

TOWN OF HAPPY VALLEY-GOOSE BAY CIVIC NUMBERING REGULATIONS

PUBLISHED BY AUTHORITY

Whereas the *Municipalities Act, 1999*, SNL 1999, Section 171, authorizes the councils of municipalities to pass regulations with respect to its residents;

AND whereas the *Municipalities Act, 1999*, Section 414(1)(d), requires the councils of municipalities to pass regulations controlling and respecting the design, construction, and occupancy of buildings and maintenance of buildings;

AND whereas the Town Council considers it advisable to pass such regulations;

Therefore, the Town Council of the Town of Happy Valley-Goose Bay enacts as follows:

SECTION 1: TITLE

1. These Regulations may be cited as the Town of Happy Valley-Goose Bay Civic Numbering Regulations.

SECTION 2: DEFINITIONS

2. In these Regulations unless the context otherwise requires:
 - 2.1. "Act" means the *Municipalities Act, 1999*.
 - 2.2. "Building Line" means a line established by an authority that runs parallel to a street line and is set at the closest point to a street that a building may be placed.
 - 2.3. "Civic Address" means civic number and street name.
 - 2.4. "Civic Number" means the number assigned to a property by the Council in accordance with these Regulations;
 - 2.5. "Corner Lot" means a lot or parcel of land abutting upon two or more streets at their intersection or upon two parts of the same street forming an interior angle of less than 135 degrees.
 - 2.6. "Council" means the Town Council of the Town of Happy Valley-Goose Bay, Newfoundland.
 - 2.7. "Enforcement Authority" means Council or its authorized administrator.
 - 2.8. "Front Yard Civic Numbering Sign" means a sign that is located within the Front Yard, attached to a post or a securely fixed landscaping element that clearly marks the civic number for the street onto which it fronts.
 - 2.9. "Good State of Repair" means the civic numbers are complete and visually apparent, and in a structurally sound condition, plumb and securely anchored, and all stained or painted elements are maintained and free of peeling.

- 2.10. "Grade" (as applying to the determination of building height) means the lowest of the average levels of finished ground adjoining each exterior wall of a building, except that localized depressions such as for vehicle or pedestrian entrances need not be considered in the determination of average levels of finished ground.
- 2.11. "Lot" means any plot, tract or parcel of land, which can be considered as a unit of land for a particular use or building.
- 2.12. "Main Building" means a building in which is conducted the main use of the lot on which it is located.
- 2.13. "Number" means the number assigned to a property by the Council in accordance with these Regulations;
- 2.14. "Owner" means any person, firm or corporation controlling the property under consideration.
- 2.15. "Residential Lot" means a lot used exclusively or primarily for a dwelling or dwelling unit.
- 2.16. "Street" means street, road, highway or other way designed for the passage of vehicles and pedestrians and which is accessible by fire department and other emergency vehicles.
- 2.17. "Street Name" means the official name of a street and street type as it appears in the Civic Address File; and
- 2.18. "Street Name Sign" means the name plate and the sign post for either private or public roads.
- 2.19. "Town" means the Town of Happy Valley-Goose Bay.

SECTION 3: APPLICATION

- 3.1 These regulations shall apply to all principle buildings located within the Town's municipal boundary.

SECTION 4: CONFORMITY WITH REGULATIONS

- 4.1 No person shall erect, maintain or repair a civic number except in accordance with these Regulations.

SECTION 5: ASSIGNING CIVIC NUMBERS

- 5.1 The civic number shall be assigned by Council through the Town Engineer or designate.
- 5.2 Civic numbers previously assigned by the Town are valid for the purpose of these Regulations unless directed otherwise by the Town Engineer or designate.

