

Part of Old Creighton Road, Creighton and Part of Goodwill Drive, Garson – Road Closure, Declaration of Surplus Land and Land Exchange

PRESENTED: January 22, 2018

REPORT DATE: January 2, 2018

LAND EXCHANGE:

The City of Greater Sudbury was contacted by Vale Canada Limited to address ownership of part of Old Creighton Road, Creighton and part of Goodwill Drive, Garson.

The subject part of Old Creighton Road measures approximately 1.7 hectare (4.2 acres) in size and is zoned 'M4', Mining Industrial. The location of the road is identified on the attached Schedule 'A'. The City of Greater Sudbury is the registered owner of these lands; however, Vale maintains the open part of the road located north of Municipal Road 24.

The subject part of Goodwill Drive, Garson measures approximately 3.4 hectares (8.4 acres) in size and is zoned 'M5', Extractive Industrial and Rural. This section of road is identified on the attached Schedule 'B'. Vale is the registered owner of these lands; however, the City maintains the road.

Vale has agreed to enter into a land exchange with the City whereby Vale would transfer part Goodwill Drive, Garson to the City and in exchange the City would transfer part of Old Creighton Road, Creighton to Vale for nominal consideration.

Vale would be responsible for the costs associated with the transfer of the Old Creighton Road; and the City would be responsible for the costs associated with the transfer of Goodwill Drive, Garson, including the required survey costs.

The property value for Goodwill Drive exceeds the value of Old Creighton Road. Vale is not seeking compensation for the difference in value.

BACKGROUND:

Old Creighton Road, Creighton:

The subject section of Old Creighton Road is divided by existing Municipal Road 24. The northerly section provides access to Vale's Creighton mine (sometimes referred to as Creighton Mine Access Road); while the southerly section was abandoned when the highway was realigned in the late 80's. We are advised that with the realignment of former Regional Road 24, the Regional Municipality of Sudbury abandoned the access road, and Vale assumed the maintenance of the road.

Part of Goodwill Drive, Garson:

The subject part of Goodwill Drive, Garson is open and publically maintained by the City of Greater Sudbury.

Vale would like the lands transferred to the City to remove the risk element associated with having the travelled road under its ownership.

CIRCULATIONS:

The proposal to close and declare surplus the subject part of Old Creighton Road, Creighton was circulated to all City departments and outside agencies and the following comments were received:

Planning Services staff advised that they have no objection to the subject road being declared surplus and consolidated with the abutting property.

Water Wastewater Services advised that an easement will be required to protect a watermain.

Bell Canada and Union Gas both advised that easements will be required to protect existing plant.

No further comments were received.

The proposal to accept the transfer of part of Goodwill Drive, Garson was circulated to our Roads and Transportation department. Staff advised that the road is open and publicly maintained by the City and the City should have legal ownership of the travelled road.

RECOMMENDATION:

It is recommended that part of Old Creighton Road, Creighton be closed by by-law, declared surplus to the City's needs and transferred to Vale Canada Limited for nominal consideration, in exchange for part of Goodwill Drive, Garson, for nominal consideration.