



REQUEST FOR PROPOSALS

SUPPLY AND INSTALLATION OF ESSENTIAL HOUSING

DECEMBER 1, 2025

VILLAGE OF LYTTON
REQUEST FOR PROPOSALS FOR SUPPLY AND INSTALLATION OF ESSENTIAL HOUSING

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**REQUEST FOR PROPOSALS FOR
SUPPLY AND INSTALLATION OF ESSENTIAL HOUSING**

DEFINITIONS

“AGREEMENT” means a contract(s) that may be entered into by the Village with a Proponent for the delivery of the Project described in this RFP.

“CONTRACTOR” means the Proponent whose Proposal has been accepted by the Village and enters into an agreement with the Village to carry out the Work.

“PROPONENT” means the contractor responding to this RFP.

“PROPOSAL” means a proposal to carry out the Work submitted by a Proponent in response to this RFP.

“VILLAGE” means the Village of Lytton.

“RFP” means this Request for Proposals.

“SELECTION COMMITTEE” means the committee comprised of representatives selected by the Village, in its sole discretion, to evaluate proposals.

“WORK” means and includes anything and everything required to be done for fulfillment and completion of the project in accordance with this RFP and Proposal.

1. INTRODUCTION

1.1. PURPOSE

The purpose of this Request for Proposal (RFP) is to solicit qualified Proposals for the Supply and Installation of Essential Housing for the Village of Lytton (“Village”) as outlined in Section 4 and Appendix A. The RFP will consider modular construction, prefabricated construction and / or onsite (stick built) construction or any combination thereof in accordance with the regulations and requirements of all applicable codes including the British Columbia Building Code and Village of Lytton’s Building Bylaw.

The Village invites Proponents to submit the best technical and financial Proposals for the requested services. The Village is seeking design solutions for constructed housing units for each of the three properties. Proponents may submit a Proposal for all three properties, or for just an individual property. The Proposals will form the basis for the construction contract.

The Village is seeking to award an Agreement to a qualified, licensed, experienced, reputable, and skilled Proponent to provide for the Village with:

- the fabrication and delivery and installation of single housing units.
- the prefabrication, delivery, and construction of single housing units; **and/or**
- the construction of single housing units.

1.2. BACKGROUND

In June 2021, approximately 90% of the buildings in the Village of Lytton were destroyed by fire. The rebuilding of the Village is well underway, with approximately twenty homes rebuilt and occupied. In 2026 several commercial buildings and community facilities will be commencing construction which will bring additional employees and temporary workers to the community. In a recent Interim Housing Report, the Village resolved that at minimum 2-3 units are required to address existing demands for essential workers. The Village is interested in development (if feasible) single unit homes on small lots to house proposed and existing essential service providers. The housing units must be turnkey.

This RFP is for the addition of complete single unit homes on Village-owned properties as identified in Appendix B. It should be recognized that these lots are all narrow, in comparison to standard single-family lots and the Village will consider small single-family homes as well as tiny homes, or accessory dwelling units (ADUs).

2. INSTRUCTIONS TO PROPONENTS

2.1. SUBMISSION OF PROPOSALS

Proposals will only be accepted by email. Hardcopy submissions will not be accepted. Email Proposal submissions are to include the “Request For Proposals For Supply And Installation Of Essential Housing” title in the subject line, and be sent to the project contact:

Director of Development
rfp@lytton.ca

Proposals must be received on or before the **Closing Time** of:

TIME: 2:00 PM local time
DATE: Friday January 16, 2026

The Proponent is responsible for ensuring their Proposal is received at the email address set out above by Closing Time.

Proponents wishing to revise their Proposals after submission, but prior to the Closing Time, may do so by submitting the revisions by email as listed above.

Proposals received after the Closing Time will not be considered and will be returned.

2.2. PROPONENT’S BRIEFING MEETING

There are no mandatory or optional Briefing Meetings proposed for this RFP. Proponents are welcome to visit Lytton and view the subject lots in their own time.

2.3. ENQUIRIES

Proponents must carefully examine the RFP documents and the project sites to fully understand existing conditions, site limitations, and any other factor that may affect the Work. No consideration will be given after submission of Proposal to any claim that there was any misunderstanding with respect to undertaking of the Work.

Proponents finding discrepancies or omissions in this RFP or having doubts as to the meaning or intent of any provisions therein, should immediately notify the Village project contact. If there are any changes, additions, or deletions to the RFP, Proponents will be advised by means of an Addendum issued by the Village. All Addenda will become part of the RFP. Receipt of Addenda shall be acknowledged by the Proponent in their submission.

