



**Request for Proposal**

**Municipal Official Plan Update**  
RFP #: NG25-PD-01

**Requested by:**  
Municipality of North Grenville  
285 County Road 44  
P.O. Box 130  
Kemptville, Ontario  
K0G 1J0

**Closing Date and Time:**  
2:00 PM local time on  
April 23<sup>rd</sup>, 2024

Issued on:  
**March 24<sup>th</sup>, 2025**

**For More Information:**  
[planning@northgrenville.on.ca](mailto:planning@northgrenville.on.ca)

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## Introduction

The Municipality of North Grenville (Municipality) is a small town/rural municipality located adjacent to the southern border of the City of Ottawa. As one of the fastest growing municipalities in Eastern Ontario, North Grenville is committed to providing a broad range of amenities and services to its residents and visitors alike.

The Municipality has a mix of rural and urban communities, with a total 2021 population of approximately 17,964 (Source: Statistics Canada). The urban serviced area (formerly the Town of Kemptville) currently serves a population of approximately 6,000. The Municipality has experienced strong growth in recent years and has projected a population of 30,602 by 2046, with the majority of new growth to be expected within the urban serviced area.

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## 1.0 Introduction

### 1.1 Invitation

The Municipality of North Grenville is seeking proposals from qualified consulting firms to provide professional services to undertake an update of the Municipality's Official Plan.

A presentation to Council will be required after the final Official Plan Update is complete.

Consultants are to provide one (1) electronic copy and one hard copy of with the subject heading: "NG25-PD-01" and addressed to:

**Attention: Amy Martin**

Director of Planning and Development  
planning@northgrenville.on.ca

Proposals must be received at this location **No Later Than 2:00 PM Local Time on April 23<sup>rd</sup>, 2025**

Proposals received after the above due date and time will not be considered and will be returned unopened to the Consultant. Fax submissions will **not** be accepted.

### 1.2 Format of Proposal

The proposal submission must not exceed **ten (10) single sided pages** (typical letter size, 8 ½" x 11"), using a minimum 11-point font (Verdana), excluding appendices. Larger formats, up to 11" x 17" pages will be accepted for display purposes only (tables, figures, charts or graphs). These pages will count as one (1) page each towards the overall total. Any documentation exceeding the maximum ten (10) page limit may not be considered in the evaluation process. All other supporting information (e.g. corporate information, resumes, and project profiles) is to be attached to the submission in the form of appendices.

### 1.3 Charge for Documents

All documents, including background information, will be provided at no cost. Refer to section 3.6 for a list of background documents to be available to the successful bidder.

### 1.4 Costs Incurred by Proponents

All expenses incurred in the preparation and submission of proposals shall be borne by the Consultant. No payment will be made for any proposals received, or for any other

effort required of or made by the Consultant prior to the commencement of work defined by the proposal approved by the Municipality.

## **1.5 Acceptance of Terms**

All those who submit a proposal represent that they have read, completely understand, and accept the terms and conditions of this Request for Proposal (RFP) in full.

## **1.6 Insurance**

### **1.6.1 Commercial General Liability**

The Proponent shall, at their expense obtain and keep in force during the term of the Agreement, Commercial General Liability Insurance satisfactory to the Municipality of North Grenville and underwritten by an insurer licensed to conduct business in the Province of Ontario. The policy shall provide coverage for Bodily Injury, Property Damage and Personal Injury and shall include but not be limited to:

- a) A limit of liability of not less than \$2,000,000/occurrence with an aggregate of not less than \$2,000,000
- b) Add the Municipality of North Grenville as an additional insured with respect to the operations of the Named Insured
- c) The policy shall contain a provision for cross liability and severability of interest in respect of the Named Insured
- d) Non-owned automobile coverage with a limit not less than \$2,000,000 and shall include contractual non-owned coverage (SEF 96)
- e) Products and completed operations coverage
- f) Broad Form Property Damage
- g) Contractual Liability
- h) Owners and Contractors Protective
- i) The policy shall provide 30 days prior notice of cancellation

### **1.6.2 Professional Liability**

The Consultant shall take out and keep in force Professional Liability insurance in the amount of \$2,000,000 providing coverage for acts, errors and omissions arising from their professional services performed under this Agreement. The policy SIR/deductible shall not exceed \$100,000 per claim and if the policy has an aggregate limit, the amount of the aggregate shall be double the required per claim limit. The policy shall be underwritten by an insurer licensed to conduct business in the Province of Ontario and acceptable to the Municipality of North Grenville. The policy shall be renewed for 3 years after contract termination. A certificate of insurance evidencing renewal is to be provided each and every year. If the policy is to be cancelled or non-renewed for any reason, 90 day notice of said cancellation or non-renewal must be provided to the Municipality of North Grenville. The Municipality of North Grenville has the right to request that an Extended Reporting Endorsement be purchased by the Consultant at the Consultants sole expense.

