



Part of Falconbridge Road – Road Closure, Declaration of Surplus Land and Land Exchange

Presented To: Planning Committee

Meeting Date: September 4, 2024

Type: Routine Management Reports

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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 Falconbridge Road, Garson, to facilitate a land exchange with the owner of 2164 Falconbridge Road, Garson.

Resolution

THAT the City of Greater Sudbury close by-law and declare surplus to the City's needs part of Falconbridge Road, Garson, legally described as part of PIN 73496-0288(LT), SRO, part of Lot 9, Concession 1, being part of Part 7 on Plan 53R-4173, Township of Garson, City of Greater Sudbury;

AND THAT the land be offered for sale to the abutting owner pursuant to the procedures governing the sale of limited marketability surplus property in accordance with Property By-law 2008-174, as amended, as outlined in the report entitled "Part of Falconbridge Road – Road Closure, Declaration of Surplus Land and Land Exchange", from the General Manager of Corporate Services, presented at the Planning Committee meeting of September 4, 2024.

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

This report refers to operational matters and has no connection to the Climate Action Plans.

Financial Implications

There are no financial implications associated with this report.

Background

The subject land measures approximately 36 square metres (387 sq.ft.) in size, is zoned M1(5), Mixed Light Industrial/Service Commercial and forms part of Falconbridge Road right of way. The location of the subject

land is identified on the attached Schedule 'A'.

In 1974, the former Regional Municipality of Sudbury (now the City of Greater Sudbury) became the owner of the Falconbridge road allowance via an Order-In-Council.

Recently, the owner of 2164 Falconbridge Road, Garson submitted a site plan amendment. During the review process it was determined that a portion of their property was required for municipal road widening purposes.

The owner requested that the City consider a land exchange agreement whereby they would transfer the land required for municipal purposes to the City measuring approximately 60 square metres (645 sq.ft.) and in exchange the City would transfer the subject land to them.

The land exchange proposal was circulated to all City departments and outside agencies and no objections were received. The following comments and requirements were identified:

- Bell Canada requested an easement to protect existing buried infrastructure.
- Enbridge Gas requested an easement to protect existing infrastructure.
- Eastlink requested the existing utility right of ways be maintained.
- Planning Services advised they have no objection with the subject road allowance being declared surplus and noted the property is not recommended for land banking for the purpose of affordable housing.

No further comments or objections were received.

The information received through the circulation process will form conditions in the agreement of purchase and sale. In particular, the utility easements will be secured as part of the sale process and the purchaser will be required to survey the locations of the easements.

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

Resources Cited

Property By-law 2008-172, as amended

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