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## McLennan News

DENCO Investment Group announces McLennan housing plans

**Kevin Laliberte: Express Staff. July 19, 2006**

A Stony Plain-based investment group has received the green light by the Town of McLennan to proceed with its proposed residential housing development plan in the community.

"Our company is extremely pleased to be directly involved in the future growth of this community," says Dennis Comeau, director and project manager for DENCO Investment Group a division of DENCO Shutdown Services Inc.

The announcement was made public July 10\* following a closed door meeting between McLennan town council, Comeau, and his brother, Richard Comeau to discuss final details of the housing development plan.

That plan revolves around the successful acquisition of 15 lots by the company within the municipality. They include three lots on Benoit Street, four on Hunter Street, two on MacMillan Ave., two on Bousfield Ave., and four in the trailer park area along 5th St.

Comeau says his company is committed to the value of localizing development dollars whenever possible to help strengthen the economy of the region. "We have looked at effective ways to involve local contractors and vendors to assist us in our overall goal of bringing quality, affordable housing to the community," says Comeau, adding that an alliance has been created with a yet-to-be-named local company to help achieve this goal.

The company meanwhile has outlined several goals and strategies coinciding with the residential housing development project, one of which involves a controlled building plan based on a systematic and structured process. That plan includes provisions for the clean up of these bare lots which involves carrying out the necessary preliminary landscaping/vegetation (trees) work in conjunction with the addition of individual residential housing units.

"One of our primary objectives is to ensure market stability and suitability for potential new residents. It's all about focusing our efforts on giving these modern homes an appealing "Want to live here" type atmosphere," Comeau explains.

Comeau says the residential housing developed project will be implemented in distinct phase beginning with four lots this fall.

Those lots will be developed as mobile homes ranging in dimensions from 16 to 20 feet in width and 76 feet in length. "We are creating a website which illustrates the lot dimensions and factory card specifications on all the units."

Preliminary cost estimated, meanwhile, for the 20-foot wide mobile homes will likely range between \$160,000 and \$180,000 while the 16-foot mobile homes will come in slightly less at a value of between \$150,000 and \$170,000. The majority of the remaining 15 lots will be developed as single family modular homes with and without basements.

All residential homes going up in the community are being constructed to modular-style standards and come complete with eaves, fireplaces, jetted tubs, appliances (stove, dishwasher, fridge, washer, dryer, microwave, dehumidifier fan to compensate for excess humidity), decks, double sewer lines and fenced yards. "All units will have the maximum amount of curb appeal"

Comeau says the architecturally controlled project will result in a number of significant benefits to the town, including increased growth and increased tax base revenue. The company also plans to construct a commercial branch office and shop in town within two years along Bousfield Ave. Town council formally approved the sale of a commercial lot to DENCO last week "Once we have an office and shop in place we can start development on the south-side lots. "We anticipate this to be carried out by the summer of 2009," Comeau adds.

Tammy Chavis, chief administrative officer for the town, says the municipality is currently awaiting an engineer's report pertaining to the costs of bringing services up to all of the lots. Those costs are expected to be passed on to the developer.

Comeaus says his company will maximize the use of its tree-planting program to complement efforts to save as many trees as possible in the land-clearing process, adding that local realtors are being sought to help market the mobile and modular homes.

"We need to strike an alliance with local real estate people to effectively market these units."

He adds that his company hopes to set the standard for residential home and mobile home construction in McLennan with the cooperation of other development companies. "We don't want to be viewed merely as the competition our goal is to work in tandem with other residential development companies to foster growth within the community."

For more information, call DENCO at 1-866-444-5614 and follow the appropriate prompts.

You can also check out the company on-line by logging on to the Internet at [tumblersales.com](http://tumblersales.com) or [dencogroup.com](http://dencogroup.com).

[Housing development projects gain momentum in McLennan](#)  
[By Kevin Laliberte. July 19,2006](#)

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