## **1.7 Municipal Freedom of Information and Protection of Privacy Act**

In accordance with MFIPPA, this is to advise that any personal information Proponents provide is being collected under the authority of the Municipal Act and will be used exclusively in the selection process. All proposals submitted become the property of the Municipality. Proponents are reminded to identify in their proposal any specific scientific, technical, commercial proprietary, or similar confidential information, the disclosure of which could cause them injury. Complete proposals are not to be identified as confidential. The information contained in this proposal document may be utilized by the proponent solely for the purpose of preparing a proposal for submission to the Municipality. Any other use of the information for any other purpose is not authorized by the Municipality.

## **1.8 Clarification**

All inquiries regarding this RFP are to be directed to the individual identified below. Inquiries must be received in writing or email no later than April 9<sup>th</sup>, 2025. All inquiries received and the responses provided will be communicated to inquirers directly and posted on the municipal website by way of written addendum(s), no later than April 11<sup>th</sup>, 2025, without naming the source of the inquiry.

**Attention: Amy Martin**  
Director of Planning and Development

[planning@northgrenville.on.ca](mailto:planning@northgrenville.on.ca)

## **2.0 Terms of Payment**

The successful Consultant shall be reimbursed on a monthly basis for actual work completed and time spent on the project. Monthly invoices are to include supporting documentation for all disbursements. Disbursements will be paid at cost.

Invoices submitted by the Consultant shall include the project title, a description of the work completed and a billing summary. This summary shall include the tasks set forth in the financial submission and shall indicate the budgeted cost, percentage invoiced to date and a total of these amounts for each task.

## **2.1 Proposal Validity**

Proposals shall remain valid and open for acceptance by the Municipality for a period of sixty (60) calendar days following the deadline for receipt of proposals.

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## **2.2 Follow-On Contracts**

The Municipality reserves the right to award subsequent phases of the project to the successful proponent, and fees for any follow-on contracts shall be based on the same unit or per diem rates proposed under this RFP, unless negotiated and approved otherwise.

The Municipality also reserves the right to request competitive proposals for subsequent phases of the project if deemed to be in the best interests of the Municipality of North Grenville.

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### **3.0 Terms of Reference**

#### **3.1 Background**

The Municipality of North Grenville is seeking to update its Municipal Official Plan, which has been in place since November of 2018. The Municipality is seeking qualified professionals to undertake an update and renewal of the Official Plan. North Grenville is a lower tier municipality within the United Counties of Leeds and Grenville. The planning framework is a two-tiered system with the United Counties being the approval authority for the Municipality's Official Plan.

#### **3.2 Study Objectives**

The Municipality is looking for a qualified consultant to undertake an update and renewal of the Municipality's Official Plan to align with long term growth projections while maintaining a strong sense of community. The identified objectives of an updated Official Plan for North Grenville include an examination of the following:

- Strategic directions focused on creating vibrant, healthy communities while addressing climate change, economic vitality, and sustainable development.
- Updated growth management strategies, including revised population and dwelling forecasts and increased intensification targets to accommodate North Grenville's projected growth and current population needs.
- Examination of natural environmental systems and green spaces protection.
- Integration of art, culture, and design considerations to enhance quality of life for all community members.
- Promotion of active transportation and updated infrastructure policies.
- Acknowledgment of First Nations history and treaty lands; integrate efforts at reconciliation as identified in Truth and Reconciliation Commission of Canada Calls to Action.
- Addressing specific issues such as housing affordability and economic development within a regional lens.
- Conforming with provincial and regional policies.

The qualified consultant will attend meetings with Council and engage with the public via engagement sessions and open houses. Consultants will meet with, interview, and make presentations to Council, the Municipality's Senior Management Team, and community members as required under the Planning Act.

#### **3.3 Scope of Work**

The Official Plan is a guide for land use, development, and growth within their jurisdiction. The purpose of an official plan is to set out the long-term vision and policies for the community's physical, social, and economic development. It typically includes details on zoning, infrastructure, environmental protection, transportation, housing, and other factors affecting the area.

