

## **Vacant Land North of Kingsway, Sudbury – Declaration of Surplus Land**

Presented To:	Planning Committee
Meeting Date:	April 14, 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 north of the Kingsway, Sudbury.

### **Resolution**

THAT the City of Greater Sudbury declares surplus to the City's needs vacant land north of the Kingsway, Sudbury, legally described as part of PIN 73561-0095(LT) and part of PIN 73561-0094(LT), being part of Lot 9, Concession 4, Township of Neelon, City of Greater Sudbury;

AND THAT the land be offered for sale to the abutting property owner to the north 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 Kingsway, Sudbury – 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 45 metres in width by 42 metres in depth (147 ft x 137 ft) and is zoned 'M2' – Light Industrial. The location of the subject land is identified on the attached Schedule 'A' and photographs are shown on Schedule 'B'.

In 2004, the City of Greater Sudbury purchased the land for municipal purposes, specifically for road widening and future municipal landfill purposes. At the time of purchase, three metres of frontage along the Kingsway was dedicated as public highway and forms part of the City Road system.

Recently, the Real Estate Section received a request to sell the subject land from an abutting landowner to the northwest (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:

- Environmental Services advised that the subject land does not form part of the Sudbury Landfill Environmental Compliance Approval (ECA) and has no objections with the disposal of the land.
- Traffic and Transportation requested that the City retain a 4.1 metre strip across the frontage of the property for road purposes, together with a 0.3 metre reserve to restrict access to the Kingsway.
- Linear Infrastructure Services -Distribution and Collections noted that water services to the north side of the Kingsway at this location would require a watermain extension
- Building Services advised the Applicant should be aware that the subject property is zoned Light Industrial, whereas the Applicant's lands are zoned Business Industrial. Consolidation of lands would create mixed zoning, and an approved Rezoning Application may be required. The Applicant should also be aware that the property is located in an area of Source Water Protection.
- Planning Services advised the property is not recommended for Land Banking for the purpose of affordable housing.
- Conservation Sudbury advised the property does not contain any features regulated by Conservation Sudbury.
- Greater Sudbury Hydro requested a 4-metre frontage easement along the Kingsway to protect existing infrastructure
- Enbridge Gas Inc. advised they have no requirements for the property but noted an abandoned pipe on the east side of the property.

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 land will be declared surplus to the City's needs and offered for sale to the abutting property owner (the Applicant).

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/>