



OHBA ACTIVITY Summary

Keeping Members Informed

DATES TO NOTE

- September 24 to 26 – OHBA 2017 Conference | Register: conference.ohba.ca
- September 25 – Taron Condo Conversion policy consultation deadline
- September 29 – OBC proposed changes input deadline
- October 1 – Working at Heights construction program training deadline

September 2017

COMING SOON! OHBA CONFERENCE and AWARDS OF DISTINCTION



Fallsview Casino Resort
Niagara Falls
September 24 – 26

Join Ontario's homebuilding community at the 2017 OHBA Conference, September 24-26, hosted this year by Niagara Home Builders' Association. Highlights include:

A NIGHT UNDER THE BIG TOP

Customized by Niagara Home Builders' Association, enjoy the [Opening Reception](#) on Sunday September 24 with a Niagara-fresh buffet and Hornblower Niagara Cruises, taking you up close to the illuminated Falls. It's a night you won't forget!

ANNUAL MEETING OF MEMBERS

Beginning as the first agenda item on Monday, September 25, get briefed on important association business and all the updates you need to know for the year ahead.

BUSINESS SESSIONS

Equip yourself and your business with insider knowledge of the industry to up your game – whether it's marketing, better building technologies, architectural and design trends – all our speakers have something to share.

- [Leveraging Climate Change and Energy Efficiency to Sell](#)
- [Housing Goes Modern](#)
- [Design and Trends](#)
- [Taron Home Warranty Update](#)
- [The Internet and the Age of Consumer Transparency](#)

PRESIDENT'S GALA

Join us as we welcome Pierre Dufresne from Ottawa as OHBA's 51st president and reconnect with past presidents at a memorable celebration!

AWARDS OF DISTINCTION

The envelope please! The winners of the [OHBA Awards of Distinction and People's Choice Award](#) will be recognized on stage – meet all the finalists Tuesday September 26.

REGISTER

Sound like an event you don't want to miss? [Visit the conference website](#) for registration and details.

THANK YOU SPONSORS

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



PROPOSED CHANGES - ONTARIO BUILDING CODE

The Ministry of Municipal Affairs is seeking input from the public and industry stakeholders on [changes for potential inclusion in the next edition of the Building Code](#). The consultation, which will extend from July 14 to September 29, will include proposed requirements to support the implementation of the government's [Climate Change Action Plan \(CCAP\)](#). To support CCAP, the province is seeking input on proposed requirements that would reduce greenhouse gas (GHG) emissions in the building sector through changes to the Building Code. The OHBA / EnerQuality Technical Committee met on August 22 and OHBA is seeking input from members on the proposed changes to the Ontario Building Code – please send any comments to OHBA Director of Policy [Mike Collins-Williams](#).

OHBA is seeking members' assistance with the following items:

1. Review the Executive [Summary of the proposed changes](#).
2. Review the complete [Overview of the proposed changes](#).
3. Give the Ministry your feedback on:
 - a) [Technical Code Change Proposals](#) for the next edition of the Building Code.

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](#) to create the Local Planning Appeal Tribunal to replace the OMB. On August 14th, OHBA and BILD provided the Ministry of Municipal Affairs and the Ministry of the Attorney General, through the EBR consultation process, with a [joint submission on Bill 139 and the OMB](#) responding to Schedule 3 of Bill 139.

OHBA and BILD enlisted the services of Goodmans LLP to reiterate that the industry does not believe that, as currently proposed, the stated goals of the provincial government for Bill 139 will be achieved. The PPS and Growth Plan focus on optimizing Ontario's economic opportunities and existing infrastructure to create vibrant, livable communities. However, we continue to believe that this proposed OMB framework will challenge the ability to achieve optimization, and result in adverse effects on the economic stability of the development industry, as well as the local municipalities that the industry operates with. The submission notes that we remain concerned that this proposed framework will empower local councils to override conformity with the PPS, Provincial Plans and enable decision-making that is not vested in the long-term public good, but rather re-election. This type of approach to land use planning in Ontario will result in even greater pressures on housing supply and prices. The joint OHBA/BILD submission strongly recommends that further consultation be required before the Bill's enactment, as it would only negatively impact provincial policy and fail to protect the provincial interest.

BILL 139 – CONSERVATION AUTHORITIES ACT

On May 31, 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 was posted to the [Environmental Registry \(013-0561\)](#) and OHBA responded with a [2017 submission on the Conservation Authorities Act](#) on July 31 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 supportive of the re-establishment of the Conservation Authorities Liaison Committee (CALC) as the Multi-Stakeholder Service Delivery Committee which will meet for the first time in late September.

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. Over the past two years, OHBA [submitted 2015 recommendations](#) and [2016 recommendations](#) to the Ministry.

FAIR HOUSING PLAN UPDATE: DEVELOPMENT APPROVALS ROUNDTABLE

OHBA first called upon the Provincial Government last fall to convene a "Housing Panel" to address declining housing supply and rapidly increasing housing prices in late 2016. As part of [Ontario's Fair Housing Plan](#), the Ministry of Municipal Affairs (MMA), in partnership with other ministries involved in the residential development approval process, has convened an approvals roundtable Chaired by the Secretary of Cabinet and is composed of Deputy Ministers, senior municipal officials, as well as representatives from OHBA, BILD, HHHBA & RESCON.

