

Notice of Proposed Property Disposition

North Cowichan Municipal council gives notice that it intends to dispose of its fee simple interest in title to 11 proposed lots on Gilana Place. These lots are currently in the process of being subdivided and will be fully serviced with municipal water, sewer, hydro, telephone, cable, gas and sidewalks. As well, the lots are conveniently located near schools, recreational amenities, shopping, and public transit. Lots 1 - 6 are zoned R3-CH. This is a new zone that allows a detached "coach house" or "garden suite," as well as a single-family dwelling on each lot. Lots 7 - 11 are zoned R3 which allows a single-family dwelling on Lots 7 - 9, and a single-family dwelling, single-family dwelling with suite, or two-family dwelling on Lots 10 and 11. The lots range in size from 515 m² - 793 m².

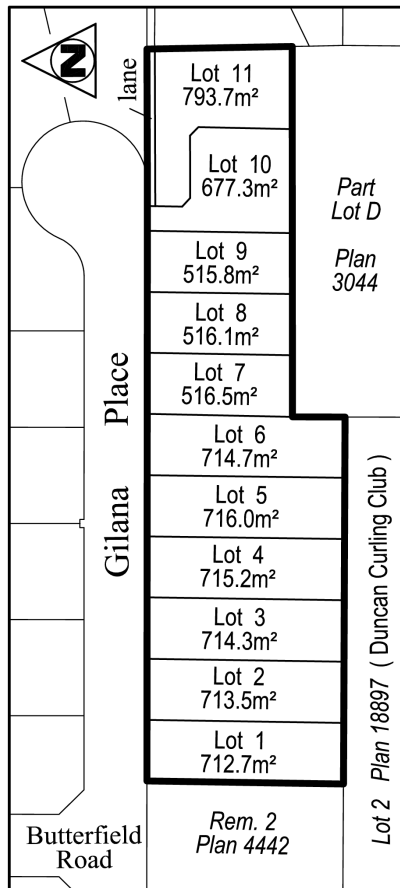
Lots 1 - 6 are offered for sale as a group. Respondents are invited to examine the land and zoning regulations carefully and to submit a proposed development concept and building scheme principles with their bid.

As a condition of the sale, a building scheme and shared driveway easements will be registered on each lot. Preference will be given to proposals that:

1. use shared driveways to maximize on-street parking;
2. retain existing trees in setback areas, where possible;
3. have front porches;
4. locate vehicular parking and garages with accessory dwelling units (coach houses) at the rear of the lot;
5. use the same finishing materials on the principal residences and accessory dwelling units;
6. give consideration to low impact development concepts related to storm water management.

Sealed bids on the asking price of \$799,000 will be received no later than 3:00 p.m., September 30, 2009, and must include a \$5,000 certified cheque (which will be returned if the offer is not accepted.)

Lots 7 - 11 are offered for sale individually at the following minimum prices: Lots 7, 8 and 9: \$110,000 each; Lot 10: \$125,000; and Lot 11: \$135,000. Individual offers for each lot must be accompanied by a \$1,000 certified cheque (which will be returned if the offer is not accepted). Sealed bids not less than the minimum lot prices will be received no later than 3:00 p.m., September 30, 2009.



This notice is given as required by section 26 of the *Community Charter*. This is not a request for expressions of interest. North Cowichan reserves the right to accept or reject any offers. A package containing more information on the lots is available from the Municipal Hall, or on the Municipal website: www.northcowichan.bc.ca. All bids must be clearly marked "**Gilana Place Lot Sale**" and delivered by the deadline to Mark Ruttan, Director of Administration, at the address below.

MUNICIPALITY of **North COWICHAN**

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