Verbal discussions between the Proponent and the Village (including council members, directors, management, etc.), shall not become a part of the RFP or modify the RFP unless confirmed by written Addendum.

All project enquiries must be submitted by **Friday December 19, 2025, at 2:00 PM local time by email to clamont@lytton.ca.**

2.4 SELECTION COMMITTEE

Upon receipt of Proposals and after the Closing Date and Closing Time, the Selection Committee will review each Proposal, ensure each Proponent's compliance with the terms and conditions of this RFP, and rate each complying Proposal based on the evaluation criteria within this document.

Proponents will be evaluated by the Selection Committee based on the quality and completeness of information given in the Proposal.

The determination of the members of the Selection Committee is at the sole discretion of the Village and the identity of persons forming part of the Selection Committee will not be made known to the Proponents.

The Village will provide a debrief for unsuccessful Proponents, if requested by the Proponents.

3. GENERAL TERMS OF PROPOSAL PROCESS

3.1. PROPOSAL PREPARATION COSTS

All expenses incurred by Proponents in preparation and submission of a Proposal are to be borne by the Proponent. The Village shall not be responsible for any costs involved in or associated with any meetings, discussion or negotiation following submission that may or may not result in acceptance of the Proposal and award of a contract.

3.2. PROPOSAL EVALUATION

Proposals evaluation criterion is included in Appendix B. The Selection Committee may consider other criteria that, to their discretion, are relevant to the evaluation process. Any additional criteria considered will be used in the evaluation of all Proposals.

The Village, at its sole discretion, reserves the right to:

- reject any or all Proposals whether complete or not,
- reject any Proposal it considers not in its best interests,
- waive any minor irregularity or insufficiency in any Proposal submitted,
- not be liable for misunderstandings or errors in the Request for Proposals,
- issue addenda to the Request for Proposals,
- contact references provided by the Proponents,

- retain independent persons or contractors for assistance in evaluating Proposals,
- request points of clarification to assist the Village in evaluating Proposals,
- negotiate changes with the successful Proponent(s),
- select Proposals with a higher price if it offers greater value,
- award separate contracts for separate work components, and
- withdraw the Request for Proposals.

3.3. PROPOSAL CONFIDENTIALITY

All Proposal submissions become the property of the Village and will not be returned. The Village reserves the right to make copies of Proposals for its internal review and for review by its financial, accounting, legal, and technical consultants.

Proponents should be aware that the Village is a “public body” as defined in and subject to the provisions of the *Freedom of Information and Protection of Privacy Act*. **If the Proponent believes any of the information provided by them in their Proposal is confidential, then they should identify it as such and provide a rationale as to why it should not be released under “Freedom of Information” legislation.**

The rationale for keeping information confidential under this legislation includes:

- a) Trade secrets of the Proponent;
- b) Financial, commercial, scientific, or technical information, the disclosure of which could be expected to result in material financial loss or gain or could be expected to prejudice the competitive position of the Proponent; or
- c) Information the disclosure of which could be expected to interfere with contractual or other negotiations of the Proponent.

The Village supports residents as they rebuild their homes and businesses, and the information contained within the Proposals could be of interest to these property owners. The Village may ask Proponents (regardless if their Proposal is selected under this RFP) if they would be willing to share all or part of their submissions with other potential property owners planning to rebuild. The intent would be to showcase diverse options in residential rebuilding within Lytton.

3.4. CONFLICT OF INTEREST

Proposals must disclose any actual or potential conflicts of interest and existing business relationships the Proponent may have with the Village, its elected or appointed officials or employees. The Village may rely on such disclosure.

3.5. NO COLLUSION

Except as otherwise specified or as arising by reason of the provision of the contract documents, no person whether natural, or body corporate, other than Proponent(s) has or will have any interest or share in this Proposal or in the proposed contract which may be completed in respect thereof. By submission of a Proposal, the Proponent certifies that there is no collusion or arrangement between the Proponent and any other actual or prospective Proponents in connection with Proposals submitted for this project and the Proponent has no knowledge of the contents of other Proposals and has made no comparison of figures or agreement or arrangement, express or implied, with any other party in connection with the making of the Proposal.

3.6. LITIGATION

Proponents who, either directly or indirectly through another corporation or entity, have been or are in litigation, or who have served notice with intent to proceed with court action against the Village in connection with any contract for works or services, may be considered ineligible Proponents. Receipt of Proposals from such Proponents may be disqualified from the evaluation process.

