



COMMUNITY PROFILE

www.petawawa.ca



Message from the Mayor

It is with great pleasure that I extend a warm welcome to you on behalf of the vibrant Town of Petawawa. We are a thriving community with a rich history, culture, and opportunities for all. From our picturesque landscapes to our diverse economy, there's no shortage of reasons why Petawawa is an ideal destination for investment and growth.

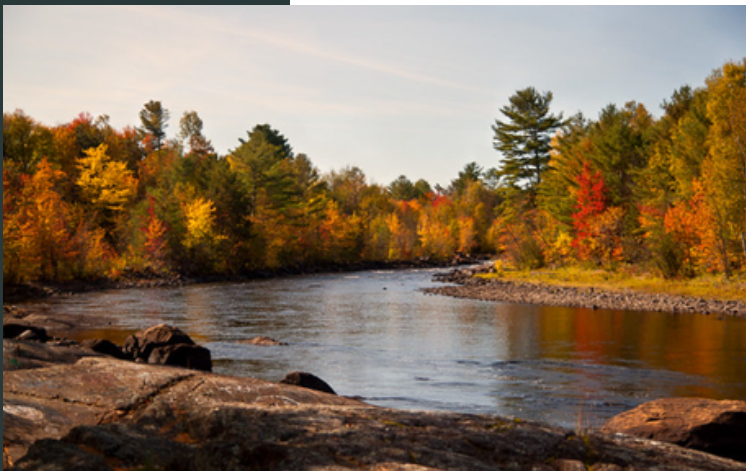
Our town boasts a strategic location, situated at the crossroads of major transportation routes and with easy access to markets both domestically and internationally. Whether you're in manufacturing, technology, retail, or any other industry, Petawawa provides the infrastructure and support necessary for your business to flourish.

Petawawa is ready to welcome you with open arms. Thank you for considering our community as your next destination. I look forward to the opportunity to work together as we build a brighter future for all.

Mayor Gary Serviss



About Petawawa



The Town of Petawawa is the largest community in the County of Renfrew. Renowned for water and land resources, Petawawa offers residents and visitors a family-oriented and sports-enthusiasts playland set along the Petawawa and Ottawa Rivers. Home to Garrison Petawawa, the community offers quality housing, an abundance of products, services, skilled labour, and disposable income.

Petawawa continues grow. The 2025 predicted population is 19,339. The immediate catchment area for the Town of Petawawa includes roughly 41,000 people within the municipalities of the Town of Laurentian Hills, Deep River, and a portion of Laurentian Valley. The greater catchment area of residents in the Ottawa Valley is 86,000.

The Town enjoys a unique partnership with Garrison Petawawa, the largest employer and a major economic driver for the Upper Ottawa Valley. Garrison Petawawa has grown and continues to invest heavily in infrastructure and personnel.

Petawawa is located only an hour and a half west of Ottawa along the TransCanada Hwy 17 corridor, linking Ottawa to North Bay. The municipality is also home to the Pembroke and Area Airport.

The Town of Petawawa truly is Dynamic by Nature!

www.petawawa.ca



Local & Regional Comparators

Town of Petawawa

County of Renfrew

includes Petawawa



Population

19,339

With growth of 1,208, the population is expected to reach 20,547 by 2025.



Population

109,069

With growth of 4,202, the population is expected to reach 113,271 by 2025.



Households

7,078

An estimated 737 households have an annual income over \$200,000



Households

45,839

An estimated 4,038 households have an income over \$200,000



Labour Force

10,611

There are 753 self-employed individuals, and 1,148 working from home.



Labour Force

53,812

There are 6,859 self-employed individuals, and 3,884 working from home.



University Degree

2,716

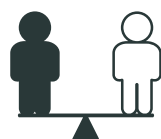
5,009 are High School Graduates, and 3,892 have College.



University Degree

14,753

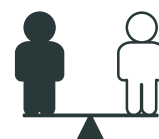
28,003 are High School Graduates, and 24,095 have College.



