



**THE CORPORATION OF THE CITY OF MISSISSAUGA
BUILDING NUMBERING BY-LAW 265-91**

(amended by 303-00)

WHEREAS paragraph 106 of Section 210 of the Municipal Act, R.S.O. 1980, chapter 302, as amended, enables municipalities to pass by-laws for the numbering of the building and lots in the municipality and for affixing numbers to the building;

AND WHEREAS paragraphs 37 and 42 of Section 210 of the Municipal Act, R.S.O. 1980, chapter 302, as amended, enable municipalities to pass by-laws to guard against fires and the spread of fires;

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

1. In this by-law:

“Building” means a structure occupying an area greater than ten square meters consisting of a wall, roof and floor, or any one or more of them, or a structure system servicing the function thereof, including all the works, fixtures and service systems appurtenant thereto and may include an addition to an existing building;

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

“Construct” means to do anything in the erection, installation or extension, or material alteration, or repair of a building and includes the installation of a building unit fabricated or moved from elsewhere;

“Internal private road” means and includes all driveways, rights of way, fire access routes and any other internal road within the property limits which is intended to give access to buildings or units constructed thereon but shall not include public highways;

“Number” shall include “numbers” if applicable, and the number shall be from the street onto which the building has its main access, the number is to be impressed or marked on durable material and be of contrasting background and is to be displayed so as to be clearly visible from the street;

“Owner” includes the registered owner, condominium corporation, assessed owner, occupant, tenant, person for the time being managing or receiving the rent of the property whether on his own account or as an agent or trustee or on account of any other person;

“Street” means any public highway as defined in Section 257 of the Municipal Act, R.S.O. 1980, as amended.

2. (a) No person shall construct or cause to be constructed a building unless the municipal address number for the building is provided in accordance with Section 3 of this by-law.
- (b) Subsection (a) does not apply to the construction of an addition to a building, if the municipal address number is currently displayed on the existing building so as to be clearly visible from the street.
3. (a) The owner of a residential building other than an apartment building, having direct municipal frontage on a street, shall firmly affix to and maintain on the front of the building the municipal address number which shall be at least 4 inches (100 millimeters) high and shall be located so as to be clearly visible from the street on to which the building has its main access. If the residential building is set back to such an extent, or is otherwise located on the site so that the municipal address number is not clearly visible from the street onto which the building has its access, then a permanent sign of durable material having numbers at least 4 inches (100 millimeters) high shall be placed and maintained within the property limits near the street access so that the municipal address number is clearly visible from the street.
- (b) The owner of a townhouse complex that has one or more main points of access and where the unit's front onto an internal private road(s) shall:
 - (i) firmly affix to and maintain on the front of the individual units the allotted unit number which shall be at least 4 inches (100 millimetres) high, and shall be located so as to be clearly visible from the internal private road on which the unit has its access and;
 - (ii) at the point(s) of access where the internal private road(s) intersects the street(s) the owner is to place a permanent sign(s) constructed of durable material, displaying the municipal address number of the complex and the range of unit numbers. Where there are two or more internal private roads within the complex the sign(s) is to contain a map that depicts the layout of the private internal roads, the layout of the buildings and the unit numbers contained in each building. The numbers shall be at least 4 inches (100 millimetres) high and the sign(s) is to be located so as to be clearly visible from the street.
- (c) The owner of a commercial, industrial, public, institutional or apartment building shall firmly affix to and maintain on the front of the building the municipal address number which shall be at least six inches (150 millimetres) high, and shall be located so as to be clearly from the street on which the building has its main access. If the building is set back to such an extent, or is otherwise located on the site so that the municipal address number is not clearly visible from the street onto which the building has its main access, then a permanent sign of durable material having numbers at least six inches (150 millimetres) high shall be placed and maintained within the property limits near the street access so that the municipal address number is clearly visible from the street.

- (d) In buildings that have internal unit numbers and where access is by a common hallway the owner is to display directional numbering, in the hallway, near the main entrance door so that the units can be easily located. Where buildings have two or more floors the owner is to display directional numbering and the numbers are to be located so as to be clearly visible from the elevator. The numbering is to be impressed or marked on a durable material and be of contrasting background, the numbers shall be at least 2 inches (50 millimeters) high.
- (e) Where there are two or more commercial, industrial public, institutional or apartment buildings on a site and where one or more of such buildings cannot be seen from the street onto which the buildings have their main access, then the owner or owners thereof shall:
 - (i) affix and maintain the municipal address number, which shall be at least 6 inches (150 millimeters) high, on the front of the building; and
 - (ii) place and maintain a permanent sign that displays the municipal address number which shall be at least 6 inches (150 millimetres) high. The sign is to be located so as to be clearly visible from the street onto which the building(s) has its main access.
- (f) When a commercial or industrial building is subdivided into individual units, numbers shall be affixed and maintained on the front face of each individual unit. The unit numbers are to be at least six inches (150 millimeters) high and shall be located so as to be clearly visible from the street or private internal road.
- (g) When a building is under construction and the owner is not able to construction to comply with the foregoing provisions of this by-law then the municipal address number shall be displayed on a temporary sign made of a durable material and shall be located so as to be clearly visible from the street. The sign is to be maintained in good repair so that the number remains legible until the permanent municipal address number can be provided in accordance with other provisions of this by-law.

4. General

Where the owner of a building fails to affix the municipal address number in accordance with provisions of this by-law, the City may make arrangement for the number and its placement in compliance with this by-law and the expense incidental thereto may be collected in the same manner as municipal taxes.

5. Every person who contravenes any provision of this by-law is guilty of an offence and upon conviction under the *Provincial Offences Act* R.S.O. 1980. chapter 400, as amended, is liable to a fine not to exceed \$5,000.00.

6. By-law 285-86 is hereby repealed.

ENACTED AND PASSED this 10th day of June , 1991

Signed by: Hazel McCallion, Mayor Terence Julian, City Clerk