

FOR SALE

2040 LAVAL STREET

BOURGET, ONTARIO

**DRAFT PLAN APPROVED
RESIDENTIAL SUBDIVISION**

~69.485 ACRES

\$5,500,000

2040 LAVAL STREET

BOURGET, ONTARIO

EXECUTIVE OVERVIEW

2040 LAVAL STREET, BOURGET, ONTARIO

Cushman & Wakefield Ottawa (the “Advisor”), on behalf of Clarence-Rockland Development Limited Partnership (the “Vendor”), is pleased to offer for sale 2040 Laval Street, Bourget, Ontario (the “Property”).

The Property comprises ~69.485 acres of residential development land situated within the community of Bourget in the City of Clarence-Rockland. The Property has advanced through the municipal planning process, with draft plan approval issued for a proposed residential subdivision, subject to the applicable conditions of approval.

The current development concept contemplates 88 freehold residential lots intended for detached dwellings and a dedicated seniors’ townhouse condominium block capable of accommodating 32 bungalow-loft units. Together, the proposed development provides for 120 residential units.

The Property is conveniently located ~35 minutes from Ottawa’s downtown core, 16 minutes from Highway 417, and ~20 minutes from both Rockland and Casselman, providing access to employment, retail, services and regional transportation connections.

A significant amount of planning, engineering and technical work has been completed to date, providing purchasers with a well-advanced framework for the future development of the Property.

~69.485

ACRES

88

FREEHOLD
LOTS

32

SENIORS’
UNITS

120

TOTAL UNITS



INVESTMENT HIGHLIGHTS

ADVANCED PLANNING STATUS

The Property has received draft plan approval from the City of Clarence-Rockland, subject to the applicable conditions of approval, significantly advancing the subdivision through the municipal planning process and reducing entitlement risk for a prospective purchaser.

DEVELOPMENT OPPORTUNITY OF SCALE

The ~69.485-acre site provides a meaningful residential development opportunity capable of supporting a multi-phase construction and sales program.

DEFINED DEVELOPMENT PROGRAM

The approved development concept comprises 88 freehold residential lots together with a dedicated seniors' townhouse condominium block designed to accommodate 32 bungalow-loft units, providing a diversified residential offering of 120 units.

MUNICIPAL WATER AVAILABILITY

The development is intended to be serviced through the extension and looping of the existing municipal water system from Laval Street and Marcil Road, with engineering analysis confirming sufficient capacity to support the proposed development.

DIVERSIFIED HOUSING OFFERING

The proposed development combines detached homes with a dedicated seniors' townhouse component, creating a complementary housing mix with flexibility in development and phasing.



**A WELL-ADVANCED
RESIDENTIAL
DEVELOPMENT
OPPORTUNITY**

PROPERTY OVERVIEW

The Property comprises ~69.485 acres of vacant residential development land located at 2040 Laval Street in Bourget, within the City of Clarence-Rockland. The site is primarily cleared land and is situated east of Marcil Road and south of Laval Street.

The current development concept contemplates 120 residential units, including 88 detached residential lots and a 32-unit seniors' townhouse condominium component.

The Property is zoned RV1-h – Village Residential First Density Holding and has received draft plan approval for a residential subdivision, providing a well-advanced framework for future development.

SITE DETAILS

PIN	690340599
LEGAL DESCRIPTION	PART LOT 21 CONCESSION 5 CLARENCE, BEING PART 1 PLAN 50R-11575 CITY OF CLARENCE- ROCKLAND
MUNICIPAL ADDRESS	2040 Laval Street, Bourget, Ontario
TOTAL AREA	~69.485 acres
ZONING	RV1-h – Village Residential First Density Holding

