



BUILDER BLUEPRINT

THE OFFICIAL
NEWSLETTER
OF THE WEHBA

JUNE

LIMITED SPACES AVAILABLE



FRIDAY
SEPT
2025 **5**

ANNUAL WEHBA OPEN *Golf Tournament*

AMBASSADOR GOLF CLUB
1025 Sprucewood Ave, Windsor, ON N9J 3Z1

\$1,100
WEHBA
MEMBER

1
DINNER
VOUCHER
INCLUDED

\$50
ADDITIONAL
DINNERS
REQUESTED
LIMITED
SUPPLY



Want the opportunity to engage with our Golfers on the Course?

Put up a tented display (Booth set up for 7 to 9 AM) and chat one-on-one with WEHBA's Tournament players.

Think of it like a Home Show Booth at the Tee Box.

But you'll have the Hole all to yourself to speak with players and share your services / products.

You will need to: BYOT (Bring Your Own Tent / Setup / Tear Down / with Booths cleared off the course by 3pm)

Ways to make the day GREAT!

- SWAG for Players (this could be a logo'd giveaway / non-alcoholic drinks and/or alcoholic drinks /or something to eat – such as bag of chips / or licorice, etc.) **NOTE: ALCOHOLIC DRINKS** must be purchased from the Ambassador the day of the event – or vodka etc. if you are making drinks such as Caesars at the Tee for example.
- If you would like to be placed at a Hole with a Prize (example: Closest to the Pin) / you must supply a prize of min. \$100 Value Requests will be taken on a first come first serve basis.

Get Ready to Tee Off at the Annual WEHBA Open Golf Tournament!

Mark your calendars for **Friday, September 5th, 2025!** The Annual WEHBA Open Golf Tournament is back at the beautiful Ambassador Golf Club (1025 Sprucewood Ave, Windsor).

Once again, we're offering exciting opportunities to engage with golfers right on the course! Set up a tented display at a tee box (think Home Show booth meets golf!) and chat one-on-one with players to showcase your services and products.

WEHBA Members: \$1,100 (includes a dinner voucher!)

Limited spaces are available, so register today!

Get involved with the Players and Provide Swag for Golfers and/or prizes such as Closest to the Pin/Longest Drive, etc.

RSVP to Melissa please by Thursday, August 21st
communications@wehba.ca

REGISTER NOW FOR OUR ANNUAL WEHBA GOLF TOURNAMENT in SEPTEMBER!



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
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Please send your registration in early to secure your team's spot to: 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

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
or by cheque to:

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



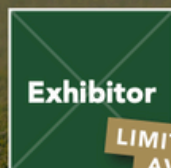
EXHIBITOR REGISTRATION

☐ **\$1,100 + HST**

(Includes Booth Space, 1 Meal)

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

Please send your Logo to
communications@wehba.ca



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)

OUR PRIORITIES:



WEHBA STATEMENT ON THE CURRENT ECONOMIC CLIMATE

As Windsor-Essex navigates today's economic headwinds, the **Windsor-Essex Home Builders Association (WEHBA)** stands united in support of our community. During times of volatility and shifting global markets, it's more important than ever to recognize the strength of local industries—especially the home building sector.

Home Building:

A Pillar of Local Prosperity

The home building industry plays a vital role in fueling economic momentum. From job creation and skilled trades to innovation and investment, home construction helps lay the foundation for economic recovery and long-term stability.

WEHBA remains committed to working with our partners to accelerate housing solutions, streamline building processes, and support the development of sustainable, inclusive communities.

Our Priorities:

1. Driving Economic Growth

Home building is a key contributor to Windsor-Essex's economy—driving development, creating jobs, and supporting a resilient housing market.

2. Strengthening Community Connections

We are committed to collaboration, creating opportunities for local partnerships, and building more than homes—we build belonging.

3. Championing Innovation in Housing

Embracing new technologies and construction techniques allows us to respond to housing demand with speed, quality, and care.

In challenging times, **WEHBA remains a steadfast advocate** for the people and progress of Windsor-Essex. Together, we're not just building houses—we're building the future.

