



OHBA ACTIVITY Summary

Keeping Members Informed

DATES TO NOTE

- January 28: OHBA Board of Directors Meeting
- February 25: [EnerQuality Innovation Forum](#)

JANUARY 2016

2016 PRE-BUDGET CONSULTATION

The Standing Committee on Finance and Economic Affairs will meet to conduct Pre-Budget public hearings in Hamilton on January 18, in Windsor on January 19, in Thunder Bay on January 20, in Sault Ste. Marie on January 21, in Ottawa on January 22 and in Toronto on February 1 and 2, 2016.

OHBA is preparing a written pre-budget submission and will also make a presentation at Queen's Park. OHBA is encouraging and will provide support for local HBA's to make oral presentations to the Committee. Locals and/or members planning to make a deputation should contact the Clerk of the Committee by Friday, January 8, 2016 (Katch Koch - kkoch@ola.org / (416) 325-3526).

BILL 73 - SMART GROWTH FOR OUR COMMUNITIES ACT, 2015

The *Smart Growth for Our Communities Act* (Bill 73) was passed in December with many components now in effect. The legislation amends both the *Planning Act* and the *Development Charges Act*. A [regulation made under the *Development Charges Act*](#) was also filed on Friday December 17th based on input from the Ministry Development Charges Steering Committee (including Lyn Townsend & Bryan Tuckey represented OHBA & BILD) and three DC subcommittees that had a number of OHBA & BILD volunteer members. The regulation outlines ineligible/eligible services, ties DCs to municipal asset management planning and fulfills an election campaign pledge with a new DC formula for transit services.

AMO and municipal representatives from Toronto and Hemson Consulting recommended a transit service model that was based on the Spadina subway model, while other municipalities such as Waterloo Region recommended fewer requirements and controls on DCs. This Spadina Subway approach would effectively have imposed no restrictions on the calculation of transit development charges based on calculated levels of service. OHBA and BILD consistently stated to the government that actual level of service restrictions in the calculation of transit development charges are essential to ensure fairness in the calculation, as a result of the inherently different political implications associated with municipal decisions to fund capital infrastructure through increased development charges versus increased property taxes. OHBA and BILD instead recommended a model that supports increased transit funding from development but also requires additional transparency, accountability and financial disclosure. AMO, Toronto and Waterloo Region also requested an end to the ineligible services list. The regulation posted by the Ministry includes the following:

- List of ineligible services was moved out of the legislation and into the regulation;
- Regulation sets out specific and transparent calculation details for 10-year forward looking level of transit service with specific recognition of post period benefit;
- Asset Management Plans have been included for DC calculations and the regulation prescribes the contents to ensure transparency and accountability; and
- Waste services (excluding the provision of landfill sites and services and the provision of facilities and services for the incineration of waste) are no longer listed as an ineligible service.

The DC regulation became effective January 1, 2016. OHBA anticipates that another regulation will be filed in January with respect to the Planning Act for minor variances and notice provisions based on the input of a Ministry Planning Act working group (including Douglas Stewart and David Bronskill represented OHBA & BILD). OHBA was extensively involved in the legislative process throughout 2015 including:

- A joint OHBA/BILD Land Committee meeting hosted the Ministry for a consultation with members in May.
- The June 3rd OHBA submission and recommendations to improve the *Smart Growth for Our Communities Act* (EBR 012-3651) is [available here](#).
- In the late summer OHBA met with Premier Wynne and Municipal Affairs and Housing Minister McMeekin directly to discuss the legislation.
- Both OHBA and BILD had a number of volunteer members appointed to Ministry working groups including: Planning Act working group; Development Charges Steering Committee; DC Transit Working Group; DC Eligible/Ineligible Services + 10 per cent Soft Service Deduction Working Group; DC Area Rating Working Group.
- Throughout the summer OHBA staff and volunteers had numerous meetings with Ministry officials.
- On Nov 2nd and 9th both OHBA, BILD and WRHBA presented to the Standing Committee on Social Policy – you can check out the presentations on the [OHBA YouTube channel](#).
- The Nov 9th OHBA submission to the Standing Committee on Social Policy is [available here](#).
- On Nov 19th OHBA provided the Ministry with a technical submission specific to a proposed development charges regulation [available here](#).

ONTARIO TO REVIEW GREATER TORONTO AREA WEST CORRIDOR PROJECT

The Ministry of Transportation has suspended its work on the environmental assessment of the Greater Toronto Area West Highway Corridor (GTA West). The project will be reviewed and an update will be provided in spring 2016.

“Having the right transportation network in place that builds on our climate change commitments, our ability to embrace new and emerging technologies and the sharing economy, will help us plan for a flexible transportation system that adapts to our quickly changing landscape and positions our province for success for generations to come.”

Steven Del Duca, Minister of Transportation
December 16, 2015



MINISTRY OF LABOUR ADDS ADDITIONAL HEALTH AND SAFETY REGULATIONS

Amendments to three regulations under the Occupational Health and Safety Act (OHSA) have been approved. The regulations include new requirements for operation foundation drill rigs, new fall protection measures, and noise regulations. For additional information on the changes, visit the [Ministry of Labour website](#).

