

APPRAISAL REPORT
OF
INJURIOUS AFFECTION STUDY
SITE D
TOWN OF MILTON

B-887

APPRAISAL REPORT
OF
INJURIOUS AFFECTION STUDY
SITE D
TOWN OF MILTON

FOR
WEIR & FOULDS
TORONTO, ONTARIO

Prepared by
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May 5, 1988

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WEIR & FOULDS
Barristers & Solicitors
Suite 1600, Exchange Tower
P.O. Box 480
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TORONTO, Ontario
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Dear Sir:

Re: Injurious Affection Study
October 15, 1987, Section 21 Cost Estimate
Proximity Lands to Region of Halton Site D
Surrounding Lots 3 and 4, Concession 2 N.S.
Town of Milton

As requested, by the City of Burlington, I enclose herewith an injurious affection study and my estimate of the potential Section 21 cost to the Region of Halton of their acquiring Site D, having regard to the Region of Halton's Compensation Policy as set out in Final Technical Report No. 3, entitled an 'ECONOMIC ASSESSMENT' by C.N. Watson and Associated Ltd. dated June 1985 and the provisions of Section 21, 22 and 23 of the Expropriations Act.

The effective date of the value estimates is October 15, 1987.

As a result of my investigation and analysis, I estimate that the potential Section 21 cost to the Region of acquiring Site F by expropriation from injurious affection claims, will range from a low of \$486,575 to a high of \$973,150. On the assumption that only 50% of the affected owners will either pursue their claim or be successful, it is my opinion that the Section 21 cost to the Region, in this instance, will be at the low end of that range or about:-

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FIVE HUNDRED THOUSAND DOLLARS

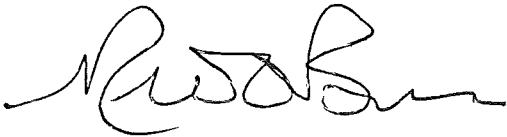
(\$500,000)

The Section 21 cost to the Region of acquiring Site D is apportioned between twenty-three properties in proximity to Site D, as per the Schedules on pages 52 and 53 in the attached report.

The attached injurious study contains the investigation made, the data utilized, the analysis of same, my conclusions, the Site D proximity properties effected, my estimate of the October 15, 1987 market value of each, where applicable, and my estimate of loss in market value to them.

Yours respectfully

DAVIS, HICKS & O'BRIEN LIMITED

A handwritten signature in dark ink, appearing to read 'R.W.O'Brien', with a stylized, flowing script.

R.W.O'Brien, A.A.C.I., S.C.V.
Ontario Land Economist

RWO:sm

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PURPOSE OF THE STUDY

The purpose of this study is to estimate the injurious affection which may be claimed under Sections 21, 22 and 23 of the Expropriations Act by reason of the proposed acquisition and development of Site D for sanitary landfill purposes

Section 21, 22 and 23 of the Expropriations Act provide as follows:-

21. A statutory authority shall compensate the owner of land for loss or damage caused by injurious affection R.S.O.1970, c. 154, s.21.

22. (1) Subject to subsection (2), a claim for compensation for injurious affection shall be made by the person suffering the damage or loss in writing with particulars of the claim within one year after the damage was sustained or after it became known to him, and, if not so made, the right to compensation is forever barred.

(2) Where the person who is injuriously affected is a minor, a mental incompetent or a person incapable of managing his affairs, his claim for compensation shall be made within one year after he ceased to be under the disability or, in the case of his death while under the disability, within one year after his death, and, if not so made, the right to compensation is forever barred. R.S.O. 1970,c.154,s.22.

23. The value of any advantage to the land or remaining land of an owner derived from any work for which land! was expropriated or by which land was injuriously affected shall be set off only against the amount of the damages for injurious affection to the owner's land or remaining lands. R.S.O.1970,c.154,s23.

The term "injurious affection" as used in this study is defined by Section 1(e) of the Expropriations Act as follows:-

(e) "injurious affection" means,

(i) where a statutory authority acquires part of the land of an owner,

(A) the reduction in market value thereby caused to the remaining land of the owner by the acquisitions or by the construction of the works thereon or by the use of the works thereon or any combination of them, and

- (B) such personal and business damages, resulting from the construction or use, or both, of the works as the statutory authority would be liable for if the construction or use were not under the authority of a statute,

and for the purposes of this clause, part of the lands of an owner shall be deemed to have been acquired where the owner from whom lands are acquired retains lands contiguous to those acquired or retains lands of which the use is enhanced by unified ownership with those acquired.

EFFECTIVE DATE

The effective date of the value estimates for the injurious affection study is October 15, 1987.

SCOPE OF THE STUDY

The appraiser was given a free hand to:-

- (1) determine the lands "injuriously affected" by the proposed landfill sites.
- (2) estimate the compensation which may be payable to adjacent owners,

Consideration of the appraisal problem led me to select a study area from properly, well managed and operated landfill sites, which had sufficient, adjacent, rural residential uses that a study could be made by comparison with other rural residential uses further removed in the same municipality, which would enable me to estimate, if and to which extent, injurious affection had occurred to the adjacent properties.

STUDY AREA SELECTED

The study area selected was that portion of the City of Scarborough and the Town of Pickering lying to the north, east and southeast of Metropolitan Toronto's Beare Road Landfill Site.

The study area selected is shown on a following map.

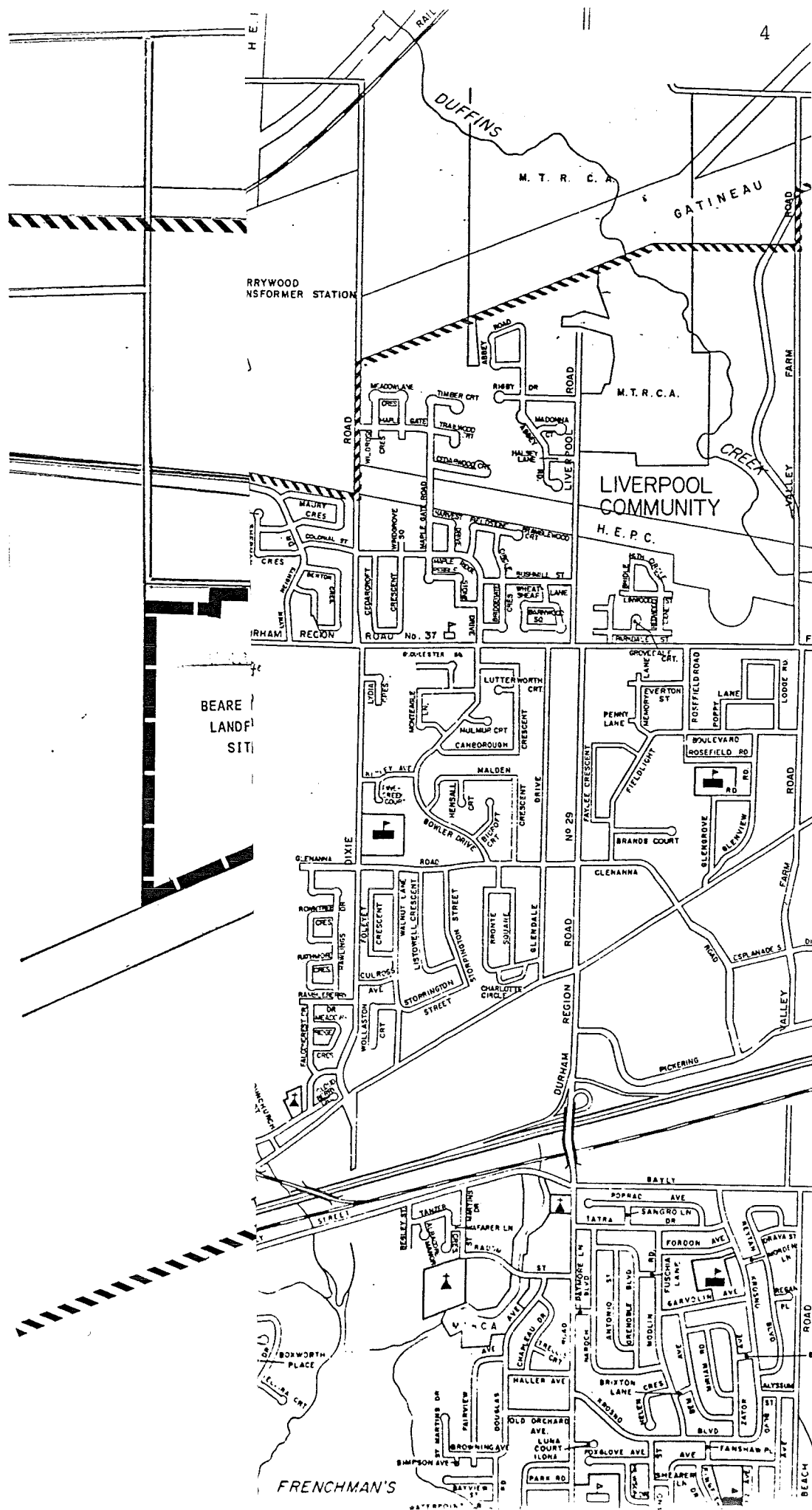
The Beare Road Landfill Site was well designed by 1973 standards with surface drainage, under drains and impermeable perched bottoms kept well above the surrounding water table. It opened November 1, 1967 and was active until closed in 1981.

The Beare Road Landfill Site is bounded on the north by Finch Avenue and two single family houses; on the east by the Pickering Town Line; on the south by an Ontario Hydro corridor and the Rouge Valley; and on the west by the C.N.R., the Rouge Valley, then the Metro Zoo and Meadowvale Road.

The study area was divided into 2 tiers for study purposes.

Tier 1 surrounded the landfill site and extended 3/4 of a mile in each direction.

Tier 2 commenced 3/4 a mile from the landfill site and encompassed the balance of the municipality.



TIME FRAME OF STUDY

The time frame selected for the study was a three year period commencing in mid-1978 and ending in mid-1981.

It was subsequently expanded, but only for the purpose of specific property injurious affection studies.

STUDY DATA

A search was made for sales of properties within the selected time frame. The study identified 211 sales in the selected time frame initially thought to be of some assistance. These sales were charted in date order according to selected value ranges. Those in Tier 1 of the study area, that is, those in the area within 3/4 of a mile of the landfill site, were charted as Sales A1 to A17 on Chart 'A' which is contained next. Those distant 3/4 of a mile or more from the landfill site were charted as Sales 1 to 194 on Chart 'B' which follows Chart 'A'.

A history of building permits was obtained for the Tier 1 lands over the time frame 1970 to 1985 to determine the effect of an active landfill site on building activity. This history is contained on a chart later in this study.

In addition a search was made for sales and resales of Tier 1 and Tier 2 properties in order to compare their increment in sale prices with a market average. This analysis is contained on a chart later in this study.

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CHART A

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CHART B

CHART A TIER 1 SALES

Sale	Date	Sale Price	Address	Constr	Style	Lot Size	Rooms	Bdrms	Bthrms	Drive	Garage
A1	79-08-15	\$55,000	1748 Pinegrove Rd.	Aluminum	Bung	128*286 R91.09	5	2	1	Circ	nil
A2	79-05-18	\$69,900	1794 Woodview Ave	Fieldstone		112*500	7	3	1	P	FAC
A3	79-05-14	\$70,000	1792 Woodview Ave	Brick\Alum	Bung	53*425	6	3	1	P sing	dbble det
A4	79-01-19	\$86,000	118 Twin Rivers Dr	Brick	Backsplit	50*187	9	4	2	dbble	dbble
A5	79-03-05	\$87,000	1787 Woodview Ave	Brick\Alum	Sidesplit	75*200	8	3-4	2	dbble	dbble
A6	80-11-06	\$63,000	75 Finch Ave	Wood	Bung	75*423	5	2+1	1	P	nil
A7	80-03-20	\$63,900	1839 Woodview Ave	D1	A	50*373	4+	2	1	P	nil
A8	80-07-31	\$75,000	1828 Pinegrove Ave	Br, Alum sid; Ced		100*273	5+	3	1	P	dbl-nt fn
A9	80-08-25	\$95,000	1861 Pinegrove Ave	FD	A	100*200	5	2	1	P	det
A10	80-07-09	\$117,000	1790 Pinegrove Ave	D4	A	100*274	9	4	2	Circ P	sing
A11	80-09-03	\$96,000	133 Finch Ave	Stucco	2 storey	75*300	7	3	2	P	dbble att
A12	80-09-19	\$119,000	1806 Pinegrove Ave	Brick	Bung	100*274	6+1	3	3	P	dbble att
A13	81-03-18	\$69,000	1765 Woodview Ave	Alum sidng	2 storey	50*417	9	3+	1	P	Car Port
A14	81-04-22	\$82,000	RR#1, Finch Ave E. Lt 2 Con 3 Scarboro	Alum	Bung	100*146	4	2	1	P	dbble det
A15	81-04-13	\$90,000	1776 Woodview Ave	Brick\Alum	2 storey	50*425	8	4	1	P paved	nil
A16	81-06-03	\$99,000	1792 Woodview Ave	Brick\Alum	Bung	53*425	7	3	2	P	dbble det
A17	81-05-11	\$158,000	1873 Woodview Ave	Brick	Side split	170*100	6+1	3	3	P	dbble att

SALES 78 Range \$45,000 - \$56,000

Subject #	Date	Sale Price	Address	Constr	Style	Lot Size	Rooms	Bdrms	Bthrms	Drive	Garage
1	78-10-11	\$47,500	1915 Denmar Rd U115	Brick Condo	T.H. 3 lev	As\Deed	7	3	2	P paved	sing
2	78-10-12	\$50,135	1350 Brands Ct	Tri-level		22*110	7	3	2	sing	sing
3	78-10-13	\$45,500	679 Front Rd	Alum siding	Bung	25*145	4	1+	1	mutual	sing
4	78-10-16	\$55,000	721 Kingfisher Dr	Brick	Semi-det	35*100	8	3	2	P	nil
5	78-10-19	\$52,900	965 Oklahoma Dr	Brick\ Mansv	Semi-det	35*100	6	3	1	P paved	nil
6	78-11-02	\$56,000	894 Douglas Ave	Brick\ Backsplit		54*134	6	3	1	P	sing
7	78-11-06	\$55,900	1947 Memory Lane	Brick	2 storey	22*110	6	3	2	P paved	sing att
8	78-11-14	\$48,000	1471 Highbush Tr	Alum siding	Bung	50*133-S	4	2	1	P	sing
9	78-11-15	\$50,000	866 Reytan Blvd	Brick	Semi-det	35*100	6	3	1	P paved	nil
10	78-11-16	\$47,900	401 Rougemount Dr		Bung	67*131	4	2	1	P	nil
11	78-11-21	\$52,500	1465 Old Forest Rd	Alum siding	Bung	54*272-S	5		1	mutual	nil
12	78-11-22	\$54,000	818 Naroch Blvd	Fieldstone	Bung	45*100	7	4	2	P paved	Car-port
13	78-12-05	\$53,900	1645 Dreyber Crt	Brick	T.H. 2 lev	39*121	7	4	3	paved	sing
14	78-12-05	\$53,000	1374 Tatra Rd	Brick & sid	2 storey	34*100	6+RR	3	3	P paved	Car-port
15	78-12-06	\$53,500	1953 Memory Lane	Brick	2 storey	22*110	6	3	2	P paved	sing att