The roundtable has met three times over the summer to discuss opportunities to improve the land use planning and development approval process and bring more housing supply to market. This roundtable will additionally support the Red Tape Challenge led by the Ministry of Economic Development and Growth in its endeavour to look at improving regulations that impact a number of sectors. OHBA and BILD have also been appointed to Data and Evidence subcommittee of the Development Approvals Roundtable to review with the province and municipalities various indicators of housing demand and supply across the Greater Golden Horseshoe.

In addition to the Development Approvals Roundtable, as part of the *Fair Housing Plan*, the province has also established a *Provincial Housing Forum* to meet quarterly, which OHBA has also been appointed to, and the province also intends to form a *Housing Supply Team* that will look at specific project and attempt to expedite approvals to bring new supply to the market.

MAPPING: NATURAL HERITAGE SYSTEM & AGRICULTURAL SYSTEM

The updated Growth Plan includes a new Agricultural System supporting the protection of farmland while promoting economic development of the agri-food sector. The updated Growth Plan also includes new policies and the mapping of a Natural Heritage System (NHS) for the GGH beyond the Greenbelt Plans. In July, the Province posted these proposals to the Environmental Registry for a review to October 4. OHBA strongly encourages members to review these proposals and consider the proposed mapping with members own land holdings. OHBA is seeking feedback from members – please contact OHBA Director of Policy [Mike Collins-Williams](#)

- [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)

OHBA has hosted two industry consultations for members with the provincial government – one on the NHS mapping and one on the agricultural system. OHBA responded with a [letter outlining preliminary industry positions to the MNRF](#) and an additional [letter to MAFRA](#). OHBA is seeking additional feedback and recommendations from members as we prepare industry responses to the Environmental Registry postings by October 4. The NHS is made up of natural heritage features and core areas linked by natural corridors (linkages). Criteria and methods were developed by the MNRF to create a regional landscape and detailed mapping. Again, OHBA strongly encourages members to review the proposed mapping and their own land holdings and consider making their own submissions if members have site specific concerns by October 4:

- [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](#)

OMAFRA has prepared three draft products to support the implementation of the Agricultural System policies:

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

There is one remaining public open house hosted by the province:

- Peterborough - September 12, 2017, 6:00 - 9:00 p.m., Holiday Inn Peterborough-Waterfront, 150 George Street, Peterborough

WORKING AT HEIGHTS DEADLINE APPROACHING

The October 1 deadline is approaching for having all construction workers who work at heights trained in a Ministry of Labour-approved Working at Heights Construction program. Workers must be enrolled in an approved WAH course that is scheduled to be completed before October 1 and the employer must have written proof of the worker's enrollment.

To learn more about how to become compliant, visit the Ministry of Labour's [Working at Heights topic page](#) along with the list of [approved training providers](#).

APPRENTICESHIP MODERNIZATION CONSULTATION SESSIONS CONCLUDE

The Ministry of Advanced Education and Skills Development hosted a number of discussions on modernizing Ontario's apprenticeship system in June and July in stakeholder sessions across Ontario. OHBA local associations were well represented at all 6 regional sessions. Key themes that the Ministry heard in the sessions included: better promotion of the trades; better and easier access to information on apprenticeship; simplified registration process; and improved employer incentives.

OHBA PARTNERS WITH OCC - BILL 148

The government's legislation, *Bill 148 Fair Workplaces, Better Jobs Act, 2017* will, if passed, introduce a number of significant changes to the *Labour Relations Act* and the *Employment Standards Act*. Along with an increase to the minimum wage, the legislation introduces changes that make it easier to unionize as well as changes to scheduling provisions. OHBA has joined a coalition of employer associations through [keepontarioworking.ca](#) coalition led by the Ontario Chamber of Commerce. We are also working with employer construction associations to ensure that the legislation better reflects the unique differences in the construction sector.

TARION CONDO CONVERSION POLICIES - CONSULTATION LAUNCHED

The government is [seeking input on proposed regulations](#) that would support implementing recent amendments to the *Ontario New Home Warranties Plan Act* (ONHWPA), the *Condominium Act* and the *Building Code Act* to extend most new home warranty plan coverage to certain residential condominium conversion projects.

The Ministry will be taking the feedback it receives into consideration as it finalizes regulations. The comment period for the proposal will close on September 25, 2017.

OHBA/RESCON CONSTRUCTION LIEN ACT SUBMISSION

[OHBA and RESCON submitted a technical response](#) to the legislation outlining several concerns with [Bill 142, Construction Lien Amendment Act](#).

Our response follows a [previous submission in late 2016](#) that outlines why residential constructions contractual environment is substantially different than larger institutional, commercial and industrial contracts. The new prompt payment timelines, reporting requirements, and adjudication systems will be a significant strain on smaller builders and contractors who will have to cope with new administrative and legal obligations. Our submission also challenges the Attorney General to explain how this proposed system would work on top of numerous collective agreements in the sector which outline different payment obligations, timelines and dispute resolution that are different than those in the Act.

For more information please contact [Stephen Hamilton](#), OHBA Manager of Government Relations