Visible Minority

797

There are 953 first generation immigrant population



Visible Minority

2,905

There are 5,978 first generation immigrant population



Median Household Income

CA\$109,906

With an average of 2.6 people per household, the average household income is CA\$121,217.84



Median Household Income

CA\$86,995

With an average of 2.3 people per household, the average household income is CA\$102,937.82

Population & Workforce

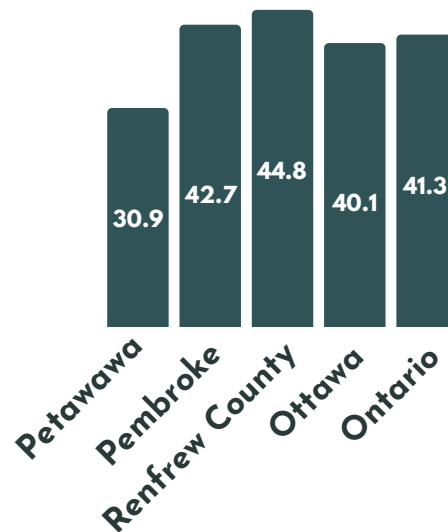
Petawawa Population (average age of 30)

Age (years)	Male (53.84%)	Female (46.16%)
0-19	2565	2295
20-39	4070	2955
40-59	1975	1855
60-79	995	1070
80+	170	205



67% of Petawawa residents also work in Petawawa

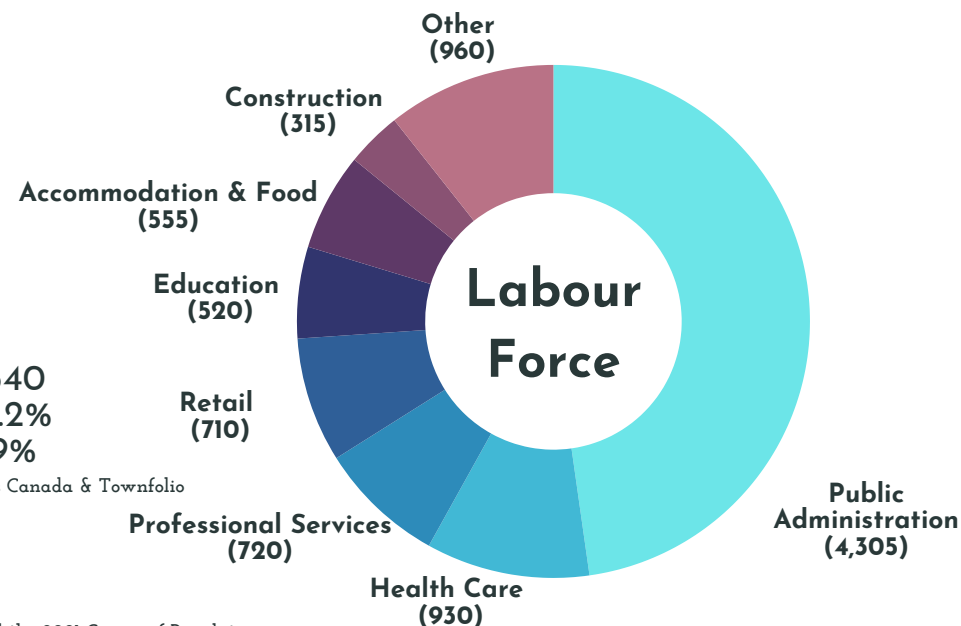
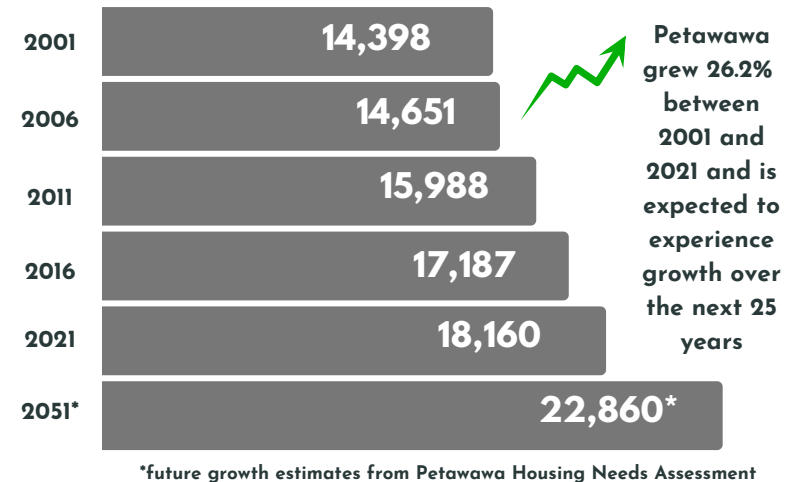
Age comparators in Eastern Ontario



Total Labour Force: 9,340
Unemployment Rate: 5.2%
Participation Rate: 70.9%

Sources: June 2024 Labour Force Characteristics - Statistics Canada & Townfolio

A Growing Community



Housing & Growth



Annual Growth Rate of 1.1 per cent

The annual growth rate in Petawawa represents roughly 200 new residents requiring 90 households per year.