DEVELOPMENT OVERVIEW

DEVELOPMENT CONCEPT

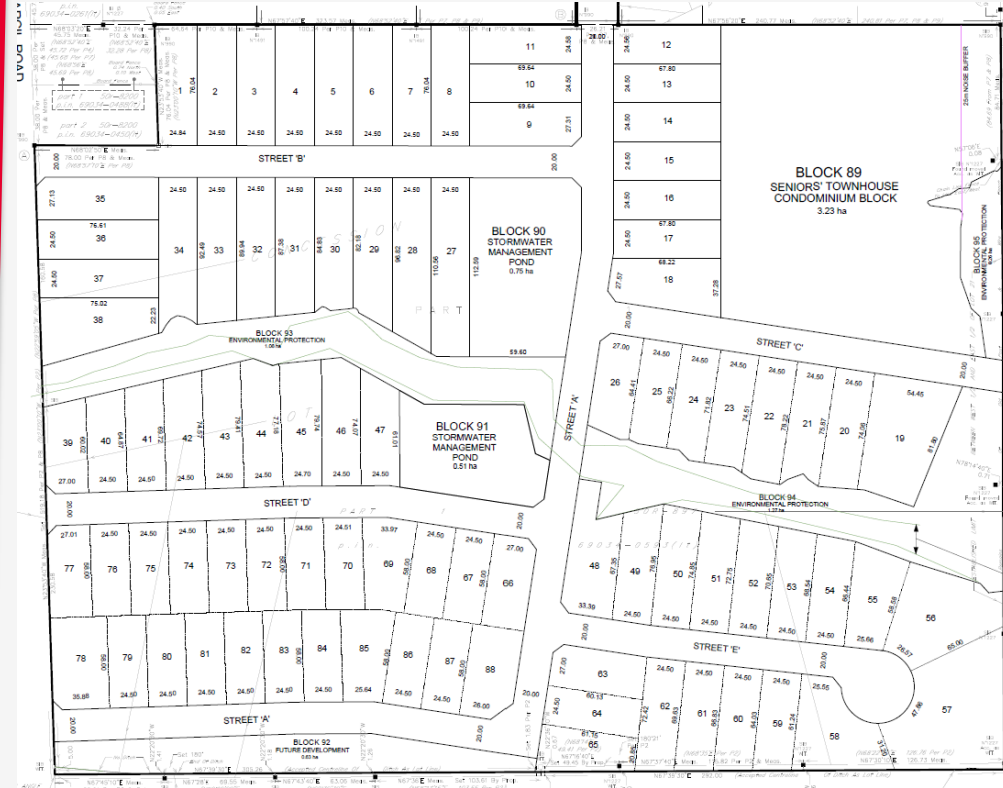
The current draft plan contemplates 88 freehold residential lots intended for detached dwellings and a dedicated ~8.0-acre seniors' townhouse condominium block designed to accommodate 32 bungalow-loft units, providing a total development concept of 120 residential units. The detached lots have been designed with a minimum lot area of ~0.35 acres to support the proposed low-density housing form and private wastewater servicing.

SERVICING

Municipal water is proposed through the extension and looping of the existing watermain system from Laval Street and Marcil Road. As municipal sanitary sewer service is not currently available in Bourget, the detached lots are intended to use individual private septic systems, while a communal private wastewater system is proposed for the seniors' condominium block. Stormwater would be directed through the proposed subdivision infrastructure to the north and south stormwater management ponds.

