

Belledune

Industrial Park Expansion
Extension of Restigouche Street

Belledune Municipal Industrial Park

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Belledune's Industrial Park accommodates small to medium size industries. The park serves an important role in the development of the community and the economy of northern New Brunswick. It augments the Port of Belledune by providing land to industries that may require port services, but do not have to be located dock side. This is not a typical urban industrial park. The occupants usually require large areas to operate their business.

Benefits:

- Provides accessible land for small and medium size business
- Provides jobs
- Increase tax base and revenues
- Compliments and increases port activity
- Provides infrastructure for industries in the modular metal fabrication sector
- Supports the Provincial and the Federal Governments Action Plans by providing serviced areas for industries to develop

Belledune Municipal Industrial Park

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Current Occupants and Employment:

- Chaleur Saw Mills Associates, Lumber -Approximately 280 employees on site and in the woods.
- Shaw Resources, Wood pellets –Approximately 20 employees plus wood contractors
- Murphy Trucking, Contractor - Employment level varies.

Total Current Acres:

The park presently consists of +-250 acres of land of which approximately 100 acres are owned by industry, 50 acres are buffer zone and 100 acres remain as village property for sale in the park.

Belledune Municipal Industrial Park

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Assets and Attributes in Developed Area:

- Paved Streets
- Fire protection waterlines and hydrants
- Access to non potable process and sprinkler water supply (Xstrata)
- Rail Spur Line
- Common rail loading and receiving area
- 3 Kms for the port
- Adjacent to the CN Main line
- Easy and nearby access to Highway 11, +-4 Kms
- Sewage and potable water are the responsibility of the industry and usually consists of an approved septic tank and drainage system and a ground water well.
- No user or annual fees in the park.
- Access to 3 phase power supply.
- Abundant supply of electricity with a 450 MW electricity generating station 2 Km away
- Fresh water supplies from both Xstrata and NB power pipelines cross through the industrial park.
- Salt water from the Bay of Chaleur is always an option 1 Km from the Industrial Park

URGENT Industrial Park Expansion

- The municipality must expand its roads and services within the industrial park to accommodate new business proposals. We do not have an adequate amount of accessible land.
- Restigouche Street, the main entrance to the park abuts on to the park's rail spur line. The property beyond the spur line, approximately 70 acres, is owned by the Village of Belledune, but cannot be accessed without a proper rail road crossing.
- Belledune is currently seeking funding to extend the street across the rail spur line, continuing west +/- 300 m to the limits of Belledune's existing property where it will end at a cul-de-sac.
- The total cost to extend this street, according to engineering estimates is \$637,631.47 before tax.
- The village of Belledune hopes to partner with other levels of government to raise funds to improve access to the remaining industrial park .

Estimates & Options

Industrial Park Extension of Restigouche Street

Example 1 if funding is available

1. Full service road and rail crossing	<u>\$637,631</u>
Village portion at 50%,	<u>\$318,815*</u>
Village Portion at 25%,	<u>\$159,407</u>

