



OHBA ACTIVITY Summary

Keeping Members Informed

DECEMBER 2011

DATES TO NOTE

- January 18: Economic Forecast Seminar (Ottawa)
- January 23: Presidents & EOs Seminar
- January 25: Economic Forecast Seminar (Kitchener)

OHBA ECONOMIC FORECAST 2012 SEMINARS

OHBA is hitting the road with the new Chair of the OHBA Economic Review Committee, Scott Cameron for two informative sessions on how your business can prosper in challenging economic times. ERC Chair Scott Cameron will moderate two economic forecast seminars with a panel of esteemed economists this coming January. Look out for more details soon as OHBA partners with the Greater Ottawa Home Builders' Association as part of the "Good Bye 2011, Hello 2012" Sales and Marketing event on January 18th in Ottawa as well as a second Economic Forecast 2012 seminar in partnership with the Waterloo Region Home Builders' Association on January 25th in Kitchener.

ACCESSIBILITY STANDARD FOR CUSTOMER SERVICE

Starting January 1, 2012 the Accessibility Standard for Customer Service will come into effect for all businesses and organizations in Ontario with one or more employees. Through the OHBA website, we are making available an e-learning certification course provided by the Accessibility for Ontarians with Disabilities Act (AODA). This course supports the Canadian National Institute for the Blind (CNIB), March of Dimes Canada and The Canadian Hearing Society. For more details, visit www.ohba.ca/aoda

PROVINCE PROPOSES CEILING FOR RENT INCREASES

The provincial government has introduced legislation that would, if passed, ensure that the annual Rent Increase Guideline is capped at 2.5 per cent. The proposed changes would also ensure that the annual Rent Increase Guideline never falls below one per cent. The guideline would continue to be based on the Ontario Consumer Price Index. If passed, the new guideline formula would take effect starting in 2013.

MANDATORY WSIB COVERAGE

Mandatory WSIB Coverage for Independent Operators and Executive Officers has not come into effect. A Ministerial proclamation is required to move the Legislation forward, requiring premiums to be paid to the WSIB. Transition provisions in the legislation do require a buffer period for employers to adjust to registration and allows employers one year to register with the WSIB.

What does this mean? *IF* Bill 119 is proclaimed December 15, 2011. This starts the pre-registration time for companies to send information to WSIB to start processing. No premiums have to be paid yet. Not until December 15, 2012 would employers be required to have employees covered and pay premiums.

However, the legislation has yet to be proclaimed by government, meaning that the timelines as well as certain policies WSIB must implement are still unknown. OHBA will keep Local Associations advised as to the status of mandatory WSIB coverage. OHBA will continue to advocate against this policy, which represents a significant additional cost of doing business without creating safer workplaces.

MINISTRY OF ENVIRONMENT MODERNIZES APPROVALS PROCESS

The Ministry of Environment has introduced a new comprehensive application that can be filled out online. With the introduction of this new application, the Ministry has also committed to changing the process for handling and approving applications.

For developers and consultants who may be experiencing the process changes in transition, and for those who will seek an Environmental Compliance Approval (formerly Certificate of Approval) going forward, the new online tool is intended to be user-friendly and reduce the time to process applications.

The new application form was available October 31 and the Ministry is encouraging applicants to use it now. However, for transition purposes, the Ministry will still accept the old application forms until December 31, 2011. BILD is in conversation with Ministry staff to understand where this process is headed and how it will improve application review timing.

HYDRO ONE: CHANGES TO OFFER TO CONNECT AGREEMENT

Hydro One has a *new legal agreement* as part of their *Offer to Connect*. Key changes within this agreement are that Hydro One now takes expansion deposits and the warranty periods have changed for alternative bids. As of January 3, 2012, Hydro One Networks will require an expansion deposit (a guarantee that the forecasted revenue projected for your project/development will materialize), in addition to the capital contribution, from the developer. Details for the Transition Plan and to help determine whether your project falls under the old or new policies are as follows:

- All currently active projects that have reached both Final Municipal and Developer Approval before Dec 31, 2011 will have Offers to Connect issued under the current policy.
- Since all "Offers to Connect" are Valid for 6 months the deadline for anything issued under the current policy would be June 30, 2012. (For agreement issued on Dec 31).
- Developers have 6 months to complete construction after Offer are fully executed therefore we anticipate some work being completed right through 2012 under the conditions of the current agreements.
- Any changes to site plans that require re-design after Jan 3, 2012 will follow the new policy and will be re-issued using the new Agreement.

CHECK OUT THE HUMANITARIAN BUILD BLOG

With the very successful Humanitarian Build in the Dominican Republic now in the rear view mirror, OHBA encourages members and all those that attended to check out everything that we accomplished. We encourage you to visit the Humanitarian Build Blog to read about a day-by-day account of the project and to see videos shot by OHBA of all the action. www.humanitarianbuild.com



REMINDERS / AVAILABLE FROM OHBA

- ✓ OHBA Growth Plan Amendment Submission (Simcoe County)
- ✓ Ontario Housing Issues Status Report: Fall 2011
- ✓ OHBA Magazine Fall Issue
- ✓ OHBA Endangered Species Act Submission
- ✓ OHBA 2011 Membership Directory
- ✓ YOUR VOICE – How OHBA Works For You
- ✓ OHBA 10-Year Capital Plan Submission
- ✓ OHBA/BILD Joint 2011 Brownfield Submission



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