

**“Quarries are good neighbors”; “... it makes economic sense to have a quarry near your community”; “having a quarry near your town adds jobs and tax dollars, and gives the local economy a boost.”**

To prepare the East Cell for quarrying:

- Forterra plans to clear cut approximately 40 acres of greenspace containing a guesstimated 9,000 trees (see the triangular area in the picture above);
- This will require the removal of mature bushes, vegetation, and trees that are the known habitat for many animals, birds and insects, including potentially endangered or ‘at risk’ fauna and flora;
- The 40-acre forest currently provides a partial filter from the noise and dust pollution of the Central Cell, the brick processing exhaust, and the West Cell
- When these trees are destroyed this ‘filter’ will be removed
- This will surely result in both an increase in the noise level as well as the widespread proliferation of shale dust (especially the small carcinogenic particulates)
- Because of this dust and the proximity of the East Cell to the neighborhood there is a real and well-documented potential for related health issues;
- We fully anticipate this to have a negative effect on property values;
- and there will be the creation of a unique URBAN quarry in one of the last remaining open and extensive green spaces in Burlington

NO, sorry Forterra, BUT quarry owners / operators are not our kind of Good Neighbour and we are not alone in this conclusion - here are a few ‘choice’ excerpts from some of the many articles that were readily available.

**FACT – ‘SCORCHED’ EARTH POLICY** - *“Operators of pits and quarries remove virtually all vegetation, topsoil and subsoil to access the resource. In so doing, they remove any natural habitat that may have been on site, and disrupt pre-existing stream flows . . . Once the aggregate is extracted. Aggregate operations . . . are characterized by the release of significant amounts of particular matter (i.e. dust) and noise pollution from extraction and processing activities as well as smog precursors and greenhouse gases from the operation of heavy equipment and machinery.” “Ultimately, all aggregate operations have the potential for significant environmental impacts, since they require the removal of all vegetation and soil in the extraction area and have the potential to impact ground and surface water flow.”*

**FACT – NEIGHBORHOOD TRAUMA** - *“The creation of a Pit or Quarry creates apprehension in the public, which makes the property less desirable and thus diminishes the prices of neighboring property. Continuing scientific uncertainty over the adverse health consequences of a neighboring Pit or Quarry only serves to perpetuate the debilitating effect of Pits or Quarries on property prices.”.*

**FACT - DECLINING PROPERTY VALUES** – *“... the negative impacts on local property values of a new quarry operation in a community are **clear and irrefutable**. The reduction in value of properties are significant, as high as 25% or more, and are irrespective of whether a local resident sells his or her property. In extreme cases, properties dependant on wells for water can be rendered virtually worthless in the event of a total collapse of the water table. It is also important to note that these impacts are permanent.”*

In this regard, we have been in direct communications with MPAC (Municipal Property Assessment Corporation). MPAC is responsible for assessing the value of your property, a value that will be used in determining the property taxes that you pay. MPAC estimates an 9% decrease in the house values for those residents living on Westhaven Drive that back onto the quarry (the West side) and is calculated as follows:

- A 3% DECREASE since they will no longer 'border' a forest (removed by Forterra).
- An additional 6% DECREASE due to a reclassification of the forestry into Industrial Land

MPAC also estimate a 6% decrease in property value for those residents living on Westhaven Drive that do not back onto the quarry (East side) – of course, we would expect a similar 'rippling' effect of decreasing property values on the other streets in the Tyandaga neighborhood.

In other studies, the property devaluation due to 'adjacent' quarries have far exceeded the 9% drop indicated by MPAC and some have even been in the 25% range. Unfortunately, this is a 'wait and see' situation and the true house values will depend on the actual sale value – but we think it is safe to say that we would not expect house values to increase because of the quarry

**FACT – QUARRY WARNING ON TITLE** – if quarry owners are such Good Neighbors as you suggest and are so beneficial to the community why was it stipulated by the Regional Municipality of Halton in the 1998 Westhaven Drive Subdivision Agreement (see later) that a **WARNING clause** (not a **CONGRATULORY** clause) **MUST** be registered on Title advising future home buyers of the Forterra quarry operation? A **WARNING clause** that was conveniently 'HIDDEN' in a 24-page legal document – more about this later!