



OHBA ACTIVITY Summary

Keeping Members Informed

DATES TO NOTE

- **August 10** – Enbridge/IESO Webinar “Save on Energy Program” 11:30am
- **August 15** – Enbridge/IESO Webinar “Save on Energy Program” 10:00am
- **August 16** – OHBA Land Development Committee in Brantford – Growth Plan
- **August 22** – OHBA / EnerQuality Technical Committee – OBC changes
- **August 31** – Deadline to enroll in Energy Star v12

August 2017

AMM RESOLUTIONS

OHBA has produced a [2016-2017 Resolutions Update package](#) with a status report of the resolutions approved at the September 2016 OHBA Annual Meeting of Members. OHBA invites and encourages local associations to [submit resolutions](#) to the [2017 OHBA Annual Meeting of Members on Monday September 25th in Niagara](#).

Our 29 local associations have a voice in the policies and priorities of our organization. Please provide OHBA with your input.

PROPOSED CHANGES TO THE BUILDING CODE

The OHBA / EnerQuality Technical Committee is meeting on August 22nd at the OHBA offices (20 Upjohn Road) at 10 AM to review and discuss the recently posted proposed Changes to the OBC. The [consultation document](#) and proposed Building Code changes include provisions to reduce greenhouse gas emissions in the building sector in support of the government’s Climate Change Action Plan. The proposals included in this consultation are for potential inclusion in the next edition of the Building Code. The consultation document and proposed Building Code changes will be consulted on until September 29, 2017. [Visit the Building Code website for more information.](#)

IMPLEMENTATION OF CONDO ACT CHANGES MOVING FORWARD

The Minister of Government and Consumer Services has provided an update on the implementation of the Condominium Act. The announced changes are consistent with the Act, these include:

- Mandatory training for condo directors
- New notices and quorum voting rules
- Mandatory education requirements for condo managers applying for a license

The government will also designate two new administrative authorities:

1. The Condominium Authority of Ontario (CAO), when designated on September 1, 2017 will provide education and promote awareness of condo owner rights and responsibilities, as well as provide important information for condo corporations. On November 1, 2017 it will also be responsible for managing the Condominium Authority Tribunal which will resolve disputes about access to condo records. Funding of the CAO will be the responsibility of condo owners who will pay an anticipated fee of \$1 a month as part of their condo fees.
2. The Condominium Management Regulatory Authority of Ontario (CMRAO) will be designated on November 1, 2017 and will regulate and license condo managers and providers.

Potential changes to rules surrounding leaseback of common elements by the developer and the developer contribution to the reserve fund have yet to be consulted on. For more details, visit: www.ontario.ca/condos

BILL 139 - ONTARIO MUNICIPAL BOARD OVERHAUL

In May, the province announced an overhaul to the province's land use planning appeals system and introduced [Bill 139, Building Better Communities and Conserving Watersheds Act, 2017](#) was introduced to create the Local Planning Appeal Tribunal to replace the OMB. The new tribunal is mandated to give greater weight to the decisions of local communities. OHBA responded to the changes with OHBA CEO Joe Vaccaro stating:

“If this new Tribunal puts local politics ahead of Smart Growth planning, it will only serve to empower NIMBY councils to make planning decisions to get re-elected. The role of the OMB has always been to take the politics out of local planning and ensure that decisions are made based on evidence, ‘good planning,’ and conformity to provincial policy.” ([May 16 release - Local Politics will Undermine Provincial Policy](#))

In July, OHBA hosted a technical briefing and industry consultation with the Ministry of the Attorney General and Ministry of Municipal Affairs. Schedule 3 of the Bill proposes amendments to the *Planning Act* and has been posted for a 75 day public review to the [Environmental Registry \(013-0590\)](#) with comments due by August 14th, 2017. Comments can be sent to OMBReview@ontario.ca OHBA is also seeking feedback on the proposed changes from members— please send comments to OHBA Director of Policy, [Mike Collins-Williams](#).

WETLAND CONSERVATION STRATEGY

The Ministry of Natural Resources and Forestry (MNRF) is reviewing Ontario’s wetland conservation framework and identifying opportunities to stop the net loss of wetlands. MNRF



released a Discussion paper in July 2015. [OHBA responded with a submission](#) last fall that supported a mitigation hierarchy and we worked closely with a number of industry stakeholders supporting biodiversity offsetting. In August 2016, the Ministry released [A Wetland Conservation Strategy for Ontario 2016-2030](#) (EBR 012-7675) and OHBA [submitted updated comments](#) to the current consultation in November 2016.

The proposed [Wetland Conservation Strategy for Ontario 2017-2030](#) was finalized at an announcement attended by OHBA on July 20. Key aspects of the strategy include that by 2025, the net loss of wetland area and function is halted where wetland loss has been the greatest; and by 2030, a net gain in wetland area and function is achieved where wetland loss has been the greatest. The strategy also includes the OHBA supported mitigation hierarchy and biodiversity offsetting. OHBA has also been appointed by the MNRF onto a “Wetlands Offsetting Working Group” to further develop an offsetting policy.

