



# Ontario Home Builders' Association

BILD  
Brantford  
Chatham-Kent  
Cornwall  
Greater Dufferin  
Durham Region  
Grey-Bruce  
Guelph & District  
Haldimand-Norfolk  
Haliburton County  
Kingston-Frontenac  
Lanark-Leeds  
London  
Niagara  
North Bay & District  
Greater Ottawa  
Peterborough &  
The Kawarthas  
Quinte  
Sarnia-Lambton  
Simcoe County  
St. Thomas-Elgin  
Stratford & Area  
Sudbury & District  
Thunder Bay  
Waterloo Region  
West End  
Windsor Essex

## Resolutions Update 2019 – 2020





## RESOLUTION # 1 (External)

Submitted to: Ministry of Environment, Conservation and Parks

Submitted by: OHBA Land Development Committee

Date: September 23, 2019

Subject: Modernization of Approvals:  
Environmental Assessments & Environmental Compliance Approvals

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*Whereas:* the Ministry of the Environment, Conservation and Parks (MECP) has legislative and regulatory authority over a variety of environmental approvals impacting new housing, land development and critical infrastructure including:

- ) Environmental Compliance Approvals (ECAs);
- ) The Environmental Assessment process;

*Whereas:* the MECP released a *Made in Ontario Environment Plan* on November 29, 2018 that states the Ministry will: “Look to modernize Ontario’s environmental assessment process, which dates back to the 1970s, to address duplication, streamline processes, improve service standards to reduce delays, and better recognize other planning processes”; and

*Whereas:* On April 25<sup>th</sup>, the MECP released a discussion paper on modernizing Ontario’s Environmental Assessment program (Environmental Registry 013-5101) to which OHBA responded with a submission on May 24, 2019;

*Therefore be it resolved that:* that the scope of Municipal Class Environmental Assessment (MCEA) process should be adjusted to avoid duplication with the concurrent and more robust *Planning Act* processes. There is significant scope overlap and duplication of work required by the MCEA and *Planning Act* processes. To that end, there should be an exemption from the MCEA process for all development occurring and fully regulated under the *Planning Act*; and

*Therefore be it further resolved that:* The MECP should establish an expedited process similar to the Transit Project Assessment Process (TPAP) for other types of infrastructure under MECP’s purview; and

*Therefore be it further resolved that:* The Part II Order process for Municipal Class EA schedules should be streamlined. Specifically, while Bill 108 fully exempts Schedule A and A+ projects from the requirements of the EA Act, OHBA further recommends that the Minister’s authority for responding to Part II Order requests should be delegated to senior Ministry staff (Director level) for both Schedule B and C projects, with appropriate guidelines and decision timeframes (rather than sign-off by the Minister); and

*Therefore be it further resolved that:* OHBA recommends that MECP introduce “system-wide ECAs” across all municipalities for storm, sanitary and SWM infrastructure:

- o A similar concept is being used successfully for water systems in a number of municipalities today;
- o There is no “value add” as part of the MECP’s review and approval of current storm, sanitary and SWM ECA process going to the Ministry for review and final sign off;
- o The review of SWM ECAs are the most egregious and take the MECP as much as 8-12 months to approve. This is a total duplication of the review by a municipality and CA, and in some cases even MNRF;
- o Under “system-wide ECA” a municipality has the license to take a systems approach and has final sign off (MECP will still monitor for compliance); and



*Therefore be it further resolved that:* With respect to Low Impact Development (LIDs), OHBA recommends that the MECP should either a) clarify the interpretation of the *Ontario Water Resources Act*, or if necessary, b) re-word regulatory exemptions to include LID measures on private lots from an ECA approval. The MECP's recent practice of requiring an ECA for LIDs adds a host of practical and administrative issues for the developer and future homeowners. It is important for the following:

- There used to be no ECA required for infiltration systems on private lots since the outlet is the ground, but over past two-to-three years MECP has been interpreting the OWRA differently and is now requiring ECAs for infiltration systems on private lots. This discourages developers from implementing infiltration LIDS, obligates future private property owners to complete cumbersome monitoring and reporting. These ECAs (and thus monitoring requirements) get registered on title and transferred to individual private property owners meaning the MECP will literally receive thousands of these ECAs.
- Section 53 (6) (a) of the *Ontario Water Resources Act* can be interpreted to provide an exception to the requirement for an ECA if the works drain to the ground via infiltration since the facility outlet to the ground is not included in the list of outlet options included in this clause.
- Alternatively, an exception clause could be added to Section 3 of O. Reg. 525/98 to include the wording "is an infiltration or filtration Low Impact Development facility located on a private lot".

