



# BUILDER BLUEPRINT

THE OFFICIAL  
NEWSLETTER  
OF THE WEHBA  
**SUMMER**  
Edition

## Happy Summer to You!

HAVE YOU REGISTERED YOUR TEAM FOR our ANNUAL WEHBA'S OPEN GOLF TOURNAMENT!?!

Please Send your Registration Form to: [communications@wehba.ca](mailto:communications@wehba.ca)  
CONSIDER A SPONSORSHIP OPPORTUNITY!



Date: Friday, September 5th, 2025  
Location: Ambassador Golf Club

Join the fun and festivities! \*Tee-Off with a Shot Gun Start starts at 9am  
Please See Details Below on our BOOT DRIVE & CASSETTE DRIVE

\*Meal will be served at approx. 2 pm



WINDSOR-ESSEX HOME BUILDERS ASSOCIATION | AMBASSADOR GOLF CLUB | RENOMARK

## ANNUAL WEHBA OPEN

*Golf Tournament*

FRIDAY SEPT 2025 **5**

Ambassador Golf Club  
1025 Sprucewood Ave, Windsor,  
ON N9J 3Z1

# BOOT DRIVE

**WHAT:** DONATE OLD STEEL-TOE WORK BOOTS  
**WHERE:** DROP OFF AT REGISTRATION AT THE GOLF TOURNAMENT

We're partnering with Habitat for Humanity Windsor to help those in need.

WINDSOR-ESSEX HOME BUILDERS ASSOCIATION | AMBASSADOR GOLF CLUB | RENOMARK

## ANNUAL WEHBA OPEN

*Golf Tournament*

FRIDAY SEPT 2025 **5**

Ambassador Golf Club  
1025 Sprucewood Ave, Windsor,  
ON N9J 3Z1

# CASSETTE DRIVE

**WHAT:** DONATE YOUR OLD CASSETTES  
**WHY:** HELP EO MELISSA WITH HER PROJECT (THANKS IN ADVANCE EVERYONE!)  
**WHERE:** DROP OFF AT THE GOLF TOURNAMENT REGISTRATION DESK  
**PERK:** TRADE CASSETTES FOR A SLEEVE OF GOLF BALLS! BRING MORE? GET MORE!



USE THIS FORM or DOWNLOAD at  
<https://wehba.ca/september-5th-golf>



# ANNUAL WEHBA OPEN

## Golf Tournament

TEAM / EXHIBITOR REGISTRATION AND SPONSORSHIP FORM 2025

FRIDAY  
SEPT  
2025

5

Ambassador Golf Club  
1025 Sprucewood Ave, Windsor,  
ON N9J 3Z1

Please send your registration in early to secure your team's spot to: [communications@wehba.ca](mailto:communications@wehba.ca)  
\* You must send form to confirm registration

### TEAM REGISTRATION / EXHIBITOR REGISTRATION

Contact Name: \_\_\_\_\_ Company Name: \_\_\_\_\_

Email: \_\_\_\_\_ Contact #: \_\_\_\_\_

☐ **\$1,000+ HST**

(includes Golf Fees, 2 Carts, Burger on the green, Drink Ticket, and a Meal following the tournament for 4 Players)

Player 1 Name: \_\_\_\_\_

Player 3 Name: \_\_\_\_\_

Player 2 Name: \_\_\_\_\_

Player 4 Name: \_\_\_\_\_

#### SHOTGUN Format:

8 am Registration Opens

9 am START TIME

2 pm MEAL to be SERVED

#### REGISTRATION is DUE by:

Thursday, August 28th

SCAN and SEND Completed forms to:  
[communications@wehba.ca](mailto:communications@wehba.ca)

#### SPONSORSHIPS AVAILABLE:

- ☐ Title Sponsor - \$2,000
- ☐ Cart Sponsor - \$1,500
- ☐ Longest Drive (Men's) \$500
- ☐ Longest Drive (Ladies) \$500
- ☐ Closest to the Pin (Men's) \$500
- ☐ Closest to the Pin (Ladies) \$500
- ☐ Hole Sponsorships \$200

