



The Corporation of the Town of Deep River

REQUEST FOR EXPRESSION OF INTEREST

Development of Town-owned Lands

RFEOI-2026-02

Expressions of Interest shall be submitted in ***via email by 2:00 p.m. EST on October 12, 2026***. Expressions of Interest received after that date and time will not be considered further. Expressions of Interest must be in accordance with the requirements stated in this RFEOI.

All Expressions of Interest shall be directed to the Contact Persons listed below for this RFEOI:

CONTACT:	Jessy Pace	Christian Kaiser
ADDRESSED TO:	jp pace@deepriver.ca	ckaiser@deepriver.ca
SUBJECT:	RFEOI-2026-02: Development of Town-owned lands	

Any questions or clarification regarding this Expression of Interest must be communicated via email to the Contact Persons listed by ***4:00 p.m. EST September 28, 2026***.

Expressions of interest will be opened in public and proponent names will be announced.

NOTE: Should any potential bidders download this Request for Expression of Interest, it is the Proponent's responsibility to check for Addenda which will be posted on the Town website at [Deep River - RFEOI-2026-02](#)

1 Overview

1.1 Purpose of the RFEOI and Project Goal

The purpose of this Expression of Interest process is to identify potential development concepts for the subject lands and to identify suitable partners that the Town can work closely with to develop the subject lands in a way that will maximize their long-term benefit to our community.

Submitted Expressions will be evaluated by the Town, and based on the expressions received, the Town **may** enter into discussions and/or negotiations with one or more of the Proponents to set appropriate terms for an integrated project design and delivery agreement. The Town reserves the right to not proceed with discussions with any or all Proponents at its sole discretion.

1.2 Deep River – background

Deep River is located approximately 200km northwest of Ottawa along the Trans-Canada Highway 17 in the County of Renfrew. It is known internationally as the research home of Atomic Energy of Canada Ltd, and Canadian Nuclear Laboratories, Inc. There are also several other high technology businesses in the area, and it is a neighbouring community to Canadian Forces Base Petawawa. It has a beautiful waterfront setting on the Ottawa River, with a wide variety of amenities and recreational facilities, and features an active, safe and affordable lifestyle.

All of Deep River's primary employers are expanding. A new 96-bed long-term care facility is currently under construction, creating an additional 200 employment opportunities, and expanding healthcare services in our larger community. The federal government has recommitted to a multi-year, \$2.2 billion revitalization of the Chalk River Laboratories and emphasised the importance of the Chalk River Laboratories to Canada's long-term clean energy goals in the recently released *Nuclear Energy Strategy for Canada*. In addition, the Canadian Forces Base in Petawawa, already the busiest in the country, is seeing significant investment in capital projects, and will see an expansion of both uniformed and civilian personnel.

1.3 Subject Lands

1.3.1 Location and potential developable area

The Town has identified two parcels of land that may be suitable for future development at the intersection of Beach Ave and Cedar Rd in Deep River. These lands are currently used as a parking lot and public grassed area, and there are access trails to Lamure Beach and Bill Rounding Park on the immediate boundary of the lands.

Figures 1 and 2 below show the location of the lands, and an approximate layout of the potential developable areas.

Note: Note that the property boundaries shown in figure 2 are approximate, and alternative layouts will be considered Any proposal must provide for adequate buffers between the developed parcel and the adjoining access trails and park areas.

