



# BUILDER BLUEPRINT

THE OFFICIAL  
NEWSLETTER  
OF THE PHBA

**SUMMER**  
Edition

## Happy Summer PHBA Members!

We're thrilled to announce that the Annual PHBA Golf Tournament is officially **SOLD OUT** for foursomes! Thank you to everyone who registered and secured a spot – we're looking forward to a fantastic day on the green!

**Important Action Needed (August 18th Deadline!):**

If you submitted "TBA" as names for your players, please submit the actual names of your team by Aug. 18th. This will ensure a smooth check-in process on the day of the tournament.

**Exhibitor Opportunities Available!:** Want to showcase your business directly to PHBA members at the tournament? We still have a few Exhibitor opportunities available at select holes!

Visit: <https://perthhuronba.com/sept-golf-tournament>

Fill out the form.

Return the completed form to Melissa ASAP at [office@perthhuronba.com](mailto:office@perthhuronba.com)

Don't miss this chance to support the PHBA and promote your business!



LIMITED SPACES AVAILABLE



## PHBA GOLF TOURNAMENT

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

Put up a tented display and chat one-on-one with PHBA's Tournament players Think of it like a Home Show Booth on the Green. But you'll have the Hole all to yourself to speak with players and share your services / products.

#### Must include

- SWAG for Players (this could be a logo'd giveaway / or something to eat – such as bag of chips / or licorice, etc.)
- 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

**MONDAY  
SEPT 8TH** 2025

ST. MARYS

GOLF AND COUNTRY CLUB

769 Queen Street East, St. Marys,  
Ontario 519-284-3704



**\$500**  
PHBA  
MEMBER

**\$1,100**  
NON PHBA  
MEMBER

**1**  
BOXED LUNCH,  
DINNER VOUCHER  
INCLUDED

# 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!

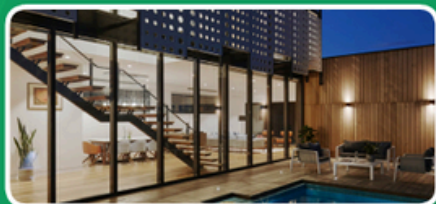
<https://www.bit.ly/aod2025>



# PHBA 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!**

1) CLICK START NEW SUBMISSION

2) SELECT YOUR LOCAL  
Perth-Huron

SELECT A LOCAL

CANCEL

### APPLY FOR PRESTIGE AWARDS

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

**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.

## PHBA AWARD CATEGORIES

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

### APPRENTICES:

PHBA Outstanding Plumbing Apprentice  
PHBA Outstanding Electrical Apprentice

### BUILDER:

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

### CONTRIBUTION / CUSTOMER SERVICE / SALES ACHIEVEMENT:

PHBA Outstanding Customer Service / Sales Achievement

### DESIGN:

PHBA Outstanding Design Professional

### MARKETING / BRANDING:

PHBA Outstanding Project Branding  
PHBA Outstanding Digital Presence (Builder or Renovator)  
PHBA Outstanding Digital Presence (Supplier or Sub-Trade)  
PHBA Outstanding Show Room, Design Centre or Sales Office  
PHBA Outstanding Model Home Decor

### MULTI-UNIT:

PHBA Outstanding Multi-Unit Residential Project

### NEW HOME CONSTRUCTION:

PHBA Outstanding New Exterior (New Home Build)  
PHBA Outstanding New Home Bathroom or Ensuite (New Home)  
PHBA Outstanding New Home Kitchen  
PHBA Outstanding New Home Construction under 1,700 sq.ft.- finished space  
PHBA Outstanding New Home Construction 1,701-3,000 sq. ft. – finished space  
PHBA Outstanding New Home Construction over 3,001 sq.ft. – finished space

### OUTDOOR:

PHBA Outstanding Outdoor Living Space (New or Renovated)  
PHBA Outstanding Landscape Design

### PROFESSIONAL:

PHBA Professional of the Year

### RENOVATION:

PHBA Outstanding Renovated Exterior  
PHBA Outstanding New Bathroom or Ensuite Renovation (Reno)  
PHBA Outstanding Kitchen Renovation  
PHBA Outstanding Renovation under \$150,000  
PHBA Outstanding Renovation over \$151,000

### SUB-TRADES:

PHBA Sub-Trade of the Year  
PHBA Supplier of the Year

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





# SEPTEMBER SOCIAL

TRADES APPRECIATION BBQ



**START TIME:** 5:30 pm

**LOCATION:** Parr Mechanical  
3982 Perth Line 26, Stratford

Join us for our September Social at Parr Mechanical!

