedures for payment or review/appeal as outlined in the City's Administrative Penalty By-law.(595-87, 282-93, 174-04, 283-13)

- (2) The owner of a motor vehicle may be liable to pay to the City an Administrative Penalty for a contravention of section 10 of this By-law for which the driver of the motor vehicle is liable unless at the time of the contravention the vehicle was in the possession of some person other than the owner without the owner's consent. (174-04, 283-13)
 - (3) Every person who contravenes any other provision of this By-law is guilty of an offence pursuant to the provisions of the *Provincial Offences Act*, R.S.O. 1990, Chapter P.33, as amended, and upon conviction, a person is liable to a fine of not more than \$5,000, exclusive of costs. (174-04, 283-13)
13. This By-law shall come into force and take effect upon receipt of a Set Fine Order by the Chief Judge of the Ontario Court of Justice or his or her designate for the purpose of proceeding under Part I and Part II of the Provincial Offences Act. (595-87, 282-93, 174-04)
14. (1) Any fire route which has been designated under Schedule 8 to the City of Mississauga By-law 444-79 and is shown on Schedule C to this by-law, and is in compliance with By-law 444-79 and any agreement entered into thereunder shall continue as designated fire routes under this by-law, but shall only be subject to the provisions of Sections 10 and 12 of this by-law.
- (2) Any property owner who changes or fails to maintain a designated fire route set out in Schedule C to this by-law shall be subject to all of the provisions of this by-law notwithstanding any prior agreement to the contrary.
15. This by-law comes into force and effect on January 1, 1982.

ENACTED and PASSED this 14TH day of December, 1981
Signed by: Hazel McCallion, Mayor and Terence Julian, City Clerk

SCHEDULE "A" TO BY-LAW 1036-81

MINIMUM FIRE ROUTE REQUIREMENT

All designated fire routes shall be constructed and maintained in accordance with the following requirements:

1. Be connected to a public thoroughfare by an entrance of at least 6 metres in width. (1144-85)
2. Have a clear driving width not less than 6m except for a controlled access such as a fence gate which shall be not less than 4m.
3. Be constructed of hard surface material such as asphalt, concrete, or lockstone and designed to support a load of not less than 25,000 lbs. (11,363 kg) per axle.
4. Have a change in gradient of not more than 1 in 12.5 over a minimum distance of 15m.
5. Be located not less than 3m and not more than 15m, measured horizontally and at right angles from the face of the building.
6. Have an overhead clearance not less than 5m.
7. Have a centre line radius of not less than 12m with respect to any change in direction of the access route.
8. Have turn-around facilities for any dead end portion of the access route exceeding 90m. Such turn-around shall be either a 27m diameter cul-de-sac or a 35m x 6m hammerhead.
9. Be designed to provide access to the building face which contains the principle entrance when only one (1) building face is accessible.
10. Be located so as to provide access to the rear yards of residential occupancies such as townhouses at not more than 90m intervals.
11. Be located not more than 45m measured horizontally from a principle entrance of each portion of a building which is completely cut off from the remainder of the building which is served by the fire access route.
12. The control of entry to a fire access route may be provided with a chain barrier (chain links size not to exceed 3/8"). The chains shall be connected to posts on either side of the fire route and suitable signs shall be posted.

13. Hydrant protection shall be provided for all buildings in accordance with the following standards:
- (a) private hydrants shall be provided when any part of a building face is located more than 90m from a municipal hydrant.
 - (b) private hydrants shall be placed around the perimeter of the building so that no point on the perimeter of the building is more than 90m from a hydrant.
 - (c) all standpipe system and sprinkler system fire department connections shall be located not more than 45m from a hydrant.
 - (d) wall hydrants will not be accepted and water mains supplying hydrants shall not pass through or under buildings.
 - (e) hydrants shall be located 12m from the building whenever possible. 10cm diameter concrete filled steel bollards shall be provided where fire hydrants may be subject to vehicle damage.
 - (f) hydrants shall be installed in accordance with N.F.P.A. 24 – 1977 Standard for Outside Protection.

SCHEDULE “B” 3 TO BY-LAW 1036-81

FIRE ROUTE SIGNS

- (1) Fire route signs shall be permanently mounted on a rigid sign post, pole or building structure.
- (2) Fire route signs shall be erected at a height of between 1.9m and 2.5m as measured from the edge of the travelled portion of the designated route, to the bottom edge of the sign.
- (3) Fire route signs shall be installed at a distance of between 0.3m and 3m from the travelled edge of the designated route.
- (4) Standard fire route signs shall be installed along the route at approximately 30m intervals or as frequently as is necessary to identify the route in the judgement of the fire chief or his designate.
- (5) Standard Signs Type FR-1, FR-2, FR-3 and FR-6, when required, shall be installed at a 45 degree angle in relation to the edge of the travelled portion of the designated route facing approaching traffic.
- (6) Standard Signs Type FR-4, FR-5, FR-7 and FR-8 when required, shall be installed at a 90 degree angle in relation to the edge of the travelled portion of the designated route, in such a manner as to allow both of the sign faces to be visible to traffic.
- (7) Standard Sign Type FR-9, when required, shall be installed at a 90 degree angle to the edge of the travelled portion of the designated route and shall be erected between 0.6m and 3.0m from the said travelled edge and shall be positioned between 3.0m and 10.0m from the property line, along the fire route at all vehicular access points.