



Report to Council

Department: Development Services
Division: Building and By-law Enforcement
Date: July 21, 2025
Prepared by: Mike Diemer – By-law Enforcement Officer
Report Number: Building and By-law Enforcement-2025-02
Subject: Bi-Annual By-law Report – January to end of June 2025
Number of Pages: 6

Recommendation(s)

That Building and By-law Enforcement-2025-02 entitled Bi-Annual By-law Report – January to end of June 2025 prepared by Mike Diemer, By-Law/Property Standards Officer dated July 21, 2025 be received.

Purpose

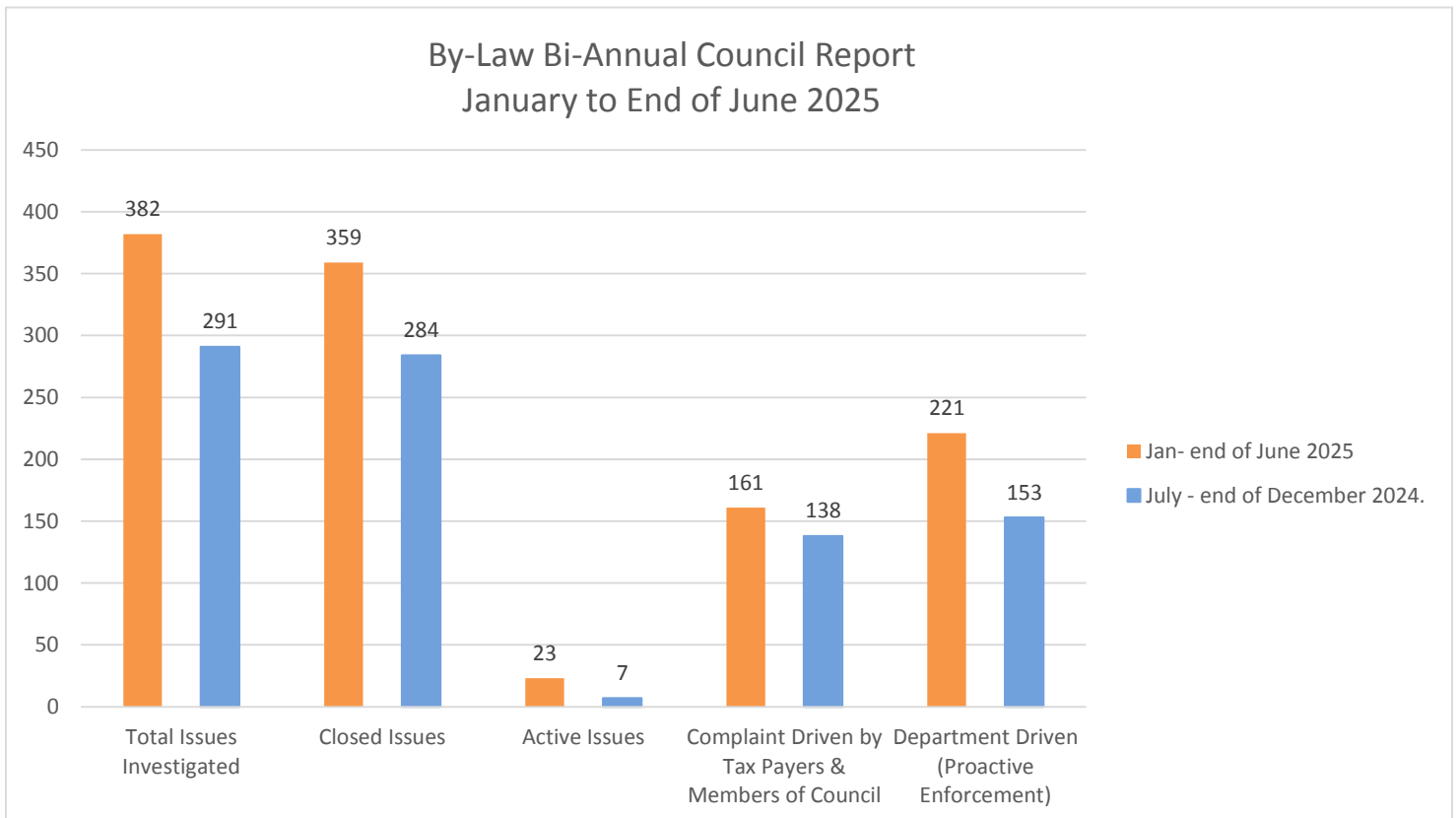
To provide Council with a report illustrating the enforcement conducted among various by-law infractions from January to the end of June 2025.

