

STRATFORD & AREA  
  
**BUILDERS' ASSOCIATION**

— Since 1987 —

MAY

**2019 MEMBER NEWSLETTER**

THE VOICE OF THE RESIDENTIAL, COMMERCIAL AND INDUSTRIAL CONSTRUCTION INDUSTRY  
 AND DEVELOPMENT IN THE CITY OF STRATFORD AND PERTH COUNTY



**GET YOUR FOURSOME TOGETHER FOR JULY 10TH!**

See the attached registration form to be returned to [sabagolf2019@outlook.com](mailto:sabagolf2019@outlook.com)

If you would like to sponsor and do not see anything that fits your needs, please contact me anytime and we will find an opportunity that works for you.

Thank you to St Marys Home Hardware for Platinum Hole in 1 Sponsorship, Pinnacle for Gold Hole in 1 Sponsorship and to MS2 Productions for sponsoring closest to pin (women)



**Date: Wednesday July 10, 2019**  
**St. Marys Golf and Country Club**  
 769 Queen Street East, St. Mary's Ontario 519 - 284-3704



**Registration 12:00 noon, 1:00 pm Shotgun Start**

Format - Teams of 4, Texas Scramble, No Handicap, First 140 players registered on a first come basis



**MONTHLY DINNER MEETING**  
 OF MEMBERS AND GUESTS

**WEDNESDAY, MAY 15<sup>TH</sup>, 2019**

@ Queen's Inn, 161 Ontario Street, Stratford

**KEYNOTE SPEAKERS**

**Kyle Maclean**

Advocates LLP

Networking: 6:00 p.m. to 7:00 p.m.

Dinner and business: 7:00 p.m.



**MEMBER IN THE SPOTLIGHT**

**Amy Mullock**

Scotiabank Small Business

**Small Business Banking**



Please **R.S.V.P.** to Derek Smith, [dsmith@stratfordbuilders.ca](mailto:dsmith@stratfordbuilders.ca) or (226) 236-1870 if you plan to attend. The Association respectfully request that members RSVP their attendance at events and monthly dinner meetings. This is to ensure that we know you and your guests are coming, so that we can be better prepared to address your needs and those of the venue.



**QUEEN'S INN**  
 150 Year Tradition of Warm Hospitality & Fine Dining



**Ontario Home Builders' Association**

# PRESIDENTS' MESSAGE

THE VOICE OF THE RESIDENTIAL, COMMERCIAL AND INDUSTRIAL CONSTRUCTION INDUSTRY AND DEVELOPMENT IN THE CITY OF STRATFORD AND PERTH COUNTY



## GREETINGS

**A**s we approach the mid-point in the Month of May, winter wary Ontarians are still waiting for some much-anticipated warmth. It sure is taking its time.

It's hard to believe that I have already completed one half of my term as SABA President and I want to thank my Board of Directors and the membership for your ongoing support.

I'm pleased that our dinner meetings have been very well attended so far this year. As I prepare this message, I am looking forward to attending the CHBA conference in Niagara Falls. May 6th-7th are the pre-meetings and the Conference to be held May 8th, 9th and 10th. It is a great time to catch up with other members and colleague, but mostly it is a time when we review our advocacy issues, such as Technical Research Committee where we discuss building code issues including how we can address cost effective energy efficiency in new homes.

CHBA is working hard to bring back 30-year amortization mortgages. They approach governments to bring reductions to the stress test, so more millennials can purchase their first home. Numerous other industry related issues and policies are top priority to ensure we maintain a healthy housing market moving forward.

We also look forward to a great line-up of speakers including Prime Minister Justin Trudeau and the Leader of the Opposition Andrew Scheer. It shows you how important our Industry is to the government.

Derek Smith, Montana Wilson and I plan to attend. We have an important dinner meeting for May as we have a speaker explaining the New Construction Lien Act which takes effect later this year. This is a topic which affects all our members, so I urge you all to try to make it out to the next dinner meeting.

We have some good news provincially as the government released the Ontario Housing Supply Action Plan. We as an industry have been asked by Government to supply input into this document., I can honestly say we spoke, they listened, which is not often common, from investing in infrastructure, improving transportation methods, cutting red tape to bring on housing developments more efficiently and much improved time lines.

From revisiting Ontario Development Charges Act, streamlining the local Planning Appeal Tribunal and the list goes on and on. So overall a lot of great news for our housing industry.

I'll leave it at that as Derek will give more specific information on his message in this newsletter.

We have limited tickets for our Parade of Homes Picnik at the Cowbell Brewery in Blyth, June 1st, so please purchase some tickets and join the SABA Group which I believe will be an enjoyable time.

We also are planning a SABA family fun day in August which the date has not been officially set yet.

Also, please sign up for our Annual Golf Tournament July 10th, which is always a full and fun event.

