

Property Acquisition – What you should know

With the announcement of The Windsor-Essex Parkway, the Ontario Ministry of Transportation (MTO) has a better understanding of the property required for the construction of the new access road. At this time, MTO is continuing to consider requests by owners to purchase property on a case-by-case basis.

Advance Property Purchases

Owners wishing to sell their property may initiate a review to determine if their property qualifies for advance purchase by contacting the MTO, Windsor Border Initiatives Implementation Group at 519-973-7367 or 1-800-265-6072 ext. 4800 or email detroit.river@ontario.ca.

How much will I be paid for my property?

Compensation is based on the appraised market value of your property. Market value is based on what a similar property might be expected to sell for on the open market by a willing seller to a willing buyer. This value is determined by a professional property appraiser who inspects each property individually and considers various factors that influence market value, including sales of similar properties which are adjusted to reflect the specific characteristics of your property. In addition, an allowance for moving costs and other eligible expenses will be paid.

After the appraisal is completed, a ministry real estate officer will contact you to set up a meeting to present an offer of compensation in an effort to reach a mutually acceptable agreement.

What if my property holds a business?

In situations involving a business, an independent business valuation may be necessary to determine the market value of the business should it not be feasible to relocate the business. In cases where it is feasible to relocate the business, there may be special entitlements associated with relocation. Every situation is unique and ministry staff will meet individually with business owners to fully discuss compensation and entitlements.

Will my property be expropriated?

At this time, the ministry is proceeding with advance property acquisition on a willing seller/willing buyer basis only. After the Environmental Assessment (EA) study has been completed and approved, the ministry may initiate expropriation proceedings, if required.

However, even after EA approval, the ministry will continue to negotiate with property owners in an effort to obtain a mutually acceptable agreement. If an amicable agreement cannot be reached, the ministry may proceed in accordance with the provisions of the Expropriation Act. In dealing with property owners, the ministry must respect the owners rights as an individual under Ontario laws and your rights will be fully explained to you by a ministry real estate officer.

For more information on The Windsor-Essex Parkway visit www.weparkway.ca.

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