

## **7535 Highway 17 West, Beaver Lake – 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 7535 Highway 17 West, Beaver Lake.

### **Resolution**

THAT the City of Greater Sudbury declares surplus to the City's needs 7535 Highway 17 West, Beaver Lake, legally described as PIN 73395-0279(LT), being Part 1 on Plan SR-3547, excepting Part 1 on Plan 53R-16394 and PIN 73395-0367(LT), being Part 2 on Plan SR-3547, Township of Lorne, 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 "7535 Highway 17 West, Beaver Lake – 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 property measures approximately 12.6 acres in size, is zoned 'RU' – Rural and is improved with two buildings known as the former Beaver Lake Fire Station and Beaver Lake Welcome Centre. The property is serviced with a septic system and well supplying non-potable water.

The location of the subject property is identified on the attached Schedule 'A' and photographs are shown on the attached Schedule 'B'.

The former Town of Walden purchased the property in 1974, for future expansion of the fire department and for public works purposes. The property is comprised of two parcels of land that is divided by a privately owned 60-foot swath of land. The privately owned land severing the City's land previously served as a right-of-way of the transmission line for the Lorne Power Company.

## **Beaver Lake Fire Station**

The facility is a one storey building with three overhead doors, and includes an apparatus room, office/kitchen, washrooms and mezzanine. The total gross floor area is 258 square meters (2,768 square feet).

Originally constructed circa 1977, the building has not undergone major renovations except for a small addition on the south side in 1998.

In June 2024, Council directed staff to consolidate the Beaver Lake station into the Whitefish station and as of July 4, 2024, the two stations merged.

The Beaver Lake station facility remains vacant.

## **Beaver Lake Welcome Centre**

The facility is a one storey building that includes a main area and washrooms. The total gross floor area is 55 square meters (600 square feet).

Originally constructed circa 1994, the building has not undergone major renovations.

During the 2021 budget process, Council directed staff to eliminate maintenance at the Beaver Lake Welcome Centre. Council subsequently approved that service levels will continue at the Beaver Lake Welcome Centre for a one-year period, subject to the City receiving an equivalent donation from third parties.

As part of the 2022 budget process, the motion to reinstate operational funding for maintenance of the Beaver Lake Welcome Centre was defeated. As a result, the City (Parks Services) no longer provides maintenance of grounds and the washrooms facilities at this site.

The City was subsequently approached by a group of residents which formed the Beaver Lake Fire & Services Committee who were interested in operating the Welcome Centre and providing programming.

In July 2022, City council directed staff to enter into negotiations with the Beaver Lake Fire & Services committee to lease the facility for the management and operation of the Beaver Lake Welcome Centre for the purposes of washroom facilities, tourism promotion and heritage programming. The committee was to assume all operating and capital expenses.

A lease agreement was provided to the committee, and it did not meet their expectations. As a result, the leasing of the facility did not transpire, and the facility remains vacant.

## **Circulation**

The proposal to declare the subject property surplus to the City's needs was circulated to all City

departments and outside agencies in accordance with Property By-law 2008-174. No objections were received. The following conditions, comments and requirements were identified:

- Planning Services advised the property is not recommended for land banking for the purpose of affordable housing.
- Building Services advised any proposed use of the existing buildings must comply with the permitted Non-residential uses for RU (Rural) zones. Any proposed residential use of the property would be subject to Record of Site Condition under the *Environmental Protection Act*.
- Conservation Sudbury advised a portion of the property contains wetland features. Future development of the subject property would require permission of Conservation Sudbury if development were proposed within 30 meters of the wetland.
- Leisure Services advised no concerns from a Leisure Services perspective.
- Fire Services advised they are no longer operating the former Beaver Lake Fire Station, and no concerns from a Fire Services perspective.
- Real Estate Section advised that in 2014 the City authorized the Ministry of Natural Resources permission to occupy part of the subject property to install, utilize and maintain a weather pole, to obtain data to assist with fighting forest fires. The letter of permission is effective until cancelled in writing upon three months written notice. If the City proceeds with the sale of the property, it will be required to either terminate the letter of permission or sell the property subject to the letter of permission.

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

If approved, the property 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/>