SALES 79 Range \$50,000

Subject #	Date	Sale Price	Address	Constr	Style	Lot Size	Rooms	Bdrms	Bthrms	Drive	Garage
16	79-06-11	\$49,900	403 Sheppard Ave	Clapboard	Bung	55*158	4	2	1	P	no

SALES 79 Range \$66,000 - \$75,000

Subject #	Date	Sale Price	Address	Constr	Style	Lot Size	Rooms	Bdrms	Bthrms	Drive	Garage
17	79-01-06	\$74,000	862 Batory Ave	Brick\	Bung	55*100	8	4	2	P	sing att
18	79-01-10	\$75,000	1243 Glenanna Rd	Br to Ced Sidesplit	D	47*134 *129 irr	7	3	3	P gravel	sing att
19	79-01-19	\$69,000	909 Vistula Dr	Brick 2 storey	D	50*100	7+1	4	2	dbel	sing
20	79-01-26	\$74,500	933 Vistula Dr	Brick\ Backsplit	D	60*100	8	4	2	gravel	Car port
21	79-02-02	\$66,000	1310 Broadview Ave	Brick	Bung	50*100	6+3	3+1	1	P paved	Car port
22	79-02-02	\$69,000	1738 Shadybrook	Br to Ced Backsplit	D	47*162	6	3	2	paved	sing att
23	79-02-12	\$74,000	823 Sheppard Ave	Br\Stn\Wd Sidesplit	D	80*108	8+	3	2	paved sng	sing att
24	79-02-14	\$71,900	1813 Bronte Sq	Br to Ced 2 storey	D	45*123	7	3	3	P	sing att
25	79-02-15	\$67,000	1752 Listowell Cres	Br to Ced	D	As\Deed	8	4	2	P paved	sing
26	79-02-23	\$74,000	1723 Shadybrook	Br to Ced Sidesplit	D	F59*112 R30.3	6	3	2	paved dbl	sing att
27	79-03-15	\$74,500	1946 Liverpool Rd	Blk Mason	Bung	84*178	6+3	3+1	2	P	sing att
28	79-03-22	\$70,000	1752 Meadowview Ave	Brick link 2 storey	O	32.5*110	7	4	3	P	B\I sing
29	79-03-26	\$68,500	910 Naroch Blvd	Brick	Bung	50*100	6	3	2	p	nil
30	79-04-11	\$70,900	1948 Faylee Cres	Br to Al Backsplit	Semi-D	As\Deed	8	4	3	P paved	sing att
31	79-04-24	\$66,500	1307 Broadview Ave		Bung	50*100	6+2	3	1	P	CIT
32	79-04-26	\$69,000	720 Leaside St	Brick	Bung	52*102	6	3	2	paved dbl	sing att

33	79-04-27	\$72,400	454 Toynevale Rd	Brick	Bung	50*603	6+2	3	2	dbl paved	Car port
34	79-05-01	\$66,000	1183 Finch Ave	Brick	Bung	60*150	6+2	2+1	1	P paved	sing att
35	79-05-11	\$71,000	502 Broadgreen St	Brick 2 storey	D	85*100	6	3	3	P gravel	sing att
36	79-05-15	\$73,000	820 Sanok Dr		D	50*100	8	4	2	P paved	sing att

SALES 79 Range \$66,000 - \$75,000

Subject #	Date	Sale Price	Address	Constr	Style	Lot Size	Rooms	Bdrms	Bthrms	Drive	Garage
37	79-05-29	\$71,000	1825 Fairport Rd	Br & Stn	Bung	50*420	6+	3+1	2	P	Fac
38	79-06-05	\$67,900	32 Davidson Rd		D Bung Centr hall	110*198	6	3	2	P paved	att B\way
39	79-06-06	\$70,500	1442 Parkham Cres	Br & AngSt	D Bung	50*100	6+2	3+	2	P	sing
40	79-07-16	\$67,000	1850 Glendale Dr	Alum	Bung	75*200	6	2	1	P paved	sing att
41	79-07-24	\$72,000	800 Sanok Dr	Brick raised	Bung	46*100	8	4	2	dbled	dbled
42	79-07-26	\$69,500	1950 Faylee Cres	Br to Alum Backsplit	Semi D	As\Deed	8	4	3	P	sing att
43	79-07-30	\$69,500	817 Helen Cres	Br to Alum	2 storey	50*101	7	4	2	paved	sing att
44	79-07-31	\$69,000	248 Cherrywood Ave		Bung	110*198	5+3	2	1	P	sing det
45	79-07-31	\$72,300	942 Vistula Dr	Brick	2 storey ravine lot	60*120	8	4	2	P	sing att
46	79-08-03	\$68,900	908 Lynx Ave	Br Veneer	Bung	50*100	6+2	3	2	P paved	sing att
47	79-08-15	\$73,900	729 Breezy Dr	Brick & siding	2 storey	50*100	7+1	4	2	1 1/2 paved	sing att
48	79-08-20	\$70,500	609 Creekview Cir	Mnsrd roof	2 storey link	35*100	8	4	3	P paved	sing att
49	79-08-21	\$73,000	834 West Shore Blvd	Brick Sidesplit	D	50*110	8+1	4	2	dbl paved	dbled
50	79-08-22	\$66,500	716 Cobblers Crt	Br\Ced Backsplit		46.8*117.3	6	3	2	P	sing att
51	79-08-22	\$71,000	858 Taplin Dr	Alum sid	Bung	75*189	4+2	2+1	1	paved	sing att

52	79-08-24	\$66,000	465 Sheppard Ave		Bung	100*306	4+	2	1	P	FAC
53	79-09-05	\$75,000	688 Alderwood Pl	Brick	Bung	irreg Pie shape	5	3	2	P sing to dble	sing att
54	79-09-06	\$66,000	955 Essa Cres	Brick	Bung	55*100 irreg	6+	3	1	P	sing
55	79-09-11	\$66,375	1877 Una Rd	Br & Ced 2 storey	Semi D	32.5*115 irreg	7	3	2	P paved	sing att
56	79-09-21	\$74,300	311 Sheppard Ave	Brick\Alum	Bung	90*90	7	4	3	dbble	dbble
57	79-10-04	\$68,000	874 West Shore Blvd	Brick Backsplit	D	50*100	7+	4	2	P paved	sing att
58	79-10-15	\$66,500	937 Vistula Rd	Br\Ang st	Bung	60*100	6+RR	3	2	P paved	sing att
59	79-10-15	\$70,000	410 Finch Ave	Fieldstone	Bung	112*500	4	2	1	P gravel	sing det
60	79-11-02	\$71,000	609 Creekview Cir	Mnsrd roof2 storey link		35*100	8	4	3	P paved	sing att
61	79-11-09	\$74,000	737 Yeremi St	Brick	Bung	50*100	7+	3+	2	P paved	Car port
62	79-11-20	\$69,000	543 Rougemount Dr	Brick	Bung	50*432	6	3	2	P paved	sing att
63	79-12-03	\$66,900	2340 Heska Rd	Br stucco	D	99*154	5	3	2	paved	sing det
64	79-12-07	\$71,100	1906 Liverpool Rd	Brick	D	84*178.6	6	3	1	P	sing att

SALES 79 Range \$82,000 - \$87,000

Subject #	Date	Sale Price	Address	Constr	Style	Lot Size	Rooms	Bdrms	Bthrms	Drive	Garage
65	79-02-21	\$84,000	1893 Sprucehill Rd	Br to Pine Sidesplit	D	50*157	7	3	3	P	sing att
66	79-02-21	\$83,000	1745 Walnut Lane	Br & Ced	D	50*142 *134 irr	8	4	3	dbble	dbble att
67	79-02-22	\$82,000	1983 Guild Rd	Br\Stn\Al Sidesplit	D	51*185	7	3	3	dbble gravel	dbble
68	79-02-23	\$84,800	1784 Meadowview Ave	Brick 2 storey	D	13.7*35.1	9	4	3	P	dbble att
69	79-05-01	\$86,250	1726 Bronte Sq	Br\shing 2 storey	D	55.7*121.2 irreg	8	4	3	P bricked	sing att

70	79-05-15	\$85,000	1749 Walnut Lane	Br\Ced 2 storey	D	62.5*125 irreg	8	4	3	dbl paved	dbled
71	79-05-15	\$82,000	120 Woodview Ave	Brick	Bung	83*175	7	2	2	P	no
72	79-05-18	\$83,500	1865 Malden Cres	Br\Ced	D	45*110	8	4	3	dbl paved	Fac
73	79-06-21	\$85,000	1799 Storrington St	Br\Ced 2 storey	D	As\Deed	8	4	3	dbl paved	dbled
74	79-07-16	\$85,000	840 Sheppard Ave	Johns Man siding	2 storey duplex	90*154.6	10+	4	3	E-dble	1 1/2 att
75	79-08-01	\$85,000	1449 Highbush Tr	Br\Alum 2 storey	D	92*147S	8	4	3	P	sing att
76	79-08-13	\$83,900	1888 Bowler Dr	Brick Sidesplit	D	As\Deed	7	3	3	sing paved	sing att
77	79-08-23	\$86,100	535 Rougemount Dr	Ranch Styl	Bung	100*432	8	3	2	P	sing
78	79-09-18	\$84,000	1913 Rosefield	Br -5 lev Backsplit	D	45*105	11	4+	3	P paved	dbled
79	79-10-17	\$84,000	940 Bayshore Crt	Br\Alum 2 storey	D	51*110	8	4	2	dbl paved	dbled att
80	79-11-07	\$85,000	1108 Monteagle Lane	Brick Sidesplit	D	As\Deed	7	3	3	dbled paved	sing att
81	79-11-16	\$83,900	410 Toyneville Rd	2 storey	D	50*115	8	4	2	P	sing

SALES 80 Range \$52,000 - \$54,000

Subject #	Date	Sale Price	Address	Constr	Style	Lot Size	Rooms	Bdrms	Bthrms	Drive	Garage
82	80-02-01	\$54,000	809 Zator Ave	Br & sid	Semi-D	35*100	6	3	1	sing paved	nil
83	80-02-15	\$54,000	1400 Everton St	Brick	2 storey	31*100	7+	4	3	p	sing att
84	80-03-20	\$52,500	1055 Dunbarton Rd		D Frontsplit irreg	75.5*122	6	2+	2	P	sing det
85	80-05-05	\$52,900	825 Bem Ave	Brick	D	52*100	5	3	1	P	nil
86	80-06-10	\$52,000	459 Sheppard Ave		Bung	50*307	4	2		P	sing det
87	80-06-17	\$52,500	1370 Everton Ave	Brick	Semi-D	31*100	6	3	2	P	sing att
88	80-07-28	\$53,900	1284 Ilona Pk	Brick	Bung	36.6*96	6+1	3	1	P	nil
89	80-10-18	\$53,000	721 Victory Dr	Wood	Bung	50*120	6	3	1	P	sing det

Range \$62,000 - \$65,000

Subject #	Date	Sale Price	Address	Constr	Style	Lot Size	Rooms	Bdrms	Bthrms	Drive	Garage
90	80-01-22	\$63,500	752 Edgewood Rd	Br & Wood	Semi-D	32*113	7	4	2	P	sing att
91	80-01-22	\$64,000	1289 Ilona Rd	Brick & Alum sid	2 storey	50*100	7+1	4	2	P	nil
92	80-03-13	\$64,000	733 Hillcrest Rd	Brick	Bung	50*110	6+	3	2	P	Carport
93	80-03-21	\$64,000	867 Sanok Dr	Brick	Bung	50*100	6+4	3	1	P	sing att
94	80-03-28	\$64,000	1890 Hendall Court	Br & Wood	D	30*120.5	6	3	2	P	sing att
95	80-04-01	\$63,000	1350 Poprad Ave	Brick	Bung	As\Deed	6+2	3	2	P	Carport
96	80-04-02	\$63,500	1743 Meadowview Ave	Br & Wood	2 storey	108*30F *40R	7	4	2	P	sing att
97	80-04-16	\$62,500	1767 Foleyet Cres	Br & Wood	2 storey	As\Deed	6+	3	2	P	sing att
98	80-04-25	\$62,500	1123 Culross Ave	Cedar	2 storey Sidesplit	27*105 irreg	6	3	2	sing att	sing att
99	80-05-05	\$62,500	1996 Bowler Dr	Brick	2 storey Sidesplit	30*105	7	4	2	sing att	sing att
100	80-05-21	\$63,000	731 Balatan Dr	Brick	Bung	50*100	6+	3	1	P	nil
101	80-06-03	\$62,500	863 Chapleau Dr	Brick	Bung	50*97.6	7	4	2	P	Carport
102	80-06-05	\$63,500	562 Stonebridge Lane	Brick Alum sid	D Link	35*100	7	3	2	P	sing att
103	80-06-13	\$63,000	1611 Alwin Cir	Brick	2 storey	22*100	6+2	3	3	P	sing det
104	80-06-20	\$63,900	1808 Listowell Cres	Br & Wood	D Sidesplit	33*115	6	3	2	P	sing att
105	80-07-03	\$62,800	1821 Walnut Lane	Br & Wood	D Sidesplit	30*115	6	3	2	P	sing att
106	80-07-09	\$63,000	1759 Appleview Rd	Alum sid	Bung	50*436	6+2	2+1	1	P	nil
107	80-07-09	\$62,500	1125 Culross Ave	Brick	2 storey	32*105	6	3	2	P	sing att
108	80-07-23	\$63,500	1920 Memory Lane	Brick	Semi-D 3 storey	32*128	8	4	2	P	sing att
109	80-09-16	\$63,000	881 Douglas Ave	Brick	Bung	50*100	5	3	1	P	Carport