COORDINATED REVIEW TECHNICAL BRIEFING

In May, the Province released the [four updated land use plans](#) that will help grow the Greater Golden Horseshoe (GGH) over the next 25 years. Please [click here to view OHBA's media release](#) on the New Growth Plan. The Ministry of Municipal Affairs (Ontario Growth Secretariat) previously provided an “inner ring” focused technical briefing at a joint OHBA/BILD meeting in June and this coming August 16th at 10:00 a.m. OHBA and the Brantford HBA will be co-hosting a technical briefing at the Best Western (19 Holiday Drive, Brantford), including:

- Growth Plan for the Greater Golden Horseshoe
- Greenbelt Plan
- Oak Ridges Moraine Conservation Plan
- Niagara Escarpment Plan

Please RSVP to Mike Collins-Williams mikecw@ohba.ca

PROVINCE RELEASES FINALIZED, UPDATED LAND USE PLANS

On May 18th, the province released the [four updated land use plans](#) that will help grow the Greater Golden Horseshoe (GGH) over the next 25 years. The four plans of the Coordinated Review impact 11 of OHBA's local associations including: BILD, Niagara, Haldimand-Norfolk, Hamilton-Halton, Brantford, Waterloo-Region, Guelph & District, Dufferin County, Simcoe Country, Durham Region, and Peterborough & the Kawarthas. Please [click here to view OHBA's media release](#) on the Growth Plan.

OHBA, along with our impacted local associations have been very active in advocating to the province and our municipal partners at a local level that a “one size fits all” approach is inappropriate in planning for growth across such a diverse region. The provincial government has listened to some of the concerns raised by the industry and has provided for local flexibility through interim targets and allowing for municipalities to apply for alternative density and intensification targets. Furthermore, OHBA and our network of local associations were successful in our advocacy for the province to make adjustments to the density and intensification targets. Those targets will now be implemented through a phased approach.

The Niagara Escarpment Plan came into effect June 1st, 2017. The Growth Plan, the Greenbelt Plan, the Greenbelt Boundary Regulation and the Oak Ridges Moraine Conservation Plan came into effect on July 1st, 2017. Once in effect, all decisions on new planning matters must conform to the four plans. Municipalities are expected to review and update their official plans. Upper- and single-tier municipalities' conformity work is to be completed by 2022. OHBA has engaged with the province on next steps which include: the development of a Standard Land Budget Methodology by the end of 2017 and mapping of a Natural Heritage System, Hydrological System and Agricultural System.

OHBA is hosting a technical briefing with the Brantford Home Builders' Association on August 16th at 10:00am at the Best Western in Brantford (19 Holiday Drive, Brantford) where the Ministry of Municipal Affairs will provide members with an overview of the amended plans focusing on the “outer ring” municipalities. Please RSVP to OHBA Director of Policy, [Mike Collins-Williams](#).

MUNICIPAL ASSET MANAGEMENT PLANNING REGULATION

The [Infrastructure for Jobs and Prosperity Act, 2015](#), was proclaimed on May 1st, 2016 and includes an authority for the province to regulate municipal asset management planning. OHBA wrote a [submission to the Minister of Infrastructure in August 2016](#) supporting stronger municipal asset management planning under the legislation. In May the province posted a proposed regulation to the [Environmental Registry \(013-0551\)](#) that would provide certainty around future provincial Asset Management Planning requirements, and would be supported by the collection of selected data to capture the key aspects of municipal asset management. [OHBA responded to the Environmental Registry posting with a submission](#) that supports the implementation of the proposed Municipal Asset Management Planning Regulation.

MAPPING: NATURAL HERITAGE SYSTEM & AGRICULTURAL SYSTEM

As part of the updated Growth Plan, new policies contain new Agricultural System references and policies that support the protection of farmland while promoting economic development of the agri-food sector. The coordinated land use planning review also would lead to mapping of a Natural Heritage System (NHS) for the GGH beyond the Greenbelt Plans. In July, the Province posted two proposals to the Environmental Registry for a 90 day review to October 4:

- [Release of draft Agricultural System mapping and Implementation Procedures](#) (EBR 013-0958)
- [Criteria, methods, and mapping of the proposed regional Natural Heritage System for the Growth Plan](#) (EBR 013-1014)

In June, OHBA hosted a consultation for members on the NHS mapping with the MNRF, as well as a separate consultation for members on the agricultural system with the Ministry of Agriculture, Food and Rural Affairs (MAFRA). OHBA responded with a [letter outlining preliminary industry positions to the MNRF](#) and an additional [letter to MAFRA](#) on June 30th. OHBA is seeking additional feedback and recommendations from members as we prepare industry responses to the Environmental Registry postings by October 4th.

MAFRA has prepared three draft products to support the implementation of the Agricultural System policies in the updated provincial land use plans.

