

Glossary of Terms

Agreement as to Compensation - a legal document used to settle all claims after a property has been expropriated.

Amicable agreement - when a property owner and MTO have reached a deal prior to expropriation.

Appraisal - a report completed by an independent professional property appraiser to determine the market value of a property. An appraisal includes the inspection of the subject property with consideration given to various factors that influence market value. A comparison is made between the subject property and recent sales and current listings of similar replacement properties that are adjusted to reflect the specific characteristics of your property.

Altus Group Limited – one of the companies contracted by MTO through a competitive process to carry out appraisals for properties required for construction of The Windsor-Essex Parkway.

Board of Negotiation (BON) - serves as an informal tribunal that chairs a hearing between the property owner and the Ministry to negotiate compensation settlements that cannot be agreed upon between the two parties after expropriation. More information can be found at www.bon.gov.on.ca.

DRIC - Detroit River International Crossing.

Environmental Assessment - an evaluation of the possible impact - positive or negative - that a proposed project may have on the environment, together consisting of the natural, social and economic aspects. The purpose of the assessment is to ensure that decision makers consider the environmental impacts to decide whether to proceed with the project. A four year study environmental assessment was completed by the DRIC study team to identify and examine the recommended plan for a new access road, plaza and international crossing location and what environmental impacts it would have on Windsor and Essex County.

Expropriation - the transfer of lands to a government authority for government required works. For more information on expropriation, visit www.e-laws.gov.on.ca or contact an MTO Real Estate Officer at 1-800-265-6072 ext.4800.

Expropriations Act - the law outlining the MTO's process and responsibilities and the property owners' entitlements when the expropriation of properties for a provincial undertaking is necessary. For more information on the *Expropriations Act* visit www.e-laws.gov.on.ca.

Market Value - what a similar property might be expected to sell for on the open market by a willing seller to a willing buyer.

Metrix Realty Group - one of the companies contracted by MTO through a competitive process to carry out appraisals for properties required for construction of The Windsor-Essex Parkway.

MTO - Ontario Ministry of Transportation, which is the provincial authority responsible for delivery of The Windsor-Essex Parkway.

Notice of Possession - the legal document property owners will receive that outlines what day MTO will take ownership of their property either through amicable agreements or under the *Expropriations Act*.

Ontario Municipal Board (OMB) - the independent administrative board, operated as an adjudicative tribunal, in the province of Ontario. It hears applications and appeals under the *Expropriations Act*, and various other matters under other legislation. More information can be found at www.omb.gov.on.ca.

Property Assessment - assessment values are provided by the Municipal Property Assessment Corporation (MPAC) to determine the value of a property as it relates to the property taxes levied in the respective municipality. These values are not necessarily an indication of the current market value of the property.

Property Acquisition - MTO's acquisition process that will accomplish the assembly of the properties required for the construction of The Windsor-Essex Parkway.

Public Transportation and Highway Improvement Act - the set of provincial laws that allows the Government of Ontario to make improvements to the provincial transportation system when it is in the best interest to the economy and residents of Ontario. For more information on the *Public Transportation and Highway Improvement Act* visit www.e-laws.gov.on.ca.

Property Purchase Agreement - the legal document prepared by MTO and signed by a property owner when an agreed upon amount of compensation has been reached.

Section 30 Agreement - is a blend between a Property Purchase Agreement and an Agreement as to compensation. It is used in cases where a property owner consents to the acquisition but does not agree with the compensation offered and wishes to have the amount determined by the OMB. This agreement includes the total amount of compensation, in the opinion of the Ministry, including market value, and any other appropriate known costs at the time signing, such as moving costs, reasonable fees for legal services, closing costs, costs related to the purchase of a replacement property etc.

The Windsor-Essex Parkway - the Recommended Plan that was approved by the Ontario government as the Canadian access road that will connect Highway 401 to a new Canadian inspection plaza and international crossing over the Detroit River to a U.S. inspection plaza and interstate 75 in Michigan.