



Town of Lac du Bonnet
Request for Proposal
for
Sale of Real Property for 82 Park Ave
(RFP No. 02-2025)

Issued: March 18, 2025
Submission Deadline: April 17, 2025

SALE OF REAL PROPERTY

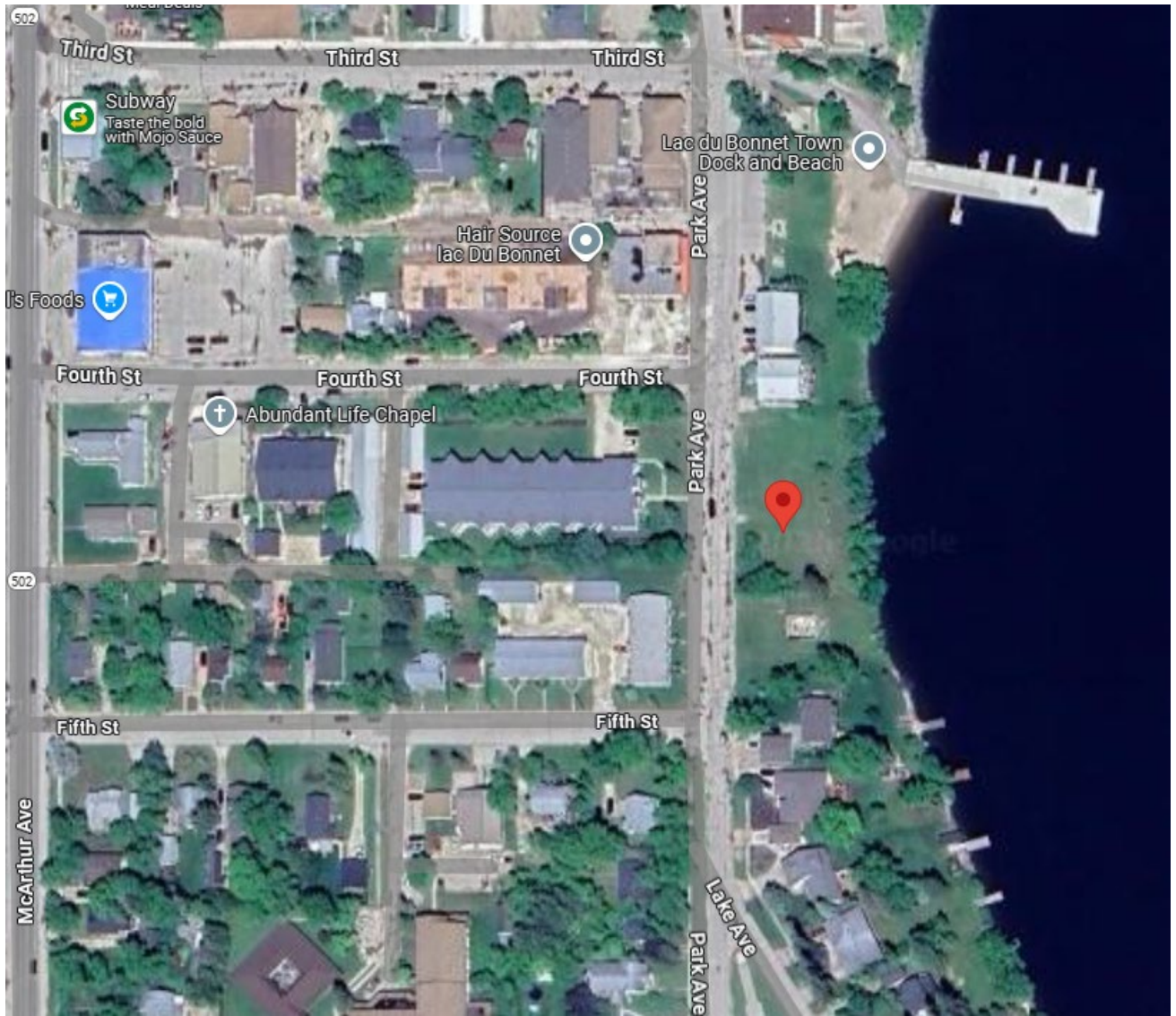
The Town of Lac du Bonnet is inviting request for proposals for the purchase of a piece of real property in accordance with the Town's Tendering and Procurement Policy. The bidding process will open on **March 18, 2025**, and close on **April 17, 2025**, bids will be opened by Council at the Regular meeting of Council held April 24, 2025.