1. Draft Implementation Procedures that will guide municipalities and others on how to implement Agricultural System policies in their communities;

2. [A web-based, draft Agricultural System Portal](#) containing extensive mapping that can be used to identify existing agri-food assets and clusters, for economic development purposes. The maps will also inform Agricultural Impact Assessments.
3. [Draft provincial mapping of the agricultural land base](#), created using consistent criteria. The agricultural land base mapping may be refined by municipalities in accordance with the Agricultural System Implementation Procedures.

NHS are made up of natural heritage features and core areas linked by natural corridors (linkages) to maintain biological diversity and natural functions. Criteria and methods were developed by the MNRF to create a regional landscape and detailed mapping:

- [Development of Proposed Regional NHS for the GGH Growth Plan – Summary of Criteria and Methods](#)
- [Development of Proposed Regional NHS for the GGH Growth Plan – Technical Criteria and Mapping](#)

Two upcoming Public Open Houses hosted by the province will provide opportunities to provide input on the proposed Agricultural and the NHS:

- East Gwillimbury - August 17, 2017, 6:00 - 9:00 p.m., Mount Albert Community Centre, 53 Main Street, Mount Albert
- Peterborough - September 12, 2017, 6:00 - 9:00 p.m., Holiday Inn Peterborough-Waterfront, 150 George Street, Peterborough

BILL 139 – CONSERVATION AUTHORITIES ACT

On May 31st, the province proposed amendments to the Conservation Authorities Act as part of [Bill 139, Building Better Communities and Conserving Watersheds Act, 2017](#). The province has also posted, [Conserving our Future: A Modernized Conservation Authorities Act](#) which outlines the suite of legislative, regulatory, policy and program changes proposed to be made as a result of the review. This proposal has been posted to the [Environmental Registry \(013-0561\)](#) for a 61-day public review. [OHBA made a 2017 submission on July 28th](#) that was generally supportive of increased clarity as well as additional accountability and transparency in the proposed legislation, however OHBA remains concerned and has recommended that an independent third party appeals process be established as a dispute mechanism for CA permitting functions. OHBA is also very supportive of the re-establishment of the Conservation Authorities Liaison Committee (CALC) as the Multi-Stakeholder Service Delivery Committee and looks forward to participating in the future.

Over the past two years, the MNRF has consulted with OHBA extensively, including [a technical briefing for members on July 5, 2017](#) and meetings in 2016 with the Land Development Committee, appointing an OHBA representative and BILD representative to a technical stakeholders working group and setting up a number of direct industry consultations with key members. OHBA has also met directly with the Minister a number of times. Over the past two years, OHBA [submitted 2015 recommendations](#) and [2016 recommendations](#) to the Ministry.

Highlights of the proposed changes to the Conservation Authorities Act:

- Strengthen oversight and accountability in Conservation Authority decision making
- Increase clarity and consistency in programs and services
- Increase clarity and consistency in regulatory requirements
- Improve collaboration and engagement
- Modernize funding mechanisms to support Conservation Authority operations

WEBINARS - HOME ENERGY CONSERVATION PROGRAM

Enbridge has partnered with the Independent Electricity System Operator (IESO) and Save on Energy program to offer newly added electric incentives - helping homeowners to lower their energy bills and reduce their home's greenhouse gas emissions.

Register for a 30 minute webinar to learn about the Home Energy Conservation incentive program today.

- August 10, 11:30am
- August 15, 10:00am

If you would like to participate in one of the webinars above, or host a webinar at another date/time, please RSVP to michelle.cote@enbridge.com and a meeting notification with session details will be sent directly to you.

ENROL INTO OBC-COMPARABLE ENERGY STAR v12 BEFORE AUGUST 31

For a limited time, the current Ontario Building Code is comparable to Energy Star v12. If you're already building to OBC Package A1, upgrade to Package A6 for \$150 more to achieve Energy Star standard on new builds.

Enroll by August 31st, 2017, and finish building by August 31st, 2019.

Why label with Energy Star?

- Reduce call back-related costs
- Reduce defects and Tarion claims
- Increase customer comfort and satisfaction
- Improve quality control

Plus, according to CHBA's National Home Buyer Preference study, more customers want energy-efficient homes. Energy Star offers third-party industry certification of a greener home that builders and consumers can trust. To enroll, contact Shannon Bertuzzi at 416-447-0077 or

shannon@enerquality.ca

EARLY-BIRD REGISTRATION - OHBA CONFERENCE



Fallsview Casino Resort
Niagara Falls

September 24 – 26

Speakers and details have just been announced for the 2017 OHBA Conference, September 26-28 at Niagara Falls Fallsview Casino Resort. Hosted this year by Niagara Home Builders' Association, you don't want to miss the learning, network and fun!

For a limited time, early-bird rates are also available – [visit the conference website](#) for full details.

Special thanks to our [2017 conference sponsors!](#)