Brent Klundert | Chair

Windsor-Essex Home Builders Association (WEHBA) Media

Contact: Melissa Schenk | Executive Officer



New Members

PROFESSIONAL



MASTRO
KITCHEN STUDIO

mastrokitchenstudio.com

(519) 567-4580

ben@mastrokitchenstudio.com



BUILDER / RENOVATOR



hsicinc.com

(647) 526-5466

js.hsinterior@gmail.com



WORK BOOTS AND/OR NON-SLIP SHOES NEEDED!

Please donate to help someone starting out in a new job / career in your area

We are looking for excellent to good condition,
men's and ladies' work boots and non-slip shoes.





Win for CHBA members: Federal government officially announces GST relief for first-time buyers on new homes valued up to \$1.5M, effective immediately

After consistent engagement by CHBA over the last few years, and a major push with the newly elected government, the federal government has followed through with its election promise of providing GST relief for first-time buyers of new homes valued up to \$1.5M. The move should get prospective first-time buyers who were waiting on the sidelines for more details to get into the market, spurring sales and housing supply.

This GST rebate would allow an individual to recover up to \$50,000 of the GST (or the federal part of the HST) paid in respect of a new home purchased from a builder (including on leased land).

To qualify for a FTHB GST Rebate, at least one of the purchasers of the home would need to be a “first-time home buyer” that is acquiring the new home for use as their primary place of residence. That individual would also need to be the first individual to occupy the home as a place of residence.

The FTHB GST Rebate would generally be available if the agreement of purchase and sale for the home is entered into with the builder on or after May 27, 2025 and before 2031.

The measure was tabled just a couple hours after this morning’s Throne Speech. Introduced through a Notice of Ways and Means Motion, this will need to be approved by the House of Commons. It is expected that this will happen without difficulty. The only way this would not move forward would be if the government fell in this first legislative process, which is extremely unlikely as there is no appetite for another election any time soon. As a result, industry and buyers can move forward with confidence.

CHBA issued a follow-up press release applauding the government’s quick action, but reiterating CHBA’s recommendation to extend the GST relief policy to all buyers of new homes to enable move-up buyers to purchase new homes and ensure a further boost of housing supply, freeing up entry-level homes for first-time buyers in the existing housing market. CHBA is also recommending to include Accessory Dwelling Units (ADUs) and secondary suites, which are important forms of new housing.

CHBA will continue to engage with the federal government on this and other recommendations. While CHBA still has recommended revisions to extend eligibility of the GST relief per above, this announcement is a big win after years of advocacy on the GST, and will get first-time buyers buying now.



Bill 17 Receives Royal Assent

A Win for Ontario's Home Builders

Bill 17, the Protect Ontario by Building Faster and Smarter Act, 2025, has officially received Royal Assent—marking a major step forward in OHBA's ongoing efforts to support housing affordability and accelerate much-needed supply across the province.

This legislation delivers on several long-standing priorities that OHBA members have been advocating for, including development charge reform, faster approvals, and consistent construction standards across municipalities.

These changes are designed to reduce red tape, lower upfront costs, and streamline the delivery of new homes across Ontario.

With Royal Assent now granted, the next phase involves the development of supporting regulations and policies that will determine how Bill 17 is implemented. OHBA is responding to a series of formal government consultations around such issues as as-of-right variations from setbacks, study requirements for a planning application to be considered complete, a series of amendments to the Development Charges Act, allowing the Minister to put conditions on Ministerial zoning orders, eliminating secondary approvals for innovative construction materials and which professionals should municipalities have to accept stamped documents from without peer review.

In addition, OHBA recently convened a meeting with the Association of Municipalities of Ontario (AMO) and leading experts in the development charges and municipal finance fields to build a shared position on the regulatory framework. This joint approach will send a powerful message to government and help ensure that the voice of Ontario's home building industry is reflected in the rules that follow.

