

In case of discrepancy, the French version shall prevail

CANADA
PROVINCE OF QUEBEC
TOWN OF BROME LAKE

BY-LAW 571 RESPECTING SITE PLANNING AND INSTALLATION OF NAMEPLATES OF CIVIC NUMBERS IN RURAL AREAS OF THE TOWN OF BROME LAKE

(Administrative codification - August 2015)

Modified by	By-law 571-1	EEV 2015-08-05
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WHEREAS the Brome-Missisquoi MRC's Public Security Department, the ambulance service and the Town of Brome Lake's Fire Department have noted a gap in the identification of the civic numbering of Town buildings;

WHEREAS this deficiency causes considerable loss of time in emergency situations, thereby reducing the effectiveness and speed of response and the safety of citizens;

WHEREAS under the *Municipal Powers Act*, the Town may adopt a by-law to regulate the numbering of buildings;

WHEREAS this Council is of the opinion that uniformly installed civic numbering on all buildings on the territory of Town of Brome Lake would prove to be an indispensable tool to ensure the rapid location of said buildings by emergency services and public utilities;

WHEREAS a notice of motion was given at a previous meeting of this Council on September 3, 2013, to the effect that the present by-law would be submitted for adoption;

ACCORDINGLY :

It is ordained and adjudged by the Town Council of the Town of Brome Lake ordains and adjudicates as follows, namely:

ARTICLE 1

The preamble to the present by-law forms an integral part thereof.

ARTICLE 2 - Scope of application

In order to ensure the safety of its citizens and to make it easier for emergency services and public utilities to locate properties, the Town of Brome Lake considers that all buildings and mobile homes must be equipped with a civic number identification plate, which is assigned by the Town.

ARTICLE 3 - Visibility and maintenance of the identification plate

Number plates must be installed in such a way that they are visible from the road at all times.

The present by-law obliges each owner to ensure that the civic number identification plate is well maintained and not obstructed by any vegetation such as trees, shrubs, flowers, etc., or any other obstruction such as snow or any type of permanent or temporary sign.

ARTICLE 4 - Multiple dwellings

The owner of a multiple-dwelling building must place the civic numbers assigned by the Town for each dwelling unit in a location visible from the road. In the case of a building where dwelling units are accessible from the inside, through a vestibule or corridor, the owner must place the civic number both in the vestibule if it exists and on the entrance door of each dwelling unit.

For the purposes of this section, a condominium unit is treated as a residential unit and the obligation of the owner of the immovable is vested in the syndicate of co-owners responsible for the management of the public portions of the immovable.

ARTICLE 5 - Road right-of-way

When the posting of a civic number is required by the present by-law, it must be posted within the lot line of the property concerned.

ARTICLE 6 - Omission, removal, relocation or damage to civic number sign installation

In the event that the owner fails to install an identification plate or in the event that the civic number identification plate has been removed or displaced, the Town will send the owner thirty (30) days written notice to comply with this by-law.

Should the owner fail to comply with this by-law within the above-mentioned time limit, the Town may issue a notice of infraction to the offender, in accordance with article 11 of this by-law. In addition, the Town will install or replace a civic number plate at the owner's expense. (*Modif. 571-1*)

If the sign is damaged as a result of the Town's snow removal or road maintenance operations, the owner must notify the Town as soon as possible so that repairs can be made at the Town's expense.

If the plate is damaged as a result of any action other than that of the Town, the cost of replacement, in whole or in part, will be borne by the owner.

(Mod. Reg. 571-1 art. 1)

ARTICLE 7 - Change of civic address fees

Any costs related to the replacement or installation of a civic number identification plate, following a change in the civic address of a property, whether at the request of the Town or the owner, will be charged to the applicant.

ARTICLE 8 - Application of the rules

The Council authorizes the following persons to apply the present by-law, to undertake penal proceedings against any contravener of any provision of the present by-law and authorizes these persons to issue, accordingly, any notices of offence useful for this purpose, indicating the nature of the alleged offence and the amount of the fine:

- Land Management inspectors;
- Fire Prevention Service Director;
- The fire prevention technician;
- Director, Public Works Department.

Follow-up and enforcement procedures for an infraction following the issuance of a statement of offence for contravention of the present by-law are governed by the Quebec Code of Penal Procedure (LRQ, chapter C-25.1).

ARTICLE 9 - Inspection powers

The persons mentioned in Article 8 are authorized to visit and examine, at any reasonable time, any movable or immovable property, building or structure whatsoever, to ascertain whether the present by-law is being complied with.

Any owner, lessee or occupant of such property is required to receive the competent authority and answer all questions put to them concerning the enforcement of the present by-law.

Upon request, the designated employee carrying out an inspection must establish his or her identity and show the certificate issued by the Town attesting to his or her status.

ARTICLE 10 - Criminal proceedings

The Council generally authorizes the persons referred to in Article 8 to institute criminal proceedings and issue a statement of offence against any person contravening any of the provisions of the present by-law.

ARTICLE 11 - Infringements

Any person acting in contravention of this by-law no. 571 commits an offence and is liable to a minimum fine of three hundred dollars (\$300) and a maximum fine of one thousand five hundred dollars (\$1,500), plus costs, if the offender is a natural person. If the offender is a legal entity, the minimum fine is set at one thousand dollars (\$1,000) and the maximum fine at five thousand dollars (\$5,000).

In the event of a repeat offence, the fine is six hundred dollars (\$600) and the maximum fine is three thousand dollars (\$3,000) for a natural person, and the minimum fine is two thousand dollars (\$2,000) and the maximum fine is ten thousand dollars (\$10,000) for a legal entity.

ARTICLE 12 - Interpretative provisions

The masculine gender is used in these rules without discrimination and includes the feminine to avoid excessive text.

ARTICLE 13 - Repeal

This by-law repeals by-law 319 and its amendments.

ARTICLE 14 - Coming into force

These regulations come into force in accordance with the law.

Gilles Decelles, Mayor

Edwin John Sullivan, B.Sc. LL.B.
Clerk

Follow-up:	
Notice of motion :	September 3,
Adoption :	October 1 ^(st) , 2013
Public notice:	August 4, 2015
Publication:	August 4 and 5, 2015
Effective date :	August 5, 2015