

Development Services Annual Report - 2022

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Director's Message



Our team of professionals within Development Services is pleased to present our first annual report. This report summarizes our accomplishments over the past year and outlines our future projects for 2023. Since the recent expansion of the Nonquon Sewage Treatment Plant in 2018, which provides sewage treatment for the Port Perry Urban Area, Development Services has been very active in processing and approving development applications, building permits, and promoting the community to encourage the expansion of existing businesses, while at the same time attracting new businesses to the Township. Community Improvement Plans are now in place to provide financial assistance to selected types of businesses that are either expanding or new to the area in both the Port Perry Employment Area (lands between Scugog Line 6 and Reach Street) and the Port Perry Downtown. Further details can be found on the Township's website.

In 2022, Development Services along with other Departments made tremendous progress in improving service delivery to our customers and residents. The introduction of Cloudpermit software has provided our customers in Development Services with a vehicle to submit their building permit applications on-line in order to expedite the approval process. In addition, By-law Services is reviewing by-law complaints using this software, and the planning section anticipates using this software in 2023.

The most significant challenge in 2023 will be implementing Bill 23, More Homes Built Faster Act, 2022. This Act is an omnibus bill which introduces sweeping changes to a number of other Acts including, but not limited to the Planning Act, Development Charges Act, Conservation Authorities Act, and the Ontario Heritage Act. These changes are intended to expedite planning approvals and reduce the overall costs for developers with the ultimate goal of developing 1.5 million homes over the next 10 years in Ontario. These same changes however, will have a significant impact on the way in which the Township will operate and

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serve our customers. Examples include the downloading of all planning approvals from the Region of Durham to the local area municipalities and reducing development charge funding necessary to pay for the infrastructure required to support new residential development. This may place a heavier burden on existing taxpayers within the Township.

Development Services comprises a very dedicated team of professionals that work towards exceeding our customers expectations by understanding their needs to get the job done. There will be substantial challenges in 2023, but I am confident that we will overcome these challenges by streamlining our processes and continuously improve our service to our customers.

Kevin

A handwritten signature in blue ink that reads "Kevin Heritage".

Kevin Heritage, MCIP, RPP
Director, Development Services



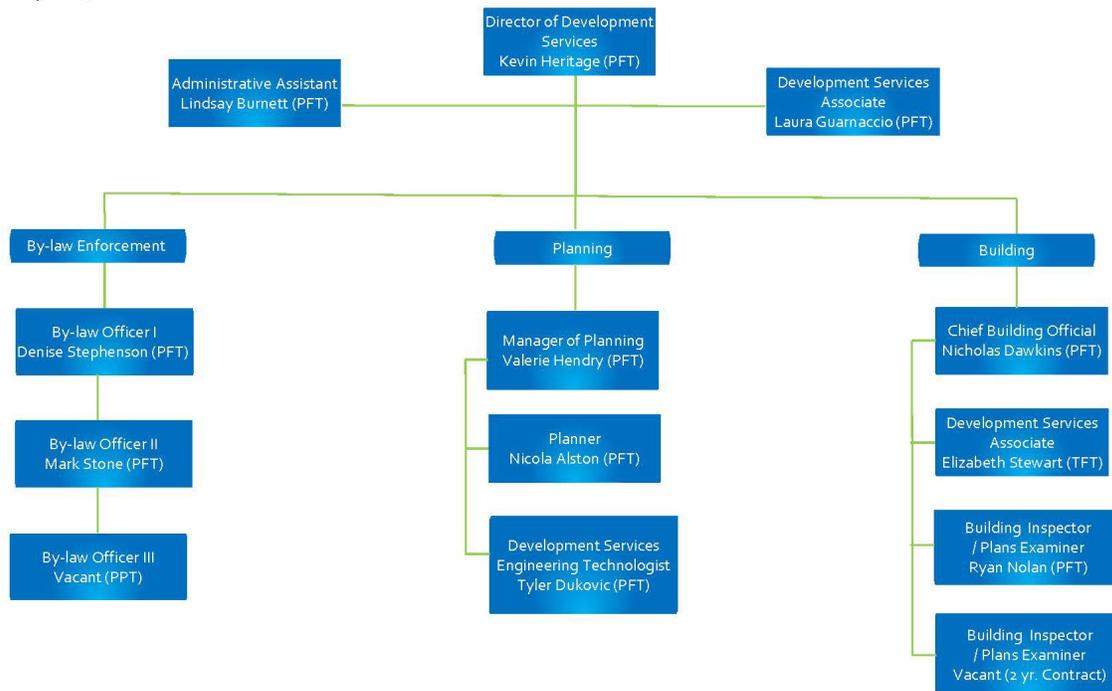
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Department Organizational Chart

Development Services is responsible for a variety of functions within the Township including planning and development, building, by-law enforcement, and economic development in association with the Region of Durham.

Organizational Chart
Development Services
February 2023





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Building and Planning Services

Year End 2022 Building Permit Statistics

Attachment 1 to this appendix is a table showing the Township's year-end building permit statistics and comparative data for past years. Attachment 2 is a map showing the location and status of subdivision and condominium developments within the Township.

In 2022, the Township:

- Issued 288 building permits with a total construction value of \$66,973,488. Forty-four of these permits were applied for in 2021.
- Issued permits for 71 new residential dwellings. Twenty-one of these issued permits were applied for in 2021.
- Received 313 permit applications.

In total, the Township set three new building records as follows:

- Highest number of permits issued in March of 2021 (46) – surpassing the previous record of 37 in September of 2020.
- Highest number of accessory apartments (9 units) in 2022 - surpassing the previous record of 3 in 2021, 3 in 2020 and 2 in 2018.
- Highest number of townhouse units (75 units) in 2022 ever recorded.

In 2022, the percentage value of permits was as follows:

- 87% residential;
- 6% agricultural;
- 3% commercial/industrial;
- 3% signs and miscellaneous; and
- 1% government/institutional.

Major Building Projects in 2021/2022

Tables 1 to 9 below provide a snapshot of the 2022 building permit statistics and identifies the major building projects by sector and location which were started and/or completed in 2021/2022.

Table 1: Major Building Projects in 2022 for New Single Detached Dwellings (started or completed in 2022)

Owner	Location	Use
Cawkers Creek Corporation (Cedar Oak Homes) - Phase 3	East of Sherrington Drive, north and south of Southampton Street and Elmhurst Street-	66-single detached dwellings
Ribcor Holdings Inc. (Phase 1) (Picture \Homes-Ashgrove Meadows)	East of Ash Street, north and south of Louis Way and Forestlane Way	39 Single detached dwellings
Embee Residential	West of Old Simcoe Street, north and south of Bonnie Brae Court	11 single detached dwellings
Canterbury Common	East of Simcoe Street, north of Reach Street (figure 1)	66 single detached dwellings
Oxford Developments	East of Marsh Hill Road, north of Reach Street	17 single detached dwellings (registered but no permits issued).



Figure 1 – Canterbury Common

Table 2: Major Building Projects in 2022 for New Townhouse Construction

Owner	Location	Use
Oxnard Port Perry Inc.	West of Old Simcoe Road, north and south of Southampton Street and Elmhurst Street	40 block townhouse units (condo)
Jeffery Homes	East of Old Simcoe Street, south of Scugog Street (figure 4)	37 Block Townhouses (condo)



Figure 2: Jeffery Homes

Table 3: Major Building Projects in 2022 for Industrial

Owner	Location	Use	Permit Value (\$)
Adamsons Engineering	1401 Scugog line 6 (Figure 2)	Addition to industrial building	\$1,600,000
Durham Region	10 Regional Rd 21	Salt Dome	\$70,000



Figure 3 – Adamsons Engineering

Table 4: Major Building Projects in 2022 for Commercial

Owner	Location	Use	Permit Value (\$)
Freshi	14500 Simcoe St	Restaurant	\$250,000
Taylor Ford	1540 Highway 7A (figure 3)	Automobile Sales and Service Station	\$3,500,000
Lee Terry Financial	14500 Simcoe St	Office	\$150,000



Figure 4 – Taylor Ford Automobile Sales and Service Station

Year End 2022 Potential Residential Lot/Block Availability

Scugog has a good supply of lots currently available and in the development approval process.