3.7. NO CONTRACT

This RFP is not a tender and does not commit the Village in any way to select a preferred Proponent. By submitting a Proposal and participating in the process as outlined in this RFP, Proponents expressly agree that no contractual, tort or other legal obligation of any kind is formed under or imposed on the Village by this RFP or submissions prior to the acceptance of a Proposal and the execution of a formal written contract.

3.8. ACCEPTANCE OF PROPOSAL

The acceptance of Proposal(s) will be made in writing from the Village and will be sent to the successful Proponent(s) at the address given in the submitted Proposal. Following acceptance, Proponent(s) are expected to complete and execute a contract with the Village to perform the works or services set out in their Proposal.

3.9. PROPOSAL CONTENT

The Proponent shall address all the information requested in this RFP. Content to be included in the Proposal:

- Proponent Information: Full name, address, and telephone number of the submitting office of the Proponent.
- Proposed Project Team: The Proposal shall list key individuals/subcontractors who will have major responsibilities for the performance of the Work. Describe the task to be performed by each and their qualifications and substantive experience related to the proposed project.
- Project Manager: Specifically for the Project Manager, the Proposal shall identify the proposed project manager who will be the single point of contact, responsible for direct interaction with the Village. State his/her/their position and professional discipline. Describe the work to be performed by the project manager, his/her/their qualifications and substantive experience related to the proposed Work.
- References: The Proposal shall provide no less than three (3) references that are relevant to the proposed Work. The references should be from a third party who can provide information about the performance of the Proponent in delivering services for the experience cited.
- Project Approach, Schedule, and Work Plan: Provide your overall approach to completing the project's Scope. Additionally, provide a preliminary Work Plan, including preliminary schedule. See Section 4 for further details.
- Fee: Including fees, travel, and all and any other costs. Please see Section 8 for project budget information.

3.10. NO SUBSTITUTIONS

The project manager and sub-contractors listed in the Proposal may not be changed without the written consent of the Village.

3.11. SAFETY REQUIREMENTS

To be included in the accepted proposal's contract.

3.12. WORKERS COMPENSATION ACT

The Proponent(s), and any proposed sub-contractor(s), should provide a Workers Compensation Board Registration Number in the Proposal and shall at the time of signing a contract provide proof of having an account that is active and in good standing with Work Safe BC.

4. SCOPE OF WORK AND SCHEDULE

4.1. SCOPE OF WORK

The Village is seeking to award an Agreement to qualified, knowledgeable, and skilled Proponent(s) to provide the Village with turnkey housing units. The Village is seeking Proposals for the maximum number of units that may be accommodated on the Village owned properties as listed in Section 1.1. The homes are to be completed with an occupancy permit in 2026 and if a successful Proponent is selected to do multiple units, it is preferably that their construction and installation be phased through the year. It is desirable that the successful Proponent(s) have extensive experience providing housing units to BC communities.

The Successful Proponent(s) will provide the following:

- The housing units shall comply with applicable codes including BC Building Code and the Village's Building Bylaw.
- *Modular homes* shall comply with CAN/CSA A277 *Modular Home* Procedure for Certification as a *single-detached dwelling* and is subject to placement of the home on a permanent foundation constructed of concrete or unit masonry and comply with the provisions of the current Provincial *Building Code*.
- The units will need to comply with the Technical Requirements in Appendix A. This would include all the energy efficiency and engineering parameters for the units.
- The modular and pre-fabricated units, shall include the delivery of the units, including transportation and set-up and responsible for ensuring the units can be transported from their facility to Lytton, obtaining any necessary licensing/permits for transporting the modular units.
- The units shall include the standard set-up particularly with all on-site final connections for the units (water, sewer, and electricity). The Proponent shall be responsible for all on-site servicing and utility approvals, authorizations, and connections to property line.
- Lytton Climate data:
 - Ground Snow Load (Ss) = 2.8kPa
 - Rain Load (Sr) = 0.3 kPa

- Degree Days = 3300
- Smax (unknown) = 0.532
- Wind Load (1/10) = 0.32
(1/50) = 0.43
- Step Code Level: 3 minimum.

