

Property Standards Appeal Committee

➤ *Introduction*

- Overview of the structure, purpose, and functions of the Property Standards Appeal Committee

➤ *Topics of Discussion*

- **Establishment of Property Standards Committee**
- **Property Standards By-law**
- **Property Standards Committee members**
- **Panel Hearings**
- **Rules of Procedure**
- **Appeal of an order**
- **Powers of Committee on Appeal**
- **Appeal of Committees Decision**

➤ *Establishment of a Property Standards Committee*

- Section 15.1(3) of the Building Code Act allows for the passing of a Property Standards by-law.
- Section 15.6(1) of the Building Code Act directs a municipality to establish a Property Standards Committee.
- The committee shall be composed of not fewer than 3 members.

➤ *Property Standards By-law*

- The City of Toronto has passed a property standards by-law known as chapter 629 of the Municipal Code.
- Section 629-3 establishes four Committee Hearing Panels.
- Each Panel shall hear appeals within a specific geographical area.

➤ *Property Standards Committee Members*

- The Property Standards Committee is composed of 16 members.
- Four members are assigned to each Committee Hearing Panel.
- Members are appointed for the same term as the Council which appointed them.
- Members must be at least 18 years old, Canadian citizens or landed immigrants.
- Members must either be residents or municipal taxpayers of the City.

➤ *Panel Hearings*

- Panel hearings are conducted at four of the civic centers
- Each panel shall adopt a schedule of meetings for the year
- Each meeting commences at 9:30am and continues until agenda is completed

➤ *Rules of Procedure*

- The Municipal Act states that every local board shall adopt a procedure by-law
- At the inaugural meeting the committee shall elect a chair
- A majority of the members constitutes a quorum at meetings of the committee as a whole
- At the Committee Hearing Panel's inaugural meeting the panel shall elect a panel chair
- Three panel members constitutes a quorum

➤ *Appeal of an Order*

- Property Standards orders are issued under section 15.2(2) of the Building Code Act.
 - Appeals to orders must be made within 14 days of service of order.
 - The cost of an appeal is \$288.75**
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- (** subject to change)

➤ ***Powers of Committee on Appeal***

- Section 15.3(3.1) of the Building Code Act states that the committee shall have all the powers and functions of the officer who made the order and may,
- confirm, modify or rescind the order;
- extend the time for complying with the order
- The Panel may give an oral decision or may reserve its decision

➤ *Appeal of Committee's Decision*

- The municipality, owner, occupant or person affected by the committee's decision may appeal to the Superior Court of Justice
- On appeal the judge has the same powers and functions as the committee
- The decision of the judge is final and binding