On December 31, 2022, Scugog had 646 potential units at various stages in the subdivision approval process, consisting of 330 single detached lots, 31 street townhouse and 37 block townhouse (condo) units and 248 apartment units.



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Table 5: Available Pre-zoned and Registered Vacant Lots and Blocks in Major Residential Development as of December 31, 2022

Subdivider	Location	Number of Units
Oxford Developments	East of Marsh Hill Road, North of Reach Street	17 single detached dwellings

It is expected that several subdivisions will be registered in 2023 and will increase the supply of vacant pre-zoned and “construction ready” lots.

Residential Development Anticipated in 2023

Table 6 outlines the subdivisions that are anticipated to be registered in 2023.

Table 6: Potential Subdivisions Anticipated to be Registered in 2023

Subdivider	Location	Estimated Units
Delpark Homes (Phase 1)	North of King Street, east of Union Avenue	98 single detached dwellings and 31 street townhouse dwellings
Chieftan Development Corp.	West of Union Avenue, north and south of Forestlane Way	27 single detached dwellings
Ribcor Holdings Inc. (Phase 2) (Picture Homes-Ashgrove Meadows)	West of Union Avenue, north and south of Forestlane Way	37 single detached dwellings
Oxnard Port Perry Inc.	East of Old Simcoe Road, North of Balsam Street	13 single detached dwellings
Humewood	17200 Island Road	13 single detached dwellings
Fourteen Estates	17300 Island Road	16 single detached dwellings
1862003 Ontario Ltd.	East of Nestleton Road, north of Highway 7A	36 single detached dwellings



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Table 8 outlines the residential development applications that will continue to be processed in 2023:

Table 8: Potential Residential Developments in 2023

Builder/Developer	Location	Application Type	Estimated Units
Magnum General Contracting	West of Simcoe Street, north of King Street	Amend Zoning By-law 14-14	80 block townhouses (condo)
Canterbury Common (Greenwood)	East of Simcoe Street, north of Country Estates Drive	Site Plan Approval	Multi-unit Seniors development
John Lucyk	103 Perry Street	Site Plan Approval	A mixed use building with 3 residential apartment units and 57.14m ² (615ft ²) of gross floor area of commercial/office use

The following subdivisions have been draft approved but not registered:

- Delpark Homes (Phase 2)
- 23 Estates (Spring Boulevard)
- Lalu Peninsula Inc.
- EMBEE Residential (Prince Albert)
- Williamston (Nestleton)



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Potential Major Non-Residential Building Projects in 2023

Table 9 outlines the major non-residential building project anticipated to begin construction in 2023.

Table 9: Potential Major Industrial Building Project in 2023

Owner	Location/Address	Use	Estimated Permit Value (\$)
Grad Property Holdings Ltd.	172 Reach Industrial Park Road	A 353m ² (3,800ft ²) addition to an existing industrial building and a new 33.4m ² (360 ft ²) accessory retail sales building	\$1,300,000

Development Applications and Inquiries

The Township also received and processed the following types of applications in 2022:

	Count
• Zoning By-law	14
• Site Plan	10
• Land Division	10
• Committee of Adjustment	24
• Pre-consultation Requests	26
• Zoning Compliance Letters	73

Additionally, one of the planners in Planning Services resolved approximately 300 telephone and 4,959 email inquires in 2022. The time it takes to resolve an inquiry depends upon the complexity of the request. Some inquiries are simple to answer such as “What is the zoning of my property?” and “How close can I build to my property line?”. Other inquires are more complex and require significant time and resources to resolve, including background research, discussions with internal staff and external agencies, a pre-consultation meeting, up to and including a development application(s) submissions.



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Outlook for 2023

Development activity in 2021 and 2022 was strong, despite COVID-19 restrictions. The Township will continue to process several significant residential development applications.

Moreover, development activity is expected to increase in 2023 due to the changes related to the More Homes Built Faster Act, 2022 (Bill 23) and the associated downloading of planning responsibilities such as land division and subdivision approvals.

The Township will also be initiating a project in March to operationalize procedural changes to planning application review processes in an effort to satisfy the legislated timelines due to the More homes for Everyone Act legislation, 2022 (Bill 109).

The Township must ensure that it has a good supply of buildable sites and potential opportunities for development. It also must deliver great customer service on tight timelines to respond to a growing municipality. Finally, the Township's programs, such as Community Improvement Plans for the Port Perry Employment Area and the Port Perry Downtown Area, help to attract business and residential development to key priority areas.



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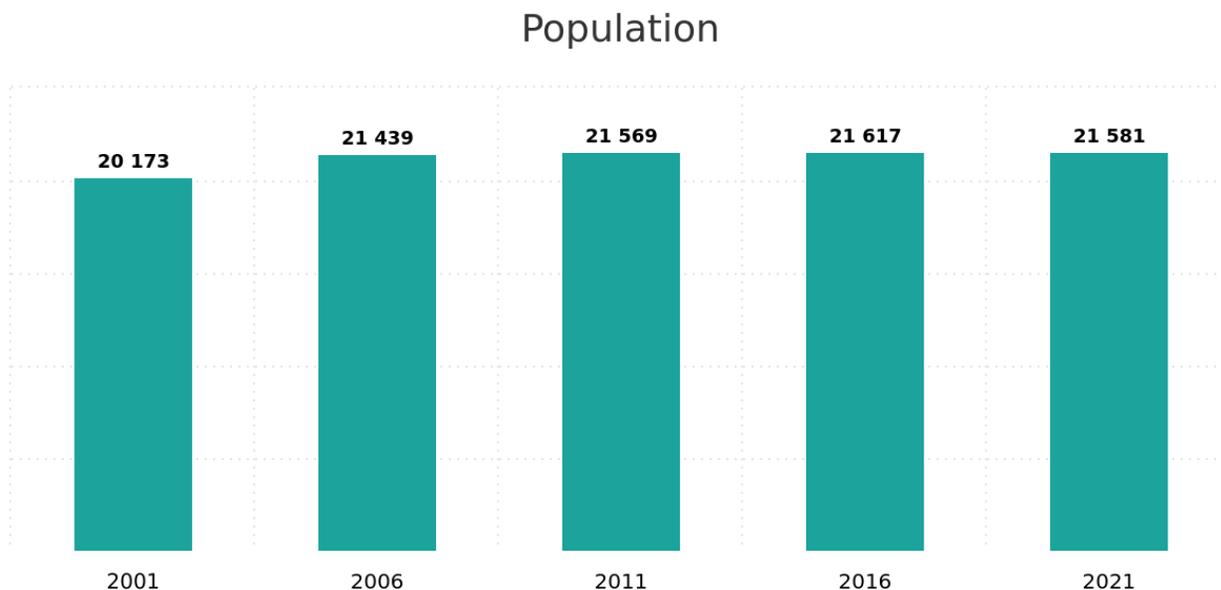
Scugog Demographics, Development and Employment Trends

Key indicators can measure how a community is growing and evolving. The following indicators provide insight into how Scugog is performing. Statistics Canada provides extensive information on population and employment trends. The most recent Census occurred in 2021.

Population Trends

Scugog's population has steadily increased from 20,173 people in 2001 to 21,581 people in 2021. The Region of Durham, through its Envision Durham Municipal Comprehensive Review, forecasts the population of the Township of Scugog will increase by 32 % to 29,310 by 2051. The focus of growth in the Township of Scugog has been predominantly in Port Perry. Low-density (specifically single-detached) housing continues to be the most common form of housing, but there has been an increase in the more medium density forms in recent years including townhouses. Over time, the average household size has steadily decreased from 3.5 persons in 1976 to less than 3 people per household in 2016 (source: Envision Durham, 2019 and Stats Canada). The Township can anticipate a shift towards a demand for smaller units given that many households can now be accommodated in smaller units and higher-density housing forms.

