



OHBA

ACTIVITY Summary

Keeping Members Informed

DATES TO NOTE

- January 27: OHBA Board of Directors Meeting

December 2015



ONTARIO GOVERNMENT ANNOUNCES NO NEW LAND TRANSFER TAX

On Tuesday December 1st, the Ministry of Municipal Affairs and Housing Minister McMeekin announced that the Land Transfer Tax will not be extended as an option to municipalities other than Toronto. In his remarks, Minister McMeekin noted that not a single municipality asked for the municipal land transfer tax power during the consultation on the municipal act. [OHBA's submission](#) opposed the MLTT. OHBA President John Meinen noted that, "OHBA supported MPP Clark's proposed motion to stop the MLTT. New home purchasers are going to see new neighbour taxes continue to be increased and allowing municipalities to add a municipal land transfer tax would only have made it more difficult for people to find new homes they can afford. Yesterday's announcement is good news, but we need to do more to ensure homes remain affordable for people to purchase in communities across Ontario."

Working with OREA, OHBA reached out to our [local associations to support the campaign](#) against the MLTT. A number of local associations worked with their local real estate boards on this campaign. On Friday, November 27th the Greater Ottawa HBA along with OREA hosted MPP Steve Clark to support his motion to stop the MLTT. Last week, OHBA President John Meinen reiterated these concerns and expressed OHBA's opposition to the MLTT directly to Premier Wynne when she visited Mitchell, Ontario.

SMART GROWTH FOR OUR COMMUNITIES ACT

The *Smart Growth for Our Communities Act* (Bill 73), introduced this spring, received Second Reading at the end of September. The Act proposes to amend both the *Planning Act* and the *Development Charges Act* and has just wrapped up a clause-by-clause review by the Standing Committee on Social Policy. It is anticipated to move forward to Third Reading & Royal Assent imminently. A brief update of the status of Bill 73 and OHBA advocacy:

- The May joint OHBA/BILD Land Committee meeting hosted the Ministry for a consultation with members.
- 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.
- Throughout the summer OHBA staff and volunteers had numerous meetings with Ministry officials.
- On Nov 2nd both OHBA (Neil Rodgers & Joe Vaccaro) and BILD (Bryan Tuckey & Steve Deveaux) 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 9th the WRHBA (Douglas Stewart) presented to the Standing Committee.
- On Nov 19th OHBA provided the Ministry with a technical submission specific to a proposed development charges regulation [available here](#).

OHBA & BILD had volunteer members appointed to a *Planning Act* stakeholders working group and to the *Development Charges Act* Steering Committee as well as three technical DC sub-groups that met regularly throughout the summer. This was a very extensive and detailed technical process that included two technical and confidential submissions to the Ministry finance branch. The Planning Committee has continued to meet this fall and has a ninth meeting scheduled next week. Following the conclusion of the working group process, the Minister will consider regulations to support the implementation of an amended *Planning Act* and *Development Charges Act*.

ONTARIO GOVERNMENT CLIMATE CHANGE STRATEGY

In late November the province released the [Climate Change Strategy](#). The strategy lays out the government's vision for securing a healthy, clean and prosperous low-carbon future by transforming the way we live, move, work and adapt to our environment. The strategy also supports Ontario's proposed cap and trade program, which will help Ontario meet its emissions reduction targets, reward innovative companies and ensure that households and businesses thrive as the province transitions to a low-carbon economy. Ontario's Climate Change Strategy outlines the steps the government will take, including:

- Introducing climate legislation that would establish a long-term framework for action and make the cap and trade program law in Ontario.
- Integrating climate change mitigation and adaptation considerations into government decision-making and infrastructure planning.
- Introducing changes to government operations, procurement, employee training, building retrofits and in other areas to help government move towards carbon neutrality.
- Developing a co-ordinated approach to reduce emissions from new and existing buildings.
- Reducing emissions from transportation by promoting the uptake of zero emission and plug-in hybrid vehicles.

OHBA has engaged directly with the Ministry and has also consulted with members and local associations and [submitted comments and recommendations](#) to the Ministry of the Environment and Climate Change responding to a discussion paper in the spring. OHBA also recently met with the provincial Climate Change Directorate to discuss OHBA recommendations including an energy targeted Home Renovation Tax Credit, supporting intensification and transit oriented development as well as enable mandatory home energy rating and disclosure on resale of existing homes.

SEEKING BUILDERS FOR ONTARIO NEW HOMES RADON SURVEY

OHBA has signed a Memorandum of Understanding with the Radiation Safety Institute of Canada to conduct voluntary radon testing on 200 new homes across Ontario. As recommended by Health Canada, a long-term test (for 90-100 days) will be conducted during the upcoming heating season to give a better indication of the annual average radon concentration. To maintain privacy, participating builders and their homes will not be disclosed as part of the survey. [OHBA is seeking an additional 30 builders to participate](#) in the radon survey. Builders who are interested in participating in the radon survey should contact Pauline Lip (plip@ohba.ca).