Average Residential Listing: \$501,861

The average cost of a residential property in Petawawa was \$501,861 in 2024 with a total of 273 home sales.



2nd Safest Place to Live in Canada

According to McLean Magazine, the Town of Petawawa was listed as the second safest place to live in 2021.



\$45M Total Value of Building Permits

In 2024, municipal staff processed construction permits with a total value over \$45,000,000.



Average Household Size: 2.6

Smaller household sizes compared to national rates leaves Petawawa residents with more disposable income.



Residential Under Construction

261



Planned Residential Units

905

HOUSING STOCK IN PETAWAWA



70%
detached
housing



13%
row
housing



10%
low rise
apartments



7%
semi-detached
dwelling

Average Market Rental Costs

- 1 Bedroom: \$1,550 (+heat & hydro)
- 2 Bedroom: \$1,637.50 (+heat & hydro)
- 3 Bedroom: \$2,450 (+heat & hyd

**Online rental listings in February 2025*

HOUSING NEEDS

- Seniors housing is limited
 - seniors population grew 24% from 2016 to 2021
- Limited accessible and attainable housing stock
- 1.5% vacancy rate for rental units in 2024 (8% in 2013)

Sources: Petawawa Planning & Building Department, Statistics Canada 2021 Census, CMHC Rental Market



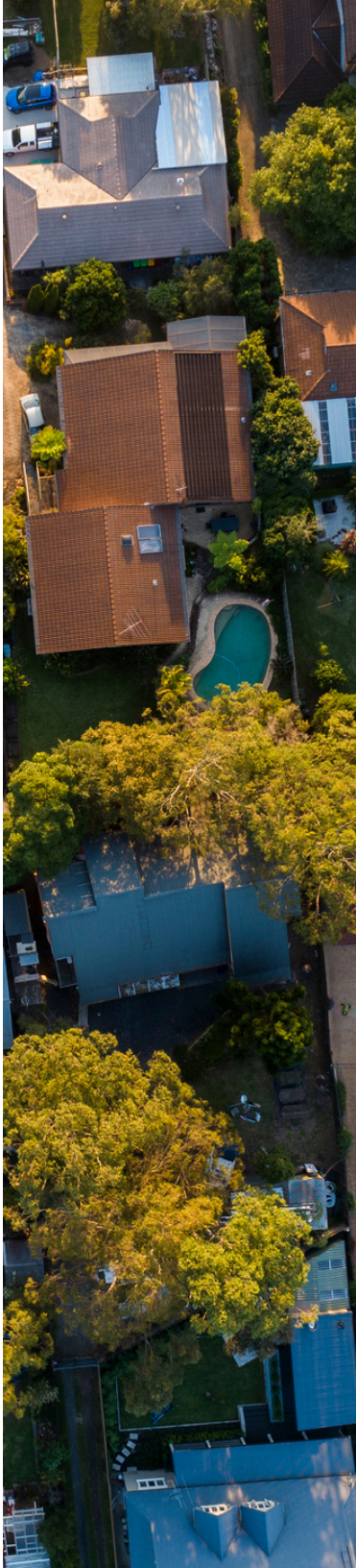
Attainable Home Ownership

Home ownership is attainable in Petawawa with 65.5% owning their own home compared to 34.5% renters.

