



# OHBA **ACTIVITY** Summary

Keeping Members Informed

## September 2013

### DATES TO NOTE

- September 20: [OHBA/BILD Breakfast Forum with Minister Jeffrey](#)
- September 22-24: OHBA's Annual Conference, 50<sup>th</sup> Anniversary and Awards of Distinction
- October 23-26: CHBA Fall Meeting
- November 6: OHBA Board of Directors at Queen's Park

### OHBA ANNUAL CONFERENCE 2013 – CELEBRATING 50 YEARS!

The OHBA Annual Conference and Awards of Distinction are **less than a month away** and we're looking forward to welcoming you to the Niagara Fallsview Casino to celebrate with us! This year marks OHBA's 50<sup>th</sup> Anniversary and we've kicked it into high gear in order to provide the best programming and activities to our locals and members – after all, our success as an association is based on the support and hard work of our network. We have some important business sessions planned that will provide insights into the 'ins and outs' of the industry, will give you a sneak peek at some of the new tools and products that are available and will provide you the opportunity to mix and mingle with industry professionals and fellow members. The three-day event will culminate in the highly anticipated James Bond themed Awards of Distinction Gala.

#### Speakers include:

Ontario Premier Kathleen Wynne  
 Ontario PC Leader Tim Hudak  
 Builder Development and Renovation Forums  
 Ramsin Khachi, CTV's design and décor expert  
 Mike Strange, Three-time Olympic Boxer  
 Canada Mortgage and Housing Corporation (CMHC)  
 EnerQuality's new building program  
 And More!



Tickets are selling out fast, don't miss out! To register please visit: [www.ohbaconference.ca](http://www.ohbaconference.ca).

### 2013 OHBA NOMINATIONS TO THE EXECUTIVE COMMITTEE

The OHBA Nominations Committee, Chaired by immediate Past President Doug Tarry has put together a slate of officers and members for the 2013-2014 Ontario Home Builders' Association Executive Committee. OHBA continues to require a strong Executive to represent the extensive interests of its total membership. Every position is significant and requires participation and commitment. The Officers to be elected at the Annual Meeting consist of the: 1st Vice-President, two 2nd Vice-Presidents, Treasurer and a Secretary.

The Nominations Committee with the support of their respective local home building associations has put forward the following slate of officers to be considered for election at the OHBA Annual Meeting of Members on September 23rd at the Niagara Fallsview Casino Resort in Niagara Falls:

First Vice President: Vince Molinaro – Hamilton-Halton HBA  
 Second Vice President: John Meinen – Stratford & Area BA  
 Second Vice President: Rick Martins – Brantford HBA  
 Treasurer: Neil Rodgers – BILD/Durham  
 Secretary: Diane Murray – Hamilton-Halton HBA

### 2013 OHBA RESOLUTIONS

OHBA has tabled eleven [draft resolutions](#) to be heard at our Annual Meeting of Members held at our Annual Conference on Monday September 23rd at the Niagara Fallsview Casino Resort in Niagara Falls. Member engagement through Annual Resolutions process is important as the resolutions establish policy which help guide the governance objectives of the association.

Metrolinx Investment Strategy	Planning Act – Section 37 (Density Bonus) / Appropriate pre-zoning	Opposition to All Compulsory Trade Application Request through College of Trades
Development Charges Act – Historic Level of Service	Planning Act – Section 41 and 51.1 – Parkland Dedication	Adjustment to approved 2013/14 OHBA Budget – Industry Action Fund
Development Charges Act – Voluntary Charges	Ontario Building Code – Six-Storey Wood Frame Construction	EEDS (Energy Efficiency Design Submission) Form Update
Land-use planning appeals (Ontario Municipal Board)	Proposed Changes to WSIB Rate Groups	

## PLANNING SYSTEM AND DEVELOPMENT CHARGES ACT

In August, the Minister of Municipal Affairs and Housing Hon. Linda Jeffrey announced that the Province intends to launch two simultaneous, but separate, consultations that will have significant impacts on the new housing and land development industry as well as new home buyers. In an [OHBA Media Release](#), COO Joe Vaccaro noted that it is time to make affordability and fairness a cornerstone of Ontario's planning system. The two consultations will include:

- Ontario's land-use planning system and decision making process, including land-use appeals to the OMB; and
- The Development Charges Act (DCA) and other municipal development related fees and charges (section 37 agreements, cash-in-lieu of parkland dedication, etc.).

OHBA strongly supports an independent third party appeals system that provides decisions based on planning evidence and on the merits of the application itself rather than short-term political calculations, this is a role currently fulfilled by the OMB. OHBA has previously opposed a legislative review of the Development Charges Act, due to strong concerns that the provincial government would likely consider expanding the scope of the legislation to allow municipalities to levy even more and new charges onto new home buyers.

