



The Corporation of the Township of Baldwin

INVITATION TO TENDER

MULTI SENIORS' RESIDENCE

CONTRACT NO.

21-04

September 29, 2021

SEALED TENDERS WILL BE RECEIVED BY: Karin Bates, CAO/Clerk

11 Spooner Street
McKerrow, Ontario P0P 1M0

P: (705) 869-0225 F: (705) 869-5049
www.baldwin.ca



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

September 29, 2021

TENDER
DEVELOPMENT OF TOWNSHIP PROPERTY

The Township of Baldwin is seeking investors or private developers. Multi seniors' residence will be given preference.

Property location & size – see attached map

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

Incentives could include reduced sale price, property tax incentive grant program. The Township will support zoning amendments.

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. Karin Bates, karin@baldwin.ca

Signed proposals must be submitted no later than October 29, 2021 - 4:00 p.m. to the Township of Baldwin Office, 11 Spooner Street, McKerrow, Ontario P0P 1M0.

TENDERS DEVELOPMENT OF TOWNSHIP PROPERTY

The Township of Baldwin is **seeking investors or** private developers. Multi seniors' residence will be given preference. **Local firm available to develop, construct and provide property management services for landlord proponent.**



Artistic rendering of potential 5-plex seniors' rental complex. Design Photo courtesy of Olivadel Developments.

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Property location & size – see attached maps ...



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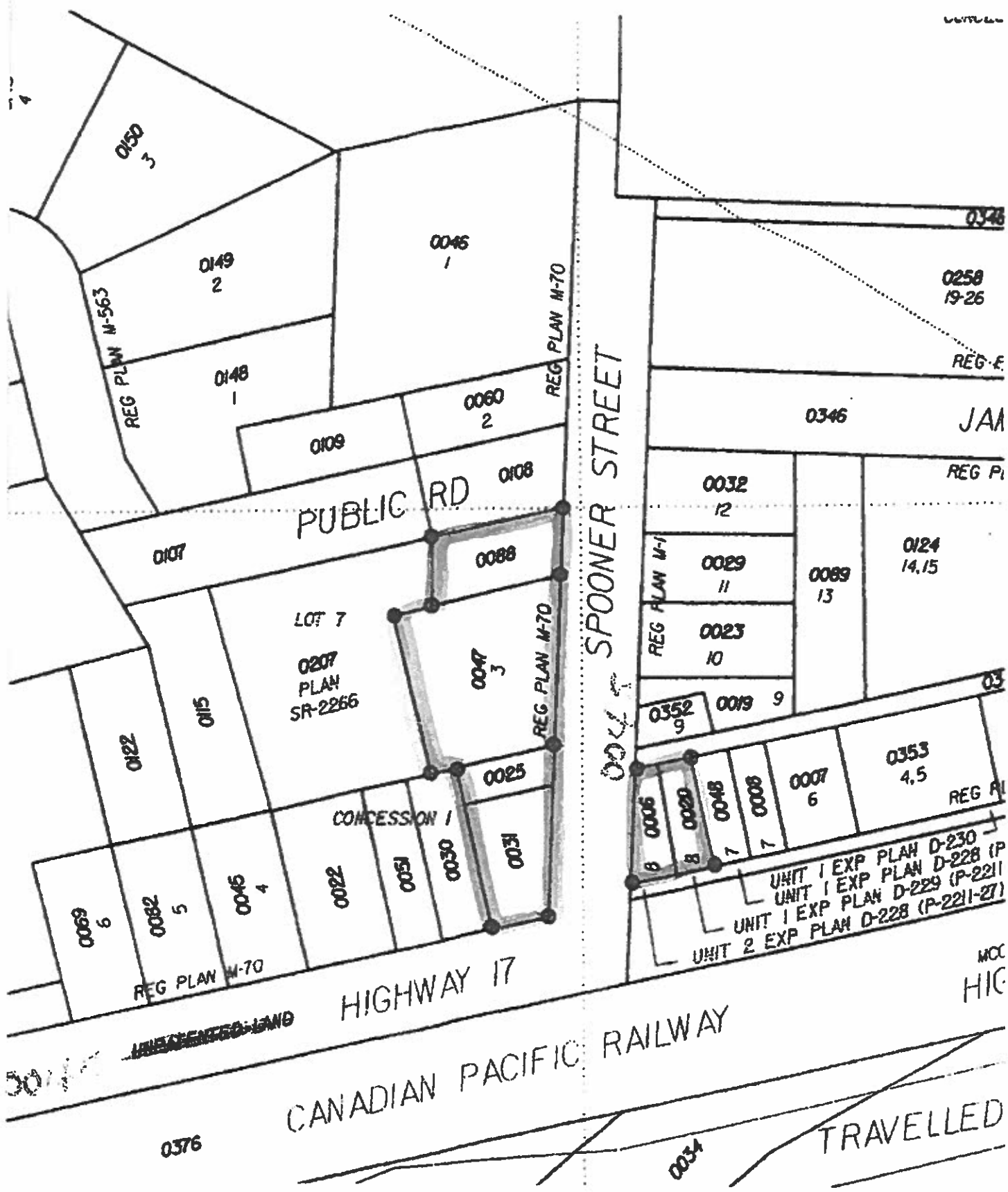
TEL: (705) 869-0225 • FAX: (705) 869-5049