Figure 1: Population





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Age Structure

Another significant demographic trend occurring in the Region of Durham is an aging population. Since 2001, the percentage of seniors (aged 65 years and older) has risen from 9.8 percent to 14.4 percent of the Region's total population. The Ministry of Finance projects that by 2041, nearly a quarter of Durham's population will be 65 years or older (Envision Durham, 2019).

In the Township of Scugog, the proportion of the population aged 55 years and older has increased from 5,491 in 1976 to 13,376 in 2021.

Figure 2: Population 55 and Over

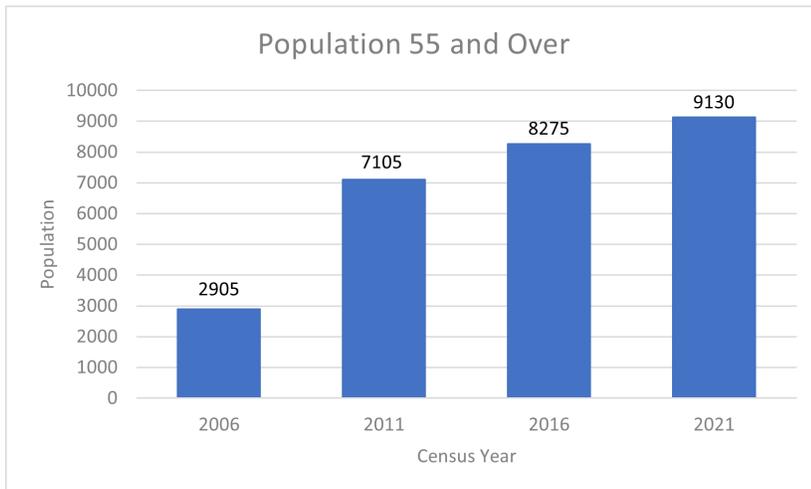


Figure 3: Median Age:

The median age in Scugog in 2021 was 49.2 years. The average age increased by 9.5 years in the 20 years from 2001 to 2021.

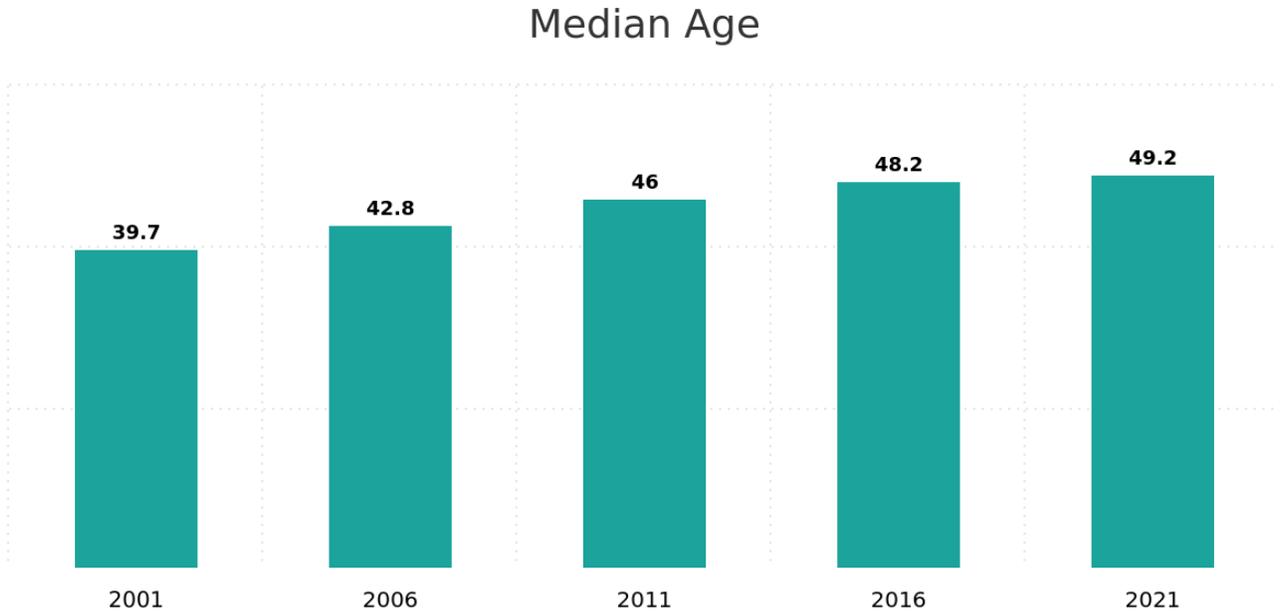
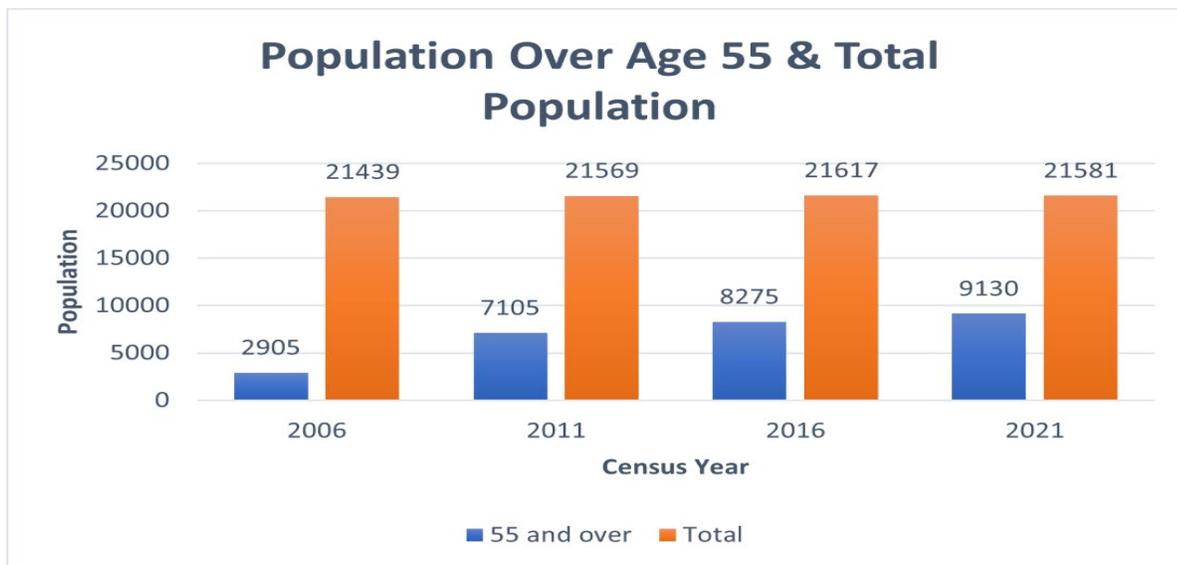


Figure 4: Population Over Age 55 and Total Population

The proportion of the total population that is over 55 years of age has increased from 13.55 percent in 2006 to 42.31 percent in 2021, while the total population of Scugog has remained consistent.





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Household Trends

The median household income in Scugog was \$90,478 according to the 2021 Census.