Background and Discussion

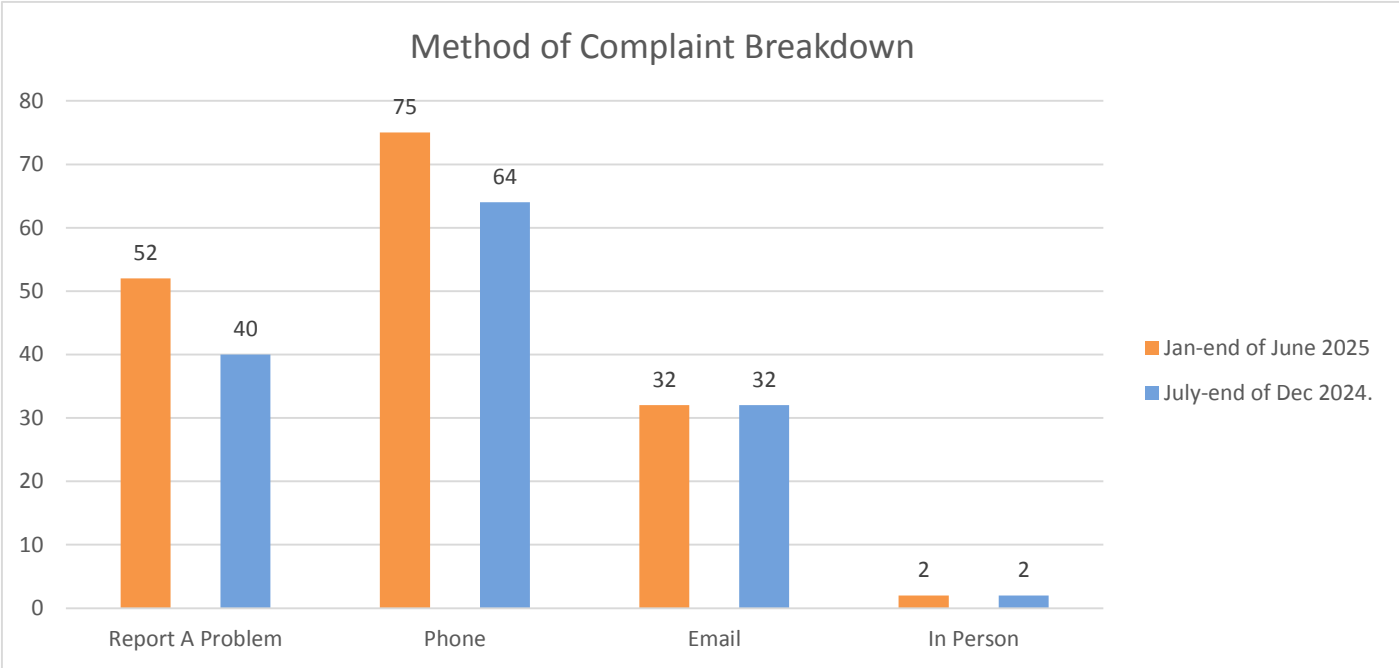
The purpose of this report is to illustrate the enforcement conducted among various municipal by-laws between January to the end of June 2025. The By-law team remains uniform in its enforcement process from the beginning stage of voluntary compliance to issuing notices of violation and in cases of continued 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 382 potential violations were investigated during these 6 months. Of the 382 potential violations, 161 were based on complaints received from members of the public and/or Council members. The additional 221 issues were investigated proactively. Of the 382 issues, 359 have been resolved and 23 remain actively investigated. For comparison purposes, the prior 6 month period has been included in the chart below, as represented by the blue bars.

