



TOWN OF RAYMOND

Adopted By: Council

Motion: 2018-207

Authority to Administer: Economic Development Officer

Policy Number: GP-2018-04

Policy Name

Town of Raymond Real Estate Policy

Policy Purpose

This policy establishes guidelines and procedures to regulate real estate transactions by the Town of Raymond.

Policy Statement

It is the policy of the Town of Raymond that the Town may acquire real estate for the following purposes: redevelopment, municipal use, and strategic purposes. Town Council has the approval authority for the acquisition of real estate. The Town may sell Town owned real estate for the following purposes: planning and development. Administration is given authority to sell land provided Town owned real estate is sold at market value. Purchase and sale of real estate will adhere to recommendations of the Municipal Development Plan.

Policy Procedure

Town Council Role:

- a. Approve or deny proposed real estate acquisition transactions.

CAO or Designate Role:

- a. Submit Options to Purchase agreements to Town Council for consideration

Acquisition for Redevelopment

Purchase and removal of an unsightly, dilapidated and unsafe building. Purchase and removal of non-conforming building(s) or use(s)

Acquisition for Municipal Use

Desirable location to satisfy specific municipal needs (i.e. parking structure, police station, fire station, administration building, recreation facilities, educational reserves, etc.)

Acquisition for Strategic Purposes

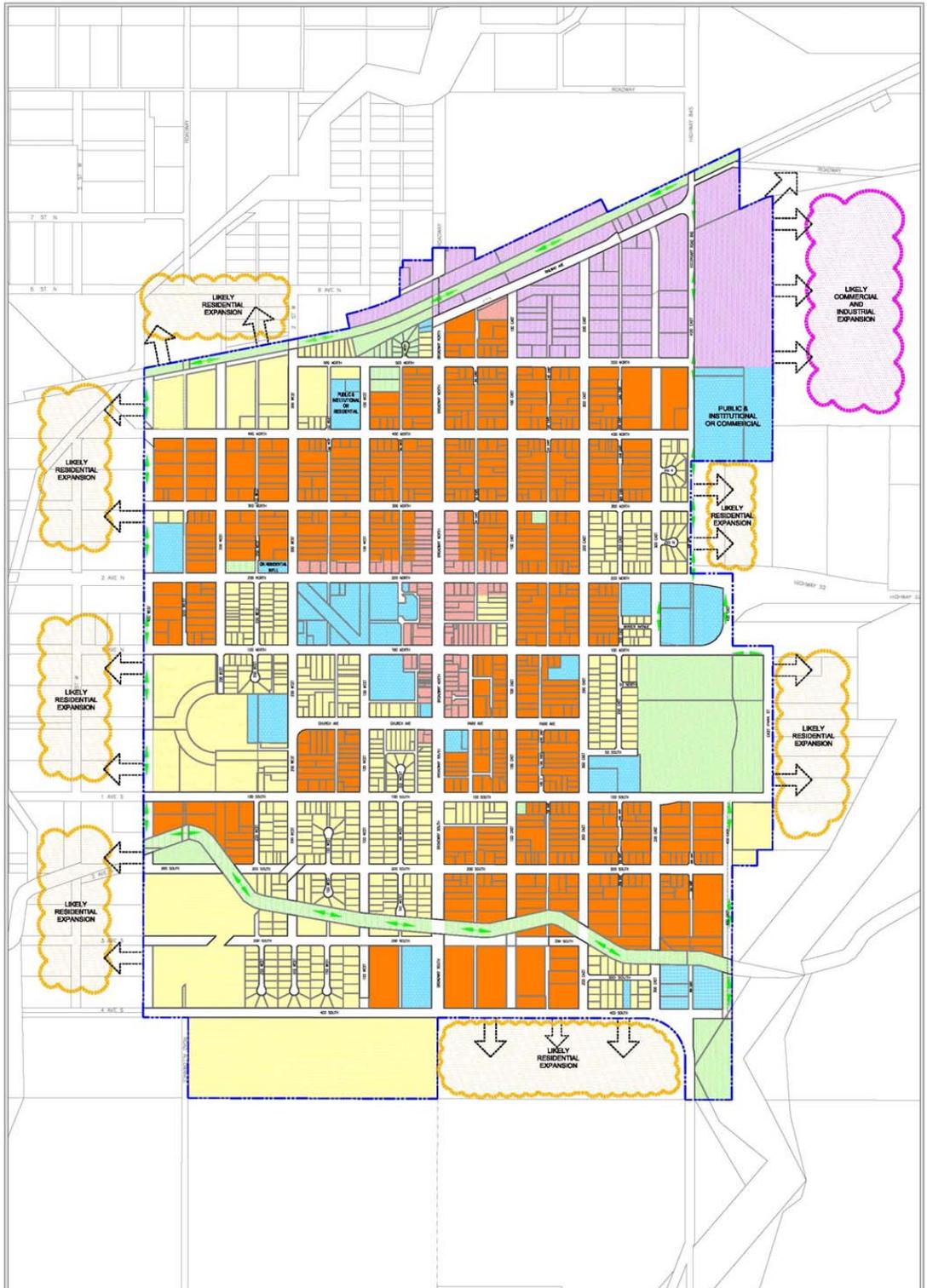
Strategic purposes include acquiring general residential properties that border current general commercial or industrial properties/zones to re-designate and otherwise expand the general commercial or industrial zones in Raymond. Strategic acquisitions should be in line with the recommendations with the Municipal Development Plan. See Appendix A.

Sale for Planning and Development

To promote growth and development, administration will take a proactive approach to selling Town owned residential, commercial or industrial vacant properties. Administration has the

ability to sell town owned real estate to interested parties at fair market value. Administration will seek Council approval for any potential sales ~~that are greater than 10%~~ under fair market value.

Proceeds from Town real estate sales will be allocated for development of abandoned and low marketable properties, owned by the town or other parties. A General Ledger account will be established to track real estate funds.



FUTURE LAND USE AND GROWTH DIRECTIONS

Map # 1
TOWN OF RAYMOND
MUNICIPAL DEVELOPMENT PLAN
DRAFT-2009

FUTURE LAND USE / GROWTH DIRECTIONS

- Residential Infill With An Open Space Component
- Residential With An Open Space Component
- Parks & Open Space
- Commercial
- Public & Institutional
- Trail / Walkway
- Future Growth Directions
- Town Boundary

May 06, 2009 M:\Winnipeg-Council\Raymond\Raymond MDP 2009\Raymond MDP MAP 1_Future Land Use_South_NA083_07112\Version April 2009.dwg

MAP PREPARED BY:
 OLGALEY ENTERPRISES, STRATEGY CONSULTANTS
 2108 THE AVENUE, WINNIPEG, MANITOBA
 R4S 1Z9, CANADA
 "NOT RESPONSIBLE FOR ACCURACY OF INFORMATION"

PLAN SCALE 1 : 10 000