



Report to Council

Department: Development Services
Division: Building and By-law Enforcement
Date: February 3, 2025
Prepared by: Mike Diemer – By-law Property Standards Officer
Report Number: Building and By-law Enforcement-2025-01
Subject: Bi-Annual By-law Report (July to end of December 2024)
Number of Pages: 5

Recommendation(s)

That Building and By-law Enforcement-2025-01 entitled Bi-Annual By-law Enforcement Report prepared by Mike Diemer, By-Law/Property Standards Officer dated February 3rd, 2024 be received.

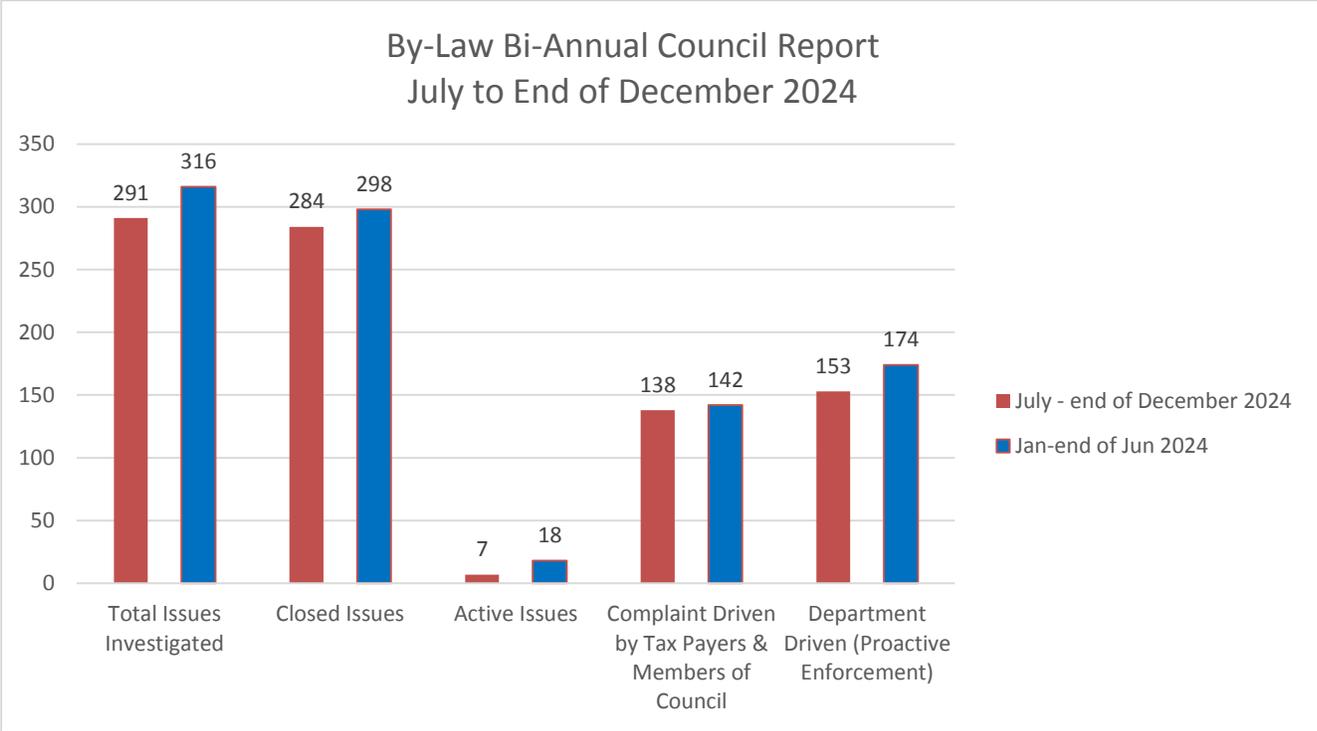
Purpose

To provide Council with a report illustrating the enforcement conducted among various by-law infractions from July to the end of December 2024.