Figure 5: Household Income

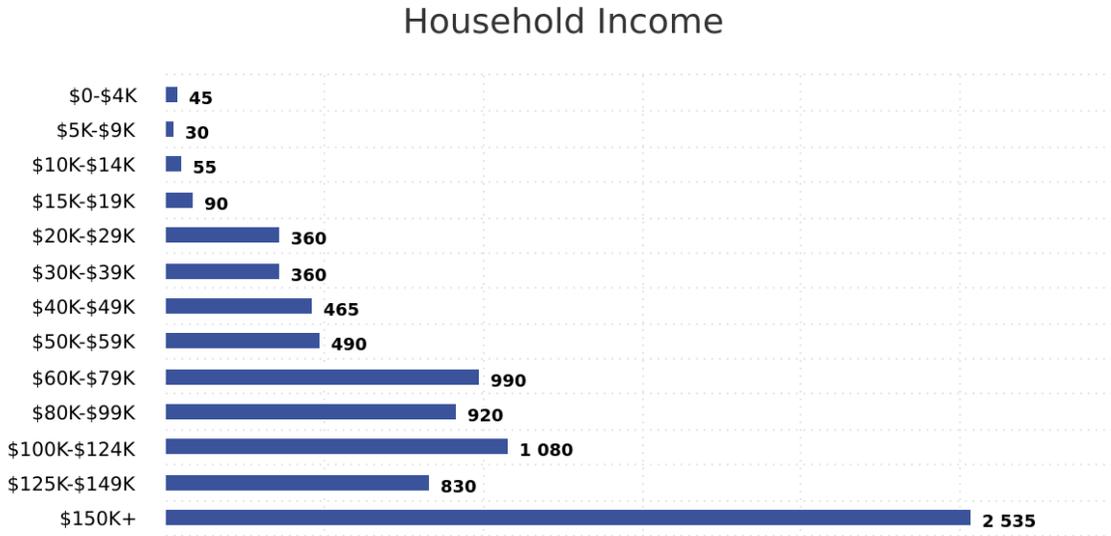
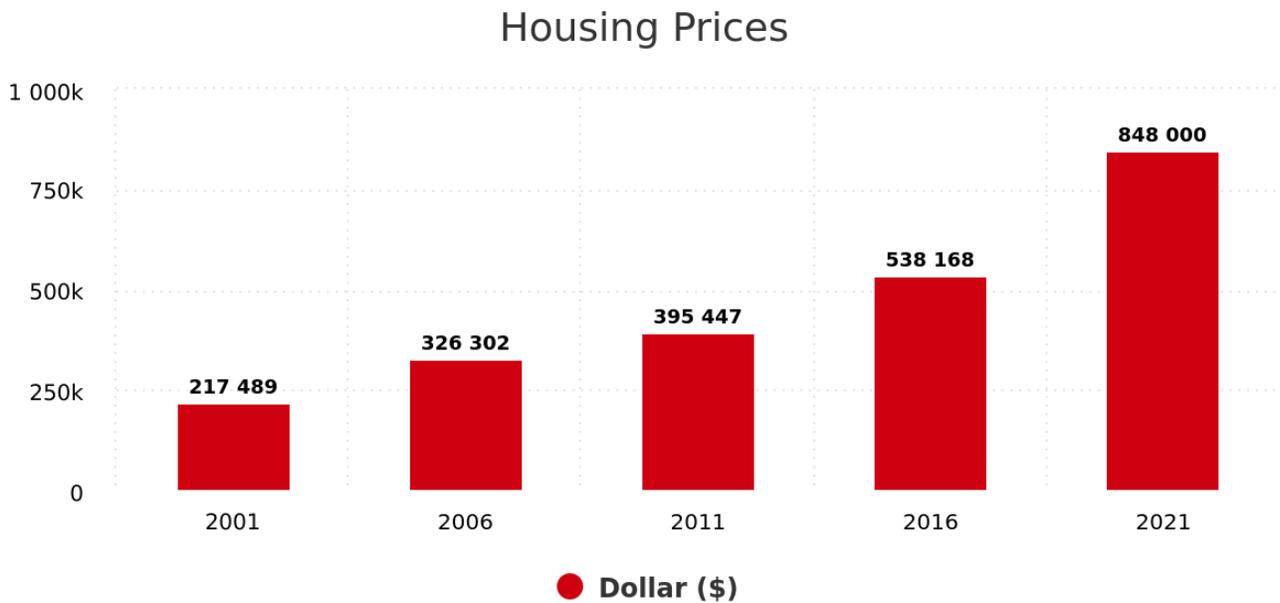


Figure 6: Housing Prices



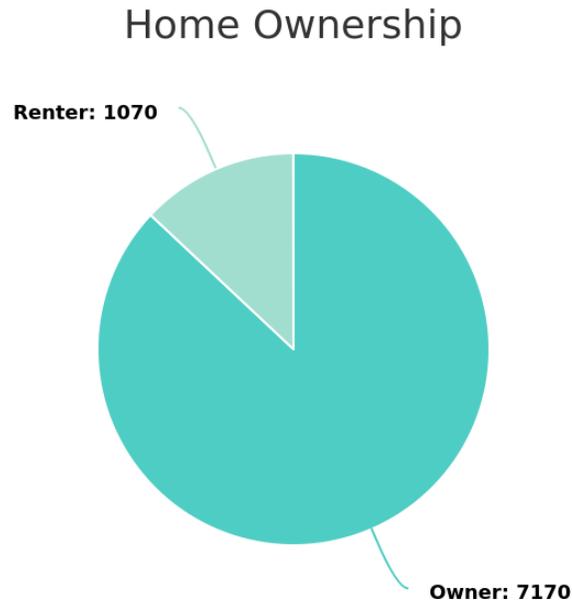
The average cost of a house in Scugog increased by \$630,511 or 389.9% in the 20 years from 2001 to 2021.



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Figure 7: Home Ownership



The majority of Scugog's population own their own home, with approximately 15% of the population renting their home (Stats Canada).

Current and Forecasted Employment Growth

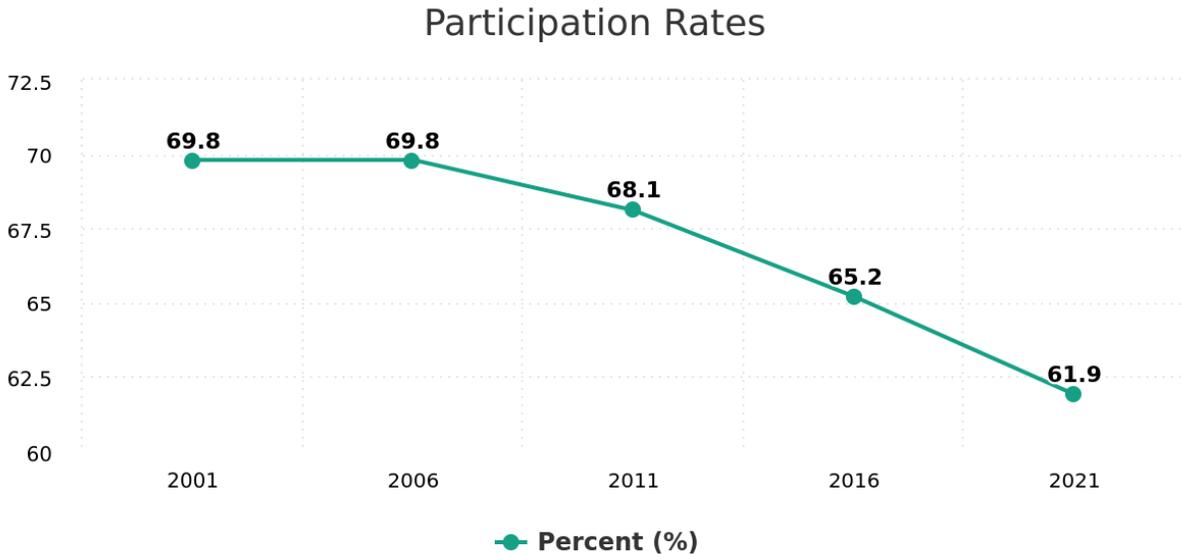
The 2021 Census reported that a total of 9,680 jobs in Scugog with 4% of the job distribution of the 8 municipalities within the Region of Durham (Envision Durham and Stats Canada). The Region of Durham forecasts Scugog's employment to grow by 27.6% with 12,350 jobs by 2051. The Township of Scugog's labour force however, has decreased by 9% from 2001.

The Participation Rates chart shows the percentage of people who are either employed or are actively looking for work. A growing participation rate signals more people coming into the labour force whether younger people looking for first jobs, people of working age switching careers or jobs, or people re-entering the job market after job disruptions. The Township of Scugog has a declining participation rate since 2001 which coincides with an aging population.



