



The Corporation of the  
**TOWNSHIP OF BALDWIN**

P.O. Box 7095, 11 Spooner Street  
MCKERROW, ONTARIO  
POP 1M0

TEL: (705) 869-0225 FAX: (705) 869-5049

June 2, 2021

## **TENDERS**

### **DEVELOPMENT OF TOWNSHIP PROPERTY**

The Township of Baldwin is looking for private developers, Multi senior's residence will be given preference.

Incentives could include reduced sale price. The Township will support zoning amendments.

Property location & size – see attached maps

Roll – 522800000309100 – 0.64 AC; 60.00 FR – Hwy 17

Roll – 522800000309200 – 0.09 AC – 38.33 FR – Hwy 17

Roll – 522800000309300 – 0.087 AC – 32.82 FR – Hwy 17

Roll – 522800000311800 – 6,871.73 SF – 122.71 Frontage – Spooner Street

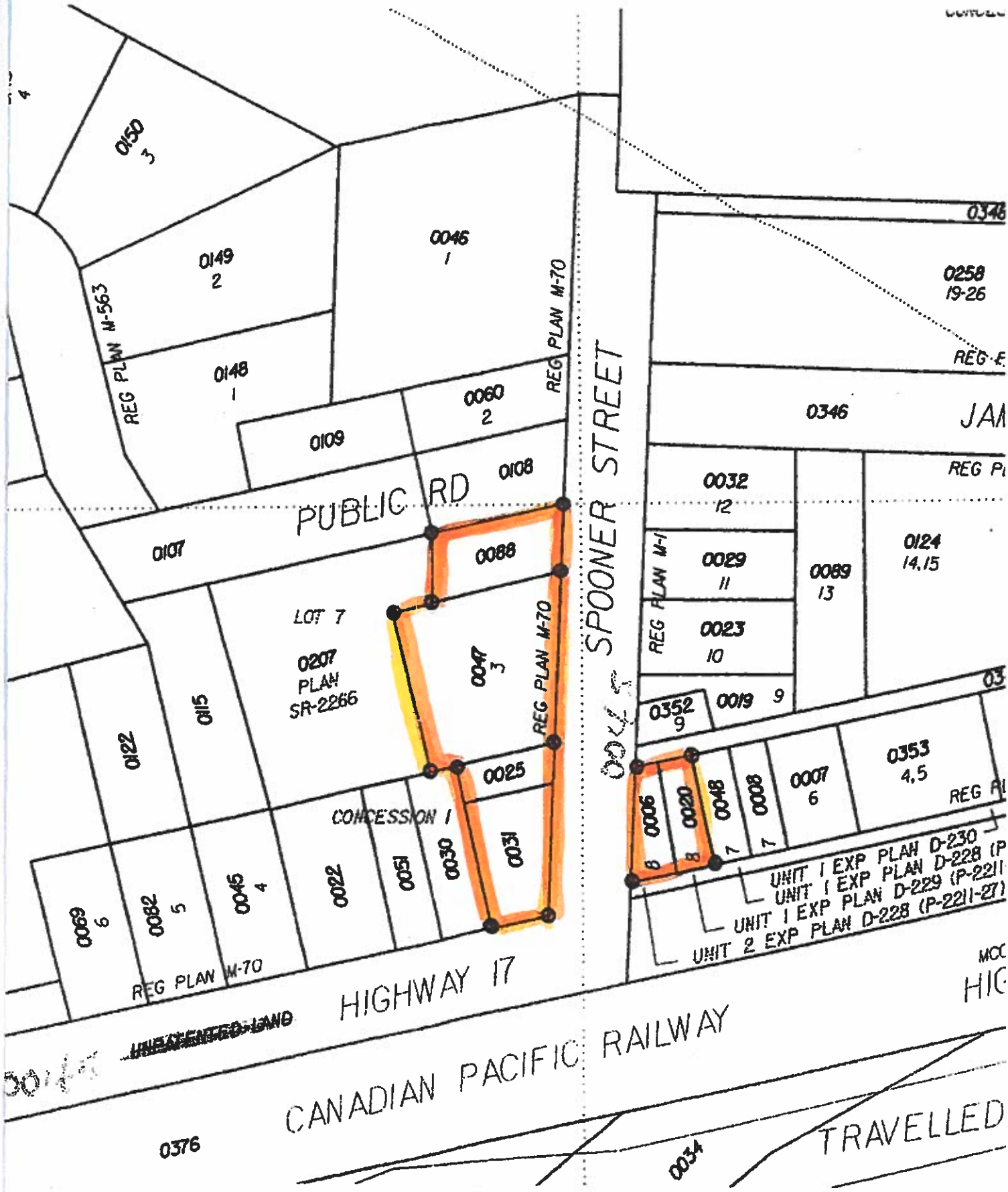
Zoning - Mix of C1 & R1

Property can support septic & water. NOTE: Baldwin Township does not have municipal water.

Agreed timelines for development will be established and adhered to.

More information available on request.

Signed proposals must be submitted no later than July 14, 2021 - 4:00 p.m. to the Township of Baldwin Office, 11 Spooner Street, McKerrrow, Ontario P0P 1M0.



0150  
3

0149  
2

0046  
1

REG PLAN M-563

0148  
1

REG PLAN M-70

0060  
2

0109

0108

PUBLIC RD

0107

0032  
12

0029  
11

0023  
10

0089  
13

0124  
14,15

LOT 7  
0207  
PLAN  
SR-2266

0047  
3

REG PLAN M-70

REG PLAN M-1

0352  
9

0019  
9

0122

0115

0025

CONCESSION 1

0022

0051

0030

0031

0006  
8

0020  
8

0048  
7

0008  
7

0007  
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0353  
4,5

REG PL

0069  
6

0082  
5

0045  
4

REG PLAN M-70

UNIT 1 EXP PLAN D-230  
UNIT 1 EXP PLAN D-228 (P-2211)  
UNIT 1 EXP PLAN D-229 (P-2211)  
UNIT 2 EXP PLAN D-228 (P-2211-27)

HIGHWAY 17

CANADIAN PACIFIC RAILWAY

UNDEVELOPED LAND

0376

0034

TRAVELLED

MCC  
HIC

0346

0258  
19-26

REG-E

0346

JAN

REG PL

03



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This is to confirm that we attended this location on April 12, 2021 and again on April 16, 2021 to complete a boundary survey of the following properties, as identified by their respective Property Identification Numbers (PINs)

- PIN 73391-0006 and 73391-0020 (Lot 1, Reg'd Plan M-1)
- PIN 73391-0031 (Part of Lot 7, Concession 1, formerly Parcel 5405 SWS)
- PIN 73391-0025 (Part of Lot 7, Concession 1, formerly Parcel 5230 SWS)
- PIN 73391-0047 (Lot 3, Reg'd Plan M-70)
- PIN 73391-0088 (Part of Lot 7, Concession 1, formerly Parcel 10368 SWS)

All these properties are located at or near the intersection of Highway 17 with Spooner Street in McKerrow, Ontario. As part of my research I obtained a copy of the ownership report for all six of these PINs. The Corporation of the Township of Baldwin is listed as the registered owner of all six PINs. There are no easements registered against any of these properties.

**KARIN BATES**  
**Clerk, Commissioner of Oaths**  
**Township of Baldwin**