RECOMMENDATIONS FOR CHANGES TO COLLEGE OF TRADES RELEASED

The [Tony Dean Review](#) of the Ontario College of Trades has been released. The government appointed Tony Dean last year to review OCOT. As part of the consultation Dean visited 15 different local home builders' associations and met directly with 50 OHBA members. The Report makes 28 recommendations which include:

- A robust system for future trade classification reviews that take place outside of OCOT structure;
- A new criteria for journeyperson-to-apprentice ratio reviews which incorporates data related to demographic and labour market information, economic impact and the demand for skilled trades in different regions across the provinces;
- New options for employers and workers to appeal OCOT enforcement actions so that enforcement targets underground economy and high-risk activities.

OHBA is pleased to chair the Ontario Skilled Trades Alliance (OSTA) and we have issued a [media release](#) through OSTA responding to the Dean Report. OHBA will also be working closely with the Ontario Chamber of Commerce.

ONTARIO INTRODUCES NEW WASTE FREE ONTARIO ACT

On November 26th, Ontario introduced the [Waste-Free Ontario Act, Bill 151](#) that, if passed, would divert more waste from landfills and help fight climate change. The proposed legislation would encourage producers to turn more of their waste into new products by requiring them to take full responsibility for their products and packaging. The province also posted a draft [Waste Free Ontario Strategy \(EBR 012-5834\)](#) for public and stakeholder feedback. The draft strategy provides a roadmap for Ontario to transition to a province that produces zero waste and zero greenhouse gas pollution from waste.

OHBA previously participated in consultations on waste diversion legislation and made a submission respond to the [Role of Waste Diversion in the Green Economy](#) in 2010 and a submission in 2013 on the [Waste Reduction Strategy & Waste Reduction Act](#) (which was never passed) with recommendations related to extended producer responsibility.

AODA: NEW ACCESSIBILITY REQUIREMENTS EFFECTIVE JANUARY 1, 2016

Private and not-for-profit employers with 50 or more employees in Ontario take note. In addition to the existing requirement that employers provide individualized workplace emergency response information to employees with disabilities, large organizations will have to meet new requirements, effective January 1, 2016:

- Make your public information accessible when asked (work with the person to figure out how to meet their needs as soon as possible); and
- Make your employment practices accessible (make how you hire, retain and provide career development opportunities accessible, and document your processes for developing individual accommodation plan and return-to-work plans.)

For more information on the requirements and deadlines for businesses and non-profits, click on this link: <https://www.ontario.ca/page/accessibility-rules-businesses-and-non-profits>.

OHBA HOUSING TECHNOLOGY TOUR SHOWCASES NET ZERO ENERGY HOMES

On November 18, 2015, nearly 50 members from across the province embarked on OHBA's annual Housing Technology Tour, featuring some of the first Net Zero Energy homes built in Ontario. The sold-out tour presented diverse strategies to achieving Net Zero Energy homes from three trailblazing builders: Reid's Heritage Homes, Sloat Construction and Wrighthaven Homes. Hosted by past OHBA Technical Committee chair Andy Oding from Building Knowledge Canada, the tour took participants to three different sites in various stages of construction and provided insight into the evolving solutions and lessons learned on Net Zero Energy and Net Zero Ready homes. OHBA would like to thank all the tour participants, the sponsor JELD-WEN Windows and Doors, and builders who featured their projects on this tour.



Housing Issues



OHBA HOUSING ISSUES – FALL 2015

The OHBA Housing Issues Status Report - Fall 2015 is now available on the OHBA website.

OHBA's Housing Issues Status Report is a comprehensive source on major provincial housing issues that are currently being addressed or monitored by the Ontario Home Builders' Association. The report provides a brief overview on the status of various issues as well as external links to access more detailed information. [Click here](#) to download or view the OHBA Housing Issues online.

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 [responded with a submission](#) that was generally supportive of a Technical Paper proposal that led to this draft regulation. OHBA encourages members to review the proposal and submit comments back to [Mike Collins-Williams](#) to assist OHBA in preparing a supportive response outlining any areas that we think require adjustments. In brief, the draft regulation includes:

1. Transition of certain water takings from Permit To Take Water (PTTW) to EASR if eligible:
 - a. Surface water takings used for road construction and maintenance purposes; and
 - b. Construction dewatering where taking is not expected to exceed more than 400,000L/day.
2. Clarification that passive in-stream diversion for construction purposes is not a water taking ;
3. 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;
4. Exemption from PTTW requirements for the development, restoration or maintenance of a wetland; and
5. Exemption from PTTW requirements for weirs that are not involved in hydroelectric generation.

The posting is for a 45 day public comment period (November 20, 2015, to January 04, 2016).

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

