



Subject: *Duplicate Civic Numbering on Highway 215*
To: CAO for Planning Advisory Committee, March 18 2025
Date Prepared: March 6, 2025
Related Motions: *Motion C24(417) Duplicate Civic Numbering on Highway 215*
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Approved by: John Woodford - Director of Planning & Development

Summary

This report is presented in response to a motion made at the Regular Meeting of Council on November 20th, 2024. Motion C24(417) “*Moved that staff have a conversation with staff from West Hants to see if there is anything that can be done about the duplicate numbering on Highway 215 and any other rural routes that cross municipal boundaries.*” Staff have engaged with municipal staff in West Hants and have performed a jurisdictional analysis on other areas where a road crosses a county or municipal boundary.

Financial Impact Statement

There is no immediate financial impact associated with the adoption of this report.

Recommendation

That staff discuss creating a reciprocal agreement with West Hants staff to check existing addresses on Highway 215 in both East and West Hants prior to issuing new addresses on Highway 215 to prevent further civic number duplication.

Recommended Motion

That Planning Advisory Committee recommends to Council that Council direct staff to discuss creating a reciprocal agreement with West Hants staff to check new civic addresses on Highway 215 with the other municipality prior to issuing new addresses in order to prevent further duplication of civic numbers.

Background

On November 20th, 2024 Council, passed a motion directing staff to have a conversation with staff from West Hants to see if there is anything that can be done about the duplicate numbering on Highway 215 and any other rural routes that cross municipal boundaries. A Councilor mentioned that from personal experience duplicate numbers causes some confusion with navigation and for deliveries.

Discussion

There are duplicate civic numbers on Highway 215 due to a guideline set out in the Nova Scotia Civic Address User Guide. Section 4.4.10.25 of the Civic Address User Guide: *Civic Numbering Across County and Municipal Boundaries* reads that “Long rural thoroughfares that link communities are numbered such that the numbers reset at county lines.” This is to avoid having very high civic numbers for long roads. The user guide acknowledges that this creates duplicate civic numbers on the same road, and there are cases where numbers continue across county lines. These are handled on a case-by-case basis in consultation with EMO and the affected municipalities.

Staff adhere to the guidelines laid out in the Nova Scotia Civic Address User Guide wherever possible to maintain standardized methods of civic addressing properties and other addressable points. The method in which Highway 215 is numbered from West Hants to East Hants, including the duplication of numbers, is consistent with these guidelines.

Staff have been in contact with West Hants staff regarding duplicate civic numbers on Highway 215. They have no record of any issues stemming from duplicate civic numbers on Highway 215.

Potential Civic Address Changes

Highway 215 begins in West Hants in the community of Newport Corner. The first address is 19 Highway 215, and the last address is 9789 Highway 215 in Walton. Across the municipal boundary, the addresses reset and the first civic address in East Hants is 39 Highway 215, Walton and the last is 14201 Highway 215, Shubenacadie.

If Council moved to change the duplicate addresses, 52 addresses would be changed in East Hants.

Renumbering Duplicate Addresses

Staff do not recommend changing these 52 addresses due to the uncertainty of future development and infill in the area along Highway 215. If the existing duplications are re-addressed now, there’s a possibility that they will be required to be re-addressed again in the future if the new address range between the changed address and the next cannot accommodate new development. This would pose an inconvenience to the resident(s) who would be required to change their address more than once in an unspecified time period.

There are approximately 147 undeveloped properties that front Highway 215 in East Hants, but not every property will be suitable for development. This does not include existing developed property that is able to be further subdivided. Staff also acknowledge that the land use regulations in the Rural Use North zone (RU-2) permit up to twelve dwelling units on a single lot as-of-right, with each dwelling requiring a civic address.

There is potential for a large number of new civic numbers to be issued along Highway 215 in the future, and staff are hesitant to re-address the current 52 duplicated addresses due to this uncertainty.

Issuing New Civic Addresses

Currently, staff use a formula based on driveway locations to determine a new civic address. The distance between the new driveway and the closest driveway is measured, this number is divided by 5, and is then subtracted or added to the closest address depending on the range direction to obtain the new civic number.

For example: if an existing dwelling has the civic 45, and the new driveway is 15 meters away, you would divide 15 by 5 which equals 3 and add or subtract that to 45, depending on the address direction and odd/even parity. For this example, the addresses are increasing in the direction of the new driveway and is on the same side of the road, so the new address would be 49, rounding up to maintain odd/even parity.

It is possible use the Nova Scotia Civic Address File to check new addresses on Highway 215 in East Hants against existing addresses on Highway 215 in West Hants to prevent duplication. However, without the cooperation of West Hants staff there still remains the possibility of future duplication on Highway 215 in West Hants. This also reduces the number of options for civic addresses available in East Hants and may increase the possibility of requiring re-numbering. East Hants staff are open to making an agreement with West Hants staff to work together in preventing further duplication of civic numbers on Highway 215.

Navigation and Deliveries

It was mentioned in the Council meeting that the duplicate addresses are causing issues with GPS navigation and deliveries. Upon analysis of the duplicated addresses, it was determined that none of the duplicated addresses share a community name or a postal code. Any misdirected mail should be brought to the attention of Canada Post.

It is also an unfortunate reality that with a private global mapping and navigation system such as Google Maps, there will be mistakes, even without duplicated civic numbers. When brought to their attention, staff make every effort to notify companies of mistakes and missing addresses. However, there is currently no formal method of directly contacting these companies to submit new and accurate information. Typically, adding the community name to the navigation search will bring up the correct address.

Highway 215 in Shubenacadie

While the civic numbers on Highway 215 run increasing west to east, there is an inconsistency with the address range direction in Shubenacadie. Travelling north on Highway 215 from Highway 2, the civic numbers start from 10 Highway 215 and increase to 212 Highway 215. The addresses increase until Highway 215 reaches the interchange at Exit 10 from Highway 102, and the range direction then switches. North of the interchange, the civic numbers on Highway 215 start at 14201 and begin decreasing heading further north and west.

This discrepancy has resulted in only one duplication within East Hants' section of Highway 215, and no issues with emergency services have been reported. To change the address range between the highway interchange and Highway 2 would affect 36 properties and 22 additional civic addresses would need to be changed. One of the 22 addresses includes the Shubenacadie fire hall.

There are 52 duplicated addresses and 22 on the section of Highway 215 with the opposite address range direction. Changing all of them would make a total of 74 affected addresses.

Personal and Commercial Impact

Changing an individual or a business' civic address is not something staff do lightly. Staff only implement civic address changes where necessary. One's civic address is important to many aspects of life and changing the

duplicate addresses now, where the possibility where they may have to change again in the future due to new development along Highway 215, may be a major inconvenience to the resident(s).

For a business that has their address changed, printing and distributing updated marketing and contact materials with the new address is an added and unexpected business expense. A civic address change can take a few weeks to show up on a website such as Google Maps. Which may cause a disruption in business, deliveries and navigation as well.

Jurisdictional Scan

Many of the highways that pass through both East Hants and a different Municipality such as West Hants or Halifax Regional Municipality reset their civic address numbering when crossing the county or municipal boundary. These roads include Highway 14, Highway 236, Highway 215, Highway 1/Sackville Dr and Highway 2 in Enfield. There are a couple of highways that do not reset their civic numbering at the boundary, and they include Highway 277 in Lantz crossing into the Halifax Regional Municipality and Highway 2 in Shubenacadie crossing into the Municipality of Colchester.

Other instances where long thoroughfares reset civic numbering across a county or municipal boundary include Highway 4 from Colchester into Cumberland, Highway 289 from Colchester into Pictou, and Highway 3/St. Margaret's Bay Rd from Halifax Regional Municipality into the Municipality of The District of Chester.

Conclusion

Staff recommend that the duplicate civic numbers on Highway 215 in East Hants are not re-numbered. Staff believe that the risk of needing another civic address change in the future due to infill development, and the impact on individuals and businesses outweighs the possible benefit of re-numbering the duplicate addresses. The method of resetting civic numbering at a county or municipal boundary is consistent with the Nova Scotia Civic Address File (NSCAF) User Guide, and these types of duplicate addresses occur across the province as well.

STRATEGIC ALIGNMENT

The 2021-2024 East Hants Strategic Plan identifies Integrity and Respect as two of the Core Values which guide how employees serve the community.

LEGISLATIVE AUTHORITY

The legislative authority to create planning policies and regulations relating to Bylaws is set out in the Municipal Government Act (MGA), Section 172(1).

FINANCIAL CONSIDERATIONS

There are no financial considerations related to the adoption of this report. If Council moves the alternative motion to change all 72 addresses, there is a minor cost to provide new civic number signs to the property owners affected.

Alternative 1

That Staff should maintain the current civic addressing process.

Alternative Motion 1

That the Planning Advisory Committee recommends to Council that Council direct staff to maintain the current civic addressing process.

Alternative 2

That Staff should initiate a civic address change for all 74 addresses to remove the duplicate numbers and rectify the address range direction in Shubenacadie.

Alternative Motion 2

That the Planning Advisory Committee recommends to Council that Council direct staff to initiate a civic address change for all 74 addresses to remove the duplicate numbers and rectify the address range direction in Shubenacadie.
