The Standing Committee on General Government  
Review of the Aggregate Resources Act  
c/o Sylwia Przezdziecki and Tamara Pomanski,  
Room 1405, Whitney Block,  
Queen’s Park, Toronto, ON, M7A 1A2  

July 16, 2012  

Dear committee members;  

**Re: The **FINANCIAL IMPACTS **of Aggregate on Property Owners**  

My primary concerns and recommendations are based on the fact that the **aggregate industry is primarily an ECONOMIC activity**, pursued by wealthy corporate owners for the purpose of **PROFIT**. It is not a public service as some industry representatives would want us to believe. I do not have any problem with profit motives, and I fully understand the need for aggregates. However I do have a serious problem with **how profits are obtained in the aggregate industry**.  

My main concern is that property owners who live near these “for profit” organizations carry a huge financial burden.  

In recent years, we have become more aware of endangered species, threats to fresh water, air contamination, haul route safety, etc.... but nothing is being done to protect property owners who live next to these monstrosities.  

Aggregate is a required product that keeps our buildings going up and our roads repaired, but the cost of this product should not be subsidized by the vulnerable who happen to be unfortunate enough to live next to, or in proximity to a pit or quarry.  

There is no “fairness” or “moral value” in a Province or Country that allows a private organization to profit while taking the life savings of their neighbours.  

An example is playing itself out near me on Heart Lake Rd. with the proposed McCormick pit, owned by Blueland Farms.  

Blueland purchased the property in approximately 2004 for $1 million. Their asking price for the same property at this time is $10 million. Nothing has been done to improve the property, but there are aggregate deposits to be had. They are seeking a very nice profit of over $8 million after all factors are considered.  

In front of this property is a house that was purchased a few years ago for $539,000. (please see the attached map, and the information at the bottom of this letter)  

Based on expert real-estate opinion, this house is now, due to the pit application, considered unsellable, and in the future, this house will be worth scrap value.  

How is this homeowner to be compensated for his losses?  

Why is Blueland allowed to prosper while taking from its neighbour?
Why does this scenario produce winners and losers, instead of just winners?

It is up to this committee to ensure “FAIRNESS” in the industry.

Individual homeowners should not have to lose their life savings in order to provide the rest of Ontario with cheap gravel.

This is an injustice worthy of a Third World Nation or a Communist Dictatorship, and the last time I checked, Canada does not rate that low!

There must be “Property Value Guarantees.” bonds, forced purchases of damaged properties, etc... from the operators to protect the citizens of Ontario from this type of financial devastation.

If the Aggregate Operator cannot financially compensate the local home owners for their losses, and still make a profit, then the pit must be deemed economically unfeasible and based on our capitalist society, it would not move forward.

I hope the Committee can see the injustice that currently prevails in the ARA, and can make the changes required to protect the unprotected.

Thank you for your time.

Don MacDow
Caledon

I have included an aerial view and a map showing exactly where the McCormick Farm, or pit, will be. At the front of the red outline of the pit is a small green-bordered indentation, which is where the property I have referenced is located. The finished pit will surround this house on three sides. Would you like to purchase a home in Caledon? Cheap?