4.2 HOUSE CONFIGURATION

The proposed housing units are to accommodate essential workers in the Village. The Proponents should assess the listed properties (which are small and narrow) to maximize the size and number of bedrooms for each of the units. Each unit should contain a sleeping area (ideally a bedroom rather than a studio), kitchen, with a small dining area and living room. The desire is to have one of the units (on the larger lot) that could be rented out to a family with the remainder for individuals (with a dependent) with private rooms and shared living space. The proposed units should will need to meet the Zoning Bylaw requirements for the proposed uses within the Residential One (R1) Zone which are attached in Appendix D. Currently the properties are zoned for public use. The Village will be responsible for rezoning the properties to permit the selected housing units, which may require additional variances to setbacks if they do not contravene life and safety regulations of the BC Building Code and Village Building Bylaw.

4.3 SUBJECT PROPERTIES

The Village of Lytton owns the properties. The portion of Seventh Street is currently a legal road and will need to be closed if it is to be developed. The Village will be responsible for the costs of closing the road and raising the title. The Village is also notifying adjacent property owners of this Request for Proposals.

Municipal Address	Legal Description
500 Fraser Street	Lot 1 Plan KAP79301
455 Fraser Street	Lot C, Plan 41322
665 Station Road and/or a portion of the Seventh Street road end.	That Part of Closed Road and Lane adjacent to Lots 1 and 2 Block 25 Plan KAP45991 Except Plan KAP71682

Location plans and site plans are included as Appendix C.

4.4 RFP TIMELINE

Event	Date
Issue RFP	December 1, 2025
Deadline for Questions	December 19, 2025, at 2:00 PM PST
Proposal Meeting	Not provided
Submission of Proposals	January 16, 2026, at 2:00 PM PST
RFP Evaluations	January 19-30 2026
Rectification Date	January 26, 2026
Selection and Award RFP	February 12, 2026
Completion of all Homes*	September 30, 2026
Homes Ready for Occupancy	December 31, 2026

**It is the Village's preference that the first home be completed as early as possible, with the*

intent that this home could assist in accommodation for the workforce on this project or other municipal projects.

The above timeline is estimated and subject to change at the sole discretion of the Village. In the event a change is made to the timeline, Proponents will be informed by written addenda.

4.5 WORK PLAN

Upon acceptance of Proposal(s), the Proponent(s) shall prepare a written plan outlining tasks, schedule, and responsibilities from start to finish for the Work.

4.6 SAFETY PLAN

A safety plan is required in accordance with provincial requirements.

4.7 INSURANCE AND BONDING REQUIREMENTS

The successful contractor shall provide, maintain, and pay for the following insurance coverages,

.1 General liability insurance in the name of the Subcontractor and include, or in the case of a single, blanket policy, be endorsed to name, the Contractor as insureds but only with respect to liability, other than legal liability arising out of the Contractor's sole negligence, arising out of the operations of the Subcontractor with regard to the Subcontract Work. General liability insurance shall be maintained from the date of commencement of the contract until one year from the date of substantial performance.

.2 Automobile Liability Insurance from the date of commencement of the Subcontract Work until one year after the date of substantial performance.

5 COMMUNICATIONS AND REPORTING

Weekly status updates to the Village project contact are required throughout the project. These may be in the form of a short email update and shall include a minimum of eight (8) photographs indicating key tasks underway or completed since the last update.

The Proponent will provide the Village with copies of all documents for applications, permits and reports related to the project.

6 WARRANTY PERIOD

The Proponent will provide the Village with information on builder's warranty terms and conditions along with any optional third-party warranty plans for various systems and appliances.

7 CONTRACT TERM

N/A

8 FEES AND DISBURSEMENTS

The Proposal shall specify a maximum cost for all labour, materials, travel, services, fees,

equipment, permits, and all other expenses necessary to supply, deliver and install the units. Any costs incurred by the Proponent above the submitted maximum cost will be the sole responsibility of the Proponent unless pre-approved by the Village in writing. All prices quoted are to be in Canadian dollars and exclusive of GST.

The cost of optional and add-on products and services will not be used in the initial evaluation of the Proposals. See Section 4(e) for information on how the Village will score pricing.

APPENDIX A – Technical Requirements

The following minimum requirements are to be met by the successful Proponent and are not a requirement of the submission.