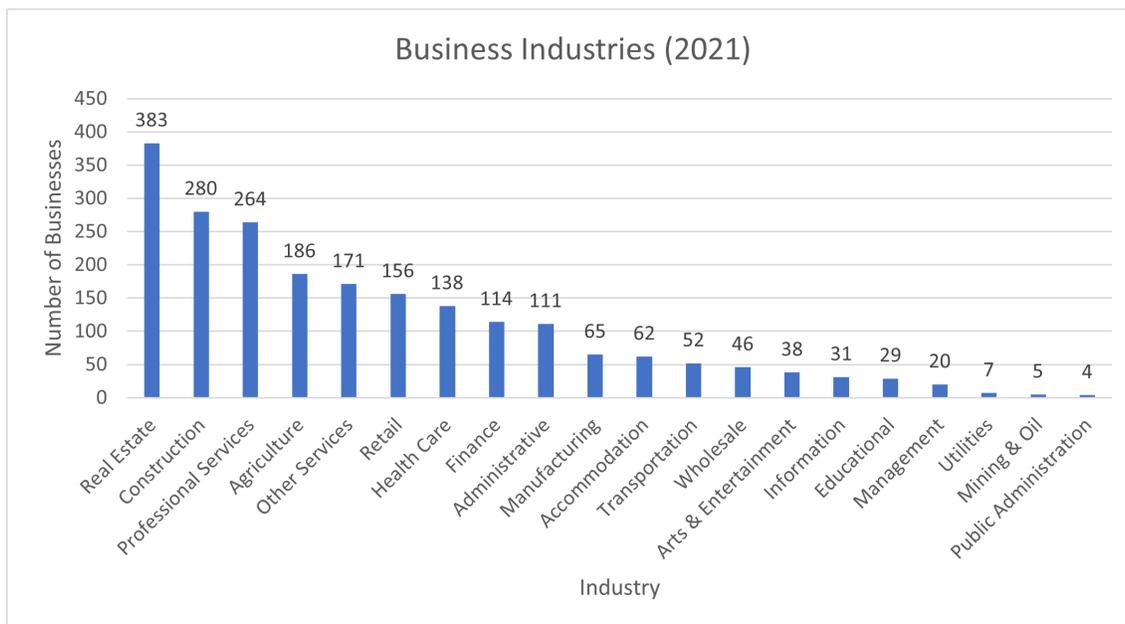
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Figure 8: Participation Rates



Scugog’s jobs fall into five general categories including: agricultural, commercial, industrial, institutional and office. Scugog’s businesses can be further subdivided by sub-category, as shown in Figure 9 below. In 2019, the Region’s Business Count reported that Scugog had a total of 823 businesses, 8,166 jobs and 8.4% job growth. The largest share of jobs (23%) in Scugog were in the accommodation and food services sector.

Figure 9: Number of Businesses



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Transportation Trends and Observations

From 2006 to 2016, the number of commuting trips made by Durham Residents during a typical weekday increased by 4.8% (from 1.22 million to 1.28 million trips). During the morning peak period, the total number of trips increased by 6.3% (from 281,000 to 299,000).

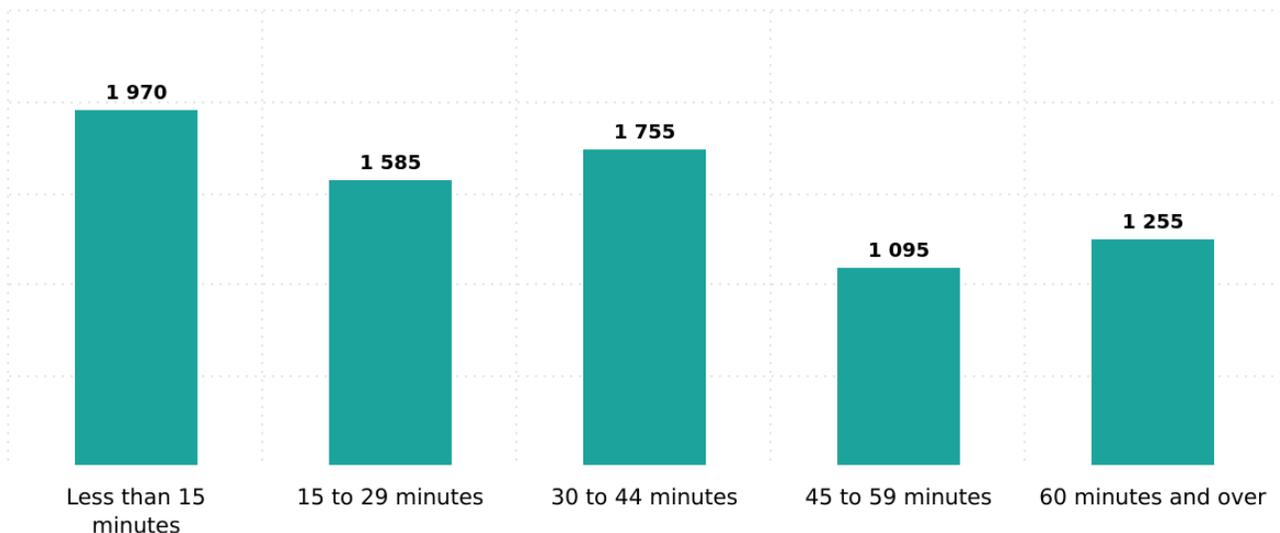
Trips typically grow at a lesser rate than population or employment growth, especially as a population ages and there is an increase in the number of people who work from home. Growth in GO Transit and Durham Region Transit (DRT) ridership has increased in the same time period from 6.94 million to 10.26 million.

From 2006 to 2016 the amount of commuting by Durham residents to work locations outside of the Region has increased. In 2006, 53% of Durham residents who commuted to work, stayed within the Region during the morning peak period. By 2016, the figure decreased to 48%. Population growth outpaced employment growth in Durham Region during that period. Most of the work commuting trips in 2006 were from Durham Region to Scarborough, followed by downtown Toronto and the rest of Toronto. In 2016, the highest number of external work trips from Durham were to downtown Toronto, but trips to Scarborough and the rest of Toronto were almost as high.

The journey to work data which was part of the 2016 Census, showed that in 2016, Durham residents had the longest average commute at 35 minutes compared to other municipalities in the Greater Toronto and Hamilton Areas. For Durham residents who took public transit as their primary mode of travel had average commute times of 62.5 minutes and those who used active transportation averaged 14.3 minutes.

Figure 10: Commuting Duration

Commuting Duration





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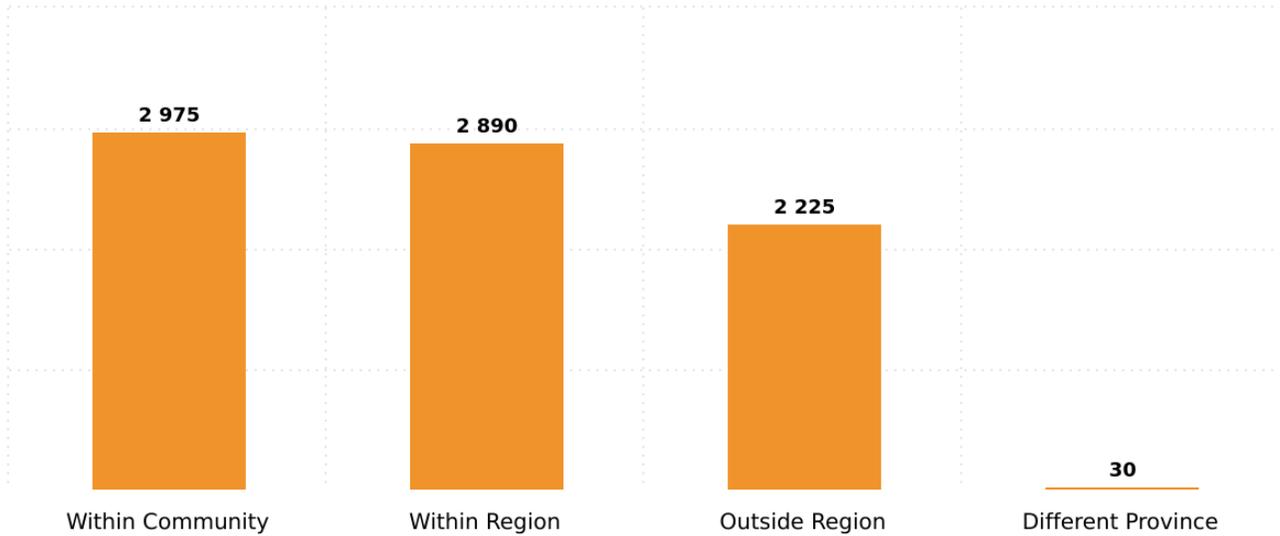
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The number of working residents, 15 years and older, with an average commute time to their place of work according to the 2021 census.

Figure 11: Commuting Destination by Scugog Residents

Commuting Destination



The number of residents who work in the Township of Scugog is 2,975.



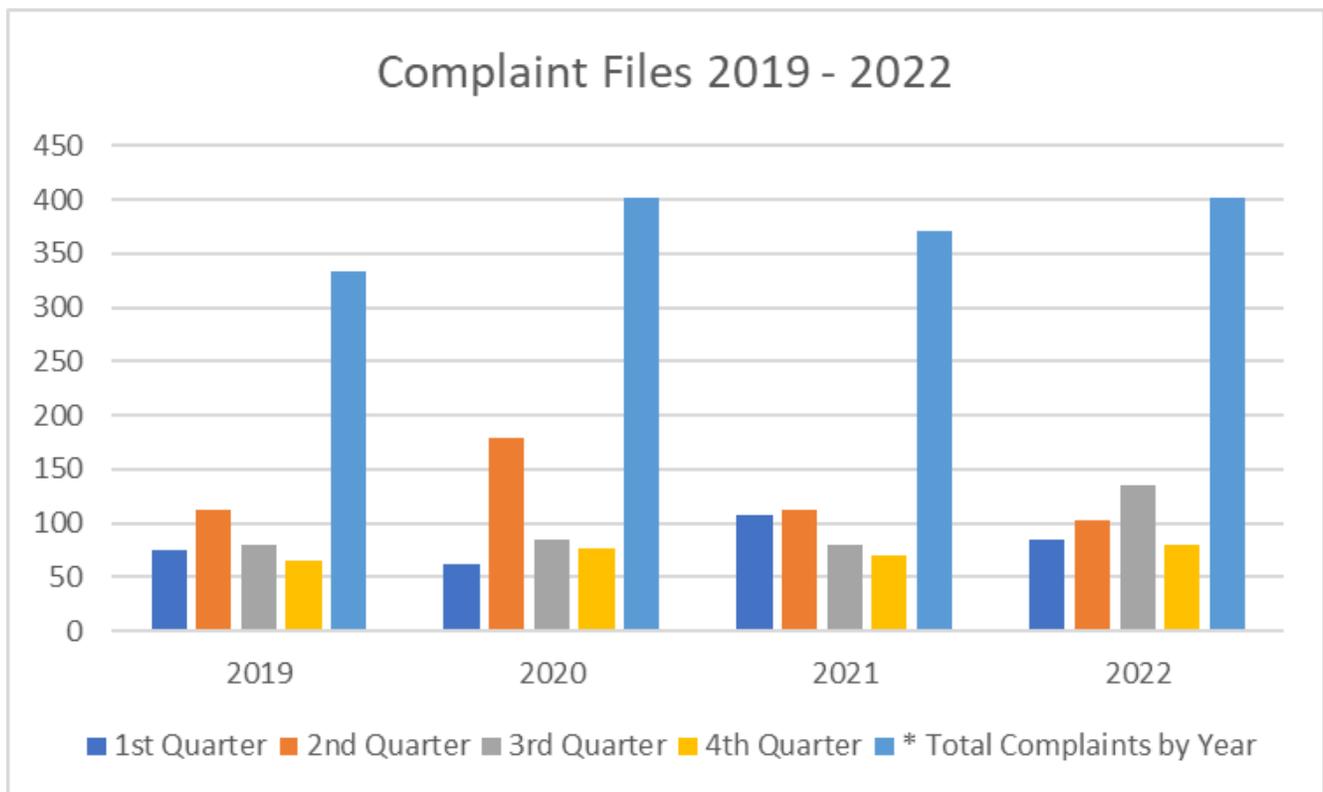
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By-law Services

By-law Services investigates and enforces by-laws enacted by Council, to maintain community standards and public safety. Officers work in partnership with a variety of agencies to ensure public health and safety. By-law Enforcement staff encourages compliance with Scugog's regulatory by-laws through a combination of consultation, mediation, and education. Punitive enforcement measures are carried out only if all other efforts are unsuccessful, or the magnitude of the violation is too great.

Staff provide public education and awareness services to ensure the protection of residents and properties. In 2022, By-law Enforcement Officers opened 402 complaint files, which included such matters as encroachment complaints, property standards, illegal dumping, parking/traffic, site alteration, noise and nuisance, and yard maintenance by-law violations. While overall numbers have stayed relatively consistent, the actual types of complaints have varied through Covid lockdowns and through the post Covid period with the municipality fully open.



Municipal By-law Complaints

Throughout 2022, By-law Enforcement Services received and responded to a high volume of inquiries, complaints, and requests for service across many enforcement activities. The

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charts below show the breakdown of complaints by category for 2022 as well as a comparator for 2019 - 2022.

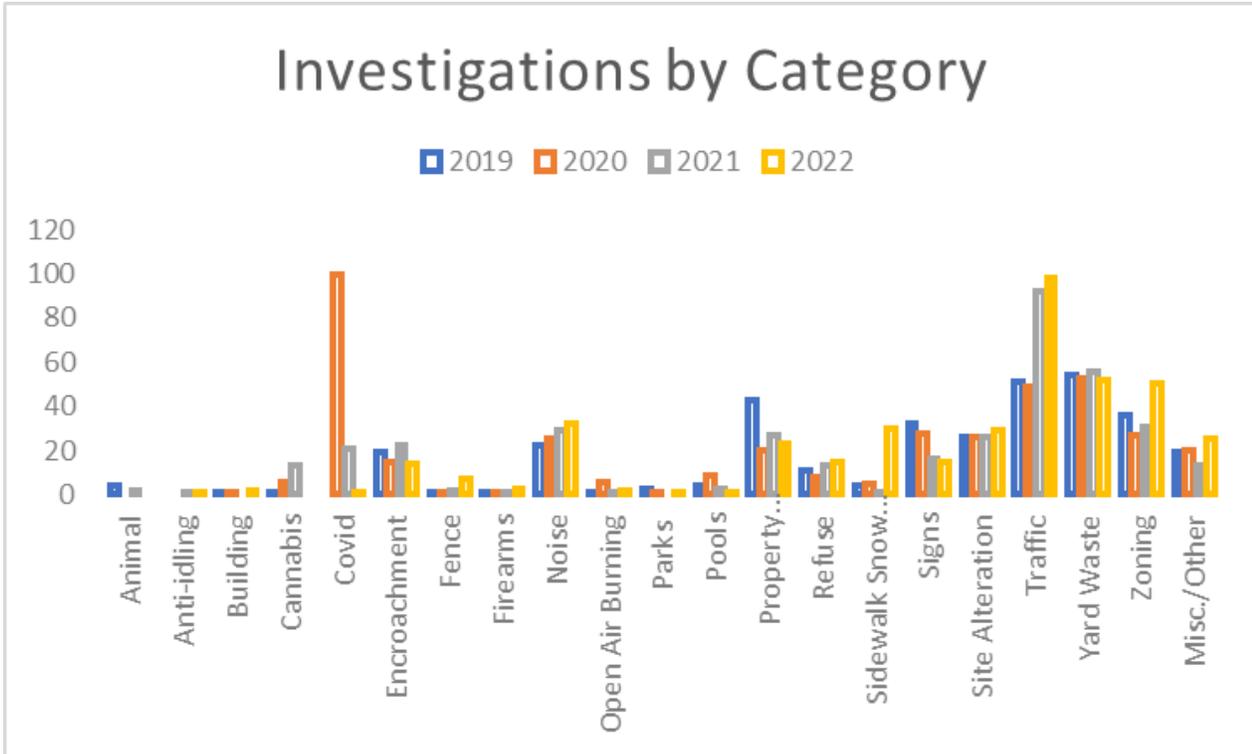
2022 Complaints By Category



- | | | |
|----------------------|-------------------|-------------------------|
| ■ Animal | ■ Anti-idling | ■ Building |
| ■ Cannabis | ■ Covid | ■ Encroachment |
| ■ Fence | ■ Firearms | ■ Noise |
| ■ Open Air Burning | ■ Parks | ■ Pools |
| ■ Property Standards | ■ Refuse | ■ Sidewalk Snow Removal |
| ■ Signs | ■ Site Alteration | ■ Traffic |



