



**To:** Mayor Evans and Members of Council

**From:** Steve Harvey, Chief Municipal Law Enforcement Officer  
By-law Department

**Prepared By:** Haili McKee, Municipal Law Enforcement Officer  
By-law Department

**Report Number:** MLE-001-26

**Meeting Date:** 13 May 2026

**Subject:** **By-law 4th Quarter Activity Report (October 1 - December 31, 2025)**  
Our File No:

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### Recommendation

THAT Municipal Law Enforcement Report MLE-001-26 regarding By-law 4th Quarter Activity Report for 2025 be received;

### Background/Analysis

#### By-law Occurrence for the 4th Quarter

Type of Occurrence	Number of Occurrences		
	2023	2024	2025
Parking	8	21	19
Short-Term Rental	15	12	19
Noise	9	7	15
Fire	5	7	9
Zoning	15	9	8
Clean Yards	19	15	7
Sign	27	15	3
Dumping Snow	0	2	3
Littering	2	2	3
Dog	9	2	2
Property Standards	1	2	2
Interim Control	8	2	2
Weed	0	1	2
Misc. By-Law	7	1	2
Parks	3	2	1
No By-law	2	0	1
Encroachment	2	1	0
Fireworks	0	1	0
Watering	0	1	0
Roadside Debris	5	3	0
<b>TOTAL for 4th Quarter</b>	<b>137</b>	<b>106</b>	<b>98</b>

NOTE: An "occurrence is when a Municipal Law Enforcement Officer responds to any complaint (whether it is determined that a by-law violation has occurred or not), or when doing pro-active enforcement and a violation of a by-law has occurred.

The year over year quarterly complaints decreased compared to the past two years with some noteworthy differences within some of the complaint categories. Staff analyzed these differences and would draw the following conclusions and comments:

1. Clean Yards By-law: Over the course of the fourth quarter, the By-law Department received seven (7) complaints which is a significant decrease from fifteen (15) complaints in 2024. Staff reviewed the complaints and did not note any correlation or trends to explain the decrease.
2. Sign By-law: Over the course of course of the fourth quarter, the By-law Department received three (3) complaints which is a decrease when compared to fifteen (15) complaints in 2024. Staff analyzed the decrease and concluded that better initial placement and compliance meant fewer signs needed to be removed or relocated.
3. Short Term Rentals: Over the course of the fourth quarter, the By-law Department opened nineteen (19) complaints (15 proactive & 4 reactive complaints) for eighteen (18) properties which is an increase from the twelve (12) reactive complaints for eight (8) properties in 2024.

From October 1, 2025 to December 31, 2025, the By-law Department received complaints related to eighteen (18) Short-Term Rental properties. The below table breaks down the complaints received during this time period.

Type of Complaint	Number of Properties with Complaints	No Violation	Properties Charges Issued/ Pending & Charge Counts	Number of Work Orders Issued (Licenced/ Ad Removed)	Offender Apprised (Complied Before Order Issued)
<b>Unlicenced Property</b>	18 (100%)	3	10 (18) *	0	5
<b>Noise and Nuisance Concerns</b>	0 (0%)	0	0	0	0
<b>Advertisement Violation</b>	0 (0%)	0	0	0	0
<b>Renting For Less Than 6 Consecutive Days</b>	0 (0%)	0	0	0	0
<b>Other/Not STR By-law</b> (police, real estate, roadside parking, building, cars in driveway, garbage)	0 (0%)	0	0	0	0
<b>TOTAL</b>	<b>18</b> <b>(100%)</b>	<b>3</b> <b>(16%)</b>	<b>10</b> <b>(56%)</b>	<b>0</b> <b>(0%)</b>	<b>5</b> <b>(28%)</b>

## Charges

The following chart reflects the number of charges issued by the By-law Department over this period in comparison to previous years. This year, two (2) charges were issued during this period.

Type of Occurrence	Number of Charges		
	2023	2024	2025
Fire – Fail to Comply with terms and conditions of a class “A” burning permit	1	2	1
Fire – Fail to Obtain Class “A” burning permit	0	0	1
Interim Control By-Law	3	1	0
Noise – permit a noise from a domestic pet or animal due to barking, calling, or whining	1	0	0
Noise – cause or permit a noise from electronic device or sound producing equipment	2	0	0
<b>Total:</b>	<b>7</b>	<b>3</b>	<b>2</b>

### Parking Tickets Issued

The following chart compares the number of Parking Tickets issued by the By-law Department over this period.

