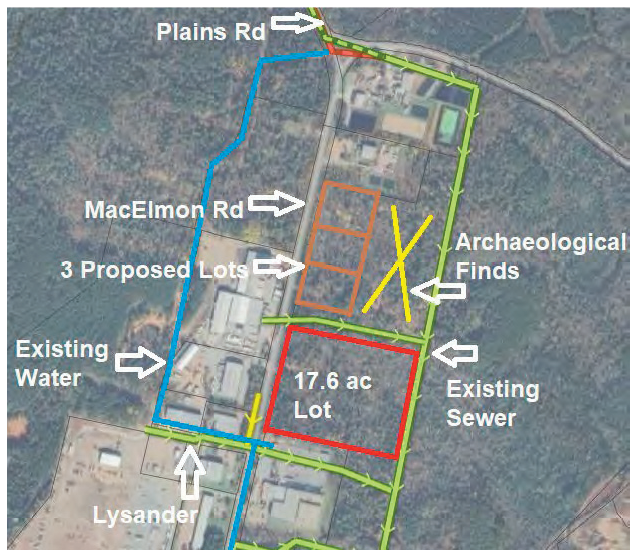


MacElmon Road Servicing Input Sought by County Council



Continued from page 1
 (note this would be reduced by \$10K to \$15K per lot should they exclude water services). Without municipal water service, these lots would be significantly less attractive for commercial development and may limit certain types of commercial business operations.

Based on commercial tax rates, potential annual revenue from the 17.6 acre lot ranges between \$102,600 and \$273,600, depending on the final design layout of the lot. Development of this lot is expected to begin in 2026.

Based on commercial tax

rates, potential annual revenue from the 3 proposed new lots is \$34,200 each or a total of \$102,600.

Current market demand is trending toward smaller lots (2-3 acres in size) with services and convenient highway access. It is expected that demand for these types of lots would be high.

Should Council wish to proceed with Option 1, the sale and development of the four properties along MacElmon Road is expected to result in the \$1.38 million investment being recouped through commercial tax revenue within five years.

OPTIONS

Council could elect to create the proposed 3 new lots and proceed with options 1, 2 or 3 for servicing

Council could elect to create the proposed 3 new lots with no services and continue with plans 100 metres of new watermain to service the existing 17.6 acre lot.

Council could place a hold on creating any new lots on

MacElmon Road and continue with plans for 100 metres of new watermain to service the existing 17.6 acre lot.

RESOURCES IMPLICATIONS

Council's approved capital budget only addresses a new 100 m section of waterline on MacElmon Road to service the existing 17.6 acre lot, at a budgeted cost of \$150,000.

Should Council elect to proceed with installation of

additional services on MacElmon Road, staff will include the numbers in the next revision of the Capital Budget.

Note that the Nova Scotia Regulatory and Appeals Board would need to approve any capital works related to the water system.

Servicing and sale of lots was reviewed with our Economic Development Officer. Servicing of MacElmon Road will facilitate lot sales in Debert and additional development in the area.

Staff recommend that the

lots be serviced as described in Option 2, with water and sewer being extended only as far as needed to reach the proposed 3 lots.

Boudreau's suggested motion for council's consideration and approval was "That Council Committee recommends to Council that the extension of services on MacElmon Road to service 3 proposed of MacElmon Road in Debert".



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2025

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ADMIT ONE

ITINERARY OF EVENTS

WEDNESDAY JUNE 25
 6:30pm
 Ice Cream Social
 The Lodge-1191 Plains Rd
 Extra parking at the Elementary School

THURSDAY JUNE 26
 4pm-7pm
 Laser Tag
 Extravaganza
 All ages welcome! Debert Days Field (the base)
 Rainy day spot...the Debert Fire Hall

FRIDAY JUNE 27
 9:30pm
 Debert Days Field Fireworks

SATURDAY JUNE 28
 11am-2pm
DEBERT DAYS BASH!!
 Debert Days Field -50/50 Draw
 -Live entertainment with Jackie Putnam
 -Kids games and prizes
 -Nova Foam Party (11am-1pm)
 -BBQ, refreshments and sweet treats
 -Face painting and glitter tattoos
 -Kids train and so much more!

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 -DACA
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 -Black River Properties

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 -Mark Webb
 -Onslow Belmont Fire Brigade