

Part of Lasalle Service Road, Sudbury – Road Closure and Declaration of Surplus Land

Presented To:	Planning Committee
Meeting Date:	April 13, 2026
Type:	Routine Management Reports
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Recommended by:	Chief Administrative Officer
File Number:	N/A

Report Summary

This report provides a recommendation to close and declare surplus part of unopened Lasalle Service Road, Sudbury.

Resolution

THAT the City of Greater Sudbury declares surplus to the City's needs part of unopened Lasalle Service Road, Sudbury, legally described as part of PIN 02171-0288(LT), part of Lot 3, Concession 5, Township of McKim, City of Greater Sudbury;

AND THAT the City of Greater Sudbury directs staff to present a by-law to close part of unopened Lasalle Service Road, Sudbury;

AND THAT the unopened road allowance be offered for sale to the abutting landowner, 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 "Part of Lasalle Service Road, Sudbury – Road Closure and Declaration of Surplus Land", from the Chief Administrative Officer, presented at the Planning Committee meeting of April 13, 2026.

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.

Location and Property Description

Lasalle Service Road is an open municipal road. The portion proposed to be declared surplus is located on

the south side of the service road and is not open or utilized for roadway purposes. Notwithstanding this, the land remains legally classified as a municipal road allowance and must be formally closed by by-law prior to being conveyed.

The subject land has an approximate area of 206 square metres (2,220 square feet) and is irregular in configuration, measuring approximately 1.5 metres (5 feet) in width along the west side and approximately 10.7 metres (35 feet) along the east side. The land is zoned C2(120) – General Commercial.

The location of the subject land is shown on the attached Schedule 'A', and photographs of the site are provided in Schedule 'B'.

Background

The former Municipal Corporation of the Township of McKim acquired a portion of the subject land through a transfer in 1955, with the remaining land acquired by the former City of Sudbury in 1972 through expropriation.

The City has received a request from the owner of the abutting property to the south, municipally known as 697 LaSalle Boulevard, Sudbury (the "Applicant"), to purchase the subject land. The intent of the request is to square off the Applicant's property boundaries to facilitate a proposed site plan for a multi-unit apartment development.

The proposal to close the unopened road allowance by by-law, declare it surplus to the City's needs and offer it for sale, was circulated to all internal departments and external agencies in accordance with Property By-law 2008-174, as amended. The following comments and requirements were received:

- Housing Services advised that they have no objection to the subject land being declared surplus and noted that additional rental housing units are needed within the community.
- Planning Services raised no concerns from an affordable housing perspective and advised that, although the subject land includes the terminus of a sanitary main, Planning has no objection to the land being declared surplus, provided that an easement is retained over the existing manhole and the portion of the sanitary sewer located within the subject area.
- Building Services expressed no objection to the subject land being declared surplus. For information purposes, Building Services advised that any future multi-unit development would require a building permit, completion of a Phase 1 Environmental Site Assessment as part of the Site Plan Control process, and registration of a Site Plan Control Agreement prior to permit issuance.
- Linear Infrastructure Service – Operations Engineer – Distribution & Collections advised that municipally owned and maintained sanitary sewer and watermain infrastructure are located within the subject land. As a result, a blanket municipal easement is required to ensure continued access for the operation, maintenance, and repair of the existing municipal infrastructure.
- Transit Services, Environmental Services, and Wastewater Services reported no concerns with the proposal. Wastewater Services confirmed that no structures are located in close proximity to the subject land, aside from the sanitary infrastructure identified above.
- Conservation Sudbury confirmed that neither the subject road allowance nor the adjacent property contains features regulated by the Authority and advised that they have no concerns with the land being declared surplus.
- Utility providers, including Greater Sudbury Utilities, Hydro One, and Bell Canada, advised that they have no objections to the proposal and do not require easements over the subject land.

No further comments or objections were received. The circulation results demonstrate broad support for the proposed surplus declaration, subject to the protection of existing municipal infrastructure.

Due to the size, configuration, and requirement for a blanket municipal easement, the subject road allowance has limited marketability and can only be sold to the abutting landowner to the south (the Applicant).

All comments and requirements identified through the circulation process will be incorporated into the future agreement of purchase and sale.

Should the Planning Committee recommend approval of the resolution, the matter will be presented to Council for ratification. Subject to Council approval, the road allowance will be declared surplus to the City's needs and offered for sale to the Applicant. The road closing by-law will be presented to Council once a registerable description of the subject road allowance is obtained.

A subsequent report will be presented outlining the terms and conditions of the sale transaction for Council's consideration and approval.

Resources Cited

Property By-law 2008-174, as amended.

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