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Key purposes of the official plan update include:

1. **Guiding Development:** provide a framework for how land should be used, where new developments can occur, and how existing areas should be maintained or revitalized.
2. **Long-term Planning:** look ahead to the future needs of the community, helping to ensure that development is sustainable, well-planned, and meets the needs of residents and businesses over time.
3. **Promoting Consistency:** ensure that decisions related to land use, zoning, and development are made consistently and align with the community's long-term goals, providing predictability for developers, residents, and other stakeholders.
4. **Community Engagement:** ensure that the community's values and needs are considered.
5. **Environmental Protection:** include policies for managing natural resources and protecting the environment, such as planning for climate resilience.
6. **Economic Development:** outline strategies for economic growth, including areas for commercial, industrial, and residential development to support a vibrant local economy.

It is the intent that the successful proponent would consider the following objectives:

- Align Municipal Official Plan policies with the Provincial Planning Statement (PPS).
- Review and incorporate official plan policy recommendations as identified in the various master plans and studies that have taken place since 2018.
- Consider the recommendations for conversion of lands to support housing as recommended in the Long-Term Population, Housing and Employment Study.
- Identify areas for infill and intensification, and policies related to creating opportunities for increasing housing opportunities.
- Identify policy gaps between the United Counties Official Plan, Provincial Planning Statement, and the Municipality's Official Plan and recommend approaches to reconcile these.
- Articulate an updated community vision, planning goals, and land use objectives that capture the character of North Grenville and its regional setting.
- Assess land uses and growth needs based on current data and projections, including links to the latest housing needs assessment, strategic plan, growth projections, and relevant studies.
- Confirm existing land use designations and provide updates to the future plan based on the results of community engagement and best practices as they relate to North Grenville.

Expected topics to be covered include, but are not limited to:

- Reconciliation
- Climate Change

- 
- Infrastructure
  - Economy
  - Parks and Trails
  - Natural Environment
  - Transportation
  - Health and Well Being
  - Growth Management
  - Arts and Culture
  - Heritage
  - Agriculture
  - Natural Hazards
  - Land Use
  - Community Resilience
  - Housing
  - Social Development
  - Place Making
  - Emergency Preparedness
  - Recreation
  - Resource Management

Other areas of the study/language that could be used:

1. Provincial Policy Compliance and Conformity:

- **Ensure compliance with the Provincial Policy Statement (PPS):**
  - i. The plan should be consistent with any relevant provincial plans or policies
  - ii. The plan should address matters of provincial interest, as outlined in the Planning Act.

2. Local Growth and Development:

- **Assess current and projected growth trends:**

The study should analyze population growth, economic development, and housing needs to inform future planning decisions.
- **Identify land use patterns and opportunities:**

The study should analyze existing land use patterns and identify opportunities for intensification, infill development, and sustainable growth.
- **Develop a vision for the future:**

The study should contribute to a clear vision for the future of North Grenville, including its desired character and long-term goals.

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### 3. Community Engagement and Stakeholder Consultation:

- **Engage with the public and stakeholders:**  
The study should involve meaningful public consultation and engagement throughout the process to ensure that the Official Plan reflects community priorities and needs.
- **Identify community priorities and concerns:**  
The study should identify key issues, concerns, and aspirations of the community to inform the development of the Official Plan.
- **Ensure transparency and accessibility:**  
The study should be transparent and accessible to the public, with information readily available and opportunities for feedback.

### 4. Sustainable Development:

- **Promote sustainable development principles:**  
The study should incorporate sustainable development principles, such as environmental protection, resource efficiency, and social equity.
- **Protect natural and cultural heritage:**  
The study should identify and protect natural and cultural heritage resources, including green spaces, parks, and historic buildings.
- **Promote a connected and walkable community:**  
The study should promote a connected and walkable community, with a focus on active transportation and public transit.

### 5. Addressing Specific Issues:

- **Housing affordability:**  
The study should address housing affordability challenges and identify strategies to increase the supply of affordable housing.
- **Climate change:**  
The study should address climate change impacts and identify strategies to reduce greenhouse gas emissions and enhance resilience.
- **Economic development:**  
The study should support economic development and job creation, while ensuring that development is sustainable and compatible with the community's character.

Please note under the Accessibility for Ontarians with Disabilities Act, 2005 (AODA), information posted to websites must be in an accessible format. All documents posted to the Municipality's and contracted service provider's websites must be fully accessible.

## 3.4 Public Consultation

The Consultant's Work Plan shall include public consultation in accordance with the Planning Act. Additional consultation will be required with the Municipality's advisory groups, with up to 14 consultation sessions with the various committees of Council. Community engagement with relevant stakeholders should also be identified.

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### 3.5 Project Reporting

The Consultant shall report to the Director of Planning. Council shall be the approval authority for the Official Plan before it goes to the United Counties of Leeds and Grenville.

