



Part of Unopened South Bay Road, Sudbury – Road Closure and Declaration of Surplus Land

Presented To:	Planning Committee
Meeting Date:	August 16, 2021
Type:	Routine Management Reports
Prepared by:	Angela Roy Real Estate
Recommended by:	General Manager of Corporate Services
File Number:	N/A

Report Summary

This report provides a recommendation to close and declare surplus part of unopened South Bay Road, Sudbury.

Resolution

THAT the City of Greater Sudbury close by by-law and declares surplus to the City's needs, part of unopened South Bay Road, Sudbury, legally described as part of PIN 73592-0348 (LT), South Bay Road, Plan M-423, part of Lot 2, Concession 2, Township of McKim;

AND THAT the land be offered for sale to the abutting property owner to the south, pursuant to the procedures governing the sale of limited marketability surplus land in accordance with Property By-law 2008-174, as outlined in the report entitled "Part of Unopened South Bay Road, Sudbury – Road Closure and Declaration of Surplus Land", from the General Manager of Corporate Services, presented at the Planning Committee meeting on August 16, 2021.

Relationship to the Strategic Plan, Health Impact Assessment and Community Energy & Emissions Plan (CEEP)

This report refers to operational matters.

Financial Implications

There are no financial implications associated with this report.

Background

The subject land measures approximately 310 square meters in size and is zoned 'R1-3', Low Density Residential One. The location of the land is identified on the attached Schedule 'A'.

In 1956, South Bay Road was dedicated as a public highway as part of a subdivision process and was transferred to the municipality.

The City received a request from the abutting property owner to enter into a land exchange agreement whereby the City would close, declare surplus and transfer to them that part of the unopened road allowance abutting their land on the south side of South Bay Road, described as Lots 203 and 204, Plan M-423; and in exchange they would transfer the City that portion of the travelled road allowance traversing their land described as Lots 7 and 8 on Plan M-423. The Applicant's Lands are identified on that attached Schedule 'A'.

The land exchange proposal was circulated to all City departments and outside agencies and the following responses were received:

Infrastructure Capital Planning have reviewed the circulation and are in agreement with the transfer of lands. The land transfer would provide a 20 m road allowance that would align with the current section of constructed road. In addition, the existing road allowance narrows to less than 10 m between Lot 204 and Lot 7 so we would need to acquire the property that is being offered as part of the exchange should the City ever want to make the adjustment to the alignment of the road.

No additional comments or objections were received.

Recommendation

It is recommended that part of unopened South Bay Road, Sudbury, be closed by by-law, declared surplus to the City's needs and offered for sale to the abutting property owner to facilitate a land exchange.

If approved, a further report will follow with respect to the land exchange.