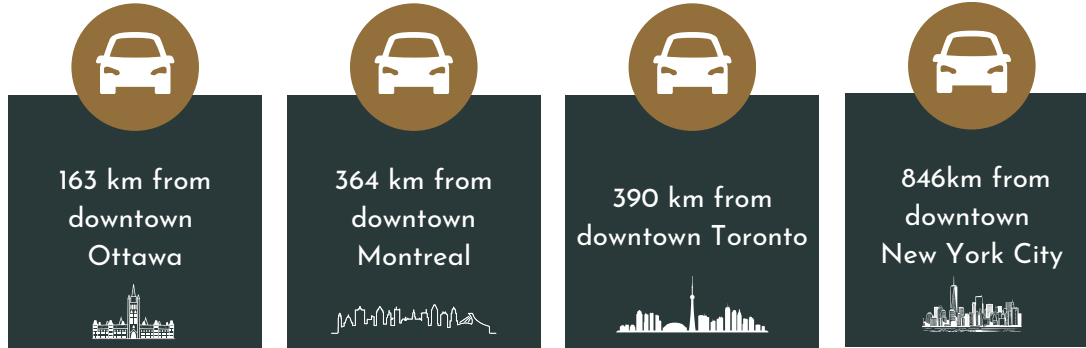


Population Density (per square km): 110.3

The Town of Petawawa is the largest municipality in the County of Renfrew.



Transportation



The regional airport (YTA) is located in the Town of Petawawa and coordinates approximately 4,800 aircraft movements per year including corporate, government, military and emergency flights.

The average commute time for Petawawa residents is 15 minutes with 89.7% of the population travelling 29 minutes or less to get to work. Approximately 75% of commuters leave for work between 6AM and 9AM.



Source: Statistics Canada. Table 98-10-0479-01



The 296 km multi-use Algonquin Trail runs through Petawawa and connects with the County of Renfrew, City of Pembroke, Lanark County and Papineau Cameron Townships.



The multi-use Algonquin Trail runs through the heart of Petawawa.

Traffic Counts

Petawawa Blvd. at Petawawa Bridge

Average daily total: 12,881 / 14-day Vehicle Count: 133,562

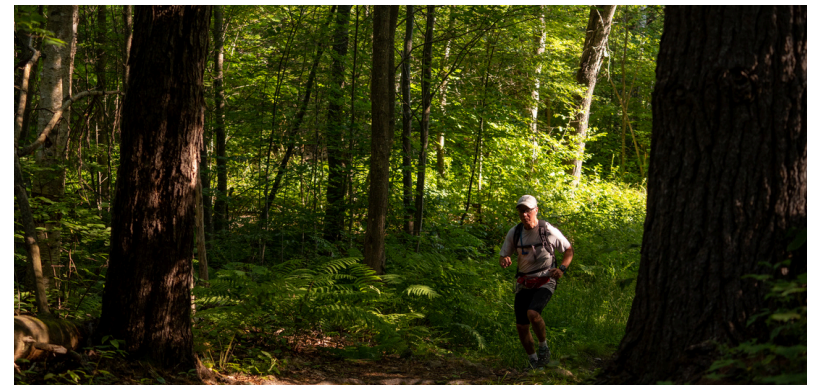
Doran to Murphy

Average daily: 11,205 / 14-day Vehicle Count: 146,664

Petawawa Blvd. 800m North of Laurentian Drive

Average daily: 10,077 / 14-day Vehicle Count: 100,347

Source: Renfrew County Fall 2023 14-day period Nov 1 - Nov 14, 2023



Petawawa has an extensive trail network to promote active living.

Parks, Recreation & Outdoor Living



A Festive Community.

Petawawa is home to many exciting festivals and events that bring residents and visitors together throughout the year.

-  Cabin Fever Winter Carnival - February
-  Petawawa Showcase - April
-  Container Market Opens - May to October
-  Civic Centre Days - June
-  Canada Day in Petawawa - July 1st
-  Water & Dirt Festival- August
-  Petawawa Ramble Fall Festival - October
-  Veteran Business Vendors Expo - November
-  Merry & Bright Festival - December



255+ acres of parkland



2 beaches



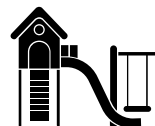
3 boat launches



2 campgrounds



6 Ball Diamonds
4 Tennis Courts
5 Sports Fields
1 Bike Park



30+ parks and parkettes



2 dog parks



Explore Petawawa Terrace & Algonquin Park



*Some amenities on federal lands at Garrison Petawawa



Commercial & Industrial



**258
total
industries***



**34
unique
restaurants**



**Average
commercial
rent per sq ft:
\$21.87***



**11 community
improvement
plan financial
incentives**



**12 Quarries and
Pits (annual
extraction limits
of 2.36M tonnes*)**



**2 Sawmills
operating on
over 400
acres**



**Municipal
Industrial land
at \$15,000 per
acre**



**water
treatment plant
operating at
53% capacity**



**sewer
treatment plant
operating at
51% capacity**

*average commercial rent data from 2025 business retention and expansion survey, extraction limits from Ministry of Natural Resources, total industries from Statistics Canada Business Counts, December 2024



