

Property Acquisition – What you should know

With the announcement of the technically and environmentally preferred end-to-end solution in Canada, the Ontario Ministry of Transportation (MTO) and Transport Canada (TC) have a better understanding of the property required to construct the access road, plaza and crossing.

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. After the appraisal is completed, an MTO 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. An allowance for moving costs and other eligible expenses will be paid.

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 MTO staff will meet individually with business owners to fully discuss compensation and entitlements.

For property owners in the area of The Windsor-Essex Parkway

The Ministry of Transportation is continuing to consider requests by owners to purchase property on a case by case basis. Owners wishing to sell their property may initiate a review to determine if their property qualifies for advance purchase by contacting the Ministry of Transportation, Windsor Border Initiatives Implementation Group at 519-973-7367 or 1-800-265-6072 ext. 4800 or email Detroit.River@ontario.ca.

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

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

For property owners in the area of the plaza and crossing

The federal government has not begun purchasing property from willing sellers but is prepared to discuss such interest with willing sellers at any time.

For more information, interested parties should contact 1-866-636-3136 or by email to Windsor-Detroit@tc.gc.ca.