

[View this email in your browser](#)

DECEMBER 2019



Dates to Note

- **January 21-23, 2020:** [NAHB Conference and Trade Show - Las Vegas](#)
- **January 30, 2020:** OHBA Board of Directors Meeting - OHBA Office

Table of Contents

- [New WSIB Rates in Place January 1st, 2020: Are You Ready?](#)
- [Bill 108 – Community Benefits Charges](#)
- [Minister's Letter to Municipalities: MCR Growth Plan Conformity](#)
- [Growth Plan – Land Needs Assessment](#)
- [Provincial Policy Statement Review](#)
- [Report From Special Advisor On Flooding](#)
- [Ontario Announces Major Program Investment In The Skilled Trades](#)

New WSIB Rates in Place January 1st, 2020: Are You Ready?

The [new WSIB rate framework model takes effect on January 1st, 2020](#). It will overhaul how most employer premiums are calculated and businesses are classified.

Under the new model, an employer's premiums will be based on:

1. The average rate for each industry class, based on risk profile and degree of responsibility to maintain the insurance fund, and
2. How an employer's individual claims history over a six year period compares to other employers in the same class.

To prepare for implementation of the new model, the WSIB has issued letters to most employers identifying the employer's new class, 2020 premium rate and projected target premium.

Bill 108 – Community Benefits Charges

On August 6th, [OHBA made a submission responding to the proposed Community Benefits Charges](#), the first set of proposed framework-related Regulations, which led to a second consultation. Community Benefits Charges are

- Density bonusing under section 37 of the *Planning Act*;
- Parkland dedication under sections 42 and 51.1 of the *Planning Act*;
- Development charges for discounted (“soft”) services under the *Development Charges Act*.

Throughout the Fall, OHBA participated in a number of meetings with the Ministry specific to the design and architecture of the proposed Community Benefits Charges Model. In October during these consultations, [OHBA submitted a letter to the Ministry](#) articulating a number of concerns and recommendations to improve the Community Benefits Charges framework, in order to achieve four key objectives:

- Provide greater certainty and predictability to enhance project viability for new housing supply;
- Provide greater cost certainty for the developer through earlier timing to establish CBC;
- Provide greater certainty and protection to consumers by reducing cost escalation risks;
- Provide greater certainty to municipalities through an earlier appraisal to establish CBC.

OHBA is working with local HBAs and members representing the industry to provide additional input at multiple technical working group meetings held by the Ministry and their consultant. Regarding the design of the CBC framework, consultations with the Ministry and stakeholders are ongoing with a regulation anticipated to be posted very soon.

Minister's Letter to Municipalities: MCR Growth Plan Conformity

As municipalities work to achieve conformity with the Growth Plan by July 1, 2022 and support increased housing supply objectives, the [Minister of Municipal Affairs and Housing Steve Clark sent a letter](#) to municipalities on November 12th providing clarity with respect to two specific provisions in the updated *2019 Growth Plan (A Place to Grow)*.

The Minister provided clarity on the ability to phase municipal comprehensive review work to conform to the Growth Plan. In the letter, the Minister indicates that “to ensure that we continue to meet our commitment to build more homes faster, our government has taken the position that municipalities may choose to take a phased approach to their municipal comprehensive review through multiple official plan amendments ... providing municipalities with the choice of phasing their municipal comprehensive review or achieving conformity as part of one single new official plan or plan amendment is responsive to the needs of local communities.”

The letter also outlines provisions related to settlement area boundary expansions up to 40 hectares, indicating that the government has taken the position that as long as municipalities are meeting applicable *Growth Plan* policies, “there is no limit to how often a municipality can undertake the settlement boundary expansions of up to 40-hectares that take place outside of the municipal comprehensive review” and that this expansion can either be municipally or privately initiated.

These new developments support OHBA's and the 11 impacted local HBAs (BILD, Niagara, Haldimand-Norfolk, Brantford, Hamilton-Halton, Waterloo Region, Guelph & District, Greater Dufferin, Simcoe County, Durham Region and Peterborough & the Kawarthas) and our member's continued advocacy efforts. The Minister's letter is also important to reiterate that municipalities do not have to wait until the next municipal comprehensive review to implement planning changes to help immediately increase housing supply.

Growth Plan – Land Needs Assessment

The *Growth Plan* requires that municipalities use a common provincial methodology for calculating the amount of land that they will need for future development. This calculation is known as a Land Needs Assessment. This methodology for Land Needs Assessment (LNA) is part of a broader growth management framework that looks at the local needs for long-term housing and employment related uses. A standard methodology for LNA was released in May 2018. However, the recent policy changes have resulted in a need to review the methodology to ensure it reflects the

During October, the Ministry of Municipal Affairs and Housing held technical workshops to develop solutions and to move forward quickly given the methodology is a key component of municipal comprehensive review exercises. With respect to improving the LNA Methodology, [OHBA submitted recommendations on October 22nd](#). OHBA anticipates to be involved in additional consultation in December. The LNA methodology is anticipated to be finalized early in the new year.

