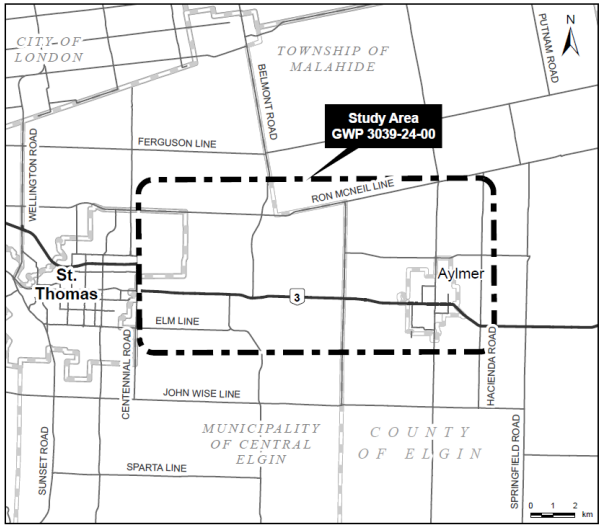
Is My Property Needed?

The Ontario Ministry of Transportation (MTO) has retained Stantec Consulting Ltd. to undertake a Planning, Preliminary Design, and Class Environmental Assessment (EA) Study for Highway 3 from St. Thomas to Aylmer, in Elgin County.

The study area is located in the City of St. Thomas, Municipality of Central Elgin, Town of Aylmer and Township of Malahide, all within Elgin County.

Letters notifying property owners of the commencement of the study were sent in February 2026.



As design progresses, property owners will be notified if their property will be impacted by construction.

If you are unsure whether your property is affected, please contact MTO's London Property office at 519-854-8652.

Starting the Conversation

Property owners are entitled to fair compensation and will be treated in a consistent manner. The ministry will contact all affected property owners and make offers to purchase based on an independent market value appraisal.

An MTO Real Estate Officer will meet with you one-on-one, discuss property value and compensation, answer your questions and listen to your concerns.

Each property and situation is unique and this is why we work on a case-by-case basis – as opposed to a one-size-fits-all approach.

The Process

1. The Class EA for the Highway 3 Planning Study is underway with approval of the Transportation Environmental Study Report anticipated in Spring 2028.
2. A property appraiser will provide an estimation of the market value of property required by MTO.
3. Compensation is based on market value. 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.
4. The value of the Ministry's property requirement and other related damages are determined by an independent 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. All of this information is compiled to provide an offer that reflects the specific characteristics of your property.
5. MTO also includes other entitlements under the *Expropriations Act* as part of compensation, such as moving costs for residential and business owners, as applicable.
6. An MTO Real Estate Officer will explain the appraiser's findings to you and present an offer of compensation.
7. When a mutually agreeable offer has been accepted by the property owner, an Agreement is prepared by the MTO. A minimum of 90 days is required for closing and this timeframe may be further negotiated if required to meet your individual needs.

Learning About Your Rights

MTO is committed to working with property owners to make sure they understand the property acquisition process and their rights.

Ontario

What If An Agreement Can't Be Reached?

Your rights under the *Expropriations Act* will be fully explained to you by an MTO Real Estate Officer. However, you are entitled to obtain your own independent legal advice if you feel it is necessary.

The *Expropriations Act* allows MTO to obtain property required for projects such as the Highway 3 Planning Study when an amicable agreement has not been reached and the Environmental Assessment process has been completed.

All property is required in advance of construction activities. If expropriation is necessary to meet construction timelines, MTO will continue to negotiate with you to seek an amicable agreement during the expropriation process.

If no agreement can be reached, the owner can make an application to the Ontario Land Tribunal (OLT).

The OLT operates under the authority of the *Ontario Land Tribunal Act* and provides a fair and accessible forum to negotiate compensation claims. The OLT may deal with claims for land expropriation through mediation or through arbitration.

Have More Questions On The Project?

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For More Information on the *Expropriations Act*

visit

www.e-laws.gov.on.ca

We are committed to ensuring that government information and services are accessible for all Ontarians. For communication support or to request project material in an alternate format, please contact one of the Project Team members listed above.

Updated August 2026

Highway 3 Planning Study from St. Thomas to Aylmer

Ontario