Key Highlights of Bill 17:

- **Development Charge Deferrals:** The province will be making it possible for Builders to defer DC payments until occupancy which will improve cash flow and lower initial financing burdens.
- **One Code, One Standard:** Bill 17 reaffirms that municipalities cannot impose unique construction requirements that go beyond the Ontario Building Code. This protects builders from unnecessary redesigns and ensures consistency across jurisdictions.
- **Streamlined Approvals:** The legislation seeks to limit the scope of technical studies municipalities can require—such as sun/shadow and wind analyses—making it easier and faster to get projects through the approvals pipeline.

**Ministry of
Citizenship and
Multiculturalism**

Office of the Minister

56 Wellesley St. W.
14th Floor
Toronto, Ontario M5S 2S3
Tel: 416-212-0039

**Ministère des
Affaires civiques et
du Multiculturalisme**

Bureau du ministre

56 rue Wellesley Ouest
14e étage
Toronto (Ontario) M5S 2S3
Tél. : 416-212-0039



June 4, 2025

Dear Melissa Schenk,

I am writing to share information about the ***Protect Ontario by Cutting Red Tape Act, 2025***, that was introduced by the Ontario government on June 4th, 2025.

As we work to support a growing population and a rapidly evolving economy, our government is taking decisive action to ensure that our regulatory systems keep pace with increasing demands. At the same time, U.S. trade actions and tariffs have introduced new uncertainty and risk for Ontario's industries, emphasizing the need for a more resilient and self-reliant economy.

To directly meet these challenges, and to help deliver on our commitment to build 1.5 million homes and other critical infrastructure across the province, this package aims to modernize outdated rules, reduce administrative burdens, and restore Ontario's economic viability through accelerating land-use planning and development approvals - while maintaining strong regulatory oversight.

In recent years, we have seen a significant increase in the volume of development applications, archaeological assessment reports, and technical heritage studies. As part of this package, my ministry is advancing two key proposals that directly support Ontario's construction and development sectors.

First, we are proposing to remove the term limits on archaeology licences. This change will eliminate the need for frequent licence renewals, which have caused delays and limited the availability of licensed consultant archaeologists. By removing this barrier, we are ensuring that archaeological services can be delivered more efficiently, helping to keep construction timelines on track and reducing project uncertainty.

Second, we are proposing targeted updates to the operational processes and the ***Standards and Guidelines for Consultant Archaeologists***. These updates are part of the broader Heritage Framework Transformation (HFT) initiative, which is modernizing Ontario's heritage conservation framework.

Changes include:

- Communicating two-month (40-business days) standard and exploring reducing it to 1.5 months (30-business days) for review of priority (expedited reports).
- Formalizing standards for partial (limited assessments), reducing the scope/size of assessments to focus only on the areas of the property that will be directly impacted by development. If you are not disturbing the land, you will not be required to assess it.
- Formalizing standards for partial clearances, allowing work to proceed in areas that have been cleared of archaeological potential.
- Implementing digital first Licensed Consultant Archaeologist (LCA) reporting that would enable all LCA reporting through an online licensing portal.
- Exploring internally introducing a 1.5-month (30-business day) standard for re-review of priority (expedited) revised reports where previously no service standard commitment made.
- Exploring changes to risk-based review process for stage 1 and 2 reports.
- Exploring requirements for LCAs to notify the Ministry of Citizenship and Multiculturalism and proponents following fieldwork completion.

The proposed changes would allow archaeological assessments to focus only on the areas of a property that will be directly impacted by development and would streamline reporting requirements through digital-first processes. These improvements will reduce the time and cost associated with heritage assessments, while continuing to protect Ontario's cultural resources.

These changes, along with the proposed changes in the ***Protect Ontario by Unleashing our Economy Act, 2025***, support the work underway through the Heritage Framework Transformation to make the system tougher, fairer and faster for all partners, including the construction sector, Licenced Consultant Archaeologists and municipalities. By modernizing these processes, we aim to ensure that construction projects can move forward more quickly and predictably- without compromising the integrity of our heritage oversight.

The proposals put forward in the ***Protect Ontario by Cutting Red Tape Act, 2025*** reflect our government's commitment to making it easier to build, hire, and do business in Ontario. By reducing red tape, we are lowering costs, protecting jobs, and helping to build an economy that is more self-reliant and resilient. I look forward to working with you as we move forward with these important changes and continue building a stronger Ontario together.

