

## Frequently Asked Questions Regarding This Notice

### Why have I received a Notice of Application for Expropriation?

You've received a Notice of Application for Expropriation because Metrolinx needs to acquire your property to build the Yonge North Subway Extension and has submitted an Application to Expropriate to the Ministry of Transportation. This notice is part of the formal expropriation process. Expropriation enables a government agency like Metrolinx to acquire property for the purpose of building public infrastructure, while still ensuring that owners are compensated at fair market value in keeping with the Ontario Expropriations Act.

Expropriation is only initiated by Metrolinx if it becomes clear that an amicable agreement might not be reached directly with the property owner within the required timelines for the specific transit project. Our preferred approach is always to negotiate directly with owners to reach amicable, mutually beneficial agreements. Even when a notice of application for expropriation is initiated, Metrolinx continues to negotiate with owners in the hope of reaching an amicable agreement.

### How long does it take for the Application to Expropriate to be approved?

Following the 30-day response period, the Ministry of Transportation will review Metrolinx's Application to Expropriate. This review process typically takes up to three months. Once it's approved, Metrolinx will register the Expropriation Plan and Certificate of Approval with the Land Registry Office. This step will formally document the property that is being acquired for the Yonge North Subway Extension project.

### What are the next steps in the expropriation process?

If an agreement with Metrolinx isn't reached after the Expropriation Plan is registered, you will receive three key documents: a Notice of Expropriation, a Notice of Election and a Notice of Possession.

- Notice of Expropriation: The intent by Metrolinx to expropriate property.
- Notice of Election: The opportunity for the property owner to select a compensation date.
- Notice of Possession: The date in which Metrolinx will physically possess the property.

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#### Contact Us:

Write to us at: [YongeSubwayExt@metrolinx.com](mailto:YongeSubwayExt@metrolinx.com)

Visit the website and sign up for our e-newsletter at: [www.metrolinx.com/YongeSubwayExt](http://www.metrolinx.com/YongeSubwayExt)

These documents will include an updated offer and appraisal, as required under Section 25 of the Expropriations Act, along with the date Metrolinx intends to take possession of the property. Metrolinx will always provide at least three months' notice before taking possession of property.

## **What is the Section 25 offer and appraisal?**

You'll receive a Section 25 offer and appraisal as part of the process to acquire your property. This offer reflects the updated value of your property at the time the Expropriation Plan is registered or the date the Notice of Possession was served, depending on the compensation date you choose through the Notice of Election. The Section 25 offer builds on any previous negotiations and provides an updated assessment of the value of your property.

As the property owner, you can accept the expropriation and request compensation or contest the compensation amount. This step makes sure there is a clear and fair process to resolve any disagreements over compensation.

## **Can I still negotiate with Metrolinx after receiving the Notice of Application for Expropriation?**

Yes, you can continue working with Metrolinx to reach an amicable agreement even after receiving the Notice of Application for Expropriation. The expropriation process runs in parallel to negotiations, and our goal is always to reach an agreement with all property owners.

## **How can I get more information about the project and the property acquisition process?**

If you have questions about the remaining steps in the property acquisition process, please contact your legal representative for assistance. For more information about how Metrolinx works with property owners to acquire and access property, please visit [metrolinx.com/property](https://metrolinx.com/property).

To learn more about the project, visit the project website at [metrolinx.com/YongeSubwayExt](https://metrolinx.com/YongeSubwayExt); call our 24/7 hotline at **416-202-7000**; or email us at [YongeSubwayExt@metrolinx.com](mailto:YongeSubwayExt@metrolinx.com).

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