* If funding is accessed for 50%

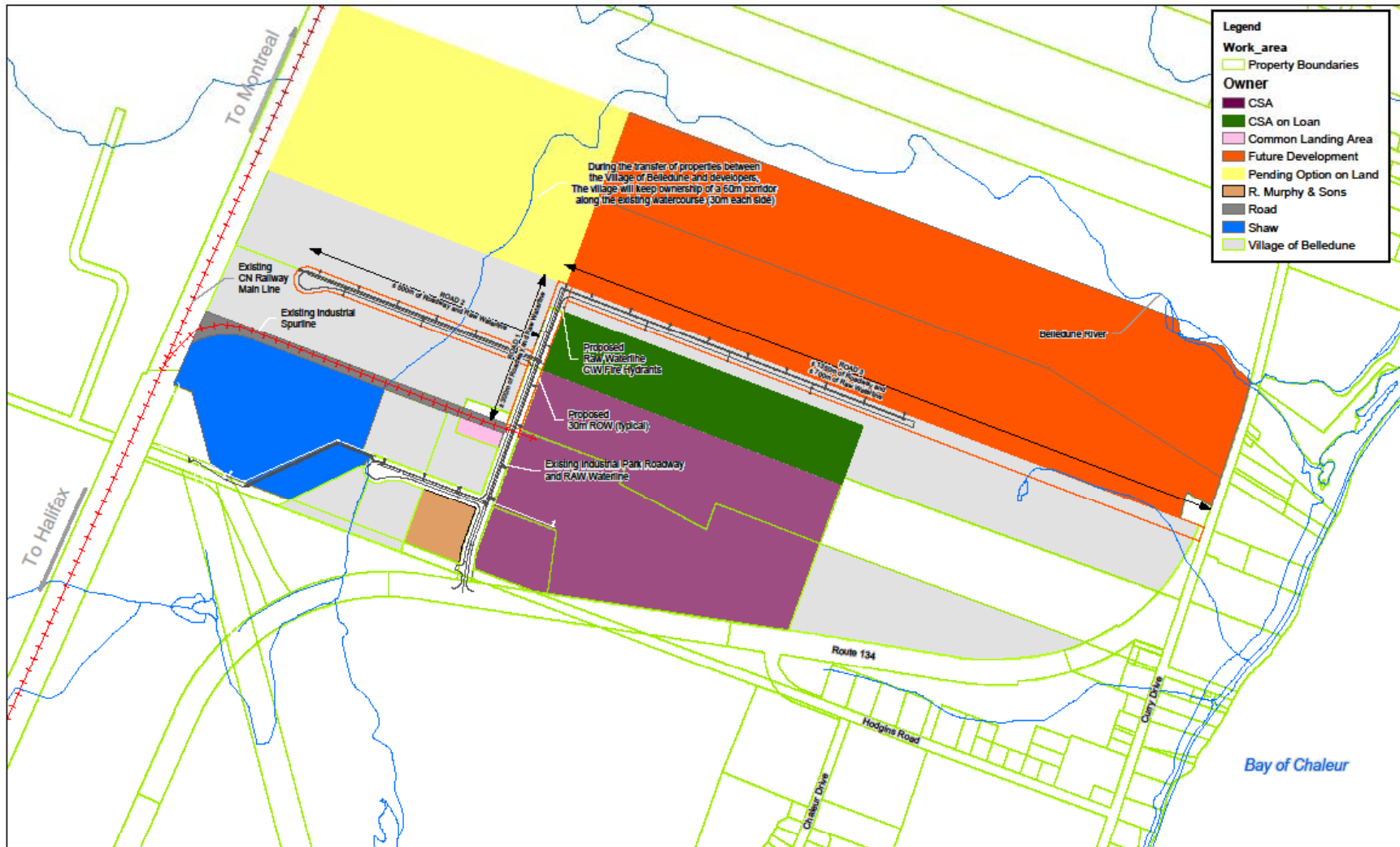
Options if no funding is available

2. Full service + Rail Crossing road less pave	<u>\$452,283</u>
or	
3. Road + Rail Crossing less pave and water main	<u>\$250,071</u>

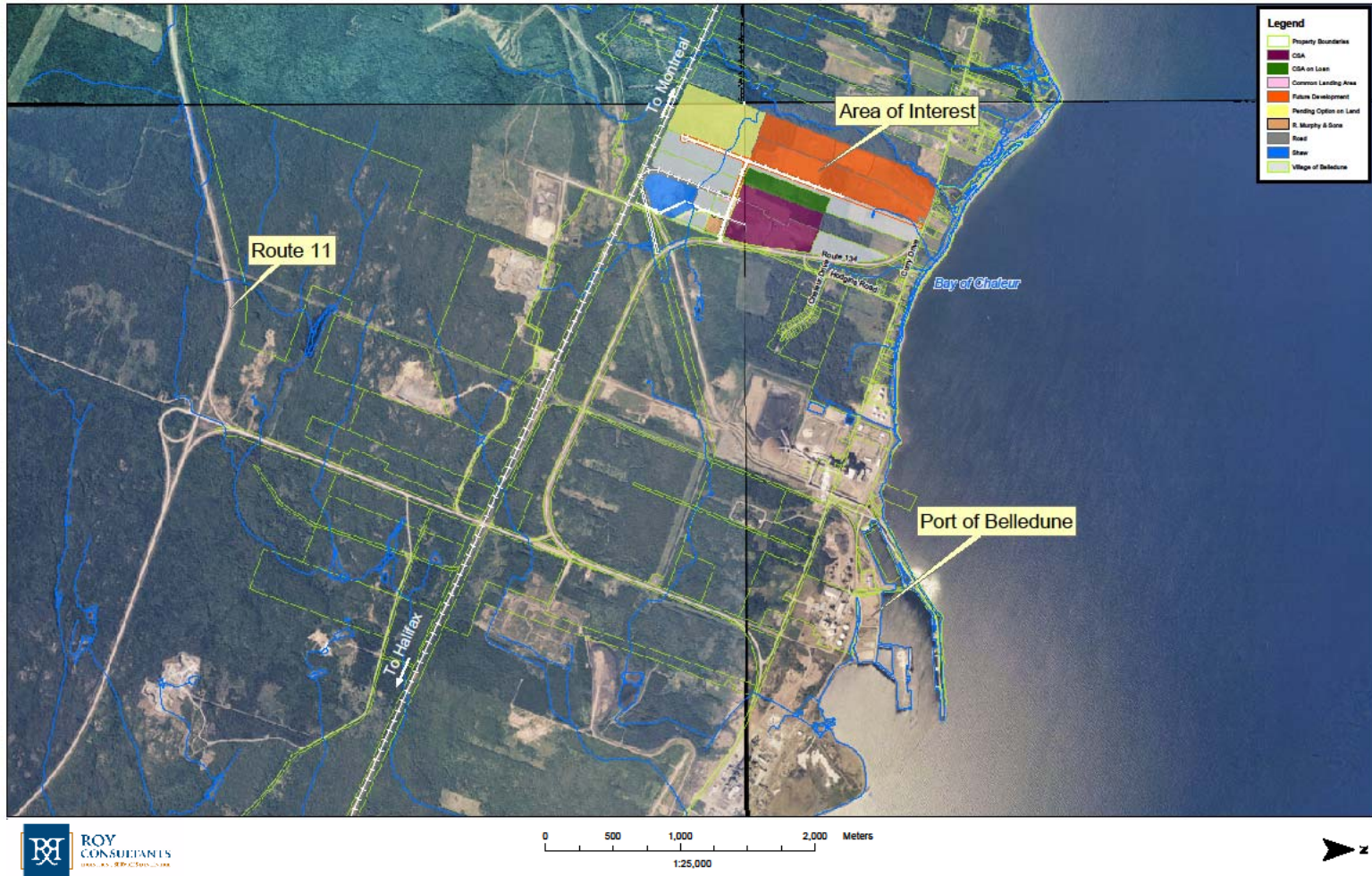
NOTE: ALL before tax estimates

- Add \$10,000 or \$20,000 (depending on our share) if we decide to install 3 phase power on Restigouche Street
Or \$40,000 if there is no shared funding.

Industrial Park Expansion



Industrial Park Expansion Zoom Out



Belledune Industrial Park

Restigouche Road extension 300m Rail crossing, water main and street



Let's Do It! We do not have access to our industrial park property without this extension

