

Municipal Development Plan

Bylaw 958-09

July 2009

Consolidated to Bylaw No. 1154-25, June 2025







TOWN OF RAYMOND

Municipal Development Plan

Prepared by



July 2009

TOWN OF RAYMOND

IN THE PROVINCE OF ALBERTA

BYLAW NO. 958-09

BEING A BYLAW OF THE TOWN OF RAYMOND, IN THE PROVINCE OF ALBERTA, TO ADOPT A MUNICIPAL DEVELOPMENT PLAN FOR THE MUNICIPALITY.

WHEREAS, the Municipal Government Act requires municipalities with a population of 3,500 or more to adopt a municipal development plan by bylaw;

AND WHEREAS, the purpose of Bylaw No. 958-09 is to provide a comprehensive, long- range land use plan pursuant to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended;

AND WHEREAS the Council of the Town of Raymond has requested the preparation of a long-range plan to fulfill the requirements of the Act and provided for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council duly assembled does hereby enact the following:

1. Bylaw No. 958-09 being the Municipal Development Plan is hereby adopted.
2. Bylaw No. 747-84, being the former Town of Raymond General Municipal Plan and any amendments thereto, is hereby rescinded.
3. This Bylaw comes into effect upon the third and final reading.

READ a **first** time this 19th day of May, 2009.

Mayor – George Bohne

Chief Administrative Officer – Scott Barton

READ a **second** time this 7th day of July, 2009.

Mayor – George Bohne

Chief Administrative Officer – Scott Barton

READ a **third** time and finally PASSED this 7th day of July, 2009.

Mayor – George Bohne

Chief Administrative Officer – Scott Barton

Town of Raymond Municipal Development Plan Bylaw No. 958-09 – Amendments

Bylaw No.	Amendment Description	Legal Description	Passed
1073-19	Amend the Future Land Use and Growth Directions Map #1 to allow for additional opportunities for future commercial land use at four locations: Residential infill with an Open Space Component to "Commercial" "Parks & Open Space" to "Commercial" "Public & Institutional" to "Commercial" "Public & Institutional" to "Commercial"	 Lot 6, Block 52, Plan 2039I; Lot 5, Block 29, Plan 5600GI; Portion of Lot 6, Block 29, Plan 5600GI; Portion of Lot 1, Block 3, Plan 5822EJ and Portion of Lot 2, Block 3, Plan 5822 EJ	18-Jun-2019
1154-25	Amend Future Use and Growth Directions Map #1 to illustrate the future land use as "Residential with an Open Space Component".	Portion of Lot 7, Block A, Plan 2312289	17-Jun-2025

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Introduction

Raymond's Municipal Development Plan (MDP) serves to guide future growth and development toward the community's desired future. It provides a foundation for the decisions Council, Town Administration, and other decision-making bodies will make and a framework to coordinate municipal bylaws, policies, programs, and investments.

The policies in this Plan are the blueprint to build the Raymond that residents imagine – a vibrant, safe, beautiful, and growing community that maintains its unique character by promoting a sense of community and providing opportunity and choice for housing, recreation, services, and employment.

Why does Raymond need a municipal development plan?

The Municipal Government Act requires every municipality with a population of 3,500 or more to adopt a municipal development plan. In September of 2007, as Raymond was approaching this threshold and experiencing the effects of unprecedented growth pressures, the Town initiated the preparation of a community plan to provide a framework for future growth.

There has not been a comprehensive articulation of the vision for the community since 1984 when the Raymond General Municipal Plan was adopted. The changes experienced by the Town in the ensuing twenty years and the recent pressures from growth illustrate why it is so important for residents, Council, and Administration to come together to create a roadmap for the future.

Who decided what vision and policies should be in this Plan?

An important part in developing this Plan was to ensure that it reflected the vision and concerns expressed by the people who live in Raymond. A town-wide questionnaire was the first stage of public consultation, followed by input through a roundtable discussion and an open house. The feedback received through public consultation and discussions amongst the Municipal Development Plan Steering Committee, comprised of all members of Town Council, provided the foundation for the policies contained in this Plan.

Contents of the Plan

The Plan is divided into two parts. Part one contains the community profile summarizing demographic, employment and development trends and town services and infrastructure. Part two establishes the policies and actions intended to guide Raymond's development. The appendices contain detailed information about the community profile, subdivision, development and land use, the summary results of the community survey and public consultation, and maps illustrating community and recreational facilities, infrastructure, and existing land use.

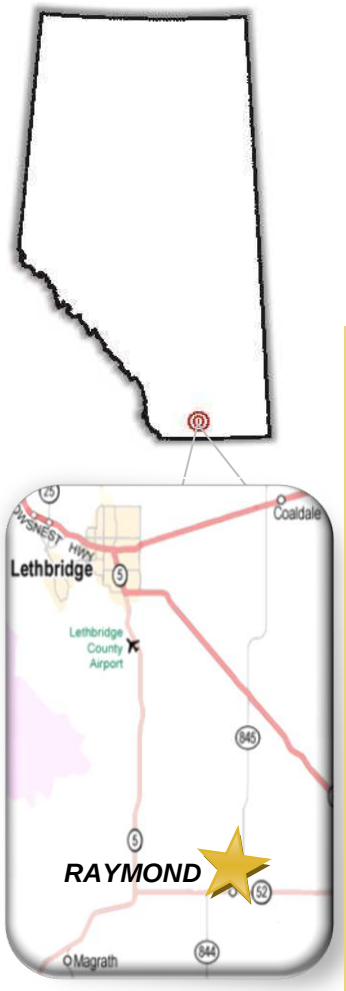
In addition to this document, the complete results of the Community Survey can be found in the accompanying document, "Raymond Municipal Development Plan: Public Consultation".

Implementation

The Plan serves as a guide for decision-making regarding future growth and development. To fully realize many of the policies of the Plan, additional studies and plans may become necessary as well as amendments to implementation tools such as the Land Use Bylaw.

Life in Raymond

The Town of Raymond is a thriving community of 3,572[1] located in the southwest corner of Alberta in the County of Warner. The Town is located on the open prairie, 34 km south of Lethbridge.



Location of Raymond

Source: Municipal Affairs & Housing, Municipal Profile; Alberta Motor Association

The Past

Raymond was founded as a result of the irrigation projects of the early 20th century and its settlement was part of the last significant Mormon migration to Alberta. Motivated by economic opportunities, the Town of Raymond was established in 1901 as home to a sugar beet factory. Incorporated as the Village of Raymond on May 20, 1902 it did not take long for the village to grow to Town status, becoming the Town of Raymond on July 1, 1903. By the time of its first Federal Census the Town had grown to a population of 1,568.

The initial rapid growth of the Town was due to the intensive irrigation farming in the area and the general business activity this generated. The original factory turned out to be a short-lived enterprise, closing in 1914, but the roots of a community had been planted. A new phase of beet production began in 1925 with the Utah-Idaho Sugar Company. This factory was taken over in 1930 by the B.C. Sugar Refining Company.

While growth continued in the Town up to the war and in the immediate post-war years, in 1941 a major part of the Town was de-annexed leaving the boundaries to be similar to those seen today. The closure of the factory in 1964 along with the general migration from rural to urban areas of the decade had a significant impact on Raymond's future.

In the time since, Raymond has become a bedroom community to Lethbridge as well as a service centre for the surrounding agricultural community. The influence of Mormon tradition is still evident today in the design of the town, with elements of the traditional Zion plat evident in Raymond's wide streets and large 1-acre lots.

[1] Town of Raymond, 2008 Municipal Census

The Present

THE PEOPLE

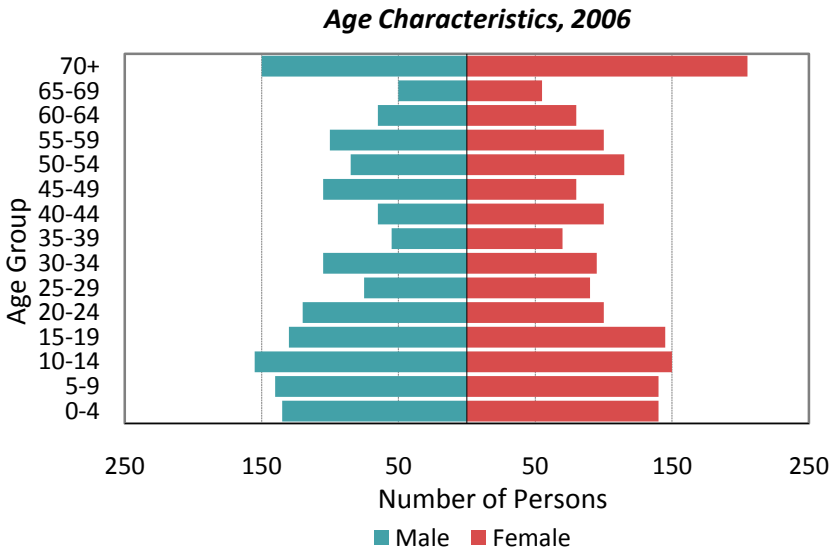
In order to plan for Raymond's future, it is important to understand the present situation, both its demographic composition and its structural makeup, and address the trends that are expected to arise or continue.

Who lives in Raymond?

Raymond's population is a mix of long-time residents and newcomers: 32% of residents (over the age of 5) have moved to Raymond in the past 5 years and 11% (over the age of 1) of the town's population has moved to Raymond only in the past year.

Age

The distribution of a population by age is an important factor to consider when planning for the future. For example, a community with many young families will have a greater demand for services such as schools and recreation space (e.g. playgrounds, sports facilities). An aging population will also give rise to specialized demands such as housing (e.g. seniors' residences or 55-and-over neighbourhoods), recreation services (e.g. parks and seniors' centres), and healthcare services.



Source: Statistics Canada, 2006 Census of Population

There are three trends related to age in Raymond that warrant attention. The first is that Raymond has a proportionately large population under age 15. In 2006, 26.8% of Raymond's population was under 15, compared to the provincial average of 19.2%.

The next trend is one faced by many communities and that is an increasing population over 70. In Raymond, over the last 20 years this age group has grown more rapidly than the general population, with the exception of 2006. This trend is expected to continue and must be must be planned for.

A final trend to note is the migration pattern for those between 15 and 34. A significant migration out of Raymond is seen for the 15-19 and 25-29 year age groups. This may be explained by young adults moving away to larger centres for post-secondary education or for employment opportunities. Within a few years, by the time we reach the 30-34 year age group, the tides turn and we start to see a positive migration. This in-migration does not account for all of those who left. Some of those could be those who left in their early 20s now returning, as well as newcomers wanting a quieter place in which to raise a family.

Education

Approximately 75% of Raymond's population over the age of 15 has completed high school mirroring the provincial average. Approximately 45% of Raymond's population have undertaken studies beyond high school, including trade/apprenticeship certification, college diplomas or certificates, some level of university education, or completion of a university degree, diploma, or certificate. Raymond has a proportionately high number of residents who completed high school but no additional education or training.

Employment

As home to a regional hospital with an emergency department as well as its role as a centre for the Westwind School Division, approximately 30% of the employed population works in health or education. Residents working in business and retail services also make up a significant part of the workforce.

The main employers in town include Newalta, True Hope, the Hospital, schools, and the Town.

Raymond's role as a bedroom community for Lethbridge is reflected in its residents' commuting patterns. A large part of Raymond's working population commutes to their place of work. Only 12% of the total employed labour force reported that they work in Raymond with 61% reporting that they commute daily to another municipality.

Income

In 2005, Raymond had a median individual income of $20,603 and a median household income of $46,611. These median incomes are lower than surrounding communities and may be a reflection of the proportionately larger number of residents who did not complete any education past high school, of the number of self-employed residents or of retired residents on a fixed income.

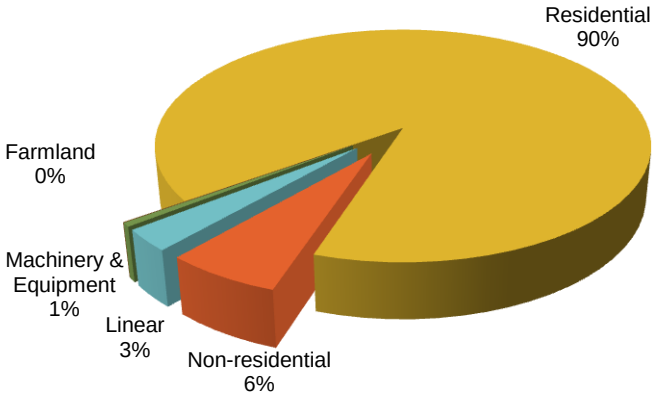
In addition to regular employment, 95% of residents over 15 report doing unpaid work and 93% report unpaid housework.

Where do these residents live, work and play?

Municipal Assessment

A community's assessment ratio is a good indicator of the kinds of development in the community and its level of economic activity. Raymond has a very high proportion of its assessment coming from residential assessment. This is not a recent trend as the ratio of residential to commercial and industrial assessment has gone virtually unchanged since the last Municipal Plan was undertaken in 1984.

The imbalanced land use reflects Raymond's position as a bedroom community to Lethbridge, while providing some services to the surrounding rural community.



Residential

Most homes in Raymond are single-detached homes, with relatively few multi-family units. Most residents in Raymond own the home in which they live. This number has traditionally been high but more residents are beginning to rent. At the same time, the vacancy rate in Raymond has dropped to zero over the past two years. With the increase in the number of people wanting to rent coupled with the zero vacancy rate, Raymond is faced with a critical housing need for rental properties.

The housing stock in Raymond is relatively old with more than 80% of the homes in Raymond in 2006 being built more than 20 years ago. However, 94 new residential development permits were issued in 2006 and 2007. The gap between older homes and new homes reflects the slow growth traditionally experienced by the town up until the recent economic boom.

The average monthly payments for housing in 2006 for renters compared to owner-occupiers are comparable ($600 and $696 respectively). The average value of dwellings in Raymond has increased steadily over the past decade. In 1996 the average value of a dwelling was $79,397. This increased to $94,123 in 2001 and $128,914 in 2006, outpacing inflation.

Commercial & Industrial

As seen through the municipal assessment and commuting patterns, Raymond's commercial and industrial base is relatively small. Raymond's role as a regional centre arises from its community and social services such as schools and the hospital less than as a commercial centre.

The town features a compact downtown core centred around Broadway, with stores, cultural landmarks, and a civic centre. This visible commercial core does not reflect the face of much of Raymond's commercial activity – home occupations. These home occupations do not show up in the municipal assessment as commercial but contribute to the economy of Raymond.

The industrial area of Raymond is found in the northeast corner of town. There are currently a handful of companies located in the Industrial area including Newalta, True Hope, American Creek Resources, and the wrecking yard.

Recreation, Culture, & Community Services

Raymond residents have access to a variety of services and facilities, a number of which were identified as being very important to residents in the Community Survey. The library, theatre, Raymond Pioneer Museum, and new FCSS Parent Link Centre all add greatly to the social well-being of the community.

Raymond's recent growth has highlighted the state of current community recreation facilities. The existing facilities are faced with a greater demand, while trying to deal with the usual wear experienced over time. The changes to Raymond's demographics have also prompted demand for more indoor recreation facilities as well as repairing or replacing outdoor facilities.

The sport recreation facilities available to Town residents include an ice arena, sports fields including baseball diamonds and soccer fields, 9-hole golf course, and an outdoor pool, which is being replaced in 2008.

There are also a number of parks in Raymond with different activities available including a walking trail and green strip, playgrounds for children of all ages, and picnic tables and benches.

Raymond's *Community Service Master Plan*, undertaken in 2005, looked at developing many of these facilities, working to create connectivity in town through a fully integrated pathway network, and providing for more unstructured recreational opportunities for residents of all ages.

Public Works, Utilities & Town Services

Infrastructure

The Town of Raymond recently had an Infrastructure Master Plan prepared looking at the existing water, sanitary sewage, storm drainage, and transportation systems with recommendations to improve the state of municipal infrastructure. That Plan identified a need for approximately $30 million over the next ten years for Capital Improvement Projects.

Water System. The Town of Raymond operates a complete water system including a raw water supply line from the Ridge Reservoir, a water treatment plant, a treated water supply line to the Town, and a water distribution system within the Town. A new regional water treatment plant is being built to service Raymond and Stirling. The new water treatment system will provide for adequate water capacity for up to 4,700 residents at current consumption rate. However, the Town is undertaking a water reduction strategy that is intended to increase the plant's life expectancy by 30%.

Improvements suggested in the Infrastructure Master Plan include replacing water lines that are 100mm or smaller and looping water lines to help with pressures and Fire Protection.

Sanitary Sewage System. The Town's Sanitary Sewage System includes a gravity pipeline collection system with pipes of various materials and sizes, a major lift station in the northeast, a sewage force main, and a lagoon treatment system.

The pumping and treatment systems will require improvements to support future growth that is envisioned. Suggested improvements include upgrading the lift station, twinning the force main, improving the trunk sewer overflows, and increasing the sewage lagoon storage.

Storm Water System. The Town of Raymond has a storm drainage system consisting of a combination of minor (piped) system and major (overland) systems. The level of service is generally acceptable with the exception of a few locations where ponding occurs.

The Infrastructure Master Plan notes a few locations where attention is required to address localized ponding and drainage and detention upgrades. Details of problem areas and recommended actions for the Town are included in that Plan.

Transportation System. Raymond's transportation system consists of roads, lanes, and sidewalks. Most of the roads are paved and in reasonable condition. The Town's priorities include paving unpaved roads, maintaining already paved roads, and improving sidewalks.

Raymond also has direct access to two provincial highways, Highway 52 and Highway 845, which are under the administration of Alberta Transportation. There have been discussions about realigning Highway 845 but no concrete decision has been reached.

Services

As a centre for the surrounding rural community, Raymond is home to a Regional Hospital with an emergency department as well as schools covering from ECS to grade 12.

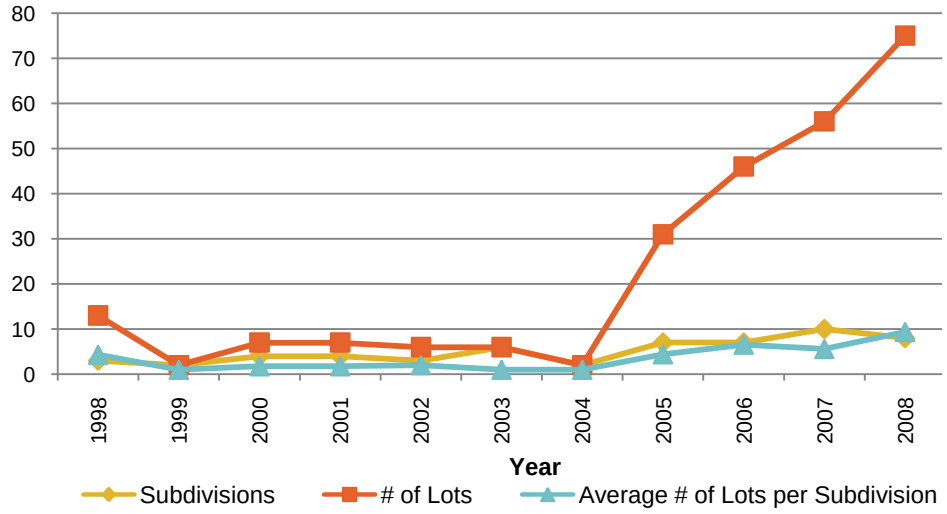
The Town's emergency services are housed in the recently expanded Raymond Fire Hall, home to the volunteer Fire and Ambulance Crews.

Environmental Services with the town oversees garbage collection, including the monthly “Clean Up Day” program and coordination with the Chief Mountain Regional Solid Waste Authority to operate the Raymond Transfer Station for recycling, electronics, metal, branches, appliances, and excess household garbage.