Sincerely,



Hon. Graham McGregor

Minister of Citizenship and Multiculturalism



Town of LaSalle

Notice of Public Planning Meeting

Zoning By-law Amendment File Z-03-2025

TAKE NOTICE that the Council of the Corporation of the Town of LaSalle will hold a Public Meeting on Tuesday, June 24th, 2025, at 4:30 p.m. in Council Chambers located at 5950 Malden Road, LaSalle, to consider a proposed Zoning By-law Amendment pursuant to the provisions of the Planning Act, R.S.O. 1990. The meeting will also be live-streamed on the Town of LaSalle's YouTube Channel, which can be found at the following link: www.youtube.com/c/TownofLaSalleOntario

The proposed amendment affects approximately 2,432 m² of land located on the east side of Malden Road, south of Edgemore Avenue, known as 6220 Malden Road and 1815 Edgemore Avenue (see Key Map). The applicants wish to rezone the subject lands from the "Mixed Use Two Holding Zone - MU2(h)" and "Residential One Zone - R1" to a site-specific zone within the "Mixed Use Two Zone (MU2)" 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. A site plan control application, SPC-02-2025, is being processed concurrently with this rezoning application.

Anyone is welcome to appear in person or via Zoom to make comments regarding the application. Please note that if you wish to appear via Zoom at the Public Meeting, you must register in advance by emailing clerk@lasalle.ca or calling 519-969-7770 extension 1262 before June 24th, 2025, at noon. As an alternative to attending the meeting, written correspondence may be submitted in person at the Planning and Development Office or by emailing planning@lasalle.ca or in the LaSalle Municipal Building night deposit box. The LaSalle Municipal Building is located at 5950 Malden Road, LaSalle, Ontario, N9H1S4. Please note that written correspondence will be included on the agenda, which will be published on the municipal website and will form part of the public record. Written correspondence received by noon on June 24th, 2025, will be published on the Town's website as an Additional Document to the Agenda. Please note File Number Z-03-2025 when submitting written comments.

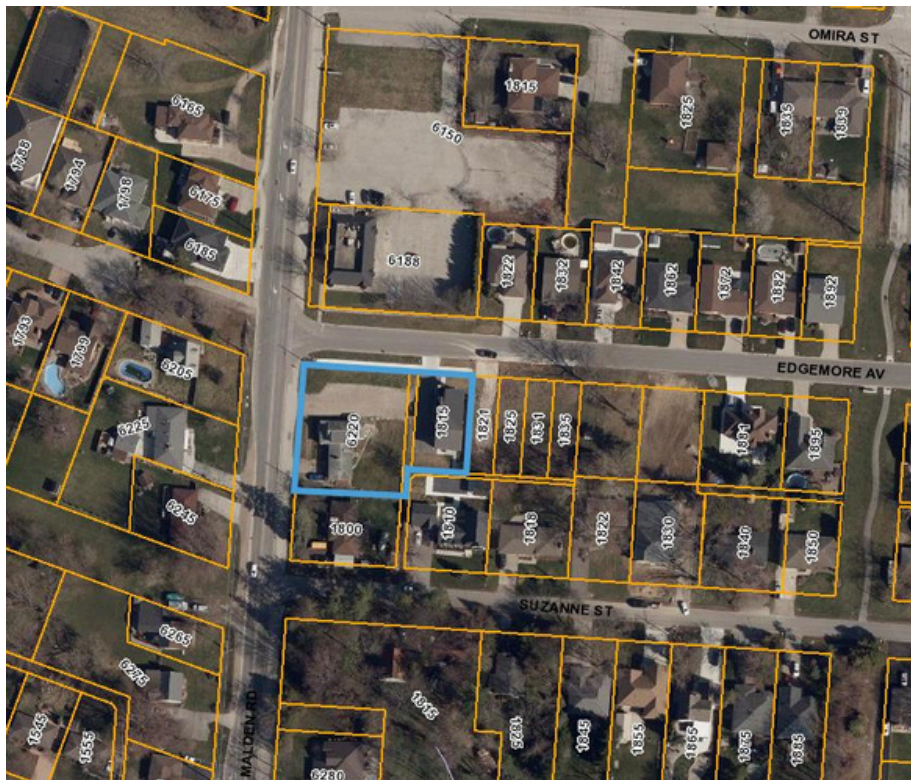
If a person or public body would otherwise have the ability to appeal the decision of the Town of LaSalle to the Ontario Land Tribunal ("OLT") but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of LaSalle before the by-law is passed, the person or public body is not entitled to appeal the decision.


