

Property Value Decline and Economic Impact

Date: September 13, 2024

Summary

This report examines the negative economic consequences of the proposed LCP Quarry, specifically focusing on the decline in property values and the broader economic impact on Ramara Township. Aggregate extraction sites, such as the LCP Quarry, are widely recognized as sources of property value devaluation, largely due to the noise, dust, traffic, and other environmental disturbances they produce. Additionally, the economic impact extends beyond individual property owners, affecting the local economy, municipal tax revenues, and the long-term growth potential of the community. This analysis draws from multiple case studies, appraisals, and reports to demonstrate the adverse financial effects of the quarry on the township.

Introduction

Quarries and other aggregate extraction operations are known to negatively affect nearby property values. Factors such as noise, vibration, dust, increased truck traffic, and the industrialization of an area contribute to the decline in the desirability of residential properties near quarry sites. The proposed LCP Quarry in Brechin, which is located near several residential communities, poses a substantial risk to property values. This report analyzes the extent of this decline and explores the broader economic ramifications for the community.

Impact of Quarries on Property Values

1. Case Study Findings: Property Devaluation Near Quarries

Multiple case studies across Ontario have demonstrated the negative impact of quarries on nearby property values. According to a study by **Lansink Appraisals and Consulting**, properties within a close radius of quarry operations experience a significant devaluation. On average, homes near aggregate sites have been found to lose 20% or more of their market value due to the perceived and actual environmental and lifestyle impacts caused by the quarry [1].

Lansink's analysis of similar aggregate extraction operations indicates that residential properties in close proximity to quarries are less desirable, which drives down demand and market prices. In addition to physical disruptions, the stigma associated with living near an industrial site further devalues these properties.

2. Documented Property Value Loss in Ramara Township

The devaluation of properties near quarry sites is not hypothetical; it has already been documented in regions like Ramara Township. Real estate data in other aggregate-producing municipalities show a marked decrease in property prices when homes are located near operational quarries. In these areas, potential homebuyers are deterred by concerns about noise pollution, air quality, and increased truck traffic [2].

The **Noise Impact Assessment** for the LCP Quarry highlights that noise levels **will exceed** acceptable thresholds, further contributing to the perceived and actual degradation of the living environment for residents. This will inevitably lead to a reduction in the market value of homes, as potential buyers seek properties in quieter, less industrialized locations [3].

Wider Economic Impact on the Township

1. Reduction in Municipal Tax Revenues

Declining property values have direct implications for the local economy. As property values decrease, so do municipal tax revenues, which are a key source of funding for public services and infrastructure development. The property tax assessments for homes in proximity to the LCP Quarry

are expected to be lowered in response to the diminished market value, resulting in less revenue for Ramara Township [4]. This reduction in tax revenue will constrain the township's ability to invest in critical public services such as schools, roads, and recreational facilities. Over time, this financial shortfall could lead to a decline in the quality of services provided to the community, exacerbating the negative effects of the quarry on local residents.

2. Impact on Local Businesses and Growth Potential

The presence of the LCP Quarry could also stifle the economic growth of the region. Local businesses, especially those in tourism and recreation, are particularly vulnerable to the environmental impacts associated with quarry operations. The noise, dust, and industrial landscape created by the quarry will deter visitors, reducing revenue for local businesses that depend on tourism and outdoor activities [5].

Additionally, the stigma associated with quarries may discourage potential investors from developing residential or commercial projects in the area. This lack of investment could hinder the long-term growth potential of Brechin Village and other nearby settlements, further reducing economic opportunities for the township.

Health and Environmental Concerns Contributing to Devaluation

1. Health Risks and Perceived Quality of Life

The health risks associated with quarry operations, including exposure to particulate matter (PM2.5 and PM10), have been well documented. Studies have shown that prolonged exposure to dust and particulate matter can lead to respiratory problems and other health issues [6]. The negative perception of the health risks posed by the LCP Quarry will further reduce the appeal of properties in the area, driving potential buyers away and contributing to property value decline.

2. Environmental Degradation

Environmental concerns, including the potential contamination of local water sources and the destruction of natural habitats, will also play a role in property devaluation. The proximity of the quarry to Lake Simcoe and other natural landmarks is particularly concerning for potential homebuyers who prioritize environmental sustainability and natural beauty. The potential degradation of these natural resources will reduce the overall appeal of the region, leading to decreased property values [7].

Conclusion

The LCP Quarry will have a far-reaching negative impact on property values in Brechin and the surrounding areas. As noise, dust, and environmental disruptions increase, the desirability of residential properties will decline, leading to significant financial losses for homeowners. Moreover, the wider economic consequences, including reduced tax revenues and stifled growth potential, will further harm the township's long-term prosperity. For these reasons, the license for the LCP Quarry should be denied.

Sources:

Reference 1 – Lansink Appraisals and Consulting, 2023.

“Case Study Analyses – Diminution of Price to Residential Real Estate”

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Reference 2 - Aggregate Operations and Property Value Impacts: A Regional Review.

Aggregate Operations and Property Value Impacts: A Regional Review.

“Property Value Impacts Occasioned by Aggregate Extraction Operations”.

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Reference 3 -Noise Impact Assessment

“Noise Impact Assessment, 2023.

LCP Quarry Limited Brechin Quarry”

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“Mill Creek Stewards, The Line”

https://drive.google.com/file/d/1QX-kFBe1AQ76vinarpJdo9s2OMkVsNsi/view?usp=drive_link

Reference 5 - Economic Impact of Quarry Operations on Local Businesses, 2024.

and

Reference 7 – Environmental Impact Studies on Quarry Proximity to Water Resources

“Objection Response to Votoratim Cimentos (St Marys/CBM Application for an 800-Acre Blasting Mega Quarry Operation in the Town of Caledon”

https://drive.google.com/file/d/18S42XxkEiRuldIXM37dRCBzSGYOMeplt/view?usp=drive_link

Reference 6 - Health Risks of Aggregate Extraction: Particulate Matter Exposure.

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