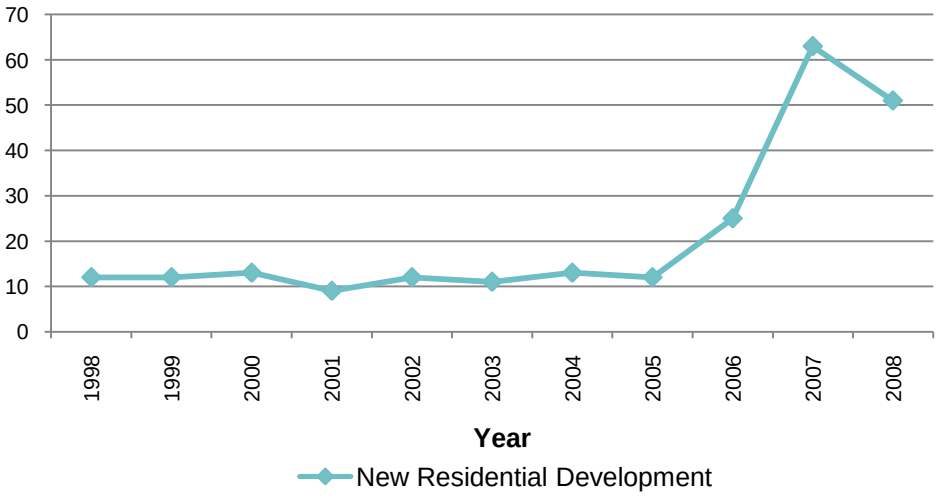
The Town operates a cemetery located on Temple Hill in the County of Warner.

Subdivision Activity & New Development

The number of subdivisions in Raymond over the past decade has been relatively constant. The major change that can be seen in recent years is the average number of lots being created. Between 1998 and 2004, the average number of lots per subdivision was 6; the years 2005 to 2007 saw that average jump to 44 lots per subdivision.



A similar pattern is seen for development with an increase in new residential development permits being issued. In 2006, the number of permits roughly doubled from the previous years’ average, jumping to 25. 2007 saw a further increase with 69 new residential development permits issued.



The Future

A primary reason for developing this Plan is to provide a roadmap for Raymond's future. One element of developing this roadmap is to understand what trends are likely to be seen regarding population and land use.

Population Projections

By looking at how the Town of Raymond has grown historically along with a handful of other population statistics, projections can be made about how Raymond's population is likely to grow. In coming to these predictions a number of assumptions were made – that future growth will imitate historical trends, that fertility rates and survival ratios will remain relatively the same, and that no changes will occur to migration rates into or out of Raymond.

The different methods of projection reflect different trends from past growth. The result is estimates ranging from an average annual growth rate between 0.21% and 0.69%, for a population from approximately 3,375 to just over 3,800 by 2031. Using straight percentage growth rates results in a predicted population of between 4,313 and 11,388 by 2031.

Population Projections (% annual growth in parentheses)					
Base population: 3,205 (2006 Census)					
Year	***2011***	***2016***	***2021***	***2026***	***2031***
Arithmetic	3,279	3,335	3,392	3,448	3,505
Logarithmic	3,283	3,344	3,405	3,468	3,532
Share of Region	3,268	3,304	3,334	3,357	3,374
Cohort (5 year)	3,217	3,300	3,352	3,419	3,470
Cohort (10 year)	3,324	3,469	3,617	3,728	3,804
Cohort (20 year)	3,305	3,447	3,583	3,644	3,654
1% annual growth	3,368	3,540	3,721	3,911	4,110
2% annual growth	3,539	3,907	4,314	4,762	5,258
5% annual growth	4,090	5,221	6,663	8,504	10,853
Base population: 3,363 (2007 Municipal Census)					
Arithmetic	3,405	3,493	3,581	3,669	3,757
Logarithmic	3,412	3,509	3,608	3,710	3,815
1% annual growth	3,545	3,715	3,904	4,103	4,313
2% annual growth	3,713	4,099	4,526	4,997	5,517
5% annual growth	4,292	5,478	6,991	8,923	11,388

Source: Oldman River Regional Services Commission based on Statistics Canada, 2006 Census and Town of Raymond, 2007 Municipal Census

Residential Land Use Requirements

While there is a significant range of estimates, based on Raymond's historic population trends and development densities, it is reasonable to expect a need for between 40 and 90 acres of land by 2032 (based on a 0.5% to 1% annual increase in population and a reduction in average household size). At these growth rates, land supply within the Town boundaries is adequate to support residential development well into the future (see Appendix B). In addition, approximately 400 acres of land was annexed into the Town, effective January 1, 2009. See Appendix C, Map 7 for an illustration of the annexation area.

Policies for Raymond's Future

The Town of Raymond strives to be a progressive, responsive and sustainable town.

1. GROWTH MANAGEMENT STRATEGY

The Town of Raymond has experienced significant growth over the past couple of years. While the Town is no stranger to spikes in population, the large-scale, multi-lot subdivisions, high volume of new residential construction, and repeated annexation requests witnessed as of late are unprecedented. With these pressures has come raised awareness for the need to establish a growth management strategy that will help define the timing, location, and intensity of development to best meet the needs of today without compromising those of future generations to come.

The Town's growth management strategy is intended to set the framework for sound decision-making, promoting consistency and certainty for residents, developers, business and industry, and the County of Warner alike, and help determine future needs for resources, services and facilities.

The Plan envisions a growth management strategy that:

- Promotes compact, efficient, and rational development.
- Minimizes land-use conflicts and environmental impacts.
- Engenders a friendly, engaged, and invested community.
- Promotes an aesthetically pleasing landscape.
- Enriches quality of life by promoting variety in residential development, providing adequate open space and recreational opportunities, and generating a more diversified tax base.
- Provides quality municipal and community services for residents and businesses.
- Fosters accountability and maintains a fair, consistent, and transparent decision making process.
- Considers regional interests.

FUTURE LAND USE AND GROWTH DIRECTIONS
Map # 1

TOWN OF RAYMOND
MUNICIPAL DEVELOPMENT PLAN
Bylaw 958-09; July 7, 2009
Amended to Bylaw 1154-25; June 17, 2025

TOWN BOUNDARY

FUTURE LAND USE / GROWTH DIRECTIONS

- Residential Infill With An Open Space Component
- Residential With An Open Space Component
- Commercial
- Industrial
- Parks & Open Space
- Public & Institutional
- To Be Determined By ASP or Conceptual Design Scheme (See Policy 1C5)
- Trail / Walkway
- Future Growth Directions

LIKELY RESIDENTIAL EXPANSION
LIKELY COMMERCIAL AND INDUSTRIAL EXPANSION
PUBLIC & INSTITUTIONAL OR COMMERCIAL
PUBLIC & INSTITUTIONAL OR RESIDENTIAL
LIKELY RESIDENTIAL EXPANSION
LIKELY RESIDENTIAL EXPANSION
LIKELY RESIDENTIAL EXPANSION
LIKELY RESIDENTIAL EXPANSION
LIKELY RESIDENTIAL EXPANSION

RAILWAY AVE.
ROADWAY
HIGHWAY 52
SERVICE ROAD
BROADWAY NORTH
BROADWAY SOUTH
CHURCH AVE
PARK AVE
EAST PARK ST
COBBLESTONE LANE
TRAVERTINE ROAD
PEBBLE CREEK COVE
QUARRY BANK ROAD
GAZEBO
OPEN ARBOR
RAY ALLEMANG TRAIL

500 NORTH
400 NORTH
300 NORTH
200 NORTH (HIGHWAY 52)
100 NORTH
100 SOUTH
200 SOUTH
300 SOUTH
350 SOUTH
400 SOUTH

100 EAST
200 EAST
300 EAST
400 EAST
100 WEST
200 WEST
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6 ST N
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MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA. T1H 5E8
TEL 403-329-1344
NOT RESPONSIBLE FOR ERRORS OR OMISSIONS*

PLOT SCALE 1:4000
OLDMAN RIVER REGIONAL SERVICES COMMISSION

September 08, 2025 N:\Warner-County\Raymond\Raymond MDP (Bylaw 958-09)\Raymond MDP (Bylaw 958-09 Amended to Bylaw 1154-25) MAP 1-2.dwg

1A. General

1. Development of land within the town boundary should be pursued before annexation of additional land is initiated. The preferred priorities for development are: *Priorities*

   Priority 1. Infill development involving resubdivision of the 10-acre blocks and development of other vacant land;

   Priority 2. Development of urban reserve land; and lastly,

   Priority 3. Annexation of additional land to support new development.

2. Maintenance of a 25-year supply of developable land within the town boundary is targeted. The Town will continue to regularly monitor development and land supply and may consider annexation if it becomes apparent that private land within the town will not become available in the foreseeable future. *25-year land supply*

3. The Town is committed to a proactive approach to planning and will continue to initiate and update municipal plans such as the Community Service Master Plan, the Infrastructure Master Plan, and the Transportation Master Plan as well as departmental action plans and standards such as the Town Engineering Standards of Practice. The plans and standards will be reviewed on an on-going basis to ensure consistency with the Municipal Development Plan. *Proactive planning approach*

4. Decisions regarding future land use and growth directions should be consistent with the concepts illustrated in the Future Land Use and Growth Directions Map (Map 1). *Growth directions*

5. Concurrency of services and facilities with impacts of development is expected. Development will not be permitted to outpace the capacity of municipal infrastructure. *Concurrency of services with development*

6. Development is expected to pay its own way. The obligation for supplying or upgrading infrastructure to serve new subdivisions and development will be at the developer's expense and may require the developer to enter into an agreement with the municipality pursuant to the Municipal Government Act. Opportunities for cost-sharing between the Town and developers may be considered to promote the objectives of the Municipal Development Plan whenever Council determines that the improvements would be beneficial to the community as a whole. *Costs of development*

7. Development should occur in a stable, balanced, and fiscally sound manner with standards established in the Land Use Bylaw. *Development standards*

Consistency with other municipal plans

8. Subdivision proposals will typically be expected to demonstrate consistency with the Town's other approved municipal plans and standards, as may be applicable.

Lot sizes and community needs

9. The promotion of a more compact development pattern should be pursued provided it reflects characteristics valued by residents and demographic trends. In addition to regular monitoring of development and land supply, demographic trends will be analyzed to determine the adequacy of minimum lot sizes and Land Use Designations to address the community's changing needs.

Impacts of development

10. When evaluating proposals (subdivision, development, redesignation, annexation, infrastructure expansion, etc.), the potential impacts on existing and future development in the area will be considered in addition to the cumulative impact on the town.

Area Structure Plans

11. An Area Structure Plan or conceptual design scheme will be required for any proposal involving the redesignation of land from "Urban Reserve".

12. An Area Structure Plan or conceptual design scheme may be required to accompany applications for bylaw amendments on lands zoned other than "Urban Reserve".

13. An Area Structure Plan or conceptual design scheme will be required for proposals involving annexed land in accordance with policies in Section 1C.

14. An Area Structure Plan or conceptual design scheme may be required for any proposal involving:

    a. industrial development;

    b. large-scale commercial development,

    c. multi-lot residential development resulting in the creation of more than 5 lots or which has the potential to trigger capacity upgrades or require expansion of infrastructure (roads, water, sewer, etc.); or

    d. as deemed necessary by Council.

Area Structure Plan requirements

15. Area Structure Plans for proposed developments will follow the requirements in the *Municipal Government Act* and should address:

    a. phasing of development;
    b. land uses proposed for the area;
    c. density of development;
    d. transportation patterns;

e. ease of municipal servicing including logical expansion of infrastructure;

f. linking open space with existing open space, parkways, walkways, and trailways;

g. stormwater management;

h. compatibility with adjacent land uses;

i. consistency with the Municipal Development Plan policies and other municipal or provincial plans, policies, and regulations; and

j. any other matter Council deems necessary.

Conceptual design scheme requirements

16. Conceptual design schemes will typically be required to address the same elements as an Area Structure Plan.

Erosion control & stormwater management

17. Subdivision and development should demonstrate consistency with the recommendations of the Infrastructure Master Plan, as applicable.

18. Developers are required to obtain any necessary approvals for erosion control and stormwater management from Alberta Environment, as applicable. Conditions may be placed on subdivision and development addressing such matters.

Natural drainage & sensitive lands

19. Natural drainage features and other sensitive lands will be considered in subdivision design and protected to the greatest extent possible. Applicants will be expected to identify any sensitive lands when developing area structure plans, conceptual designs or subdivision applications and demonstrate how those areas will be protected and/or how any potential impacts to such areas will be mitigated.

1B. Residential Infill Development

The historic development pattern of large lots in 10-acre blocks bisected by lanes offers considerable redevelopment potential within established neighbourhoods. Such redevelopment is possible where the laneway within a block can be widened to a roadway standard and the rear half of the lots subsequently subdivided. This "infill development" maximizes the use of resources and is a means to achieving a more compact urban form. To be successful, infill development will require cooperation among landowners within each block to ensure a coordinated approach to provision of utilities and roads.

1. The Town will maintain a leadership role by undertaking the following strategies to encourage infill development:

Education

   a. continue to discuss and educate landowners about the opportunities for infill;

Dedication of right-of-way

   b. require dedication of right-of-way adjacent to laneways at the time of subdivision to support future infill development; and

Design alternatives

   c. investigate options for alternative lot sizes and configurations within infill areas.

Potential infill development

2. Landowners are encouraged to pursue infill development within the blocks identified in the Residential Infill Development Plan (Map 2).

Road design

3. The preferred road design within an infill block is a through-street created by widening the existing laneway. The approved road design within an infill block will be based on site specific considerations.

Infrastructure

4. A coordinated approach to provision of infrastructure (roads, water, sewer, etc.) within infill blocks is required. Piecemeal extension and construction of infrastructure will not be permitted.

Infill development plans

5. An approved infill development plan illustrating the proposed road network, utility plan, and lot configurations will be required prior to undertaking infill development within a block unless determined otherwise by the Town.

6. The development potential within an infill block may be affected by existing structures and other site specific characteristics. To determine development potential and minimize the creation of additional constraints to infill development, landowners within infill blocks are encouraged to coordinate and prepare an infill development plan for consideration by the Town prior to undertaking any additional subdivision or development.

7. The Town may choose to formalize infill development plans by resolution.

8. For any subdivision within a block identified as having residential infill potential, the following shall apply:

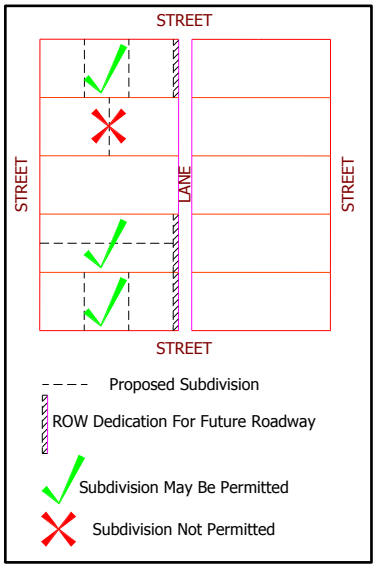


Figure 1

Lot access

a. All new lots must have frontage on a registered roadway. Access by laneway alone will not be permitted (Figure 1).

Right-of-way dedication

b. Dedication of additional right-of-way will be required adjacent to existing laneways (Figure 1) to allow widening to a road standard unless determined otherwise by the Town.

c. Subdivision of the rear portion of a lot within an infill block will only be permitted provided:

i. adequate right-of-way has been obtained witinin the entire block or as approved in an infill development plan (see examples illustrated in Figures 2 and 3); and

ii. a local improvement district is designated in accordance with the MGA to provide for the necessary infrastructure to serve the development, unless a developer chooses to enter into a development agreement for all necessary improvements within the block (see policy 1B.4).

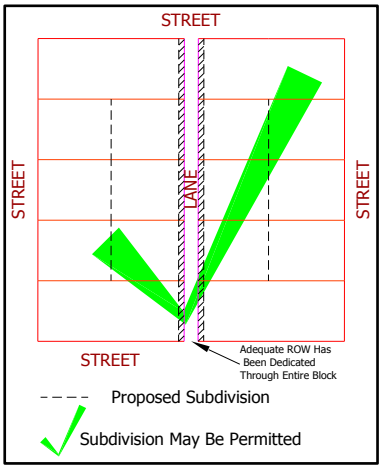


Figure 2

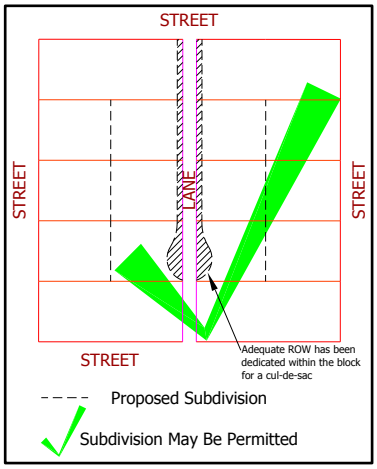


Figure 3

RESIDENTIAL INFILL DEVELOPMENT PLAN WITHIN ESTABLISHED NEIGHBOURHOODS

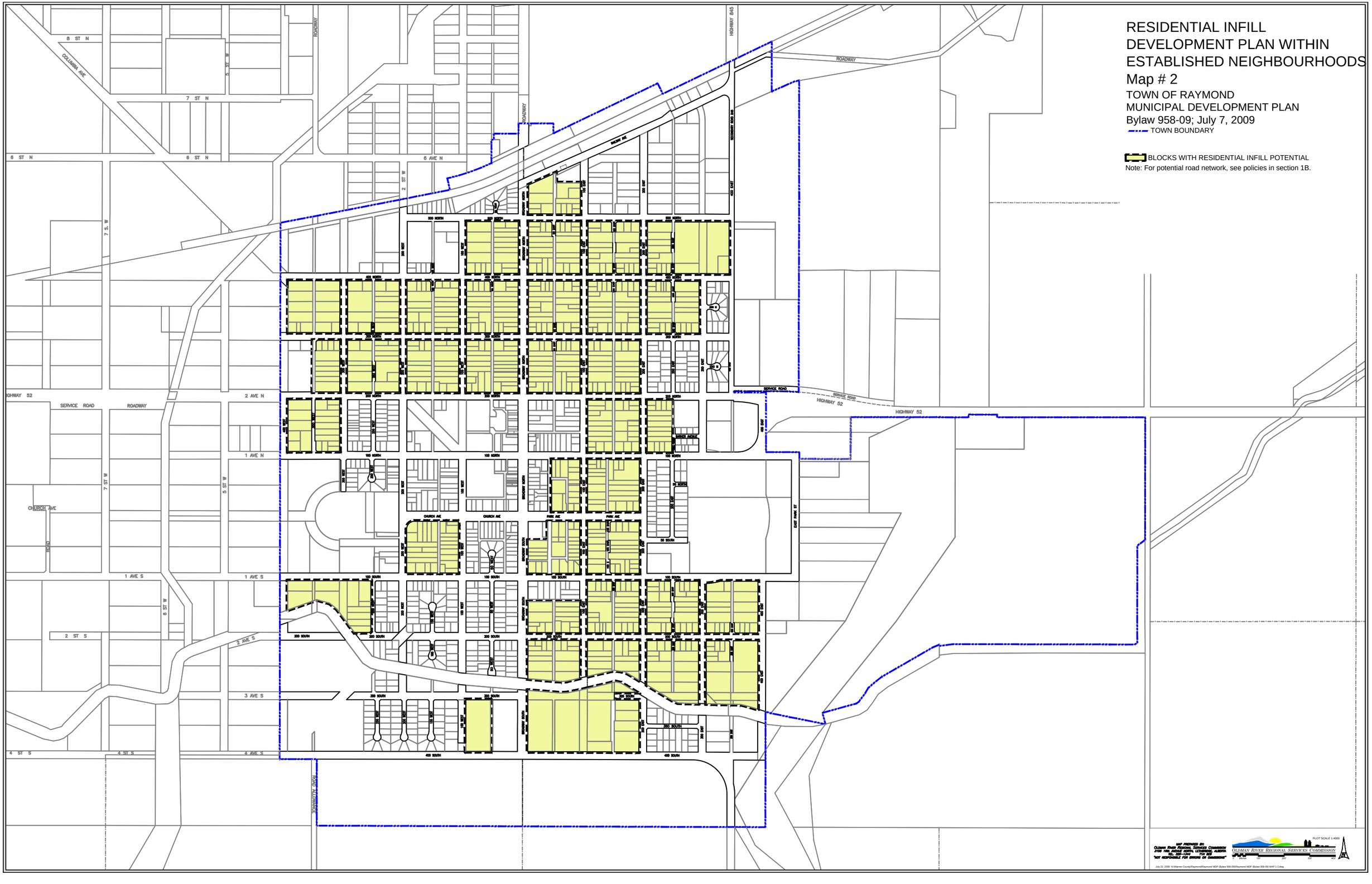
Map # 2

TOWN OF RAYMOND
MUNICIPAL DEVELOPMENT PLAN
Bylaw 958-09; July 7, 2009

TOWN BOUNDARY

BLOCKS WITH RESIDENTIAL INFILL POTENTIAL

Note: For potential road network, see policies in section 1B.