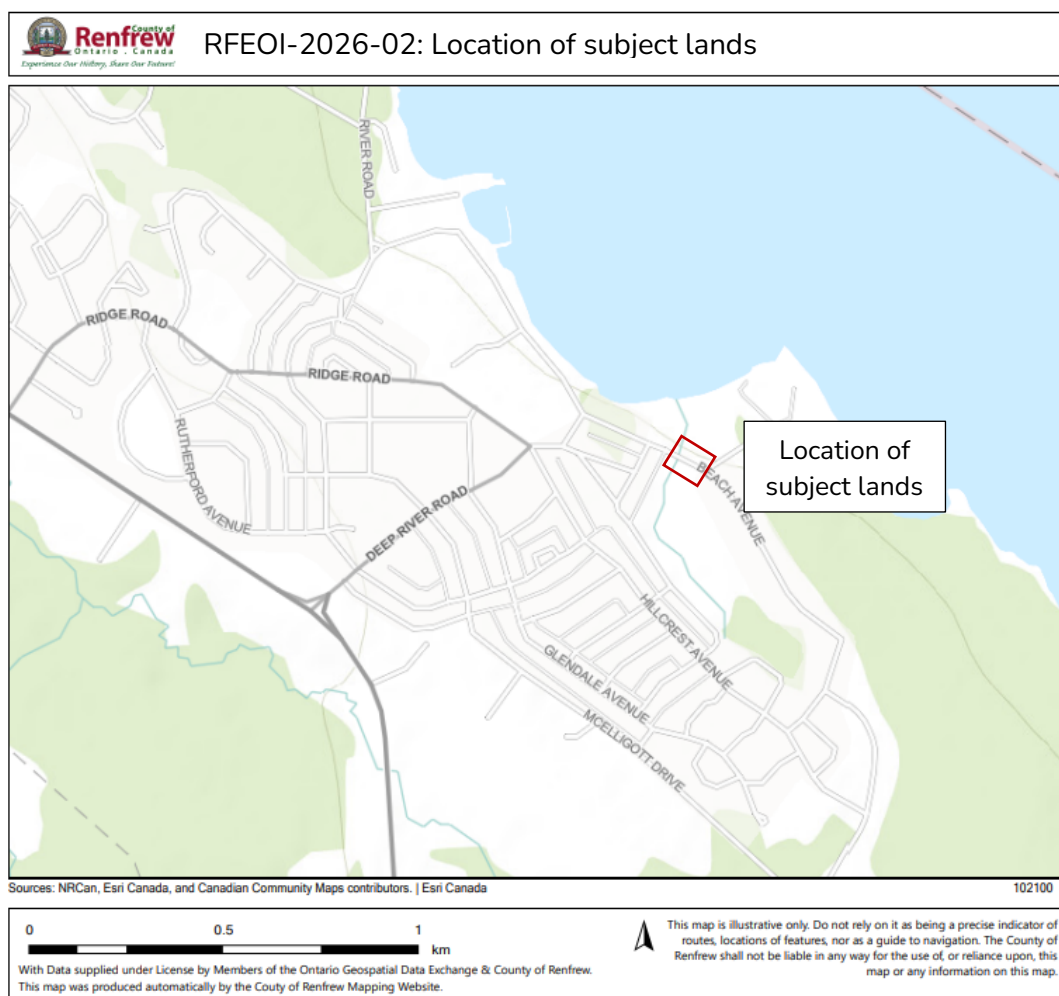


Figure 1: Location of subject lands in the Town of Deep River

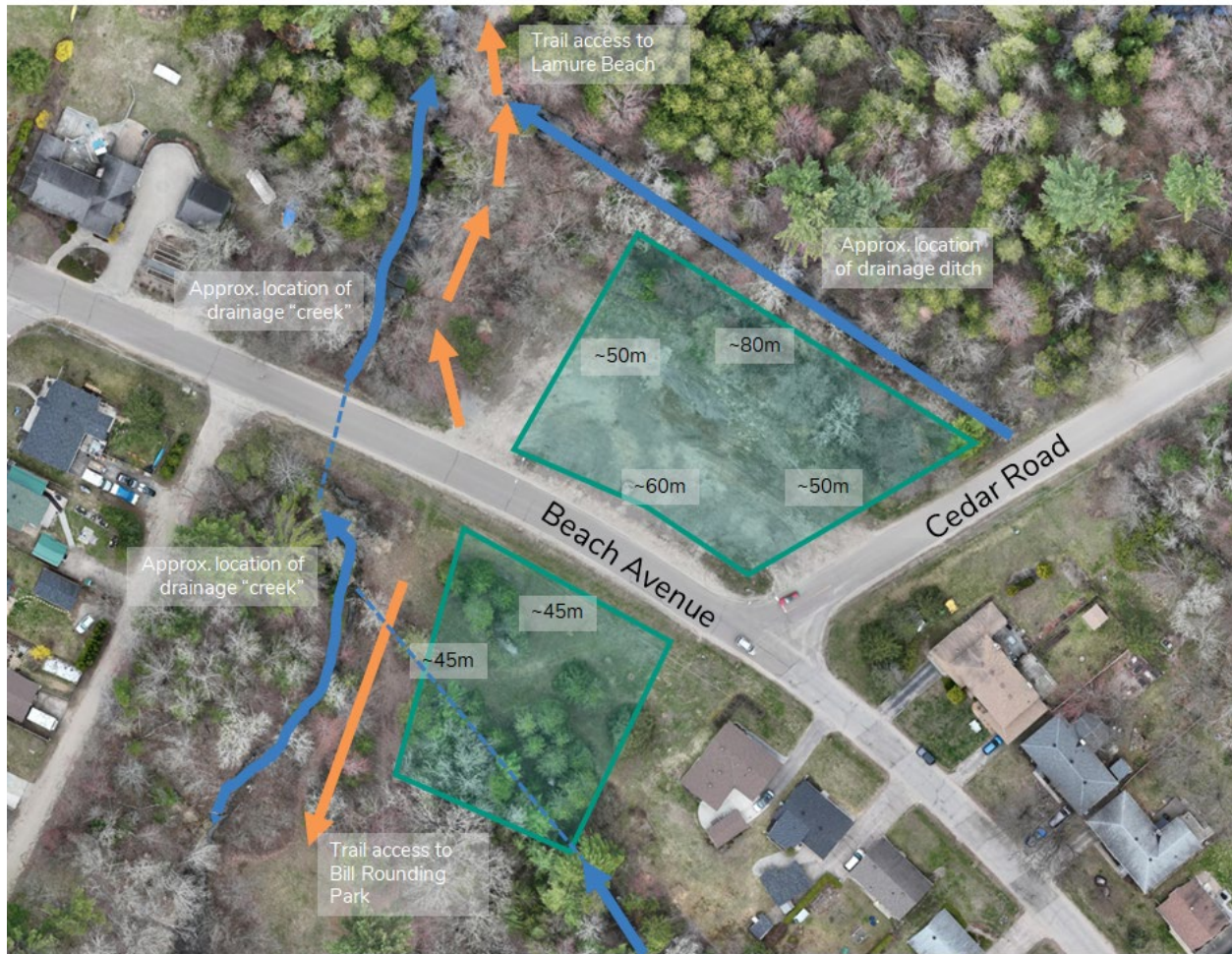


Figure 2: Approximate layout of developable lands

1.3.2 Current servicing

- Water and sanitary services are available in the roadway along both Beach Ave and Cedar Road.
- Hydro (Hydro 1) and natural gas (Enbridge) is available on Beach Ave and Cedar Rd. (Proponents should confirm available capacity with individual providers).
- Telephone (Bell), cable (various), and fibre to the home (Cogeco) is available on Beach Ave and Cedar Rd. (Proponents should confirm available capacity with individual providers).
- Stormwater and ground water drainage is provided through a network of drainage ditches. The “drainage creek” indicated in the figures above forms part of this system.

1.3.3 Current Zoning

Parcel A (Ottawa River side of Beach Ave):

- Official Plan: Open Space (waterfront)
- Zoning: Open Space 1

Parcel B (park-side of Beach Ave)

- Official Plan: Open Space
- Zoning: Open Space 1

The Town notes that any potential development of these lands will require amendments to the Official Plan and Zoning by-law. Should the Town move forward with any proposal, the Town will facilitate the amendment process as far as is allowed under the Planning Act, while maintaining its role as approval authority.

1.4 Summary of Key Dates

Request for Expression of Interest issued:	September 16, 2026
Submission of written questions	September 28, 2026 4:00pm EST
Town's response to written questions	September 30, 2026
Deadline for submission of Expression of Interest:	October 12, 2026 2:00pm EST

1.5 Expression of Interest Submission

Expressions of Interest will be received until 2:00 p.m. local time on Friday, October 12, 2026.

Expressions shall be properly labeled with the proposal number 'RFEOI-2026-02' and submitted via email to the details listed above, or in hardcopy form at:

Town of Deep River

ATTN: Jessy Pace

100 Deep River Road

Deep River ON

K0J 1P0

It is the interested party's responsibility to verify that any submission is submitted by the undersigned by the closing date and time.

1.6 OPTIONAL: Registration / Intent to submit

The Town recommends that individuals or firms interested in submitting an Expression of Interest register as described below to ensure they receive any addenda which may be issued.

