
Request For Proposals

Town of Melita
Land Development

2014

*M*ELITA

1. Summary and Background

The Town of Melita has seen population increase in the last 5 years, and is experiencing a housing shortage. Many new projects have been completed and many more are in the works, including a continuing education program. Many individuals are seeking housing such as oil industry workers, seniors as well as new students to continuing education program in the future.

The Town of Melita is offering a *Site Advantage Incentive* to successful candidates for a piece of property (6.84 acres) on the north end of town.

2. Proposal Guidelines

The applicant must complete the following in order to be considered the successful candidate of site development;

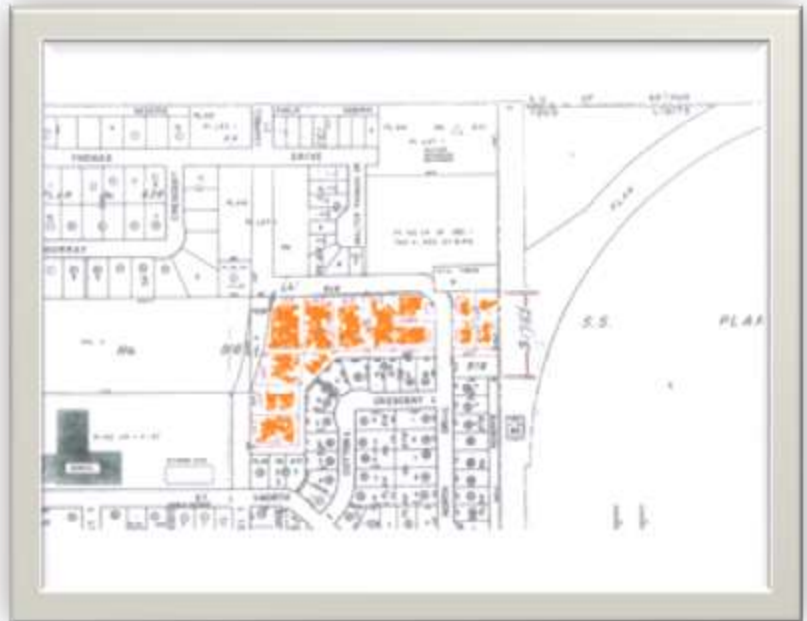
- i. Provide a complete proposal for the entire property complete with;
 - Detailed descriptions of plans for development
 - Completed Drawing or sketches of site plans including all dimensions
 - Detailed descriptions of marketing plan
 - Commitment to become invested in education apprenticeship programs in community

3. Project Site & Description

The description is title # 2140503. Description 3, Plan 516.

The Town of Melita has hired an engineer and detailed drawings and details are available from this.

6.84 Acres. The area is mostly flat, with a few low areas. Trees are surrounding the edge of the property, as well as a clear line in the middle.



The land is zoned Urban Residential, suitable for residential houses and apartment complexes.



The site is located just North of a residential crescent, as well as East of the public school.

The Town of Melita is of the view that the subject site will be viewed as the highest profile multi-residential site within the town.

In evaluating proposals, the Town of Melita will have the following expectations for the site plans;

- Compliance with zoning regulations and development plan required by the Town of Melita
- Sustainable building and construction practices
- Vision statement

4. Zoning Regulations

TABLE 4-2: 'UR' URBAN RESIDENTIAL ZONE - USE & BULK TABLE

	MINIMUM REQUIREMENTS (a)				
	SITE SIZE		REQUIRED YARDS		
	Site Area (sq. ft.)	Site Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)
PERMITTED PRINCIPAL USES					
Bed and Breakfast establishments, with a maximum of 2 suites	7,500	75	25	5(b)	25
Boarding or Rooming Houses, with a maximum of 2 suites	7,500	75	25	5(b)	25
Day Care Facilities, accommodating up to 8 children	7,500	75	25	5(b)	25
Dwellings, single-family	5,000	50	25	5(b)	25
Dwellings, mobile home (l)	4,000	40	15	5(b)(c)	10