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
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TEL. 329-1344 FAX 382-1417
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

PLOT SCALE 1:4000

OLDMAN RIVER REGIONAL SERVICES COMMISSION

July 22, 2009 N:\Warner-County\Raymond\Raymond MDP (Bylaw 958-09)\Raymond MDP (Bylaw 958-09) MAP 1-2.dwg

1C. Annexation

The Town's first priority is to promote development of land currently within its boundary; however, there may be times when annexation is necessary to support growth pressures and the long-term needs of the community. Annexation has the potential to impact market conditions for development of land currently within the town boundary as well as community services and infrastructure, and as such, it will not be undertaken without serious consideration of potential impacts.

At the request of landowners within the County of Warner, the Town of Raymond has annexed approximately 400 acres of land to the south and east (See Appendix C, Map 7). The annexation was pursued to address demand for new residential lots and to incorporate a large area of unfragmented land which could be developed at urban densities and standards in the future.

Land supply

1. The Town will regularly monitor development activity and land supply and if it becomes apparent that private land is not available within the town boundary to meet the targeted 25-year land supply or to support the needs of the community, annexation may be considered.

Criteria for annexations

2. Expansion of the town boundary will follow an orderly and logical pattern. All annexation proposals will consider the following criteria:

    a. consistency with the Municipal Development Plan, the Intermunicipal Development Plan, and any other applicable municipal or provincial plans, policies, or regulations;

    b. supply of land within the town boundary, anticipated demand, and rationale for why additional land is necessary;

    c. availability and capacity of public and community facilities (e.g. water, sewer, roads, schools, parks, fire and police protection, etc.) to serve the type and scope of the proposed annexation while maintaining adequate levels of service to existing and potential development currently within the town boundary;

    d. feasibility of extending roads and other municipal infrastructure into the proposed annexation area in a logical, cost effective, and efficient manner;

    e. benefits and potential impacts to the community;

    f. mitigation of potential negative impacts;

    g. viable alternatives to annexation;

    h. potential impacts to the County of Warner and any service providers; and

    i. any other matters Council deems necessary.

Landowner-driven annexations

3. Generally, an Area Structure Plan will be required to accompany any landowner-driven annexation. Where a landowner approaches the Town requesting annexation, the landowner will be required, at his/her expense, to provide any studies, reports, or information deemed necessary by the Town to evaluate the request, such as market demand studies, Area Structure Plan/conceptual design schemes, community services and infrastructure capacity analyses, site analysis, service upgrade plans, and cost-benefit analysis.

Redesignation upon annexation

4. Upon annexation, land may be redesignated to:

   a. a land use district as defined in an approved Area Structure Plan or design scheme; or

   b. "Urban Reserve" until such time as an Area Structure Plan or conceptual design scheme defines land use designation(s) for the proposed development area

   unless otherwise defined in an annexation agreement.

Development & subdivision of annexed land

5. Before any development or subdivision occurs on annexed land, an Area Structure Plan or conceptual design scheme will be required, unless determined otherwise by Council.

Intermunicipal Development Plan: Urban Fringe

6. To ensure development within the urban fringe will be compatible with future urban development, discussions with the County of Warner regarding desired policy directions of the Intermunicipal Development Plan will continue. Desired policy directions include:

   a. a defined urban expansion area surrounding the Town;

   b. a maximum development potential for land within the expansion area under the County's jurisdiction to help minimize fragmentation of land until annexation occurs; and

   c. requirements for preparation and adoption of Area Structure Plans or conceptual design schemes for development within the Urban Fringe demonstrating how development could be incorporated into the Town in the future.

1D. Community Image

The visual appearance of a community can provide innumerable benefits which improve the overall quality of life for residents. Community pride is evident throughout town – from the redevelopment of older properties, the well-landscaped yards, and beautification of downtown by business owners – and has the potential to prompt investment and reinvestment within the community, create a sense of safety and security, and contribute to Raymond's unique town atmosphere. The Town encourages a high standard of development and commends efforts by residents, developers, business, and industry to create a lively, attractive, and desirable community.

1. The Town will continue to provide programs that enhance community image so long as they are viable. The Town may consider implementing programs that serve to improve the visual appearance of the community in the future. *Programs*
2. Landowners are encouraged to rehabilitate, redevelop and/or renovate existing buildings in poor condition and preserve historic buildings, where possible. *Improving older/historic properties*
3. The Town supports the efforts of the Beautification Committee and will continue to provide assistance with projects when feasible. *Beautification Committee*
4. Bylaw enforcement will continue to play a critical role in creating and maintaining a positive community image. *Bylaw enforcement*
5. Financial resources for maintenance of public buildings and facilities will be allocated in a manner that improves the appearance of the community and balances the welfare and best interests of the public. *Financial resources*
6. Business owners are encouraged to continue their efforts to improve the appearance of downtown. *Downtown improvement*
7. Streets, walkways and open space will be built, designed and maintained as attractive public spaces. *Streets & pathways*
8. To create desirable neighbourhoods and minimize land use conflicts, quality development will be promoted through defined standards in the Land Use Bylaw addressing such things as landscaping, buffering, lighting, and street and building design. *Standards of Development*
9. Developers are encouraged to adopt architectural controls that promote well-designed, visually interesting, and safe neighbourhoods. *Architectural controls*
10. Highway 845 at the north end of town and Highway 52 at the east and west ends of town are considered key entryways into the community. Defined standards of development for these entryways will be established and implemented in the Land Use Bylaw. *Entrances to Town*

2. LAND USES

2A. RESIDENTIAL

One of the keys to a thriving community is variety in residential development. Communities with residential variety are seen to have a better quality of life as they are able to accommodate a broad spectrum of people in different stages of life, thereby helping to retain existing residents and attract new residents.

Residential development is the predominant land use within Town but presently, there is very little variety in housing type. Based on the population and income profile of the community and public comment received as part of the preparation of this plan, there is a need to provide alternatives to the traditional single-detached house on a large lot. Acknowledging this, the Town endeavours to achieve a wider range of housing options that better meet the needs of the community.

The Town is committed to:

- Encouraging more housing variety throughout town.
- Promoting efficient residential development patterns.
- Creating attractive and safe residential neighbourhoods in keeping with the historic grid pattern.
- Encouraging residential infill development.
- Providing adequate land to accommodate future residential housing needs.
- Improving existing residential areas.
- Assuring adequate provisions for open space to complement residential development.

1. Future residential development should be directed to the areas of the municipality identified in Map 1, taking into account availability and ease of servicing and the priority of infill development.

Future residential development

2. The Town will continue to monitor vacancy rates, development and subdivision activity, land supply, and population and income profiles, so that the needs for serviced residential land can be anticipated.

Monitoring availability of land

Subdivision design

3. Subdivision design should be in keeping with the historical grid pattern where possible. Variations may be considered to accommodate topographical, environmental, or other site-specific considerations.

Housing diversity

4. Multi-unit housing such as duplexes and triplexes will be considered within all residential neighbourhoods subject to enhanced development standards.

5. Multi-unit housing is to be dispersed throughout residential neighbourhoods and will generally not be permitted in dense concentrations.

6. Developers are encouraged to design subdivisions that provide diversity in housing type, accessibility, tenure, and cost.

Higher-density housing

7. Higher density development such as apartments and senior housing complexes is encouraged to locate near the centralized commercial area and in areas which are within close walking distance to facilities, services, and amenities.

Accessory dwelling units

8. The Town recognizes that accessory dwelling units such as garden suites and basement suites will assist in diversifying the housing stock and may consider incorporating provisions for such uses in the Land Use Bylaw.

Seniors' housing

9. Adequate seniors' housing is critical to ensuring that residents can continue to live in Raymond as they age. The Town supports and will continue to work cooperatively with government departments and agencies that provide seniors' housing.

Affordable housing

10. To provide affordable housing options, the Town may consider adopting a small lot residential district and/or other measures that allow for flexibility in lot sizing such as density averaging in large residential subdivisions.

Recreational spaces

11. The provision of parks, playgrounds, open space and walkways within residential areas will be emphasized. Locational criteria and standards for development of such amenities will be included in the Community Master Plan and/or Land Use Bylaw. At the time of subdivision, dedication of land for recreational spaces may be required.

Commercial activity

12. Commercial activity in residential neighbourhoods will generally be limited to home occupations subject to the requirements of the Land Use Bylaw.

Modular housing & ready-to-move dwellings

13. Alternative housing types such as modular and ready-to-move housing may be considered comparable to conventional site-built housing, subject to enhanced development standards implemented through the Land Use Bylaw.

Schools

14. The Town will consult with area school divisions to determine future needs for school sites and ensure such needs are accommodated in new developments. Area Structure Plans shall continue to be circulated to the school districts for comment.

Business & Industry

The retention and diversification of business and industry in Raymond is sought to create more local employment opportunities, more service opportunities, and a more balanced assessment base. Balancing these goals with the desires of residents results in policies for maintaining a centralized downtown, retaining a distinct industrial area catering to small-scale, clean industry, recognizing home businesses as low impact incubators, and rigourously regulating small-scale neighbourhood commercial nodes to protect the downtown and ensure compatibility with existing uses.

The Town is committed to:

- Establishing a business-friendly atmosphere.
- Ensuring quality development that minimizes potential conflicts between uses, upholds community well-being, creates inviting, pedestrian-oriented retail and service areas, and aesthetically pleasing gateways to the Town.
- Ensuring adequate areas for commercial and industrial development to occur.
- Maintaining a distinct downtown core for commercial and civic activities.

2B. Commercial

1. The business district centred along Broadway will continue to serve as the core for commercial, cultural, and civic activities.

Central business & civic district

2. Future expansion of the commercial core is envisioned north of 200 North along Broadway and east and west along 200 North as depicted in Map 1.
3. Within the commercial core, development of vacant lots and redevelopment of existing buildings is strongly encouraged.

Infill & redevelopment

4. Future commercial development and redevelopment projects occurring in the commercial core will be required to consider pedestrian safety, comfort and convenience.

Pedestrian accessibility

Neighbourhood commercial development

5. Small-scale neighbourhood commercial development may be considered where there is an identifiable need and evidence that the uses will have limited impact on the viability of the commercial core and are compatible with the surrounding neighbourhood. Amendments to the Land Use Bylaw to include criteria for neighbourhood commercial to ensure compatibility with residential uses will be considered.

Design guidelines

6. To create attractive commercial areas and promote compatibility between uses, design guidelines for commercial development will be established and implemented through the Land Use Bylaw. Particular attention to architecture, lighting, and signage of neighbourhood commercial uses will be necessary to ensure compatibility with residential uses.

Commercial zoning districts

7. Commercial zoning district uses will be reviewed periodically to ensure they adequately encompass the needs of the community and business.

Home-based businesses

8. The establishment of home-based businesses that are compatible with residential uses is encouraged with the intent that they will grow and eventually require space in a commercial district.

2C. INDUSTRIAL

1. Future industrial development should be directed to the existing industrial area in the north as depicted in Map 1. *Future industrial development*
2. Future expansion of the industrial area should occur to the north and east as depicted in Map 1. *Future expansion*
3. The Town should closely monitor the availability of industrial land and ensure adequate areas are zoned for industrial uses. *Availability of industrial land*
4. Development of light industrial uses, warehousing, and clean industries which minimize potential impacts to the community is encouraged. Noxious or hazardous industries may be considered within the industrial area but will be evaluated for potential negative impacts on the community and approved only if the Town is satisfied that adequate measures and high operational standards will be undertaken and maintained to minimize any potential nuisance, hazard, or noxious effect. *Encourage light-industrial uses*
5. To enhance the appearance of the industrial area, a high standard of building design and landscaping will be encouraged, particularly at highly visible sites adjacent to major roadways. *Design standards*
6. New industrial development will be compatible with adjacent non-industrial areas. Conditions may be imposed on development to mitigate potential impacts. *Compatibility with non-industrial areas*

2D. Economy

Diversify tax base

1. Measures to create a more diverse tax base will continue to be investigated. Regular assessment of community needs and development mechanisms to attract and retain new business and industry providing a variety of employment opportunities for residents will be pursued.

Local businesses

2. The Town and the community continue to encourage and support local business.

Promotion of opportunities for development

3. The Town will continue to actively promote opportunities for economic development and investigate funding programs and sources that provide benefits for residents and potential businesses.

Promotional practices

4. The Town will regularly evaluate its promotional practices and develop new strategies for development and tourism.

Recreation & economic development

5. The Town recognizes the significance of recreation for economic development and will continue to evaluate recreational opportunities accordingly.

2E. Recreation And Parks and Open Space

A range of high quality recreational facilities, parks, and open spaces are offered in Raymond for the enjoyment of residents and visitors. These recreational opportunities are a great asset to the community. Continued development of recreation and park and open space opportunities will require innovative approaches to funding, maintenance, and prioritization of services. It is expected that the system of parks and open spaces will continue to be developed through the dedication of municipal reserve at the time of subdivision with an emphasis on creating links to existing amenities.

The Town is committed to:

- Providing quality recreational facilities and parks and open space for the enjoyment of residents and visitors alike.
- Encouraging linkages between open space, parks, schools, and trails where feasible.
- Maintaining and improving existing facilities and parks and open space in an efficient, cost-effective manner.
- Encouraging joint-partnerships for provision of recreational services.

1. Priority areas for new parks, open spaces, and walkways/pathways will be identified and standards and criteria for park design, density, and linkages established in the Community Services Master Plan and/or the Land Use Bylaw. *Community Services Master Plan*
2. Mechanisms to establish and expand recreational opportunities for youth and seniors will be explored. Private recreational facilities, including the organized sports and events provided by service groups and other organizations, are encouraged to augment the recreational opportunities provided by the Town. *Expanded recreational opportunities*
3. Land dedicated for municipal reserve purposes should be suitable for either active or passive recreation. *Municipal Reserve*
4. Parks and open space, including walkways will be designed in a way that considers the safety and security of those using the facilities as well as the adjacent uses. *Park and open space design*

Pathways & walkways

5. Pathways/walkways will generally be developed using a smooth surface to make paths more accessible.

Stormwater detention sites

6. Stormwater detention sites should be designed to accommodate recreational opportunities, where feasible.

Park & Amenity development

7. Parks, public areas, and other facilities and improvements that provide community amenities and enhance the development should be incorporated into subdivision design.

Trail network

8. The Town will continue to support the extension of the linear park (red-shale path) around the town boundary (Map 1).

Review of facilities

9. The operation of recreational facilities will be reviewed on a regular basis to ensure the facilities adequately meet public needs and are operating in an efficient manner.

Schools

10. The Town will continue to work with school authorities for the shared use of open space and playground areas.

3. TRANSPORTATION, MUNICIPAL SERVICES & UTILITIES

3A. TRANSPORTATION

A road network is a resource requiring careful management and planning to ensure an effective, efficient, and safe system. The road network in Raymond follows the traditional east-west, north-south grid pattern established under the original plan for the Town. This pattern has proven extremely effective and efficient, as it offers drivers with several routes to arrive at their destinations and is cost effective in terms of municipal servicing.

The Town is committed to:

- Providing a safe, efficient, and effective transportation network that meets the needs of the community.
- Promoting continuation of the traditional grid street pattern.
- Coordination of the road network with roads in the urban fringe and the larger regional system.

1. Road design will be based on the traditional grid-pattern in all new subdivisions, where feasible. The use of cul-de-sacs or hammerheads in subdivision design will be avoided unless necessary to accomplish access management efforts, infill development, or accommodate topography or other site specific considerations that preclude the use of through-streets.

Road design

2. Design exceptions to road width and construction standards stipulated in the Town's Engineering Standards should only be considered when accompanied by plans and studies prepared and sealed by a qualified engineer demonstrating why the standards cannot be met.

Design exception requirements

3. Roadway intersections should be aligned to maintain road capacity and enhance vehicular and pedestrian safety. Offset intersections may be considered when necessary to accommodate topographical or site specific characteristics and should be accompanied by documentation demonstrating that the proposed design will not compromise the safety or capacity of the transportation network.

Intersections

4. All new lots must have direct access (frontage) to a public road to the satisfaction of the Town.

Direct access (frontage)

Subdivisions & connection to existing roads

5. Subdivision road designs should include provisions for extension of roadways to adjacent parcels and connections to existing road alignments, where feasible.

Transportation master plan

6. The road network within a subdivision proposal should be consistent with the future road network plan in the Town of Raymond Transportation Master Plan, as applicable.

Traffic Impact Assessments

7. Major subdivisions and developments may be required to submit a Traffic Impact Assessment or other analysis, as deemed necessary by the Town.

Sidewalk & trail connections

8. New development may be required to provide sidewalks as well as trail connections between residential areas, commercial nodes, schools, and recreational activities within Town, where feasible.

Speed management program

9. The Town will work with the RCMP to address residents' concerns about excessive speed and unsafe intersections.

Road closures

10. Closure and disposal of road right-of-way will not be undertaken without consideration of the potential impacts to the community and a determination that the right-of-way will not be necessary to support future development or create an efficient road network.

Coordination with the County of Warner

11. The Town will work closely with the County of Warner to address any regional transportation issues that may affect the community, including a coordinated road network within the urban fringe.

Highways

12. The Town will maintain an open dialogue with Alberta Transportation regarding any matters associated with Highway 845 and Highway 52 that may have an impact on the community.

3B. Municipal Services & Utilities

One of the most significant issues affecting a town's development potential is its infrastructure capacity. The Town of Raymond is acutely aware of this consideration and has poised itself for anticipated development by constructing a new regional water facility and undertaking an Infrastructure Master Plan.

The Town is committed to:

- Ensure existing infrastructure capacity is monitored and maximized.
- Pursue regional partnerships for provision of new infrastructure where possible.
- Budget accordingly to maintain adequate system capacity and design.
- Pursue the creation of a more diversified tax base to help defray some of the costs associated with providing services.

1. The Town will maintain a 10-year Capital Improvement Plan to assess municipal services and facilities and prioritize improvements. *10-year Capital Improvement Plan*
2. The Town will develop an action plan addressing issues identified in the Infrastructure Master Plan to ensure adequate service levels for existing and anticipated growth. *Sanitary sewage treatment action plan*
3. On-going consultation between the Town and private utility companies providing gas and electricity within the Town will be maintained to avoid serious constraints to capacity and servicing that may affect development potential. *Private utility companies for gas & electricity*
4. Development will maximize use of existing infrastructure where possible and ensure logical extension of utilities and other services in proposed subdivision designs. *Use of existing infrastructure*
5. All new development will be required to hook up to municipal water and sewer unless demonstrated to the satisfaction of the Town that the proposed use does not require municipal servicing. Private sewage disposals systems will not be permitted to serve new development. *Municipal water & sewer*
6. Developers will be required to pay off-site levies, pursuant to the Municipal Government Act, to help offset the capital costs for providing municipal services. *Off-site levies*

Design capacity & monitoring

7. The design capacity of the water and sewage treatment facilities will be regularly monitored and taken into consideration as new development occurs.

Underground servicing

8. Generally, utilities serving new development including power lines and cable and phone service will be underground.

Regional servicing

9. The Town will continue to support regional servicing as a cost effective means to providing high quality facilities and services.

Infrastructure Master Plan

10. The Town will continue to implement and update the Infrastructure Master Plan

RID/Drainage

11. The Town will maintain an open dialogue with Raymond Irrigation District regarding drainage issues.

Out-of-district servicing policy

12. The provision of water and sewer services outside the Town boundary will generally not be undertaken unless an out-of-district servicing policy is established.

Water consumption

13. The Town will promote water wise practices to reduce water consumption.

Recycling facilities

14. The Town will continue to provide recycling opportunities as resources permit and will explore options to enhance the recycling program.

