Winnipeg

CITY OF WINNIPEG POLICY NO. XXX-XXX

POLICY TITLE *Policy for City-Owned Industrial Land - Sale*	**ADOPTED BY** *City Council*	**EFFECTIVE DATE** *XXXXXXXX*
ORIGIN / AUTHORITY *Standing Policy Committee On Property and Development*	**CITY POLICY NO**	**MOST RECENT CONSOLIDATION** *XXX-XXX*

1. Purpose:

This policy addresses procedure for the sale of City-owned industrial land, which includes City-owned industrial park land and all other types of City-owned industrial land.

2. Definitions:

a) Industrial park land - specifically refers to land within a planned subdivision that contains a cluster of industrial uses. Examples include, but are not limited to, the St. Boniface Industrial Park, the Inkster Industrial Park, the Fort Garry Industrial Park, and the Murray Industrial Park.

b) Other industrial land – specifically refers to all other land which does not meet the criteria of the definition above and is zoned for an industrial use.

3. Policy for City-Owned Industrial Land - Sale

3.1 The policy is as follows:

A. City-Owned Industrial Park Land - Sale

i. The Public Service will complete an annual review of the sale price per acre of City-owned industrial park land on or about September 30th and report to the Standing Policy Committee on Property and Development for approval of the sale price per acre.

ii. The approved sale price per acre shall be effective for all marketing and negotiations of City-owned industrial park land undertaken by the Public Service.

iii. The Director of Planning, Property and Development has the authority to approve an Offer to Purchase of City-owned land within an industrial park which is in accordance with the City's standard terms and conditions and at a sale price per acre which has been approved by Standing Policy Committee on Property and Development.

iv. When a sale is in progress on or about September 30th, the applicable sale price per acre for the transaction shall be the rate that was in effect when negotiations were completed and an Offer to Purchase has been signed by all required parties.

v. The Public Service may refer any Offer to Purchase to the Standing Policy Committee on Property and Development if the Public Service believes the approved sale price per acre is not appropriate for the Offer (e.g. sale of an irregular lot).

B. All Other City-Owned Industrial Land - Sale

i. The selling price of all other City-owned industrial land (defined as land zoned for an industrial use) which is not located within an industrial park, shall be reviewed on a site specific basis and marketed/sold in a manner consistent with Public Service practices and/or consistent with Council adopted policies or delegations of authority.

3.2 The policy is applicable to all industrial land which is owned by the City of Winnipeg, and has been defined in Section 2.

4. Responsibilities

4.1 **Real Estate Division** – required to complete an annual review of City-owned industrial park land as defined in Section 2(a) and complete site specific reviews as needed in accordance with Section 3.1 B(i).

4.2 **Manager of Real Estate** – required to author (the Manager may delegate) an administrative report to the Standing Policy Committee on Property and Development on or about September 30th each year, for approval of the sale price per acre of land defined in 2(a).

5. Appendix

5.1 N/A