\*PAYMENT MUST BE  
RECEIVED BEFORE GOLFING

**DO NOT BRING  
PAYMENT ON THE DAY**

☐ instead WEHBA will Invoice  
you if you check off this box

Payment in advance can be made by  
EFT Payment [accounting@wehba.ca](mailto:accounting@wehba.ca)  
or by cheque to:

Windsor-Essex Home Builders Association  
2880 Temple Drive, Suite 101, Windsor,  
ON N8W 5J5



#### EXHIBITOR REGISTRATION

☐ **\$1,100 + HST**

(Includes Booth Space, 1 Meal)

\*Bring your own Tent /  
Table / Chair(s)

Please send your Logo to  
[communications@wehba.ca](mailto:communications@wehba.ca)

Exhibitor

LIMITED SPACES  
AVAILABLE

Would you like to feature your  
business at a designated HOLE  
with a Tent Covered Display?

**BYOT**

(Bring Your Own Tent / Setup /  
Tear Down / with Booths cleared  
off the course by 3pm)

# AoD

## SUBMISSIONS NOW OPEN!

DON'T MISS YOUR CHANCE  
TO BE RECOGNIZED!



**FINAL DEADLINE**  
FRIDAY, SEPTEMBER 5<sup>TH</sup>

# AoD

REASONS  
TO  
ENTER

## RAISE THE BAR

<https://www.bit.ly/aod2025>

# #1



# AoD

REASONS  
TO  
ENTER

## STAND OUT FROM THE CROWD

<https://www.bit.ly/aod2025>

# #2



# AoD

REASONS  
TO  
ENTER

## BOOST IN BUSINESS

<https://www.bit.ly/aod2025>

# #3



# AoD

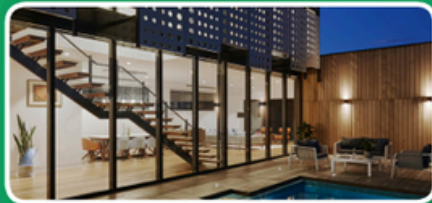
## SUBMISSIONS NOW OPEN!

<https://www.bit.ly/aod2025>



# WEHBA AoD Final Submission Deadline: Friday, September 5<sup>th</sup> - MIDNIGHT

## AoD SUBMISSIONS NOW OPEN!



**NOW  
IS YOUR  
TIME TO  
SHINE!**



**FINAL DEADLINE**  
**FRIDAY, SEPTEMBER 5<sup>TH</sup>**

**PROJECT ELIGIBILITY WINDOW**  
**JANUARY 2024 – AUGUST 2025**



### AWARD CATEGORIES ENTER ONLINE >>>

<https://bit.ly/aod2025>

**Please Note:**  
Your **SIGN IN**  
**PASSWORD** CAN  
**NOT** have **ANY**  
**CHARACTERS.**  
Only Letters and  
Numbers!

**SUBMISSIONS** [Start New Submission](#)

Filter submissions by year  
2025

Show 25 entries

Entry #	Company	Project	Group	Category	Progress	Status	Actions
No matching records found							

Showing 0 to 0 of 0 entries (filtered from 1 total entries)

1) CLICK START NEW SUBMISSION

2) SELECT YOUR LOCAL  
Windsor-Essex

SELECT A LOCAL

[CANCEL](#)

**Note there are 2 Areas to Enter:**

#### APPLY FOR PRESTIGE AWARDS

#### PRESTIGE Awards

You will find listed at the top in Purple.

The remaining Award Categories  
can then be found below

Click on the category to select and click the "Next" button at the bottom.

- YOU CAN SELECT MULTIPLE CATEGORIES.
- CLICK ON THE CATEGORY AGAIN TO DESELECT.
- CLICK ON THE DOWN ARROW ▼ TO VIEW CRITERIA AND REQUIREMENTS.