Hope you can join us.

We have moved our Awards of Distinction event to September, so keep your eyes and ears open for when that will be, and hoping that many of our member will submit their entries for that event. It will also be somewhat modified from our usual event, so stay tuned.

Again, I hope to see you all at the May dinner meeting.  
Until next time  
Your President

**John Meinen**  
*Stratford and Area  
Builders Association President*

*John Meinen*



# MESSAGE FROM THE **EXECUTIVE OFFICER**



**I**t is often quoted “the only thing constant, is change”. As I write this message from the Canadian Home Builders Association annual conference, I am reminded of this saying while attending several plenary and committee sessions. Change comes in many forms, and there is no doubt that the home building and residential market is changing at a rapid pace whether it be a major urban centre or whether it be a more rural city like Stratford and the surrounding communities. In addition to engaging youth to leverage their skill and enthusiasm on the tools, it is imperative we also engage youth to guide the older generations through data and technology transformation - it is a win-win relationship that is happening at break neck speed. It is a theme I hear consistently during this conference. What’s more, the way we plan our communities is also representative of this new reality. Families are having less children, affordability has driven new multi-generational living arrangements, and we are living in tighter and tighter densities and scale than ever before in North America.

These impacts are evident everywhere we look. The City of Stratford for example, encourages developers who demolish one lot to rebuild, to increase the density if possible. In other words what once was one, is now two or three. Beyond that the new two or three must be flexible and offer more choice to those who would choose to live there. This could come in the form of ageing in place, or accessibility suites, or any myriad of choices communities need. This is not new globally, but it is new for us. Your association recognizes this change, and we are working hard to ensure that your business is successful at navigating this change. It is happening faster than ever. Provincially the OHBA is very active on this file. So is the government of Ontario. In the past few months, the Government in consultation with OHBA has released a Housing Supply Action Plan. Below, as summarized by OHBA, are the themes and action that is in full view for the government of Ontario and OHBA to work together.

## **THEME AREA 1: STEPS THE GOVERNMENT HAS ALREADY TAKEN**

- Modernizing apprenticeship ratios and winding down College of Trades to support more skilled trades in housing sector
- Releasing surplus lands
- Exempting new construction from rent control
- Infrastructure investments to support housing
- Transit investments to support housing
- Transforming Tarion and enhancing consumer protection

## **THEME AREA 2: NEW AND RECENTLY ANNOUNCED INITIATIVES LINKED TO THE HOUSING SUPPLY ACTION PLAN**

### **PLANNING ACT**

- Streamlining approvals and reducing timelines (120 days for Official Plans & 90 days for zoning)
- Amendments to support secondary suites
- Changes to community benefits (sec 37 and parkland dedication) to make them more transparent and predictable
- Community Planning Permits Systems in Major Transit Station Areas will streamline approvals to 45 days
- Enable the Minister to require the use of the Community Planning Permit System in specific areas such as Major Transit Station Areas

### **LPAT**

- LPAT hearings will allow fresh evidence (de novo hearings) and allow examination of witnesses at hearings
- Additional adjudicators will be brought on to address the backlog of transitioned OMB hearings
- Appeal fees will be adjusted to self sustain LPAT, but not act as a barrier to justice
- LPAT decisions to be based on best planning outcomes (vs a conformity test)

### **DEVELOPMENT CHARGES**

- Waste will no longer be a soft service, but rather a fully funded hard service (no deduction)
- DCs will be deferred to occupancy for rentals and non-profits and payable over a 5-year period
- Soft services will be amalgamated into a new community benefits charge (along with Sec 37 and parkland) that will have a new more transparent and predictable formula based on land valuation (further consultation will occur on the structure of this). These services will still fall under a “growth pays for growth” model, but there will be caps in place, greater certainty by eliminating negotiations around Sec 37 density bonusing and a connection to land value. Community benefits will exempt some housing (i.e. non-profit).
- Locking in the DC rate sooner in the process to enhance certainty at the time of zoning or site plan application (not current pulling of permits)
- Secondary suite exemptions

### **SECONDARY SUITES**

- Greater flexibility for ancillary buildings and within main building

- Clarity on parking requirements
- Development Charges exemptions

#### **INCLUSIONARY ZONING**

- The current rules set out in the existing regulation will continue to apply
- However, IZ framework will through a legislative amendment, only apply within a Community Planning Permit System (CPPS is a package that rolls zoning, site plan and building permit into a single streamlined approvals process). Within a Major Transit Station Area (MTSA) any use of inclusionary zoning would require a CPPS that meets the minimum density targets of the MTSA – meaning that the entire MTSA would have to be pre-zoned to achieve the minimum density targets.

