

EFFECT ON LAND VALUES

The Ontario Ministry of Agriculture and Food in an excellent review** of the issue of Section 31 had this to say about "land speculation perception".

"There is the misconception that repeal of Section 31 will cause speculation. Speculation usually refers to buying a property with the expectation of selling the property later at a large profit. Speculation has always existed, and unless other laws are changed, speculation will continue regardless of Section 31".

"Perhaps the most visible source of land speculation is the developer, who purchases farm land with the intention of converting it to industrial parks or suburban residential areas. There are many other possibilities, including gravel quarries, recreational land, tourism, or just wanting to have a home in the country. Section 31 does not restrict any of these non-farming activities".

To confirm this opinion, an examination of the information in Table 7 shows that over half of the persons reporting farm income have total incomes less than \$15,000 and 64% below \$20,000 (the poverty level). These people are not land speculators nor are any but the very large income persons potential speculators. Experience has