



May 10, 2024

Via Email

Provincial Land Use Plans Branch
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Toronto, ON M7A 2J3
growthplanning@ontario.ca

**RE: Proposed Provincial Planning Statement
ERO No. 019-8462**

Timberworx Custom Homes Inc. ("Timberworx") is a private residential construction company providing new and renovated homes throughout southern Ontario. Timberworx would like to thank you for the opportunity to comment on the proposed new Provincial Planning Statement via ERO No. 019-8462 (the "PPS, 2024").

As the Province works to address the housing crisis currently facing Ontario, the policies outlined within the PPS will become even more critical to achieving the level of density and intensification desired across the Greater Golden Horseshoe ("GGH"). The Province understands that the current housing crisis cannot be fixed through intensification and increased densities within existing settlement area boundaries alone. There is a need for growth that incorporates logical extensions of existing settlement area boundaries.

We support the Province's recent approach within the PPS (2024), specifically the provisions to allow for settlement boundary expansions outside of the Municipal Comprehensive Review ("MCR") process and the elimination of the MCR process and the Growth Plan.

In addition, there is a need for flexibility when dealing with growth in rural municipalities. Each rural municipality needs growth to generate municipal taxes and provide locally appropriate housing solutions and needed employment. Not all of the housing can go to the urban centres. There needs to be a balance, and the rural municipalities need to be a part of that solution. The PPS (2024) provides much-needed flexibility to allow for locally appropriate housing solutions for rural municipalities.

Timberworx supports the proposed changes to the PPS (2024) and the elimination of the Growth Plan. The approval process needs to be streamlined and less costly. The elimination of the MCR process and the Growth Plan will help get more housing built quicker. We recommend that the Province move forward, as quickly as possible, with the approval of the PPS (2024).

Regards,

Shawn Marsh

Shawn Marsh – Timberworx Custom Homes Inc.