#### **EDUCATION ACT**

- Focus on reducing costs, increasing accountability and standardizing education development charges rates while enabling a more localized approach within school boards
- Increase predictability of education development charge rates
- More innovative approaches to site selection
- The cap/restrictions currently in place will continue (allowing only modest increases in EDCs)

#### **GROWTH PLAN**

- New Growth Plan is finalized and will be in force on May 16th
- The density and intensification targets have been further simplified from the proposal earlier this winter (two categories instead of three) to better reflect local infrastructure capacity and municipal requests for lower targets
- “A” category of municipalities will have a 50% intensification target and a 50 persons and jobs per ha target (previous proposal had some municipalities at 60%)
- “B” category of smaller outer ring municipalities will have a 40% intensification target and a maintain current densities target
- Fast tracked planning for Major Transit Station Areas (MTSA)
- Increased encouragement towards mixed-use in some employment areas
- Streamlined and modernized approach to settlement boundary expansion

#### **CONSERVATION AUTHORITIES ACT**

- Province recently launched consultation to clarify mandate of CAs towards core services
- Streamlining CA role in Planning

#### **ENDANGERED SPECIES ACT**

- Province recently launched consultation to modernize ESA
- Greater transparency in species listings
- New authorization processes
- Species at Risk Conservation Trust that provides an option to pay a charge in lieu of completing certain on-the-ground activities

#### **EXCESS SOILS / BROWNFIELDS**

- Province launched consultation yesterday on Excess Soils and Brownfields Regs
- Improvements to brownfields Reg & certain exemptions for

#### **RSCS**

- Encouraging greater reuse of excess soil & reducing soil sent to landfills

#### **ENVIRONMENTAL ASSESSMENTS**

- Province recently launched consultation to modernize EAs
- Modernize EA Act to focus on higher risk activities and exempt lower risk
- Eliminate duplication

#### **ONTARIO HERITAGE ACT**

- Direction will be provided on how municipalities can use the Ontario Heritage Act while allowing for compatible changes and creating consistent appeals
- Create a consistent appeals process

#### **WSIB**

- Lower WSIB premiums
- Occupational Health & Safety Act to be amended to reduce employers training costs and unnecessary paperwork

#### **OBC**

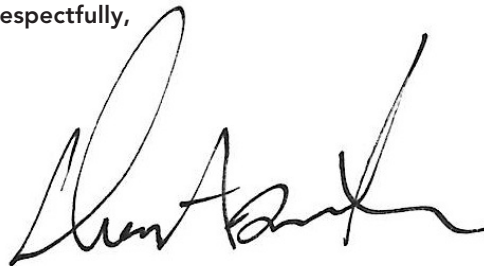
- Remove requirement that all new homes include infrastructure for an electric vehicle charging station
- Working towards harmonization with National Code

### **THEME AREA 3: FUTURE ITEMS**

- Further efforts towards streamlining development application process
- Working with municipalities and federal government on housing data to better inform decisions
- Further guidance materials to make it easier to build secondary suites
- Clearer guidance materials for tenants and landlords to know their rights & settle disputes
- More info on co-ownership, life leases etc

It is an exciting time, not only for association members, but for the evolution of our communities in Stratford and surrounding areas. The provincial government is listening to industry and industry is working hard with the government. There is a sense that they are preparing to make significant changes. It is indeed - a constant. For further information, you can visit <https://www.ontario.ca/page/more-homes-more-choice-ontarios-housing-supply-action-plan>

Respectfully,



**Derek Smith**  
Stratford and Area  
Builders' Association Executive Officer

# IN THE NEWS



## WATCH FOR OUR 2019 SABA PARADE OF HOMES LIVE STREAMS TO START NEXT WEEK!

If you're looking for something UNIQUE why not join us at Cowbell Brewing Co. on **Saturday, June 1st** for a ONE OF A KIND EXPERIENCE, as part of our SABA Parade of Homes 2019! It's the SABA PICNIK - an event in the exclusive Thresher Hall at Cowbell Brewing Co., where there will be food, laughter, design details, the latest info on the home building industry and more!

**Details can be found here: <http://bit.ly/SABAPICNIK>**

If you would like to purchase tickets you can let Derek Smith know how many people you would like to bring!  
**[dsmtih@stratfordbuilders.ca](mailto:dsmtih@stratfordbuilders.ca) / (226) 236-1870**

### THANK YOU TO OUR BUILDERS



### THANK YOU TO ALL OUR SPONSORS



## CONGRATULATIONS

CONGRATULATIONS to Teahen Construction on their Stratford & District Chamber of Commerce Business Excellence Awards WIN in the Commercial Category! They won 3 years ago in the commercial division, so this marks their 2nd WIN!



