

November 21, 2025

Planning Consultation
Ministry of Municipal Affairs and Housing Provincial Planning Branch
777 Bay Street, 13th Floor
Toronto, ON
M7A 2J3

Submitted online and to PlanningConsultation@ontario.ca

To the Planning Consultation Team,

**Re: [ERO # 025-1101](#), Consultation on Enhanced Development Standards – Lot Level
(outside of buildings)**

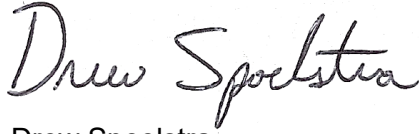
On behalf of the Ontario Federation of Agriculture (OFA), thank you for the opportunity to participate in the consultation process for ERO # 025-1101. OFA appreciates the opportunity to provide input on enhanced and green development standards outside of building envelopes. OFA is dedicated to ensuring that the agri-food sector and rural communities are considered and consulted with on issues, legislation and regulations that would impact the sustainability and growth of our farm businesses.

Farmers in Ontario benefit from a streamlined and consistent planning system. While some enhanced development standards do not apply to farms, municipalities use tools like site plan control and planning by-laws to ensure that property access, grading, drainage, landscaping, utilities and on-site services do not have negative impacts on the surrounding area or create on-site issues. Many of these topics contribute to the health and safety of farm families or affect their livelihoods. While some negative impacts are addressed by legislation external to the *Planning Act*, it is efficient for municipalities to be able to address these issues at the planning stage, rather than after structures and developments are built and remediation becomes costly.

OFA's members have also encountered situations where municipalities have required trees and other vegetation to be planted in close proximity to farmland, but without consulting with farmers on what species are compatible with their farm operations. For example, some tree species pose a greater risk of damaging agricultural tile drainage systems. OFA recommends that planning authorities consult with farmers and agricultural communities before implementing standards that could affect farm operations.

OFA appreciates the opportunity to provide our feedback and perspectives on enhanced development standards. We look forward to working with the provincial government to find policy solutions that support the agri-food sector.

Sincerely,



Drew Spoelstra
President

cc: Hon. Rob Flack, Minister of Municipal Affairs and Housing;
Hon. Trevor Jones, Minister of Agriculture, Food and Agribusiness;
Hon. Lisa M. Thompson, Minister of Rural Affairs; and the OFA Board of Directors.

This submission has been approved by OFA Board of Directors and will be posted to OFA's website: <https://ofa.on.ca/resources>.