

# Inconvenience Disclosure Statements on Real Estate Transfers in Proximity to Agricultural Operations

## A CFFO Policy Statement

**Whereas** future residents near agricultural areas should be forewarned that normal farming practices create inconveniences;

**Whereas** future residents if they have been warned at the time of purchase they will be less likely to complain about the inconveniences caused by acceptable normal farm practices;

**Whereas** these inconveniences are a part of the countryside and are not easily observable during the short period of time in which purchases are usually made

**Whereas** it is as important to disclose these inconveniences as, for example, the presence of urea formaldehyde foam insulation in a home;

### Therefore be it resolved

**That** all sellers of real estate within two kilometres of farming operations be required to provide buyers with a disclosure statement about the possible discomfort or inconvenience of normal farming practices in the area;

**That** inconvenience disclosure statements be included in all zoning information provided by municipalities for all real estate transfers within two kilometres of farming operations;

**That** CFFO propose the following disclosure statement: "It is the policy of the Province of Ontario and this community to conserve, protect, and encourage the development and improvement of agricultural land for the production of food, fiber, and other products, and also for its natural and environmental value. This notice is to inform prospective property owners or other persons or entities leasing or acquiring an interest in real property that the property in which they are about to acquire an interest lies within, partially within, adjacent to or within two kilometres of an area zoned, used or identified for farm activities and that farm activities occur in the area. Such agricultural and agri-forestry activities may include intensive operations that cause discomfort or inconveniences that involve, but are not limited to dust, noises, insects, light, odours, smoke, traffic, vibrations, operations of machinery during any 24-hour period, storage and utilization of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. One or more of these inconveniences may occur as the result of agricultural and agri-forestry activities, which are in conformance with existing laws and regulations and are acceptable normal farm practices."

**That** the Provincial Policy Statement under the Planning Act be amended to include this requirement for a disclosure statement by all sellers of real estate within two kilometres of farming operations.

*Adopted by Provincial Council  
Christian Farmers Federation of Ontario  
June 23, 2004*