

RFEOI-2026-02 Development of Town-owned Lands

Addendum 1 – Response to questions received

1 Structure and form of land sale

1.1 What land acquisition structure is the Town prepared to consider, for example a discounted sale, long-term land lease or joint-venture structure? Would the Town consider contributing the subject land at nominal consideration in return for a commitment from the developer to construct and operate a new project?

At this time, the municipality will consider all proposals, including those with alternative forms of land ownership.

While the Town does not anticipate being an active partner in the design, construction, ownership or operation of any proposed project, we would welcome proposals and discussions of all development models.

1.2 Would the Town would consider proposals on one parcel only rather than requiring the developer to acquire both parcels?

The Town is interested in all proposals, including those for either one or both the parcels.

2 Development Charges

2.1 Please identify any municipal, County or related development charges that would apply to the proposed project.

The Town's Development Charge rates for 2026 are as follows:

Development Charges for Residential Developments

- Single/semi-detached dwelling: \$4,560.00
- Apartments - 2 or more bedrooms: \$2,717.00
- Apartments - bachelor or 1 bedroom: \$1,689.00
- Other multiples and mobile homes: \$3,338.00

Development Charges for Non-residential Developments

- Charge per square foot of Gross Floor Area: \$3.07

As per the by-law and provincial legislation, development charges are adjusted annually as of January 1st each year based on the most recent 12-month change in Statistics Canada's Quarterly "Non-residential Construction Price Statistics."

More detail can be found on the Town's website [here](#).

The County of Renfrew does not apply Development Charges.

3 Incentives provided by the Town's Community Improvement Plan

3.1 Would a new development on these lands qualify for a property tax incentive or Tax Increment Equivalent Grant? If so, what percentage of the incremental municipal property taxes could be rebated and over what period? Would a longer-term incentive (e.g. 10- to 15-years) be considered?

The Town recently amended its Community Improvement Plan, expanding the list of projects eligible for the financial incentive program. Included in the incentives available is a Tax Increment Grant, which provides a reducing rebate on the municipal (lower tier only) property taxes for several years, as follows:

Extract from section 5.4.3 of the Town's amended Community Improvement Plan:

Year	% rebate of the increase in lower tier municipal property taxes resulting from eligible improvements
Year 0 (calendar year in which occupancy permit or equivalent is issued)	80%
Year 1	80%
Year 2	60%
Year 3	40%
Year 4	20%
Year 5 and beyond	0%

Further information can be found on the Town's [website here](#).

The Town does not have a program for an extended property tax incentive beyond this. It should be noted, however, that the Town does utilize the *New Multi-Residential* tax class, which provides for lower tax ratios for qualifying multi-residential properties for a period of 30 years.

3.2 For a qualifying project on Town-owned land, would the Town consider a full waiver or further reduction of applicable development charges, in addition to any statutory purpose-built rental reductions and any federal or provincial programs available to support new housing construction?

The Town recently amended its Community Improvement Plan, expanding the list of projects eligible for the financial incentive program. Included in the incentives available is a Development

Charges Reduction Grant, which provides a rebate of up to 100% of eligible Development Charges fees at the discretion of Council for projects with significant community or economic benefit.

Further information can be found on the Town's [website here](#).

3.3 Would the Town consider waiving or rebating planning, building permit, site plan, Official Plan Amendment, zoning amendment and other municipal development-related fees through the CIP or as part of a negotiated development agreement?

The Town recently amended its Community Improvement Plan, expanding the list of projects eligible for the financial incentive program. Included in the incentives available is a Planning and Building Permit Grant, which provides a rebate of up to 100% (to a maximum of \$1,500) of eligible applications fees for various types of permits, including Official Plan and Zoning by-law amendments and variances, site plan control, building permits, etc.

Further information can be found on the Town's [website here](#).

4 Water and Wastewater Capacity

4.1 Can the Town confirm that sufficient municipal water, sanitary sewer and fire-flow capacity is available at the Beach Avenue/Cedar Road site? Please identify the sizes and locations of the existing water and sanitary services.