In preparation for the upcoming consultations - OHBA intends to launch two new committees, one for each consultation, made up of volunteer members from across the province. The *Planning Decision Committee* will be chaired by OHBA President Leith Moore and the *Development Charges Committee* chaired by lawyer and DC expert Lyn Townsend. The two consultations will have far reaching implications for housing affordability and choice and for the businesses operated by OHBA members – therefore it is critical that OHBA have strong support from a wide range of members to proactively engage with government throughout the consultation process. Members interested in joining these committees should contact Mike Collins-Williams at [mikecw@ohba.ca](mailto:mikecw@ohba.ca).

OHBA encourages members to register for and attend the upcoming [OHBA Conference in Niagara Falls](#) where these two new committees will be launched.





## COLLEGE OF TRADES ANNOUNCES NEW CEO

Effective September 9th, David Tsubouchi will lead the Ontario College of Trades as College Registrar and CEO. Mr. Tsubouchi takes over from Bob Guthrie who recently announced his decision to retire. Tsubouchi served as the PC MPP for Markham from 1995 until 2003 and held several cabinet posts. Mr. Tsubouchi is familiar with our sector through his work as Minister of Consumer and Commercial Relations (1996 to 1999). As Minister, Tsubouchi worked collaboratively with industry stakeholders and introduced significant changes to the [Condominium Act in 1998](#).

OHBA looks forward to working with the incoming CEO to ensure that the interests of residential construction and renovation are well represented at the Ontario College of Trades.

## COLLEGE OF TRADES ANNOUNCES MORE RATIO REVIEW PANEL FINDINGS

The College of Trades has [published rulings](#) for the journeyman to apprentice ratio review for four construction trades. The rulings do not immediately take affect and still require a regulatory change from the Provincial government. The changes proposed are as follows:

Drywall, acoustic & lathing applicator	1:1, 4:1	1:1, 4:1	
Electrician	1:1, 2:2, 3:2, 4:2, 5:3, 6:3, 7:3, 8:4 Then for every 3 journeypersons after the 8 <sup>th</sup> journeyperson, 1 additional apprentice	1:1, 2:2, 3:3, 4:4, 5:4, 6:4, 7:5, 8:5, 9:5, 10:5 Then for every 3 journeypersons after the 10 <sup>th</sup> journeyperson, 1 additional apprentice	
Powerline technician	1:1	1:1	
Sprinkler and fire protection installer	1:1	1:1	

OHBA made written and oral deputation advocating for a 1:1 ratio for all trades involved in residential construction. Through the review process the ratio was increased for one trade, did not change for 11 trades and was lowered for eight trades. The Panel for the Carpentry Trade is the only review panel that has not made a ruling. While we are pleased that there have been improvements to the ratio that will allow small and medium sized businesses to better participate in the apprenticeship system [OHBA continues to advocate](#) for a 1:1 ratio which is in line with the majority of provinces.

## TARION BUILDER UPDATES AND CUSTOMER EXPERIENCE SURVEY

Over the last year, Tarion and OHBA have traveled the Province and visited several local associations to talk about issues that are important to our industry. Tarion has scheduled their regular Builder Update Sessions in conjunction with these tours, to increase accessibility to their FREE updates on a variety of policies, issues and changes that affect the home building industry. These meetings are great opportunities to learn more about Tarion processes, meet with senior staff, at both the Tarion and OHBA levels, and mingle with fellow industry members.

In order to make the content of these sessions more informative and relevant to you, Tarion is now looking for your feedback on "What Our Customers are Telling Us". Please take a few minutes to quickly fill out [this survey](#) and you could be entered into a draw to win a Samsung Galaxy Tab 3 7" 8GB Tablet.

The next Tarion Builder Update session is taking place on **Wednesday, September 18th** in Brantford. To register, and to see future dates for these sessions, please [click here](#).

## MINISTRY OF ENVIRONMENT: WASTE REDUCTION ACT

The Ministry of the Environment has proposed a Waste Reduction Act (EBR 011-9260) and Waste Reduction Strategy (EBR 011-9260) that focus on an individual producer responsibility framework. [An OHBA submission](#) detailed the significant progress industry has already made with respect to waste reduction and provided recommendations to the government.

## MINISTRY OF ENVIRONMENT: PERMITS TO TAKE WATER

Under the Ministry of the Environment's Modernization initiative, the Ministry is moving forward with a plan to modernize and more sustainably manage Ontario's natural resources. In recent years a number of OHBA members have experienced a number of interpretation issues, uncertainty and delays with respect to Permits to Take Water (PTTWs) for construction dewatering and issues with some of the conditions attached to PTTWs.

OHBA has prepared [a submission](#) to the Ministry that recommends a risk based approach to PTTWs under the modernization initiative and OHBA has recommended both exemptions and a rule-in-regulations approach to streamline permitting. The Ministry is anticipated to release a technical paper in October regarding the modernization initiative.



Ontario Home Builders' Association

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