**MOVED:** N. Mracic

**SECONDED:** C. Shindruk

## ACTION #1



- J OHBA made a submission responding to the Climate Changes Action Plan in the fall of 2018 articulating OHBA positions on EAs and ECAs;
- J OHBA made a submission responding to the Made in Ontario Environment Plan in January 2019 articulating OHBA positions on EAs and ECAs;
- J OHBA has met directly with the Minister and the Parliamentary Assistant (multiple meetings) for MECP specifically on these environmental approval authority issues throughout 2018, 2019 and 2020;
- J The MECP released a discussion papers on modernizing the EA process in April 2019;
- J OHBA responded and made a submission (ERO 013-5101) in May 2019 with industry recommendations;
- J The provincial government tabled the *More Homes, More Choice Act, 2019* (Bill 108) in May 2019 and the legislation received Royal Assent on June 6, 2019. Schedule 6 of the Legislation made a number of amendments to the *Environmental Assessment Act*;
- J OHBA wrote to the Parliamentary Assistant to the Minister of MECP in July 2019 with further recommendations on MCEAs and ECAs;
- J In October 2019, the OHBA President and a sub-committee of OHBA members met directly with the leadership of the Municipal Engineers Association to discuss MCEAs;
- J OHBA subsequently provided comments to the MECP on MCEAs;
- J On January 16, 2020, OHBA met with the Associate Minister of Small Business and Red Tape Reduction, Hon. Prabmeet Sarkaria to discuss a range of topics including Environmental Approvals;
- J On January 27, 2020, OHBA's sub-committee on Environmental Approvals met directly with the Minister of the Environment, Conservation and Parks, Hon. Jeff Yurek;
- J In June 2020, OHBA made a submission to Ontario's Jobs and Recovery Committee recommending the MECP implement OHBA's streamlining and red tape reduction recommendations on environmental approvals;
- J On July 3, 2020 the OHBA Board of Directors hosted a "zoom" virtual meeting with the Minister of the MECP, Hon. Jeff Yurek;
- J On July 8th the MECP posted a number Environmental Registry postings related to the *COVID-19 Economic Recovery Act* (Bill 197). MECP is proposing to move forward with the next phase of environmental assessment modernization, to further reduce delays and focus resources on projects with a higher potential for environmental impacts so that the provincial government can help communities get important infrastructure projects built faster, while maintaining strong environmental oversight;
- J These proposals (ERO: 019-2051, 019-1712, 019-1805 and 019-1080) respond directly to OHBA advocacy for streamlining and this resolution passed at the OHBA 2019 AMM.

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# ACTION

## RESOLUTION # 2 (External)



Submitted to: Ministry of Municipal Affairs and Housing  
Attorney General

Submitted by: OHBA Land Development Committee

Date: September 23, 2019

Subject: Planning Act – Section 50 – Subdivision Control

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*Whereas:* MPP Doug Downey introduced Private Members Bill 88, *Planning Amendment Act, 2019* on March 25, 2019; and

*Whereas:* OHBA met directly with MPP Downey and in an April 10, 2019 letter, supported the Private Members Bill, stating: “The Ontario Home Builders’ Association (OHBA) supports your inaugural private members’ legislation, Bill 88, *Planning Amendment Act, 2019*. Currently there are certain provisions of section 50 of the *Planning Act* that create unnecessary delays, conditions, expenses and red tape for Ontario businesses and homeowners. This legislation will provide more clarity and consistency around consents and severances and more specifically, resolves the unintended issues that confront property-owners by the inadvertent mergers, saving Ontario businesses and homeowners time and money;” and

*Whereas:* The Private Members Bill received Second Reading on May 30, 2019 and was referred to the Standing Committee on Finance and Economic Affairs.

*Therefore be it resolved that:* the Ministry of Municipal Affairs and Housing adopt the proposed amendments to the *Planning Act* contained in the Private Members Bill 88 (*Planning Amendment Act, 2019*) into government legislation as part of the Housing Supply Action Plan.