1. According to the *Homeowner Protection Act* and regulations, the homes must be built by licensed residential builders must be covered by mandatory, third-party home warranty insurance. The housing units must be turnkey, with new appliances, etc.
2. The units must meet the *ZERO Carbon Step Code minimum EL-1 and Step Code 3 of the Energy Step Code* and include the BC Energy Step Code Preconstruction Report. An As-Built BC Energy Step Code compliance report will be required for the Final Inspection upon completion of the blower door test. The Proponent is responsible for securing the Energy Advisor to issue these reports.
3. The units must include any Adaptive Dwelling Unit accessible design criteria for single family units and include design for Wind and Seismic Lateral load bracing.
4. A Site Plan and Foundation Design, along with all other required compliance documentation for the Building Permit application, must be included. The designs must contain sufficient details to allow Permit issuance and for the work to be executed on site.
5. Calculations showing the percentage of allowable glazing for the exposing building faces are required.
6. Complete design drawings for all site installed features must be provided.
7. Complete breakdown of Factory Built vs Site Installed components, assemblies, and systems is required.
8. Plumbing supply pipe and building drain sizing requirements must be provided.
9. The Proponent (or their subcontractor as recognized in the proposal) will be responsible for site preparation, service installation, and foundation construction, based on site plan and foundation. The Proponent is also responsible for any proposed, porches or awnings.
10. The Village will be responsible for the archaeological work plan preparation, and approval process.
11. The Village will be responsible for the geotechnical report on the subject properties.
12. The Village will be responsible for Building Permit fees.
13. The Village will be responsible for ensuring the subject properties are zoned for the proposed residential uses.

APPENDIX B – Proposal Evaluation Criteria

1. Mandatory Requirements

Proposals not clearly addressing and meeting these mandatory requirements will be considered non-compliant and may not, at the sole discretion of the Village, receive further consideration during the evaluation process.

Stage I		YES	NO
Mandatories	Proposal received prior to closing		
	Project Manager identified		
	Proposed schedule included		
	Reference List		
	Complete proposal as requested		

2. Evaluation Criteria

Proposals meeting the mandatory requirements will be further evaluated and assessed using the following rated criteria and point rated system. Each member of the Selection Committee will evaluate the proposals individually based on the criteria below.

Proponent's Name:	
Project Title:	Supply and Installation of Essential Housing
Evaluation Date:	
Evaluator:	

Rated Criteria	Assigned Points	Points
Stage II		
Experience and Capabilities of Proponent	25	
Product Quality and Specifications	25	
Delivery and Proposed Schedule	20	
Value-Add Ons	5	
Pricing	25	
Sub-Total	100	
Stage III		
References	Pass/Fail	
Total	100	

3. Stages of Proposal Evaluation

The evaluation of Proposals will be conducted by the Village in the following three (3) stages:

Stage I will consist of a review to determine which Proposals comply with all the Mandatory Requirements of this RFP. Proposals failing to satisfy the Mandatory Requirements as of the Submission Date may provide an opportunity to rectify any deficiencies. Proposals failing to satisfy the Mandatory Requirements as of the Rectification Date will be excluded from further considerations. Proposals satisfying the Mandatory Requirements before the Rectification Date will

proceed to Stage II.

Stage II will consist of a scoring of each qualified Proposal based on the rated criteria. A minimum score of **70** out of the possible **100 points available** is required for a Proposal to advance to Stage III. Proposals which score less than **70** points at Stage II will be eliminated from further evaluation and consideration.

Stage III – Upon completion of Stage II, the top-ranked Proponent’s references will be contacted. Note, the Village reserves the right to contact the references for up to three (3) of the top-ranked Proponent’s.

4. Evaluation Criteria - Specific Requirements

For its Proposal to be considered further in the evaluation process, the Proponent should respond, in detail, to each of the following requirements.

a) Experience and Capabilities of Proponent (25 Points)

Provide the following information:

- i. Provide a description of your organization’s history, size, and experience providing small residential units, specifically to BC communities. Please also provide a synopsis of your understanding of the housing unit requirements of the Village. (7 points)
- ii. Indicate if the Proponent business is within a 30 minute driving distance to Lytton (local). (3 points).
- iii. Provide three (3) relevant project examples completed in the past five (5) years that show your experience of the same or similar scope of services while working with Public Sector or Social Services organizations. Please provide the following details for each example:
 - client name
 - project start and end dates.
 - project scope of work.
 - project budget and schedule and if completed on time and within budget.
 - challenges encountered and how they were overcome.
 - lessons learned.

