

410 Panache Lake Road (MR 10), Whitefish – Declaration of Surplus Property

Presented To:	Planning Committee
Meeting Date:	January 20, 2025
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 declare surplus 410 Panache Lake Road (MR10), Whitefish.

Resolution

THAT the City of Greater Sudbury declares surplus to the City's needs 410 Panache Lake Road (MR10), Whitefish, legally described as PIN 73396-0186 (LT), being Part 1 on Plan SR-3017, Township of Louise, City of Greater Sudbury;

AND THAT the property be marketed for sale to the public pursuant to the procedures governing the sale of full marketability surplus land in accordance with Property By-law 2008-174, as amended, as outlined in the report entitled "410 Panache Lake Road (MR10), Whitefish – Declaration of Surplus Property", from the General Manager of Corporate Services, presented at the Planning Committee meeting on January 20, 2025.

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 2,832 square metres (30,492 square feet) in size and is zoned 'RU' – Rural and is improved with a small, dilapidated outbuilding. The location of the subject land is identified on the attached Schedule 'A' and photographs of the subject land are shown on the attached Schedule 'B'.

In 2024, the City of Greater Sudbury became the registered owner of the subject land through the vesting of title subsequent to a failed tax sale.

The proposal to declare the subject land surplus to the City's needs was circulated to all City departments in accordance with Property By-law 2008-174. No objections were received. The following conditions and requirements were identified:

- Conservation Sudbury advised they have no objection to the sale of the property. There may be some wetland features along the southwestern property boundary. If sold, purchasers are suggested to consult with Conservation Sudbury.
- Planning Services advised the land is not recommended for land banking for the purpose of affordable housing.
- Building Services advised the property is a legal undersized lot with non-complying lot frontage. There appears to have been a residential building on the lot, for which we have no records of building permit to construct or demolish. Legal non-complying status will not apply as the use was abandoned at time of building removal. New construction is permitted but must be in conformance with current Zoning By-law provisions for RU (Rural) zones.
- Linear Infrastructure Services advised the City does not have any sanitary sewer or watermain infrastructure in the area.

Conditions and requirements received through the circulation process will form part of the terms and conditions outlined in any future agreement of purchase and sale.

If approved, the land will be declared surplus to the City's needs and marketed for sale to the public. A further report will follow with respect to any future sale transaction.

Resources Cited

Property By-law 2008-174, as amended.

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