Property Description

The property for sale is located at **82 Park Ave, Lac du Bonnet, MB**. This parcel of land is situated in a prime waterfront location within the town, offering opportunities for development in accordance with municipal zoning and planning regulations. The property is currently zoned as Residential Low Density (RLD). Interested bidders are encouraged to review the property and ensure their proposed plans align with municipal requirements. The property is being sold on an "as-is, where-is" basis.

Frontage Area 138.26 Feet _ Roll #21600





Submission of Proposal

All Sealed Proposals must be submitted no later than **April 17, 2025, at 3:00 pm.**

Sealed Proposals can be submitted in one of the following manners:

- via email to cao@townofldb.ca with Subject Line: CONFIDENTIAL PROPOSAL FOR 82 PARK AVE
- via mail to Box 339 Lac du Bonnet, MB R0E1A0 ATTN: CAO Marley Seymour
- dropped off at the Town of Lac du Bonnet Administrative Office located at 84 Second Street, Lac du Bonnet Manitoba

Submission Requirements (Please complete Submission form Appendix A)

- I. brief description of the bidder
- II. detailed description of the development proposed
- III. amount offered for land
- IV. detailed plot plan showing specific location of any buildings, structures or developments (including parking) within the site
- V. schedule for the construction of all components of the proposed development
- VI. detailed description of the building design and other components such as exterior building materials, façade, signage, landscape and other aesthetics impacting on the area where the development will occur;
- VII. detailed description of the impact the proposed development will have on the Town.

Evaluation Process

Proposals will be evaluated based on the following criteria:

		Points
Meets submission Requirements	Submission met deadlines and was complete	
Proposed Purchase Price	Competitive	
Timeline of Proposed Project	Meets the requirements of commence development within 12 months of the purchase.	
Suitability of Development	Land Use planning compatibility, accessibility, existing uses in the area and aesthetics.	
Economic Development Impact	employment opportunities, tax base, need for service and competitiveness.	
Community Benefits	provides a need for local residents, reduces the need to seek services outside of Lac du Bonnet, enhances building compliment in the area, or supports tourism.	
Direct Impact to the Town	property taxation, cost to provide infrastructure services.	

Points are assigned on a score from 1 to 5 for each criteria see scoring rubric as appendix B.

The Town reserves the right to reject any or all proposals if Council decides not to proceed with the sale, for example, if all bids are deemed too low or if proposals do not align with the Town's objectives. The highest or any bid will not necessarily be accepted.

Conditions of Sale

- Council is not bound to accept any proposal; and may accept a proposal in whole or in part.
- All sales shall be conducted on an "as-is, where-is" basis, with no warranties or guarantees provided by the Town.
- A 10% non-refundable deposit is due after the parcel is awarded, with the balance of the purchase price due on closing.
- Payment in full must be received within 60 days from the date of notification of successful proposal acceptance.
- The purchaser of the parcel will be responsible for their portion of the 2025 Property Taxes and all property taxes thereafter the purchase.
- The purchaser will be responsible for the transfer registration fee.
- The purchaser must pay any sales taxes applicable to the property
- The purchaser must pay all other fees related to purchasing the property (ex: title search, surveying if required, transfer taxes, postage expenses, property evaluation costs)
- The successful proponent must commence development within 12 months of the property purchase.
- Purchaser will be required to enter into a land sale agreement and development agreement with the Town of Lac du Bonnet.