Range \$62,000 - \$65,000

Subject #	Date	Sale Price	Address	Constr	Style	Lot Size	Rooms	Bdrms	Bthrms	Drive	Garage
110	80-09-29	\$63,000	631 Stonebridge Lane	Brick & Alum sid	D link	32.5*108	7	4	2	P	sing att
111	80-10-25	\$64,000	917 Krosno Blvd	Alum siding	Backsplit	50*100	5+	3	1	P	nil
112	80-11-26	\$62,900	1794 Foleyet Cres	Semi Brick & Cedar	Semi-D 2 storey	30*100	6+2	3	1	P	sing att
113	80-12-18	\$63,000	1967 Bowler Dr	Br & Ced	2 storey cluster	31*100	6+2	3	2	P	sing att
114	80-12-18	\$62,500	1651 Dreyber Court	Br & Ced	2 storey	26*100	6	3	2	P	sing att
115	80-12-31	\$62,300	1791 Listowell Cres	Br & Wood	2 storey link	30*115	7	3+1	2	P	sing att
116	81-01-07	\$63,750	1313 Luna Cir	Brick	Semi-D 2 storey	30*92	6	3	2	P	sing att
117	81-01-23	\$63,800	1109 Culross Ave	Br & Wood	2 storey	30*105	7	4	2	P	sing

Range \$72,000 - \$77,000

Subject #	Date	Sale Price	Address	Constr	Style	Lot Size	Rooms	Bdrms	Bthrms	Drive	Garage
118	80-01-24	\$74,850	928 Cecylia Court	Brick	Bung	42*98 *130	6+	3+	2	P	dble att
119	80-01-24	\$74,500	1305 Wharf St	Br & Wood	D 2 storey	50*98	8	4	2	P	sing att
120	80-03-28	\$72,250	940 Cecylia Court	Br & Wood	D 2 storey	50*100	8	4	2	P	sing att
121	80-04-30	\$77,000	138 Woodview Dr.	Alum	Bung	72*456	6	3	1	P	no
122	80-05-23	\$72,000	798 Westshore Blvd	Br & Alum	D 2 storey	50*110	10	4	2	P	sing att
123	80-06-17	\$72,500	724 Breezy Dr	Mixed	D Backsplit	52.4*118	6+2	3+1	2	P	Carport
124	80-07-17	\$75,000	558 Creekview Cir	Brick	2 storey link	34.6*126.6	8	4	3	P	sing att
125	80-08-05	\$76,000	941 Vistula Dr	Br & Alum	D 2 storey	60*100	7	4	2	P	sing att
126	80-09-03	\$75,000	836 Moretta Dr	Brick	D Backsplit	55*101	6+1	3	2	P	Carport

127	80-09-05	\$75,000	1924 Parkside Dr	Brick	2 storey	32.9*107	7	4	2	P	sing att
128	80-10-20	\$73,000	885 Vicki Dr	Brick	Bung	50*100	6	3	1	P	sing att
129	80-10-28	\$75,000	1439 Old Forest Rd		D	100*237	7	3	1	paved	nil
130	80-12-11	\$72,000	418 Sheppard Ave	Brick	Bung	58*152	5	3	2	P	sing att
131	81-01-09	\$77,000	701 Hillcrest Rd	Brick	2 storey	67.5*85	7	4	3	P	db le att
132	81-01-16	\$72,000	809 Oliva St	Brick	Bung	50*100	5+3	3	2	P	Carport
133	81-01-20	\$72,500	1884 Rosefield Rd	Brick	Semi D Backsplit	27.6*109	10	4	3	P	sing
134	81-01-21	\$74,000	617 Stonebridge Lane	Br & Alum	2 storey link	32.5*108	7+1	4	2	P	sing att
135	81-01-23	\$72,500	1356 Poprad Ave	Brick	D Backsplit	50*150	6+3	3	2 + sauna	P	Carport
136	81-01-27	\$74,000	838 Bem Ave	Brick	Bung	50*118	6+4	3+1	2	P	nil
137	81-01-29	\$73,500	1560 Geta Cir	Br & Wood	2 storey link	30*100	6+	3	3	P	sing att
138	81-01-30	\$73,000	1632 Dreyber Court	Br & Alum	2 storey	26.4*174 irreg	7	4	3	P	sing att

Range \$95,000 - \$105,000

Subject #	Date	Sale Price	Address	Constr	Style	Lot Size	Rooms	Bdrms	Bthrms	Drive	Garage
139	80-01-24	\$96,500	778 Millbank Rd	Brick	D 2 storey	45*115	8	4	3	P	dbble att
140	80-03-21	\$96,000	1792 Eastbank Rd	Brick	D 2 storey	50*115 irreg	7	4	3	P	dbble att
141	80-05-15	\$96,500	1197 Canborough Cres	Brick	D 2 storey	41*130	8+	4	4	P	dbble att
142	80-05-26	\$94,500	791 Millbank Rd	Brick	D 2 storey	45*110	8	4	3	P	dbble att
143	80-07-14	\$96,000	1792 Eastbank Ave	Brick	D 2 storey	50*115 irreg	7	4	3	P	dbble att
144	80-09-03	\$96,000	1790 Meadowview Ave	Brick	D 2 storey	53.4*115	8	4	3	P	dbble att
145	80-09-03	\$96,000	133 Finch Ave	Stucco	2 storey	75*300	7	3	2	P	dbble att
146	80-09-25	\$94,900	Glenview Rd Lt 07	Brick	D Sidesplit	50*143	7	3	3	P	dbble att
147	80-12-18	\$95,000	1952 Lodge Rd	Brick	D Backsplit	37.7*189	8	4	3	P	dbble att
148	81-01-09	\$95,000	Liverpool Rd Lt 30	Brick	D 2 storey	50*100	7	3	3	gravel	dbble att
149	81-01-20	\$94,900	1964 Sprucehill Rd	Brick	D	113*51.5	8	3+	2	P	dbble att

Range \$117,000 - \$119,000

Subject #	Date	Sale Price	Address	Constr	Style	Lot Size	Rooms	Bdrms	Bthrms	Drive	Garage
150	80-03-24	\$118,000	1990 Sprucehill Rd	Brick	D Sidesplit	51*105-S *117-N	7	3	3	P	dbble att
151	80-10-30	\$116,000	W/S Brock Road Lt 19 Con 2	Fieldstone	D	As\Deed	7	3+	1	P	dbble att
152	80-11-11	\$120,000	1722 Finch Ave	Br & Wood	Bung	108*345	7	3	2	P	dbble det

Range \$125,000 - \$130,000

Subject #	Date	Sale Price	Address	Constr	Style	Lot Size	Rooms	Bdrms	Bthrms	Drive	Garage
153	80-11-28	\$127,000	116 Woodview Ave	Brick	Bung	83*245 232	9	3+	1	P	dbble att
154	80-12-18	\$130,000	1760 Appleview Rd	Br & Wood Cobblestone	2 storey	50*406	7	3+1	2	P	dbble att

SALES 81 Range \$68,000 - \$70,000

Subject #	Date	Sale Price	Address	Constr	Style	Lot Size	Rooms	Bdrms	Bthrms	Drive	Garage
155	81-02-11	\$68,000	1803 Fairport Rd	Wood	Bung D	87*420	4+1	2+1	1	P	dble det
156	81-02-13	\$69,000	1332 Poprad Ave	Brick	2 storey	50*150	7	4	2	P	Carport
157	81-03-02	\$68,900	837 Breda Ave	Brick	Sidesplit	56*100	6+2	3+1	1	P	nil
158	81-03-04	\$69,500	1870 Bicroft Cres	Br & Wood	Semi-D	28.7*146	6	3	2	P	sing att
159	81-03-04	\$68,000	848 Chapleau Dr	Br & Alum	Sidesplit	55*100	8	4	2	P	Carport
160	81-03-06	\$69,500	718 Edgewood Rd	Br & Wood	2 storey	32*110	7	4	2	P	sing att
161	81-03-09	\$68,000	862 Antonio St		Bung	50*100	5+	3+	3	P	nil
162	81-03-09	\$68,000	1311 Commerce St	Brick	2 storey D	59.8*90	7	4	2	P	sing att
163	81-03-09	\$70,000	847 Mariam Rd	Brick	Backsplit	50*100	6	3	1	P	Carport
164	81-03-12	\$70,000	1310 Luna Court	Br & Alum Sidesplit	Semi-D 5 lev	50*100	6	3	1	P	Carport
165	81-03-16	\$69,500	1762 Bronte Sq	Br & Wood	2 storey Semi-D	35.5*155.5 irreg	6	3	3	P	sing att
166	81-03-18	\$69,000	1768 Listowell Cres	Br & Wood	2 storey Semi-D	32*110	6	3	2	P	sing att
167	81-04-03	\$68,900	845 Modlin Rd	Brick	2 storey Semi-D	35*117	6	3	2	P	Carport
168	81-05-03	\$69,900	1475 Drava St	Brick	Bung	35*100	6	4	2	P	nil

Range \$89,000 - \$90,000

Subject #	Date	Sale Price	Address	Constr	Style	Lot Size	Rooms	Bdrms	Bthrms	Drive	Garage
169	81-02-04	\$90,000	1813 Bronte Sq		Sidesplit	35.5*155.5	6	3	3	P	sing att
170	81-03-20	\$89,000	804 Batory Ave	Brick & Alum sid	Backsplit D	50*100	7+2	4	2	P	sing att
171	81-03-30	\$90,000	685 Westshore Blvd	Br & Alum	Backsplit Semi-D	30*214.7	9	4	3	P	sing att
172	81-04-09	\$90,000	1864 Applevue	Brick	1 1/2 storey	75*420	8	5	1	P	dbt det
173	81-04-16	\$89,900	1784 Walnut Lane	Br & Wood	2 storey Semi-D	30*110	6	3	2	P	sing att
174	81-04-27	\$90,000	914 Marinet Cres	Brick	Bung	35*102 *71	6	3	2	P	sing att
175	81-04-28	\$89,500	654 Annland St	Br & Alum	Backsplit	55*100	8	4	2	P	dbt det
176	81-05-15	\$90,000	822 Zator Ave	Brick	Sidesplit	As\Deed	7	4	2	P	nil
177	81-05-21	\$89,000	1753 Foley Court	Br & Wood	2 storey Semi-D	30*115	6	3	2	P	sing att
178	81-07-24	\$90,000	1218 Gloucester Sq	Br & Alum	2 storey link	30*110	8	3	3	P	sing att

Range \$98,000 - \$103,000

Subject #	Date	Sale Price	Address	Constr	Style	Lot Size	Rooms	Bdrms	Bthrms	Drive	Garage
179	81-01-12	\$101,000	118 Woodview Ave	Brick	Bung	83*irreg	6+2	3+1	2	P	dbt att
180	81-04-09	\$103,000	94 Croach Cres	Br & Wood	2 storey Semi-D	30*160	7+	3	3	P	sing att
181	81-04-22	\$102,000	1748 Bronte Sq	Br & Alum	2 storey	50*120	7	3	3	P	sing att
182	81-04-29	\$99,500	1946 Liverpool Rd	Con block Alum	Bung	84*178	6	3+1	2	P	dbt
183	81-05-12	\$101,000	745 Lublin Ave	Brick	Bung	50*150	6+1	3	2	P	sing det
184	81-05-29	\$98,000	429 Rougemount Dr	Brick	Sidesplit	80*180	8	4	2	P	1 1/2 att
185	81-06-08	\$99,000	571 Stonebridge Lane		2 storey link	32.5*107.7	7+1	3	2	P	sing att
186	81-07-28	\$100,000	1084 Moorelands Cres	Br & Alum	2 storey link	38*101	6	3	3	P	sing att

Range \$119,000 - \$122,000

Subject #	Date	Sale Price	Address	Constr	Style	Lot Size	Rooms	Bdrms	Bthrms	Drive	Garage
187	81-02-04	\$120,000	119 Woodview Ave	Stucco & Fieldstone	sidesplit	72*300	7	3	2	circ paved	dbled att
188	81-02-26	\$119,000	475 Oakwood Dr	Brick	Backsplit	50*183.5	9	3+1	2	P dble	dbled att
189	81-03-18	\$120,000	709 Victory Dr	Brick	Backsplit	50*120	8	4	4	P	dbled att
190	81-03-27	\$120,000	505 Petticoat Lane	Brick	2 storey	50*100	11	4+1	4	P	dbled att
191	81-04-03	\$120,000	1948 Lodge Rd	Brick	Backsplit D	As\Deed	8	4	3	P	dbled
192	81-05-14	\$120,000	714 Cobblers Court	Br & Wood	Bung	46.8*117.3	6+	3+	3	P	sing att
193	81-06-24	\$122,000	475 Toyneville	Br & Wood	2 storey	52*100	8+	4	3	P	dbled att

Range \$155,000 - \$160,000

Subject #	Date	Sale Price	Address	Constr	Style	Lot Size	Rooms	Bdrms	Bthrms	Drive	Garage
194	81-04-03	\$155,000	1957 Whites Rd	Brick	Bung	250*177	6+	3	1	P	dbled

INITIAL ANALYSIS

The Tier 1 and 2 sales were mapped according to year and externally inspected. This initial inspection enabled me to make a broad value comparison on the basis of value range and date of sale. This broad comparison indicated no apparent value differential between Tier 1 and the Tier 2 sales.

The initial broad comparison and discussion with those Tier 1 property owners approached indicated no apparent loss in value by reason of the proximity of an active landfill site.

43 Tier 2 sales, more comparable to the Tier 1 sales under study were selected for further analysis. They are identified by underlining on Chart B.

BUILDING PERMITS

The following charting of building permits within the Tier 1 area indicates that in the 11 years between 1970 and the landfill site closing in 1981, 41 single family residences were built in Tier 1 proximity to an active landfill site being at the rate of 3.7 per year.

In the four years following the closing of the landfill site 9 single family residences were built in Tier 1 proximity to the now closed landfill site being at the rate of 2.25 per year.

The presence of an active landfill site did not have any effect on the building of custom homes in Tier 1 proximity to it.

