

Part of Dube Road, Sudbury – Road Closure and Declaration of Surplus Land

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| Presented To: | Planning Committee |
| Meeting Date: | April 15, 2024 |
| Type: | Routine Management Reports |
| Prepared by: | Tanya Rossmann-Gibson 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 Dube Road, Sudbury.

Resolution

THAT the City of Greater Sudbury closes by by-law and declares surplus to the City's needs part of Dube Road, Sudbury, legally described as part of PIN 73559-0001(LT), part of Lot 9, Concession 2, Township of Neelon;

AND THAT the unopened road allowance be offered for sale to the abutting landowner 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 Dube Road, Sudbury – Road Closure and Declaration of Surplus Land", from the General Manager of Corporate Services, presented at the Planning Committee meeting on April 15, 2024.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

This report refers to operational matters.

Financial Implications

There are no financial implications associated with this report.

Background

The subject land measures approximately 1,050 square metres in size and is zoned 'R1-1(6)' – Low Density Residential One. The location of the subject land is identified on the attached Schedule 'A'.

In 1976, the former Corporation of the City of Sudbury (now the City of Greater Sudbury) became the registered owner of the subject road allowance.

In November 2023, the City received a request to purchase the subject land from the abutting landowner to the south.

The proposal to close and declare surplus part of Dube Road, Sudbury, was circulated to all City departments and outside agencies. No objections were received; however, the following requirements were identified:

- Enbridge Gas Inc. requested an easement measuring three metres in width centered on the pipeline to protect existing infrastructure.
- Greater Sudbury Hydro requested an easement measuring three metres in width along the frontage to protect existing infrastructure.
- Building Services advised that Dube Road is publicly maintained by the municipality and provides required road access to the properties located on each side. Staff has no objection with the proposal provided a 20-metre-wide road allowance is retained.
- Linear Infrastructure Services advised that the City needs to maintain a 20-metre-wide road allowance and will support a new property/road allowance line that is 10 metres off the centre line of the road.

No further requirements were received.

The requirements submitted through the circulation process will form conditions in the future agreement of purchase and sale. In particular, the prospective purchaser will be required to survey the subject land, including the locations of the utility easements. The purchaser will be required to consolidate the subject land with their current holdings and transfer the stipulated utility easements as part of the real estate transaction.

If approved, a further report will follow with respect to the sale transaction. The by-law closing the road will be presented to Council after a sale has been approved and be effective upon registration.

Resources Cited

Property By-law 2008-174

<https://www.greatersudbury.ca/do-business/available-lands-and-buildings/general-procedures/bylaw-2008-174/>