



THE CORPORATION OF THE VILLAGE OF SOUTH RIVER

REQUEST FOR PROPOSAL

RFP # 2-2025

**Request for Proposal for the sale of Property being all or part of
281 Highway 124
South River, Ontario**

**Closing Date: November 5, 2025
2:00 p.m.**

1. INTRODUCTION

The Corporation of the Village of South River is soliciting proposals from qualified individuals to purchase all or part of the property listed in Appendix “A”.

The primary objective of this call for proposals is to have a commercial business that is complementary to the Village lifestyle and visually enhances the entranceway to South River.

Subject to award, it is the Village’s intent to negotiate an Agreement of Sale with the successful proponent. Acceptance by the Village of the conditional offer to purchase will be based on Council approval.

2. RFP SCHEDULE

DATE	ACTION
October 15, 2025	RFP release date
October 24, 2025	Final date for submitting inquiries about the RFP
October 30, 2025	Final date for the Village to respond to inquiries about the RFP
November 5, 2025	RFP closes – Proposals due

Following award by Council, the proponent(s) will have up to 60 days to complete the purchase.

Although every attempt will be made to meet all dates, the Village reserves the right to modify any or all dates at its sole discretion.

3. PROJECT AUTHORITY AND INVOLVEMENT

The selection of any successful proposal will be by the Council of the Village of South River upon review and recommendation made by an evaluation committee. Final approval rests with Council. Participation in this RFP in no way guarantees the approval of any agreement with any party.

4. PROJECT STAKEHOLDERS

The Village of South River is the project authority for this Request for proposal.

5. INQUIRIES

Any clarification of this document or request for additional information must be received by 2:00 pm on October 24, 2025 by email to:

Don McArthur, Clerk- Administrator

Email: clerk@southriver.ca

If necessary a written addenda will be issued. Should any proponent(s) find discrepancies in, or omissions from the specifications, or should a proponent(s) be in doubt as to their meaning, they must notify the Municipal staff contact indicated in this section in order to obtain clarification. No proponent(s) may claim any advantage from any error, inconsistency or omission in the RFP.

It is the responsibility of the proponent(s) to refer to the Village of South River website for any updates to this project.

6. PROPOSAL CONTENT

Each proposal submitted must include a demonstrated understanding of the Village's objectives as stated in this RFP, a demonstration of the proponent(s)'s capability to undertake the proposed mandate. To be considered complete, in addition to all other requirements stated within the RFP, each proposal must also provide:

- Provide a comprehensive description of the intended use for the property
- Proposed purchase price plus HST
- Indicate the proposed schedule for the sale
- Proposal Deposit in the amount of \$1,000 by cheque or debit.

The Village is bound to comply with the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) and therefore any document(s) provided to the Village of South River in response to this RFP may be accessible to any member of the public through a valid freedom of information request unless specific criteria for confidentiality are met. In general, an entire

proposal cannot be deemed business confidential and proponent(s) must indicate which portions of their proposals, if any, contain information that is confidential by virtue of it providing details that, if revealed to a competing business, would clearly place the proponent(s) at a competitive disadvantage. Notwithstanding the above, the Village of South River cannot guarantee that contents of proposals can be maintained as business confidential.

7. EVALUATION OF PROPOSALS AND AWARD OF PROPERTY

Submissions will initially be reviewed to ensure all eligibility requirements are met and where more than one complete submission exists for a property parcel, the proposals will be evaluated based upon the following criteria:

Proposed use of site	50%
Purchase price	40%
Length of time to completion	10%

Based on the above, and subsequent to potential negotiations with individual proponent(s), Municipal staff may recommend to Council that a sale be drawn up.

The Village of South River reserves the right to interview proponent(s) and/or request clarification related to proposals received and, at its sole discretion, may not award the property that is the subject of this call for proposals.

The award of the property that has been approved by Council will only result in a binding sale agreement between the Village of South River and any successful proponent, on terms satisfactory to the Village.

No Obligation to Contract. Submissions made in response to this RFP do not constitute the acceptance of a contract with the Village. Submissions constitute offers which the Village may or may not accept in its sole discretion. The Village further reserves the right to accept or reject any or all proposals or parts of proposals, or to accept any proposal considered in its best interest, and to request re-proposals on specified terms. The Village also reserves the right to waive irregularities and technicalities and to do so in its sole discretion. The Village further reserves the right to award the contract in any manner as shall best serve the interests of the Village in the opinion of the Village. The Village reserves the right to include consideration of any outstanding claims against or by the Village, any record of poor performance with the Village and the appropriateness of any key personnel in evaluation of any proposal and to reject any proposal based on record of past poor quality of service, claims and disputes or difficulties related to proceedings in completed past projects for the Village.

Each submission of a signed proposal is deemed an irrevocable offer which may be accepted, at the sole option of the Village and after negotiation, only by entering into a

formal contract upon such acceptance of the terms, responsibilities, and specifications as required by the Village including but not limited to those set out herein. The Village reserves the right to reject an offer to supply goods and services presented in response to the Village's procurement processes where the Village determines that the person making the offer is in any way indebted to the Village and in its sole discretion is of the opinion that it is in the Village's best interests that the offer be rejected.

8. SUBMISSION OF PROPOSAL

Please submit a signed original of your proposal, two hard copies of the complete proposal in a sealed envelope, clearly labeled; signed by an authorized signatory, and proposal deposit of \$1000.with your proposal to:

The Corporation of the Village of South River
63 Marie Street
South River, Ontario
P0A1X0

Attention: Don McArthur
RFP 02-2025 - 281 Highway 124 Sale

Proposals **MUST** be received at this location **NO LATER THAN 2:00 P.M. LOCAL TIME, on November 5, 2025.** Proposals received after the above due date and time will not be considered.

The deposit shall be held by the Village of South River until the proposal is rejected by the Village in its sole discretion.

The deposit shall be returnable without interest to the proponent(s).

Village of South River RFP 02-2025 Appendix "A" – Property Information

Property Roll Number:	4956-000-001-00100
Civic Address:	281 Highway 124 South River, ON P0A1X0
Legal Description:	PCL 17100 SEC NS; PT LT 4 CON 2 MACHAR PT 2, 42R12194; SOUTH RIVER CT 76,000
Building:	A Frame Square Timber Building 850 sq/ft
Property Size (approximate):	Frontage: 497' (151m) Depth: 177 '(53m) to 90' (27.4m) Area: 1.3 acres (5260m ²)
Official Plan Designation:	Highway Commercial
Zoning:	Highway Commercial C2-1 Construction within 30 metres of Railway right of way is restricted Official Plan and Zoning Bylaw available here https://southriver.ca/en/municipal-information/municipal-planning
Other:	Septic and well on-site. Building has minimal insulation. Natural Gas Furnace and hot water tank may need repair/replacement. All buildings, accessories, and property sold on "as is" basis

Photos of Building 2022