Municipal water and sanitary sewer service, along with electricity, natural gas and broadband fibre connectivity are present along Beach Avenue and Cedar Road.

The Town has confirmed that sufficient water and wastewater capacity is available. Pipe sizes and **approximate** locations are shown in the figure below:

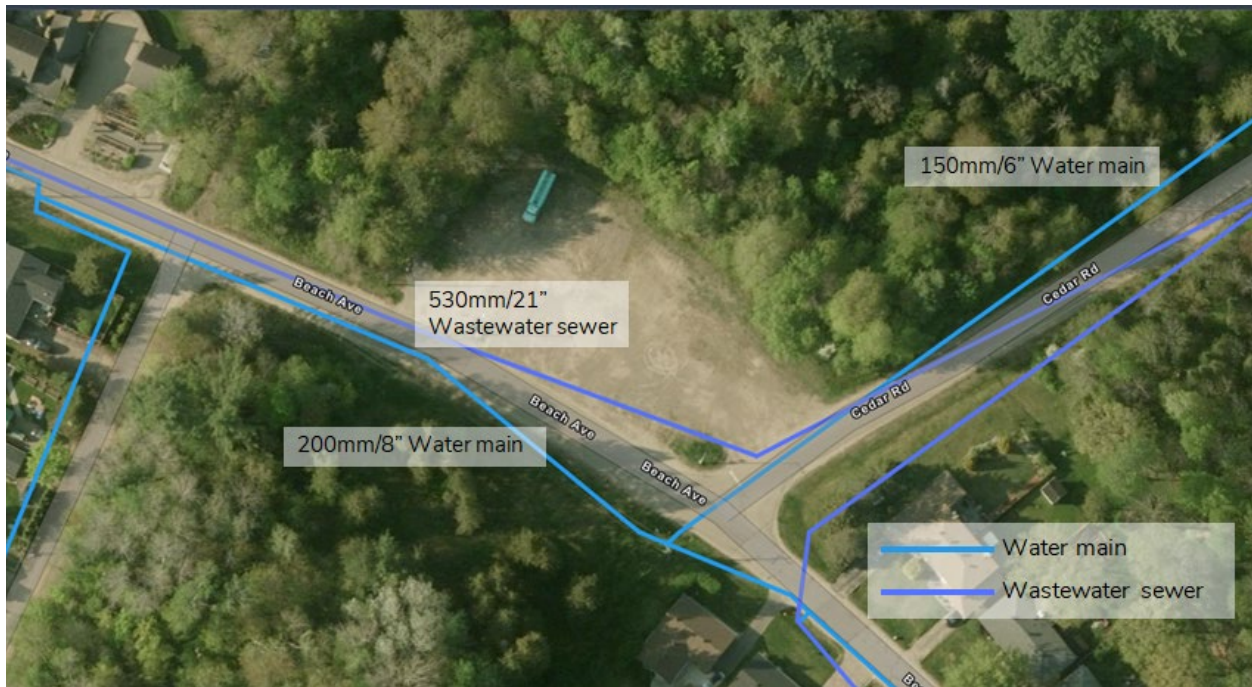
Water mains:

- 200mm/8" water main runs along Beach Ave.
- 150mm/6" water main runs along Cedar Rd.

Wastewater sewers:

- 530mm/21" wastewater sewer runs along Beach Ave and Cedar Rd.

Approximate locations of water and wastewater infrastructure



4.2 Are any off-site improvements, pumping stations or infrastructure upgrades required? If additional municipal infrastructure or off-site servicing improvements are required to support the development, would the Town consider funding or cost-sharing these improvements rather than requiring the entire cost to be borne by the project?

The Town does not anticipate that off-site improvements to the water and wastewater infrastructure will be required as a result the development of this property.

5 Official Plan and Zoning Requirements

5.1 What building height, density, setbacks and parking ratio would the Town be prepared to support?

The lands are currently designated Open Space in both the Town’s Official Plan and Zoning By-law. Amendments to both by-laws would be required to utilize these lands for Residential use. The surrounding lands are zoned R2, allowing semi-detached and duplex forms of residential use.

