



**2,020 ACRE MASTER PLANNED SITE  
BROWNSBURG-CHATHAM LACHUTE,  
ARGENTEUIL REGION,  
QUEBEC, CANADA**




# Executive Summary

This briefing outlines the development potential, site background, and a compelling opportunity for a builder-developer to lead or partner on the buildout of a ±2,020-acre master-planned community located between Montreal and Ottawa, in Brownsburg-Chatham / Lachute (Argenteuil region), Québec. With a pre-approved 2008 resort-style masterplan featuring 1,465 residential units (potential for more), the site aligns closely with the recreation-resort lifestyle vision for retirees and first time home buyers. With over 2,000 acres of scale, existing zoning, and regional infrastructure in place, this is a rare chance to bring a legacy resort-living destination to life in Québec.

# Site Overview

- **Location:** Brownsburg-Chatham / Lachute, Argenteuil MRC, Québec
- **Total Land:** ±2,020 acres (21 consolidated parcels)
- **Zoning:** A mix of residential, environmental protection, and mixed-use designations as per the 2008 approved masterplan
- **Ownership:** Privately owned by the same family for over 20 years, with full control enabling a streamlined path to entitlement reactivation and phased development
- **Access:** Strategically positioned between Montreal and Ottawa, with direct access to the Lachute substation and key regional infrastructure
- **Power:** Close proximity to Hydro-Québec's Carillon Generating Station, supporting long-term electrification and sustainable community growth

**Drone Video** <https://vimeo.com/1063248828>

An aerial photograph showing a vast, dense forest of green trees stretching to the horizon under a clear blue sky. The text is overlaid in the center of the image.

**À VENDRE / FOR SALE**

Projet de développement / Development Site  
2,020+ ACRES



An aerial photograph of a vast forested landscape. A large, irregularly shaped section of the forest has been cleared, revealing a brown, textured ground surface. This cleared area is surrounded by dense green trees. The text is overlaid on the cleared section.

