

## **Property Value Impacts on West Lincoln from NRWC and IPC IWT's August 24, 2012**

The average house price in West Lincoln is derived from a combination of average house prices as posted on Zoocasa.com for the communities of Caistor Centre, Smithville and St Anns ([http://www.zoocasa.com/en/area\\_details/13178-Caistor-Centre-Ontario/demographics](http://www.zoocasa.com/en/area_details/13178-Caistor-Centre-Ontario/demographics)) from which we can calculate:

\$352,665

\$367,394

\$347,691

\$1,067,759 divide by 3 = **\$355,916** average West Lincoln house price.

The NRWC report shows 3579 receptors (homes/lots/public buildings) for 80 turbine sites or 44.73 receptors per turbine.

Approximate composition of receptor types is 86% homes, 12.6% vacant lots and 1.4% public buildings (exact number too onerous to determine without original excel file).

For actual final 77 turbines at 44.73 receptors/turbine = 3444 receptors which generally breaks out as:

- 2962 homes
- 434 vacant lots
- 48 public buildings

### **Predicted Regional Property Devaluation from 77 IWT's**

Several studies have shown properties will be devalued from 20 to 40% within a 2 km radius with some homes totally unsaleable at any price.

For estimating purposes we will assume an average property devaluation impact of 30% on the average local house price of \$355,916 and a vacant lot value of \$85,000 resulting in an average house price loss of \$106,775 and a vacant lot price loss of \$25,500.

For the total 77 turbine project total property value losses across West Lincoln, Wainfleet, Lincoln, Pelham, Wainfleet and Haldimand are estimated to be:

- 2962 homes x \$106,775 loss per home = \$316,267,550 devaluation
- 434 vacant lots x \$25,500 = 11,067,000 devaluation

Total regional property value loss = **\$327,334,550**

### **Predicted West Lincoln Property Devaluation from 45 IWT's**

Assuming a similar ratio of impacted homes/lots per turbine one can extrapolate West Lincoln's value loss from the 44 turbines as 57.14% of the total loss which provides:

- 1692 homes (\$316,267,550 x 57.14%) = \$180,715,270 devaluation
- 248 vacant lots (\$11,067,000 x 57.14%) = \$6,323,684 devaluation

Total West Lincoln property value loss from NRWC = **\$187,038,950** plus IPC Energy property value loss from 5 additional turbines impacting 244 homes within a 2 km radius, (average value of \$367,394, average loss 30%) = **\$26,893,240**

Therefore total estimated property value for the NRWC and IPC industrial wind projects to West Lincoln real estate is conservatively estimated to be **\$213,932,190**

### **Estimated West Lincoln Turbine Health Impact Victims**

Assuming there are 3.3 residents per household for the 1936 homes located within a 2 km radius of the 49 industrial wind turbines equals some 6388 West Lincoln residents who potentially are at risk of getting sick and experiencing serious health declines. Studies have shown only 15-20% of these residents will actually suffer ill health so therefore we can estimate some 1277 (6388 x 20%) West Lincoln residents will get sick from the forced imposition of industrial wind turbines into our community.

### **Conclusions:**

For public purposes we should indicate:

*Preliminary analysis for West Lincoln indicates that the combined property value loss on the 1,936 homes and 248 vacant lots that are located within 2km of the 44 NRWC turbines and the 5 IPC turbines will suffer a staggering loss of over \$213,000,000 based on a 30% devaluation as reported elsewhere near existing wind farms.*

*Furthermore with growing evidence that up to 20% of the residents who live within 2km of an industrial wind turbine will suffer ill health means that for the approximate 6388 West Lincoln residents so situated, 1277 can be predicted to get sick.*

### **References:**

1. Niagara Region Wind Farm Draft Site Plan Report, August 15, 2012
2. Niagara Region Wind Farm Draft Project Description Report August 2012
3. Zoocasa.com
4. (need to reference property and health studies)

**ZOOCASA Aug. 24,2012**

**Smithville, Ontario**

### **Demographics**

Average Household Income

\$97,846

Average Property Price

**\$352,665**

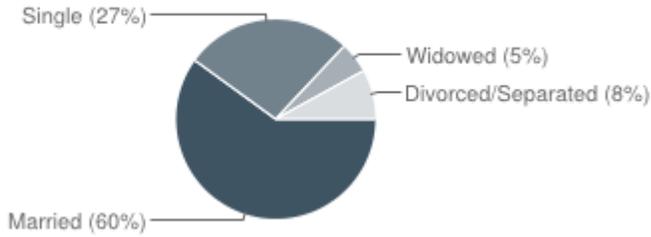
Top Ethnicities

- 51% British
- 26% Canadian
- 8% French
- 5% Polish
- 4% Ukranian

Population

10,384

Population By Marital Status



Households

3,385

## Caistor Centre, Ontario

### Demographics

Average Household Income

\$103,619

Average Property Price

**\$367,394**

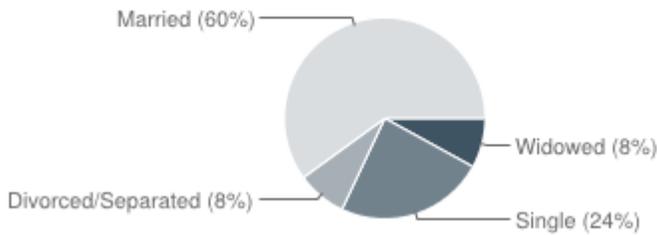
Top Ethnicities

- 50% British
- 24% Canadian
- 9% French
- 5% Ukranian
- 4% Polish

Population

2,146

Population By Marital Status



Households

694

Total Own

636

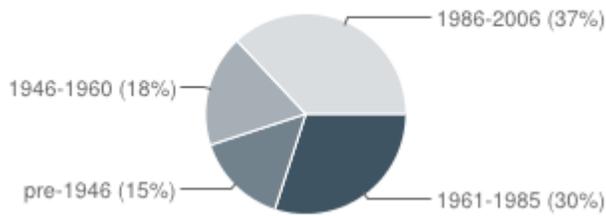
92%

Total Rent

58

8%

Age Of Dwellings



## St. Anns, Ontario

### Demographics

Average Household Income

\$87,626

Average Property Price

**\$347,691**

Top Ethnicities

44% British

28% Canadian

8% French

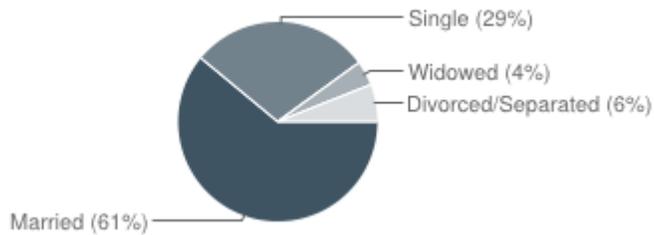
7% Polish

6% Ukranian

Population

1,859

Population By Marital Status



Households

598