Month	2023	2024	2025
October	0	0	0
November	0	0	0
December	0	1	2
<b>Total:</b>	<b>0</b>	<b>1</b>	<b>2</b>

### Activities During This Period

#### Court Activity

##### October 2, 2025:

There were three (3) By-law matters on the court docket, and the following was their disposition:

##### Fire By-law Violation - One (1) Defendant:

The defendant appeared and this matter was withdrawn.

##### Noise By-law Violation - One (1) Defendant, 1 Charge:

The defendant appeared and entered a guilty plea. A fine of \$130.00 was imposed with 30 days to pay.

##### Zoning By-law Violation - One (1) Property, 2 Defendants:

A legal representative appeared and these matters were adjourned to December 4, 2025, at 10:30 am., for further disclosure and to be spoken to.

##### October 20, 2025:

There were twelve (12) property matters on the court docket, and the following was their disposition:

##### Short-Term Rental Violation - 12 Properties, 22 Defendants, 134 Charges:

- A legal representative appeared for a group defendants. All matters were adjourned to January 5, 2026, at 2:30 p.m., for the continuation of the pre-trial. The parties are to have a meeting to narrow the issues and it will be to resolve or set trial dates.

- The defendant appeared for one property that has now sold and is in compliance. The defendant entered a guilty plea to 4 charges as follows:
  1. Fail to comply with an Order - a fine of \$1,500 with 6 months to pay;
  2. Fail to comply with an Order - a fine of \$1,500 with 6 months to pay;
  3. Advertise without a Licence - a fine of \$1,500 with 6 months to pay;
  4. Advertise without a Licence - a fine of \$2,000 with 6 months to pay.
 Total Fines of \$6,500 with the remaining counts being withdrawn.
- A legal representative appeared and these matters were adjourned to December 4, 2025, at 10:30 a.m., to resolve or set a trial date.
- The defendant appeared and requested further disclosure. These matters were adjourned to January 5, 2026 at 2:30 p.m., to narrow issues, or set a trial date.

**December 4, 2025:**

There were seventeen (17) property matters on the court docket, and the following was their disposition:

**Short-Term Rental Violation - 16 Properties, 20 Defendants, 94 charge counts:**

- Ten (10) properties – 1st Court date for these properties. The Defendants appeared and were adjourned to March 5th or April 2nd, 2026 and have requested Disclosure.
- A defendant appeared for their 1st Court date and entered a guilty plea to advertise without a license. A fine of \$250.00 was imposed with 60 days to pay. The remaining counts were withdrawn.
- A defendant appeared for their 1st court date and entered a guilty plea to advertise without a license. A fine of \$250.00 was imposed with 30 days to pay.
- A defendant appeared 1st Court date and advised they have retained a legal representative. These matters were adjourned to March 5, 2026 for disclosure.
- A legal representative appeared and entered a guilty plea on behalf of their client for operating without a license. A fine of \$2,500.00 was imposed with one year to pay. The other charges were withdrawn.
- A legal representative appeared and all matters were adjourned to March 5, 2026, at 2:30 p.m., for judicial pretrial.

**Zoning By-law Violation - One (1) Property, Two (2) Defendants:**

Both defendants appeared and these matters were adjourned to March 5, 2026, at 10:30 a.m., for disclosure.

**Reviewed By Other Departments**

N/A

**Options/Alternatives**

N/A

**Financial Implications**

There are no financial implications associated with this item.

**Relationship to Strategic Plan**

N/A

**Conclusion**

The By-law Department is expecting to provide the 1st Quarter Report at the Committee of the Whole meeting in June, 2026.

Tina Arbuckle, Director of Legislative Services/Clerk                      Approved - 04 May 2026

Haley Leblond, Director of Corporate Services/Deputy CAO                      Approved - 04 May 2026

Robert Lamb, Chief Administrative Officer                      Approved - 05 May 2026