## WEHBA AWARD CATEGORIES

(Any project can be submitted between  
Jan 2024 – Aug 2025)

#### BUILDER:

WEHBA Energy Efficiency Award  
WEHBA Best Commercial Project  
WEHBA Builder of the Year

#### CUSTOMER SERVICE / SALES ACHIEVEMENT:

WEHBA Outstanding Customer Service

#### MARKETING / BRANDING:

WEHBA Outstanding Project Branding  
WEHBA Outstanding Marketing (digital / radio / or print)  
WEHBA Outstanding Show Room, Design Centre or Sales Office

#### SUB-TRADES/SUPPLIER:

WEHBA Sub-Trade of the Year  
WEHBA Supplier of the Year

#### MULTI-UNIT:

WEHBA Outstanding Multi-Unit Residential Project up to 20 units  
WEHBA Outstanding Multi-Unit Residential Project over 21 units

#### NEW HOME CONSTRUCTION:

WEHBA Outstanding New Home Bathroom or Ensuite (New Home)  
WEHBA Outstanding New Home Kitchen  
WEHBA Outstanding New Home Construction under 1,700 sq.ft. - finished space  
WEHBA Outstanding New Home Construction 1,701-3,000 sq. ft. - finished space  
WEHBA Outstanding New Home Construction 3,001-5,000 sq.ft. - finished space

#### PROFESSIONAL:

WEHBA Professional of the Year

#### RENOVATION:

WEHBA Outstanding Bathroom or Ensuite Renovation (Reno)  
WEHBA Outstanding Kitchen Renovation  
WEHBA Outstanding Renovation under \$150,000  
WEHBA Outstanding Renovation over \$151,000

WINNING  
ENTRIES FROM  
A PREVIOUS YEAR  
ARE **NOT**  
ELIGIBLE



## New Members

SUB-TRADE



[reimstoneinteriors.ca](http://reimstoneinteriors.ca)

(519) 436-9674

[tobie@reimstoneinteriors.ca](mailto:tobie@reimstoneinteriors.ca)



PROFESSIONAL



SCELTA™

[scelta.tech.com](http://scelta.tech.com)

(226) 347-6758

[dmill@scelta.ca](mailto:dmill@scelta.ca)



**WELCOME to our NEWEST MEMBERS:**  
**Reimstone Interiors Ltd.**  
**Scelta Customs Inc.**

Canadian  
Home Builders'  
Association



**GET READY  
FOR TIERED  
CODES**



INTRODUCING  
CHBA'S ADVANCED  
BUILDING SCIENCE COURSE

**NOW AVAILABLE  
TO TAKE AT YOUR  
OWN PACE ONLINE**



# JOB FAIR



**WEST of Windsor would like to invite you to meet the participants from our Electrical Pre-Apprenticeship Program seeking positions in the electrical sector.**

**Their skills include:**

- Canadian Electrical Code
- Construction & Industrial Electrical Concepts
- Installation
- Blueprint reading
- Electrical safety standards
- PLC, Instrumentation, Electronics
- Wiring and Installation Methods
- & many more

**When**

**August 5th, 2025**

**9:00 am -12:00pm**

**Where**

**Student Life Centre**

**ST. CLAIR COLLEGE**

**2000 Talbot Road, West  
Windsor, N9A6S4**

**For more information:**

**Paul Riley Jr.**

**Industry Placement Specialist**

**226-773-5072 or**

**[priley@westofwindsor.com](mailto:priley@westofwindsor.com)**





## Town of LaSalle

# Notice of Passing of Zoning By-Law Amendment

**TAKE NOTICE that the Council of the Town of LaSalle  
has passed By-law 2025-058 on the  
8th day of July, 2025  
pursuant to the provisions of the Planning Act, R.S.O. 1990;**

### Purpose and Effect

THE PURPOSE AND EFFECT OF ZONING BY-LAW NO. 2025-058 is to rezone the approximately 2,432 m<sup>2</sup> of land located on the east side of Malden Road, south of Edgemore Avenue, known as 6220 Malden Road and 1815 Edgemore Avenue, from 'Mixed Use Two Zone-MU2-h' and a 'Residential One Zone-R1' to a site specific 'Mixed Use Two Zone-MU2-2' to permit a reduced angular plane requirement for the rear yard, a reduced minimum rear yard setback, and a reduced minimum exterior side yard. The application was made to the Town of LaSalle under file Z-03-2025 and was presented at a Public Planning Meeting on June 24th, 2025.