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



~~UNREGISTERED LAND~~

CANADIAN PACIFIC RAILWAY

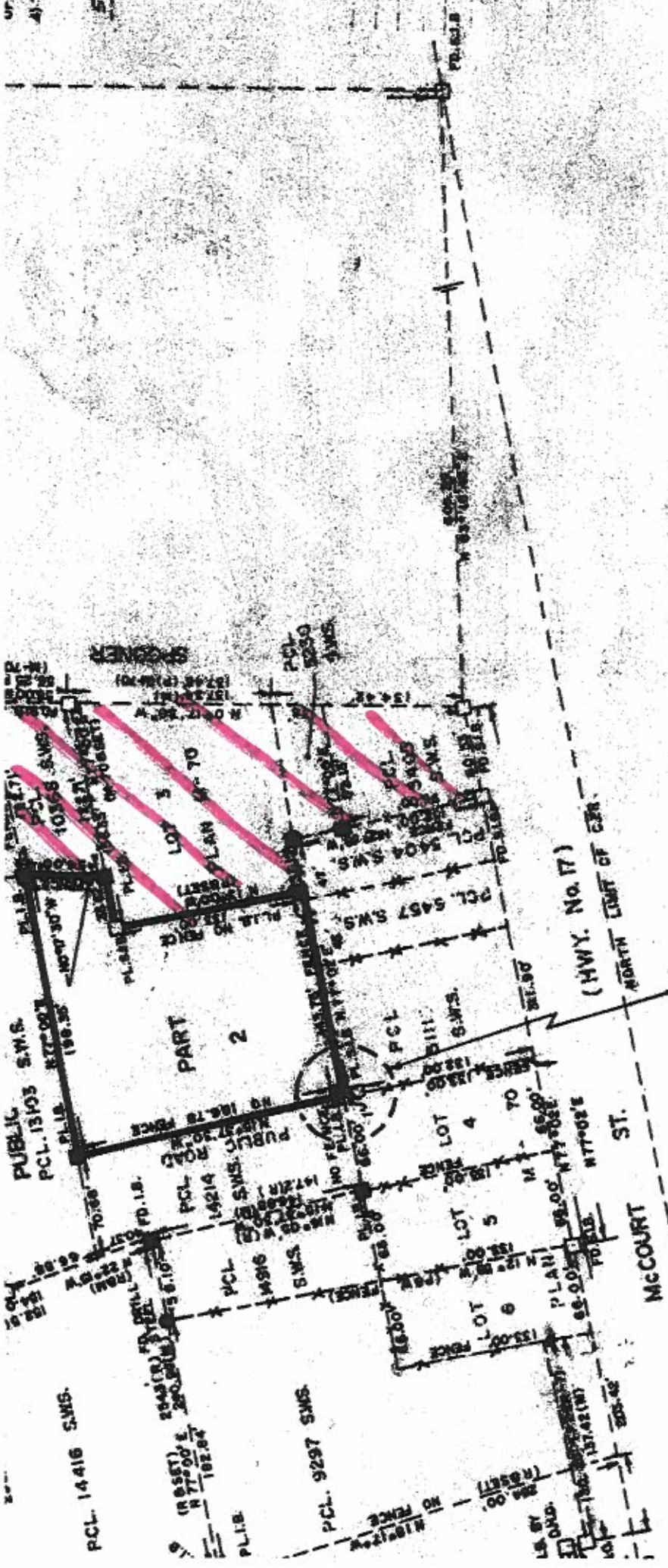
TRAVELLED

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)

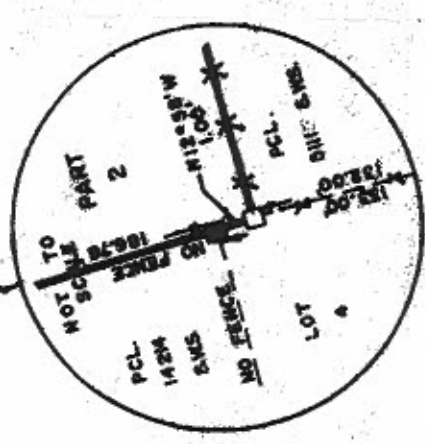
MCC
 HIC

UP SURVEY
 A) THAT THE SURVEY WAS COMPLETED ON THE 5th DAY OF
 5th Nov. 1960
 E. Lackstrom
 SURVEYOR
 LACKSTROMS O.L.C.

LEGEND
 [Symbol] PROPERTY MARKER ON LINE
 [Symbol] PUBLIC PROPERTY
 [Symbol] DENOTES 5/8" x 3/8" x 3/8" x 3/8" LOTS
 [Symbol] DENOTES DEPARTMENT OF HIGHWAYS OF ONT.
 [Symbol] DENOTES MEASURED
 [Symbol] DENOTES REGISTERED
 [Symbol] DENOTES PLAN
 [Symbol] DENOTES PLANTED
 [Symbol] DENOTES BOUND



PLAN AND FIELD NOTES OF SURVEY OF	
PART OF LOT 7	
CON. 1	
TOWNSHIP OF BALDWIN	DIST. OF SURBURY
SURVEYOR E. LACKSTROM	SCALE 1" = 100'
	DATE NOV. 5, 1960



E. LACKSTROM
 ONTARIO LAND SURVEYOR
 SURBURY