WEDNESDAY

**SEPT  
17**

**Don't miss the PHBA September Social!**

**Join us for a Trades appreciation BBQ on Wednesday, Sept. 17th at Parr Mechanical!**

**Time: 5:30 PM**

**RSVP to Melissa at [office@perthuronba.com](mailto:office@perthuronba.com)**

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**





# New Members



PROFESSIONAL



**monterraplanning.ca**

 (226) 336-9972



SUB-TRADE



**handcraftedrenos@gmail.com**

 (519) 949-3970

 handcraftedrenosandwoodworking

 Handcrafted Renovations and Woodworking

**WELCOME to our NEWEST MEMBERS:**  
**Home Suite Home Affordable Housing**  
**Handcrafted Renovations and Woodworking**  
**Monterra Planning Consultants Inc.**



SERVICE



**homesuitehome.org**

 (519) 801-5569

 homesuitehome2024

 Home Suite Home Affordable Housing

Learn More about the initiatives of our  
Newest Member Home Suite Home:  
<https://homesuitehome.org/>

Providing a Home for the Homeless  
One Home at a Time

Home Suite Home Affordable Housing  
is a Registered Charity in Canada  
(# 774760227RR0001)

As you will see on the next page, many  
of our Members have already started  
to get involved in this amazing  
community initiative!



# RALLY The Community

## Thank You For Your Support

Teahen Construction  
Hive Design Co.  
CJCS Radio  
Stratford Times  
MyStratford  
Volunteers  
Donors  
Private Donors  
Rockin Rev  
Scott Stager Piatkowski  
Steve Abram  
KDB Law  
Our Bookkeeper  
Our Board Members  
Schlegel Services  
H2H Construction  
Kendra Fry  
Linton Windows Doors  
Brame Electric  
Ideal Supply  
Advanced Air  
Bickles  
Adams  
Tri-County Brick  
Descos  
Emco  
KW Supply  
Leon's  
Mission Bell  
Communications  
HVAC (contributor)  
Trusses (supplier)  
Value Village  
Simple Dreams

Bethel Pentecostal Church  
SERVE  
Stratford Social Services  
Jenna Sherrer  
Kim Mckilroy  
Jeff Wilson  
Children's Aid Society  
United Way / United  
Housing  
Rotary Club  
Kiwanis Center  
City Mayor Martin Ritsma  
St. Mary's Municipality  
Mayor  
Building and Planning  
Department  
Grant Brouwer  
Jason Silcox  
Olive Your Favourites  
The Best Little Pork Shoppe  
Canadian Tire  
Neon Lavendar  
Distinctly Tea  
Wild Hog  
Cudmore Farms  
Thames River Melons  
Candy Co.  
Scotsview Apples and  
Berries  
Crazee Kernel Popcorn  
Zehrs Farms Produce  
Zehrs  
Supreme Sausage  
Samsonite

Home Sweet Home  
McIntosh Farms  
Shakespeare Brewing  
Pooles Cheese  
Krista's Kitchen  
The Peach Basket & Co.  
Community Homemade  
Candy Kabobs  
Zelinka Priamo  
Devonshire Consulting  
Gallagher Consulting  
Howard Minett  
Jonathan Deweerd  
Melissa Schenk  
Lindsay Rice  
Doug Tarry Construction  
A & W  
Crunch Fitness  
Benmet Steel





*Exclusive*

## Perth Huron Builders Offer

### *Adult Pullover Hooded Sweatshirt*



BLACK	MAROON
WHITE	GOLD
NAVY	PINK
CHARCOAL H.	PURPLE
ATHLETIC GREY H.	ORANGE
IVORY	BROWN
SAND	HELICONIA
ROYAL	KELLY GR.
RED	LIGHT BLUE
FOREST GR.	CARAMEL

**Sizes: XS- 4XL**



**Item # L00550**  
**Unisex Vault Hoody**

**Price \$34.00 ea**

\*Includes a 12,000 stitch embroidery design

**Minimum Order 6pcs**  
**( Hoody/ Polo comb.)**

Offer Valid till July 31, 2025

**\*\* Not Valid with any other offer/promotion \*\***

## Mens & Ladies Performance Polos



BLACK  
WHITE  
NAVY  
GUNMETAL  
COBALT  
RED

**Mens Sizes: S - 4XL**  
**Ladies Sizes: XS - XXL**

**Item #SO5772**  
**Men's Eagle Polo**

**Price \$27.00 ea**

\*Includes a 12,000 stitch embroidery design



**Item #SO5773**  
**Ladies Eagle Polo**

**Minimum Order 6pcs**  
**( Hoody/ Polo comb.)**

Offer Valid till July 31, 2025

**\*\* Not Valid with any other offer/promotion \*\***



One Time

Expires August 1/25

Screen-Printed

# Amazing T-Shirt Deal!

Gildan#5000

These Colours Only!