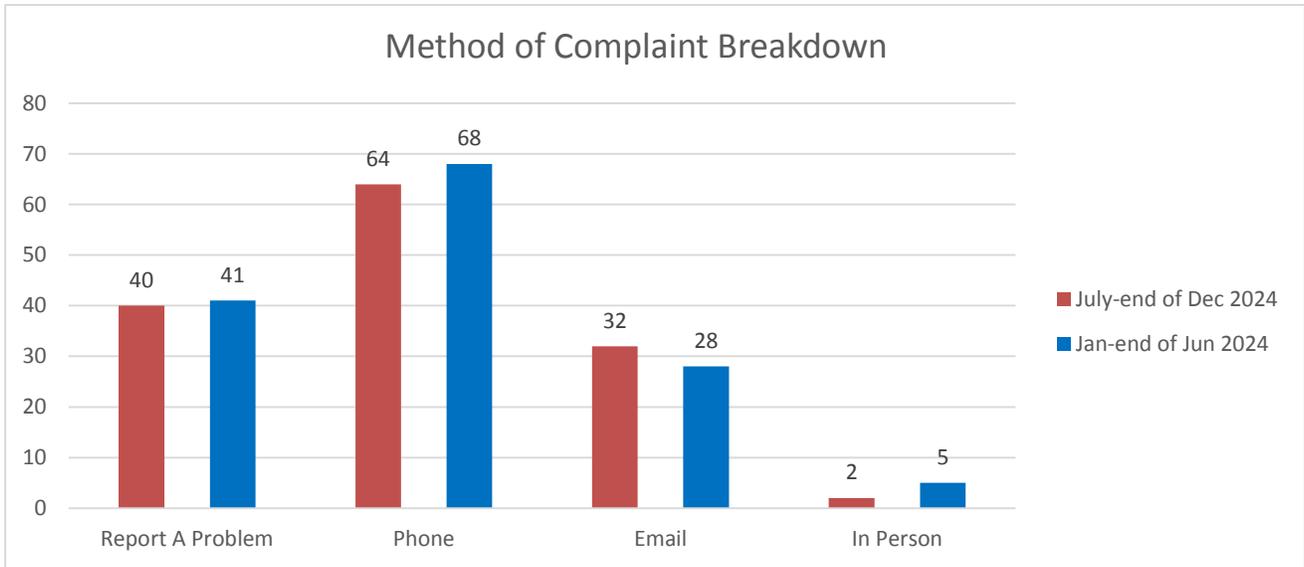
Background and Discussion

The purpose of this report is to illustrate the enforcement conducted among various municipal by-laws between July to the end of December 2024. The By-law team remains uniform in its enforcement process from the beginning stage of voluntary compliance to issuing notices of violation and in cases of continued non-compliance, serving owners with Municipal Work Orders and/or Provincial Offence Act (P.O.A) charges.

By-law Enforcement has conducted investigations on Residential, Agricultural and Commercial properties throughout the Municipality as depicted in the chart below. A total of 291 potential violations were investigated during these 6 months. Of the 291 potential violations, 138 were based on complaints received from members of the public and/or Council members. The additional 153 issues were investigated proactively. Of the 291 issues, 284 have been resolved and 7 remain actively investigated. For comparison purposes, the prior 6 month period has been included in the chart below, as represented by the blue bars.

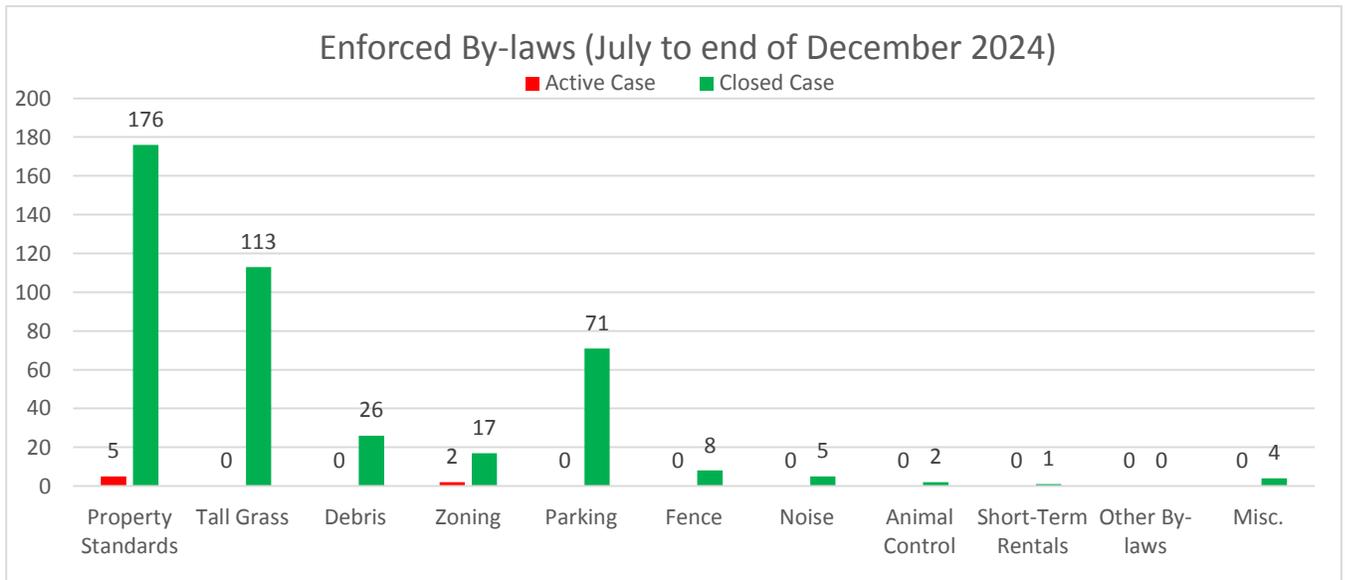


The chart below shows a detailed breakdown of how the 138 complaints have been received. During this 6 month period, 40 complaints were received through the “Report a Problem” platform, 64 were received by phone, 32 were received by email and 2 were submitted in person. For comparison purposes, the prior 6 month period has been included in the chart below as represented by the blue bars.