BUILDING PERMITS 1970 TO 1985 IN TIER 1 PROXIMITY

			Lot	Con/ Plan
1970				
135 Finch Ave	SFD & 2GAR	06/70	E1/2 14	329
1762-1764 Pinegrove Ave	"	07/70	9	410
1836 Woodview Ave	SFD & GAR	12/70		
1990-2000 Woodview Ave	SFD & 2GAR	12/70		
1971				
121 Twyn Rivers Dr	SFD & 2GAR	08/71	6	434
1794-1796 Twyn Rivers Dr	"	12/71	16	410
1972				
118 Twyn Rivers Dr	SFD & GAR	04/72	2	82
N/S Sheppard Ave	SFD	06/72	7	282
Pinegrove Ave	SFD & 2GAR	07/72	22	410
1787 Woodview Ave	"	07/72		
N/S Sheppard Ave	SFD	08/72	7	282
1854-1856 Pinegrove Ave	SFD & 2GAR	10/71	30,31	410
1854 Woodview Ave	SFD & GAR	12/71		
1973				
1873 Woodview Ave	"	05/73		
1806 Pinegrove Ave	SFD	08/73	19	410
1974				
1906-1916 Woodview Ave	SFD	05/74		
1952 Woodview Ave	"	07/74		
N/S Sheppard Ave	"	07/74	PT 4&5	282
1780 Woodview Ave	"	08/74		
1975				
1775 Pinegrove Ave	SFD	04/75	PT 3	282
1839 Pinegrove Ave	SFD & GAR	08/75	6	282
1812 Pinegrove Ave	SFD	09/75	20	410
1768 Pinegrove Ave	"	11/75	11&N1/2 10	410
1770 Pinegrove Ave	"	11/75	N1/2 11 PT 2	410
1976				
N/S Sheppard Ave	SFD	02/76	W1/2 4	410
N/S Sheppard Ave	"	02/76	E1/2 4	410
1772 Pinegrove Ave	"	03/76	11&N1/2 10	410
136 Twyn Rivers Dr	SFD & GAR	06/76	1	282
1790 Woodview Ave	SFD	10/76		
82 Twyn Rivers Dr	"	11/76	3	410
1977				
N/S Sheppard Ave	SFD	07/77	PT 2 LT 1	282
141 Finch Ave	SFD & GAR	08/77	14	329

1978-1980

N/S Twyn Rivers Dr	SFD & 2GAR	06/78	1	282
1784 Woodview Ave	"	07/79		
244 Twyn Rivers Dr	"	05/80	17	40R-4767
1959 Woodview Ave	Foundation	08/80		
	Complete	09/80		

1981

1803 Woodview Ave	SFD & 2GAR	04/81		
228 Twyn Rivers Dr	SFD & GAR	06/81	13	40R-4767
Pinegrove Ave	SFD & 2GAR	06/81	3	282
240 Twyn Rivers Dr	SFD & GAR	07/81	16	40R-4767
1753 Woodview Ave	SFD & 2GAR	12/81		

1982

1815 Pinegrove Ave	SFD	10/82	PT 2 LT 5	282
50 Twyn Rivers Dr	"	12/82	1	410

1983

1755 Woodview Ave	SFD & 2GAR	02/83		
1839 Woodview Ave	SFD	08/83		
204 Twyn Rivers Dr	"	12/83	PT 7 & 97 PT LT 33	1

1984

1827 Pinegrove Ave	SFD	01/84	5	282
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1985

262 Twyn Rivers Dr	SFD	08/85	3	M 1303
266 Twyn Rivers Dr	SFD	08/85	4	M 1303
274 Twyn Rivers Dr	SFD	11/85	6	M 1303

SALES AND RESALES

The following chart contains 5 sales and resales of Tier 1 properties. This chart compares the percentage increase of the paired sales (sale and resale of the same property) over the intervening time frame with the increase shown by Toronto Real Estate Board "average price houses only" statistics for the same time frame.

The Tier 1 sales and resales indicate a deviation - 23 to + 3% with 4 of the 5 indicating a deviation from Toronto Real Estate Board "norm" of - 10 to + 3%.

The chart also contains 8 sales and resales of Tier 2 properties and again compares the percentage increase of these paired sales with that indicated by Toronto Real Estate Board "average price houses only" statistics for the same time frame.

The Tier 2 sales and resales indicate a deviation of - 16% to + 7% with 6 of the 8 indicating a deviation from the Toronto Real Estate Board "norm" of - 6 to +7% with the sales and resales furthest from the landfill site indicating the high deviations of - 16% and +7%.

Most of the sales and resales charted, cover the time frame of active to closed up landfill site, with only 3 being within the time frame the site was active. The two sales and resale in Tier 1 proximity, within the time frame the site was active, indicate deviations from the Toronto Real Estate Board "norm" of 0 and +3%. The one sale and resale in Tier 2 proximity, in the "active" time frame indicates a +7% deviation from the "TREB" norm.

This analysis of sales and resales of Tier 1 and Tier 2 properties, given the imperfect nature of the real estate market, indicates that the Tier 1 properties suffered no loss in value increment by reason of the proximity of an active and/or closed up landfill site.

CHART OF SALES AND RESALES

Address of property sold	Dates of Sales	Prices of Sales	Avg Price Date of Sale	% Increment	Avg % Increment	+ or - % from Avg
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SALES AND RESALES INSIDE TIER 1 STUDY AREA

75 Finch Ave	06/11/80	\$63,000	\$77,275			
	30/11/84	\$77,000	\$101,916	22%	32%	-10%
1748 Pinegrove Rd.	19/12/78	\$51,500	\$68,563			
	15/08/79	\$55,000	\$73,529	7%	7%	0%
1790 Pinegrove Ave	09/07/80	\$117,000	\$76,793			
	09/02/82	\$120,000	\$96,625	3%	26%	-23%
1861 Pinegrove Ave	25/08/80	\$95,000	\$76,785			
	21/06/84	\$120,000	\$103,258	26%	34%	-8%
1792 Woodview Ave	14/05/79	\$70,000	\$72,854			
	03/06/81	\$99,000	\$100,323	41%	38%	3%

SALES AND RESALES OUTSIDE OF TIER 1 STUDY AREA

1497 Altona Rd.	02/10/78	\$80,500	\$68,412			
	05/08/83	\$117,500	\$99,321	46%	45%	1%
1777 Altona Rd.	24/11/81	\$102,000	\$100,081			
	14/03/83	\$109,000	\$102,615	7%	3%	4%
1759 Appleview Rd	18/12/80	\$130,000	\$75,930			
	30/08/83	\$150,000	\$99,321	15%	31%	-16%
1946 Liverpool Rd	15/03/79	\$74,500	\$68,880			
	29/04/81	\$99,500	\$87,534	34%	27%	7%
311 Sheppard Ave	21/09/79	\$74,300	\$70,167			
	02/09/82	\$95,000	\$92,471	28%	32%	-4%
116 Woodview Ave	28/11/80	\$127,000	\$77,275			
	19/10/84	\$149,900	\$103,345	18%	34%	-16%
118 Woodview Ave	12/01/81	\$101,000	\$77,288			
	05/11/83	\$126,500	\$100,927	25%	31%	-6%
121 Woodview Ave	30/04/82	\$129,000	\$94,050			
	02/01/85	\$133,000	\$102,566	3%	9%	-6%

SALES ANALYSIS

The sales identified on Chart B earlier in this study were recharted on the following chart, again according to date and value range.

Again comparison on a broad basis with Tier 1 Sales A1 to A17 indicates no substantial price differential and would lead one to conclude that there was no loss in market value, conversely, injurious affection, by reason of Tier 1 proximity to an active landfill site.

SALES 78 Range \$45,000 - \$56,000

Subject #	Date	Sale Price	Address	Constr	Style	Lot Size	Rooms	Bdrms	Bthrms	Drive	Garage
8	78-11-14	\$48,000	1471 Highbush Tr	Alum siding	Bung	50*133-S	4	2	1	P	sing
10	78-11-16	\$47,900	401 Rougemount Dr		Bung	67*131	4	2	1	P	nil
11	78-11-21	\$52,500	1465 Old Forest Rd	Alum siding	Bung	54*272-S	5		1	mutual	nil

SALES 79 Range \$50,000

Subject #	Date	Sale Price	Address	Constr	Style	Lot Size	Rooms	Bdrms	Bthrms	Drive	Garage
16	79-06-11	\$49,900	403 Sheppard Ave	Clapboard	Bung	55*158	4	2	1	P	no

SALES 79 Range \$66,000 - \$75,000

Subject #	Date	Sale Price	Address	Constr	Style	Lot Size	Rooms	Bdrms	Bthrms	Drive	Garage
23	79-02-12	\$74,000	823 Sheppard Ave	Br\Stn\Wd Sidesplit	D	80*108	8+	3	2	paved	snsing att
27	79-03-15	\$74,500	1946 Liverpool Rd	Blk Mason	Bung	84*178	6+3	3+1	2	P	sing att
34	79-05-01	\$66,000	1183 Finch Ave	Brick	Bung	60*150	6+2	2+1	1	P paved	sing att

SALES 79 Range \$66,000 - \$75,000

Subject #	Date	Sale Price	Address	Constr	Style	Lot Size	Rooms	Bdrms	Bthrms	Drive	Garage
37	79-05-29	\$71,000	1825 Fairport Rd	Br & Stn	Bung	50*420	6+	3+1	2	P	Fac
38	79-06-05	\$67,900	32 Davidson Rd		D Bung	110*198	6	3	2	P paved	att B\way Centr hall
40	79-07-16	\$67,000	1850 Glendale Dr	Alum	Bung	75*200	6	2	1	P	sing att paved
44	79-07-31	\$69,000	248 Cherrywood Ave		Bung	110*198	5+3	2	1	P	sing det
51	79-08-22	\$71,000	858 Taplin Dr	Alum sid	Bung	75*189	4+2	2+1	1	paved	sing att
52	79-08-24	\$66,000	465 Sheppard Ave		Bung	100*306	4+	2	1	P	FAC

56	79-09-21	\$74,300	311 Sheppard Ave	Brick\Alum	Bung	90*90	7	4	3	dbledble	
59	79-10-15	\$70,000	410 Finch Ave	Fieldstone	Bung	112*500	4	2	1	P gravel sing det	
62	79-11-20	\$69,000	543 Rougemount Dr	Brick	Bung	50*432	6	3	2	P paved sing att	
63	79-12-03	\$66,900	2340 Heska Rd	Br stucco	D	99*154	5	3	2	paved sing det	
64	79-12-07	\$71,100	1906 Liverpool Rd	Brick	D	84*178.6	6	3	1	P sing att	

SALES 79 Range \$82,000 - \$87,000

Subject #	Date	Sale Price	Address	Constr	Style	Lot Size	Rooms	Bdrms	Bthrms	Drive	Garage
65	79-02-21	\$84,000	1893 Sprucehill Rd	Br to Pine Sidesplit	D	50*157	7	3	3	P	sing att
67	79-02-22	\$82,000	1983 Guild Rd	Br\Stn\Al Sidesplit	D	51*185	7	3	3	dbledble	
71	79-05-15	\$82,000	120 Woodview Ave	Brick	Bung	83*175	7	2	2	P	no
74	79-07-16	\$85,000	840 Sheppard Ave	Johns Man siding	2 storey duplex	90*154.6	10+	4	3	E-dble	1 1/2 att
75	79-08-01	\$85,000	1449 Highbush Tr	Br\Alum 2 storey	D	92*147S	8	4	3	P	sing att
77	79-08-23	\$86,100	535 Rougemount Dr	Ranch Style	Bung	100*432	8	3	2	P	sing

SALES 80 Range \$52,000 - \$54,000

Subject #	Date	Sale Price	Address	Constr	Style	Lot Size	Rooms	Bdrms	Bthrms	Drive	Garage
86	80-06-10	\$52,000	459 Sheppard Ave		Bung	50*307	4	2		P	sing det

SALES 80 Range \$62,000 - \$65,000

Subject #	Date	Sale Price	Address	Constr	Style	Lot Size	Rooms	Bdrms	Bthrms	Drive	Garage
106	80-07-09	\$63,000	1759 Appleview Rd	Alum sid	Bung	50*436	6+2	2+1	1	P	nil

SALES 80 Range \$72,000 - \$77,000

Subject #	Date	Sale Price	Address	Constr	Style	Lot Size	Rooms	Bdrms	Bthrms	Drive	Garage
121	80-04-30	\$77,000	138 Woodview Dr.	Alum	Bung	72*456	6	3	1	P	no
124	80-10-28	\$75,000	1439 Old Forest Rd	Frame	Bung	100*237	7	3	1	paved	no
130	80-12-11	\$72,000	418 Sheppard Ave	Brick	Bung	58*152	5	3	2	P	sing att

SALES 80 Range \$95,000 - \$105,000

Subject #	Date	Sale Price	Address	Constr	Style	Lot Size	Rooms	Bdrms	Bthrms	Drive	Garage
145	80-09-03	\$96,000	133 Finch Ave	Stucco	2 storey	75*300	7	3	2	P	dbl att
149	81-01-20	\$94,900	1964 Sprucehill Rd	Brick	D	113*51.5	8	3+	2	P	dbl att

SALES 80 Range \$117,000 - \$119,000

Subject #	Date	Sale Price	Address	Constr	Style	Lot Size	Rooms	Bdrms	Bthrms	Drive	Garage
151	80-10-30	\$116,000	W/S Brock Road Lt 19 Con 2	Fieldstone	D	As\Deed	7	3+	1	P	dbl att
152	80-11-11	\$120,000	1722 Finch Ave	Br & Wood	Bung	108*345	7	3	2	P	dbl det

SALES 80 Range \$125,000 - \$130,000

Subject #	Date	Sale Price	Address	Constr	Style	Lot Size	Rooms	Bdrms	Bthrms	Drive	Garage
153	80-11-28	\$127,000	116 Woodview Ave	Brick	Bung	83*245	9	3+	1	P	dbl att
154	80-12-18	\$130,000	1760 Appleview Rd	Br & Wood	2 storey Cobblestone	50*406	7	3+1	2	P	dbl att

SALES 81 Range \$89,000 - \$90,000

Subject #	Date	Sale Price	Address	Constr	Style	Lot Size	Rooms	Bdrms	Bthrms	Drive	Garage
172	81-04-09	\$90,000	1864 Appleview	Brick	1 1\2 storey	75*420	8	5	1	P	dbl det
176	81-05-15	\$90,000	822 Zator Ave	Brick	Sidesplit	As\Deed	7	4	2	P	nil

SALES 81 Range \$98,000 - \$103,000

Subject #	Date	Sale Price	Address	Constr	Style	Lot Size	Rooms	Bdrms	Bthrms	Drive	Garage
179	81-01-12	\$101,000	118 Woodview Ave	Brick	Bung	83*irreg	6+2	3+1	2	P	dble att
182	81-04-29	\$99,500	1946 Liverpool Rd	Con block Alum	Bung	84*178	6	3+1	2	P	dble
184	81-05-29	\$98,000	429 Rougemount Dr	Brick	Sidesplit	80*180	8	4	2	P	1 1\2 att

SALES 81 Range \$119,000 - \$122,000

Subject #	Date	Sale Price	Address	Constr	Style	Lot Size	Rooms	Bdrms	Bthrms	Drive	Garage
187	81-02-04	\$120,000	119 Woodview Ave	Stucco & Fieldstone	sidesplit	72*300	7	3	2	circ	dble att
188	81-02-26	\$119,000	475 Oakwood Dr	Brick	Backsplit	50*183.5	9	3+1	2	P dble	dble att

SALES 81 Range \$155,000 - \$160,000

Subject #	Date	Sale Price	Address	Constr	Style	Lot Size	Rooms	Bdrms	Bthrms	Drive	Garage
194	81-04-03	\$155,000	1957 Whites Rd	Brick	Bung	250*177	6+	3	1	P	dble

SPECIFIC PROPERTY ANALYSIS

Finally, I identified and valued by comparison specific single family residential properties being those closest to the Beare Road Landfill Site, to determine if, on a specific analysis basis, a loss in market value (injurious affection) could be ascertained. The sales selected for analysis ranged from right up against the Beare Road Landfill Site to 2,100 feet away. These sales were then compared with from 1 to 4 comparable sales which when adjusted for time and other major differences indicated a market value range for property under study as if the active and/or closed up landfill site was elsewhere.