**À VENDRE / FOR SALE**

Projet de développement / Development Site  
2,020+ ACRES

BROWNSBURG-CHATHAM LACHUTE, QUEBEC







# FUTURE POTENTIAL HIGH SPEED RAIL

MONTREAL, OTTAWA, QUEBEC CITY CORRIDOR





# FULLY CONSOLIDATED 21 PARCELS

CLOSE TO LACHUTE AIRPORT AND SUBSTATION





**À VENDRE / FOR SALE**

Projet de développement / Development Site  
2,020+ ACRES

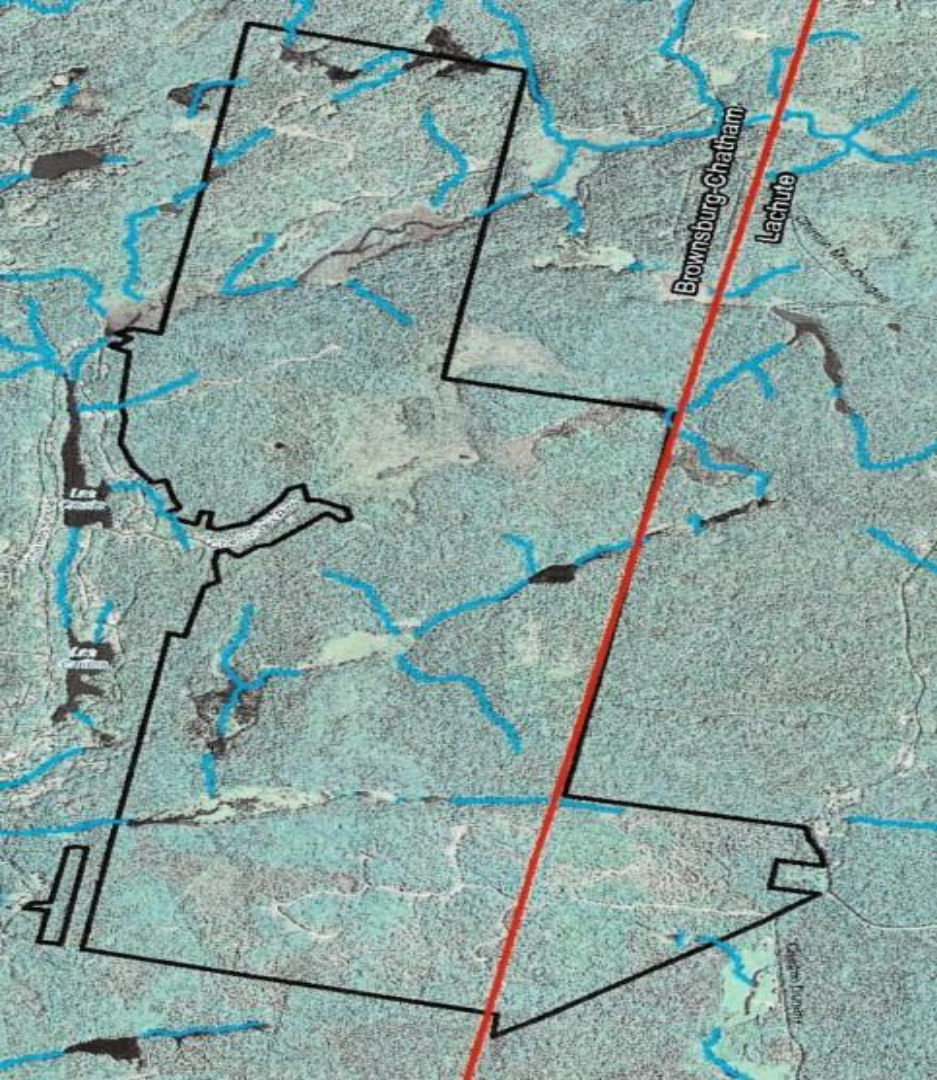
PROXIMITY TO HYDRO QUEBEC'S CARILLION  
GENERATING STATION











## Land Facts – Overview

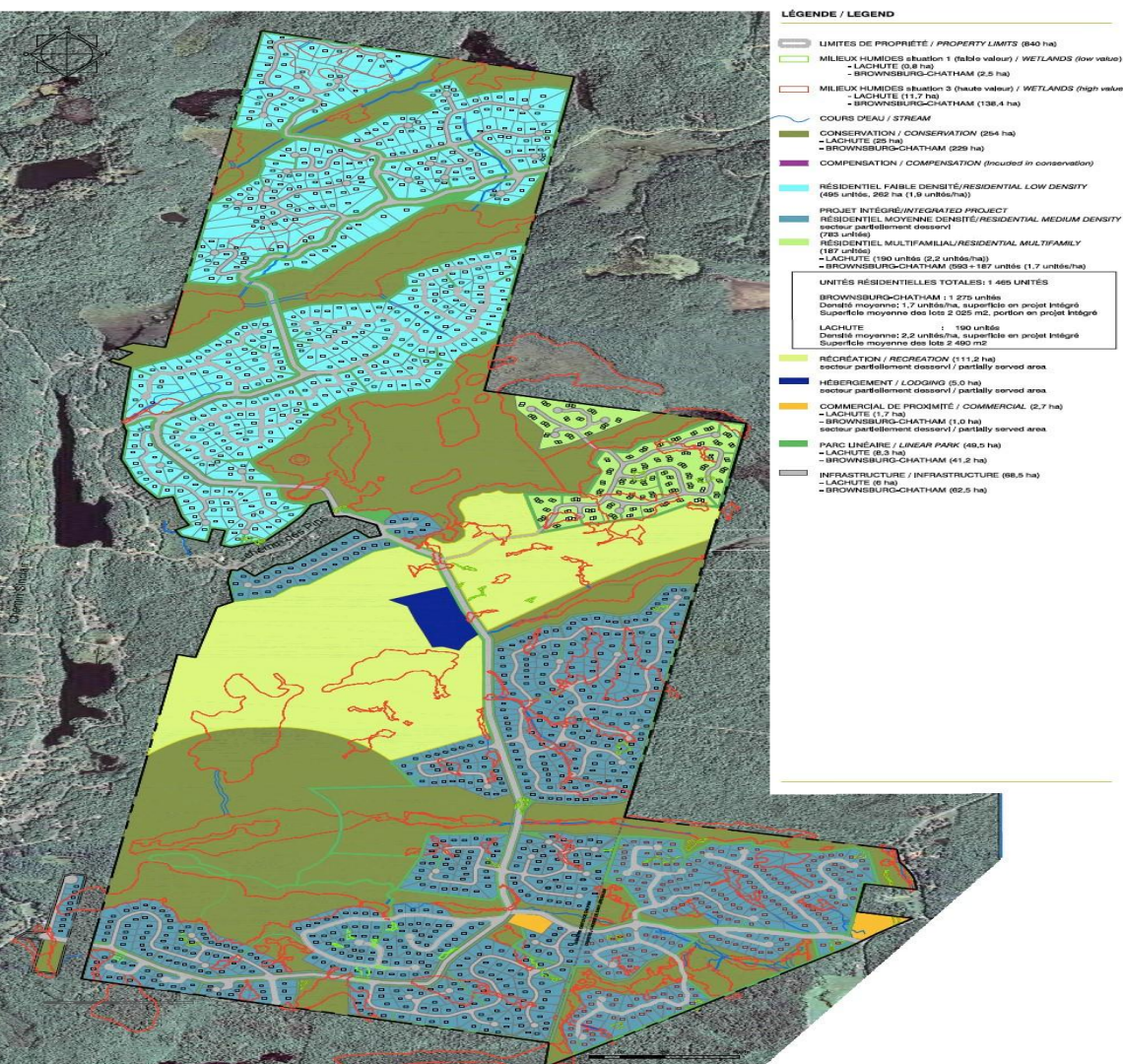
**21 consolidated parcels**

**Total area:** 2,020 acres

**Location split:** ~90% in **Brownsburg-Chatham**, ~10% in **Lachute**

**Strategic access to Highway 50** and key regional infrastructure

**Zoning ready** based on 2008 masterplan



# Land Use

**Dark Blue** - Hotel/Lodging

**Yellow** - Golf Course/Recreation

**Green** - Multifamily

**Turquoise** - Medium Density

**Blue** - Low Density

**Orange** - Commercial

**Dark Green** - Parkland/Conservation/Wetlands

# Current Land Use Plan - Approved 2008

**Total Property:** 2,080 acres (21 consolidated parcels)

**Residential:** 647 acres (31.11%)

- Low Density: 495 units (Single Family)
- Medium Density: 783 units (Townhomes)
- Multifamily: 187 units (Apartments)

• **Location Breakdown:**

- Lachute: 190 units
- Brownsburg-Chatham: 780 units
- Total Units: 1,465 units

