

MOUNTAIN VIEW COUNTY

RURAL ADDRESSING BYLAW NO. 47/04

Being a Bylaw of Mountain View County in the Province of Alberta to provide for a Rural Addressing System.

WHEREAS it is deemed desirable to put into effect a rural addressing system which can be utilized by emergency service providers; and

WHEREAS the Council of Mountain View County may, pursuant to Section 58 of the *Municipal Government Act*, Statutes of Alberta, 2000, M-26, as amended, pass a Bylaw requiring owners or occupants of a building or a parcel of land to display the numbers assigned to their land, building, units, or sub-units in a standardized format; and

NOW THEREFORE the Council of Mountain View County, in the Province of Alberta, duly assembled, enacts as follows:

1. This Bylaw may be referred to as the “Rural Addressing Bylaw”.
2. In this Bylaw:
 - a. “Building Inspector” means that person appointed as a Safety Codes Officer by the County pursuant to Section 27 of the *Alberta Safety Codes Act*.
 - b. “Bylaw Enforcement Officer” means those persons appointed by the County pursuant to this Bylaw or the *Municipal Government Act*.
 - c. “County” means Mountain View County.
 - d. “Council” means the municipal council of the County.
 - e. “Development Authority” means those persons appointed as the Development Authority by the County.
 - f. “Highway” means any primary highway thoroughfare, street, road, avenue, parkway, driveway or square, whether publicly or privately owned, any part of which the public is ordinarily entitled to or permitted to use for the passage or parking of vehicles.
 - g. “Owner” means
 - i. in the case of land, any person who is registered under the *Land Titles Act*, R.S.A. 2000, Chapter L-4, as amended, as the owner of land, or
 - ii. in the case of property other than land, any person who is in lawful possession thereof.
 - h. “Occupant” means a person residing at a property, and shall include both an owner and person renting the property.
 - i. “Parcel of Land” means
 - i. any unsubdivided block or any lot, or any part of such a block or lot, in any area of land of which a plan of subdivision is registered in a land titles office,

- ii. in the case where a building affixed to the land that would without special mention be transferred by a transfer of land has been erected on two (2) or more lots or parts thereof, all those lots,
 - iii. if there is no such plan of subdivision a quarter (1/4) section of land according to the system or surveys under the *Surveys Act*, R.S.A., 2000, Chapter S-26.1, as amended, or any other area the description of which has been approved by the property land titles office, or
 - iv. all the land forming part of any railway, irrigation or drainage right of way.
- j. “Road right-of-way” means
- i. a road allowance established by a survey, made under the *Alberta Surveys Act*, or
 - ii. a road widening road diversion, highway, road, street, avenue, lane, alley, walkway, or other public Right-of-Way as shown on a plan of survey registered in the North Alberta Land Registration District or the South Alberta Land Registration District.
- k. “Rural Address Sign” means a sign which complies with the requirements of Sections 10, 11, and 12 of this Bylaw.
- l. “Special Constable” means a person appointed under the authority of the *Police Act* R.S.A. 2000. chapter P-17, section 42 and employed as a Special Constable by the County.
- m. “Structure” means a house, building or mobile unit that may be built or placed on land.
- n. “Subdivision Authority” means those persons appointed as a Subdivision Authority by the County.
- o. “Subdivision Rural Address Sign” means a sign which complies with the requirements of Sections 15 and 16 of this Bylaw.
- p. “Subdivision Rural Address Map Sign” means a sign which complies with the requirements of Sections 10, 12, 13 and 14 of this Bylaw.
- q. “Violation Tag” means a tag as defined under Section 1(j)(ii) of the *Provincial Offences Procedures Act*, R.S.A 2000, c. P-34, Violation Ticket Regulation, as amended.
- r. “Violation Ticket” means a summons violation ticket issued under Part 2 of the *Provincial Offences Procedures Act*, R.S.A 2000, c. P-34., as amended.
3. Oil and gas industry sites, regulated by the Alberta Energy & Utilities Board, are exempt from this Bylaw.
4. All parcels of land in the County supporting residential, commercial, recreational or industrial development with a primary access onto a developed public road right-of-way may be assigned a rural address by the County and such address shall be posted in accordance with this Bylaw.

5. Every person, who is the Owner of an existing residential, commercial, recreational or industrial development, at the time of third (3rd) reading of this Bylaw, shall be required to comply with the requirements of this Bylaw by December 31, 2006.
6. The Owner of a property for which is obtained a development permit from the Development Authority or a building permit from the Building Inspector, to permit the development or construction of a commercial, residential, recreational or industrial development, including multi lot subdivisions, shall be responsible for the erection of a Rural Address Sign within three (3) months of receiving a permit approval for the development.
7. Every Owner who obtains subdivision approval from the Subdivision Authority shall be responsible for the construction, erection, and maintenance of a Subdivision Rural Address Map Sign or a Subdivision Rural Address Sign in accordance with this Bylaw.
8. Any cost associated with the erection, maintenance and replacement of a Rural Address Sign is the responsibility of the owner.
9. Any cost associated with the erection, maintenance and replacement of a Subdivision Rural Address Map Sign or Subdivision Rural Address Sign for multi-lot subdivisions, registered with the Land Titles Office after January 1, 2005, shall be the responsibility of the Developer until the multi-lot subdivision has been accepted by the County.
10. The address assigned by the County pursuant to this Bylaw shall be affixed in a conspicuous place on a sign placed within two (2) meters of the shoulder of the driveway/ approach and located within one meter from the property boundary either within the property boundary or within the road right-of-way boundary and it shall be affixed at a minimum of 1 meter from ground level and no higher than 2.5 meters from ground level.
11. Each address letter or number on a Rural Address Sign shall be a minimum height of three (3) inches and shall be mounted on a reflective panel not less than eight (8) inches by twelve (12) inches. The reflective panel shall be blue and the address letters or numbers shall be in a contrasting colour.
12. The Subdivision Rural Address Map Sign shall be a reflective sign meeting the requirements of Sections 13 and 14 of this Bylaw. The reflective panel shall be blue and the address letters or numbers shall be in a contrasting colour.
13. The Subdivision Rural Address Map Sign shall list the subdivision's full address on the first part of the sign. Each address letter or number shall be no less than six (6) inches in height and shall be mounted on a reflective panel not less than eight (8) feet by one (1) foot.
14. A map board sign shall be posted below the panel described in Section 13 and shall not be less than 8 feet by four (4) feet. The map board sign shall include the name of the subdivision, the County's name and logo and a map of the subdivision indicating lot numbers and road names, if applicable.
15. The Subdivision Rural Address Sign shall be affixed to a traffic control device at the entrance of the subdivision.
16. Each address letter or number on a Subdivision Rural Address Sign shall be a minimum height of 4 inches and shall be mounted on a

