

Planning Committee

I am a Real Estate Broker with 45 years experience. For the last 23 years I have been involved with sales in Grey County making a specialty of handling country homes and hobby farms which have appeal to buyers from the urban areas to the south. I advertise extensively in those urban areas and therefore feel that I am qualified to comment on the reaction of potential buyers when made aware of the existence of gravel pits.

Any licensed broker or sales person has a duty to inform any potential buyer of the existence or proposed development of anything that could adversely affect the future or present value of property in which they may have expressed an interest. A very frequently asked question from a buyer is “where is the nearest gravel pit and the nearest wind turbine and are there any more planned for the area?” In almost all cases, when a pit is present or close by, the result is an instant dismissal of that property as a potential purchase.

These buyers from the city come here for the natural beauty of the area, for unobstructed views, for our rolling hills, woods and streams and lakes and our recreational facilities and for the peace and quiet of the country as an escape from city life. All of these qualities are actively promoted on the websites and in brochures and magazines put out by the county and the townships. They do not come here to be close to a gravel pit and the result is to render the neighbouring properties unsaleable or having to be sold at a greatly reduced price.

The affect on many property owners can be devastating and they should be compensated for their loss but beyond this it destroys the way of life of rural residents in the municipality and deprives city dwellers of the happiness they experience when they visit their favourite recreational and retirement area. It will also hurt the businesses that depend on these people for a large share of their income.

For the reasons outlined it is inevitable that the existence of a gravel pit has a very negative effect upon the market value and the saleability of neighbouring properties.

Sincerely,

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