### Written Submissions

There was one written submission provided by the Public considered as part of the preparation of this by-law.

### Appeal Rights



TAKE NOTICE that only individuals, corporations, and public bodies may appeal a zoning by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

AND TAKE NOTICE that no person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

AND TAKE NOTICE that to file an appeal to the Ontario Land Tribunal, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection must be filed with the Clerk of the Corporation of the Town of LaSalle not later than 28/07/2025.

Any appeal must be accompanied by a fee required by the Tribunal made payable to the Minister of Finance. The Tribunal requires that the payment be in the form of a certified cheque or money order and be accompanied by a completed Zoning By-law Amendment Appellant Form (A1) found online at <https://olt.gov.on.ca/appeals-process/forms/> or available through the Planning and Development Department at LaSalle Town Hall, 5950 Malden Road. An Appellant may request a reduction of the filing fee if the Appellant is a private citizen or an eligible community group. The request for a reduction in the fee must be made at the time of filing the appeal. The Appeal Fee Reduction Request Form can be found online at: <https://olt.gov.on.ca/wpcontent/uploads/2020/07/LPAT-Request-for-Fee-Reduction-Form.pdf>

**Additional Information** The complete by-law and any associated information about the passing of the by-law are available for inspection between 8:30 am and 4:00 pm Monday to Friday at the Town of LaSalle, Department of Planning and Development (Second Floor), 5950 Malden Road, LaSalle, Ontario. Phone 519-969-7770 Ext 1252, Fax 519-250-0914.



## Explanatory Note

The purpose of the zoning By-law No. 2025-058 is to rezone the subject lands, 6220 Malden Road and 1815 Edgemore Avenue, 'Mixed Use Two Holding Zone-MU2-h' and a 'Residential One Zone- R1' to a site specific 'Mixed Use Two Zone-MU2-2' to permit a reduced angular plane requirement for the rear yard, a reduced minimum rear yard setback, and a reduced minimum exterior side yard. The proposed rezoning will allow the development of three new mixed-use buildings and the commercial conversion and addition to an existing residential dwelling.



'Mixed Use Two Holding Zone - MU2-h' to a site-specific 'Mixed Use Two Zone MU2-2'



'Residential One Zone- R1' to a site-specific 'Mixed Use Two Zone MU2-2'

**Notice Date: 09/07/2025**

**Kristina Brcic, Manager of Planning & Development**



**Ministry of Municipal  
Affairs and Housing**

Office of the Deputy Minister

777 Bay Street, 17th Floor  
Toronto ON M7A 2J3  
Tel.: 416 585-7100

**Ministère des Affaires  
Municipales et du Logement**

Bureau du sous-ministre

777, rue Bay, 17e étage  
Toronto (Ontario) M7A 2J3  
Tél. : 416 585-7100



242-2025-4

June 19, 2025

Dear Sir/Madam, I am writing to provide clarity regarding the authority of municipalities in setting building standards, particularly in light of the recently passed legislative changes under the ***Protect Ontario by Building Faster and Smarter Act, 2025*** (Bill 17).

As part of the government's commitment to accelerating housing development and ensuring consistency across Ontario, the amendment to the ***Building Code Act, 1992***, in Schedule 1 of Bill 17 now provides greater clarification that municipalities do not have, and have never had, the authority to pass by-laws that establish construction or demolition standards. Municipalities cannot use provisions in the ***Municipal Act, City of Toronto Act***, and ***Planning Act***, including site plan control, to create and require construction or demolition standards for buildings. This includes, but is not limited to, local green building standards or green development standards as they pertain to the construction of a building, including any energy efficiency requirements for buildings.

The intent of this clarification is to:

- Ensure predictability and consistency for builders and developers across the province.
- Avoid duplication and any differences between municipal by-laws and provincial regulations.
- Support the timely delivery of housing and other buildings.
- Avoid the need for developers and designers to redesign their products for use in different municipal jurisdictions.

Municipalities play an important role in community planning and development, however, it is essential that all jurisdictions operate within the framework established by provincial legislation to ensure a streamlined and effective approach to building across Ontario.



