



VILLAGE OF LOUGHEED

BYLAW No. 745-15

**BEING A BYLAW TO PROVIDE THE ORDERLY NUMBERING
OF PARCELS OF LAND AND BUILDINGS
WITHIN THE VILLAGE OF LOUGHEED, IN THE PROVINCE OF ALBERTA
(hereinafter referred to as 'the Municipality' or 'Corporation')**

- WHEREAS:** the *Municipal Government Act, Revised Statutes of Alberta 2000*, provides a Municipality has the capacity, rights powers and privileges of a natural person;
- AND WHEREAS:** a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;
- AND WHEREAS:** the *Municipal Government Act, Revised Statutes of Alberta 2000*, authorizes municipalities to pass bylaws regarding Accountability and Transparency of the municipality and its operations;
- WHEREAS:** the *Municipal Government Act, Revised Statutes of Alberta 2000* as amended grants a municipality the authority to assign a means of identification to buildings or parcels of land and to require an owner or occupant of a building or a parcel of land to display the identification in a certain manner.
- AND WHEREAS:** in accordance with the Act, and most important, Council desires to maintain a civic address system to identify properties and to assist emergency response vehicles in locating the appropriate address.
- NOW THEREFORE** the Council of the Village of Lougheed in the Province of Alberta duly assembled hereby enacts as follows:

1. BYLAW TITLE

That the Bylaw shall be known as the "Addressing Bylaw".

2. SEVERABILITY

In the event that section or sections of this bylaw thereof are found by a Court of competent jurisdiction to be invalid or ultra vires, such section, sections or parts thereof shall be deemed to be severable, with all other sections or parts of this bylaw remaining in the full force and effect.

3. DEFINITIONS

- i) **Builder** – means the person who applied for and obtained a building permit for construction of a new building.
- ii) **Civic Address** – means the combination of an assigned civic number, the road name and the general service area.
- iii) **Civic Number** – means the number assigned to a property in accordance with this Bylaw.

- iv) **Construction Site** – means development or a new primary building and includes exterior renovations to an existing building if the exterior renovations exceed 30 days.
- v) **Council** – means the Council of the Village of Lougheed.
- vi) **Driveway** – means a roadway access which is provided for a property.
- vii) **Ground Floor** – means the floor of a building at or nearest ground level.
- viii) **Lane** - means a public thoroughfare for vehicles and provides a secondary means of access to a parcel or parcels or as designed as an alley in the Highway Traffic Act.
- ix) **Owner** – means a person or company who has title to the land or building and includes a person or company whose name appears on the assessment roll.
- x) **Enforcement** – means the Village of Lougheed’s Chief Administrative Officer/Development Officer, or a designated Peace Officer.
- xi) **Property** – means a parcel of land, on which a structure has been erected, and may include a building on the parcel or a unit within a building if two separate address numbers have been assigned.
- xii) **Structure** – means any building or improvements capable of being occupied by one or more persons.
- xiii) **Village** – means the Municipal Corporation of the Village of Lougheed or, where the context so requires, means the area contained within the boundaries of the Village of Lougheed.

4. APPLICATIONS

- i) Every legally registered parcel of land within the Village of Lougheed that is bordered by identifiable roads, shall be designated an Address Number by the Village of Lougheed.
- ii) The owner of a property shall cause the Address Number assigned to the property to be displayed, at all times, at a location plainly visible from the roadway to which the property is addressed.
- iii) The owner of a property which has access to a land shall, in addition to complying with subsection 3, cause a rear address to be displayed when the property has a rear garage, or shed, or fence within 15.00 metres of the back lane. The rear address number shall meet the same display requirements as the front address number.
- iv) The owner of a property located in a commercial or industrial district as addressed by the Village of Lougheed, shall cause the Address Number assigned to the property to be displayed, at all times, at the front property line adjacent to the main entrance to the property.
- v) The Address Number in rural areas shall be affixed in a conspicuous place, on a sign adjacent to the driveway at the property line.

- vi) All Address Numbers required to be displayed pursuant to this Bylaw shall be displayed, at all times, in a conspicuous manner so as to be plainly visible from the adjacent roadway or lane, as the case may be.
- vii) The owner of a property shall maintain the Address Number in good condition and shall not cause, allow, or permit the visibility, as required pursuant this Bylaw, to be obscured.
- viii) The Address Number required to be displayed pursuant to this Bylaw shall be on a contrasting background. The minimum size of the characters shall be as followed:

Distance of Building Setback from Adjacent Curb Line Minimum Character Size	
0 – 15 m (0 – 49.2 ft)	10 cm (4 inches)
15 – 20 m (49.2 – 65.6 ft)	15 cm (6 inches)
Greater than 20 m (65.6 ft)	20 cm (8 inches)

- a) Address Number signs shall have a surface area of no more than 0.3 square metres (3.30square feet), and
 - b) For multi-dwellings, one Address Number sign not exceeding 1 square metre (10.76 square feet) in area shall be allowed on each property.
- ix) No person shall display or permit the displaying of any Address Number on a property other than the number assigned by the Village.
 - x) No person shall remove, deface, obliterate or destroy the Address Number placed upon or affixed to any property in accordance with this Bylaw, except during the demolition or exterior renovation of a building.
 - xi) The owner of a parcel of land which is a construction site, and for which a structure is being erected, shall ensure that a temporary Address Number is displayed at all times in a conspicuous manner so as to be plainly visible from the adjacent roadway or lane, as the case may be. This number must be displayed at least two months prior to completion of construction.

5. PENALTIES

- i) Person who contravenes any provision of this Bylaw shall be billed a fine in accordance with Schedule "A".
- ii) A person with a contravention under Bylaw 745-15 may, in lieu of the fine, install addressing numbers on said property as set forth within this Bylaw, and contact the Village Office of compliance, wherein the fine shall be cancelled.
- iii) Wherein a contravention of this Bylaw is of a continuing nature following 30 days of receipt of notification by mail, the property owner shall be liable of an additional fine of Fifty Dollars (\$50.00) per day, exclusive of costs, for each day that the contravention continues.

- iv) Wherever in this Bylaw it is directed that an owner shall do any matter or thing, then in default of it being done, the same may be done by the Village at the expense of the owner and the Village may recover the expenses, with costs, as a charge against the property as taxes due and owing in respect of that property.
- v) Prior to the Village undertaking work when an owner is in default of it being done, written notice must be served in accordance with Section 545 of the Municipal Government Act.


6. ENACTMENT

- i) That this bylaw shall rescind any previous Addressing Bylaws.
- ii) That this bylaw shall take effect upon third reading.

READ a first time this 19 day of March, 2015.

READ a first time this 19 day of March, 2015.

READ a third and finally passed this 19 day of March, 2015.



Susan Armer, Mayor



Colleen Mayne, CAO

Schedule "A"

Offense	Fine
Address Number location not plainly visible from the roadway	\$75.00
Address Number not displayed, at all times, at a location plainly visible from the lane	\$50.00
Address Number not plainly visible from the adjacent roadway or lane	\$50.00
Address Number not maintained in good condition or visibility obscured.	\$25.00
Address Number not on a contrasting background or not in compliance with minimum character size	\$25.00
Displaying of an Address Number on a property other than the number currently assigned by the Village of Loughheed	\$75.00
Removing, defacing, obliterating or destroying the Address Number	\$75.00
Address not displayed at construction site.	\$50.00