Transfer Station

15. The Town will explore options for relocating the Transfer Station to a site that does not limit residential development potential but which adequately serves the community's needs.

3C. Community Services

Community services such as police enforcement, health care, education and public and institutional uses are central to the quality of life experienced by residents and visitors of the community and are recognized as valuable resources.

The Town is committed to:

- Cooperate with and support the many agencies and government departments providing essential community services.
- Share information about community needs with applicable agencies and government organizations.
- Encourage volunteerism within the community.

1. The Town will continue to support and work with government departments and other authorities and agencies that help provide important services such as health services, education, and community policing.

Government departments and other facilities

2. The Town will work cooperatively with service clubs, volunteer agencies, and other organizations which provide valuable social services to the community and continue to support events and celebrations sponsored by the various agencies and organizations.

Service clubs, volunteer agencies & other organizations

3. Programs and initiatives may be developed that encourage and enhance volunteerism and community service organizations as they contribute considerably to the residents' quality of life.

Volunteerism

4. The Town will continue to work in conjunction with agencies and organizations to facilitate programs and facilities for all residents, and especially for youth and seniors.

Programs & facilities for youth and seniors

4. INTERMUNICIPAL PLANNING & PARTNERSHIPS

Intermunicipal planning and partnerships are necessary to ensure rational, logical growth patterns and cost-effective development. Toward that end, the Town and the County have adopted an Intermunicipal Development Plan (IMDP). Additionally, the Town continues to realize the benefits of regional partnerships for the provision of servicing, such as the regional water system.

The Town is committed to:

- Maintaining a coordinated and mutually agreeable approach to development within the urban fringe that balances the long-range planning directions of the Town with the County of Warner.
- Pursuing regional partnerships that provide community benefits and maximize efficient use of transportation systems, infrastructure, and other mutual interests.

4A. INTERMUNICIPAL PLANNING & PARTNERSHIPS

1. The Town will continue to develop and build relationships and partnerships with other municipalities, organizations and government agencies that yield enhanced, cost-effective municipal services including the regional water treatment plant, the urban GIS program, and regional events.

Partnerships for municipal services

2. The Town will maintain an open dialogue with the County of Warner and will continue to circulate applications for land use bylaw amendments, area structure plans, and subdivisions as stipulated in the IMDP to the County for comment.

Circulation of applications to County of Warner

3. The Town will initiate the establishment of the Intermunicipal Development Plan Committee as defined in the IMDP to express identified concerns with development in the fringe and establish a coordinated approach to development that best serves the needs of both municipalities.

Intermunicipal Development Plan Committee

4. The policy directions of the Intermunicipal Development Plan will be reviewed on a regular basis to ensure they adequately address the interests of the community.

IMDP Review

5. RESERVES, SOUR GAS, AND PROTECTION OF AGRICULTURAL LAND

5A. RESERVES: ENVIRONMENTAL, MUNICIPAL AND/OR SCHOOL

The following policies address the collection and allocation of environmental, municipal, and/or school reserves as required by the Municipal Government Act.

1. Municipal and/or school reserves will be provided for in accordance with the Municipal Government Act. *Municipal and/or school reserves*
2. At the time of subdivision, the municipal and/or school reserve requirements will typically be satisfied as cash in lieu of land dedication unless a need for land dedication is identified within an Area Structure Plan or is determined necessary. *Cash in lieu of land dedication*
3. Where the reserve required is to be satisfied as money in place of land, the value of the reserve shall be established in accordance with the provisions of Section 667 of the Municipal Government Act. *Value of reserve*
4. The Town may require that municipal and/or school reserves be deferred by caveat pursuant to Section 669 of the Municipal Government Act where, in their opinion, land has the potential to be resubdivided in the future. *Deferral of municipal or school reserves by caveat*
5. The Town may require dedication of environmental reserve or environmental easements in accordance with Section 664 of the Municipal Government Act. *Environmental reserve*
6. Retention ponds will typically be considered public utility lots and will not be eligible for municipal reserve credit. *Retention ponds*
7. Detention ponds which are designed to incorporate multi-purpose recreational uses (passive and active recreation) may be eligible for municipal reserve credit. *Detention ponds*
8. The Town will continue to collect reserve funds paid and should the school authority require land for a school, an agreement for possible municipal assistance will be discussed at that time. *Reserve funds & school authority*

5B. Sour Gas

A Municipal Development Plan is required to include policies compatible with the Subdivision and Development Regulation regarding the type and location of land uses adjacent to sour gas facilities.

Currently, there are no sour gas facilities within the Town of Raymond. In the event that such facilities are established in the Town, the following policy shall apply:

Setback guidelines

1. Setback guidelines for sour gas facilities shall be in accordance with the standards established by the Alberta Energy Resource Conservation Board or any subsequent standards should the existing guidelines be revised.

5C. Protection of Agricultural Operations

In accordance with the Municipal Government Act, the Town establishes the following policies to protect agricultural operations.

Protect agricultural operations

1. The Town will protect existing agricultural operations whenever possible until such time the lands are converted to urban development.

"Urban Reserve"

2. Generally, agricultural land will be designated "Urban Reserve" and, as such, existing agricultural operations will be permitted to continue subject to the provisions of the district.

6. CITIZEN INVOLVEMENT & PLAN IMPLEMENTATION

6A. CITIZEN INVOLVEMENT AND PUBLIC CONSULTATION

Citizen involvement and consultation are central to a great community. Ensuring adequate provisions for information sharing and citizen consultation, engagement, and collaboration helps reduce conflict, builds trust, provides legitimacy to decision making, and ensures that the changing needs and interests of the community are heard. The Town highly values input from the community and other interested parties.

The Town is committed to:

- Establishing practices which promote public involvement and on-going citizen consultation and engagement.
- Ensuring an objective and transparent decision-making process.

1. The Town supports ongoing public involvement in decision-making and will continue to inform and educate the public and obtain feedback about important issues through open houses, notices on the Town Hall electronic bulletin, Council briefs in the local newspaper, and newsletters promoting activities, events, and services. *Obtaining public feedback*
2. Participation in local government will be facilitated by implementing processes for residents, community groups, and governmental and non-governmental agencies to express concerns and interests to Council. *Participation in local government*
3. The Town web-site will be enhanced and used to communicate information about community projects, development applications, proposed bylaw amendments, minutes of public meetings, and other issues of importance to residents. *Town web-site*
4. The Town will continue to make information regarding the subdivision and development process readily available to the public and applicants. *Subdivision & development process*
5. Developers are encouraged to host neighbourhood meetings and/or contact area residents to discuss and review proposals in an effort to identify potential concerns or issues early in the planning stage. *Neighbourhood meetings*
6. A standard regarding an expanded public notification area for redesignations, major subdivisions, and commercial and industrial development will be defined in the Land Use Bylaw. *Expanded public notification standard*

6B. IMPLEMENTATION

The Municipal Development Plan serves as a basis for decision-making regarding future growth and development within the Town of Raymond. Implementation of this Plan is long-term and will involve reliance on an array of planning tools such as the Capital Improvement Plan, Land Use Bylaw, Transportation Master Plan, Infrastructure Master Plan, departmental action plans, and other programs, studies, and plans as may be deemed necessary by the Town.

Land Use Bylaw

1. The Land Use Bylaw is a key tool to implementing the policies and strategies of the Municipal Development Plan. The Land Use Bylaw will be reviewed in light of the policies of the Municipal Development Plan and any necessary revisions made to ensure that the desired policy directions can be realized.

Departmental Action Plans & Master Plans

2. Other implementation tools including Departmental Action Plans, the Capital Improvement Plan, Community Services Master Plan, and any other town plans that may be developed and will be reviewed on a regular basis to ensure consistency with the Municipal Development Plan.

Intermunicipal Development Plan

3. A review of the Intermunicipal Development Plan will be initiated with the County of Warner to implement the desired policy directions of the Municipal Development Plan.

Review of MDP

4. The Municipal Development Plan will be reviewed at least once every five years to ensure the policies reflect the community's desired direction for future growth.

Public opinion

5. Before any amendments are made to the Municipal Development Plan, public opinion will be included in the decision-making process through informational meetings and public hearings.



Appendix A

Population Profile

Population

Table 1: Historic Population of Raymond, 1906-2008

Year	Population	Population Change	% Change	% Annual Change
1906	1568			
1911	1465	-103	-6.6%	-1.3%
1916	1205	-260	-17.7%	-3.8%
1921	1394	189	15.7%	3.0%
1926	1799	405	29.1%	5.2%
1931	1849	50	2.8%	0.5%
1936	2094	245	13.3%	2.5%
1941*	2089	-5	-0.2%	0.0%
1946	2116	27	1.3%	0.3%
1951	2279	163	7.7%	1.5%
1956	2399	120	5.3%	1.0%
1961	2315	-84	-3.5%	-0.7%
1966	1950	-365	-15.8%	-3.4%
1971	2156	206	10.6%	2.0%
1976	2290	134	6.2%	1.2%
1981	2837	547	23.9%	4.4%
1986	2958	121	4.3%	0.8%
1991	3130	172	5.8%	1.1%
1996	3056	-74	-2.4%	-0.5%
2001	3200	144	4.7%	0.9%
2006	3205	5	0.2%	0.0%
2007**	3363	158	-	4.9%
2008**	3572	209	-	6.2%

Source: Statistics Canada, 2006 Census of Population and Municipal Affairs and Housing

* boundary change

** municipal census

Table 2: Population Projections, 2011-2031

Note: Cohort projections assume a rate of growth from migrations, not a constant value.

Year	Census Pop.	Arithmetic	Logarithmic	Share of Region	Cohort (last 5 years)	Cohort (last 10 years)	Cohort (last 20 years)	Arithmetic (2007)	Logarithmic (2007)
1981	2837								
1986	2958								
1991	3130								
1996	3056								
2001	3200								
2006	3205	3205	3205	3205	3205	3205	3205		
2007	3363							3363	3363
2011		3279	3283	3268	3217	3324	3305	3405	3412
2016		3335	3344	3304	3300	3469	3447	3493	3509
2021		3392	3405	3334	3352	3617	3583	3581	3608
2026		3448	3468	3357	3419	3728	3644	3669	3710
2031		3505	3532	3374	3470	3804	3654	3757	3815

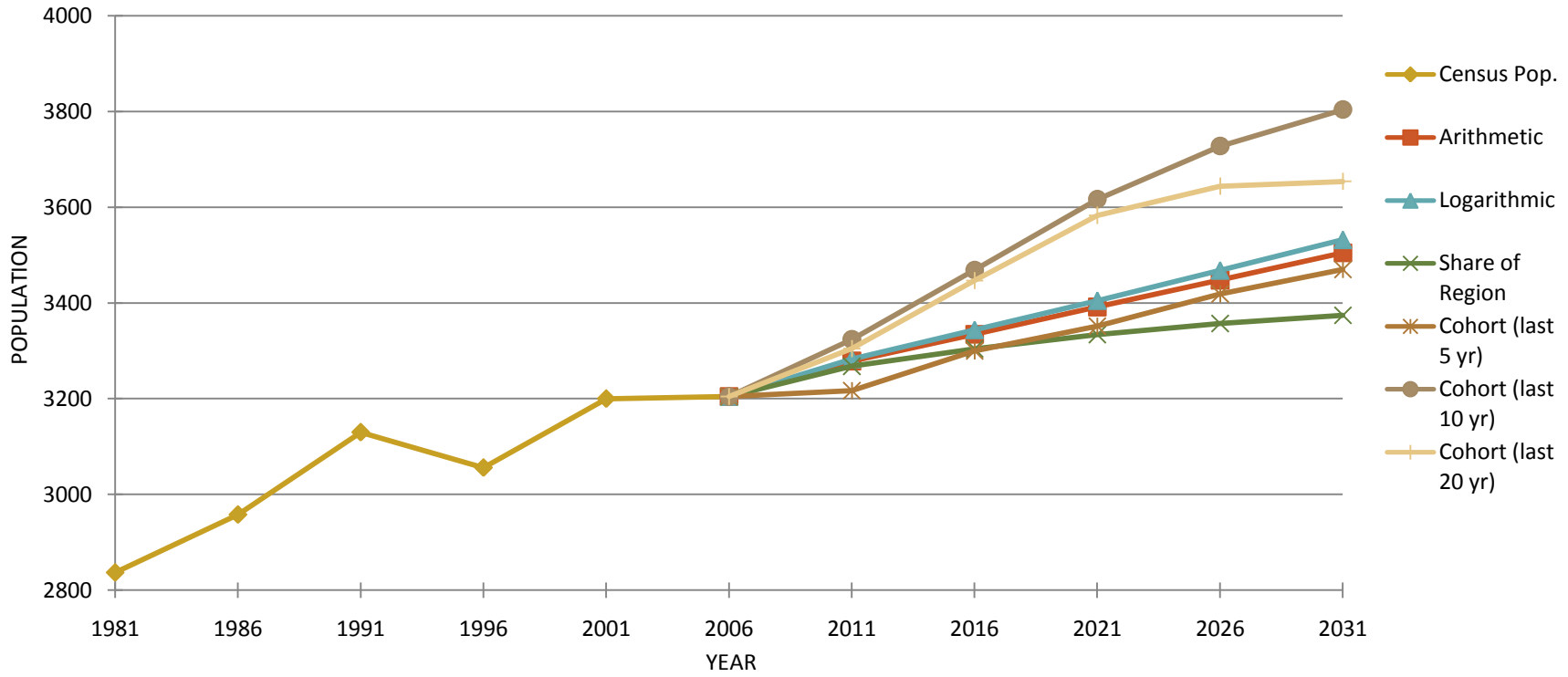


Table 3: Projected Rates of Change in Population, 2006 to 2031

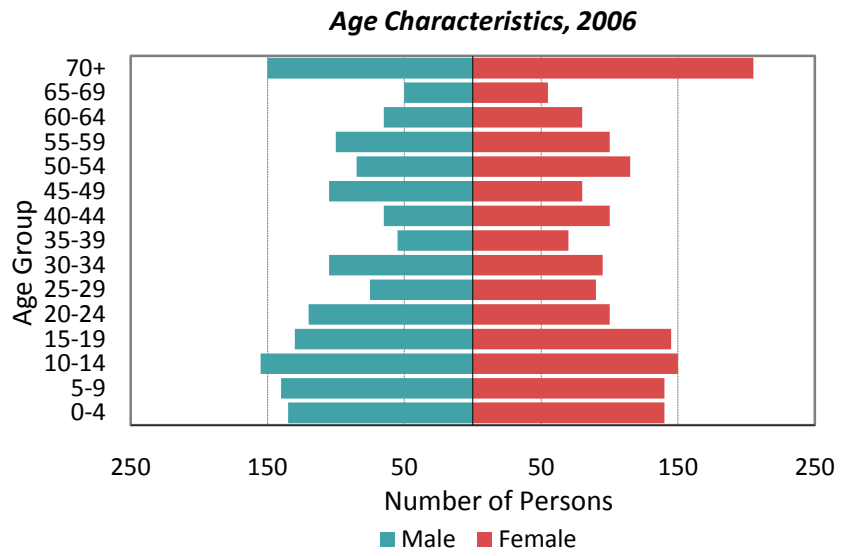
	2011		2016		2021		2026		2031	
	5-year	*Annual*	5-year	*Annual*	5-year	*Annual*	5-year	*Annual*	5-year	*Annual*
Arithmetic	2.31%	*0.46%*	1.71%	*0.34%*	1.71%	*0.34%*	1.65%	*0.33%*	1.65%	*0.33%*
Logarithmic	2.43%	*0.48%*	1.86%	*0.37%*	1.82%	*0.36%*	1.85%	*0.37%*	1.85%	*0.37%*
Share	1.97%	*0.39%*	1.10%	*0.22%*	0.91%	*0.18%*	0.69%	*0.14%*	0.51%	*0.10%*
Cohort (5 yr)	0.37%	*0.07%*	2.58%	*0.51%*	1.58%	*0.31%*	2.00%	*0.40%*	1.49%	*0.30%*
Cohort (10 yr)	3.71%	*0.73%*	4.36%	*0.86%*	4.27%	*0.84%*	3.07%	*0.61%*	2.04%	*0.40%*
Cohort (20 yr)	3.12%	*0.62%*	4.30%	*0.64%*	3.95%	*0.78%*	1.70%	*0.34%*	0.27%	*0.05%*

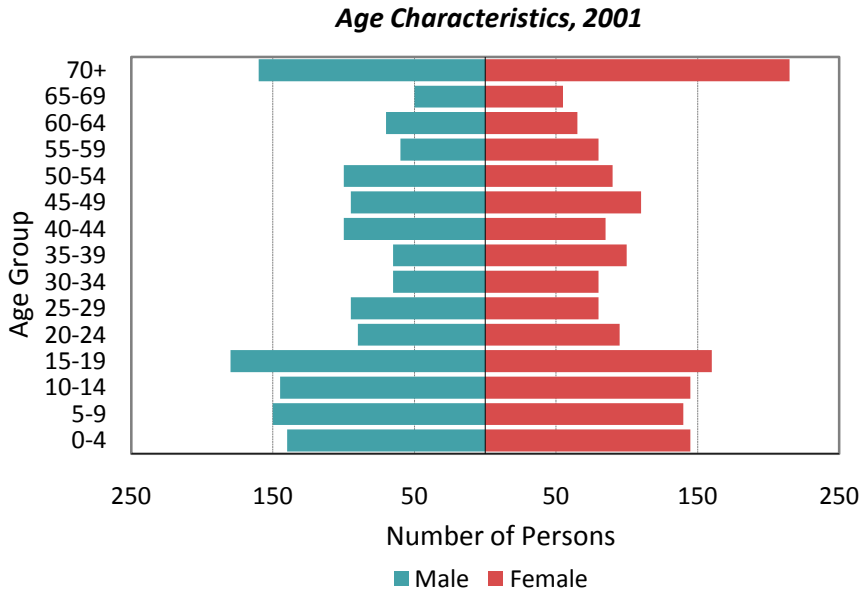
Table 4: 2008 Municipal Census

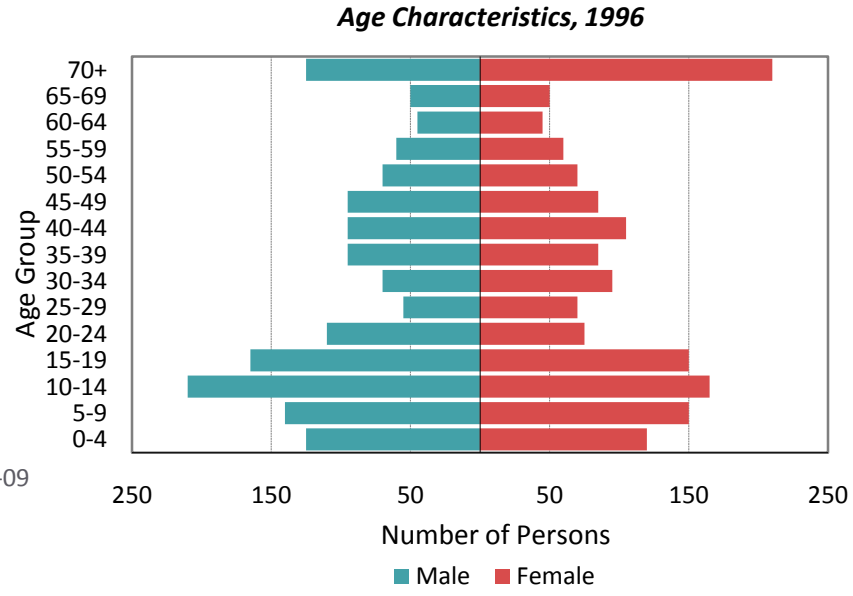
	Total		Male	Female
Under 1	85	2.4%	45	40
1 to 3	217	6.1%	97	120
4 to 6	208	5.8%	100	108
7 to 9	168	4.7%	88	80
10 to 14	303	8.5%	163	140
15 to 17	182	5.1%	89	93
18 to 19	115	3.2%	63	52
20 to 24	217	6.1%	108	109
25 to 29	234	6.6%	108	126
30 to 34	216	6.0%	115	101
35 to 39	178	5.0%	92	86
40 to 44	162	4.5%	68	94
45 to 49	186	5.2%	87	99
50 to 54	209	5.9%	96	113
55 to 59	237	6.6%	114	123
60 to 64	169	4.7%	88	81
65 to 69	137	3.8%	63	74
Over 70	347	9.7%	144	203
No age	2	-	1	1
TOTAL	3572		1729	1843