If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of LaSalle before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal ("OLT") unless, in the opinion of the OLT, there are reasonable grounds to do so.

If a person or public body that files an appeal of a decision of the Town of LaSalle in respect of the proposed Zoning By-law Amendment does not make oral submissions at a public meeting or does not make written submissions to the Town of LaSalle before the proposed Zoning By-law Amendment is adopted or refused, the Ontario Land Tribunal may dismiss all or part of the appeal. If you wish to be notified of the adoption of the proposed Zoning By-law Amendment, you must make a written request to the Clerk of the Town of LaSalle, 5950 Malden Road, LaSalle, Ontario.

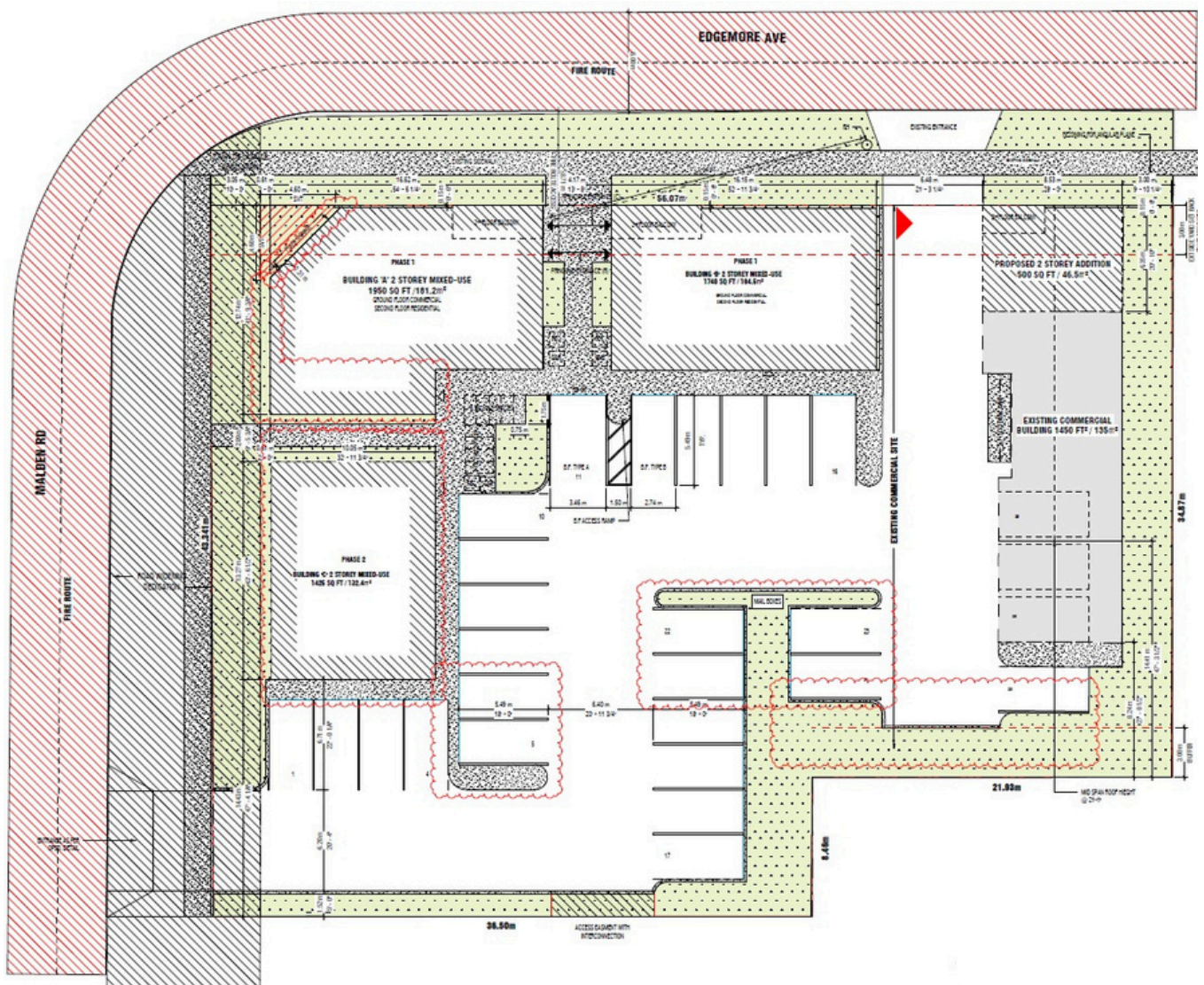
DATED at the Town of LaSalle May 27th, 2025