Navy Heather

Military Green

Texas Orange

Azalea Pink

Light Blue

Black

Sport grey

Sand



same print colour for all 24 tees

**FREE Set up**  
**FREE Art**  
**Quick Ship**

*24 Tees*  
*for only*  
**\$219.00**

**Sizes S-XL**

all in/ taxes incl.

Since 1989  
**Creative**  
*casuals* Inc.  
Your Promotional Specialists!

[www.creativecasuals.com](http://www.creativecasuals.com)

Listowel  
519-291-4607

Kincardine  
519-396-5200

Stratford  
519-801-5320





## NOTICE OF PUBLIC MEETING

### Central Huron Official Plan Review

The Municipality of Central Huron has initiated a review of its Official Plan. After ongoing community consultation and revisions to Official Plan policies and mapping, the Council of Central Huron has scheduled the following public meeting to gather further public input before they consider adopting the draft amendment:

**Tuesday, September 2, 2025 at 5:00pm**  
**Central Huron Town Hall, 23 Albert Street, Clinton**

#### **Purpose and Effect**

A municipal Official Plan provides high level direction as to where and how development shall occur within the Municipality. It is comprised of a policy document and land use designation mapping. The Planning Act requires municipalities to undertake periodic reviews of Official Plans to ensure it remains consistent with applicable planning policies and continues to meet the needs of the community. The proposed Official Plan Amendment seeks to approve changes proposed by staff, Council and the public as a part of this review. Key proposed changes include:

- Modifying settlement area boundaries of Clinton and north of Bayfield;
- Implementing policy changes in accordance with updated provincial planning legislation;
- Updating mapping for urban settlement, agricultural, and natural environment areas;
- Including a Land Acknowledgement in the document; and
- Providing direction for energy projects proposed on agricultural lands.

If approved, these changes would apply across the Municipality of Central Huron.

A draft of the document is available at: [www.centralhuron.ca/OPReview](http://www.centralhuron.ca/OPReview). A copy of the proposed amendment is also available for inspection at the Municipal office (23 Albert Street, Clinton) on weekdays between 8:30am and 4:30pm.

#### **Have Your Say**

Any person may attend the public meeting and/or make written or verbal representation, either in support of or in opposition to the proposed official plan amendment.

1. You may submit comments, objections, or concerns by email to [planning@centralhuron.com](mailto:planning@centralhuron.com) or by mail to the Municipal office.
2. You may speak during the public meeting. Individuals are encouraged to submit their comments before the meeting for consideration.

We encourage written comments to be submitted by **August 22, 2025**.

If you wish to be notified of the decision of the County of Huron on the proposed Official Plan Amendment, you must make a written request to the Municipality of Central Huron.

If a person or public body would otherwise have an ability to appeal the decision of the County of Huron to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Central Huron before the proposed official plan amendment is adopted, 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 Municipality of Central Huron before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the

Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

**For More Information**

For more information regarding the Official Plan Review including information about appeal rights, please see the Municipal website at [www.centralhuron.ca/OPReview](http://www.centralhuron.ca/OPReview) or contact the undersigned.

Dated at the Municipality of Central Huron

This 24th day of July, 2025



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Steve Doherty, Acting Clerk  
Municipality of Central Huron  
23 Albert Street, PO Box 400  
Clinton, ON N0M 1L0  
519-482-3997



**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://tarion.com/RegisterToday).

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

# Grow Your Workforce - One Apprentice at a Time

If you're an independent employer in construction - we're here to help you register, manage, and support your apprentice without the paperwork stress.

For employers new to **Merit Ontario** with apprentices that have never been registered before with the Ministry of Labour, Immigration, Training and Skills Development or Skilled Trades Ontario.

Let's talk: (519) 504-3425

[MeritOntario.com](https://www.MeritOntario.com)

## No Cost. No Catch. Just Support.

We partner with employers to manage the administrative side of apprenticeship so you can focus on the worksite and your business.

## This program is for employers.

If you've hired or are planning to hire an apprentice, let's chat about how we can support you.



**Up to \$5,000**  
in wage incentive funding  
for new apprentices

- A starter tool kit for your apprentice (valued up to \$1,000)
- One point of contact for everything apprenticeship-related
- We help register, mentor, and support apprentices through to completion
- Full service FREE tutoring for levelled schooling and Certificate of Qualification prep

## Meet the Merit Ontario Apprenticeship Team:

