

Municipal Road 55, Lively – Declaration of Surplus Land Walden Industrial Park

Presented To:	Planning Committee
Meeting Date:	April 28, 2025
Type:	Routine Management Reports
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Recommended by:	General Manager of Corporate Services
File Number:	N/A

Report Summary

This report provides a recommendation in regard to declaring surplus vacant land on the south side of Municipal Road 55, Lively, in the Walden Industrial Park.

Resolution

THAT the City of Greater Sudbury declares surplus to the City's needs vacant land on the south side of Municipal Road 55, Lively, legally described as part of PIN 73372-0227(LT), part of Lot 3, Concession 6, Township of Waters;

AND THAT the land be marketed for sale by the Economic Development division, as outlined in the report entitled "Municipal Road 55, Lively - Declaration of Surplus Land Walden Industrial Park", from the General Manager of Corporate Services, presented at the Planning Committee meeting of April 28, 2025.

Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

This report supports objectives 1.4 Reinforce Infrastructure for New Development, 2.0 Economic Capacity and Investment Readiness, and 2.1 Build Economic Development Initiatives to Support Existing Businesses of the Strategic Plan, and in particular, is supporting the City's capacity to respond to new opportunities and attract new businesses. This report has no direct connection to the Climate Action Plans.

Financial Implications

There are no financial implications associated with this report.

Background

Walden Industrial Park

The Walden Industrial Park (WIP) is one of the industrial areas within Greater Sudbury, highlighted in the

Employment Land Community Improvement Plan. It offers significant opportunities for business expansion, retention, and investment.

Spanning approximately 140 acres, WIP is recognized as one of the city's eight strategic employment areas in the Employment Land Community Improvement Plan. The land was originally purchased by the Sudbury Regional Development Corporation from Inco Limited in 1976 and later transferred to the former Regional Municipality of Sudbury, now the City of Greater Sudbury.

Developed around 30 years ago to attract industrial users, WIP is centrally located and stands as the largest Industrial Park in the region. It serves as a major economic hub for Greater Sudbury, with nearby Fielding Road seeing an average daily traffic count of about 1,700 vehicles. The park hosts a variety of property uses, predominantly heavy industrial applications such as fabrication and manufacturing, along with some light industrial, service facilities, and limited retail outlets.

Subject Land

The subject land measures approximately 17 acres in size and is zoned M3 – Heavy Industrial. Access to the land will be via an easement over City-owned land at the northwest limit, fronting Municipal Road 55, Lively.

The location of the subject land and easement area are identified on the attached Schedule 'A' and photographs are shown on Schedule 'B'.

The City's Economic Development division manages lands within the Industrial Parks and requested that the subject land be circulated to determine if a recommendation could be made to Council to declare the land surplus, in support of the Employment Land Strategy.

The Employment Land Strategy is a strategic initiative aimed at fostering economic growth and a diversified economy. It integrates planning, infrastructure, and economic development to ensure the City has an adequate supply of serviced employment land, along with the necessary policies and incentives to stimulate investment, development, and job creation.

The proposal to declare the subject land surplus was circulated to all City departments and outside agencies in accordance with Property By-law 2008-174. No objections were received. The following comments were received:

- Conservation Sudbury advised that future development must comply with its wetland guidelines. Generally, development is prohibited within 12m of the wetland boundary and development within 30m requires a permit from Conservation Sudbury.
- Building Services did not have any objections or conditions regarding the proposal to declare the lands surplus.
- Planning Services advised that this project aligns with the City's employment strategy and de-risking efforts. No concerns were raised.
- Economic Development is supportive of this approach as it aligns with Council's direction on de-risking industrial land with development potential.

No further comments were received.

The information received from Conservation Sudbury regarding future development compliance 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 marketed for sale by the Economic Development division.

A further report will follow regarding any future sale transaction.

Resources Cited

Employment Land Community Improvement Plan

<https://www.greatersudbury.ca/do-business/planning-and-development/community-improvement-plans-and-incentive-programs/financial-incentive-programs/employment-land-community-improvement-plan/elcip-report/>

Employment Land Strategy

<https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=47320>

Property By-law 2008-174, as amended

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