



COUNCIL REPORT

REGULAR COUNCIL MEETING July 8, 2025

Land Use Bylaw Compliance and Enforcement Update

RECOMMENDATION

THAT the July 8, 2025 report, Land Use Bylaw Compliance and Enforcement Update be received for information.

REQUESTED COUNCIL ACTION

Information only

STRATEGIC ALIGNMENT – BUILDING OUR TOMORROW, TODAY

An economically prosperous and financially sustainable community to last generations.
Future-proof growth for a safe, inclusive, and vibrant community.

COUNCIL BYLAW, POLICY, MASTER PLAN

Our Zoning Blueprint: Land Use Bylaw 944-19

COUNCIL AND COMMITTEE HISTORY

November 27-29,
2024

THAT additional resources be allocated by the end of Q1, 2025, to support a proactive approach to addressing land development compliance and enforcement issues, and that a report be provided to Council by the end of Q2, 2025 on the progress and outcomes of these efforts.

Report

Prior to 2025, Planning and Development handled development enforcement matters on a complaint or reactive basis. This approach did not serve residents or the City well as reactionary services are not timely and allow for many items to remain unenforced, creating safety hazards, visual plight and an overall degradation of aesthetic standards.

As part of the 2025 Budget deliberations, Council passed a motion to provide additional resources to support a proactive approach to address land development compliance and enforcement issues within the City. This report provides a progress update on these efforts.

Work Completed to Date:

- Successfully recruited the City's first Development Compliance Officer who commenced employment May 28, 2025

Initial Priorities:

- Illegal signage;
- Gaining experience with the Land Use Bylaw through complaints and inquiries; and
- Working with Municipal Enforcement to address issues related to construction debris.

A communications strategy is being developed to inform the public on the enhanced Land Use Development Compliance program. This strategy will be executed in mid-July and includes:

- Development of webpage content for Development Compliance, including how to report an issue;
- Notifications to builder and developers via email; and
- Social media posts to reach the public.

Financial Analysis

As this program grows, there are opportunities to issue violation tags under the Land Use Bylaw which can assist in cost recovery of the position. Unpermitted structures/improvements are not currently being assessed and therefore are not taxed and this program will aid in improving the accuracy of data related to property improvements and assessment values.

Risk Analysis

The City's shift to a proactive approach to enforcement of development conditions will increase resident safety and mitigate damages including liability and risk that may occur because of unauthorized construction. Proactive enforcement will reduce instances of the city accepting suboptimal development, such as trees in driveways in residential neighbourhoods. An increase in public confidence in the City is also an expected outcome of the shift to a proactive approach to land use bylaw enforcement.

Community Insight

Public education is an important aspect of development compliance. A comprehensive strategy will be executed in mid-July to ensure that residents and the development industry are aware of the shift to proactive enforcement and communicate our enforcement priorities. In the future, there will be opportunities for education sessions on a variety of topics related to land use bylaw compliance. These topics will be determined by reviewing data on the most frequent infractions or other sticky situations related to land development compliance.

Attachments

N/A