**MOVED:** J. Meinen

**SECONDED:** J. Stuart

## ACTION #2



- J OHBA engaged in directly dialogue with the Ministry of Municipal Affairs and Housing on the proposed legislative amendments to the *Planning Act*. OHBA has also engaged the office of the Attorney General, whom previously as an MPP sponsored a Private Members Bill supporting legislative amendments to the *Planning Act*;
- J The OHBA submission to Ontario's Jobs and Recovery Committee (June 2020) has a key recommendation supporting and advocating for legislative amendments to the *Planning Act* (Section 50);
- J OHBA and local HBAs have made a number of deputations to the Standing Committee on Finance and Economic Affairs on COVID-19 Post Pandemic Recovery. During these deputations a number of local HBAs specifically addressed this recommendation to streamline specific aspects of the *Planning Act*;
- J OHBA will continue to be engaged with the Ministry of Municipal Affairs and Housing to streamline Section 50 of the *Planning Act*.

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# ACTION

### RESOLUTION # 3 (External)



Submitted to: Ministry of Municipal Affairs and Housing

Submitted by: OHBA Land Development Committee

Date: September 23, 2019

Subject: Midrise Housing Supply

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*Whereas:* The *Housing Supply Action Plan* released by the Ministry of Municipal Affairs and Housing on May 2, 2019 incorporates a five point plan that proposes a range of solutions to address Ontario's housing crisis. A key component of that plan is "Housing Mix":

*"Mix: We'll make it easier to build different types of housing – from detached houses and townhomes to mid-rise rental apartments, second units and family-sized condos. We need a variety."*

*Whereas:* OHBA and the Pembina Institute released a joint report *Make Way for Midrise* in 2015 which articulated our rationale that strongly supports breaking down the barriers to increasing mid-rise housing supply:

*"Mid-rise buildings are more human-scaled in terms of size. They fit into the character of neighbourhoods and animate sidewalk culture, in particular by providing street-level retail. They can also offer family-sized units. Mid-rise, mixed-use development is a valuable tool when creating neighbourhoods that support healthy lifestyles and local economies, since it can help increase walkability and put more people close to transit, while also supporting local business."*

*Whereas:* While the *Housing Supply Action Plan*, *A Place to Grow* (Growth Plan, 2019) and the *More Homes, More Choice Act*, 2019 (Bill 108) make important and substantive legislative, regulatory and public policy improvements to support mid-rise housing supply; there are additional public policy initiatives that would improve the viability of mid-rise housing.

*Therefore be it resolved that:* the provincial government through the *Ontario Building Code* and the national government through the *Model Building Code of Canada* consider mid-rise specific amendments including, but not limited to:

- ) Amending the *Ontario Building Code* / National Code to permit tall wood frame buildings up to fourteen-stories;
- ) Initiating a review of the benefits of implementing a European building and fire code exiting standard consistent with a single stair for small buildings of up to and including 6-storeys; and

*Therefore be it further resolved that:* The province require pre-zoning for mid-rise height and density within transit corridors and Major Transit Station Areas (MTSA). Should municipalities fail to bring their zoning into conformity with the 2019 Growth Plan and the new PPS (currently being reviewed) within three years, the provincial government should exercise their Ministerial Zoning Order powers to ensure zoning is modernized; and

*Therefore be it further resolved that:* The province should require municipalities to implement "density transition zones" (sometimes termed "enhancement zones") in areas just outside of transit corridors, MTSA's and UGCs. These transition zones should allow new as-of-right options, to increase housing choice through gentle density as a transition between higher density corridors into neighbourhoods. Transition zones generally consist of a widened laneway and additional parcels of land just beyond the avenue fronting parcels or just beyond an UGC or MTSA. The zones function as buffer areas between the rear of an avenue property and adjacent residential properties. Transition zones grant mid-rise development permission to existing lots that would otherwise be unable to accommodate this type of growth due to the inability to meet setback and other requirements (i.e. angular planes); and

*Therefore be it further resolved that:* That the province eliminate minimum parking requirements and let the free market decide.