Dwellings, two-family (d)	7,500(e)	75(e)	25	5(b)(e)	25
Parks or Playgrounds	1,000	20	-	-	-
Public Utilities	5,000(g)	50(g)	25(g)	5(b)(g)	25(g)
Religious Institutions	7,500	75	25	5(b,c,h)	25
Residential Care Facilities, providing service for up to 2 persons	7,500	75	25	5(b)	25
CONDITIONAL USES					
Boarding or Rooming Houses, with more than 2 suites	7,500	50	25	5(b)	25
Clubs, Private or Public	7,500	75	25	5(b)	25
Cultural Facilities, including auditoriums, community clubs, libraries, museums, theatres, and historic sites	7,500	50	25	5(b,c,h)	25
Day Care Facilities accommodating 9 or more children	7,500	75	25	5(b)	25
Dwellings, multiple-family, over 3 dwelling units (f)	(g)	100	25	5(b,c,h)	25
Institutional Buildings, including hospitals, schools, personal care homes and senior citizen homes	20,000	100	25	15(h)	25
Recreation Facilities	5,000	50	25	5(b)(c)	25
Residential Care Facilities, providing service to 3 persons or more	7,500	75	25	5(b)(c)	25
ACCESSORY USES ,buildings &structures	-	-	25(k)	5(h)(j)	5(i)(j)

The following footnotes form part of this TABLE 4-2:

- (a) In addition to the minimum requirements of this TABLE, the following requirements shall also apply:
 - (i) Maximum allowable height for all principal buildings and structures shall be 30 feet;
 - (ii) Maximum allowable height for all accessory buildings and structures shall be 12 feet; and
 - (iii) Minimum dwelling unit area shall be 600 square feet.
- (b) The minimum required side yard shall be adjusted as follows:
 - (i) When located on a corner site, the minimum required side yard on the street side of the site shall be 15 feet for all principal and accessory buildings and structures;
 - (ii) Where the height of the building is in excess of 20 feet above average grade, the required side yard shall be half the height of the building; and
 - (iii) Where the side wall of the building contains any window in excess of 20 square feet in area; the minimum required interior side yard shall be 15 feet.
- © Where dwellings are to be developed in accordance with a bare land condominium concept, the minimum required site area, minimum required site width, and minimum required yards shall not apply to individual condominium units; however, the front and rear walls of the condominium structure shall be set back a minimum distance of 25 ft. from the front and rear boundaries of the condominium lot, and the side wall shall be set back a minimum distance of 5 ft. from the side boundary, unless the wall is a party wall, in which case the minimum required side yard shall be 0 ft.



- (d) In the case of two-family dwellings, each unit may occupy a separate site, in which case the minimum site area requirement shall be 3,500 sq. ft., the minimum site width requirement shall be 35 ft. and the minimum side yard requirement along the party wall shall be 0 ft.
- (e) The minimum required site area for the first 3 dwelling units shall be 9,000 square feet, and the minimum required site area shall increase by an additional 1,000 square feet for each additional dwelling unit above 3 units.
- (f) Where the proposed development consists of a building or structure less than 100 square feet in floor area, a smaller site may be approved, provided that the site is not adjacent to a required front yard of a residential site, and provided that a separation distance of 7 feet is maintained from all site lines.
- (g) When located entirely to the rear of the principal building, the minimum required interior side yard for accessory buildings and structures shall be 3 feet.
- (h) Where the rear site line is not adjacent to a public lane, the minimum required rear yard for accessory buildings and structures shall be 3 feet.
- (i) The maximum allowable height for a fence in a required front yard shall be 3 feet above grade.

5. Request For Proposal and Project Timeline

Phase 1: Due Diligence

- a) That the land up for development be turned over to the successful candidate for a dollar;
- b) That the Town of Melita work in cooperation with the successful candidate and provide all information required for the project to the best of their ability.

Phase 2: Legal Development Agreement

- a) That the Town of Melita signs a legally binding agreement with the successful candidate to develop the land and build housing as per approved subdivision concept plan.
- b) This agreement will include but not be limited to, items such as a possession date and property tax adjustments.

Phase 3: Pre-Planning

- a) Development of concept plan
- b) Subdivision application process
- c) Infrastructure and engineering planning
- d) Housing Design

Phase 4: Development

- a) Land and infrastructure
- b) House & Apartment Construction



6. Bidder Qualifications

- Must have significant number of construction years experience and portfolio developed (must be submitted with proposal).

Town of Melita Development Incentive:

All new developments will be exempt from the Special Service Tax Levy until property is SOLD.

The Town of Melita has also decreased the mill rate recently, so taxes are more affordable.

Please Email Proposal to:

melitadev@hotmail.com

or Mail to :

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