### 3.6 Background Documents Provided

The following documents will be made available electronically following the award of the contract:

1. 2023 Long Term Population, Housing, and Employment Forecast (KPMG);
2. 2019 Parks and Recreation Master Plan
3. 2015 Master Servicing Plan (currently being updated)
4. Transportation Master Plan
5. Corporate Strategic Plan
6. Economic Development Strategy
7. Waterfront Strategy
8. Fire Master Plan (currently being updated)
9. Cycling and Commuter Master Plan
10. 2022 Housing Strategy (currently being updated)
11. Affordable Housing Strategy (2021)
12. 2024 “What we Heard Report” – Official Plan Pre-Consultation Report

### 3.7 Summary of Key Dates for Proposal

Distribution of RFP	March 24 <sup>th</sup> , 2025
Submission of proposal	April 23 <sup>rd</sup> , 2025
Consultant Clarification Question Submission	April 9 <sup>th</sup> , 2025
NG Clarification Answer Distribution	April 11 <sup>th</sup> , 2025
Consultant interview (if necessary)	April 28 <sup>th</sup> -30 <sup>th</sup> , 2025
Anticipated award of assignment (at the latest)	May 7 <sup>th</sup> , 2025

### 4.0 Evaluation Criteria

The successful firm will possess the requisite technical skills to deal with the complex matters to be addressed in the scope of work and will be required to work directly with Municipal staff, the project manager, the public, agencies and stakeholders in a professional manner.

To achieve this, the Municipality is interested in a firm, which in addition to sound technical qualifications, exhibits such skills as timeliness, diplomacy, tact, strong communication ability (both written and verbal) and an understanding of the municipal culture.

#### 4.1 Basis of Selection

The Municipality intends to recommend the appointment of the Consultant on the basis of best overall value, based upon a review of the technical and fee proposal, and the consultant interview (if necessary). The Consultant appointment is subject to approval by the Municipality in accordance with the provisions of the Procurement By-Law.

#### 4.2 Selection Criteria

A total of 100 points will be allocated to each proposal, as follows:

Category	Available Points
Technical:	
Qualifications and Experience of Company	15
Qualifications and Relevant Experience of Project Team	20
Understanding of Objectives	15
Quality of Approach and Methodology	20
Proposed Work Plan and Schedule	10
<b>Sub-total</b>	<b>80</b>
Financial:	
Fees and disbursements (including sub-consultants)	20
<b>Total</b>	<b>100</b>

Financial points will only be awarded to submissions that have achieved a minimum score of 60 out of 80 points on the technical evaluation criteria. Proposals that do not meet this minimum score will be deemed non-compliant and will be given no further consideration.

Technical proposals scoring 60 points or higher will be evaluated financially, on the following basis:

The lowest cost submitted will be awarded 20 points, and the other cost proposals will be awarded points based upon the percentage difference between the Proponent's proposal cost and the lowest proposal cost, e.g.

$$\text{Points} = 20 \times \{1 - [(\text{Proposal cost} - \text{Lowest}) / \text{Lowest}]\}$$

#### **4.3 Qualifications and Experience of Company**

Provide a brief company profile and recent relevant experience. Provide three (3) similar projects completed by your firm including as a minimum, one (1) project completed in the last five (5) years. Provide client references for each project.

#### **4.4 Qualifications and Recent Relevant Experience of Project Team**

Provide the qualifications, recent relevant experience and responsibility of each member of the project team (Project Manager, key team members, sub-consultants and other staff), clearly stating the employment history of the Project Manager and key team members, years with current firm and work location. Resumes should be included in an appendix.

#### **4.5 Understanding of Objectives**

Describe your understanding of the assignment, including overall scope and objectives, noting any particular issues that may require specific attention.

#### **4.6 Quality Approach and Methodology**

Describe the approach and methodology to be followed in completing all aspects of the assignment to achieve the stated project objectives.

#### **4.7 Proposed Work Plan and Schedule**

Provide a work plan and schedule in the form of a Gantt chart to illustrate the breakdown of the major tasks and the level of effort of the individual team members in sufficient detail to allow a complete understanding as to how and by whom the work is to be carried out.

The Consultant shall allow a minimum of one (1) week (at the 99 percent complete stage) and 2 weeks (dependent on municipal Council) for the review and acceptance of final Plan. The Consultant will be required to make a presentation to Council on the final study and recommendations.

The Consultant shall outline the measures that it has in place to ensure the project delivery and cost control meets the needs of the Municipality.