## GREETINGS TO OUR NEW MEMBERS



AS PART OF THE  
**PARADE  
OF HOMES 2019**

THE STRATFORD & AREA BUILDERS' ASSOCIATION PRESENTS



# PICNIC

SAT, JUNE 1<sup>ST</sup>



11AM-3PM

AT COWBELL BREWERY CO.

\$98 / PER TICKET

TICKETS AVAILABLE  
ON EVENTBRITE  
<http://bit.ly/SABAPICNIK>

ENJOY LUNCH

KEYNOTE SPEAKER  
Steven Sparling,  
Founder, Cowbell Brewery Co.

**\*LIMITED NUMBER OF TICKETS AVAILABLE**

**CONTACT DEREK SMITH TO RESERVE YOUR TICKETS!**

[dsmith@stratfordbuilders.ca](mailto:dsmith@stratfordbuilders.ca)  
(226) 236-1870

Dine, Experience, Network, & Discover the latest Construction, Design, Real Estate and Marketing Trends in the New Home Building Industry.

# Registration and Sponsorship Form

# 2019



**Date: Wednesday July 10, 2019**  
**St. Marys Golf and Country Club**  
 769 Queen Street East, St. Mary's Ontario 519 - 284-3704



### Registration 12:00 noon, 1:00 pm Shotgun Start

Format - Teams of 4, Texas Scramble, No Handicap, First 140 players registered on a first come basis

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

Email \_\_\_\_\_ Telephone \_\_\_\_\_

Price Includes HST	\$130.00/Player	\$45.00/Person	\$ Sub Total
Player 1 Name: _____	<input type="checkbox"/> Golf/Dinner	<input type="checkbox"/> Dinner Only	_____
Player 2 Name: _____	<input type="checkbox"/> Golf/Dinner	<input type="checkbox"/> Dinner Only	_____
Player 3 Name: _____	<input type="checkbox"/> Golf/Dinner	<input type="checkbox"/> Dinner Only	_____
Player 4 Name: _____	<input type="checkbox"/> Golf/Dinner	<input type="checkbox"/> Dinner Only	_____

## The Fine Print

SCAN and SEND completed forms to:

**sabagolf2019@outlook.com**

Payment in advance can be made by cheque to:  
**Stratford and Area Builders' Association**  
**PO Box 23024 Stn Main Stratford ON N5A 7V8**

**DO NOT BRING PAYMENT ON THE DAY** instead SABA will invoice you if you check off this box

Prizes will be gladly picked up prior to the tournament. Thank you for your support!

## Sponsorships Available

Hole in 1 **PLATINUM** Sponsor - Thanks! 

Hole in 1 **GOLD** Sponsor - Thanks! 

- Closest to Level - \$300.00
- Closest to Keg - \$300.00
- Closest to Pin (Women) - Thank you MS2 Productions!
- Closest to Pin (Men) - \$300.00
- Hole Sponsorship (18) - \$130.00/Ea.

Grand Total \$

# MARK YOUR CALENDARS

2019

## **MAY 15** STRATFORD & AREA BUILDERS' ASSOCIATION MEETING OF MEMBERS AND GUESTS

WEDNESDAY, MAY 15TH, 2019

@ Queens' Inn, 161 Ontario Street, Stratford

Member in the Spotlight - Amy Mullock - ScotiaBank Small Business

Keynote Speaker - Kyle Maclean - Advocates LLP

Networking - 6:00 p.m. to 7:00 p.m.

Dinner and business commences at 7:00 p.m.

Small Business Banking



## **JUNE 1** SABA PICNIK

SATURDAY, JUNE 1ST, 2019

@ Cowbell Brewing Co. 11am - 3pm

**STAY TUNED**  
FOR A BBQ IN AUGUST!



## **SEPT 18** PLEASE NOTE: THIS YEAR'S AWARDS OF DISTINCTION WILL BE MOVED TO...

WEDNESDAY, SEPTEMBER 18TH, 2019

@ Revival House, 70 Brunswick St, Stratford

## MARK YOUR CALENDARS AWARDS OF DISTINCTION

CATEGORY DETAILS & AWARD SUBMISSIONS

will OPEN **JULY 1st**

**MORE DETAILS TO FOLLOW!**

## REMEMBER CALL A MEMBER FIRST!

The voice of the residential, commercial and industrial construction industry and Development in the City of Stratford and Perth County.

## FOR MORE INFORMATION

Do not hesitate to contact the Association: P.O Box 23024, Stratford, Ontario N5A 7V8  
519-271-4795 or [dsmith@stratfordbuilders.ca](mailto:dsmith@stratfordbuilders.ca)



## BUILDERS' ASSOCIATION

— Since 1987 —

2018-2019

## SABA BOARD OF DIRECTORS

### JOHN MEINEN

Pinnacle Quality Homes Inc.

President, SABA

Past President, OHBA

2nd Vice President, CHBA

### MONTANA WILSON

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Stratford & Area

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