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Most categories stayed relatively consistent in the numbers of complaints received. The largest increases were in traffic and zoning complaints. Much of this is based on people being at home more often and for extended periods of time. This trend began in 2020 with the onset of Covid restrictions and lockdowns, but, the majority of calls and complaints were Covid related. As Covid concerns began to ease, complaints returned to regular by-law matters and the focus for residents was on matters close to home – use of neighbouring properties (zoning) and ongoing parking concerns (traffic).

2019 - 2022 Parking Enforcement				
	2019	2020	2021	2022
* Parking Tickets	753	714	1094	1245

The increase in complaints for 2021 and 2022 directly correspond to the increase in violation and tickets issued over the same period.

Permits and Licensing

In addition to complaint resolution, By-law Services staff are responsible for issuing Pool Permits and Business Licenses.



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Licensing Officers monitor, investigate, and enforce the licensing of mobile and stationary businesses. Staff work to promote business growth through consumer protection while supporting the health and safety of the public.

The Township saw a dramatic decrease in Business License applications during 2020 and 2021 years. Covid restrictions, lost revenues and increased costs had many local operators close up shop. Alternatively, staff experienced a dramatic increase in requests for pool permits during the Covid years, as people chose to invest in home-based recreation during the Covid lockdowns and travel restrictions of 2020 and 2021. This trend appears to be stabilizing in 2022.

2019 - 2022 Permits and Licenses				
	2019	2020	2021	2022
* Pool Permits	29	36	54	27
* Business Licences	53	17	12	25

Communications

With Scugog’s growing population, we are witnessing an increase in communication requests. The vast majority of communication between residents and staff is through email. Staff have seen large increases in the number of email responses sent through the By-law Services department. Over a four-year period, this has climbed by a staggering 175% in 2022 (254% in 2021). These increases can be attributed to Officers strengthening their connection with the community through more frequent engagement and maintaining open communication. Recognizing that residents and property owners have questions on a variety of areas, Staff take time to make sure residents understand not only the requirements of a bylaw, but also the reasons behind it.

2019 - 2022 Communications				
	2019	2020	2021	2022
* Email Responses	1914	2583	4830	3423

For context, email responses take an average of 15 - 20 minutes per email. Many take significantly longer as research of property history, bylaw requirements, and opinions from other departments and/or agencies must be considered before an answer/opinion can be offered. Based on a 15-minute average, Bylaw spent approx. 478 hrs. in 2019 (13.67 weeks), 645.75 hrs. in 2020 (18.45 weeks), 1207.5 hrs. in 2021 (34.5 weeks), and 856 hrs. in 2022 (24.45 weeks) answering emails. As we look forward to building on this momentum in 2023, we must also continue to look for innovative service delivery options to try and balance out the extra time needed to respond to our community members.



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Education and Outreach

By-law Services staff form partnerships with other agencies through engagement activities such as high school education outreach with Durham Regional Police Services (smoking enforcement at schools), and participation in community events (i.e. local parades, etc.). The department would like to expand outreach efforts and are discussing new ways to engage with partner agencies and the community at large.

Staffing, Training, and Mentoring

While the hours for the Township are limited to weekdays from 830am-430pm (excluding statutory holidays), By-law Enforcement Services operates year-round, 7 days a week, with 1 part-time and 2 full-time By-law Enforcement Officers.

Officers are required to have a post-secondary degree or diploma in Law and Security, Police Foundations or equivalent to join the Department. Additional job specific training and certification is encouraged and, in some cases required. This training is provided through the Ontario Association Property Standards Officers (OAPSO) and the Municipal Law Enforcement Officers Association. These are intensive programs not only requiring officers to complete the academic requirements but also a minimum field experience component, before being eligible for certification. In addition, Officers must have use of force training that must be updated yearly.

By-law Enforcement Services has established a positive partnership with Port Perry High School. In 2019, the department started working on the co-op program, with students participating throughout both semesters of the school year. The program was put on hold in 2020 during Covid lockdowns/restrictions but started back up for the 2021/2022 school year. Through this partnership co-op students can participate in a professional work environment that both complements and fulfills their cooperative educational curriculum requirements. Students are provided the opportunity to accompany By-law Enforcement Officers in the field to gain simulated hands-on experience. Working with these students is a rewarding experience for the officers that enhance team building skills through providing mentorship, leadership, and training.

2022 Accomplishments

The By-law Enforcement Services team has worked closely in identifying areas of improvement due to complaints and observations to improve efficiency and sustain business practice. Some of the major changes and transformations that have taken place and those that are in the process for 2023 are highlighted below.

- Participated in the Cross-Municipal Short-term Rentals Working Group
- Adopted updated Noise and Nuisance By-laws to assist with issues related to short-term rentals.

Alternative formats available upon request.

Please contact accessibility@scugog.ca / 905-985-7346.

- Implemented a new Pool Permit application process through CloudPermit - Development Services new property management system.
- Updated set fines for the new Traffic By-Law – last update was in 2005.
- On-going review and updates of Township Regulatory By-laws to improve process and effective mediation, consistency of enforcement and compliance.
- Internal process review to improve customer and staff satisfaction.
- Updating and revising existing policies and procedures.
- Strategic proactive enforcement campaigns (lakefront community parking enforcement).

Property Standards and Yard Maintenance files are often the most time-consuming files to deal with. In many cases, the problems on site developed over long periods of time – in some cases decades. These files require patience and understanding as we work with property owners to find solutions for the issues at hand. Staff often walk a fine line of trying to assist a property owner in crisis and deal with a neighbour who may not understand that the issues cannot be fixed in a day/week/month. Below are some before and after photos of properties that were in extreme disarray, and the final clean-up after months (in some cases years) of working with our residents to bring the properties into compliance.

Before:





Website: www.scugog.ca

Email: planning@scugog.ca

Phone: 905-985-7346

181 Perry Street, Port Perry ON, L9L 1A7

After:



By-law Enforcement is a service provided and expected in every community. Residents and visitors alike depend upon and expect this service. All matters under investigation require time, attention, and resources to resolve and gain compliance. The success of enforcement and compliance within a community requires constant monitoring and presence, as well as effective communication and outreach. It is the goal of Staff to conduct effective enforcement practices to achieve compliance with the Township's Regulatory By-laws.

By-law Enforcement Staff are committed to improving the Township's regulatory framework to enhance the safety of residents and quality of life in the community. Staff will continue to investigate and propose updates or amendments to existing regulatory by-laws as deemed necessary. Enhancements and proposed future enhancements are based on staff observations in identifying challenges, offering solutions, and assisting with implementation, where necessary and/or possible.