**Recreation (Golf Resort):** 275 acres (13.22%)

**Industrial:** 169.3 acres (8.14%) • Location Breakdown: ○ Lachute: 14.8 acres ○ Brownsburg-Chatham: 154.5 acres

**Hotel, Resort & Lodging:** 12.36 acres (0.59%)

**City Centre Commercial:** 6.67 acres (0.32%)

**Conservation:** 627.6 acres (30.18%)

**Parks:** 122.3 acres (5.88%)

**Environmental (Wetlands and Additional Conservation):** 41.7 - 367.4 acres •

**High Wetlands:** 11.7 - 138.4 acres (0.56% - 6.65%) •

**Low Wetlands:** ○ Lachute: 0.8 acres ○ Brownsburg-Chatham: 2.5 acres • Additional Conservation: 25 - 229 acres (1.20% - 11.01%)



# Masterplan Snapshot – Lifestyle Community Vision

This 2,020-acre masterplan is designed to be a self-contained lifestyle community modeled after recreation-resort style developments, blending housing, nature, recreation, and hospitality.

- 1,465+ residential units across low, medium, and multi-family zones (potential for much more)
- 250+ hectares of green space including parks, wetlands, and conservation areas
- Dedicated hotel/lodging area suitable for resort, wellness, or golf retreat
- Local commercial zones to support convenience retail and services
- Fully integrated infrastructure and trail networks
- Designed for walkability, seasonal living, active retirees, and year-round residents

A turnkey resort-style village surrounded by nature, ready for phased development.