SECTION 6: PROCEDURES

- 6.1. Upon the receipt of a development application, the Town Engineer or designate will locate the property and determine the appropriate civic number to assign to the property.
- 6.2. Where required, the assigning of a civic number and address to a property shall form a condition of the Building Permit.
- 6.3. In those circumstances where civic numbers and addresses have not been assigned to an existing property or building by Council, the owners of those existing buildings shall be notified in writing of the civic number and address and required to post the civic number of the building in compliance with these Regulations.
- 6.4. No permit shall be required to install, replace, and maintain a civic number in accordance with these Regulations.
- 6.5. Where required, the civic number shall be posted on the building in accordance with these Regulations prior to the issuance of an occupancy permit.
- 6.6. Periodic inspections of buildings throughout the Town by Fire Chief/Community Constable or designate staff shall be undertaken to ensure compliance with these Regulations. Where it is required by the town, the owners of those existing buildings that are not in compliance with these Regulations, shall be notified in writing and required to post the civic number on the building in compliance with these Regulations.

SECTION 7: EXISTING CIVIC NUMBERING SIGNS MAY CONTINUE TO BE USED

- 7.1 A civic number which is displayed on a building or property on the date of the enactment of these Regulations shall continue to be its civic number until such time as Council may, by written notice, direct otherwise.
- 7.2 Civic numbering signs that do not conform to these Regulations may continue to be used until such time as the Council advises the property owner in writing of a revised civic number.

SECTION 8: CIVIC NUMBER REQUIREMENTS

- 8.1 The owner of a property on which a main building is located shall post the civic number(s) of the property in accordance with these Regulations.
- 8.2 Unless otherwise determined by Council, the owner of a property shall keep the civic number of the property as assigned by the Town posted at a location in accordance with these regulations.
- 8.3 Where the building is comprised of multi-tenant occupancies that are accessed externally at grade level, each tenant unit shall be identified by the posting and display of a suite or tenant number.
- 8.4 Where it is determined by the Town of Happy Valley-Goose Bay officials that the assigned civic number cannot be easily read when viewed from the closest place on the travelled portion of the street or private road upon which the property is situated or from which it has access, the civic number shall be posted on the structure or facility and shall also be posted on the ground sign or at the end of the access driveway.
- 8.5 The Town Engineer or designate may by written notice to an owner, change or reassign civic numbers to correct errors, inaccuracies or rationalize civic numbering along a street or road as a result of new development projects.
- 8.6 The Fire Chief may, in writing, require an owner to place any number of civic numbering signs located on the property adjacent to the entrance of a driveway, including within Town lands, which provides emergency vehicle access to a building.

SECTION 9: CIVIC NUMBERING STANDARDS

- 9.1 A civic number shall be displayed on the main building of each property in a conspicuous location and displayed in a visually suitable manner, such that:
 - 9.1.1 it is in Arabic numbers (0, 1, 2, 3...);
 - 9.1.2 the civic number shall be displayed in a horizontal orientation;
 - 9.1.3 the font chosen shall allow the numerals to be easily read and differentiated;
 - 9.1.4 the color of the numerals shall clearly contrast with the background upon which the numbers are displayed;
 - 9.1.5 the minimum character size of numerals on residential properties shall be in accordance with the following table:

Distance of Building Line Setback from Street Line	Minimum Character Size
0 – 15 m (0 – 49.2 ft)	10 cm (4 inches)
15 m – 20 m (49.2 – 65.8 ft)	15 cm (6 inches)
Greater than 20 m (65.8 ft)	20 cm (8 inches)

- 9.1.6 the bottom of the numerals on residential properties shall be a minimum of 1.2 m (48 inches) above grade;
- 9.1.7 the minimum character size of numerals on non-residential properties shall be 250 mm (10 inches);
- 9.1.8 the bottom of the numerals on non-residential lots shall be a minimum of 2.13 m (84 inches) above grade;
- 9.1.9 the civic number shall be displayed on the building in a conspicuous manner that is clearly visible from the street or private road;
- 9.1.10 the civic number shall be displayed on the side of the building that faces towards the street or private road upon which the property is addressed; and
- 9.1.11 the civic number shall be displayed in a location which is not obstructed from view when viewed from the closest place on the travelled portion of the street or private road upon which the property is situated or from which it has access.

SECTION 10: PUBLIC AUTHORITIES

- 10.1 The provision of these Regulations shall apply to all public authorities except in those cases where an exception from the Regulations is required to respond to an emergency or for a public purpose.