Appendix A Submission Form

**SALE AND DEVELOPMENT OF REAL PROPERTY – PROPOSAL SUBMISSION FORM FOR
82 PARK AVE LAC DU BONNET**

Proponent Information:

- Name of Bidder/Company: _____
- Contact Person: _____
- Address: _____
- Phone Number: _____
- Email Address: _____

Proposed Purchase Price: \$ _____

Development Proposal:

(Attach proposed site drawings and detailed project description)

Intended Use and Development Description:

Plot Plan:

(Attach a detailed plot plan showing locations of buildings, structures, parking, and landscaping)

Project Timeline:

- Estimated Start Date: _____ (must commence within 12 months of purchase)
- Estimated Completion Date: _____
- Phased Development Details (if applicable): _____

Building Design and Components:

Please provide a description of the materials to be used on the exterior of the proposed building as well as any required signage.

Impact on the Town:

Please provide a description of how the development will impact the Town (ex. Employment opportunities, municipal tax, address housing concerns, economic impacts, community benefits)

Additional Information (if any):

Signature: _____

Date: _____

Appendix B Scoring Rubric

Scoring Scale: 1 - Does not meet expectations 2 - Partially meets expectations 3 - Meets expectations 4 - Exceeds expectations 5 - Significantly exceeds expectations

Evaluation Criteria

1. Meets Submission Requirements (5%)

- **1:** Submission is incomplete or late.
- **2:** Submission is incomplete but on time.
- **3:** Submission is complete and meets deadline.
- **4:** Submission is complete, well-organized, and meets the deadline.
- **5:** Submission is complete, exceptionally well-prepared, and submitted before the deadline.

2. Proposed Purchase Price (20%)

- **1:** Significantly below market value or unreasonably high.
- **2:** Below market value with minimal justification.
- **3:** Competitive and reasonable.
- **4:** Competitive with additional financial incentives.
- **5:** Exceeds competitive expectations with substantial financial benefits.

3. Timeline of Proposed Project (15%)

- **1:** Does not meet the 12-month commencement requirement.
- **2:** Questionable ability to meet the requirement.
- **3:** Clearly demonstrates ability to commence within 12 months.
- **4:** Provides a detailed, realistic, and well-structured timeline.
- **5:** Provides an accelerated timeline with clear planning and feasibility.

4. Suitability of Development (15%)

- **1:** Not compatible with land use or surrounding area.
- **2:** Some compatibility issues or concerns.
- **3:** Compatible with land use and surrounding area.
- **4:** Well-integrated into the area with strong planning considerations.
- **5:** Enhances land use planning and aesthetics with outstanding compatibility.

5. Economic Development Impact (15%)

- **1:** No clear economic benefits.
- **2:** Limited job creation or tax base increase.
- **3:** Moderate economic impact with employment and tax base contributions.
- **4:** Strong impact with significant employment and tax base growth.
- **5:** Major economic driver with long-term benefits to the local economy.

6. Community Benefits (15%)

- **1:** No clear community benefits.
- **2:** Minimal benefit to residents or tourism.
- **3:** Provides a reasonable benefit to local residents or businesses.
- **4:** Strong community enhancement with clear long-term benefits.
- **5:** Transformative impact, significantly improving services, tourism, or quality of life.

7. Direct Impact to the Town (15%)

- **1:** High cost to the town with little or no property tax benefit.
- **2:** Some cost burden with limited property tax revenue.
- **3:** Balanced impact with reasonable tax revenue and service costs.
- **4:** Positive fiscal impact with a strong tax revenue increase.
- **5:** Highly beneficial with significant revenue generation and minimal service costs.

Total Score Calculation:

Each category will be scored from 1 to 5 and weighted accordingly. The final score will be the sum of all weighted scores, with a maximum of 100 points.