The Town’s Official Plan and Zoning by-law allow for various forms of residential use ranging from single-family homes to apartment buildings. Height, frontage, and parking requirements vary by use; typical requirements are as follows:

Zoning requirement	Residential 1 (R1)	Residential 2 (R2)	Residential 3 (R3)	Residential 4 (R4)
Allowed residential forms				Apartments
Frontage				27m minimum
Lot size				
Building Height				15m maximum

The Town's zoning by-law requires the following minimum number of parking spaces:

Single detached, Semi-detached, Duplex, and other Two-unit dwellings:

- 2.0 parking spaces per dwelling

Triplex, Townhouses, Apartment, and other Multiple-unit attached dwellings:

- 1.25 parking spaces per dwelling

More detail can be found in the Town's Zoning By-law, available on the Town's [website here](#).

NOTE: Town staff will work with developers to identify and facilitate any minor variance or zoning amendment applications should the zoning provisions present obstacles to the proponent's preferred form of development.

5.2 What is the anticipated process and timing for the required Official Plan and zoning amendments?

Official Plan and Zoning by-law amendments follow the defined process laid out in the Planning Act. Timelines for reviewing and considering these amendments depend on the complexity of the application and the requirement for accompanying studies.

The County of Renfrew is the approval authority for the Town's Official Plan, and the Town of Deep River is the approval authority for the Zoning by-law.

Town staff will work with developers and third parties to ensure that amendments are reviewed efficiently and without unnecessary delays.

5.3 Who bears the cost of the Official Plan and Zoning By-law amendments and supporting studies?

The Town anticipates that the successful proponent would carry the costs of all studies and assessments required to support the Official Plan and Zoning Amendment process.

As noted above, however, application fees for these may be reduced through the Planning and Building Permit Grant offered under the Town's Community Improvement Plan.

5.4 What public consultation does the Town anticipate?

The Town has identified two formal public consultations that would be required under the applicable municipal policies and legislation:

- The Town's land disposition policy requires that public notice be provided and a public meeting of Council held before Council consider the final disposition of any town-owned lands.
- The Planning Act requires public notice be provided and a public meeting held to allow community feedback before amendments to the Town's Official Plan and Zoning by-law be considered.

The Town would encourage proponents to conduct further informal and formal public engagement (e.g. open houses, surveys, etc.) as part of these processes.

6 Site Information

6.1 Can the Town provide a survey and legal description/PIN for the lands and exact gross and developable acreage?

The subject lands are portions of the following larger property parcels:

Parcel A (parking lot on River side of Beach Ave):

- PLAN 317 BLK HH PT
- Pin: 57072-0146

Parcel B (green space on park side of Beach Ave):

- PLAN 309 PT BLK V PLAN 310;PT BLK W PLAN 311 PT BLK X
- PIN: 57072-0122

As both parcels would need to be severed from larger properties, the developable area of each lot may vary, depending on the type of proposal. Figure 2 in the RFEOI shows a potential layout, with the following approximate areas:

Parcel A (parking lot on River side of Beach Ave):

- Gross area $\approx 3,500\text{m}^2$ (0.86 acres)

Parcel B (green space on park side of Beach Ave):

- Gross area $\approx 2,025\text{m}^2$ (0.5 acres)

6.2 Are there any available environmental, topographical, archaeological, or geotechnical reports?

The Town has not performed any formal environmental assessments, topographical, or geotechnical studies on the sites in the last two decades. Any studies that may have been performed before that are not readily available.

6.3 Can you provide information regarding drainage, floodplain or shoreline constraints, and any easements, rights-of-way, park or trail setbacks that may apply?

The Town's Official Plan and Zoning by-law include the following water-related restrictions:

- Section 3.12 of the Official Plan and section 3.27 of the Zoning by-law require all buildings and structures to be at least 30m from the normal high-water mark.
- Parcel A (parking lot on River side of Beach Ave) falls within the "Waterfront overlay" area designated in section 4.5 of the Official Plan. Policies for this designation include maintain public access to the waterfront. Site plan control is required for any development within this designation.