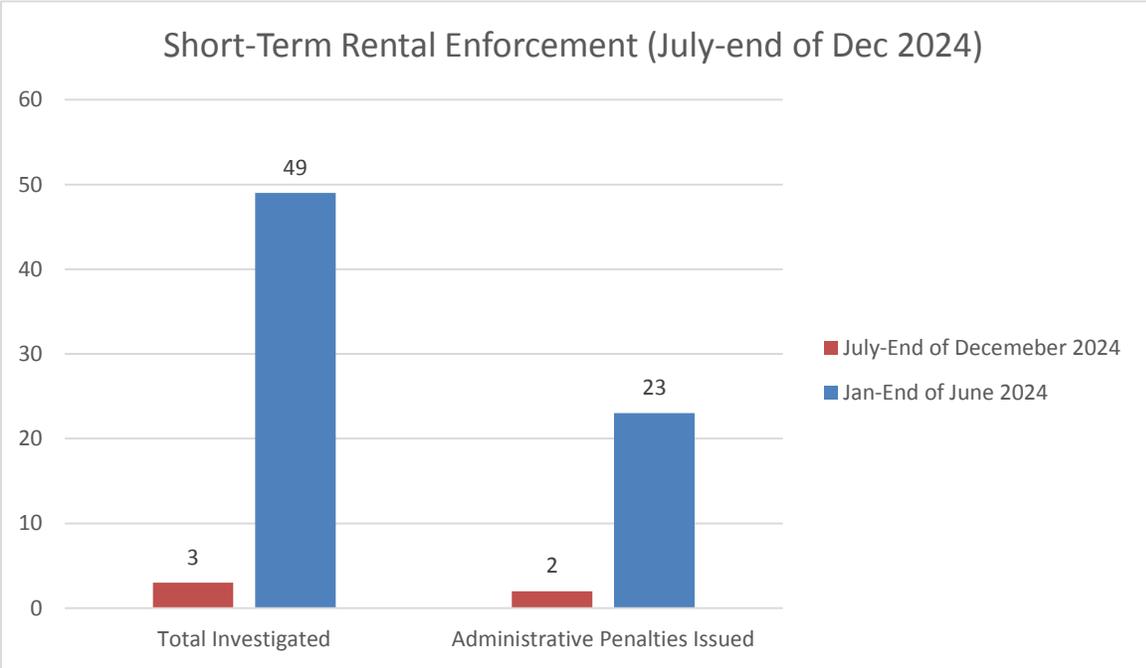
Specific Enforcement

The chart below illustrates the specific enforcement of various municipal by-laws. The red bars depict active cases and the green bars depict cases which were resolved to the satisfaction of By-law Enforcement standards. The By-laws shown in the chart below represent the most reported violations however does not reflect all 21 enforceable by-laws.



Of the 291 investigated cases, 181 fall under Property Standards By-law 936. Property Standards issues have a wide range; however, the main offences consist of tall grass/weeds and exterior property debris. As shown in the chart above, tall grass complaints are received in high quantity and due to Town policy, Work Orders do not need to be issued since By-law Enforcement can remedy the violation without delay. Debris violations can take more time to resolve due to Work Order timeframes, Appeals and Property Standards Committee extensions which postpone direct action from By-law Enforcement.

Lastly, the final chart below depicts the enforcement regarding Short-term Rentals. Over this 6-month period, 3 investigations have been launched into unlicensed STR violations. Of these 3 cases, 2 have resulted in administrative penalties being issued. The data from the previous 6 months has been included in the chart below, shown in blue for comparison.



As always, the public is encouraged to use the Town’s “Report a Problem” online forms to submit complaints for investigation and documentation, which can be found at

<https://www.essex.ca/en/live/essex-works-online-report-a-problem.aspx>

Financial Impact

N/A

Consultations

Kevin Carter, Chief Building Official / Manager of By-law Enforcement

Link to Strategic Priorities

- Embrace asset management best practices to build, maintain, and continuously improve our municipally owned infrastructure.
- Leverage our Town's competitive advantages to promote jobs and economic investment.
- Take care of our natural environment and strengthen the sense of belonging to everyone who makes Essex "home".
- Deliver friendly customer service in an efficient, effective, and transparent manner while providing an exceptional working environment for our employees.
- Build corporate-level and community-level climate resilience through community engagement and partnership and corporate objectives.

Report Approval Details

Document Title:	Bi-Annual By-law Enforcement Report (July to end of December 2024) - Building and By-law Enforcement-2025-01.docx
Attachments:	
Final Approval Date:	Jan 10, 2025

This report and all of its attachments were approved and signed as outlined below:

Kevin Carter, Manager, Building Services/Chief Building Official - Jan 10, 2025 - 1:33 PM



Lori Chadwick, Director, Development Services - Jan 10, 2025 - 4:18 PM



Doug Sweet, Chief Administrative Officer - Jan 10, 2025 - 4:18 PM