#### **4.8 Fees**

The Consultant is to provide a total upset limit price, including all fees, sub-consultants and disbursements, but exclusive of HST, to complete this assignment in accordance with the services detailed herein in the Consultant's proposal.

The breakdown of fees shall be presented in a table format identifying the level of effort that each team member has allocated to each of the tasks in the proposed work plan, as well as disbursements for each task, if applicable.

Costs for materials for display and distribution for all public open houses and public meetings are to be included as a disbursement. Costs of newspaper advertisements and rooms for public meetings will be the responsibility of the Municipality.

All reasonable and proper expenses incurred by the Consultant shall be reimbursed without any allowance thereon for overhead and/or profit. The following costs shall not be reimbursed:

- Communication expenses including facsimile, local phone and cellular charges;
- Standard PC or computer aided design and drafting equipment (excludes specialized equipment or software as identified in Consultant's proposal); and
- Travel and living expenses unless identified in the proposal or approved in advance.

The Consultant shall provide the per diem cost for any additional public meetings as a separate line item, should they be required.

#### **4.9 Consultant Interviews**

Up to three (3) of the highest rated proposals **may** be invited by the Municipality to attend an interview to present and discuss their proposal. Interview details and evaluation criteria will be provided at the time of notification of request to attend an interview.

#### **5.0 Special Terms and Conditions**

Submission of a proposal constitutes acknowledgement the proponent has read and agrees to be bound by all the terms and conditions of the Request for Proposal.

The Municipality will not make any payments for the preparation of the response to the Request for Proposal. All costs incurred by a proponent will be borne by the proponent.

This is not an offer. The Municipality does not bind itself to accept the lowest price proposal or any proposal submitted.

The Municipality has the right to cancel the Request for Proposal at any time and to reissue it for any reason whatsoever, without incurring any liability and no proponent will have any claim against the Municipality as a result of the cancellation or re-issuing of the Request for Proposal.

The Consultant acknowledges that the Municipality shall have the right to reject any, or all, Proposals for any reason, or to accept any Proposal which the Municipality in its

sole unfettered discretion deems most advantageous to itself. The lowest, or any, Proposal will not necessarily be accepted and the Municipality shall have the *unfettered* right to:

- (i) Accept a non-compliant Proposal;
- (ii) Accept a Proposal which is not the lowest Proposal; and
- (iii) Reject a Proposal that is the lowest Proposal even if it is the only Proposal received.

The Municipality reserves the right to consider, during the evaluation of Proposals:

- (i) information provided in the Proposal document itself;
- (ii) information provided in response to enquiries of industry references set out in the Proposal;
- (iii) information received in response to enquiries made by the Municipality of third parties apart from those disclosed in the Proposal in relation to the reputation, reliability, experience and capabilities of the Consultant;
- (iv) the manner in which the Consultant provides services to others;
- (v) the experience and qualification of the Consultant's senior management, and project management;
- (vi) the compliance of the Consultant with the Municipality's requirements and specifications; and
- (vii) innovative approaches proposed by the Consultant in the Proposal.

The Consultant acknowledges that the Municipality may rely upon the criteria which the Municipality deems relevant, even though such criteria may not have been disclosed to the Consultant. By submitting a Proposal, the Consultant acknowledges the Municipality's rights under this Section and absolutely waives any right, or cause of action against the Municipality, by reason of the Municipality's failure to accept the Proposal submitted by the Consultant, whether such right or cause of action arises in contract, negligence, or otherwise.

If a contract is to be awarded as a result of the Request for Proposal, it will be awarded to the proponent whose proposal, in the Municipality's opinion, provided the best potential value to the Municipality and is capable in all respects to fully perform the contract requirements and the integrity to assure performance of the contract obligations based on the objective assessment outlined above.

If the Municipality decides to award a contract based on a submission received in response to this Request for Proposal, the successful proponent will be notified of the intent to award in writing, and the subsequent execution of a written agreement shall constitute the making of a contract. Proponents will not acquire any legal or equitable rights or privileges whatsoever until the contract is signed by both parties.

In the event of any inconsistency between the RFP and the contract, the contract shall govern.

The Municipality reserves the exclusive right to determine the qualitative aspects of all proposals relative to the evaluation criteria. Unsuccessful proponents will be provided with a verbal debriefing on the evaluation of their submission after the selection process has been completed, if so requested.

Proponents may not amend or withdraw their proposals after the closing date and time.

Proposals will be evaluated as soon as practicable after the closing time.

The proposals and accompanying documentation submitted by the proponent are the property of the Municipality and will not be returned.

Proponents are advised that all communications with the Municipality related to this RFP during the bidding process must be directly and only with the individual nominated in section 2.5.