CO-ORDINATED REVIEW OF GREENBELT & GROWTH PLAN

Last February, the Minister of Municipal Affairs and Housing, announced the launch of Phase One of a [Co-ordinated Review of the Greenbelt and the Growth Plan](#) which included the appointment of the David Crombie panel, the [Our Region, Our Community, Our Home](#) consultation document and a public consultation process with 17 town hall meetings. On December 7th at a press conference the Crombie panel released their [recommendations to the provincial government](#) the Crombie Panel. OHBA welcomed the report and looks forward to future discussions with the Ontario government, municipalities, residents, farmers, environmental groups and other stakeholders to improve our quality of life with amendments to the *Growth Plan* and Greenbelt.

In particular, OHBA supports the panel's recommendations to:

- Increase focused investment in transit initiatives to support complete communities;
- Address barriers to intensification and the development of affordable housing by encouraging use of tools such as up-to-date zoning, the development permit system, community improvement plans and reduced residential parking requirements where transit and active transportation options exist; and
- Clarify policies in the Growth Plan to better identify strategic areas within the region's planned and existing transit network that should be a focal point for intensification efforts, in collaboration with municipalities and stakeholders.

"From the beginning of this review, our goal was to ensure that a future Growth Plan would connect all the dots that will improve our quality of life," said OHBA CEO Joe Vaccaro. "The province and municipalities are investing in transit and we need to have a workable plan in place to make sure new communities are built where infrastructure and zoning can accommodate them, and reflect our desire to build livable complete communities."

OHBA supports the Greenbelt and is committed to working with government, environmental groups, farmers and civic leaders to create a "Smart Greenbelt" that better achieves Ontario's environmental goals. The review the full OHBA Media Release – please [click here](#).

PERMITS TO TAKE WATER – DRAFT REGULATION

OHBA is pleased that draft regulations for the development of a Short Term Water Taking Environmental Activity and Sector Registry (EASR) were recently posted on the Environmental Registry ([EBR Number: 012-5724](#)). [OHBA previously made recommendations with a submission](#) in April 2015 that was generally supportive of a Technical Paper proposal that led to this draft regulation. OHBA provided updated comments in [a new submission supporting the Draft Regulation](#) on January 4, 2016.

In brief, the draft regulation includes:

- Transition of certain water takings from Permit To Take Water (PTTW) to EASR if eligible:
 - Surface water takings used for road construction and maintenance purposes; and
 - Construction dewatering where taking is not expected to exceed more than 400,000L/day.
- Clarification that passive in-stream diversion for construction purposes is not a water taking;
- Exemption from needing a PTTW for active in-stream pump for the purpose of creating or maintaining a dewatered construction site if erosion and sedimentation measures are in place;
- Exemption from PTTW requirements for the development, restoration or maintenance of a wetland; and
- Exemption from PTTW requirements for weirs that are not involved in hydroelectric generation.

ENDANGERED SPECIES ACT - BOBOLINK / EASTERN MEADOWLARK

The Ministry of Natural Resources and Forestry posted a regulatory amendment on December 16th to provide a 10-year exemption for agricultural operations with regard to Bobolink and Eastern Meadowlark ([EBR # 012-5138](#)) as well as the final Government Response Statement for Bobolink & Eastern Meadowlark ([EBR #012-1597](#)). An [OHBA submission](#) in October 2015 to the Ministry was supportive of the recommendations of the Bobolink and Eastern Meadowlark Round Table (OHBA is a member of the Round Table) as the basis for the development of a Government Response Statement for Bobolink and Eastern Meadowlark. The OHBA submission was also supportive of the recommendation for a regulatory amendment to provide a 10-year exemption for agricultural operations with regard to Bobolink and Eastern Meadowlark, commencing on December 30, 2015 and expiring at the end of 2024.

CHBA NET ZERO ENERGY WEBINARS

CHBA NZE Labelling Program Pilot, November 24, 2015 Webinar recording is now available [here](#).

CHBA is hosting three presentations from experts on PV best practices and costing. Through LEEP, these presentations were requested and reviewed by a group of BC builders. Some of the questions these webinars will address are:

- What is current best practice?
- What can be done with roof integrated systems?
- What can be learned from the use of PV with production builders?

Save-the-dates:

- Jan. 26 @ 1:30 ET - Ben Giudici, Riverside Energy Systems
- Feb. 2 @ 1:30 ET - Matthew Shiedel, Building Knowledge Canada Inc.
- Feb. 9 @ 1:30 ET - Kyle Kasawski, Solarmax Power Inc.

ENERQUALITY INNOVATION FORUM AND AWARDS OF EXCELLENCE

As the #1 certifier of energy efficient homes in Canada, EnerQuality is proud to present the most innovative and thought-provoking leaders and influencers in the country, as we embark on what will be the most ambitious and transformational decade in residential construction. On February 25, 2016 join EnerQuality for its future-ready forum of keynotes, conversations, presentations and innovation. Learn what's ahead in residential home construction as we drive towards higher standards to be ushered in by the 2017 OBC. Hear all the buzz around Net Zero building and shift up to the edge of your seat as we share plans to introduce the next generation of certification programs! To register and to learn more, visit [eqinnovation.ca](#).



Ontario Home Builders' Association

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