

## **Vacant Land North of 257 Montee Genereux, Chelmsford – Declaration of Surplus Land**

Presented To:	Planning Committee
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Meeting Date:	April 14, 2025
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Type:	Routine Management Reports
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Prepared by:	Josee Pilon-Jacques Real Estate
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Recommended by:	General Manager of Corporate Services
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File Number:	N/A
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### **Report Summary**

This report provides a recommendation regarding a surplus vacant land north of 257 Montee Genereux, Chelmsford.

### **Resolution**

THAT the City of Greater Sudbury declares surplus to the City's needs vacant land north of 257 Montee Genereux, Chelmsford, legally described as SRO, PIN 73347-1700(LT), Part 4 on Plan 53R-20245, Township of Rayside, City of Greater Sudbury;

AND THAT the land be offered for sale to the abutting landowner to the south, 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 "Vacant Land north of 257 Montee Genereux, Chelmsford – Declaration of Surplus Land", from the General Manager of Corporate Services, presented at the Planning Committee meeting on April 14, 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 1,740 sq. m. (18,729 sq.ft.) in size and is zoned 'RU' (rural). The location of the subject land is identified on the attached Schedule 'A' and a photograph is shown on Schedule 'B'.

In 2014, the subject land, together with a portion of Montee Genereux, was transferred to the City for road purposes.

Recently, the Real Estate Section received a request to sell the subject land from the abutting landowner to the south (the Applicant).

The proposal to declare the subject land 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 comments and requirements were identified:

- Linear Infrastructure Services advised that the land is not required for road purposes and has no objection with the proposed sale.
- Conservation Sudbury advised that the property is completely wetland and future development, including the placement of fill, is prohibited without permission of Conservation Sudbury. The Applicant should be provided with this information.
- Planning Services advised the property is not recommended for land banking for the purpose of affordable housing.
- Building Services noted the subject land is zoned 'RU' - Rural, which aligns with the adjacent properties.

No further comments were received.

The information received from Conservation Sudbury will be addressed in the agreement of purchase and sale through an acknowledgement.

If approved, the land will be declared surplus to the City's needs and offered for sale to the abutting landowner to the south (the Applicant).

A further report will follow with respect to the 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/>