CONTACT:	Jessy Pace
ADDRESSED TO:	jp pace@deepriver.ca
SUBJECT:	RFEOI-2026-02: Intent to Submit
CONTENTS:	• Name of vendor's designated project contact for the purposes of this Expression • Contact information (Phone number, email)

1.7 Questions

All communications and/or questions concerning this Expression of Interest should be submitted in writing to the contact details below. Questions will be received until 4:00pm on September 28, 2026.

CONTACT:	Jessy Pace
ADDRESSED TO:	jp pace@deepriver.ca
SUBJECT:	RFEOI-2026-02: Questions

A written response to all questions will be sent on September 30, 2026, to those individuals and firms who have registered an Intent to Submit. All inquiries and answers will be shared with all respondents.

The Town reserves the right to not address questions received after the specified deadline for questions has passed. The Town will not respond to questions by telephone or in person. A Proponent who seeks to obtain information, clarification or interpretation from any other Town official or employee is advised that such material is used at the Proponent's own risk, and the Town shall not be bound by any such representations.

2 Submission Requirements

2.1 Expression of Interest

Expression of Interest submissions must include all the following information:

- i. Name of primary contact, along with your address and contact details.
- ii. If an Expression is being submitted by a business, please include the business name and a brief description of your primary operations.
- iii. Your experience in similar projects, including any recently completed developments.
- iv. Your proposed form of development, including a general description of the number and type of potential housing units and amenities.
- v. Your timeline for commencement of the development, the projected first occupancy date, and any phasing of the proposal.
- vi. Any anticipated in-kind or procedural support anticipated of the Town as part of the development (e.g. zoning change facilitation, property severance, etc.)
- vii. Signed Statement of Acceptance as per Schedule A.

2.2 OPTIONAL: Financial Information

Please note that any financial information provided will not be considered as binding, and is only used to evaluate the expressions for the purposes of entering into detailed negotiations.

If available, please provide any additional information that would relate to the financial components of the proposal, for example, a projected offer purchase price, development costs, funding sources, etc.

2.3 Evaluation Criteria

The Evaluation team will comprise representatives from the County of Renfrew and the Town of Deep River. The required and optional information provided will be evaluated consistent with the submission requirements list above.

2.4 Right to Accept or Reject Expression

The Town reserves the right to reject any or all expressions, as a whole or in part, and waive formalities as the interests of the Town may require, without stating reasons.

2.5 Multiple Expressions

Multiple responses from any one party are acceptable, providing each response is complete as per the format specified herein and submitted separately.

2.6 Collection of Personal Information and Confidentiality Provision

Any personal information collected through the Request of Expression of Interest process will be done so, and managed, in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Any personal information collected is being done so for the purposes of expression review and administration.

2.7 Nature of information provided

All information supplied by the Town of Deep River as part of this Expression of Interest process is done in good faith and to the best of the County and Town's knowledge. The Town, however, do not guarantee its accuracy. Any party advancing to the negotiation of terms is wholly responsible for performing any due diligence activities they require themselves. Reasonable access to the site and buildings will be arranged to allow for these activities.

Changes to this Request for Expression of Interest shall only be done in writing by formal written addenda issued by the Contact Person. The Town reserves the right in their sole discretion to amend this RFEOI at any time prior to the closing date and time.

It is each proponent's ultimate responsibility to ensure that all addenda have been received prior to the submission of their Expression of Interest or, in any event, prior to the close of the RFEOI.

Schedule A: Statement of Acceptance

All responses should be signed.

I/We certify that the information provided in this RFP Response Document is true and complete

I/We declare that no employee of the Town of Deep River is or will become interested, directly or indirectly as a contracting party or otherwise in the supplies, work or business to which it relates or in any portion of the profits thereof, or in any such supplies to be therein or in any of the monies derived there from.

I/We further declare that the undersigned is empowered by the Proponent to negotiate all matters with the partnering municipality's representatives, relative to this Proposal.

I/We further declare that the agent listed below is hereby authorized by the Proponent to submit this Proposal and is authorized to negotiate on behalf of the Proponent.

Legal Company Name:	
Companies Address:	
Respondent's Signature:	
Respondent's Printed Name:	
Respondent's Title:	
Email:	
Business Phone:	
Business Fax:	