## ACTION #3



- J The OHBA submission to Ontario's Jobs and Recovery Committee (June 2020) has a key recommendation supporting and advocating for tall-wood / mass timber amendments to the Ontario Building Code;
- J The OHBA submission to Ontario's Jobs and Recovery Committee (June 2020) has a key recommendation supporting and advocating for density transition zones;
- J The OHBA submission to Ontario's Jobs and Recovery Committee (June 2020) has a key recommendation supporting and advocating for eliminating minimum parking standards;
- J OHBA advocacy with respect to the Provincial Policy Statement (PPS) and the Growth Plan for the Greater Golden Horseshoe has focused on policies encouraging "missing middle" and mid-rise housing supply;
- J The new PPS came into effect on May 1, 2020 and contains policies encouraging transit oriented communities and midrise housing supply;
- J OHBA met on January 15, 2020 with the Associate Minister of Transportation, Hon. Kinga Surma to discuss Transit Oriented Communities including items in this OHBA resolution;
- J OHBA, BILD and the WEHBA participated in a roundtable discussion on Transit Oriented Communities with the Associate Minister of Transportation, Hon. Kinga Surma and the Minister of Municipal Affairs and Housing Hon. Steve Clark on February 5, 2020. A number of issues from this resolution were discussed;
- J The June 2020 ERO 019-1680 proposed Amendment #1 to the Growth Plan includes policy amendments that will support more midrise housing supply;
- J Bill 197, passed in July, 2020 enhances the Minister of Municipal Affairs and Housing's Ministerial Zoning powers to support transit oriented communities.

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# ACTION





## RESOLUTION # 4 (External)

Submitted to: Ministry of Municipal Affairs and Housing

Submitted by: OHBA Land Development Committee

Date: September 23, 2019

Subject: Interim Control By-Laws (ICBLs)

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*Whereas:* Interim Control By-Laws (ICBLs) put a temporary freeze on some land uses while the municipality is studying or reviewing its policies (*Planning Act*, Section 38). The freeze can be imposed for only a year, with a maximum extension of another year; and

*Whereas:* There is no ability to appeal an interim control bylaw when it is first passed, however, an extension to a bylaw may be appealed; and

*Whereas:* Previously, under subsection 38 (4) of the *Planning Act*, anyone who is given notice of the passing of an ICBL may appeal the by-law within 60 days after the by-law is passed. However, amendments to the *Planning Act* made through Bill 139 in 2017 allow only the Minister to appeal an ICBL when it is first passed. Any person or public body who is given notice of the extension of the by-law can appeal the extension; and

*Whereas:* The *Planning Act* provides that an ICBL remains in effect past the two-year period if the new zoning bylaw which replaces the interim control bylaw is appealed to the LPAT; and

*Whereas:* OHBA is concerned that a number of municipal councils have utilized this tool for political purposes rather than as it is intended to be used for planning purposes. In some cases the use of ICBLs has been to deliberately halt growth in areas identified for growth in the Provincial Policy Statement and the Growth Plan; and

*Whereas:* Sheltering ICBLs from appeal and an independent third party review based on evidence and provincial policy (through Bill 139) opens the possibility for political abuse of intent for a municipality to unilaterally freeze development rights regardless of the rationale, justification or strength of their case to do so;

*Therefore be it resolved that:* the Ministry of Municipal Affairs and Housing amend the *Planning Act* to allow anyone who is given notice of the passing of an ICBL to appeal the by-law within 60 days after the by-law is passed; and

*Therefore be it further resolved that:* the Ministry of Municipal Affairs and Housing amend the *Planning Act* to require that all impacted property owners receive a minimum of 30 days notice prior to tabling, debate and passing of an ICBL at a municipal council.

**MOVED:** N. Carnicelli

**SECONDED:** S. Harris

## ACTION #4



- ) The OHBA submission to Ontario's Jobs and Recovery Committee (June 2020) has a key recommendation supporting and advocating for amendments to the *Planning Act* with respect to Interim Control By-Laws;
- ) OHBA continues to advocate directly with officials at the Ministry of Municipal Affairs and Housing *for Planning Act* amendments with respect to Interim Control By-Laws.