In addition, the Village reserves the right to consider its own experience/references with the Proponent when scoring the submission. (15 points)

b) Product Quality and Specifications (25 Points)

Provide the following information:

- i. Describe how the proposed units meet the general and technical requirements desired by the Village and are a turnkey product with details on all finishings. (10 points)
- ii. Provide a sample drawing of your proposed units with specifications clearly laid out. (10 points)
- iii. Provide details on your ability to provide a standard set up package which includes all hook- ups for the units (water, sewer, and electricity). (5 points)

c) Project Schedule

Provide the following information:

- i. Provide a description of your organization’s ability and approach to providing housing to BC communities. Describe your process for delivering / construction of units. (10 points)
- ii. Provide the project schedule on completing the units and ability to deliver the required units for occupancy no later than December 31, 2026. (7 points)
- iii. Describe any challenges you would anticipate in the construction and/or delivering and installing the units (including zoning setbacks), and how you will create solutions to overcome these challenges. (3 points)

d) Value-Added Services (5 Points)

Provide the following information:

- i. Provide details on any other value-added services offered.
- ii. Identify any additional economic investments the Proponent may provide (office, local construction, etc.) in the Lytton area.
- iii. Indicate where the Proponents workers may reside while in Lytton (refer to the following website link: https://www.lytton.ca/sites/23/files/2025-11/List%20of%20Temporary%20Workforce%20Housing%20Options_November%2020%2C%202025.pdf)

e) Pricing (25 Points)

Provide detailed pricing in your Proposal for the supply, delivery, and installation of the housing units with the components identified in Appendix A. Provide separate pricing for optional or add-on products and services. The pricing evaluation will be based on the base requirements only. Pricing will be scored as follows: 1 to 5 according to price, whereby: lowest price gets 25 points, 2nd lowest gets 20 points, 3rd lowest gets 15 points, 4th gets 10 and 5th gets 5. Pricing will be scored based on the Proponent’s price in comparison with other proponents.

5. References

Provide three (3) references, whereas your company currently provides services like those outlined in this RFP, including the information below. The Village reserves the right to contact references without further approval from the Proponent.

- Name and Title.
- Name of Company.
- Telephone number and email address.
- Description of Services
- Length of service
- Value of contract.

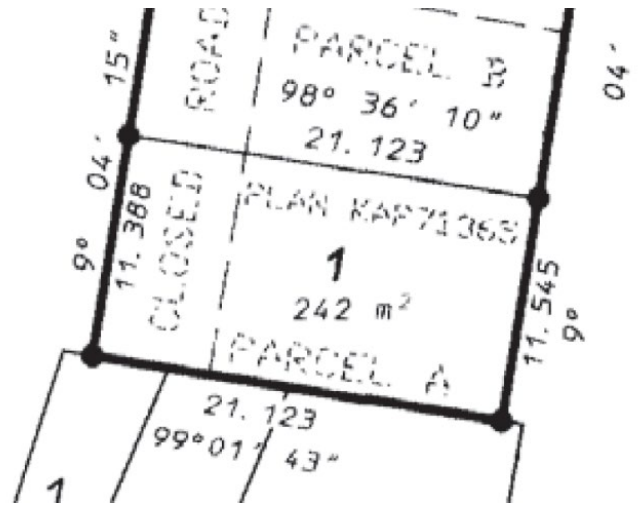
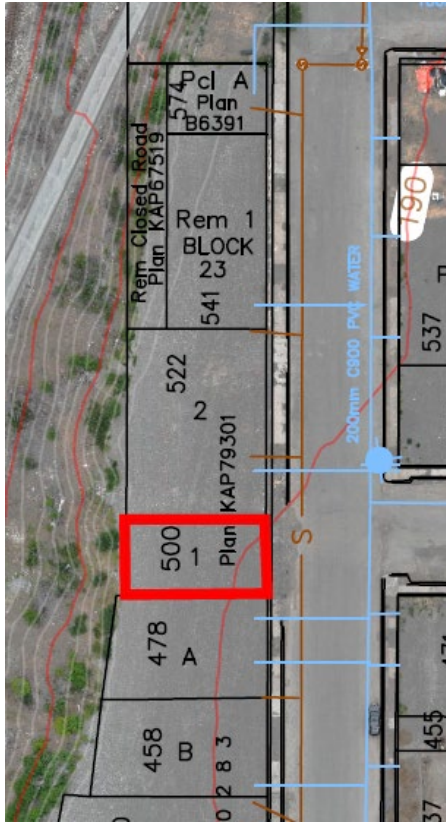
6. Execution of Agreement

The Successful Proponent will be required to execute an Agreement; such Agreement incorporating the