Key Map



 Subject Lands affected by this Zoning By-law Amendment Application

Proposed Site Plan





**NOTICE OF THE PASSING OF ZONING BY-LAW AMENDMENT BY THE
CORPORATION OF THE TOWN OF LASALLE**

TAKE NOTICE that the Council of the Town of LaSalle has passed By-law 2025-052 on the 27th day of May, 2025 pursuant to the provisions of the Planning Act, R.S.O. 1990; THE PURPOSE AND EFFECT OF ZONING BY-LAW NO. 2025-052 is to rezone the approximately 2,982 m² of land located on the east side of Malden Road, south of Martin Lane, known as 8460 Malden Road, from 'Rural Residential Zone (RR)' to a site specific 'Rural Residential Zone (RR-3)' to permit a Home Occupation for a Dog Grooming Business in an existing 54 sq. m detached accessory structure. The application was made to the Town of LaSalle under file Z-04-2025 and was presented at a Public Planning Meeting on May 13th, 2025.

There were three written submissions provided by the Public considered as part of the preparation of this by-law. The Applicants received Letters of Support for the proposed Zoning By-law Amendment from three landowners adjacent to the Subject Lands. These landowners are supportive of the Zoning By-law Amendment and new business development in the area as they have the opinion that there is ample space for the business within the existing structure, in addition to parking. The landowners noted that the business will not impact any sight lines, traffic, or noise.

AND 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 the 19th day of June, 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>

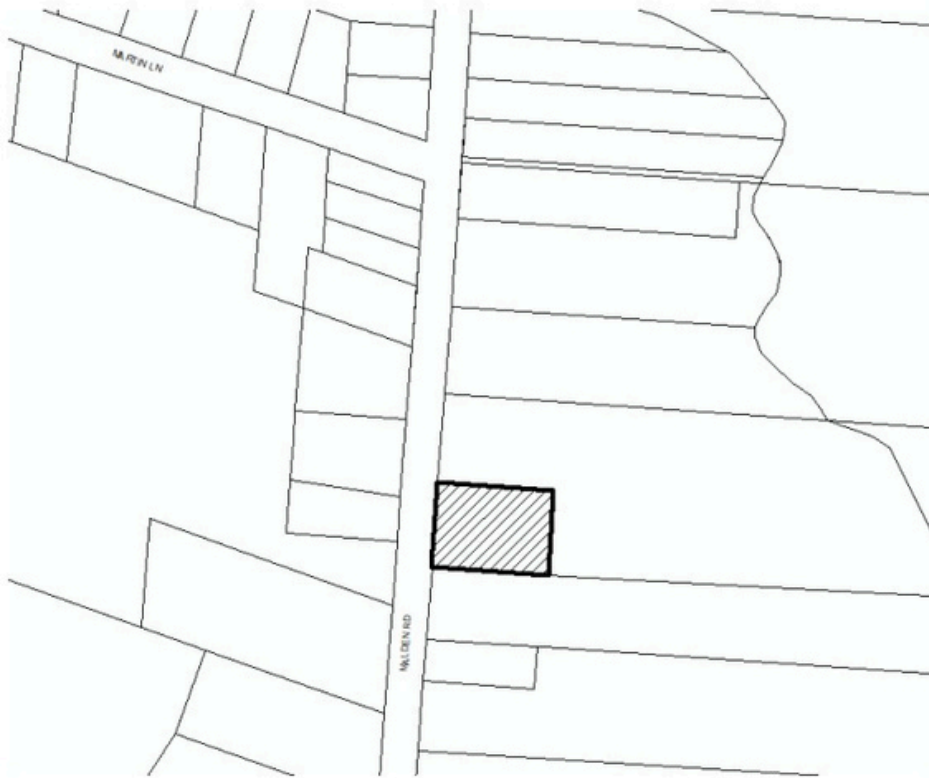
The complete by-law and any associated information are available for inspection at Town Hall during regular office hours.