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# ACTION



## RESOLUTION # 5 (External)

Submitted to: Ministry of Environment, Conservation and Parks

Submitted by: OHBA Land Development Committee

Date: September 23, 2019

Subject: Conservation Authority Permitting and Fees Appeals to the LPAT

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*Whereas:* The Provincial Government initiated a review of Conservation Authorities in 2019 through the Environmental Registry postings 013-4992 and 013-5018, to identify opportunities to improve the existing legislative, regulatory and policy framework that currently governs Conservation Authorities and the programs and services they deliver on behalf of the province, municipalities, and others; and

*Whereas:* Conservation Authorities often establish and adopt policies, standards or guidelines beyond the scope of their legislative authority and lack accountability mechanisms in terms of policy development and the fees collected for services; and

*Whereas:* OHBA expressed concern in previous submissions to the MECP regarding the transparency and consistency of how planning and permitting review costs are determined. OHBA is supportive of the principles set out in the *Policies and Procedures for Charging Conservation Authority Fees*, specifically:

- Parity with neighbouring CAs to promote consistency;
- Prevention of duplicative fees charged by local municipalities, and other agencies and ministries for related services;
- Consistency in fee schedules with local municipalities, and other agencies and ministries for related services; and
- Fees shall be reflective of the complexity of the application and level of effort required to administer the application; and

*Whereas:* OHBA is concerned that there is a lack of oversight in the current system that allows some CAs to operate under unreasonably long permitting timelines and without an appropriate appeal mechanism; and

*Whereas:* Appeals of CA permitting decisions are currently heard by the Mining and Lands Commissioner and not integrated with other *Planning Act* appeals that are heard by the LPAT/OMB, thereby causing disjointed and often competing land use decisions.

*Therefore be it resolved that:* the province legislate a consistent fee schedule (Sec 21.2) with clearly defined service categories that can be applied by all CAs (individual CA fees would be differentiated, but categories and definitions would be consistent); and

*Therefore be it further resolved that:* the MECP mandate that CAs establish fair and reasonable rules with respect to development application review fees commensurate to the services provided and that they be appealable to LPAT, similar to that of any *Planning Act* fee; and

*Therefore be it further resolved that:* the Province enhance accountability through the implementation of an independent third party appeals process to the LPAT for Conservation Authority permitting functions, fees and timelines; and

*Therefore be it further resolved that:* All appeals of both *Planning Act*, and, *Conservation Authorities Act* matters should be adjudicated by the LPAT. This will create more certainty and resolve disputes more efficiently while also creating more integrated and timely decisions.

**MOVED:** P. Dufresne

**SECONDED:** D. Tarry

## ACTION #5



- J OHBA made a submission responding to the Climate Changes Action Plan in the fall of 2018 articulating OHBA positions on Conservation Authorities;
- J OHBA made a submission responding to the Made in Ontario Environment Plan in January 2019 articulating OHBA positions on Conservation Authorities;
- J OHBA hosted a consultation with MECP and MNRF as part of the Land Development Committee on Conservation Authorities in the spring of 2019;
- J OHBA responded to Environmental Registry Postings on Conservation Authorities (ERO-013-5018 and 013-4992) on May 10, 2019;
- J Bill 108 (*More Homes, More Choice Act, 2019*) was tabled on May 2, 2019 and received Royal Assent on June 6, 2019 and contains a schedule amending the *Conservation Authorities Act*. Future regulatory consultations will implement various components of the Legislation;
- J Key components of the OHBA resolution (with the exception of appeals to the OMB/LPAT) were adopted by the provincial government into the Legislation while other aspects have continued to be advocated for by OHBA;
- J OHBA met with the MECP in October 2019 to discuss further modernization of Conservation Authorities;
- J In November 2019 Conservation Ontario released templates to enhance transparency and accountability of Conservation Authority services that OHBA provided input towards developing;
- J OHBA provided the MECP with additional recommendations on Conservation Authorities and streamlining opportunities in late 2019;
- J In January and February 2020, the MECP hosted three public consultations on modernizing the operations of Conservation Authorities (Barrie, Coburg and London). Over 50 OHBA members attended different sessions providing direct input to the MECP and other stakeholder organizations. The OHBA President and OHBA staff made presentations at two of the consultation sessions and the London HBA made a presentation at the third consultation session;
- J OHBA is anticipating new legislation in the fall of 2020 responding to a number of OHBA recommendations for modernization.