reflective panel not less than six (6) inches by eighteen (18) inches. The reflective panel shall be blue and the address letters or numbers shall be in a contrasting colour. The Subdivision Rural Address sign shall contain at a minimum the rural address assigned for that Subdivision.

17. Nothing in this Bylaw shall be construed so as to prevent any owners or occupier of any structure required by this Bylaw to be numbered, from affixing numbers of such size or type as the owner or occupiers prefers, provided that such numbers meet the requirements set out in Sections 11, 12, 13, 14, 15, 16 and 17 of this Bylaw, do not create duplication and are the proper type.
18. No residential, commercial, recreational, or industrial development shall continue to use a number or other description if notified in writing by the County that such residential, commercial, recreational, or industrial development or primary access to such structure is not numbered or described in accordance with this Bylaw.
19. Written notice pursuant to Section 18 of this Bylaw shall be sent, by registered mail, to the owner or occupier. The notice shall require alteration of the number, within thirty (30) days of the notice, to a correct number or description designated by the County.
20. If an owner or occupant fails to erect or remedy a Rural Address Sign, a Subdivision Rural Address Sign, or a Subdivision Rural Address Map Sign in accordance with this Bylaw after being notified in writing by the County, the County may erect and or remedy the sign and recover any associated costs from the owner.
21. Written notice of any infraction of the Bylaw may be to the owner or occupant. Such infraction shall be corrected within thirty (30) days of the date of the notice.

Offences

22. No person shall:
 - a) fail to post a Rural Address Sign, a Subdivision Rural Address Sign, or a Subdivision Rural Address Map Sign as required and described in this Bylaw; or
 - b) deface or remove a sign placed by reason of this Bylaw from any location within the County; or
 - c) obstruct any sign placed by reason of this Bylaw by any natural or man-made object whether temporarily or not.
23. Any person who, in any way, contravenes or causes, suffers or permits a contravention of any provision of this Bylaw is guilty of an offence and is liable, on summary conviction to a penalty prescribed in Schedule A of this Bylaw, or where no penalty is specified to a minimum fine of fifty (\$50.00) dollars. All penalty amounts are exclusive of costs identified in Section 20.

Enforcement

24. A Special Constable or Bylaw Enforcement Officer for the purposes of this Bylaw may:
 - a) issue a Violation Tag or Notice to any person who contravenes any section(s) of this Bylaw; or
 - b) access any land, reserve or structure, at any time for inspection or enforcement activities.

- 25 If the fine specified on a Violation Tag is not paid within the prescribed time period, then a Bylaw Enforcement Officers is hereby authorized and empowered to lay a complaint and issue a Summons by means of a Violation Ticket.
- 26 Notwithstanding Section 25 of this Bylaw, a Bylaw Enforcement Officer is hereby authorized and empowered to immediately issue a Violation Tag or Ticket to any Person who the Bylaw Officer has reasonable grounds to believe has contravened any provision of this Bylaw.
- 27 Where the County has issued a Violation Tag or Violation Ticket to a person for a contravention for this Bylaw, notwithstanding whether or not the fine imposed against the person on that Violation Tag or Ticket is paid, the County may also provide that Person with fourteen (14) days within which to comply with the Bylaw. Where a person fails to comply within fourteen (14) days, the County may issue an additional Violation Tag or Violation Ticket.
- 28 Where any person contravenes the same section of this Bylaw twice within one TWELVE (12) month period, the specified penalty payable in respect of the second contravention shall double in the amount as shown in accordance with Schedule "A".
- 29 Where any person contravenes the same section of this Bylaw three or more times within one TWELVE (12) month period, the specified penalty payable in respect of the third or subsequent contravention shall be triple the amount as shown in accordance with Schedule "A".
- 30 This Bylaw shall take effect on the day of final passing thereof.

NOW THEREFORE, the Council of Mountain View County, in the Province of Alberta, duly assembled, enacts as follows:

This bylaw may be referred to as the "Rural Addressing Bylaw".

Bylaw 47/04, passed by Council September 22, 2004

SCHEDULE "A"

A person issued a Violation Tag or Violation Ticket pursuant to this Bylaw shall be subject to the following fines:

Section	Description	Specified Penalty
22 (a)	Fail to Post Rural Address Sign as Prescribed	\$ 75.00
22 (b)	Deface/Remove Rural Address Sign	\$ 150.00
22 (c)	Obstruct Rural Address Sign	\$100.00