

Request for Decision

Municipal Road 80, Val Therese - Declaration of Surplus Vacant Land

Presented To:	Planning Committee
Presented:	Monday, Mar 08, 2021
Report Date	Monday, Feb 08, 2021
Type:	Routine Management Reports

Resolution

THAT the City of Greater Sudbury declares surplus to the City's needs vacant land south of Municipal Road 80, Val Therese, legally described as part of PIN 73504-0328(LT), being Part 5 on Plan 53R-15580 and part of PIN 73504-2250(LT), being Part 3 on Plan 53R-15580, part of Lot 6 Concession 2, Township of Hanmer, as outlined in the report entitled "Municipal Road 80, Val Therese - Declaration of Surplus Vacant Land", from the General Manager of Corporate Services, presented at the Planning Committee meeting on March 8, 2021;

AND THAT the vacant land be offered for sale to the abutting owner pursuant to the procedures governing the sale of limited marketability surplus land as outlined in Property By-law 2008-174.

Relationship to the Strategic Plan / Health Impact Assessment

This report refers to an operational matter.

Report Summary

This report will recommend that vacant land south of Municipal Road 80, Val Therese, be declared surplus to the City's needs and offered for sale to the abutting owner.

Financial Implications

This report has no financial implications.

Signed By

Report Prepared By

Tanya Rossmann-Gibson
Property Administrator
Digitally Signed Feb 8, 21

Manager Review

Keith Forrester
Manager of Real Estate
Digitally Signed Feb 8, 21

Recommended by the Division

Shawn Turner
Director of Assets and Fleet Services
Digitally Signed Feb 8, 21

Financial Implications

Apryl Lukezic
Co-ordinator of Budgets
Digitally Signed Feb 12, 21

Recommended by the Department

Kevin Fowke
General Manager of Corporate Services
Digitally Signed Feb 12, 21

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Feb 16, 21

Municipal Road 80, Val Therese – Declaration of Surplus Vacant Land

Presented: March 8, 2021

Report Date: February 4, 2021

Background

The subject land measures 1,475 square metres in size and is zoned 'C2', General Commercial. The location of the land is identified on the attached Schedule 'A'.

In 1996, the Ministry of Transportation transferred lands at the southeast corner of Municipal Road 80 (MR 80) and Desmarais Road, Val Therese to the Regional Municipality of Sudbury for municipal purposes. In 2006, the City of Greater Sudbury purchased additional lands at this location to accommodate the realignment and widening of MR80. The northerly portion of the combined lands is being used for road purpose and the remainder of the lands that are not required for road purposes forms the subject lands.

The City recently received a request to purchase the subject land from the abutting property owner to the south.

The proposal to declare the subject land surplus was circulated to all City departments and outside agencies and the following comments were received:

The City's Traffic Section advised that they would have concerns with a driveway at this location. The Official Plan restricts the number of driveways on arterial roads. Therefore, a condition of the sale of this property would be the retention by the City of a one foot reserve along the entire west and north boundary in order to prevent the development of any new driveways.

The City's Water/Wastewater Department noted that there appears to be a water service and two sanitary services to the subject property. Those services, if not required by the owner / not permitted by the City's bylaw (depending on the proposed property uses), should be abandoned by the purchaser in accordance with City protocol, at the water and sanitary mains.

Hydro One recommended having a surveyor confirm subject land property limits for overhead encroachment easements.

Bell Canada advised they would require a three metre wide easement to protect existing buried facilities.

As a result of the City's condition for a one foot reserve along the entire west and north property boundary, the City's Director of Assets and Fleet Services has classified the property as having Limited Marketability in accordance with the City's Property By-law; consequently, the subject land will only be offered for sale to the abutting land owner.

No further comments or objections were received.

Recommendation

It is recommended that the subject land on Municipal Road 80, Val Therese, be declared surplus to the City's needs and offered for sale to the abutting property owner.

If approved, a further report will follow with respect to the sale transaction.

Schedule 'A'