Dated: May 30, 2025
Kristina Brcic
Manager of Planning & Development



EXPLANATORY NOTE

The purpose of the zoning by-law no. 2025-052 is to rezone the subject lands, 8460 Malden Road, from 'Rural Residential Zone (RR)' to a site-specific 'Rural Residential Zone (RR-3)' to permit a Home Occupation for a Dog Grooming Business within an existing 54 sq. m detached accessory building on the subject lands. Outdoor dog runs or overnight boarding or kennelling are not permitted.



From 'Rural Residential (RR)' to a Site-Specific 'Rural Residential Zone (RR-3)'



**NOTICE OF THE PASSING OF ZONING BY-LAW AMENDMENT BY THE
CORPORATION OF THE TOWN OF LASALLE**

TAKE NOTICE that the Council of the Town of LaSalle has passed By-law 2025-043 on the 27th day of May, 2025 pursuant to the provisions of the Planning Act, R.S.O. 1990; THE PURPOSE AND EFFECT OF ZONING BY-LAW NO. 2025-043 is to rezone approximately 0.24 hectares of land located on the south side of Cousineau Road, between Heritage Drive and Durocher Drive, known as 2005 Cousineau Road, from 'Residential One Zone (R1)' to a site-specific 'Residential Three Zone (R3-1)' to allow the proposed 14-unit stacked townhome dwelling as a permitted use for the subject lands. Application was made to the Town of LaSalle under file Z-11-2024 and was presented at a Public Planning Meeting on January 28th, 2025.

There were three written submissions provided by the Public to be considered as part of the preparation of this by-law. A letter signed by fourteen residents strongly opposes the proposed Zoning By-Law Amendment as, in their opinion, it's an inadequate and inappropriate project for this neighborhood. Another submission urges rejection of the development as they believe the property isn't large enough for the project nor does it fit the character of the neighborhood. A final written submission is in support of the development but adds concerns over the high proportion of impervious surfaces and a lack of green space directly available to the occupants. Residents also provided their comments orally at the Public Meeting on January 28th, 2025. The comments provided both orally and written led Council to have the applicant address these comments by making adjustments to their proposal. The amended development concept was presented to Council on April 22, 2025, which Council supported unanimously.

AND 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 the 19th day of June, 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>

The complete by-law and any associated information are available for inspection at Town Hall during regular office hours.

Dated: May 30, 2025
Kristina Brcic
Manager of Planning & Development



EXPLANATORY NOTE

The purpose of the zoning by-law amendment 2025-043 is to rezone the subject lands, 2005 Cousineau Road, from 'Residential One Zone (R1)' to a site-specific 'Residential Three Zone (R3-1)'. R3-1 includes regulations to permit the development of a 14-unit, 2-storey stacked townhome dwelling, with a total of 28 parking spaces, on the subject lands. The site-specific regulations include density, lot frontage, interior side yard setbacks and maximum building height.



From 'Residential One Zone (R1)' to a Site-Specific 'Residential Three Zone (R3-1)'

AoD

INFO
COMING
NEXT WEEK