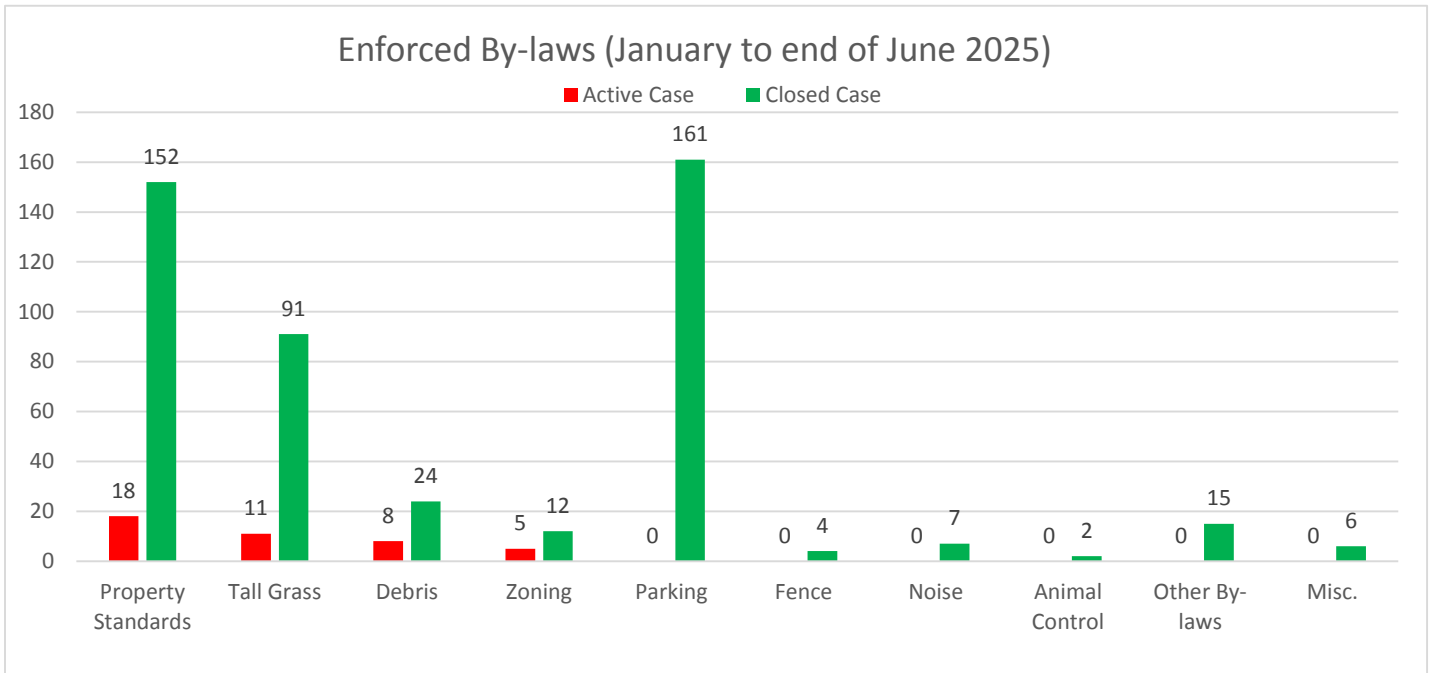


The following chart shows a detailed breakdown of how the 161 complaints have been received. During this 6 month period, 52 complaints were received through the “Report a Problem” platform, 75 were received by phone, 32 were received by email and 2 were submitted in person. For comparison purposes, the prior 6 month period has been included in the chart below as represented by the blue bars.



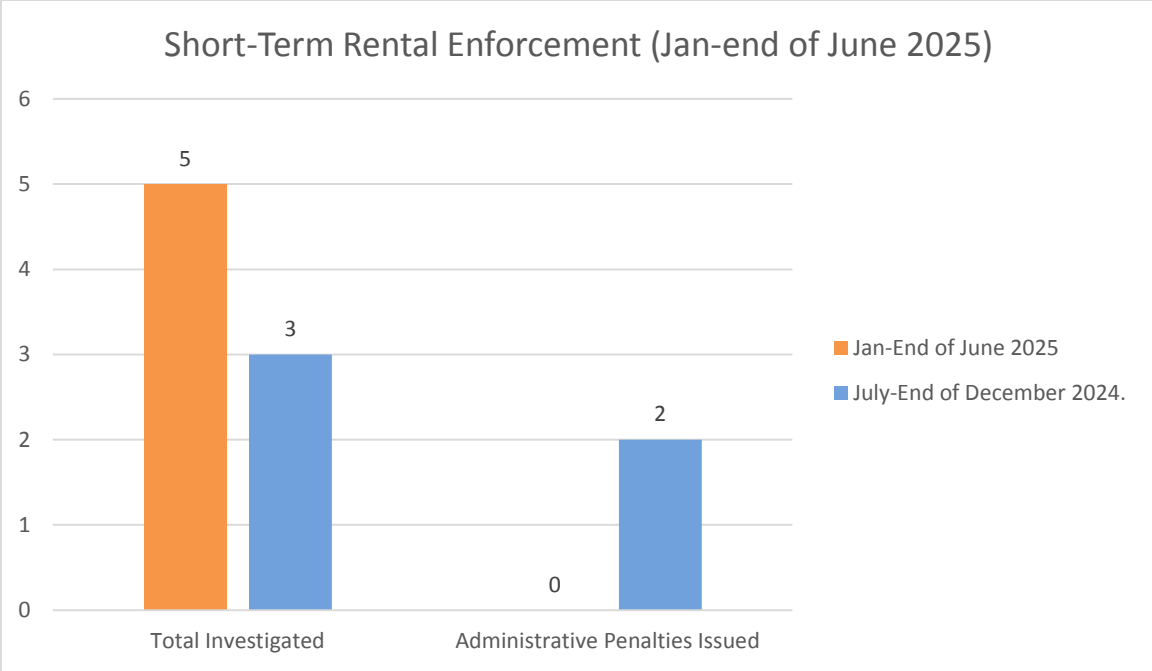
Specific Enforcement

The following chart 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 382 investigated cases, 170 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, 5 investigations have been launched into STR violations. Of these 5 cases, 0 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/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 Report - January to end of June 2025 - Building and By-law Enforcement-2025-02.docx
Attachments:	
Final Approval Date:	Jul 16, 2025

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

Kevin Carter, Manager, Building Services/Chief Building Official - Jul 16, 2025 - 10:37 AM



Lori Chadwick, Director, Development Services - Jul 16, 2025 - 10:39 AM



Kate Giurissevich, Chief Administrative Officer - Jul 16, 2025 - 3:20 PM