The specific analysis made are contained on the following pages. The indications provided are summarized as follows:-

Sale No. or Name	Distance from Landfill Site	Date of Sale	Comparables Indicates Subject Sale as % of Indicated M.V.				Injurious Affection Range as % of Value
			1	2	3	4	
Gudzus	0'	9/84	79.9%	78.9%	78.7%	-	20.1 - 21.3%
Bourgeoise	0'	6/81	88.5%	83.5%	83.4%	-	11.5 - 16.6%
Emerson	0'	9/85	76.1%	-	-	-	23.9%
Russell	200'	6/86	77.8%	81.9%	88.7%	93.8%	6.2 - 22.2%
A6	1,000'	11/80	87.5%	88.9%	-	-	11.1 - 12.5%
A9	1,600'	8/80	103.1%	119.4%	92.5%	-	nil - 7.5% (2 of 3 indicate no loss in value)
A11	1,800'	9/80	82.1%	77.2%	115.7%	108.2%	!nil - 22.8% (2 of 4 indicate no loss in value)
A17	2,100'	5/81	136.6%	110.9%	147.1%	-	NIL (3 of 3 indicate no loss in value)

This specific sale analysis indicates injurious affection/loss in market value by reason of the proximity of an active landfill site of 0 to 23.9% with those right up against the fence of the landfill site, indicating a relatively wide 11.5 to 23.9% with one property 200 feet removed indicating a 6.2 to 22.2% loss in market value.

The further removed the sale is from the site the more inconclusive the indication:-

Sale A6 - 1,000 feet removed indicates an 11.1 to 12.5% loss range.

Sale A9 - 1,600 feet removed indicates a 0 to 7.5% loss range with two of the three sales analyzed indicating no loss.

Sale A11 - 1,800 feet removed from the site indicates a 0 to 17.9% to 22.8% loss range with two of the four sales analyzed indicating no loss.

Sale A17 - 2,100 feet from the site indicates no loss in value.

DAVIS, HICKS & O'BRIEN LIMITED

	Gudzus	Wiles	Park		Satnik	
DATE	9/84	5/84	5/84		9/84	
S.P.	\$67,000	\$75,900	\$86,000		\$60,000	
TASP	\$67,000		\$73,121		\$82,851	\$60,000
LOT	100 x 140	77 x 170	+5,750	75 x 214	+5,000	85 x 210
GARAGE	-	-	-	2car/det	-4,000	2car/det
STYLE	1 1/2 sty.	1 1/2sty.	-	1 1/2sty.	-	1 1/2sty.
CONSTN.	Brick	Alum.	+5,000	Al&Stn	+5,000	Frame
BSMT.	Full	Full	-	Full	-	Partial
BSMT.FIN.	-	-	-	-	-	-
LIVING AREA	957	792	+4,950	923	+1,020	844
ROOMS	5+	5+	-	6	-	6
BEDROOM'S	3+	3+	-	3	-	4
BATHS	1-4pc	1-4pc.	-	1-4pc.	-	1-4pc.
CONDITION	neglected bsmt leaks	good	-5,000	good	-5,000	needs renovat'n
REMARKS						tenanted
ADJ.			+10,700		+2,020	+25,140
IND.VAL.	\$ 67,000		\$83,821		\$84,871	\$85,140
%			79.9%		78.9%	78.7%
IND.INJ.AFF.			20.1%		21.1%	21.3%

DISTANCE FROM BEARE ROAD LANDFILL SITE - NIL FEET

DAVIS, HICKS & O'BRIEN LIMITED

A14							
	Bourgeoise	Carter		Ough		Leech	
DATE	6/81	2/81		9/81		9/81	
S.P.	\$82,000	\$68,000		\$75,000		\$75,000	
TASP	\$82,000		\$86,489		\$77,929		\$77,929
LOT	100 x 146	87 x 420	-1,600	50 x 378	+6,250	51 x 150	+12,250
GARAGE	2 car att.	2 car det.	+1,000	-	+5,000	11/2cardet	+2,000
STYLE	Bung.	Bung.	-	Bung.	-	Bung.	-
CONSTN.	Alum.	Frame	+5,000	Frame	+5,000	Alum.	-
BSMT.	Full	Full	-	-	+6,920	-	+6,920
BSMT.FIN.	-	231	-2,310	-	-	-	-
LIVING AREA	692	555	+4,110	454	+7,140	553	+4,170
ROOMS	4	4+1	-	3	-	5	-
BEDROOM'S	2	2+1	-	1	-	2	-
BATHS	1-4pc.	1-4pc.	-	1-4pc.	-	1-4pc.	-
CONDITION	-	-	-	-	-	Newly Renovated	-5,000
REMARKS	Tenanted	-	-	Ravine Lot backs onto Petticoat Cr.	-10,000	-	-
ADJ.			+6,200		+20,310		+20,340
IND.VAL.	\$82,000		\$92,689		\$98,239		\$98,269
%			88.5%		83.5%		83.4%
IND.INJ.AFF.			11.5%		16.5%		16.6%

DISTANCE FROM BEARE ROAD LANDFILL SITE - NIL FEET

DAVIS, HICKS & O'BRIEN LIMITED

	Emerson	1934 Bonita Ave.
DATE	9/85	10/85
S.P.	\$95,000	\$114,500
TASP	\$95,000	\$110,090
LOT	100 x 146	65 x 210 +6,600
GARAGE	2 car att.	2car att. -
STYLE	1 & 2 sty.	2 sty. -
CONSTN.	Al & Brk.	Al&Brk. -
BSMT.!	Full	Full -
BSMT.FIN.	-	252 -2,520
LIVING AREA	1,192	844 +10,440
ROOMS	6	7 -
BEDROOM'S	4	4 -
BATHS	1-4 pc.	1-4pc. -
	1-3 pc.	1-2pc. +250
CONDITION	-	needs decorating +2,500
REMARKS	-	treed lot -
ADJ.		+14,770
IND.VAL.	\$95,000	\$124,860
%		76.1%
IND.INJ.AFF.		23.9%

DISTANCE FROM BEARE ROAD LANDFILL SITE - NIL FEET

DAVIS, HICKS & O'BRIEN LIMITED

	Russell Beare Road	Gatenby/ Durnford	1952 Glendale	138 Woodview	1443 Old Forest
DATE	6/86	12/85	12/85	3/86	11/86
S.P.	\$130,000	\$115,000	\$122,000	\$101,000	\$115,750
TASP	\$130,000		\$137,752	\$145,892	\$109,886
LOT	220 x 99	162 x 101	+7,250	98 x 200	+15,250
GARAGE	2 car det	-	+4,000	2 car det.	-
STYLE	Bung	Bung.	-	Bung.	-
CONSTN.	Alum	Brk&Fr	-	Alum.	-
BSMT.	Full/WO	Full	-	Full	-
BSMT.FIN.	364	196	+1,680	246	+1,180
LIVING AREA	895	706	+5,670	1,265	-11,100
ROOMS	6	5+1	-	6	-
BEDROOM'S	3	2+1	-	3	-
BATHS	1-4pc 1-2pc	1-4pc.	+750	1-4pc. 1-2pc. 1-1pc.	-500
CONDITION	-	-	-	good	-
REMARKS	Ravine Lot	-	+10,000	+10,000	+10,000
			above ground pool	tenanted	studio
			-2,000		-6,240
ADJ.			+29,350	+12,830	+36,660
IND.VAL.	\$130,100		\$167,102	\$158,722	\$146,546
%			77.8%	81.9%	88.7%
IND.INJ.AFF.			22.2%	18.1%	11.3%

DISTANCE FROM BEARE ROAD LANDFILL SITE - 200 FEET

DAVIS, HICKS & O'BRIEN LIMITED

	A6	27	63
ADDRESS	75 Finch Ave.	1946 Liverpool Rd.	2340 Heska Rd.
DATE	11/80	3/79	12/79
S.P.	\$63,000	\$74,500	\$66,900
TASP	\$63,000		\$83,850
LOT	75 x 423	84 x 178	99 x 154
GARAGE	-	1 Car att.	1 Car/D
STYLE	Bung.	Bung.	Bung.
CONSTN.	Frame	Blk/Mason	Brk&Stucco
BSMT.	Full	Full/WO	Full
BSMT.FIN.	360	598	Nil
LIVING AREA	572	788	697
ROOMS	4 + 1	6	5
BEDROOM'S	2 + 1	3	3
BATHS	1-4pc	1-4pc	1-4pc
		1-2pc	-750
CONDITION	Good		+2,500
REMARKS	Newly Renovated	Above grd pool	-2,000
ADJ.			-11,860
IND.VAL.	\$63,000		\$71,990
%			87.5%
IND.INJ.AFF.			12.5%

DISTANCE FROM BEARE ROAD LANDFILL SITE - 1,000 FEET

DAVIS, HICKS & O'BRIEN LIMITED

NO.	A9	121	130	153
ADDRESS	1861 Pinegrove	138 Woodview	418 Sheppard Ave.	116 Woodview
DATE	8/80	4/80	12/80	11/80
S.P.	\$95,000	\$77,000	\$72,000	\$127,000
TASP	\$95,000	+3.9%	\$80,003 +1.1%	\$72,792 -0.6%
LOT	100 x 200	72 x 456	+3,500 58 x 152	+10,500 83 x 238
GARAGE	2 car att.	No	+5,000 1 car att.	1,250 2 car att.
			(2 car deep)	
STYLE	Bung	Bung	- Bung	- Bung
CONSTN.	Stucco	Al&Fr	- Brick	-5,000 Brick
BSMT.	No	Full	-10,120 Full	-10,120 Full
BSMT.FIN.	No	No	- No	- 608 sq.ft.
LIVING AREA	1012 sq.ft.	721 sq.ft.	+8,730 815 sq.ft.	+5,910 1,235 sq.ft.
ROOMS	5	6	- 5	- 8
BEDROOM'S	2	3	- 3	- 3
BATHS	1-4pc	1-4 pc.	- 1-4 pc.	-750 1-5 pc.
			1-2 pc.	
CONDITION	good	good	- good	- good
REMARKS	prof. landscaping	Average	+5,000 Average	+5,000 excell.
				-
ADJ.			+12,110	+6,790
IND.VAL.	\$95,000	\$92,113	\$79,582	\$102,698
%		103.1%	119.4%	92.5%
IND.INJ.AFF.		Nil	Nil	7.5%

DISTANCE FROM BEARE ROAD LANDFILL SITE - 1,600 feet

DAVIS, HICKS & O'BRIEN LIMITED

NO.	A11	187	154	184	74				
ADDRESS	133 Finch Ave	119 Woodview	1760 Applevue Rd.	429 Rougemount	840 Sheppard Ave				
DATE	9/80	2/81	12/80	5/81	7/79				
S.P.	\$96,000	\$120,000	\$130,000	\$98,000	\$85,000				
TASP	\$96,000	\$115,698	-	\$130,000	-	\$79,986	-	\$89,489	
LOT	75 x 300	72 x 300	-	50 x 406	+12,500	80 x 180	+1,250	90 x 156	-1,900
GARAGE	2 att.	2 car o/s	-1,000	2 car	-	1.5 car att	+1,250	1.5 car att	+1,250
STYLE	2 sty.	2 sty.	-	2 sty.	-	sidesplit	-	2 sty	-
CONSTN.	stucco	stucco&f/s	-5,000	brk&wd	-	Brick	-5,000	J.M. siding	+2,500
BSMT.	full	full	-	full	-	Part	-6,900	full	-
BSMT.FIN.	741 sq.ft.	-	+7,410	-	+7,410	-	+7,410	549 sq.ft.	+1,920
LIVING AREA	1383sqft	1222sqft	-	-	-	1218 sq.ft.	+4,950	1452 sq.ft.	-2,070
ROOMS	7	7	+4,830	7	-	8	-	10+	-
BEDROOM'S	3	3	-	3+1	-	4	-	4	-
BATHS	2-4pc.	2-4pc.	-	1-3pc.	-\$1,000	2-4pc	-	1-4pc	-
				1-6pc.	-	-	-	1-3pc	+250
CONDITION	Immac.	Excell.	-	A/C	-\$2,500	Good !	-	1-2pc	-750
	1900sqft	-	-	2,550sqft	-\$19,500	-	-	Mature trees	-
REMARKS	Purchaser	1/G Pool	-\$5,000	544sqft	-\$2,500	-	-	Brook	-
	Upgraded	-	-	deck	-	-	-	2 kitchens	-2,000
ADJ.		+\$1,240		-\$5,590		+\$2,960		!-800	
IND.VAL.		\$116,938		\$124,410		\$82,946		\$88,689	
%		82.1%		77.2%		115.7%		108.2%	
IND.INJ.AFF.		17.9%		22.8%		nil		nil	

DISTANCE FROM BEARE ROAD LANDFILL SITE - 1,800 feet

CONCLUSION

Consideration of all of the foregoing, demonstrates the difficulty in establishing a claim for injurious affection and that the evidence upon which any claim is based, I am of the opinion that the improved properties:-

(1) which abut or are immediately adjacent will suffer a market value loss/injurious affection of approximately 20% of their market value,

(2) those within 1,320 feet/1/4 of a mile will suffer a loss in value of 10 to 15% depending upon their proximity to the dumpface.