Provincial Policy Statement Review

As part of the *More Homes, More Choice: Ontario's Housing Supply Action Plan*, the Ministry of Municipal Affairs and Housing is consulting on proposed changes to the Provincial Policy Statement (PPS). The PPS is an important part of Ontario's land use planning system, setting out the provincial land use policy direction. On several occasions, OHBA met directly with the Ministry on this matter.

Thank you to local HBAs and members who participated in the consultation and provided advice to OHBA.

On October 21st, [OHBA made a submission with recommendations to streamline the PPS, reduce red tape and clarify a number of ambiguous definitions](#) to the Ministry of Municipal Affairs and Housing.

Report From Special Advisor On Flooding

In July, the Minister of Natural Resources and Forestry John Yakabuski named Doug McNeil as Special Advisor on Flooding, and charged him with conducting an independent review of flood management and 2019 flooding events in Ontario. On November 28th, the Special Advisor released his public report. In his review, Mr. McNeil confirmed that this year's record-setting flooding in many parts of the province was caused by a combination of weather conditions: colder-than-average Winter and Spring, higher-than-average snowpack, lack of significant winter thaw, rapid snow melt and significant rain events in the Spring.

The provincial government has already committed to taking the following actions to address recommendations from the [Special Advisor's Report](#):

- Modernize regulations under the Conservation Authorities Act to have conservation authorities focus on their core mandate of protecting people and property from flooding and other natural hazards.
- Launch a comprehensive review of Ontario's natural hazard technical guides and guidelines related to flood forecasting and warning.
- Ensure the continued investment of over \$4.7 million in the hydrometric (stream gauge) network to enable flood forecasting and flood warnings that help municipalities better prepare for flood events.

Along with its partners, the Province is reviewing the remaining recommendations and will work together to increase the awareness of flood risks and help build Ontario's resiliency to flooding. At this point, the government has not yet made any commitments with respect to implementing the recommendations. OHBA notes that some recommendations could impact Conservation Authorities, updated flood plain mapping and the Provincial Policy Statement. OHBA looks forward to working with the government to review these recommendations.



Excerpt from Special
Advisors Report

“THE DEVELOPMENT OF THE MODERN FLOODPLAIN POLICY IN ONTARIO, THE WATERSHED APPROACH, THE CONSERVATION AUTHORITY MODEL, AND THE FLOOD STANDARDS HAVE BEEN EXTREMELY EFFECTIVE AT REDUCING FLOOD RISKS, ESPECIALLY IN NEW GREENFIELD DEVELOPMENT AREAS. “

Ontario Announces Major Program Investment In The Skilled Trades



Last month Stephen Lecce, Minister of Education, announced a record-level investment to support expansion of the province's Specialist High Skills Major (SHSM) program to include an additional 122 new programs aimed at encouraging more high school students to enter the skilled trades. It is estimated that by 2021, one in five new jobs in Ontario will be in trades-related occupations, with employers already facing a shortage of workers in key sectors.

For years, OHBA has advocated for a stronger commitment to building the skilled trades force in Ontario. Ontario is expecting a population growth of 2.6 million more #homebelievers by 2031, which means #weneed1millionhomes to accommodate this growth. Ontario will need to hire, train and retain close to 104,000 new skilled trades workers over the next 12 years to replace the 91,100 workforce set to retire (representing 21.5 per cent of the current skilled trades workforce).

OHBA supports Minister Lecce's [investment announcement](#) and looks forward to working with the government to introduce the skilled trades to the next generation as a great career path. At the OHBA 2019 Conference, President Bob Schickedanz issued a challenge to all local HBAs and members to be part of the solution to close the skills gap in Ontario. If you have any projects or programs that you are working on involving growth the skilled trades workforce, please contact Valerie Lam-Bentley at valerie@ohba.ca.

[View the archive](#) of OHBA Government Relations newsletter, Activity Summary.

Copyright © 2019 Ontario Home Builders' Association, All rights reserved.

Want to change how you receive these emails?
You can [update your preferences](#) or [unsubscribe from this list](#).



[Subscribe](#)

[Past Issues](#)

[FORWARD TO A FRIEND](#)

[Translate](#) ▼

[RSS](#)

Not a subscriber? [Sign up](#) to receive updates.

Copyright © 2019 Ontario Home Builders' Association, All rights reserved.

Want to change how you receive these emails?
You can [update your preferences](#) or [unsubscribe from this list](#)