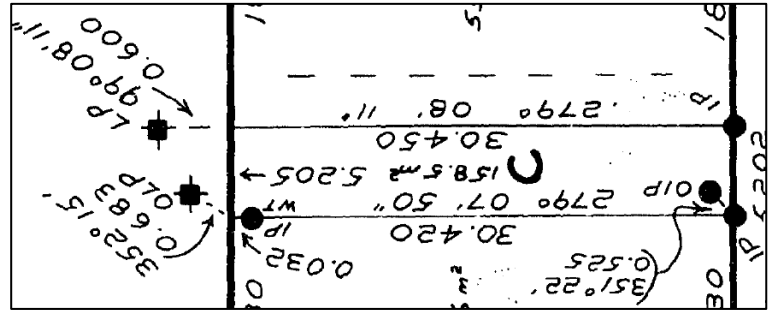
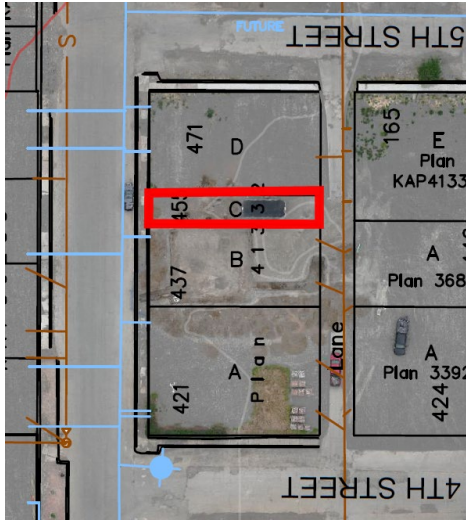
terms and conditions of this RFP and the successful Proposal, except to the extent the terms and conditions of this RFP and the successful Proposal have been expressly superseded by the terms and conditions of any written agreement executed by the parties.

APPENDIX C – Subject Properties

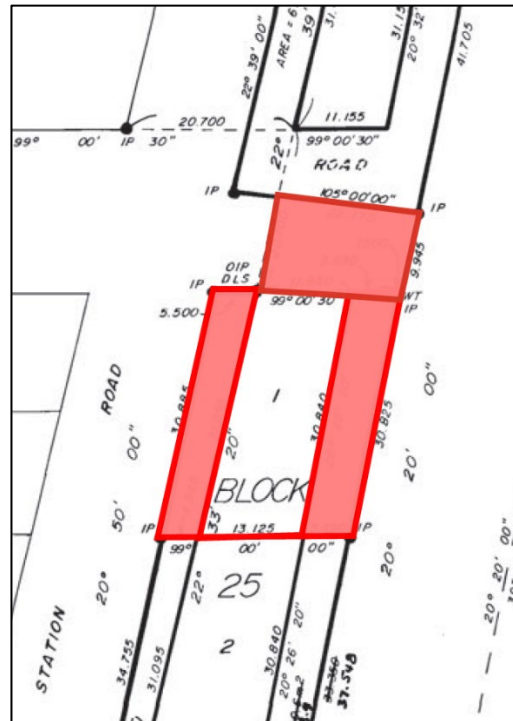
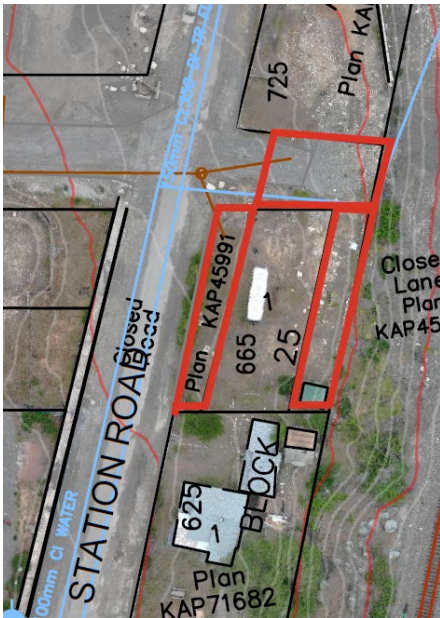
Municipal Address	Legal Description	Area	Frontage	Depth
500 Fraser Street	Lot 1 Plan KAP79301	242 m ²	11.55 m	21 m



Municipal Address	Legal Description	Area	Frontage	Depth
455 Fraser Street	Lot C, Plan 41322	158.5 m ²	5.2 m	30.45 m



Municipal Address	Legal Description	Area	Frontage	Depth
665 Station Road and/or a portion of the Seventh Street road end.	That Part of Closed Road and Lane adjacent to Lots 1 and 2 Block 25 Plan KAP45991 Except Plan KAP71682 (BLOCK 25 is not part of this)	253 m ² + 100 m ²	3.9 m 10 m	65 m 10 m



The Village also has LiDAR and Orthophotos available on request.

