

Property Acquisition

With the identification of The Windsor-Essex Parkway as the Recommended Plan for the access road leading to a new river crossing in west Windsor, the Ontario Ministry of Transportation (MTO) has determined the property requirements for this undertaking. In November 2008, affected property owners were sent a registered letter informing of the need for their property.

If your property is required for construction of The Windsor-Essex Parkway and you would like to initiate proceedings on a willing seller/willing buyer basis please contact MTO, Windsor Border Initiatives Implementation Group at 519-973-7367 or 1-800-265-6072 ext.4800 or e-mail Detroit.River@ontario.ca.

Should the Environmental Assessment (EA) be approved, MTO will continue to negotiate with property owners in an effort to obtain a mutually acceptable agreement.

What is "fair market value"?

Fair market value is what a similar property might be expected to sell for on the open market by a willing seller to a willing buyer during regular/normal economic circumstances. This value is determined by a professional property appraiser who inspects each property individually and considers various factors that influence market value, including recent sales and current listings of similar properties that are adjusted to reflect the specific characteristics of your property.

What do I need to know about expropriation?

The *Expropriations Act* allows MTO to obtain property required for an undertaking such as The Windsor-Essex Parkway should it receive EA approval and an amicable willing seller/willing buyer agreement has not been reached. The expropriation process will not begin unless EA approval is granted. MTO respects owners' rights under the laws of Ontario and your rights will be fully explained to you by an MTO real estate officer. However, if necessary, you should obtain your own independent legal advice. The ministry will continue to negotiate with property owners in order to reach an amicable agreement after the expropriation process has commenced. For more information on expropriation visit www.e-laws.gov.on.ca or contact a MTO real estate officer at 1-800-265-6072 ext.4800.

If you were not in receipt of a registered letter it is more than likely that your property is not required for The Windsor-Essex Parkway. However, if you feel that your property may be affected and would like to further discuss your concerns please contact the Ministry of Transportation, Windsor Border Initiatives Implementation Group at 519-973-7367 or 1-800-265-6072 ext.4800 or e-mail Detroit.River@ontario.ca.