(3) that only 50% of the owners will!be successful in pursuing a claim for injurious affection.

ESTIMATE OF INJURIOUS AFFECTION TO PROPERTIES IN PROXIMITY SITE D

Utilizing the foregoing analysis and market data contained on charts in the addenda, I estimate 23 properties in proximity to Site D may suffer injurious affection and estimate the Region of Halton's potential Section 21 costs to be as follows:-

Property No. D/IJ/1

Address - 5208 Highway 25
Town of Milton

Owners - Winsum Farm Ltd.

Legal Description - NE 1/2 Lot 2, Concession 2 N.S.
Town of Milton
Region of Halton

Purchased - June 1986 by Inst. No. 643014

Purchase price - \$290,000 or \$2,936 per acre

Site Size - 98.76 acres

Improvements - 2 storey brick farmhouse, bank barn, two silos,
metal clad loafing barn, metal clad
drive or machinery shed,
frame driveshed and small metal granary.

O.P Designation - Agricultural

Zoning - A1 - Agricultural

Use - operated as a dairy farm known as Winsum Holsteins

Assessment - \$11,496

Highest and Best Use - continuation of agricultural use.

Value Estimate

Reference to Sales No. 45, 46 and 50 on Chart E indicate a current unit value range for operating Farms of 88.386 to 200 acres of \$3,750 to \$4,755. Sales No. 45 and 46 bracket the subject in terms of size (108 and 88.336 acres respectively) and indicate value for operating farms in this size range of \$420,000.

October 15, 1987 Market Value = \$420,000

Estimated Loss in Market Value = \$420,000 x 20% = \$84,000

Property No. D/IJ/2

Address - E/S First Line
Town of Milton

Owners - A. & B. Eppinger

Legal Description - Part of Lot 2, Concession 2 N.S.
Town of Milton
Region of Halton

Purchased - October 1972 by Inst. No. 350175

Purchase price - \$105,000 or \$1,502 per acre

Site Size - 69.893 acres

Improvements - none / vacant land

O.P Designation - Agricultural

Zoning - A1 - Agricultural

Use - speculative agricultural land holding.

Assessment - \$50,114

Highest and Best Use - speculative holding of agricultural land

Value Estimate

Reference to Sales No. 12 and 13 on Chart A indicate a current unit value range for 50.885 to 73.870 acres of vacant speculative agricultural land of \$2,948 to \$3,077 per acre. Sales No. 12 and 13 bracket the subject in terms of size (50.885 and 73.780 acres respectively) and are taken to indicate a value for subject of:-

69.893 acres @ \$3,000 per acre = \$209,679

Rounded out to:- \$210,000

October 15, 1987 Market Value = \$210,000

Estimated Loss in Market Value = \$210,000 x 10% = \$21,000

Property No. D/IJ/3

Address - 5215!First Line
Town of Milton

Owners - P. and M. Manna

Legal Description - Part of Lot 2, Concession 2 N.S.
Town of Milton
Region of Halton

Purchased - December 1987 by Inst. No. 682395

Purchase price - \$325,000 or \$47,843 per acre

Site Size - 6.793 acres

Improvements - 2 storey stucco "Victorian" farmhouse, bank barn,
concrete silo, concrete block milk
house and 3 drive sheds.

O.P Designation - Agricultural

Zoning - A1 - Agricultural

Use - horse oriented rural residential residence.

Highest and Best Use - continuation of existing horse oriented
rural residential use.

Value Estimate

The recent purchase of the subject property (Sale No. 65 on Chart F) is the best evidence of the value of it's October 15, 1987 market value. It indicates a current market value of \$325,000 for the subject property.

October 15, 1987 Market Value = \$325,000

Estimated Loss in Market Value = \$325,000 x 20% = \$65,000

Property No. D/IJ/4

Address - 5701 First Line
Town of Milton

Owners - Adauto & Lida Santarosa

Legal Description - West 1/2 of southwest 1/2 of Lot 5,
Concession 2 N.S.
Town of Milton
Region of Halton

Purchased - March 1969 by Inst. No. 270545

Purchase price - \$70,000 or \$1,400 per acre

Site Size - 50 acres

Improvements - 2 storey, asbestos siding over frame, tenant
occupied farmhouse, bank barn,
concrete silo,
concrete block milk house, drive
shed with loft.

O.P Designation - Agricultural

Zoning - A1 - Agricultural

Use - tenant occupied farm property used for the boarding of
horses.

Assessment - \$7,260

Highest and Best Use - continuation of horse oriented farm use.

Value Estimate

Reference to Sales No. 38, 40 and 46 on Chart E indicate unit
values for small farm properties of 49.33 to 88.336 acres of
\$3,649, \$4,544 and \$4,755 per acre. Consideration of the size of
the subject property and the quality and desirability of the
improvements leads me to project an October 15, 1987 market value
on it of:-

50 acres a \$5,000 per acre = \$250,000

October 15, 1986 Market Value = \$250,000

Estimated Loss in Market Value = \$250,000 x 10% = \$25,000

Property No. D/IJ/5

Address - 5694 Highway 25
Town of Milton

Owners - Benjamin W. Goldenberg

Legal Description - Part of Lot 5, Concession 2 N.S.
Town of Milton
Region of Halton

Purchased - January 1956 by Inst. No. 47475

Purchase price - \$75,000 or \$500 per acre

Site Size - now 148.85 acres

Improvements - 2 storey, tenant occupied brick house and metal
clad bank barn.

O.P Designation - Agricultural

Zoning - A1 - Agricultural

Use - tenant occupied house with land rented to others for
agricultural purposes.

Assessment - \$12,510

Highest and Best Use - continuation of agricultural use.

Value Estimate

Reference to Sales No. 45, 46 and 50 on Chart E indicate a current unit value range for operating Farms of 88.386 to 200 acres of \$3,750 to \$4,755 per acre. Sales No. 45 and 50 bracket the subject in terms of size (108 and 200 acres respectively and indicate value for operating farms in this size range of \$3,889 and \$3,750 per acre. It is therefore my opinion the October 15, 1987 market value of the subject 148.85 acre farm property is:-

148.85 acres @ \$3,825 per acre = \$569,351

Rounded out to:- \$569,000

October 15, 1987 Market Value = \$569,000

Estimated Loss in Market Value = \$569,000 x 10% = \$56,900

Property No. D/IJ/6

Address - 5680 Highway 25
Town of Milton

Owners - Josef & Betty V. Rada

Legal Description - Part of Lot 5, Concession 2 N.S.
Town of Milton
Region of Halton

Purchased - May 1983 by Inst. No. 577475

Purchase price - \$80,300

Site Size - 0.989 acres

Improvements - small brick bungalow with attached one car garage.

O.P Designation - Agricultural

Zoning - A1 - Agricultural

Use - owner occupied rural residential dwelling.

Assessment - \$5,220

Highest and Best Use - continuation existing owner occupied rural
residential use.

Value Estimate

Reference! to Sales No. 74, 75 and 76 on Chart G indicate a current value range for owner occupied bungalows on small rural lots of \$210,000 to \$230,000. The subject property's October 15, 1987 market value would lie at the low end of this range.

October 15, 1987 Market Value = \$210,000

Estimated Loss in Market Value = \$210,000 x 10% = \$21,000

Property No. D/IJ/7

Address - 5593 Highway 25
Town of Milton

Owners - D., J., M. & A. Vitetta & R. Leone

Legal Description - Part of Lot 4, Concession 3 N.S.
designated as Parts 1 to 7 on
20R-2400

Town of Milton
Region of Halton

Purchased - March 1982 by Inst. No. 555299

Purchase price - \$110,000 or \$1,789 per acre

Site Size!- 98.76 acres

Improvements - new raised bungalow with walkout basement and concrete block abattoir building.

O.P Designation - Agricultural Parkway Belt/Conservation and Hazard Lands

Zoning - OSR - Open Space Rural and OSC - Open Space Conservation
Use - residence and abattoir operation.

Assessment - \$8,076

Highest and Best Use - continuation of existing rural residential and abattoir use.

Value Estimate

Reference to Sales No. 45, 46 and 50 on Chart E and Sales No. 30 and 31 on Chart D suggests that the new residence would contribute about \$125,000 to the overall value of the subject parcel and that the injurious affection suffered by the parent parcel would not exceed:-

Estimated Loss in Market Value = \$125,000 x 10% = \$12,500

Property No. D/IJ/8

Address - 5555 Highway 25
Town of Milton

Owners - Frank J. & Sara J. Vetulia

Legal Description - Part of Lot 4, Concession 3 N.S.
Town of Milton
Region of Halton

Purchased - September 1965 by Inst. No. 192373

Purchase price - \$14,000

Site Size - 0.52 acres

Improvements - low brick bungalow with attached single car garage
converted to family room. Fenced
dog run.

O.P Designation - Agricultural Parkway Belt

Zoning - APB - Agricultural Parkway Belt

Use - owner occupied rural residential property

Assessment - \$6,860

Highest and Best Use - continuation of rural residential use.

Value Estimate

Reference to Sales No. 73, 74 and 75 on Chart E indicate a current value range for bungalows on small rural residential lots of \$210,000 to \$230,000. The value of the subject property is thought to lie about midway in this range.

October 15, 1987 Market Value = \$220,000

Estimated Loss in Market Value = \$220,000 x 15% = \$33,000

Property No. D/IJ/9

Address - 5543 Highway 25
Town of Milton

Owners - Graham & Florence E. Gillies

Legal Description - Part of Lot 4, Concession 3 N.S.
Town of Milton
Region of Halton

Purchased - November 1976 by Inst. No. 445232

Purchase price - \$1.00 (wife to husband and self)

Site Size - 150' frontage by 0.86 acres

Improvements - brick bungalow with attached two car garage.

O.P Designation - Agricultural Parkway Belt

Zoning - APB - Agricultural Parkway Belt

Use - owner occupied single family rural residence.

Assessment - \$3,467

Highest and Best Use - continuation of agricultural use.

Value Estimate

Reference to Sales No. 73, 74 and 75 on Chart E indicate a current value range for bungalows on small rural residential lots of \$210,000 to \$230,000. The value of the subject property is thought to lie at the upper end of this range.

October 15, 1987 Market Value = \$230,000

Estimated Loss in Market Value = \$230,000 x 15% = \$34,500

Property No. D/IJ/10

Address - 5507 Highway 25
Town of Milton

Owners - Evelyn Gillies

Legal Description - Part of Lot 4, Concession 3 N.S.
Town of Milton
Region of Halton

Purchased - November 1976 by Inst. No. 445531

Purchase price - \$1.00 (Estate to Beneficiary)

Site Size - 97.79 acres

Improvements - 2 storey stucco farmhouse with two metal clad
drive or machinery sheds.

O.P Designation - Agricultural Parkway Belt

Zoning - APB - Agricultural Parkway Belt

Use - farm and rural residence.

Assessment - \$11,524

Highest and Best Use - continuation of existing rural residential
and farm use.

Value Estimate

Reference to Sales No. 79 and 85 on Chart H and Sales No. 30 and 31 on Chart D suggests that the farm residence would contribute about \$85,000 to the overall value of the subject parcel and that the injurious affection suffered by the parent parcel would not exceed:-

Estimated Loss in Market Value = \$85,000 x 15% = \$12,750

Property No. D/IJ/11

Address - 5497 Highway 25
Town of Milton

Owners - Alan W. & Joy D. Hall

Legal Description - Part of Lot 4, Concession 3 N.S.
Town of Milton
Region of Halton

Purchased - August 1972 by Inst. No. 344114

Purchase price - \$34,900

Site Size - 265' x 275' = 1.67 acres

Improvements - brick bungalow with attached two car garage and
painted frame tool shed.

O.P Designation - Agricultural Parkway Belt

Zoning - APB - Agricultural Parkway Belt

Use - owner occupied single family rural residence.

Assessment - \$6,040

Highest and Best Use - continuation of owner occupied rural
residential use.

Value Estimate

Reference to Sales No. 73, 74 and 75 on Chart E indicate a current value range for bungalows on small rural residential lots of \$210,000 to \$230,000. The value of the subject property with it's creek and 1.67 acre site is thought to lie beyond the upper end of this range.

October 15, 1987 Market Value = \$250,000

Estimated Loss in Market Value = \$250,000 x 20% = \$50,000

Property No. D/IJ/12

Address - 5409 Highway 25
Town of Milton

Owners - Napa Valley Developments Ltd.

Legal Description - Part of Lot 3, Concession 3 N.S.
Town of Milton
Region of Halton

Purchased - August 1968 by Inst. No. 254297

Purchase price - \$189,518 or \$948 per acre

Site Size - 200 acres

Improvements - very large 2 storey, tenant occupied brick house,
bank barn, driving shed, one car
freestanding garage, foundations and derelict
shed.

O.P Designation - Agricultural Parkway Belt/Conservation and
Hazard Lands

Zoning - APB - Agricultural Parkway Belt and OSC - Open Space
Conservation.

Use - tenant occupied house with land rented to others for
agricultural purposes.

Assessment - \$18,190

Highest and Best Use - continuation of rural residential and
agricultural use.

Value Estimate

Reference to Sales No. 79 and 85 on Chart H and Sales No. 30 and 31 on Chart D suggests that the farm residence would contribute about \$85,000 to the overall value of the subject parcel and that the injurious affection suffered by the parent parcel would not exceed:-

Estimated Loss in Market Value = \$85,000 x 20% = \$17,000

Property No. D/IJ/13

Address - 5317 Highway 25
Town of Milton

Owners - harold K. & Mary A. L. Jarvis

Legal Description - Part of Lot 2, Concession 3 N.S.
Town of Milton
Region of Halton

Purchased - October 1969 by Inst. No. 283670

Purchase price - \$1.00 (interfamily)

Site Size - 150' x 150' = 0.52 acres

Improvements - small brick bungalow with freestanding 1 1/2 car
garage.