APPENDIX D – ZONING

DWELLING, SINGLE DETACHED means any detached building containing one dwelling unit occupied or intended to be occupied as a permanent or long-term residence and, where permitted by this Bylaw, one *accessory suite*.

SECTION 6 – R1 LOW DENSITY RESIDENTIAL

Permitted Uses

6.1 The following uses and no others shall be permitted in the R1 Zone:

.1 Principal Uses

- .1 *single detached dwelling*;
- .2 *duplex dwelling*.

.2 Accessory Uses

- .1 *accessory buildings or structures*;
- .2 *bed and breakfast*;
- .3 *home business*.

Regulations

6.2 On a lot located in an area zoned as R1, no building or structure shall be constructed, located or altered and no plan of subdivision shall be approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Amended
by Bylaw
No. 736

COLUMN I Matter to be regulated		COLUMN II Regulations
.1	Minimum <i>Lot Area</i>	464.4m ² (1522ft ²)
.2	Minimum <i>Lot Frontage</i>	15.2m (49.8ft)
	• If abutting a cul-de-sac; or	6.2m (20.3ft)
	• If a panhandle <i>lot</i>	6.2m (20.3ft)
.3	Maximum number of <i>Principle Buildings</i> per <i>Lot</i>	1
.4	Maximum <i>Height</i>	
	• <i>Principle Building</i>	10m (32.8ft)
	• <i>Accessory Building</i>	6.2m (20.3ft)
.5	Minimum <i>Setback</i>	
	• <i>Principle Buildings</i>	
	➤ <i>Front Lot line</i>	3m (9.8ft), except it is 6m (19.7ft) where off-street parking is located between the dwelling and the <i>Front Lot line</i>
	➤ <i>Interior side Lot line</i>	1.5m (4.9ft)
	➤ <i>Exterior side Lot line</i>	3m (9.8ft)
	➤ <i>Rear Lot line</i>	3m (9.8ft)
	• <i>Accessory Buildings</i>	
	➤ <i>Interior side Lot Line</i>	1.5m (4.9ft)
	➤ <i>Exterior side Lot line</i>	3m (9.8ft)
	➤ <i>Rear Lot line</i>	1.5m (4.9ft)
.6	Maximum <i>Lot Coverage</i>	50%

SECTION 3 – GENERAL REGULATIONS

Applicability

- 3.1 Section Three applies to all *zones* established under this bylaw, except as otherwise specifically stated in this Bylaw.

Uses Permitted in All Zones

- 3.2 Parks, *public services* and *public use* are permitted in all *zones*.

Number of Principal Buildings on a Lot

- 3.3 Not more than one (1) *principal building* shall be permitted on any lot.

Minimum Lot Size and Minimum Lot Width Exceptions

- 3.4 The minimum lot size and lot width regulations for new subdivisions do not apply to parks, *public service* or *public use*.

Accessory Suites

- 3.5 The following regulations apply in zones where an *accessory suite* is a permitted use:
1. A lot shall contain only one (1) *accessory suite* whether located within a single-detached dwelling or in a separate *accessory building*.
 2. *Accessory Suites* are not permitted where a *duplex dwelling* is located on the same lot.
 3. A *single-detached dwelling* must be constructed prior to or at the same time as an *accessory suite*.
 4. An *Accessory Suite* shall have a maximum total floor area of 90m² (968.7ft²).
 5. An *Accessory Suite* must be constructed in accordance with the applicable Building Code regulations and be approved by a building inspector.
 6. An unobstructed lit pathway at least 1.1m (3.5ft) wide shall be provided between the front lot line and the entrance to the *Accessory Suite*.
 7. A separate outside entrance must be provided to the *Accessory Suite* where it is contained in a single-detached dwelling.
 8. An *Accessory Suite* cannot be located in an *accessory building* on lots less than 280m² (3,014ft²) in area.
 9. The minimum distance between a *single-detached dwelling* and an *accessory suite* contained in an *accessory building* is 3.0m (9.8ft).
 10. An *Accessory Suite* must be:
 - a. connected to the community water and sanitary sewer system; or
 - b. be located on a lot 0.2ha (.49ac) or greater in area serviced with:
 - i. an onsite sanitary sewer system has been installed in accordance with the sewerage system regulations under the *Public Health Act*;
 - ii. a proven back up field area in case of system failure; and
 - iii. potable water
 11. One (1) additional off-street parking space must be provided for the *Accessory Suite* in addition to the parking requirement for the *single-detached dwelling*."