Municipal Services, Utilities & Property Taxes



WATER & SEWER

Residential: \$436.74 (water) / \$535.97 (sewer)
Commercial: \$589.60 (water) / \$744.99 (sewer)
2025 flat rates from finance department
If Metered: \$638.72 flat rate and 1.9897/m³ for water
and \$859.72 flat rate and 2.4417/m³ for sewer



ELECTRIC RATES

On Peak: 15.80 (¢/kWh)
Mid Peak: 12.20 (¢/kWh)
Off Peak: 7.60 (¢/kWh)

Source: Ontario
Energy Board
Last Updated:
November 2024



NATURAL GAS

9.22 (¢/m³)

Gas Supply
Charge from
Enbridge -
January 2025

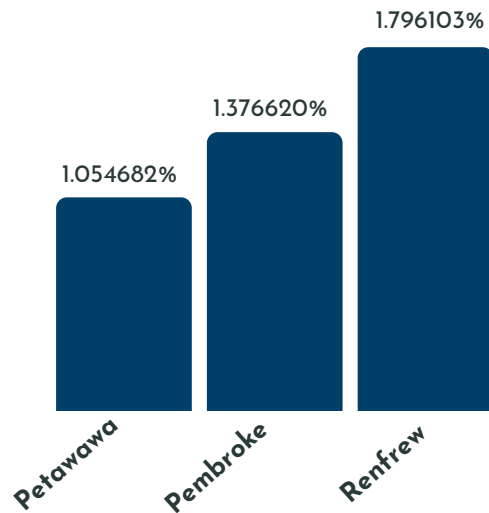


INTERNET PROVIDERS

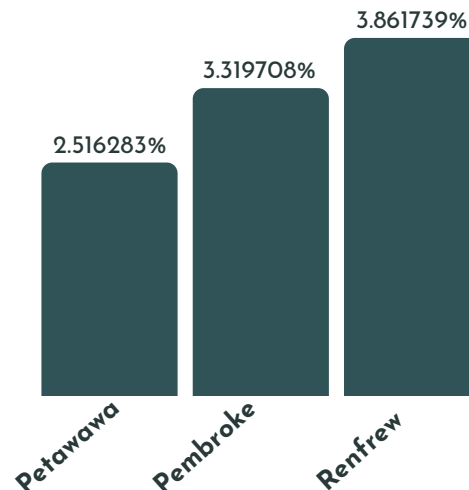
- Bell
- Cogeco
- NRTC
- Rogers
- StarLink
- Vianet



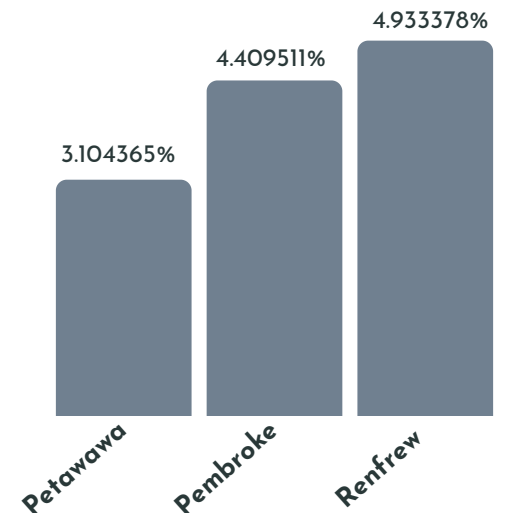
2024 Residential Tax Rates



2024 Commercial Tax Rates



2024 Industrial Tax Rates



Healthcare & Education

Petawawa families are close to a variety of healthcare services across the region.