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Department Team

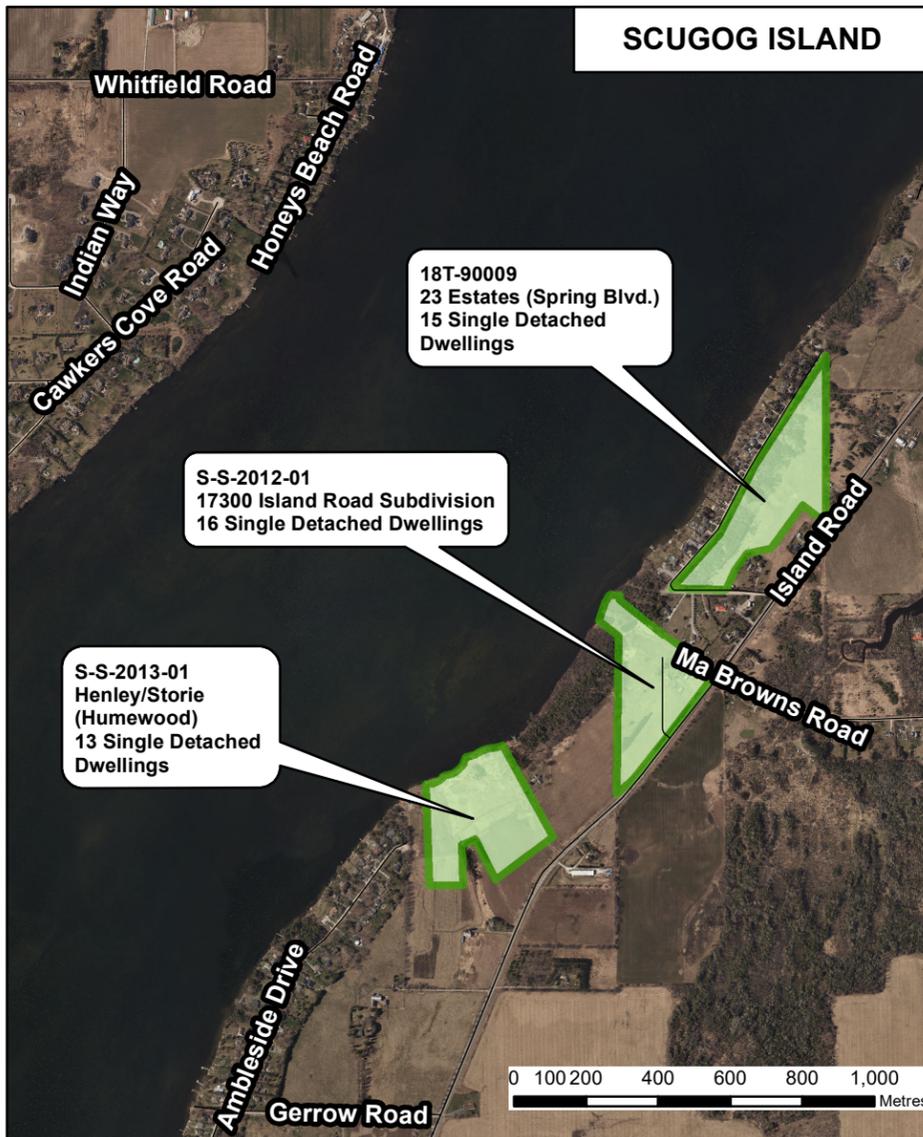
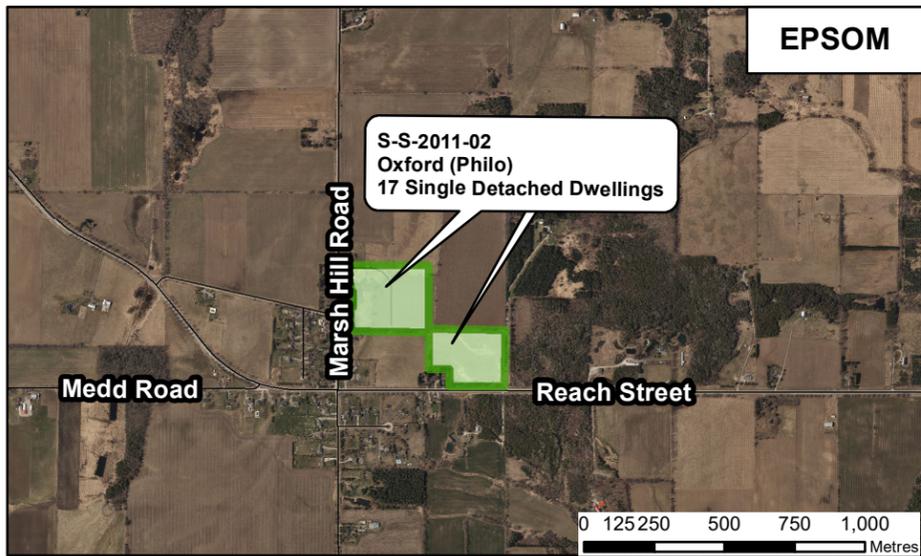
Planner	Nicola Alston
Executive Assistant	Lindsay Burnett
Chief Building Official	Nicholas Dawkins
Development Services Associate	Laura Guarnaccio
Manager of Planning	Valerie Hendry
Director of Development Services,	Kevin Heritage
Building Inspector	Ryan Nolan
By-law Officer, Level 1	Denise Stephenson
Development Services Associate	Elizabeth Stewart
By-law Officer, Level 2	Mark Stone

Attachment 1:

Scugog Building Permit Statistics for December 2022 including signs or miscellaneous structures

Construction value of Permits Issued (Dollars)								
Time Period	Agricultural	Residential	Commercial	Industrial	Government & Institutional	Total including signs and misc structures	Percent from previous year	*Total Number of Permits (includes demo. permits)
December								
2018	150,000	1,445,325	126,200	0	0	1,721,525	0	10
2019	0	313,000	61,600	0	0	374,600	-80%	14
2020	30,000	4,113,221	0	0	0	4,143,221	+1106%	39
2021	160,000	5,878,256	0	0	5,000	6,043,256	+45%	39
2022	105,000	1,300,000	0	0	5,000	1,405,000	-77%	24
January to December (Year to Date)								
2018	9,522,000	23,732,000	3,282,175	500,000	1,124,600	38,305,313	0%	273
2019	1,353,000	22,707,000	4,327,000	1,190,000	3,405,000	34,326,212	-10%	265
2020	5,056,439	44,746,564	1,058,767	2,204,500	5,309,860	66,881,273	+51%	519
2021	7,507,000	69,427,596	5,049,500	150,000	3,975,000	94,226,063	+40%	481
2022	4,082,000	56,760,928	630,089	1,670,000	590,000	66,973,488	-29%	259
Year End Totals								
2018	9,522,000	23,732,000	3,282,175	500,000	1,124,600	38,305,313	0%	
2019	1,353,000	22,707,000	4,327,000	1,190,000	3,405,000	34,326,212	-10%	
2020	5,056,439	44,746,564	1,058,767	2,204,500	5,309,860	66,881,273	+51%	
2021	7,507,000	69,427,596	5,049,500	150,000	3,975,000	94,226,063	+40%	
2022	4,082,000	56,760,928	630,089	1,670,000	590,000	66,973,488	-29%	

Number of Dwelling Units Created							
	Single Detached	Single with Accessory	Semi-Detached	Duplex	Row Houses	Apartments	Total
December							
2018	0	0	0	0	0	0	0
2019	1	0	0	0	0	0	1
2020	7	1	0	0	10	0	18
2021	9	1	0	0	75	0	85
2022	2	0	0	0	0	0	2
January to December (Year to Date)							
2018	39	2	0	0	0	0	41
2019	78	0	0	0	0	0	78
2020	124	3	0	0	10	0	137
2021	216	4	0	0	75	0	291
2022	50	9	0	0	0	0	59
Year End Totals							
2018	39	2	0	0	0	0	41
2019	78		0	0	0	0	78
2020	124	3	0	0	10	0	137
2021	216	4	0	0	75	0	291
2022	50	9	0	0	0	0	59



Condominiums & Subdivisions

Legend

Status

- Under Construction
- Draft Approved
- Proposed



This map has been produced from a variety of sources. The Township of Scugog does not make any representations concerning the accuracy, likely results or reliability of the use of the materials. The Township hereby disclaims any representation or warranties.

Data Sources: Region of Durham, First Base Solutions, Township of Scugog, 2023

February 2023