Source: Town of Raymond, 2008 Municipal Census

Table 5: Age Characteristics







Labour, Employment, and Income

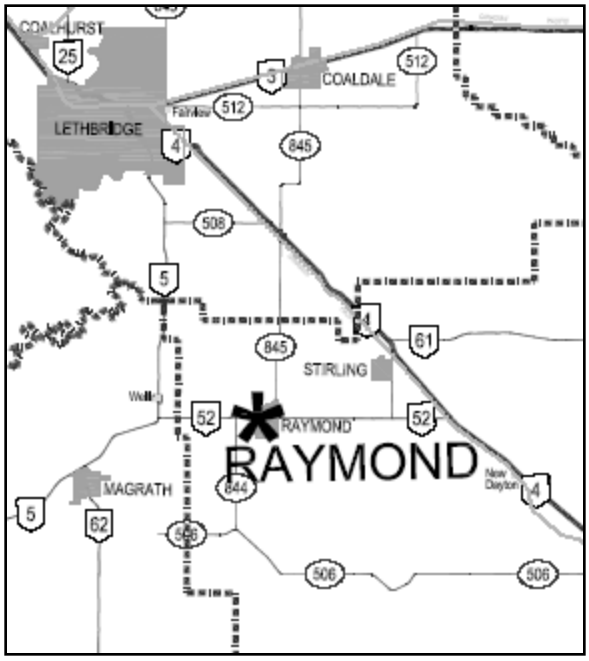
Table 6: Place of Work Status

	2006				2001			
	Male		Female		Male		Female	
In CSD of Residence	60	8.0%	95	17.3%	130	19.0%	250	45.5%
In different CSD	25	3.3%	20	3.6%	40	5.8%	45	8.2%
In different CSD, but same CD	410	54.7%	350	63.6%	245	35.8%	125	22.7%
At home	45	6.0%	55	10.0%	55	8.0%	95	17.3%
Outside of Canada	10	1.3%	10	1.8%	10	1.5%	0	0%
No fixed workplace	200	26.7%	20	3.6%	205	30.0%	35	6.4%

CSD = Census subdivision

CD = Census division

Sources: Statistics Canada, 2006 Census of Population & Statistics Canada, 2001 Census of Population



CSD: Town of Raymond

CD: Includes all of County of Warner, County of Lethbridge (excepting the City of Lethbridge), M.D. of Taber, and County of Newell, and all communities contained therein

Table 7: Town of Raymond Total Income Profile, 2001

Total income of population 15 years and over	Total		Male		Female	
Without Income	45		25		20	
With Income	2210		1075		1135	
Under $1,000	245	10.9%	110	10.0%	135	11.7%
$1,000 - $2,999	135	6.0%	25	2.3%	105	9.1%
$3,000-$4,999	100	4.4%	20	1.8%	75	6.5%
$5,000-$6,999	170	7.5%	90	8.2%	85	7.4%
$7,000-$9,999	165	7.3%	45	4.1%	120	10.4%
$10,000-$11,999	55	2.4%	10	0.9%	40	3.5%
$12,000-$14,999	170	7.5%	55	5.0%	115	10.0%
$15,000-$19,999	265	11.8%	125	11.4%	135	11.7%
$20,000-$24,999	185	8.2%	120	10.9%	70	6.1%
$25,000-$29,999	140	6.2%	65	5.9%	75	6.5%
$30,000-$34,999	140	6.2%	90	8.2%	45	3.9%
$35,000-$39,999	110	4.9%	80	7.3%	30	2.6%
$40,000-$44,999	75	3.3%	40	3.6%	35	3.0%
$45,000-$49,999	75	3.3%	50	4.5%	20	1.7%
$50,000-$59,999	90	4.0%	70	6.4%	20	1.7%
$60,000 & over	100	4.4%	75	6.8%	20	1.7%
Average income	$20,756		$26,133		$15,650	
Median income	$15,686		$22,346		$12,105	

Source: Statistics Canada, 2001 Census of Population

Table 8: Town of Raymond Census Family Income, 2001

Census family income of all families	Total	
Total families	785	
Under $10,000	55	7.0%
$10,000-$19,999	55	7.0%
$20,000-$29,999	95	12.1%
$30,000-$39,999	150	19.1%
$40,000-$49,999	105	13.4%
$50,000-$59,999	50	6.4%
$60,000-$69,999	110	14.0%
$70,000-$79,999	40	5.1%
$80,000-$89,999	30	3.8%
$90,000-$99,999	20	2.5%
$100,000 & over	70	8.9%
Average family income	$50,264	
Median family income	$43,435	

Source: Statistics Canada, 2001 Census of Population

Table 9: Town of Raymond Census Household Income, 2001

Census household income of all households	Total	
Total households	995	
Under $10,000	55	5.5%
$10,000-$19,999	155	15.6%
$20,000-$29,999	140	14.1%
$30,000-$39,999	180	18.1%
$40,000-$49,999	130	13.1%
$50,000-$59,999	40	4.0%
$60,000-$69,999	120	12.1%
$70,000-$79,999	50	5.0%
$80,000-$89,999	35	3.5%
$90,000-$99,999	20	2.0%
$100,000 & over	75	7.5%
Average household income	$45,953	
Median household income	$38,675	

Source: Statistics Canada, 2001 Census of Population

Table 10: Total Labour Force by Industry Type, 2006

Total Labour Force 15 years and Over by Industry Division	1,370	
Agriculture and other resource-based industries	110	8.0%
Construction industries	105	7.7%
Manufacturing industries	125	9.1%
Wholesale trade	65	4.7%
Retail trade	175	12.8%
Finance and real estate	25	1.8%
Health care and social services	245	17.9%
Educational services	160	11.7%
Business services	195	14.2%
Other services	170	12.4%

Source: Statistics Canada, 2006 Census of Population

Table 11: Unpaid Work, 2006

Unpaid work by population 15 years and over	Total		Male		Female	
Unpaid work	2160	95.2%	1025	93.6%	1135	96.6%
Unpaid housework	2120	93.4%	985	90.0%	1130	96.2%
Looking after children without pay	1165	51.3%	500	45.7%	670	57.0%
Unpaid care or assistance to seniors	655	28.9%	335	30.6%	320	27.2%

Source: Statistics Canada, 2006 Census of Population

Table 12: Education Level Profile, 2006

Total population 15 years and over by highest level of schooling		
No high school certificate or equivalent	525	(23.1%)
High school certificate or equivalent	760	(33.5%)
Trade diploma or certificate	230	(10.1%)
College diploma or certificate	435	(19.2%)
University (without degree)	80	(3.5%)
University certificate, diploma or degree	245	(10.8%)

Source: Statistics Canada, 2006 Census of Population

Table 13: Household Characteristics, 2006

Total private households	1,045	
Households containing a couple with children	415	39.7%
Households containing a couple without children	300	28.7%
One-person households	220	21.1%
Other household types	110	10.5%
Average household size	*3.0*	

Source: Statistics Canada, 2006 Census of Population

Table 14: Total Occupied Private Dwellings by Type, 2006

Occupied private dwelling characteristics	
Total private dwellings	1,040
Single detached houses	89.9%
Semi-detached houses	1.0%
Row houses	0%
Apartments, duplex	0%
Apartments with more than 5 stories	0%
Other dwellings	3.4%
Ownership	
Number of owned dwellings	845
Number of rented dwellings	200

Source: Statistics Canada, 2006 Census of Population

Table 15: Average Value of Dwellings and Monthly Payments, 2006

	Average value of dwelling	Average monthly payment (owned)	Average monthly payment (rented)
2006	$128,914	$696	$600
2001	$94,123	$644	$549
1996	$79,397		

Source: Statistics Canada, 2006 Census of Population

Table 16: Period of Construction of Dwellings

Period of construction of dwelling (2006)		
Pre-1986	870	82.9%
1986-2006	180	17.1%

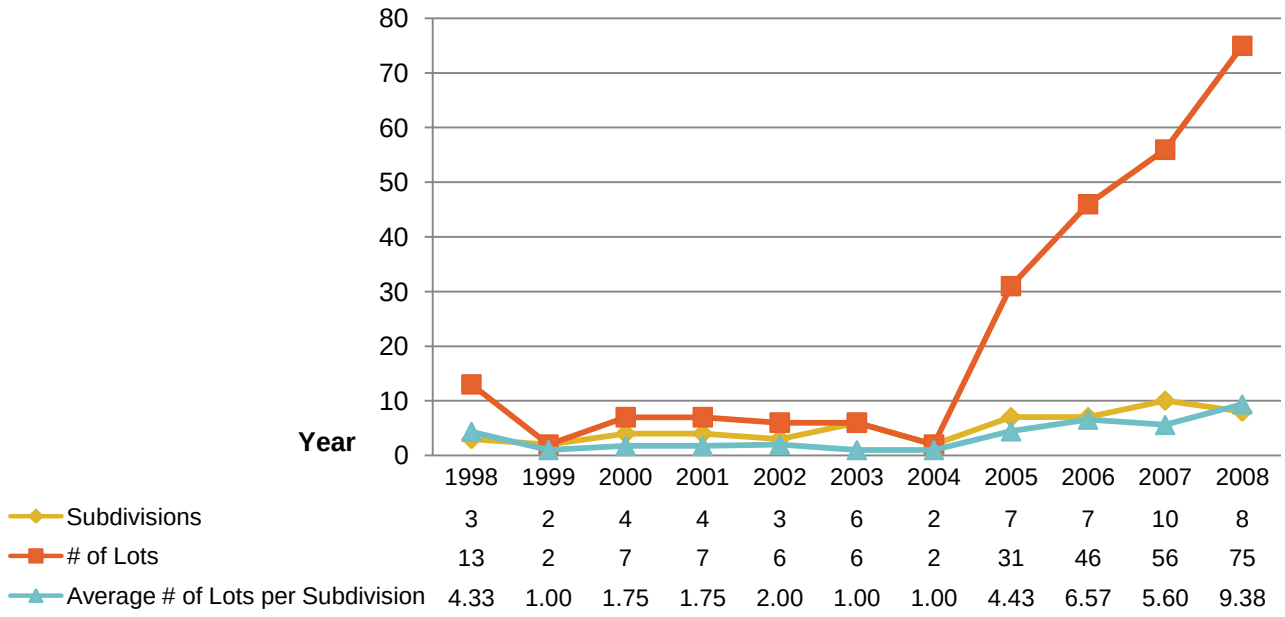
Source: Statistics Canada, 2006 Census of Population



Appendix B

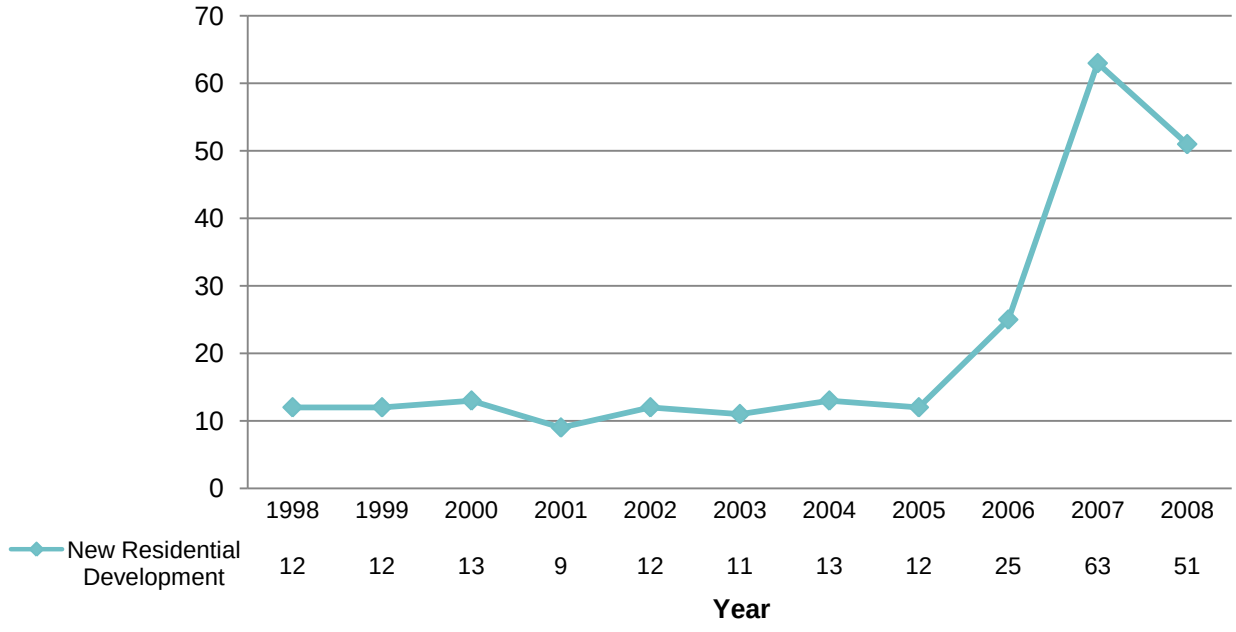
Subdivision, Development & Land Use

Table 17: Subdivisions, 1998-2008



Source: Oldman River Regional Services Commission

Table 18: New Residential Developments, 1998-2008

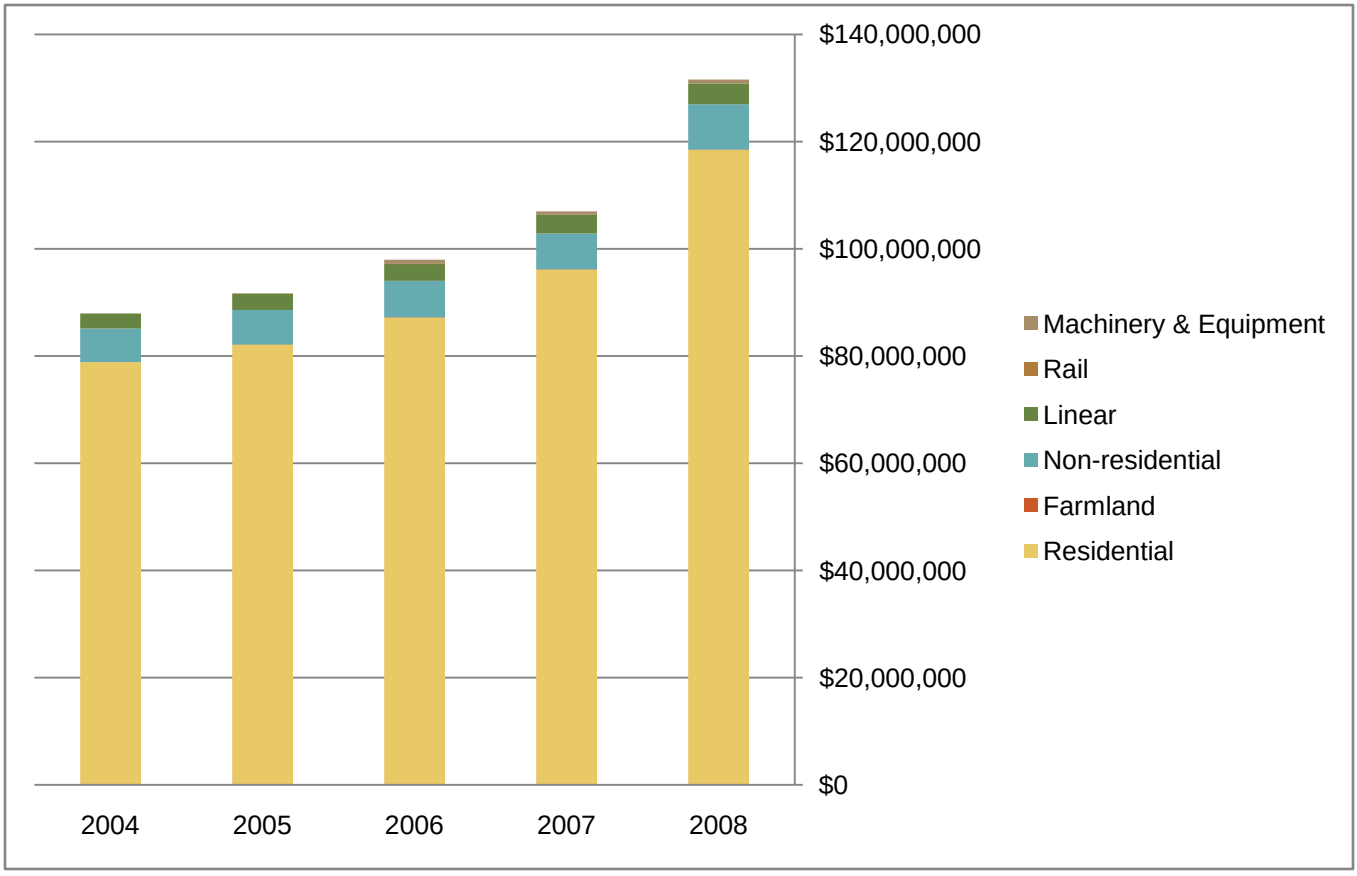


Source: Town of Raymond

Table 19: Equalized Assessment

	2008	2007	2006	2005	2004
Residential	118,481,842	96,191,684	87,198,439	82,135,887	78,856,180
Farmland	23,380	13,260	13,260	13,260	--
Non-residential	8,470,156	6,638,690	6,790,626	6,459,589	6,290,405
Linear	3,903,890	3,535,830	3,176,070	3,031,010	2,811,610
Rail	0	210	23,780	23,510	--
Machinery & Equipment	720,430	616,050	781,590	0	0
TOTAL	131,599,698	106,995,724	97,983,765	91,663,256	87,958,195

Source: Alberta Municipal Affairs, 2008 Equalized Assessment Report



Residential Land Requirements[1]:

Estimates for residential land requirements over a 25 year period were calculated using 2006 and 2007 population data. The estimated land requirements range from a low of 14 acres, based on the share population projection and Raymond's household average, to a high of 772 acres, assuming a 5% annual population increase and Alberta's household average.

While there is a significant range of estimates, based on Raymond's historic population trends and development densities, it is reasonable to expect a need for between 40-90 acres of land by 2032 (based on a 0.5% to 1% annual increase in population and a reduction in average household size). At these growth rates, land supply within the Town boundaries is adequate to support residential development well into the future.

Lands zoned R-1 with development potential could accommodate residential development at a 1% annual increase in population for approximately 40 years. Some of this R-1 zoned land constitutes infill development and redevelopment is therefore dependent on individual property owners' desires to subdivide. Consequently, it is more likely that additional residential development potential on these R-1 zoned lands equates to about 20 years. Subdivisions pending finalization within the R-1 District have the potential to create 105 new residential lots, providing a land supply of about 7-8 years at a 1% population growth rate. If all land currently zoned Urban Reserve was used for residential development, a 1% annual increase in population could be sustained for about 20-25 years. Lands zoned Urban Fringe have the capacity to support residential development for about 15 years.

The province has been experiencing an economic boom over the past several years, which has been reflected in Raymond's significant population growth of 5% between 2006 and 2007. While it is unlikely such a rate of growth will continue for the next 25 years, residential land requirements were also estimated assuming a 2% and 5% annual increase. Under these scenarios, residential development could be sustained within the Town boundaries for about 5 to 10 years on lands zoned Urban Reserve and Urban Fringe and about 5 to 20 years on lands zoned R-1.

[1] Analysis does not include the approximately 400 acres of land annexed into the Town boundary, effective January 1, 2009.

