
Stovel and Associates Inc.
Planners, Agrologists and Environmental Consultants

August 4, 2023

Hon. Steve Clark,
Minister of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, ON
M7A 2J3

Dear Minister Clark;

RE: Proposed Provincial Planning Statement - ERO Number 019-6813

Dear Minister Clark:

Stovel and Associates Inc. has been retained by Bernardi Precast Inc. to review the Proposed Provincial Policy Statement and provide comments on ERO No. 019-6813.

Several of the changes set out in the Proposed 2023 Provincial Policy Statement will help to promote appropriate development in rural and small-town Ontario.

The proposed changes set out in **2.3 Settlement Areas and Settlement Area Boundary Expansions** are helpful. Proposed **Policy 2.3.4** provides a clear, concise framework to provide for growth in settlement areas. We support this change.

Proposed **Policy 2.6.1** provides a list of land uses on “*rural lands*” (i.e., *lands outside settlement areas and outside prime agricultural areas*) that is reasonable. This policy still protects prime agricultural areas. Agricultural operations will be protected because of the consideration of MDS I requirements. This is a balanced approach that provides for some growth in the rural communities while still protecting good farming areas.

We recommend that the Ministry move forward with these changes on the Proposed Provincial Policy Statement. The changes will help to provide much-needed housing and will also provide employment opportunities for Ontario residents.

Should you have any questions, we would be pleased to discuss this matter further.

Yours truly,

Rob Stovel

cc.

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