

# **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.