Table 20: Residential Land Requirements: 2031 based on 2006 data

Projected population 2031		**2006 - 2031 Population Difference**	**2006-2031 Additional Households** (Raymond hh 3.0)	**2006-2031 Additional Households** (AB hh 2.6)	**2031 Acres Required** (Raymond hh 3.0; 4 units/acre)*	**2031 Acres Required** (Alberta hh 2.6; 4 units/acre)*
Share	3,374	169	56	65	14	16
5 year cohort	3,470	265	88	102	22	25
Arithmetic	3,505	300	100	115	25	29
Log	3,532	327	109	126	27	31
25 year rate - 0.5% annual	3,620	415	138	160	35	40
20 year cohort	3,654	449	150	173	37	43
26 year rate - 0.6% annual	3,774	569	190	219	47	55
10 yr cohort	3,804	599	200	230	50	58
1% annual increase	4,110	905	302	348	75	87
2% annual increase	5,258	2,053	684	790	171	197
5% annual increase	10,853	7,648	2,549	2,942	637	735

Population in 2006 = 3,205

* Does not account for 10% municipal reserve.

Table 21: Residential Land Requirements: 2032 based on 2007 data

Projected population 2032		**2006 - 2032 Population Difference**	**2007-2032 Additional Households** (Raymond hh 3.0)	**2006-2032 Additional Households** (AB hh 2.6)	**2032 Acres Required** (Raymond hh 3.0; 4 units/acre)*	**2032 Acres Required** (Alberta hh 2.6; 4 units/acre)*
Arithmetic	3,757	394	131	152	33	38
25 year rate - 0.5% annual	3,799	436	145	168	36	42
Log	3,815	452	151	174	38	43
26 year rate - 0.6% annual	3,960	597	199	230	50	57
1% annual increase	4,313	950	317	365	79	91
2% annual increase	5,517	2,154	718	828	180	207
5% annual increase	11,388	8,025	2,675	3,087	669	772

Population in 2007 = 3,363

* Does not account for 10% municipal reserve.

Table 22: Residential Land Supply Calculations

Population Capacity

Land Use District	# of Parcels	Acres	Potential Lots (Assume 4 units per acre)	Population Capacity (Raymond hh 3.0)	Population Capacity (Alberta hh 2.6)
Urban Reserve	22	85.6	321	962	833
Urban Fringe	1	51.5	205	615	533
Total	**23**	**137.2**	**526**	**1,577**	**1,367**

R-1 District	# of Parcels	Acres	Potential Lots (Assume 0.29 acre lot; exclude existing dwellings)	Additional Lots (Excludes potential lots with access limitations)	Population Capacity (Raymond hh 3.0)	Population Capacity (Alberta hh 2.6)
Lots with additional development potential	303	219.0	552	521	1,563	1,355
Less than minimum width	26	10.4	26	16	48	42
Subdivisions pending finalization	18	48.5	105	105	315	273
Total	**347**	**277.9**	**683**	**642**	**1,926**	**1,669**

hh = average household size

Residential Land Supply – 2007

Zoning District	Population Capacity		Land Supply: Number of Years					
			1% growth rate*		2% growth rate*		5% growth rate*	
	(Raymond hh 3.0)	(Alberta hh 2.6)	(Raymond hh 3.0)	(Alberta hh 2.6)	(Raymond hh 3.0)	(Alberta hh 2.6)	(Raymond hh 3.0)	(Alberta hh 2.6)
Urban Reserve	962	833	25.3	21.9	11.2	9.7	3.0	2.6
Urban Fringe	615	533	16.2	14.0	7.2	6.2	1.9	1.7
Sub Total	**1,577**	**1,366**	**41.5**	**35.9**	**18.3**	**15.9**	**4.9**	**4.3**
R-1 District:								
Additional Development Potential	1,563	1,355	41.1	35.7	18.2	15.8	4.9	4.2
Less than minimum width	48	42	1.3	1.1	0.6	0.5	0.1	0.1
Subdivisions pending finalization	315	273	8.3	7.2	3.7	3.2	1.0	0.9
Sub Total	**1,926**	**1,670**	**50.7**	**43.9**	**22.4**	**19.4**	**6.0**	**5.2**
Total	**3,503**	**3,036**	**92.2**	**79.9**	**40.7**	**35.3**	**10.9**	**9.5**

* 1% growth rate assumes 38 persons/year based on 2007- 2032 population change

2% growth rate assumes 86 persons/year based on 2007 - 2032 population change

5% growth rate assumes 321 persons/year based on 2007- 2032 population change

hh = avereage household size



Appendix C

Maps

FUTURE LAND USE AND GROWTH DIRECTIONS
Map # 1

TOWN OF RAYMOND
MUNICIPAL DEVELOPMENT PLAN
Bylaw 958-09; July 7, 2009
Amended to Bylaw 1073-19; June 18, 2019

TOWN BOUNDARY

FUTURE LAND USE / GROWTH DIRECTIONS

- Residential Infill With An Open Space Component
- Residential With An Open Space Component
- Commercial
- Industrial
- Parks & Open Space
- Public & Institutional
- To Be Determined By ASP or Conceptual Design Scheme (See Policy 1C5)
- Trail / Walkway
- Future Growth Directions

LIKELY RESIDENTIAL EXPANSION
LIKELY COMMERCIAL AND INDUSTRIAL EXPANSION
PUBLIC & INSTITUTIONAL OR COMMERCIAL
PUBLIC & INSTITUTIONAL OR RESIDENTIAL
LIKELY RESIDENTIAL EXPANSION
LIKELY RESIDENTIAL EXPANSION
LIKELY RESIDENTIAL EXPANSION
LIKELY RESIDENTIAL EXPANSION
LIKELY RESIDENTIAL EXPANSION

ROADWAY
RAILWAY AVE
6 ST N
6 AVE N
7 ST W
2 ST W
500 NORTH
400 NORTH
300 NORTH
200 NORTH (HIGHWAY 52)
100 NORTH
BROADWAY NORTH
100 EAST
200 EAST
300 EAST
400 EAST
100 WEST
200 WEST
300 WEST
400 WEST
HIGHWAY 52
SERVICE ROAD
2 AVE N
3 AVE N
4 AVE N
CHURCH AVE
ROAD
1 AVE S
2 AVE S
3 AVE S
4 AVE S
6 ST W
BROADWAY SOUTH
PARK AVE
BROOKE AVENUE
100 SOUTH
200 SOUTH
300 SOUTH
400 SOUTH
EAST PARK ST
250 EAST
350 EAST
400 EAST
50 SOUTH
350 SOUTH
COBBLESTONE LANE
OPEN ARBOR
PEBBLE CREEK COVE
PEBBLE CREEK LANE
TRAVERTINE ROAD
QUARRY BANK ROAD
100 WEST COUNTRY ESTATE DRIVE
NORTH ALDOWANCE

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL: 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

PLOT SCALE 1:4000

OLDMAN RIVER REGIONAL SERVICES COMMISSION

June 25, 2019 N:\Warner\County\Raymond\Raymond MDP (Bylaw 958-09)\Raymond MDP (Bylaw 958-09) MAP 1-0.dwg

RESIDENTIAL INFILL DEVELOPMENT PLAN WITHIN ESTABLISHED NEIGHBOURHOODS

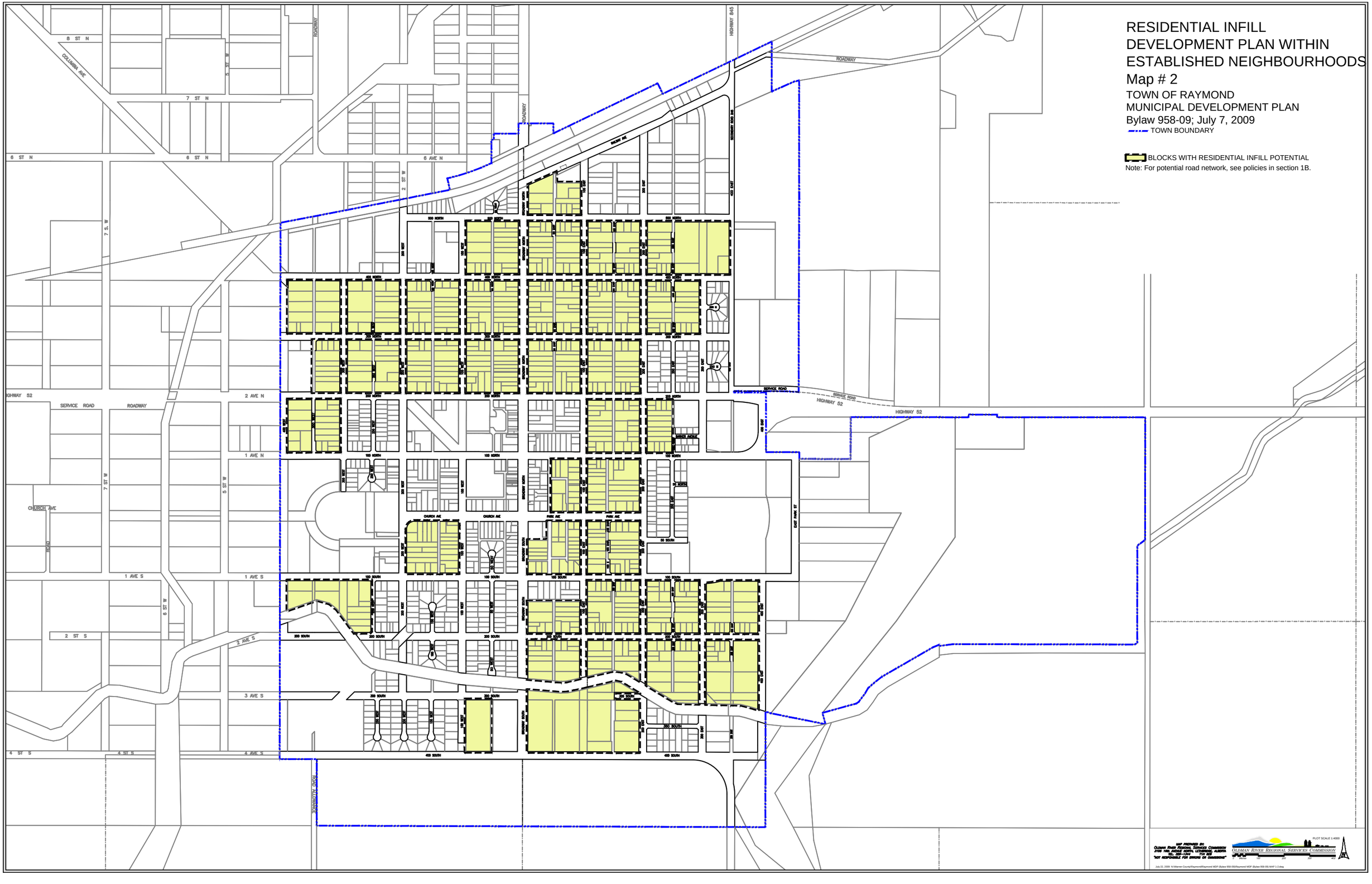
Map # 2

TOWN OF RAYMOND
MUNICIPAL DEVELOPMENT PLAN
Bylaw 958-09; July 7, 2009

TOWN BOUNDARY

BLOCKS WITH RESIDENTIAL INFILL POTENTIAL

Note: For potential road network, see policies in section 1B.



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3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA
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PLOT SCALE 1:4000

OLDMAN RIVER REGIONAL SERVICES COMMISSION

July 22, 2009 N:\Warner-County\Raymond\Raymond MDP (Bylaw 958-09)\Raymond MDP (Bylaw 958-09) MAP 1-2.dwg

AERIAL PHOTO

Date of photography: May 3, 2005

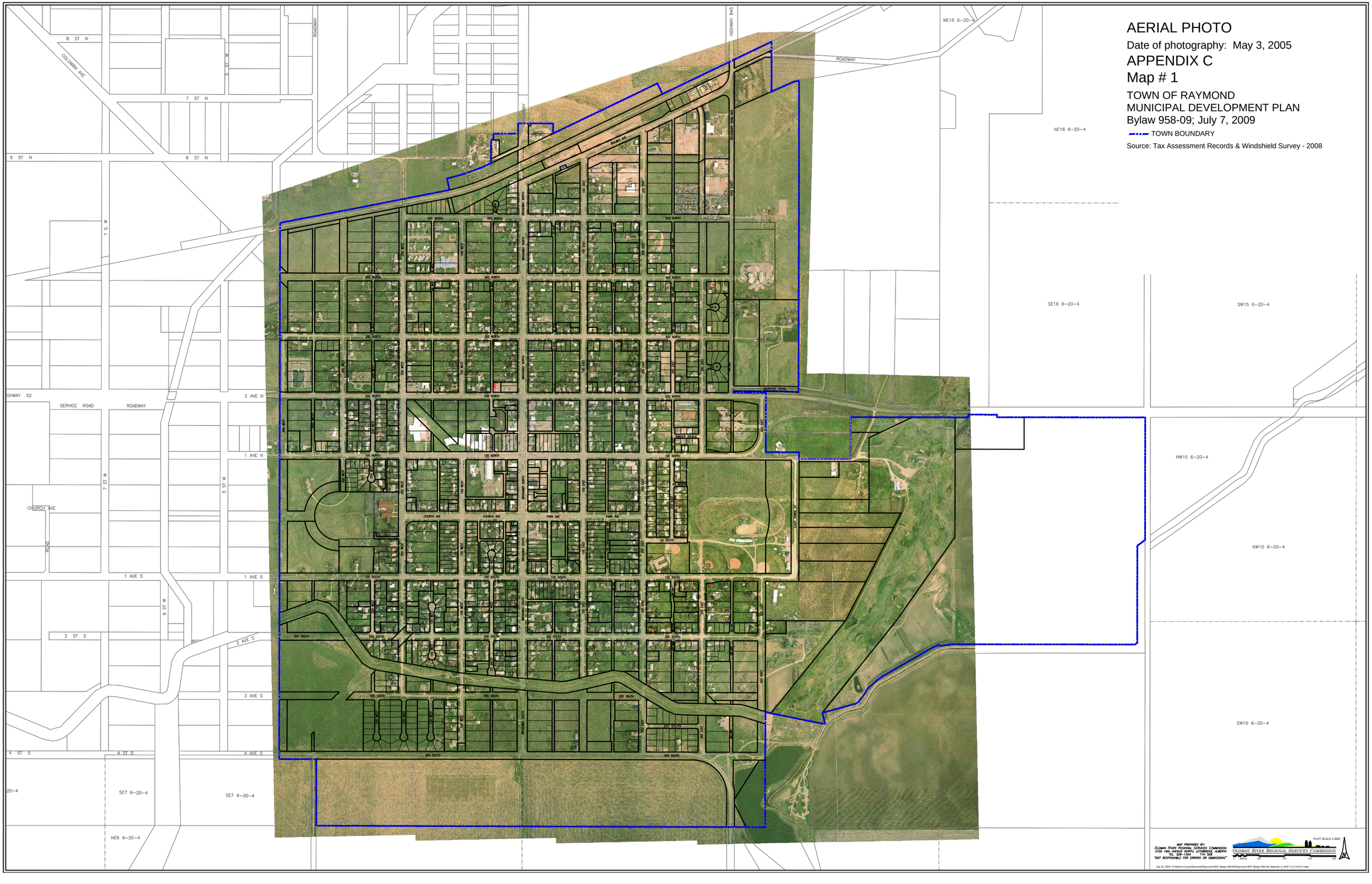
APPENDIX C

Map # 1

TOWN OF RAYMOND
MUNICIPAL DEVELOPMENT PLAN
Bylaw 958-09; July 7, 2009

TOWN BOUNDARY

Source: Tax Assessment Records & Windshield Survey - 2008



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OLDMAN RIVER REGIONAL SERVICES COMMISSION

PLOT SCALE 1:4000

0 Metres 100 200 300 400

July 22, 2009 N:\Warner-County\Raymond\Raymond MDP (Bylaw 958-09)\Raymond MDP (Bylaw 958-09) Appendix C_MAP 1-2-3-4-5-6-7.dwg

EXISTING LAND USE

APPENDIX C
Map # 2

TOWN OF RAYMOND
MUNICIPAL DEVELOPMENT PLAN
Bylaw 958-09; July 7, 2009

TOWN BOUNDARY

Source: Tax Assessment Records & Windshield Survey - 2008

EXISTING LAND USE

- AGRICULTURAL
- SINGLE UNIT HOUSING
- MULTI-UNIT HOUSING
- VACANT RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- VACANT INDUSTRIAL
- MUNICIPAL / GOVERNMENT
- PARKS
- CHURCH
- MEDICAL / SENIORS FACILITIES
- SCHOOLS
- UNDEVELOPED

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PLOT SCALE 1:4000

OLDMAN RIVER REGIONAL SERVICES COMMISSION

July 22, 2009 N:\Warner-County\Raymond\Raymond MDP (Bylaw 958-09)\Raymond MDP (Bylaw 958-09) Appendix C_MAP 1-2-3-4-5-6-7.dwg

COMMUNITY & RECREATION FACILITIES
Map # 3
APPENDIX C

TOWN OF RAYMOND
MUNICIPAL DEVELOPMENT PLAN
Bylaw 958-09; July 7, 2009

TOWN BOUNDARY

Source: Town Of Raymond - 2008

- ARENA
- COMMUNITY FACILITY
- MEDICAL
- SCHOOL
- TRANSFER STATION
- PARK
- FUTURE PARK
- PLAYGROUND
- SPORTS FIELD
- SWIMMING POOL

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PLOT SCALE 1:4000

OLDMAN RIVER REGIONAL SERVICES COMMISSION

July 22, 2009 N:\Warner-County\Raymond\Raymond MDP (Bylaw 958-09)\Raymond MDP (Bylaw 958-09) Appendix C_MAP 1-2-3-4-5-6-7.dwg

MUNICIPAL UTILITIES
SANITARY SEWER
APPENDIX C
Map # 4

TOWN OF RAYMOND
MUNICIPAL DEVELOPMENT PLAN
Bylaw 958-09; July 7, 2009

TOWN BOUNDARY

Source: Town Of Raymond - 2008

INFRASTRUCTURE - SANITARY

Sanitary Gravity Main

Sanitary Fitting / Manhole / Pumpstation

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PLOT SCALE 1:4000

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

July 22, 2009 N:\Warner-County\Raymond\Raymond MDP (Bylaw 958-09)\Raymond MDP (Bylaw 958-09) Appendix C_MAP 1-2-3-4-5-6-7.dwg

MUNICIPAL UTILITIES
STORM DRAINAGE
APPENDIX C
Map # 5

TOWN OF RAYMOND
MUNICIPAL DEVELOPMENT PLAN
Bylaw 958-09; July 7, 2009

TOWN BOUNDARY

Source: Town Of Raymond - 2008

INFRASTRUCTURE - STORM

Storm Gravity Main

Storm Basin/Manhole/Service

MAP PREPARED BY:
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PLOT SCALE 1:4000

OLDMAN RIVER REGIONAL SERVICES COMMISSION

July 22, 2009 N:\Warner-County\Raymond\Raymond MDP (Bylaw 958-09)\Raymond MDP (Bylaw 958-09) Appendix C_MAP 1-2-3-4-5-6-7.dwg

MUNICIPAL UTILITIES
WATER
APPENDIX C
Map # 6

TOWN OF RAYMOND
MUNICIPAL DEVELOPMENT PLAN
Bylaw 958-09; July 7, 2009

TOWN BOUNDARY

Source: Town Of Raymond - 2008

INFRASTRUCTURE - WATER

Water Pressure Main

Water Curbstop/Fitting/Hydrant/valve

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PLOT SCALE 1:4000

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

July 22, 2009 N:\Warner-County\Raymond\Raymond MDP (Bylaw 958-09)\Raymond MDP (Bylaw 958-09) Appendix C_MAP 1-2-3-4-5-6-7.dwg

