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Thesis

The London citizens of Shaver and Brockley formerly request that the City of London take steps at this time to protect them from the negative consequences of malodour emanating from the Orgaworld facility that is positioned between the two communities. By taking clear action at this time, the City will be putting in place guidelines to protect all London citizens in the future. The detection of odour may be arguably subjective, but the many hundreds of complaints over the past six years of odours coming from the Orgaworld Plant are real, and represent the removal of the enjoyment of one's property—a legal right extended to all London taxpayers.

Property Taxes

Obviously, the single most important source of income to the city is that of the property taxes payable to the corporation of the city of London. Property taxes are assigned based on a number of factors, but it is in the interest of the city to apply a formula to the property taxes that does not diminish what is regarded to be a fair assessment to the property owner, and one that is applied fairly to all wards.

It is not in the interest of the City to see its tax base reduced as a consequence of citizens having taxes reduced owing to the loss of certain rights.

As citizens of London whose enjoyment of personal property has been continuously spoiled by the negative effects of malodor emanating from the Orgaworld Plant, the case for compensation is palpable. Already, as a direct consequence of odour coming from the Orgaworld plant one property owner has had his property taxes reduced by 20%. Just imagine then, if every property owner in both the Brokley and Shaver communities were to request a similar reduction.

Property Values

While it is true that the loss of property taxes owing to odour pollution is a significant figure, the fact is that this figure pales by comparison to the potential loss of revenue owing to diminished property values. It has been estimated by more than one real estate expert that the property values of the homes in the geographical influence of Orgaworld have been reduced by over 20%, and perhaps much higher than that. A ruling in favour of addressing this loss of property value of our two neighbourhoods would run into millions of dollars. The paltry contribution to City coffers coming from the offending Orgaworld plant would hardly compensate.

Future Development

The Wellington Road/401 corridor is undoubtedly one of the most significant areas of the city, and the area to the south of the 401 on Wellington Road presents an obvious attraction for appropriate residential, commercial, and light industrial development. The elephant in the room, though, remains—Orgaworld Canada. The continued offence of malodor emanating from the Orgaworld plant is holding hostage the great potential for development that would otherwise happily locate in this area. It is difficult to conceive of anyone wishing to invest serious amounts of money in an area known for its odour problems. And the offensive odours emanate solely from the Orgaworld plant. Orgaworld Canada is a newcomer of six years, and the City and everyone need to understand that to give priority to an offensive newcomer of six years over residents who have lived in this area for decades—some more than seventy years—is unconscionable. Some homes actually date back to the 1800's, and the great majority of homes in both Shaver and Brockley are over fifty years old. Their owners have been investing into their dwellings and properties for decades, and the City must prevent a misfit of six years to rob them of these investments.

Summation

We believe that the ability of Orgaworld Canada to remain in operation rests with their ability to stay on the negative side of one odour unit as determined and verified by the M.O.E. of our region. Each and every infringement of that “steady state” must result in a reduction of product intake to the plant until verified complaints no longer occur. If the owners of Orgaworld Canada in the London area wish to live in harmony with its surrounding communities of residents, churches, schools, golf courses, and various businesses, it must do so only on the basis of the absence of verifiable

complaints. Only in this way will the city be in a position to be open for business in our area, and escaping what could be a major absence of income and unrest by a significant number of its citizens.