RV1-H ZONING

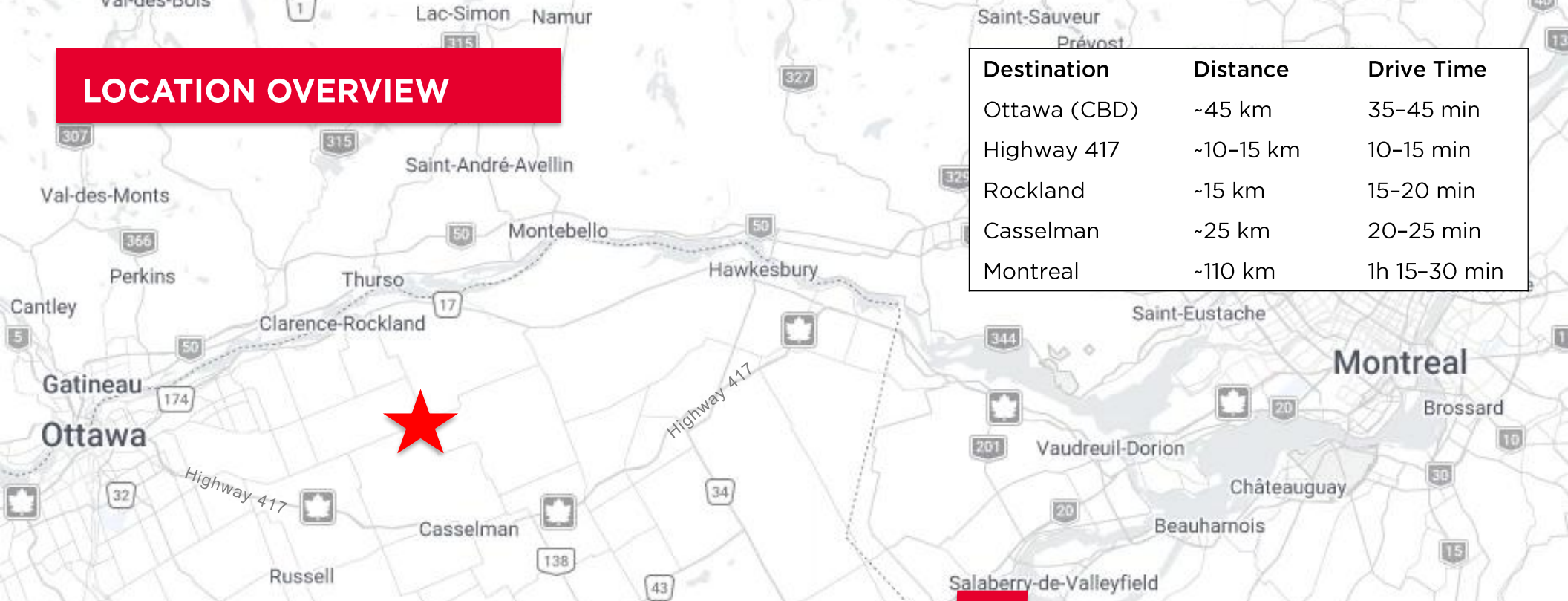
The Property is zoned RV1-h - Village Residential First Density Holding, which supports low-density residential development, including detached homes and the proposed seniors' townhouse component.



CURRENT DRAFT PLAN

88	32	~0.35 ac	120
FREEHOLD LOTS	SENIORS' UNITS	MIN. LOT AREA	TOTAL UNITS

LOCATION OVERVIEW



BOURGET

Bourget is an established rural village within the City of Clarence-Rockland, surrounded by agricultural lands, residential neighbourhoods and local commercial uses. The Property is ~20 minutes from both Rockland and Casselman, 16 minutes from Highway 417 and 35 minutes from downtown Ottawa, providing convenient access to employment, shopping, services and regional amenities.

Within Bourget, residential and commercial activity is concentrated along Laval Street and Champlain Road, the community's primary thoroughfare. Rockland, the principal urban centre within Clarence-Rockland, offers a broad range of grocery stores, restaurants, retail and professional services, schools, healthcare facilities, recreational amenities and waterfront parks along the Ottawa River.

Casselman is a growing employment and logistics hub along Highway 417, anchored by Ford's ~500,000 SF parts distribution centre, which serves the company's Ontario and Quebec markets. The facility has been operating since 2023 and reinforces the area's appeal for regional investment, employment and residential growth. Together, Rockland, Casselman and nearby Ottawa provide Bourget residents with access to established employment centres and a wide range of urban amenities while maintaining the character of a smaller rural community.