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# ACTION



## RESOLUTION # 6 (External)

Submitted to: Ministry of Environment, Conservation and Parks

Submitted by: OHBA Land Development Committee

Date: September 23, 2019

Subject: Conservation Land Banking for Species at Risk

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*Whereas:* OHBA supports the protection of species at risk; and

*Whereas:* The *Endangered Species Act* has a number of operational and implementation challenges that should be improved while continuing to provide important species at risk protection. OHBA was therefore supportive of Schedule 5 of Bill 108 (More Homes, More Choice Act, 2019) that made several amendments to the *Endangered Species Act, 2007*; and

*Whereas:* OHBA made a submission in March 2019 (ERO 013-4143) responding to the 10-year review of the *Endangered Species Act, 2007* and a submission in May 2019 (ERO 013-5033) responding to proposed changes to the *Endangered Species Act, 2007*; and

*Whereas:* OHBA is supportive of the MECP concept for the proposed *Species at Risk Conservation Trust*; and

*Whereas:* with respect to Conservation Land Banking, the OHBA submission in March 2019 stated:

*"In lieu of activity-based requirements the legislation should allow for the use of tools successfully used in other jurisdictions such as "Conservation Land Banking", to enable addressing requirements for species at risk prior to activities. Such a tool can offset and mitigate adverse effects of development prior to development taking place while providing benefits to species at risk and encourage relationships between project proponents and conservation and commercial organizers / ENGOs."*

*Therefore be it resolved that:* The MECP should create a new landscape agreement that takes a strategic, coordinated and consolidated approach to authorizing clients undertaking multiple activities (potentially impacting multiple species at risk, and which could allow for conservation land banking to achieve positive outcomes for the species; and

*Therefore be it further resolved that:* The MECP should allow for the use of tools successfully used in other jurisdictions such as Conservation Land Banking. Market based tools such as Conservation Land Banking can offset and mitigate adverse effects of development and provide benefits to species at risk.

**MOVED:** K. Rovinelli

**SECONDED:** A. Churchill

## ACTION #6



- ) OHBA continues to be engaged with the MECP on Conservation Land Banking and the Species at Risk Conservation Trust.

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# ACTION

## RESOLUTION # 7 (External)



Submitted to: Ministry of Municipal Affairs and Housing

Submitted by: OHBA Land Development Committee

Date: September 23, 2019

Subject: Updating Growth Plan Schedule #3 (Distribution of Population & Employment for the GGH)

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*Whereas:* OHBA welcomed the amendments to the Growth Plan in May 2019. OHBA believes that the amendments to the Growth Plan are the right approach to fulfill the government's commitment to increase housing supply, reduce red tape and make it easier to live and do business in Ontario; and

*Whereas:* The amendments to the Growth Plan did not update the forecasts for Schedule #3 (Distribution of Population & Employment for the GGH); and

*Whereas:* A Ryerson Centre for Urban Research paper in June 2019 (*CUR's Top 10 Takeaways from Statistics Canada's Latest Population Estimates for the Greater Golden Horseshoe*) documents that population growth accelerated in the GGH with net immigration being the predominant source of population growth and the percentage of temporary residents (e.g., refugees and international students) also growing rapidly; and

*Whereas:* While the population forecasting work undertaken by Hemson for the Ontario Growth Secretariat proved to be quite accurate in the initial years after it was completed (2012), the dramatic increase in immigration levels in recent years has created a significant gap. OHBA notes that this is not a flaw or criticism of Hemson's work, but rather the gap reflects a dramatic change in Federal policy in 2015 and thereafter; and

*Whereas:* In the years 2016 to 2018, annual immigration to the GGH averaged 157,000. This is up from the Hemson estimate of an average of 95,552 for that time period. This means that the Growth Plan forecasts have failed to capture 149,344 in population to the GGH in the years 2016 through 2018 with this shortfall being directly attributable to Federal immigration levels. These elevated levels of immigration are expected to continue in the years ahead.

*Whereas:* Between 2016 and 2021 GGH immigration will likely exceed Growth Plan forecasts by over 450,000 people for whom homes have not been planned.

*Therefore be it resolved that:* Population forecasts for the Growth Plan must be updated to reflect high actual and forecast immigration levels; and

*Therefore be it further resolved that:* A mechanism must be established to compensate for the past and current shortfalls in the Growth Plan forecasts. All regional and local official plans were based on forecasts using much lower assumptions; and

*Therefore be it further resolved that:* the Ontario Growth Secretariat commence work towards updating the Schedule #3 forecasts to 2051 for population and employment; and

*Therefore be it further resolved that:* the OHBA continues to support its long-standing position that the Built Boundary should be updated and refined to accurately capture greenfield vs intensification; and

*Therefore be it further resolved that:* MMAH update the Land Needs Assessment Methodology to address the calculation of demand to meet the projected needs of current and future residents and to reflect the new (simplified) calculation of intensification targets and greenfield density targets.

