

Norfolk Pines Crescent

Ontario made an announcement in Windsor on April 9, 2010, indicating that funding is being made available to purchase additional properties to provide 100 metres of green space between the shoulder of the new freeway and the homes in selected areas of the route.

Eligible Property

Only a limited amount of homes located on Norfolk Pines Crescent are eligible for acquisition based on Ontario's April 9, 2010 announcement. The properties eligible for acquisition are identified on the map found on the back of this fact sheet. These properties are being considered for purchase under a willing seller/willing buyer basis only and the ministry will not expropriate.

Only these properties are being considered as they fall within 100 meters of the shoulder of the Parkway. Remaining properties will be protected by the tunnelled roof top of the Parkway.

Acquisition Process

All homeowners/property owners must be dealt with in a fair and consistent way and we are committed to do this. We have a property acquisition process that defines how we must proceed. If you are an affected property owner and are interested in proceeding on a willing seller/willing buyer basis, we encourage you to speak to a ministry real estate officer or contact us at 519- 973-7367 or detroit.river@ontario.ca.

What 's Next

We will continue to work with the owners of eligible properties on Norfolk Pines who are interested in the ministry acquiring your property. Subject to our success, the acquired properties may be incorporated into the Parkway's green space (berms, landscaping and green space are possible options that will be investigated). Community input will be considered. If we are unable to assemble sufficient properties to allow for incorporation in the Parkway's green space, other options will be considered.

Should all the units on the highway side of Norfolk Pines Crescent not be purchased, the Ministry will look at all options that may be available when the appropriate time comes. Whether the ministry resells the units or leases the units will depend on the current market conditions and the cost of each option. If the Ministry decides to rent or lease the units, the Ministry will use its best efforts to find compatible tenants, subject to the Ministry's policies and in compliance with all legislation governing tenant's rights. The Ministry will endeavour to consult with the Condominium Corporation management when making any short term and long term decisions regarding the future use of the units.

If the Ministry is successful in acquiring eligible properties, we will take steps as responsible property owners to maintain the safety and appearance of your community.