2040 LAVAL STREET, BOURGET, ONTARIO

DEMOGRAPHICS

ROCKLAND/CUMBERLAND

26,505
POPULATION

13,880
LABOUR FORCE

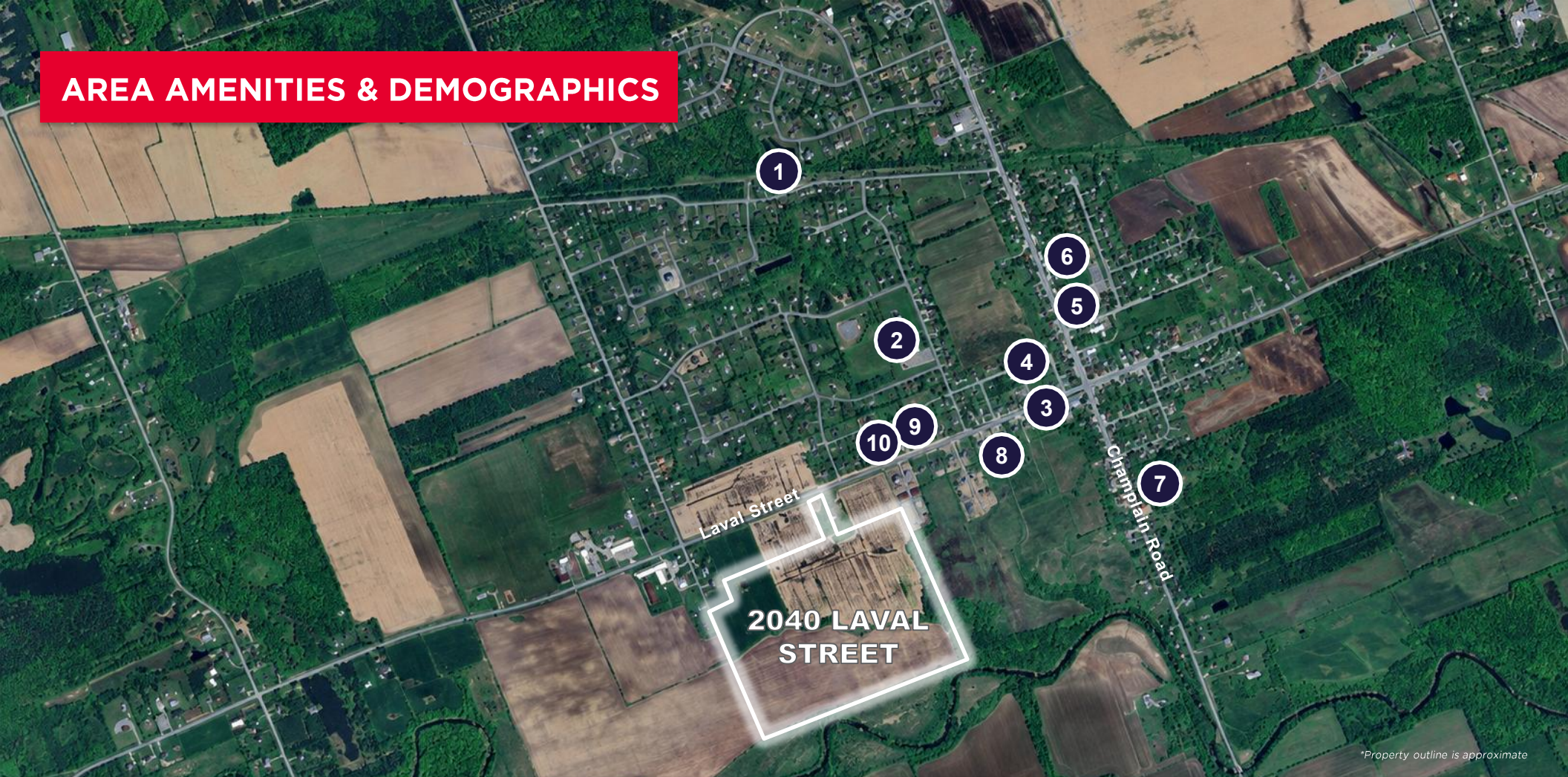
43.2
MEDIAN AGE

8.1%
POPULATION GROWTH
2016-2021

\$117,800
AVERAGE HOUSEHOLD
INCOME

10,316
TOTAL HOUSEHOLDS

AREA AMENITIES & DEMOGRAPHICS



LOCAL AMENITIES

1. Bourget Train Station — Café, bike rentals & office space (opening 2027)
2. Bourget Community Centre
3. Mike DEAN Local GROCER – Bourget
4. Pharmasave Bourget Pharmacy
5. Clarence-Rockland Public Library - Bourget branch
6. Sacred Heart Catholic Elementary School
7. Ramigab Resto-Bar
8. Clarence-Rockland Fire Services - Fire Station 1
9. Centre de santé communautaire de l'Estrie
10. Bourget Home Hardware

FOR SALE

2040 LAVAL STREET

BOURGET, ONTARIO

EXCLUSIVE ADVISORS

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