SECTION 11: MAINTENANCE

- 11.1 Maintenance of the civic number sign shall be the responsibility of the owner.
- 11.2 Every property owner shall maintain a civic number in a good state of repair.

SECTION 12: CORNER LOTS

- 12.1 A civic number on a property that is a corner lot shall face, and be seen easily

from the street that the address specifies. In some cases, Council may specify the location of the civic number.

SECTION 13: FRONT YARD SIGN

13.1 No person shall erect or construct a civic sign for residential purposes in the area of the lot between the building line and front lot line with the exception of the following instances:

13.1.1 where there is not a more visible location on the front elevation of the building; and

13.1.2 where an established form of front yard civic numbering signage has been established along a street, a new civic numbering sign may be erected such that is consistent with this form of front yard signage provided the sign:

13.1.2.1 does not create a visual obstruction for vehicles entering or exiting the lot,

13.1.2.2 does not create an obstruction to the travelling public,

13.1.2.3 does not interfere with snow clearing operations, and

13.1.2.4 is consistent and is in line with other signs in the immediate neighbourhood.

SECTION 14 Subsidiary Apartments

14.1 Civic address for Subsidiary Apartments must be in accordance to these regulations.

14.2 Civic address for Subsidiary Apartments shall consist of the civic number for the property followed by a letter identifying the Subsidiary Apartment.

14.3 Civic addresses for Subsidiary Apartments must be displayed on a part of the building closest to its private entrance and be clearly visible when viewed from the closest place on the travelled portion of the street or private road upon which the property is situated or from which it has access.

SECTION 15: PROHIBITED POSTINGS

15.1 An owner shall not post or permit to be posted any part of a civic address which is not assigned to the property.

15.2 An owner shall not display on a property any number which is not the assigned civic number with the exception of lot number, unit number, or a number which is clearly part of a business name.

- 15.3 No lot number, unit number, or suite number shall be posted without the word "lot," "unit," or "suite" preceding the posted number.

SECTION 16: ENFORCEMENT ORDERS AND PENALTIES

- 16.1 The Town Council of Happy Valley-Goose Bay or its authorized administrator shall be the Enforcement Authority and prosecutor for the purposes of these Regulations;
- 16.2 Every person requested by an Enforcement Authority to enforce these Regulations shall upon request, forthwith give his/her proper name and address; and
- 16.3 It shall be the duty of the Enforcement Authority to:
- 16.3.1 Report the name and address of any person observed, or reliably reported to have violated any of the provisions of these Regulations
 - 16.3.2 Report the time and nature of this violation of these Regulations, and any circumstances being relevant to the violation; and
 - 16.3.3 Serve upon the person violating and provision of these Regulations a notice that the person concerned has violated a provision of the Regulations, and instructing such person to carry out any order in regard to such violation.
- 16.4 Every person who commits an offense under these Regulations or who acts in contravention of or fails to comply with any provision thereof, or neglects or refuses to do so:
- 16.4.1 may be liable on summary conviction to penalties as stipulated in Section 420 of the Act.

SECTION 17: SEVERABILITY

- 17.1 If a court of competent jurisdiction should declare any section or part of a section of these Regulations to be invalid, such declaration shall not affect the remainder of these Regulations and the remainder of these Regulations should be valid and shall remain in force.

SECTION 18: COMPLIANCE WITH OTHER LEGISLATION


- 18.1 Nothing in these Regulations serves to exempt any person from obtaining any license, permission, permit, authority, or approval required by any other regulations of the Town or by any statute or regulations of the Province of Newfoundland and Labrador, or of Canada.

SECTION 19: REPEAL OF PREVIOUS REGULATIONS AND AMENDMENTS

- 19.1 All previous Town of Happy Valley-Goose Bay regulations and amendments pertaining to Civic Address Numbering Regulations are hereby repealed.

SECTION 20: COMING INTO EFFECT

- 20.1 These regulations shall come into force on the 1st day of January 2021.
- 20.2 The above regulations have been made by the Town Council of the Town of Happy Valley-Goose Bay and were approved on the 15th day of December, 2020.



Mayor



Town Clerk