**MOVED:** C. Shindruk

**SECONDED:** B. Bunting

## ACTION #7



- J The provincial government released a final Growth Plan (“A Place to Grow”) in May 2019;
- J OHBA, BILD, DRHBA and a number of members from other impacted local HBAs participated during the fall of 2019 and winter of 2020 on Ministry established stakeholder working groups regarding the Schedule 3 population and employment forecasts as well as the Land Needs Assessment;
- J With respect to improving the LNA Methodology, OHBA submitted recommendations to the Ministry of Municipal Affairs and Housing on October 22, 2019;
- J On June 16, 2020, the Ministry of Municipal Affairs and Housing posted to the Environmental Registry ([019-1679](#) and [019-1680](#)) a series of proposals related to the Growth Plan for the Greater Golden Horseshoe that responds to key advocacy positions of OHBA and our 11 local home builders’ associations impacted by the Growth Plan;
- J The proposed Amendment 1 to the Growth Plan and the Land Needs Assessment have each been posted for a 45-day public consultation to July 31, 2020. OHBA and BILD made a joint submission on July 31<sup>st</sup> responding to the ERO posting with general support and a number of specific recommendations to enhance and clarify the proposed amendment, including recommendations to enhance the LNA and support for a 2051 planning horizon;
- J The Ministry proposals respond directly to OHBA Resolution #7 that specifically recommended that the Growth Plan Schedule #3 be updated with 2051 forecasts and that the Ministry update the Land Needs Assessment methodology.

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# ACTION



## RESOLUTION # 8 (Internal)



Submitted to: OHBA Board of Directors

Submitted by: OHBA Executive Committee

Date: September 23, 2019

Subject: OHBA By-Laws Update

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*Whereas:* The OHBA by-laws were last amended by the Board of Directors on October 6, 1998 and confirmed by the members on October 7, 1998; and

*Whereas:* The OHBA initiated a strategic plan review in 2018. The strategic plan review involved nearly a year of consultation with members including surveys, meetings and discussion at the OHBA Board of Directors. The strategic plan and proposed governance structure evolved throughout the process with a variety of goals and objectives to improve the operations of the OHBA and service to the Local HBAs and members; and

*Whereas:* As part of the Eight Pillars of the Strategic Enhancements that was confirmed by the OHBA Board of Directors on June 6, 2019 the implementation of the plan requires a modernization of both OHBA's By-Laws and governance structure;

*Whereas:* As part of the OHBA Board of Directors meeting on September 22, 2019, the OHBA Board of Directors discussed and agreed in principle on a set of governance changes and proposed a new Board of Directors structure to be drafted in a new set of proposed By-Laws;

*Therefore be it resolved that:* the By-Laws will be re-drafted and circulated prior to a special meeting of members that will be organized for the approval and ratification of the new OHBA By-Laws, and to authorize an election for the new OHBA Board of Directors to follow any such By-Law that is ratified by the members.

**MOVED:** J. Meinen

**SECONDED:** D. Tarry

## ACTION #18



- ) The By-Laws were re-drafted and circulated prior to the November 21, 2019 OHBA Board of Directors meeting;
- ) As per the Motions from the November 21<sup>st</sup> Board of Directors Meeting

1. **On a motion made by Rick Martins, seconded by Peter Brewda it was resolved to approve the bylaws as amended as discussed in the meeting, with specific wording of the changes to be approved by the Executive Committee. Motion carried.**

*Action: The OHBA Executive Committee via conference call on November 29<sup>th</sup> approved the specify changes and approved the By-Laws.*

2. **On a motion made by Louie Zagordo, seconded by Richard Luciani, it was resolved to set a special meeting of members for January 30, 2020 for the ratification of these bylaws and to prepare for the election of the new Board. Motion carried.**

- ) The OHBA Board of Directors scheduled for the (at the time) existing Board on January 30, 2020. The OHBA existing board reviewed the nominations committee recommendations, for the new board seats. The existing board than approved the appointment of the regional director council chairs and the special appointees to the board.
- ) An OHBA Special Meeting of Members, took place on January 30, 2020, where the voting delegates ratified the board approved OHBA 2019 Bylaws.

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# ACTION