Hospital	Address	Distance
Pembroke Regional Hospital	705 MacKay St, Pembroke, ON	23 km
Deep River & District Hospital	117 Banting Dr, Deep River, ON	31 km
Royal Ottawa Mental Health Centre	1145 Carling Ave, Ottawa, ON	158 km
Children's Hospital of Eastern Ontario	401 Smyth Rd, Ottawa, ON	168 km

Additional local healthcare resources

- Petawawa Centennial Family Health Team
- County of Renfrew Paramedic Base in Petawawa
- Renfrew County Virtual Triage and Assessment Centre
- 3 Dentists, 3 Optometrists, 4 Chiropractors



5 Elementary Schools

- Herman Street
- Valour JK-8 * new build 2014
- Pine View
- St Francis of Assisi
- Our Lady of Sorrows



1 Secondary School

- Valour Gr. 9-12 * new build 2014



Algonquin College

- 15 km away (18 minute drive)



Garrison Petawawa

Socio & Economic Impact

Over \$1 billion in infrastructure investments at Garrison Petawawa since 2010

- 2024-2026** Military Family Resource Centre **\$42 million**
- 2023-2027** Next Generation Fighting Vehicle Facility **\$20 million**
- 2022** Communication and Information Technology Building **\$29 million**
- 2022** Integrated Health Care Facility **\$45 million**
- 2019-2021** Royal Canadian Dragoons **\$88.1 million**
- 2018** Petawawa Energy Performance Contract **\$248 million**
- 2017** Canadian Special Operations Regiment (CSOR) **\$319 million**
- 2017** Tactical Armoured Patrol Vehicle (TAPV) facility **\$26 million**
- 2015** Canadian Armed Forces (general infrastructure) **\$20 million**
- 2015-2017** New CANEX building
- 2012** Medium to Heavy Lift Helicopter Training Accommodation **\$20 million**
- 2012** New LAV III Facility **\$21.8 million**
- 2012** Equipment Fielding Coordination Centre **\$3.5 million**
- 2012** Medium to Heavy Lift Helicopter Training Accommodation **\$38.8 million**
- 2012** Joint Personnel Support Building **\$2.6 million**
- 2010** New Chinook Hangar **\$280 million**



Regular military and their dependents represent roughly 4 out of every 10 (42.3%) people in Petawawa.



Garrison Petawawa has a Regional Economic Impact of \$480 Million from combined annual salaries.



Petawawa has over 6,000 Regular and Reserve Force members and 900 DND and Non-Public Funds Employees



There are 1,621 residential units with another 80 planned. The Garrison has grown by 40% from 2012-2024.



Canadian Nuclear Laboratories (CNL) Economic Impact

Annual Operating Budget of \$1 Billion

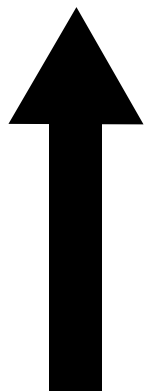


CNL is an economic driver for the region with 300 suppliers within 200 km of the site and 139 suppliers within 100 km.

Infrastructure Investment of \$1.3B



Often hundreds of contractors augment the permanent workforce at the Chalk River site requiring short and long-term accommodations.



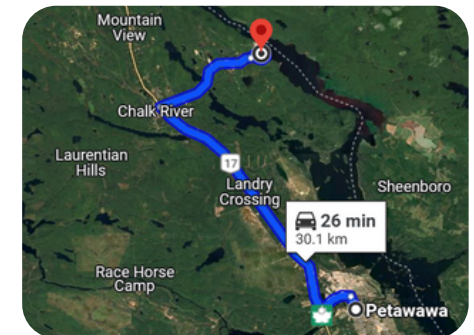
3,282 staff at Chalk River site with approximately 20% (640 people) Petawawa residents

average salary of \$102,000

~16% of retirees choose to stay in the area



***10,126 purchase orders from 2020-2023 valued at \$127M**



26 min (30.1 km) from Petawawa to CNL site

Why Invest in Petawawa?

Proven Success

With a track record of successful businesses, you can trust that investing in Petawawa is a smart economic decision that will benefit you and your company for generations to come.



Cutting Red Tape

Municipal staff in Petawawa are ready and equipped to respond to any business inquiries you may have. Our commitment is to ensure your business has all the tools needed to succeed.



Growing Populataation

The Town of Petawawa has seen significant growth over the last two decades and with hundreds of acres of land still available for development and more projects planned, there is no sign of the growth slowing down.



Opportunities for All

Petawawa is a progressive community that is welcoming to people of all backgrounds. With a strong workforce, good paying jobs and a diverse population, your business will flourish and exceed forecasted goals and projections.



Let's Connect!

If you have any questions or business related inquiries, please reach out to the Town of Petawawa Economic Development Department for assistance.

+1-613-687-5536

www.petawawa.ca

cmitchell@petawawa.ca

Christine Mitchell, Manager of
Economic Development