ANNEXED LAND
EFFECTIVE JANUARY 1, 2009
APPENDIX C
Map # 7

TOWN OF RAYMOND
MUNICIPAL DEVELOPMENT PLAN
DRAFT-2009

TOWN BOUNDARY

Source: Town Of Raymond - 2008

ANNEXATION AREAS - EFFECTIVE JANUARY 1, 2009

971093571 - Current Title Number

8812186 2
0714351 48
147B159
071282579
041490361
971308338
071512639
081358402
051449353
081358111
971093571

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3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA
TEL: 328-1244 FAX: 329-3258
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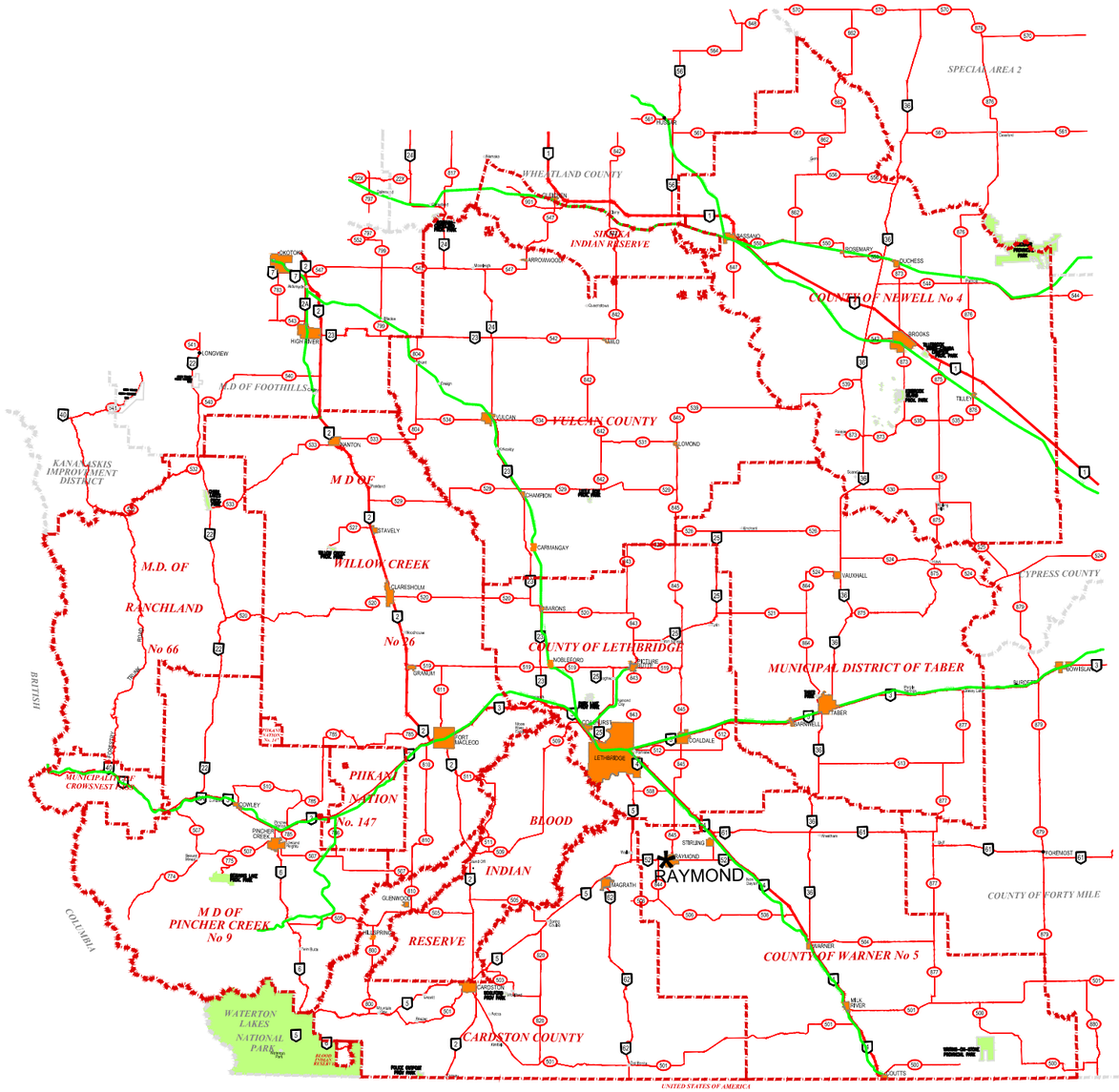
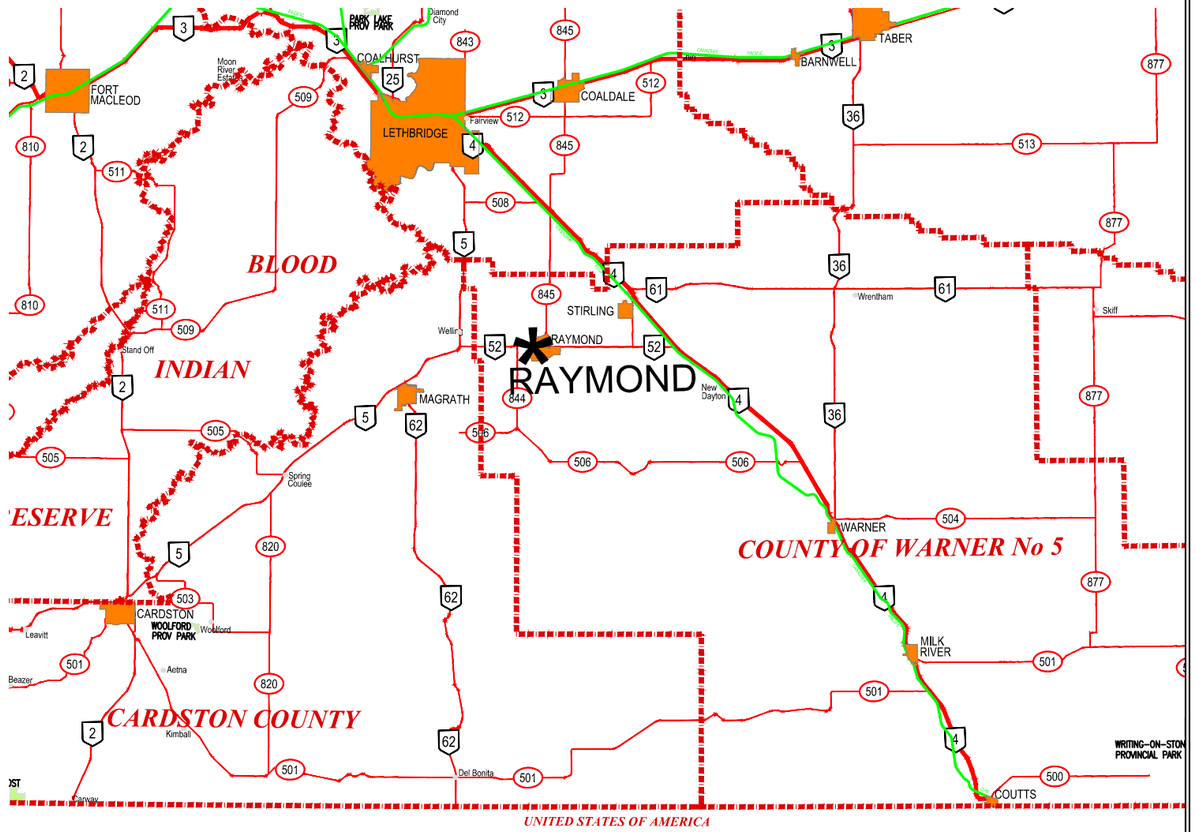
PLOT SCALE 1:4000

OLDMAN RIVER REGIONAL SERVICES COMMISSION

July 22, 2009 N:\Warner-County\Raymond\Raymond MDP (Bylaw 958-08)\Raymond MDP (Bylaw 958-08) Appendix C_MAP 1-2-3-4-5-6-7.dwg

REGIONAL LOCATION
APPENDIX C
Map # 8
TOWN OF RAYMOND
MUNICIPAL DEVELOPMENT PLAN
Bylaw 958-09; July 7, 2009



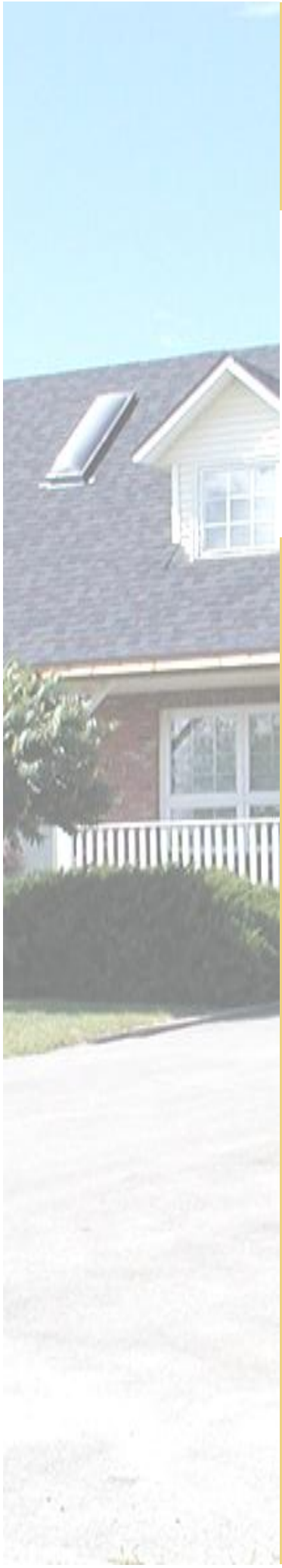


OLDMAN RIVER REGIONAL SERVICES COMMISSION

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA
TEL. 329-1344 TTH 329
"NOT RESPONSIBLE FOR ERRORS OR OMMISSIONS"

0 Kms 8 16 32 48 64
0 Miles 4 8 16 24 32 40

July 22, 2009 M:\Warner-County\Raymond\Raymond MDP (Bylaw 958-09)\Raymond MDP (Bylaw 958-09) Appendix C_MAP 8_Regional Location.dwg



Appendix D

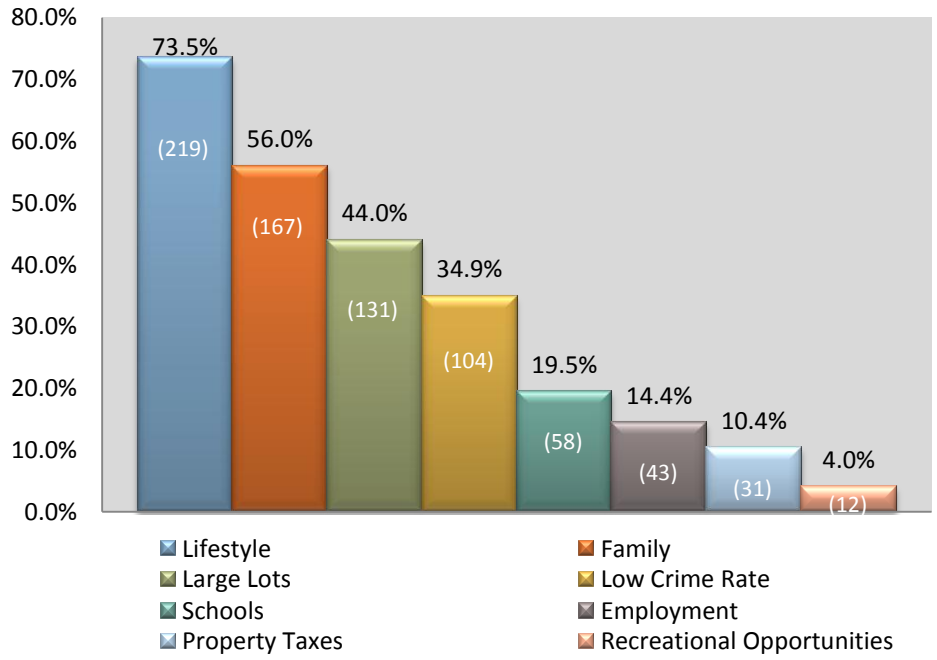
Summary of Survey Results & Public Consultation

Why Raymond?

- 116 respondents said it is Raymond's "***small-town atmosphere***" and another 40 commented on the quieter surroundings and lifestyle.
- Another 72 appreciate the ***facilities and services*** available including schools, doctors & hospital care, cultural facilities (e.g. library, theatre), recreation facilities (e.g. pool, arena, parks) and the "excellent public and municipal services".
- For those services not available in Raymond, 15 people noted that they appreciate living in a small town in such close ***proximity to a regional centre*** (Lethbridge). 24 like the ***size of the town***.
- The physical layout of Raymond is also an important factor for many: 27 people noted that they like the ***large lots*** and 25 like the ***wide streets***.
- Other comments include: low property taxes and land prices, family-orientated community, no liquor stores or service, and the religious side of the community.

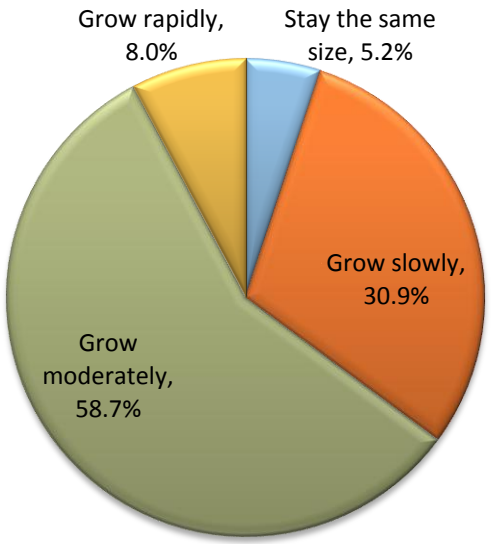
"close knit community feel"; "everyone knows their neighbours"; "friendly people"; "sense of community"; "unique houses…not cookie cutter"; "safe place to…let kids grow up"

WHY DO RESIDENTS CHOOSE TO LIVE IN RAYMOND?



Growth

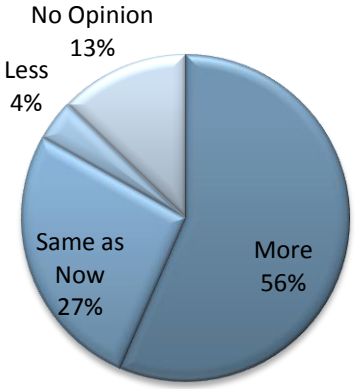
- The priority for growth for most residents is to grow within current Town boundaries before looking outside at annexation.
- Most residents want to see Raymond ***grow slowly*** (89) or ***moderately*** (169).
- Where comments were made to the rate of growth, the most common concern regarding any growth is that it be at a rate that ensures that infrastructure and services can keep pace.



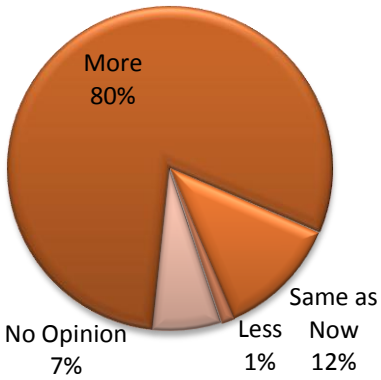
- In general, residents want to see more of all types of development (residential, commercial, industrial, recreational, and public & institutional).

KINDS OF GROWTH

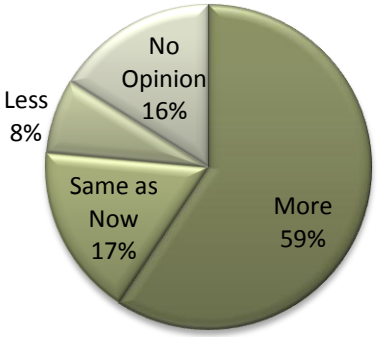
Residential



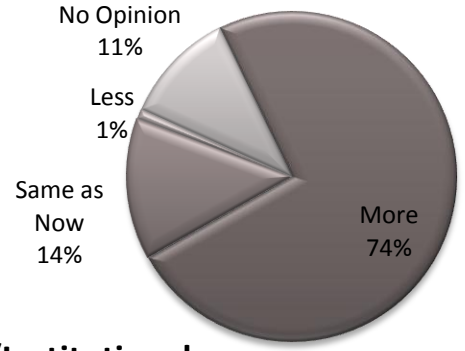
Commercial



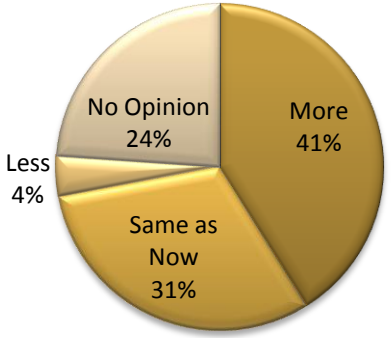
Industrial



Recreational



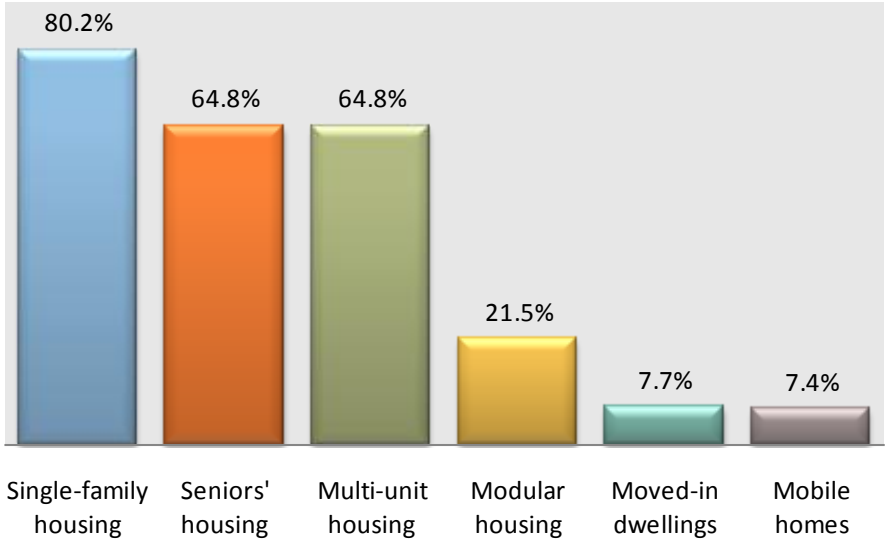
Public/Institutional



Residential Growth & Development

- 56% of residents who responded want to see more residential development in Raymond. Another 27% want to see residential development stay at its current level.
- When asked what kinds of residential development Raymond needs more of ***single-family housing*** and ***housing for seniors*** were tagged as the most important.

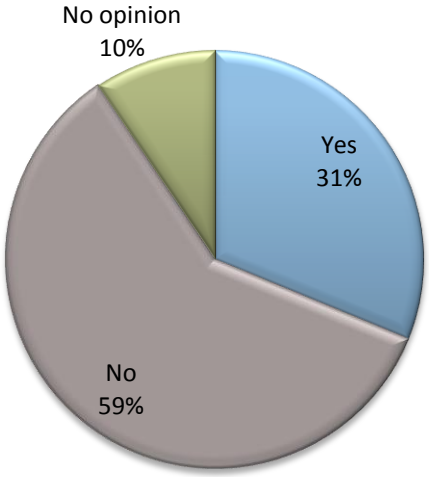
What Kinds of Residential Development Would you Like to See More of in Town?



Large Lots

- 44.0% (131) respondents said the large lots are one of the main reasons they choose to live in Raymond.
- Another 27 residents identified the large lot size as one of the things they like about Raymond and do not want to see changed.
- Residents responded in favour of keeping the large miniumum lot size of 6,000- 7,260 square feet (60-70' wide X 100' long).

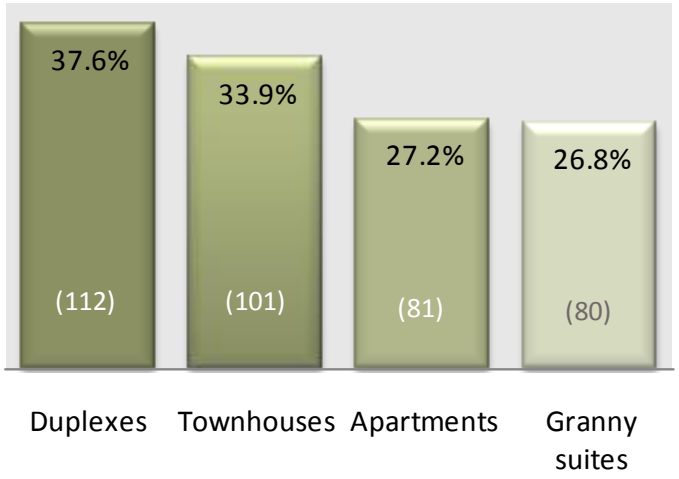
Should the Town allow smaller, starter-sized Lots?



