

COUNCIL REPORT

Meeting Date: June 17, 2024
Department: Building, By-law and Planning
Report No.: BBP-2024-64
Submitted by: Jennifer Huff, Director of Building & Planning
Approved by: Trisha McKibbin, Chief Administrative Officer

SUBJECT: Potential Updates to By-laws

RECOMMENDATION: THAT: Council receive report BBP-2024-64 on potential updates to by-laws, and further; THAT: Council direct staff to PROCEED / NOT PROCEED with preparing updated or new parking, addressing, property standards, and noise by-laws for Council’s future consideration and input during future Strategic Priorities Committee meetings.

BACKGROUND:

By-law and building staff have encountered a number of matters that existing by-laws are unable to address. However, before staff proceed to pursue updating by-laws or bringing forward new by-laws, staff are requesting direction from Council on whether or not to do so.

Staff are of the opinion that there are a number of by-laws that require updating or require the creation of new by-laws. Below is a list of the by-laws that staff have identified as needing to be updated or addressed. However, given current workloads, staff are proposing to work on updating the by-laws (one at a time), if Council wishes for the updates to occur.

BY-LAWS IDENTIFIED FOR UPDATING:

By-law	Summary Of Updates	Comments on Timing
Fire Arms	Outdated map of settlement area Language updates	Staff wish to update the fire arms by-law after boundary review process completed
Parking By-law	Currently, a number of matters are not contained within the parking by-law, such as: <ul style="list-style-type: none"> • parking on municipal property, 	Staff wish to update this by-law as soon as possible

	<ul style="list-style-type: none"> • parking overnight or for extended periods of time on streets except during winter • parking within proximity of an intersection, crosswalk • parking in an EV charging station • parking of heavy trucks on certain streets • parking meters • fines lowest in County 	
Property Standards By-law	<p>Municipality does not have a property standards by-law.</p> <p>The benefit of a property standards by-law is that it sets out the property requirements for owners and tenants as well as lays out procedures for staff to follow in order to require improvements. Similar to the Municipality's untidy yards by-law, it would however deal with structural matters. In particular, it would allow a more stream-lined approach to structural concerns.</p> <p>It also affords protection to residents that housing conditions are to be maintained to a certain standard and may assist in proactively protecting housing stock from deteriorating to a point of demolition.</p>	Staff wish to pursue the creation of this by-law as soon as possible.
Noise By-law	By-law would benefit from updates to language and fines.	Staff wish to pursue an update to this by-law as soon as possible.
Encroachment By-law	Municipality does not have an encroachment by-law.	In process. Directed to the Strategic Priorities Committee.
Sign Bylaw	Municipality does not have an encroachment by-law.	In process. Directed to the Strategic Priorities Committee.
Street Naming By-law	Street naming by-law has been updated, however, staff still require a future report with an updated street name list in accordance with previous direction.	In process. Anticipated to come back to Council shortly.
Addressing By-law	<p>Municipality does not have an addressing by-law (numbering).</p> <p>The benefit of an addressing by-law is that it would require the Municipality to approve all addressing requests and that addressing follow standards consistent with County addressing protocols.</p>	Staff wish to pursue an update to this by-law as soon as possible.

	Consistent and proper addressing is important particularly from an emergency services perspective.	
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This list does not preclude staff from coming forward to Council in the future with additional by-laws if the need arises to address unforeseen enforcement matters.

CONSULTATION:

Staff have been in consultation with other municipalities, as well as the County Solicitor, in regards to proposed updates to municipal by-laws.

Further, staff receive a number of calls from the public requesting assistance on matters that the Municipality currently cannot enforce. While some matters are rightly a civil matter between property owners (disputes over property boundaries), others could be subject to municipal enforcement, such as on-street parking.

FINANCIAL IMPLICATIONS:

The by-law division has \$5,150.00 available in its 2024 operating budget to cover proactive legal expenses related to enforcement matters (prior to legal action). It is anticipated that receiving assistance on the draft by-laws from the County solicitor will not exceed this amount.

While additional by-laws will likely result in additional enforcement activities, it is also anticipated that they will help avoid reduce staff time and legal costs associated with matters that could have been avoided entirely if by-laws were in place and enforced.

ALTERNATIVE(S) TO THE RECOMMENDATION:

1. Direct staff to prepare a report and draft a by-law on only the **NOISE / PARKING / PROPERTY STANDARDS / ADDRESSING** at this time for consideration at a future Strategic Priorities Meeting.
2. Direct staff to **NOT PROCEED** with updating any additional by-laws, beyond the sign, street naming and encroachment by-law, at this time as they are already in process.
3. Council to provide alternate direction.

STRATEGIC PLAN ALIGNMENT:

This matter is in accord with the following strategic priorities:

Economic Development: Strathroy-Caradoc will have a diverse tax base and be a place that offers a variety of economic opportunities to current and prospective residents and businesses.

Growth Management: Strathroy-Caradoc will be an inclusive community where growth is managed to accommodate a range of needs and optimize municipal resources.

**ATTACHMENTS:
NONE**