

Opposite Winchester plant

Delbec Industrial Park ready to go on east side of Brook Rd. North

The Delbec industrial park on Brook Road is the biggest industrial development planned by Hamilton township since Monsanto decided against the lakeshore east of Cobourg and Lucas Point plans were scuttled.

The Delbec industrial subdivision was finally completed last fall after three years of negotiations between the township and the company principals, William McKenzie and Cliff Holland.

The subdivision has been registered and is ready to proceed. The developers have plans for a \$1.5 million light manufacturing plant, as yet unnamed, on part of the 140 acre site. Until their arrangements are firm, however, they will not make them public.

Initially the industrial development involved 100 acres on the east side of Brook Road. A further 40 acres along the creek

have been zoned environmental protection.

The subdivision has four industrial lots. Two lots of about 12 acres each front on Brook Road and building permits would be readily available. The rear lots are about 35 acres each and they will involve construction of road access.

The subdivision will receive water from the extension to Winchester Western. Initially

the industries would have to be serviced by septic tanks and would thus have to be light water users. When the new sewage plant is constructed east of Cobourg the subdivision will be able to hook on to town sewers.

The industrial park is just outside the present boundaries of the town of Cobourg.