Multi-Unit Housing

Residential Development: Multi-Unit Housing

- There was support for a variety of types of multi-unit housing. Each of the types (duplexes, townhouses, apartments, and granny suites) received the support of between 25% and 40% of respondents.

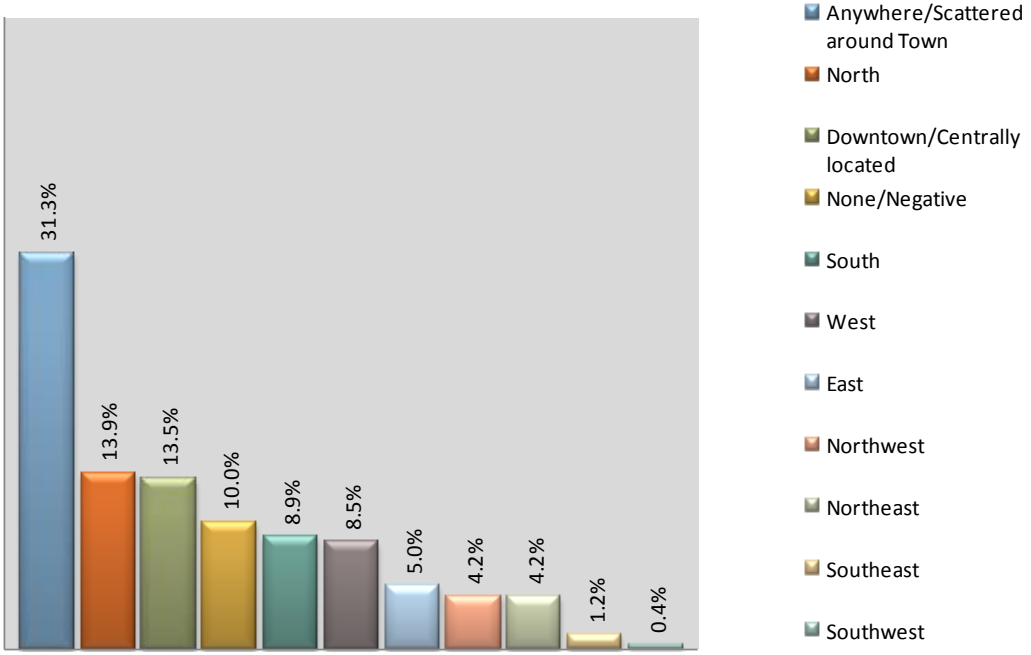


Questions to Consider About Multi-Unit Housing

- Should it be allowed in all areas of Town or only in designated "zones"? Should it be integrated with single-family housing?
- Should it only be used in new areas or should it be available for in-fill development?
- What is the acceptable level of density?

Where Should Multi-Unit Housing Be Located?

- When asked where they thought multi-unit housing should be promoted, most respondents recognized the need and demand for multi-unit housing. Most of those who responded to this question believed that multi-unit housing should be scattered throughout town in all areas.
- Of those who specified a specific area of Town that would be preferable for multi-unit housing, most identified the north side and areas around downtown and schools as the best locations.
- There were 26 residents that do not want to see any multi-unit housing.



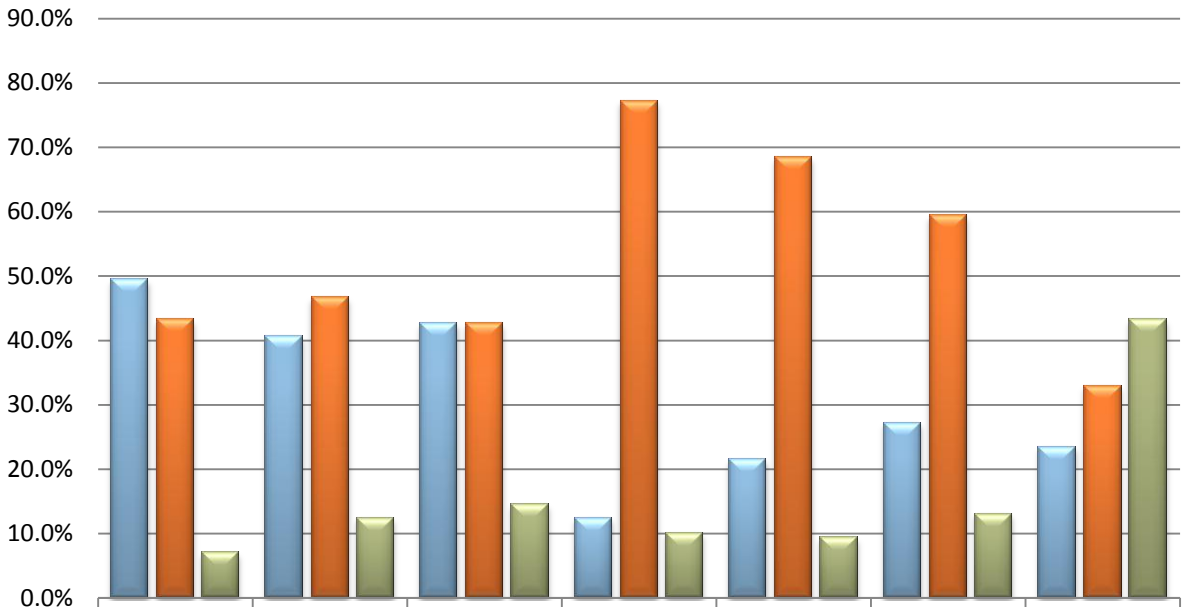
Issues & Services

The Town and Development Costs

- When asked whether developers should be expected to pay 100% of the infrastructure costs (roads, sidewalks, water, sewer) associated with their proposed development, or whether the Town should provide incentives (e.g. cost sharing) for improvements that are beneficial to the town, response was mixed.

- In the comments provided, the general feel was that there must be consistency with either the Town sharing for everything and everyone or not at all. Other comments reflected the belief that the Town should do what it could to help promote Raymond's growth.

- Developer Should Pay 100% of the Costs:
    - Residential Development & Industrial Development
- Town Should Share in Costs:
    - Commercial Development, Recreational Development, Seniors' Housing, Affordable Housing & In-fill Development



	Residential	Commercial	Industrial	Recreational	Seniors' Housing	Affordable Housing	Infill Development
100% Developer	49.3%	40.6%	42.6%	12.4%	21.5%	27.2%	23.5%
Town Should Share	43.3%	46.6%	42.6%	77.2%	68.5%	59.4%	32.9%
No Opinion	7.0%	12.4%	14.4%	10.1%	9.4%	13.1%	43.3%

Raymond MDP
Bylaw 958-09
– Appendix D

Economic Development

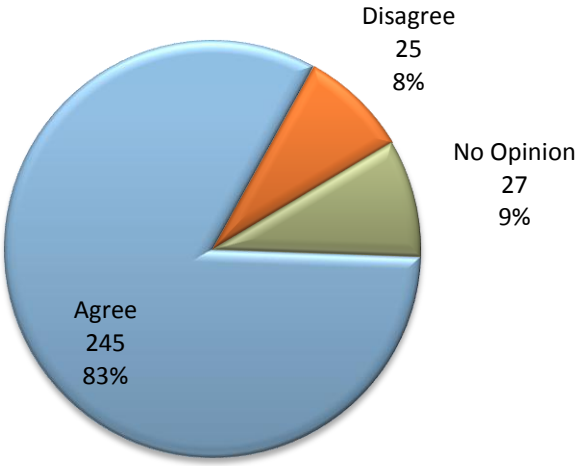
The Town & Economic Development

- Economic development was identified as an important issue in a number of sections of the survey. When specifically asked to consider the growth of businesses and industry in Raymond, 266 of the 298 responses indicated that residents feel that ***more businesses and industries*** would benefit residents
- Factors related to economic development such as ***more employment opportunities*** and ***attracting more businesses*** were identified on 21 surveys as something that respondents would like to see changed about Raymond.
- Economic development was identified by 223 residents as being a 'Major' (129) or 'Minor' (94) issue.

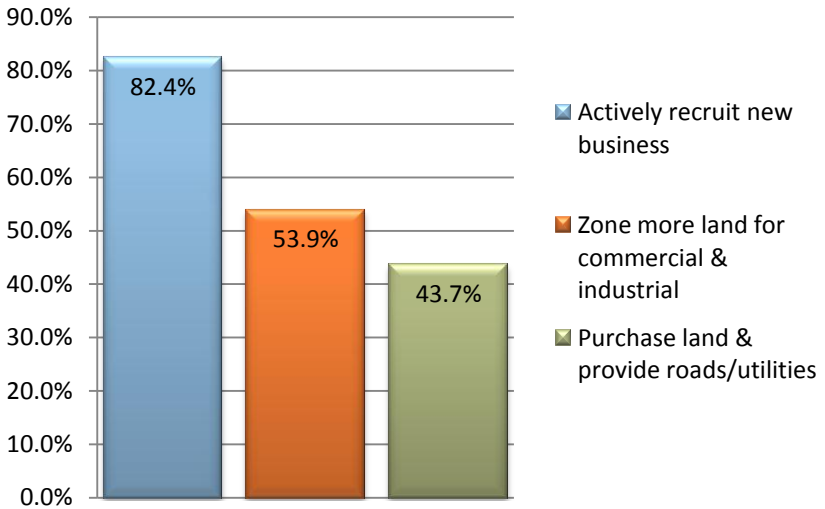
What Facilities, Services, Businesses and Industries Do Residents Want?

- Many responses reflected a general desire to see more employment opportunities
    - "anything that would bring jobs"
    - Attract some kind of small, non-polluting industrial operation
- Types of businesses or stores – more restaurants, another grocery store, a hardware store, variety store, and recreational facilities.

SHOULD THE TOWN ACTIVELY PROMOTE ECONOMIC DEVELOPMENT IN RAYMOND?



IF AGREE:



Recreation Facilities

General

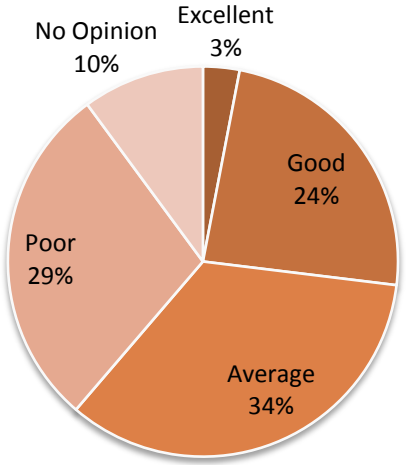
- A number of residents (43) commented that ***more recreational opportunities*** are needed for town residents – youth, adults and seniors alike.
- Recreational facilities were also frequently (67) listed when asked what types of facilities, services, businesses or industries residents would like to see locate in Raymond.
- Many residents identified an indoor pool as something they would like to have in the future.

Centralized Area for Recreation

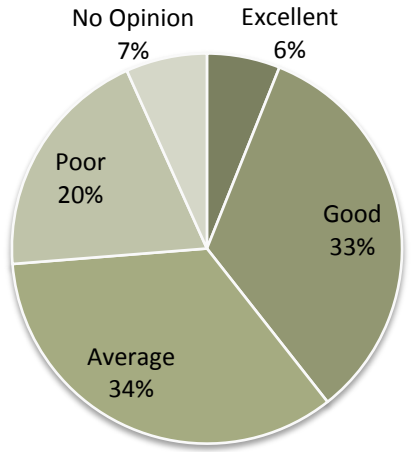
- 198 (66%) of respondents think that a centralized are should be developed for recreational purposes.
- When asked where the best place for such an area to be located, 48 respondents identified the area around the Stampede Grounds, 30 preferred the area around the pool and arena, and another 26 think it should be somewhere “central”.

Rating Recreation Facilities

PUBLIC RECREATIONAL FACILITIES



PARKS



Who Responded?

Responses

February 1, 2008:	1120 surveys were mailed out
+	An additional survey was requested from the ORRSC office, as well as 2 from the Town Office.
-	7 surveys *Returned Mail*
TOTAL:	1116

February 21, 2008:	"Last" day to return survey 241 completed surveys had been returned
By March 31, 2008:	Another 57 surveys received Total of 298 completed surveys
RESPONSE RATE:	26.7%

Who?

Gender	No. of Responses
Male	139
Female	149
Unknown	10

Age	No. of Responses	% of Respondents
20-29	17	6%
30-39	29	10%
40-49	45	15%
50-59	70	23%
60-69	66	22%
Over 70	59	20%
Unknown	12	4%

Comparing Responses

- When responses from different groups (compared by age or time lived in Raymond), the general trends were the same.

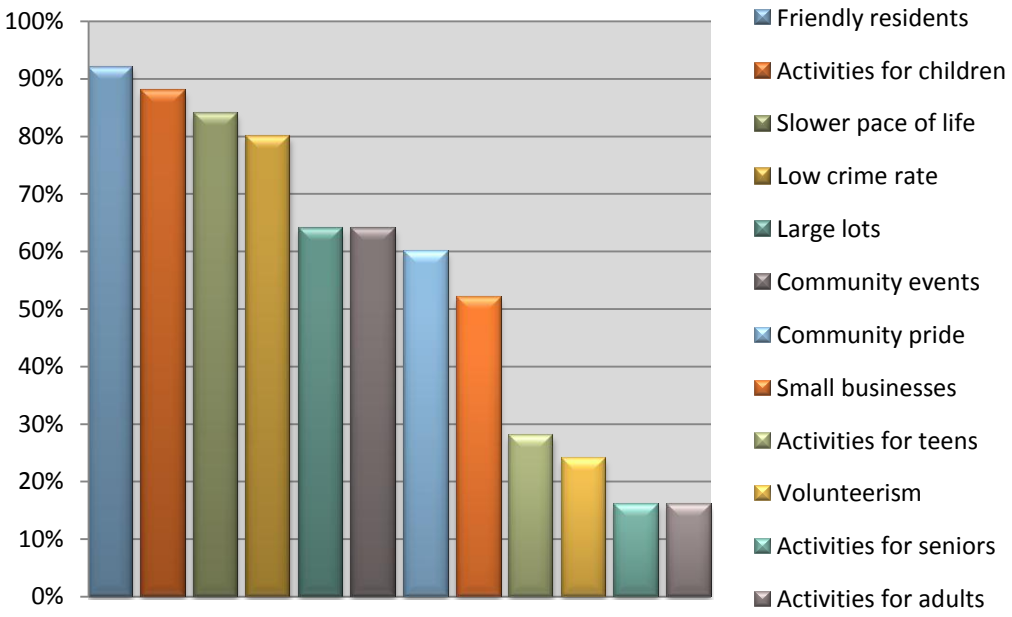
FCSS Survey & Forum

General Survey Results

- Responses on this survey mirrored those from the General Community Survey.
- A total of 25 surveys were completed.

"Small-town Atmosphere"

- One of the themes that came out of the Community Survey was the idea of "small-town atmosphere". This question was asked to explore what that meant to residents.



Growth

- Respondents want Raymond to grow "moderately" or "slowly".
- There was a mixed response to whether smaller, 'starter' size lots should be allowed. Of those who felt that smaller lots should be an option, more felt that it should be limited to certain sections. At the FCSS Forum, there was a different response with most agreeing that smaller lots should be allowed and that they should be interspersed throughout town.

Parks & Open Spaces

- 21 of the 25 responses indicated that more park and open space is needed for Raymond.
- It was not so clear when asked whether sports fields should be centralized, with the split being 13 who felt they should be and 11 who did not.

Multi-Unit Housing

- Duplexes were the preferred type of multi-family housing with 22 of 25 respondents thinking that duplexes should be allowed. Basement suites, granny suites, and townhouse-style units also received support.
- Most respondents thought that multi-family dwellings should be allowed throughout all residential neighbourhoods. Many declared "No Opinion".

FCSS Survey & Forum

FCSS Forum Summary

Vision

- The meaning of "small-town atmosphere" was explored. Some responses included the contrast with Lethbridge, a safe place to raise a family, a place where everyone knows their neighbours, and a sense of community.

- Participants discussed the branding of Raymond as the "Home of the 1st Stampede" and while they did not feel it necessarily reflected Raymond today, they agreed that it was important as a reminder of Raymond's history and traditions.

Residential

- In-fill development was not classified as a priority but felt that there should be a policy to deal with it if and when it occurs.

- Higher density housing should be dispersed throughout town. Participants agreed that there is a real need for this kind of housing in Raymond.

- Preference for residential growth within Town boundaries first before looking to annexation.

Commercial

- The consensus was that Raymond should continue to promote a centralized business area focused around Broadway with a focus on creating a vibrant, central commercial area.

Industrial

- Any future industrial growth should continue to the north and east. Participants do not want to see "major" industrial, preferring low-impact, small to mid-sized companies.

Transportation

- The safety of some intersections in town needs to be improved. The intersection of the two highways was noted as well as concern for pedestrian safety at the Post Office intersection.

- When asked to consider street design, participants expressed that cul-de-sacs should be used sparingly, balanced with a traditional grid design.

Recreation and Parks

- The groups agreed that more recreational alternatives need to be provided, especially for kids.

- Participants liked the idea of centralized recreation facilities but emphasized that consideration of access and parking is planned. Also, the idea was presented that the area should be chosen with room to grow as more facilities might be added.

- The group encouraged a mix of small and large parks throughout town with trails and green space running between as connectors.



Appendix E

Legislative Requirements:
Municipal Government Act

Legislative Requirements

The last General Municipal Plan for the Town of Raymond was adopted in 1984. Since that time Raymond has experienced significant changes in growth and development. As a result of these changes and the amount of time that has elapsed since the preparation of the last General Municipal Plan, Council saw it fit to prepare a new Municipal Development Plan.

The Municipal Development Plan (MDP) provides general direction for future development and land use within a municipality. MDPs are long-range plans that typically incorporate policies concerning land use, infrastructure, economic development, social objectives, environmental matters and process into a comprehensive document that acts as a framework for sound decision-making. The MDP defines the community's goals and objectives and outlines the policies and actions that will be used by elected officials, administration, taxpayers and developers to achieve these goals.

This plan has been prepared in accordance with and under the authority prescribed within the Municipal Government Act, Chapter M-26, 2000, as amended. All municipalities in the Province of Alberta with a population of 3500 or more must adopt a Municipal Development Plan. The adoption of a statutory plan does not require the municipality to undertake any of the projects referred to in it. All statutory plans adopted by a municipality must be consistent with each other.

Section 632 of the Municipal Government Act stipulates the following for a Municipal Development Plan:

"*(1) A council of a municipality with a population of 3500 or more must by bylaw adopt a municipal development plan.*

(2) A council of a municipality with a population of less than 3500 may adopt a municipal development plan.

(3) A municipal development plan

- *(a) must address*
  - *(i) the future land use within the municipality,*
  - *(ii) the manner of and the proposals for future development in the municipality,*
  - *(iii) the co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities,*
  - *(iv) the provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities, and*
  - *(v) the provision of municipal services and facilities either generally or specifically,*
- *(b) may address*
  - *(i) proposals for the financing and programming of municipal infrastructure,*
  - *(ii) the co-ordination of municipal programs relating to the physical, social and economic development of the municipality,*
  - *(iii) environmental matters within the municipality,*
  - *(iv) the financial resources of the municipality,*
  - *(v) the economic development of the municipality, and*
  - *(vi) any other matter relating to the physical, social or economic development of the municipality,*

(c) may contain statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies,

(d) must contain policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities,

(e) must contain policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school authorities, and

(f) must contain policies respecting the protection of agricultural operations."

Reference Documents

- Town of Raymond Land Use Bylaw
- County of Warner No. 5 and Town of Raymond Intermunicipal Development Plan, January 2005
- Town of Raymond Community Services Master Plan, March 2005
- Town of Raymond Community Services Department Action Plan
- Town of Raymond: Budget and Business Plan 2008 through 2010
- Town of Raymond Corporate Handbook, 2007
- Draft Raymond Infrastructure Master Plan, Project CE7487
- Town of Raymond/Village of Stirling Water Supply and Treatment Study
- Town of Raymond 2006 Engineering Standards
- Raymond General Municipal Plan, 1984
- Raymond Fringe Area Study, June 1984