O.P Designation - Agricultural Parkway Belt

Zoning - APB - Agricultural Parkway Belt

Use - owner occupied single family rural residence.

Assessment - \$5,137

Highest and Best Use - continuation of agricultural use.

Value Estimate

Reference to Sales No. 73, 74 and 75 on Chart E indicate a current value range for bungalows on small rural residential lots of \$210,000 to \$230,000. The value of the subject property is thought to lie below the lower end of this range.

October 15, 1987 Market Value = \$200,000

Estimated Loss in Market Value = \$200,000 x 20% = \$40,000

Property No. D/IJ/14

Address - 5237 Highway 25
Town of Milton

Owners - T., J. and M. Jarvis

Legal Description - Part of Lot 2, Concession 3 N.S.
Town of Milton
Region of Halton

Purchased - part of family farm.

Purchase price - not applicable

Site Size - 4.12 acres

Improvements - very large, part 2 storey, part 1 3/4 storey, cut
stone, classic centre hall plan,
farmhouse, free standing 2 car stone
garage, poor 1 car frame garage.

O.P Designation - Agricultural Parkway Belt

Zoning - APB - Agricultural Parkway Belt

Use - owner occupied rural residence.

Assessment - \$4,850

Highest and Best Use - continuation of rural residential use.
Value Estimate

Reference to Sales No. 58, 61 and 65 on Chart F suggests that the
October 15, 1987 market value of the subject classic century
stone farmhouse on a 4.12 acre lot range from \$250,000 to
\$325,000 and that it's most probable selling price in that range
would be \$300,000.

Estimated Loss in Market Value = \$300,000 x 10% = \$30,000

Property No. D/IJ/15

Address - 5244 First Line
Town of Milton

Owners - Ian I. Runnalls

Legal Description - Part of Lot 2, Concession 1 N.S.
designated as Part 2 on 20R-
2921

Town of Milton
Region of Halton

Purchased - November 1986 by Inst. No. 655528

Purchase price - \$93,000 or \$11,181 per acre

Site Size - 8.318 acres

Improvements - poor frame shed being renovated and converted to
residence. Also contains mink sheds.

O.P Designation - Agricultural

Zoning - A1 - Agricultural

Use - former mink farm being renovated and converted to single
family!rural residence.

Highest and Best Use - rural residential use upon completion of
renovations and
conversion.

Value Estimate

The recent (November 1986) purchase of the subject property (Sale No. 25 on Chart C) and Sale No. 26 on Chart C are thought to provide the best evidence of value of the subject property with and allowance of \$25,000 being made for the contributory value of the improvements at their present stage of conversion. The October 15, 1987 market value of the subject property is therefore estimated to be:-

$$\frac{\$93,000 + \$145,000}{2} + \$25,000 = \$144,000$$

October 15, 1987 Market Value = \$144,000

Estimated Loss in Market Value = \$144,000 x 10% = \$14,400

Property No. D/IJ/16

Address - 5258 First Line
Town of Milton

Owners - Richard & Heather Tichbon

Legal Description - Part of Lot 2, Concession 1 N.S.
designated as Part 1 on 20R-
2921

Town of Milton
Region of Halton

Purchased - June 1984 by Inst. No. 603179

Purchase price - \$135,000

Site Size - 185' x 400' = 1.695 acres

Improvements - brick bungalow with 2 car attached garage
converted to family room use and utility
replaced by a new metal clad,
freestanding garage and workshop.

O.P Designation - Agricultural

Zoning - A1 - Agricultural

Use - well landscaped, owner occupied rural residence.

Highest and Best Use - continuation of existing rural residential
use.

Value Estimate

Sales No. 73, 74, 75 and 76 on Chart G indicating a unit value range of \$210,000 to \$230,000 for bungalows on small rural residential lots provide the best evidence of the subject property's October 15, 1987 value range. Its October 15, 1987 market value or most probable sale price is taken to lie at the top of that range.

October 15, 1987 Market Value = \$230,000

Estimated Loss in Market Value = \$230,000 x 10% = \$23,000

Property No. D/IJ/17

Address - 5270 First Line
Town of Milton

Owners - Helena M. Donaldson

Legal Description - Part of Lot 2, Concession 1 N.S.
Town of Milton
Region of Halton

Purchased - July 1985 by Inst. No. 623516

Purchase price - \$165,000 or \$15,714 per acre

Site Size - 10.5 acres

Improvements - brick bungalow with an attached 2 car garage and a freestanding insul brick over frame stable with a loft above.

OP Designation - Agricultural

Zoning - A1 - Agricultural

Use - horse oriented rural residential residence.

Highest and Best Use - continuation of existing horse oriented rural residential use.

Value Estimate

Sale No. 63 on Chart F is taken to provide the best evidence of the subject property's October 15, 1987 market value. It indicates a current market value in the range of \$269,500 for the subject property.

October 15, 1987 Market Value = \$270,000

Estimated Loss in Market Value = \$270,000 x 15% = \$40,500

Property No. D/IJ/18

Address - 5316 First Line
Town of Milton

Owners - Angelo Mishos

Legal Description - Part of Lot 2, Concession 1 N.S.
Town of Milton
Region of Halton

Purchased - January 1974 by Inst. No. 383665

Purchase price - \$42,000 or \$4,200 per acre

Site Size - 10.00 acres

Improvements - modern 2 storey, brick and aluminum, custom built,
residence with an attached two car
garage, a new metal clad horse barn
and a quality above ground swimming
pool.

O.P Designation - Agricultural

Zoning - A1 - Agricultural

Use - horse oriented rural residential residence.

Highest and Best Use - continuation of existing horse oriented
rural residential use.

Value Estimate

Sale Nos. 64 and 65 on Chart F are for the lack of better
evidence taken to indicate an October 15, 1987 market value for
the subject property about midway between \$325,000 and \$400,000.
October 15, 1987 Market Value = \$363,000

Estimated Loss in Market Value = \$363,000 x 20% = \$72,600

Property No. D/IJ/19

Address - 5324 First Line
Town of Milton

Owners - Beverley M. Ketelaars (Inst. No. 519349/February 1980)

Legal Description - Part of Lot 3, Concession 1 N.S.
Town of Milton
Region of Halton

Purchased - June 1977 by Inst. No. 459140

Purchase price - \$75,000

Site Size - 150' x 200' = 0.685 acres

Improvements - raised brick bungalow with an attached 2 car
garage.

O.P Designation - Agricultural

Zoning - A1 - Agricultural

Use - well landscaped, owner occupied, rural residential
residence.

Highest and Best Use - continuation of existing, owner occupied,
rural residential use.

Value Estimate

Sales No. 73, 74, 75 and 76 on Chart G indicate a current market value range for the subject property of \$210,000 to \$230,000 and it's my opinion that it's October 15, 1987 market value or most probable selling price within that range is \$ 215,000.

October 15, 1987 Market Value = \$215,000

Estimated Loss in Market Value = \$215,000 x 20% = \$43,000

Property No. D/IJ/20

Address - 5338 First Line
Town of Milton

Owners - Gurnek & Jaswinder Dhillon

Legal Description - Part of Lot 3, Concession 1 N.S.
designated as Part 1 on 20R-
6461

Town of Milton
Region of Halton

Purchased - July 1985 by Inst. No. 622917

Purchase price - \$160,000 or \$3,079 per acre

Site Size - 51.965 acres

Improvements - contains a large, metal clad workshop and garage
building. Currently being improved
with a custom built, two storey
residence with a 2 car attached
garage.

O.P Designation - Agricultural/Conservation and Hazard Lands

Zoning - A1 - Agricultural/OSC - Open Space Conservation

Use - owner occupied rural residence and farm.

Highest and Best Use - owner occupied rural residential and farm
use.

Value Estimate

Reference to Sales No. 38, 40 and 46 on Chart E indicate unit values for small farm properties of 49.33 to 88.336 acres of \$3,649, \$4,544 and \$4,755 per acre. Consideration of the size of the subject property and the quality and desirability of the improvement under construction leads me to project an October 15, 1987 market value on it of:-

50 acres a \$5,000 per acre = \$250,000

October 15, 1986 Market Value = \$250,000

Estimated Loss in Market Value = \$250,000 x 20% = \$50,000

Property No. D/IJ/21

Address - 5400 First Line
Town of Milton

Owners - Biagio & Amelia Pompa

Legal Description - Part of Lot 3, Concession 1 N.S.
Town of Milton
Region of Halton

Purchased - February 1980 by Inst. No. 519140

Purchase price - \$93,500 or \$4,457 per acre

Site Size - 20.98 acres

Improvements - large custom built, brick bungalow with a finished
walkout basement, attached 2 car
garage, excellent landscaping and a
dug pond.

O.P Designation - Agricultural/Conservation and Hazard Lands

Zoning - A1 - Agricultural/OSC - Open Space Conservation

Use - owner occupied rural residence.

Highest and Best Use - continuation of existing owner occupied
rural residential use.

Value Estimate

Sale No. 64 on Chart F is taken to provide the best evidence of the October 15, 1987 market value of the subject property. It is taken to indicate a current market value of \$400,000 for the subject property.

October 15, 1987 Market Value = \$400,000

Estimated Loss in Market Value = \$400,000 x 20% = \$80,000

Property No. D/IJ/22

Address - 5420 First Line
Town of Milton

Owners - Walter & Toni Chlon

Legal Description - Part of Lot 3, Concession 1 N.S.
Town of Milton
Region of Halton

Purchased - January 1981 by Inst. No. 535469

Purchase price - \$94,500 or \$6,050 per acre

Site Size - 15.62 acres

Improvements - large, custom built, raised, brick bungalow with a
finished walkout basement, attached
2 1/2 car garage and a free standing
metal clad workshop / garage with
three overhead doors.

O.P Designation - Agricultural/Conservation and Hazard Lands

Zoning - A1 - Agricultural/OSC - Open Space Conservation

Use - owner occupied rural residence.

Highest and Best Use - continuation of existing owner occupied
rural residential use.

Value Estimate

Sale No. 64 on Chart F is taken to provide the best evidence of
the October 15, 1987 market value of the subject property. It is
taken to indicate a current market value of \$400,000 for the
subject property.

October 15, 1987 Market Value = \$400,000

Estimated Loss in Market Value = \$400,000 x 20% = \$80,000

Property No. D/IJ/23

Address - 5440 First Line
Town of Milton

Owners - Kip A. & Anne L. Chaput

Legal Description - Part of Lot 3, Concession 1 N.S.
Town of Milton
Region of Halton

Purchased - October 1982 by Inst. No. 564786

Purchase price - \$160,000 or \$10,390 per acre

Site Size - 15.653 acres

Improvements - custom built, brick and aluminum bungalow with a finished walkout basement and 3 car garage under. Also contains a freestanding metal clad aircraft hangar and a grassed private landing strip.

O.P Designation - Agricultural

Zoning - A1 - Agricultural

Use - owner occupied rural residence with private airfield and hangar.

Highest and Best Use - continuation of existing owner occupied
private airfield rural residential and use.

Value Estimate

Sale No. 63 and 64 on Chart F indicating value of \$269,500 and \$400,000 are taken to provide the best evidence of the value range of the subject property. The October 15, 1987 market value or most probable sale price of the subject property is taken to lie about midway in the range indicated.

October 15, 1987 Market Value = \$335,000

Estimated Loss in Market Value = \$335,000 x 20% = \$67,000

SUMMARY OF POTENTIAL SECTION 21 COSTS TO THE REGION IN ACQUIRING
SITE D FOR LANDFILL PURPOSES

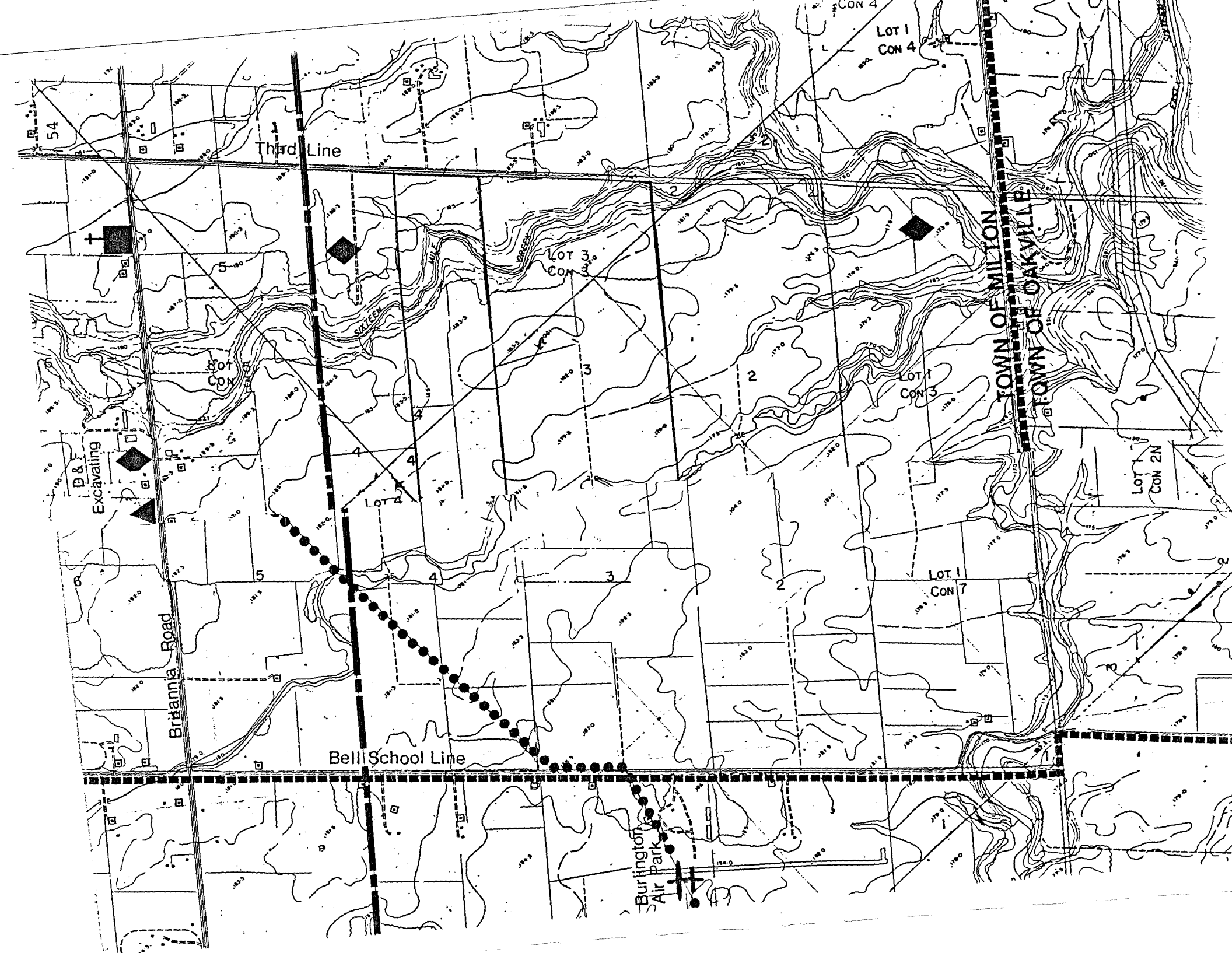
The potential Section 14 (injurious affection)! costs to the Region of Halton in acquiring Site D for landfill purposes are summarized as follows:-