Figure 2 in the RFEOI shows the location of two trails. The Town would require reasonable setbacks (10m to 15m) from these trails. The Town may consider some minor relocation of the trails.

6.4 Which conservation authority has jurisdiction in the area?

The Town of Deep River does not fall under the jurisdiction of any conservation authorities.

6.5 Does the existing parking lot need to be replaced, either on-site or elsewhere?

The existing parking lot does not need to be replaced or relocated.

7 Form of Development

7.1 Does the Town require any portion of the development to be maintained as affordable housing, or is the Town open to a market-rental project? Does the Town prefer a particular housing type, such as rental, attainable/workforce, seniors, or ownership? Is there a minimum density or unit count the Town expects, or would a lower-density attainable-ownership community be considered?

Similar to most municipalities, the Town has need for a variety of housing forms and ownership models, including housing suitable for seniors. However, the Town does not have a preference at this time for any particular form or density of development for these lands.

7.2 If an affordable component is desired, what additional municipal, provincial or federal incentives could be available to compensate for the reduced rental revenue?

The Town recently amended its Community Improvement Plan, expanding the list of projects eligible for the financial incentive program. Included in the incentives available is an Affordable Housing Grant, which provides support for the initial construction of the affordable units.

Further information can be found on the Town's [website here](#).

The Town will support applications by developers to provincial and federal incentive programs (e.g. CMHC) by providing information and letters of support.

7.3 Will the Town consider factory-built / modular homes (built to the Ontario Building Code, single-section) as the primary housing form?

The Town will consider all proposals, including modular housing and other modern building methods of construction.

8 Market Needs

8.1 Does the Town or County have a current rental housing market study or other supporting information showing current vacancy rates in Deep River and the surrounding market, current rents by unit type, achieved rents for newer or renovated rental accommodation, waiting lists or documented unmet rental demand, expected rental demand over the next three to five years, expected absorption for new rental developments; and the number of new rental units currently proposed, approved or under construction in Deep River and the surrounding area?

The Town has not performed a formal rental housing market demand study.

Municipal staff provide regular updates to council on local development activity, most recently in July, 2026. A link to the Council meeting agenda package containing this update can be found on the Town's [website here](#).

8.2 Does the Town have updated information regarding anticipated workforce requirements associated with Canadian Nuclear Laboratories, the new long-term-care development, healthcare employers, Garrison Petawawa and other major employers?

The Town of Deep River regularly meets with our local large employers. In general, these discussions indicate a strong need for new housing to accommodate net new employees. As mentioned in the RFEOI, the local healthcare campus is expanding and will create up to 200 new employment opportunities to support the new long-term care facility. Canadian Nuclear Laboratories employs approximately 3200 people at their local campus (on average expanding by ~5% in the last five years), and hosts many visitors (visiting scientists, academics, graduate students, etc.) for extended periods. CFB Petawawa employs about 6,100 people, including about 1,000 civilians, is already one of the busiest military bases in Canada, and is expected to grow significantly in the next five years.

8.3 Can the Town facilitate discussions with the primary local employers regarding their projected demand?

The Town will facilitate direct discussions between the selected developer and the primary local employers.

9 Form and Evaluation of Submissions

9.1 What form should a submission to the RFEOI take?

At this time, we hope to learn more about your development experience, see recent examples of your work, and find out more about your ideas for what is possible in Deep River. In addition to the required information (contact details, statement of acceptance), submissions can include written or visual descriptions of previous projects in various forms, and a description of a development concept for Deep River (preferably including an estimated timeline). No formally prescribed submission format is required.

9.2 How are the evaluation criteria weighted?

The primary purpose of this RFEOI is to evaluate potential interest in the development of these lands and identify interested parties. All submissions will be considered and reviewed. The Town may choose to meet with proponents to further discuss their proposals.

Depending on the level of interest, and the variety and complexity of the proposals, the Town may choose to progress to a further procurement process (e.g. a Request for Proposal) before selecting a preferred proponent.

9.3 How is price weighed against housing delivered?

The municipality is interested in developments which provide best value for the community in the long term across a variety of factors including land value, future property tax revenues, increases in appropriate and suitable housing inventory.