

Dominion Drive, Val Caron – Declaration of Surplus Land

Presented To:	Planning Committee
Meeting Date:	May 27, 2024
Type:	Routine Management Reports
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Recommended by:	General Manager of Corporate Services
File Number:	N/A

Report Summary

This report provides a recommendation to declare surplus vacant land on Dominion Drive, Val Caron.

Resolution

THAT the City of Greater Sudbury declares surplus to the City’s needs vacant land on Dominion Drive, Val Caron, legally described as PIN 73504-2731(LT), being Block 28, Plan 53M-1330, part of Lot 6, Concession 1, Township of Hanmer;

AND THAT the land be offered for sale to the abutting landowner to the west 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 “Dominion Drive, Val Caron – Declaration of Surplus Land”, from the General Manager of Corporate Services, presented at the Planning Committee meeting on May 27, 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 320 square metres in size and is zoned as ‘R1-5’ – Low Density Residential One. The location of the subject land is identified on the attached Schedule ‘A’.

In 2015, the City of Greater Sudbury became the registered owner of the subject land as part of the subdivision process for drainage and walkway purposes.

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

The proposal to declare surplus vacant land on Dominion Drive, Val Caron, was circulated to all City departments and outside agencies. No objections were received; however, the following comments and requirements were identified:

- Infrastructure Capital Planning - Drainage advised the subject land is no longer required for municipal purposes.
- Leisure Services advised there is no need for a walkway/non-motorized trail in this area.
- Conservation Sudbury advised any future development on the subject land will require a permit and geotechnical analysis to verify that the soils can support any development.

This information will be included in the agreement of purchase and sale.

No further requirements were received.

If approved, a further report will follow with respect to the sale transaction.

Resources Cited

Property By-law 2008-174

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