DAVIS, HICKS & O'BRIEN LIMITED

Property No.	Owner Address	Site Size	Use	Market Value	Injur. %	Affect. \$
D/1J/1	Winsum Farm Ltd. 5208 Hwy 25	98.760	o/o Farm	\$420,000	20%	\$84,000
D/1J/2	A. & B. Eppinger E/S First Line	69.893	V/L Agr	\$210,000	10%	\$21,000
D/1J/3	P. & M. Manna 5215 First Line	6.793	o/o Res	\$325,000	20%	\$65,000
D/1J/4	A. & L. Santarosa 5701 First Line	50.000	t/o Farm	\$250,000	10%	\$25,000
D/1J/5	B. W. Goldenberg 5694 Hwy 25	148.850	t/o Farm	\$569,000	10%	\$56,900
D/1J/6	J. & B. Rada 5680 Hwy 25	0.989	o/o Res	\$210,000	10%	\$21,000
D/1J/7	Vitetta & Leone 5593 Hwy 25	98.760	-	-	10%	\$12,500
D/1J/8	F. J. & S. J. Vetulia 5555 Hwy 25	0.520	o/o Res	\$220,000	15%	\$33,000
D/1J/9	G. & F. E. Gillies 5543 Hwy 25	0.860	o/o Res	\$230,000	15%	\$34,500
D/1J/10	E. Gillies 5507 Hwy 25	97.790	farm	-	15%	\$12,750
D/1J/11	A. W. & J. D. Hall 5497 Hwy 25	1.670	o/o Res	\$250,000	20%	\$50,000
D/1J/12	Napa Valley Dev. Ltd. 5409 Hwy 25	200.000	t/o farm	-	20%	\$17,000
D/1J/13	H. & M. A. Jarvis 5317 Hwy 25	0.520	o/o Res	\$200,000	20%	\$40,000
D/1J/14	T., J. & M. Jarvis 5237 Hwy 25	4.120	o/o farm	-	10%	\$30,000
D/1J/15	I. I. Runnalls 5244 First Line	8.318	o/o Res	\$144,000	10%	\$14,400
D/1J/16	R. & H. Tichbon 5258 First Line	1.695	o/o Res	\$230,000	10%	\$23,000
D/1J/17	H. M. Donaldson 5270 First Line	10.500	o/o Res	\$270,000	15%	\$40,500
D/1J/18	Angelo Mishos 5316 First Line	10.000	o/o Res	\$363,000	20%	\$72,600

DAVIS, HICKS & O'BRIEN LIMITED

D/IJ/19	B. M. Ketelaars 5324 First Line	0.685	o/o Res	\$215,000	20%	\$43,000
D/IJ/20	G. & J. Dhillon 5338 First Line	51.965	o/o Res	\$250,000	20%	\$50,000
D/IJ/21	B. & A. Pompa 5400 First Line	20.980	o/o Res	\$400,000	20%	\$80,000
D/IJ/22	W. & T. Chlon 5420 First Line	15.620	o/o Res	\$400,000	20%	\$80,000
D/IJ/23	K. A. & A. L. Chaput 5440 First Line	15.653	o/o Res	\$335,000	20%	\$67,000
Total Estimated Injurious Affection to Surrounding Properties						----- \$973,150
Less allowance for failure to prove claim, say 50%						\$486,575
Estimated cost to the Region from injurious affection claims, Site D						----- \$486,575 -----



DAVIS, HICKS & O'BRIEN LIMITED

QUALIFICATIONS AND ADDENDA

R.W. O'BRIEN
APPRAISAL QUALIFICATIONS

QUALIFICATIONS AND AFFILIATIONS

Accredited Appraiser - Appraisal Institute of Canada
 Corporate Member of the Association of Ontario Land Economists

Present Position - Vice-President - Davis, Hicks & O'Brien Ltd.

EDUCATION

1954 Western Technical School
 1960 Theory and Elements of Architecture - Ryerson
 1960 Materials Handling - Ryerson
 1964/66 Licensed Real Estate Salesman
 1964 Part 1 - Appraisal Institute of Canada
 1965 Part 11 - Appraisal Institute of Canada

EXPERIENCE

1955 Draftsman and Designer - Kilborn Engineering (1954) Ltd
 1958 Chief Draftsman - M.T.R.C.A.
 1962 Assistant to the Property Administrator - M.T.R.C.A.
 1964 Assistant Property Manager - Chambers & Meredith Ltd.
 1966 Appraiser & Real Estate Manager - Sterling Trust Corp'n
 1966 Staff Appraiser - K.W. Hicks & Associates
 1967 Senior Staff Appraiser - Davis, Hicks & Associates Limited
 1974 Vice-President - Davis, Hicks & O'Brien Limited

EXPERT WITNESS EXPERIENCE

Appeared as expert witness on real estate valuation before various courts and tribunals since 1969 e.g. Ontario Municipal Board; Land Compensation Board; Federal Court; Supreme Court; Assessment Review Board and private arbitration boards.

Appraisals Made in the Following Areas:

Metropolitan Toronto	Georgetown	London
Peterborough	Oshawa	Owen Sound
Oakville	Whitby	Ottawa
Markham	Mississauga	Sudbury
St. Catharines	Hamilton	Thunder Bay
Barrie	Burlington	Fort Erie
Sarnia	Trenton	Georgian Bay
Orillia	Thousand Islands	North Bay
Kingston	Port Perry	Smith Falls
Ajax	Lindsay	Moonstone
Waterloo	Hanover	Kitchener
Sutton	Albion	Stratford
Vaughan	Uxbridge	Hornepayne

North Gwillimbury	Ameliasburgh	Collingwood
Pickering	King	Richmond Hill
Adjala	Hope	Aurora
Bethune	Belleville	Newmarket
Brampton	Fergus	Ancaster
Haliburton	Caledon	Clarke
Scugog	Wasaga Beach	

Appraisals made for various legal firms, private clients, municipalities and government departments including:-

MUNICIPALITIES AND BOARDS

City of North York	North York Board of Education
City of Etobicoke	Toronto Public Library
City of Peterborough	University of Toronto
Scarborough Board of Education	Ontario Food Terminal Board

PROVINCIAL AND FEDERAL GOVERNMENT DEPARTMENTS

Public Works Canada	Ministry of Transportation & Communications
Revenue Canada	Ontario Land Corporation
Department of Justice	Ministry of Government Services

INSTITUTIONAL

United Church of Canada	College of Physicians & Surgeons
Doctors Hospital	The Royal Canadian Academy of the Arts
Children's Aid Society	

COMPANIES

Texaco Canada Limited	Danforth Radio Limited
BP Canada Limited	Deltanne Construction Co. Ltd.
Canadian Trailmobile Ltd.	Supertest Petroleum Corporation
T.H. Hancock Limited	Nortanne Construction Ltd.
Imperial Oil Limited	Catkey Construction (Toronto) Ltd.
Tilzen Development Ltd.	South Sudbury Developments Ltd.
Del Zotto Enterprises Ltd.	Narono Holdings Limited
Valentine Developments Ltd.	Rockford Developments Ltd.
Bathurst Manor Day Camp	Canada Permanent Trust
City Savings & Trust Co.	Parfor Investments Ltd.
Petrofina Canada Ltd.	Home Equity Corporation
C.N.A. Investors Ltd.	Robinwood Management Corpn. Ltd.
Toronto Airways Limited	Runnymede Development Corpn. Ltd.
The Royal Trust Co.	Canadian Imperial Bank of Commerce
Mackay Group	Toronto International Centre of Commerce
Marathon Realty Limited	Leggs Products Incorporated
McDonalds Corporation	Joseph Schilitz Brewing Co.
Philips Electronic Industries Ltd.	Canada Trust
Petro Canada	Royal LePage
Suncor	

Hart & Cooley Ltd.
 The Permanent
 S.C. Time Inc.
 Toronto Dominion Bank
 Bowlerama
 Investors Syndicate Realty Ltd.
 Bank of Montreal
 Sipco Oil Limited
 DX Oil Company
 Touche Ross Ltd.
 Kingscross Estates
 Memorial Gardens (Ontario) Ltd.
 Green Door Storage Inc.
 Borg-Warner Chemicals
 Bernadol Music Ltd.
 Parr's Print & Litho Limited
 Ostrander's Jewellers
 George Wimpey Canada Ltd.
 Longmoor Investments Ltd.
 Dow Corning Canada Ltd.
 White Oaks Square
 Evergreen Hotels Limited
 Crown Life
 Atco Industries Limited
 Reed Paper Group Canada Ltd.
 North American Life Assurance Co.

Leisure Bowling Lanes Ltd.
 Dayton Self Storage Inc.
 Campeau Corporation
 Royal Bank
 Fisher Scientific Co. Ltd.
 Credit Union Central
 St. Mary's Cement Ltd.
 Inland Projects Limited
 London Life Assurance Co. Ltd.
 Relocation Realty Service Corpn.
 Consumers Gas Co.
 Dylex Limited
 Manulife
 Western International Hotels
 Costain Estates
 Finchhurst Plaza Limited
 TRW Inc.
 I.B.M. Canada Ltd.
 Anglo York Industrial Ltd.
 Malabar Limited
 Leisure World Nursing Homes Ltd.
 Walsingham Hotel (Toronto) Ltd.
 Sperry - Univac
 City Parking
 Wimpey Homes Limited
 Waldorf-Astoria Hotel

**Limiting Conditions
and Certificate**

The legal description used is assumed to be correct. No responsibility is assumed for matters legal in character.

The information contained in this report furnished by others is believed to be reliable, but no responsibility for its accuracy is assumed.

Possession of this report, or a copy thereof, does not carry with it the right of publication, nor may it be used for any purpose by any but the applicant without the previous written consent of Davis, Hicks & O'Brien Limited and in any event only with proper qualifications and in its entirety.

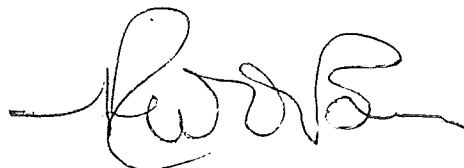
The appraiser herein by reason of this appraisal is not required to give testimony or attendance in court or at any government hearing with reference to the property in question, unless arrangements have been previously made therefore.

Davis, Hicks & O'Brien Limited have no present or contemplated interest in the property appraised. Employment of Davis, Hicks & O'Brien to make this appraisal is in no way contingent upon the value reported therein.

The distribution, if any, of the total valuation in this report between the land and projected improvements applies only under the projected programme of utilization. The separate valuations for land and improvements should not be used in conjunction with any other appraisal and are invalid if so used.

This appraiser hereby certifies that to the best of his knowledge and belief the statements and opinions contained in this appraisal, subject to the limiting conditions set forth above, are correct.

DAVIS, HICKS & O'BRIEN LIMITED

A handwritten signature in dark ink, appearing to be 'K. O'Brien', is written over the company name.

DAVIS, HICKS & O'BRIEN LIMITED

MARKET DATA

CHART A

SALES OF LAND

Sale Date
No. Agrt.

Sale No.	Date	Description
1	2/84	see Sale No. 3
2	12/84	
3	7/85	ains new metal ay drive-shed
4	10/85	2 metal clad drive-sheds
5	11/86 (10/86)	er cultivation hard & sixteen ek
6	10/86	er cultivation
7	11/86	metal clad loafing d
8	12/86	er cultivation s demolished
9	2/87	stable & loft barn : Property No. 7)
10	3/87	bank barn and ed
11	4/87	

CHART A (C

SALES OF L

Sale Date
No. Agrt

12 7/87e woods to rear

13 9/87ultivation
tain poor stable &
rn

14 10/8er cultivation

15 10/8permanent pasture

CHART C

SALES OF 8

Sale No.	Date Agr	Remarks
24	10/1	land on W/S Bell Line
25	11/	ns mink pens and very poor dwelling
26	11/1	land on w/s Bell Line with creek

CHART D

SMALL LOT

Sale Dat
No. Agrt

27	1/8	
28	4/8	nstruction ame shack
29	9/8 (8/8)	No. 4)
30	1/8	11 and
31	6/8	on W/S Bell
32	6/8	rge central place
33	9/8	ot with site
34	9/8	

CHART E (CON

SALES OF FAR

Sale No.	Date Agrt.	Remarks
46	9/87	2 sty farmhouse and extra good set of outbuildings
47	9/87	2 sty modernized frame house
48	11/87	2 farmhouses and 2 sets of outbuildings (1 very good)
49	11/87	Resale of Sale No. 47
50	11/87	2 sty restored stucco farmhouse and full set of outbuildings
51	11/87	farmhouse and barn

CHART F

SALE OF IMI

Sale
No.

52

53

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55

56

57

58

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CHART G

SALES OF BU

Sale No.	(
75	ngalow 1/2
76	with e, nd

CHART H

TWO STORE

Sale
No.

77	lding onset
78	7" se
79	home ,
80	sty. a with car garage
81	entury er O/B
82	home/ storey
83	y. brick dition clad p
84	ninum g w/l sty. reglass
85	brick lling l 1/2 car

DAVIS, HICKS & O'BRIEN LIMITED

SALES MAP

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