As this clarification is reflected in municipal processes, the ministry has been directed to monitor outcomes to ensure actions are not taken to bypass this, which would erode efforts to ensure standardization of mandatory requirements across the province. If necessary, and considering economic conditions, the government is prepared to take additional legislative action to ensure municipalities are adhering to the provincial framework and reducing red tape in this space.

Should you have any questions or require further clarification, please contact David McLean, Assistant Deputy Minister, Housing Policy and Planning Division, MMAH.

Sincerely,

A handwritten signature in black ink, appearing to read 'Martha', followed by a horizontal line with a small loop at the end.

Martha Greenberg  
Deputy Minister, Ministry of Municipal Affairs and Housing

Cc: David McLean, Assistant Deputy Minister, Housing Policy and Planning Division,  
MMAH





# Industry Update



## Reminder - Tarion Launching New Home ID July 14 To Help Fight Illegal Activity

Earlier this year, and after several consultations with industry and other stakeholders, Tarion announced a new change to take effect January 1, 2026, to encourage freehold home buyers to register their purchase agreements with Tarion using a simple online process, to help consumers be more informed about the builder's warranty and combat illegal home sales.

Prior to the purchaser registration changes coming into effect on January 1, new home buyers can register their purchase agreements at [Tarion.com/RegisterToday](https://www.tarion.com/register-today).

Supporting this initiative, starting July 14, Tarion is adding a new tool to combat illegal activity with the launch of a unique Home ID number and new Warranty Information Sheets for all home types. The idea of a unique identification number was created based on feedback and discussions with builders, and the new process was developed in consultation with industry.

As communicated this spring through builder updates and industry education, these changes will support the homeowner registration process, help educate consumers, identify illegal activity to Tarion, and support the Home Construction Regulatory Authority (HCRA) to investigate and stop illegal activity.

Below is further information on the new Home ID and Warranty Information Sheets, including a technical guide for builders.

### What is the New Home ID Number?

Starting July 14, the Home ID number will be a unique number tied to each home or unit a builder is approved to sell.

This unique Home ID number is generated through BuilderLink, and will be available at the time of Qualification for Enrolment (QFE) or Enrolment confirmation. The Home ID number will ultimately become the enrolment number that Tarion currently uses when a builder enrolls the home in the warranty program.



# Industry Update



Continued...

This Home ID number will help Tarion to identify any illegal actor who has entered into an agreement with a purchaser - and in partnership with the HCRA - take appropriate action.

We want to thank all those who provided invaluable input over the last year to help develop the new Home ID process.

For more information on the on the changes and how to generate the Home ID and new Warranty Information Sheets, [Tarion has created a technical guide to help you](#) with the new process. Should you have any questions, please contact the Industry Relations Team below or stay tuned to sign up for upcoming webinars.

## [Technical Guide For New Warranty Information Sheets and HomeID](#)

New Warranty Information Sheets Required - Starting July 14

As part of this new initiative, Tarion is also introducing new Warranty Information Sheets for purchase agreements signed on or after July 14, 2025. These new Warranty Information Sheets will include information on the importance of a purchaser registering their purchase agreement, as well as the unique Home ID number and purchaser's registration code.

This registration code is used by the purchaser to register their purchase agreement with Tarion as part of the new process.

The new Warranty Information Sheets are generated through BuilderLink and will be available as of July 14, 2025.

[Technical Guide For New Warranty Information Sheets and HomeID](#)

Click Link Above



# CHBA ADAPTIV HOME RENOVATION COURSE

adaptiv  
home

## 2-DAY ONLINE COURSE SEPTEMBER 16-17, 2025

**REGISTER TODAY!**

Check out the website for more information and other upcoming course dates in your area: [chba.ca/adaptivhome](https://chba.ca/adaptivhome)



## National News Feed

Canadian  
Home Builders'  
Association



Alliance  
Network

**DEALS ON ADVANCED  
TECH TO SCALE UP  
AND STAY ON TOP**

**DELL**  
Technologies



**DELL**Technologies

SUMMER TECH UPGRADE

New season. New tech.



Invest in AI-ready tech and custom solutions for your business.

 Windows 11

Dell Technologies recommends Windows 11 Pro for business

**Upgrade Now**