

## **South of Howey Drive, Sudbury – Declaration of Surplus Vacant Land**

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 vacant land south of Howey Drive, Sudbury.

### **Resolution**

THAT the City of Greater Sudbury declares surplus to the City's needs vacant land south of Howey Drive, Sudbury, legally described as PIN 73582-0069(LT), part of Lot 129 on Plan M131, Township of McKim, City of Greater Sudbury;

AND THAT the land be offered for sale to the abutting property owners pursuant to the procedures governing the sale of limited marketability surplus land in accordance with Property By-law 2008-174, as amended, as outlined in the report entitled "South of Howey Drive, Sudbury – Declaration of Surplus Vacant Land", 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 1,625 square metres (17,485 square feet) in size and is zoned 'R1-5' – Low Density Residential One. The location of the subject land is identified on the attached Schedule 'A'.

In 1952, the subject land was vested with Township of McKim as the result of unpaid taxes. In 1988, the

Corporation of the City of Sudbury (now the City of Greater Sudbury) applied to become owner pursuant to the *Municipal Tax Sales Act, 1984*.

Recently, the Real Estate section received a request to sell the subject land from an abutting landowner to the east.

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:

- Planning Services advised the land is not recommended for land banking for the purpose of affordable housing. Any proposed sales should ensure that split zoning does not result.
- Leisure Services advised there is sufficient parkland of all classifications in the area, with no gaps identified by the Green Space Advisory Panel.
- Real Estate Services noted there are two rights-of-way registered on title that the Land Titles office would carry forward on any future sales. The rights-of-way should be removed from title by way of a transfer, release, and abandonment prior to any sales. In addition, there appears to be some structure encroachments from abutting property owners. Any future sales should attempt to rectify encroachments.

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

If approved, the land will be declared surplus to the City's needs and offered for sale to the abutting property owners. A further report will follow with respect to any future sale transactions.

## **Resources Cited**

Property By-law 2008-174, as amended.

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