# Regional Housing & Population Snapshot

“Average Lachute home price: \$375K (2024)”

“Population 65+ to grow 22% in Argenteuil by 2030”

“CMHC flags Laurentians as a housing pressure zone”

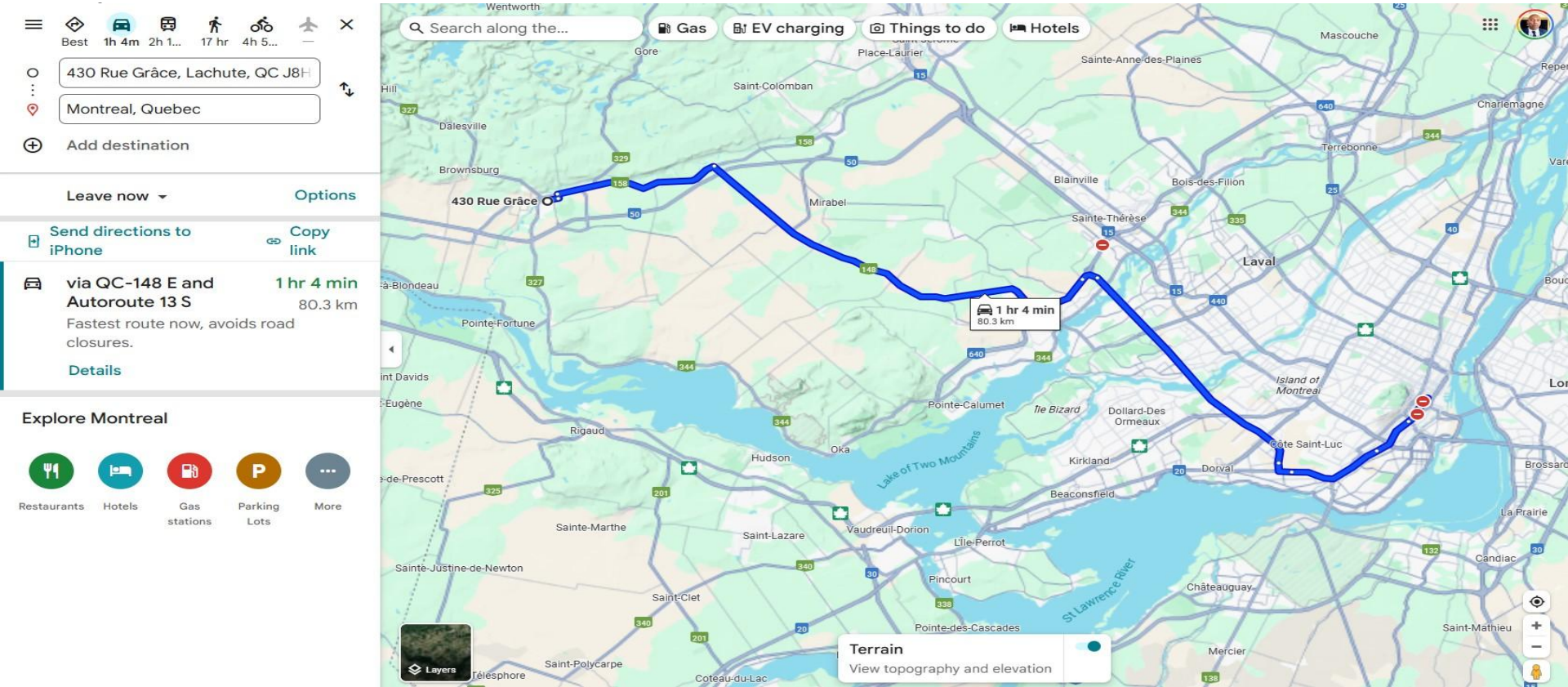
## Demographics & Population Trends

- **Population (2021):** 33,455
- **Growth (2016–2021):** +6.1%
- **Notable Shift:** Seniors (65+) now represent **28.2%** of the population, up from 25.6% in 2016 – rapidly aging demographic base.
- **Urban Migration:** Influx of retirees and telecommuters from Greater Montreal.



# Location & Travel Times

- **Montreal:** ~82 km northwest — approximately **55–60 minutes** via Autoroute 50.
- *(Google Maps screenshot to illustrate strategic central corridor—ideal for dual-city access)*



# Location & Travel Times

- **Ottawa:** ~95 km southeast — approximately **1 hour 15 minutes** via Autoroute 50 and Route 148.
- *(Google Maps screenshot to illustrate strategic central corridor—ideal for dual-city access)*

Google Maps interface showing travel options from 430 Rue Grâce, Lachute, QC J8H1 to Ottawa, Ontario.

Search along the... Gas EV charging Things to do Hotels

430 Rue Grâce, Lachute, QC J8H1

Ottawa, Ontario

Add destination

Leave now Options

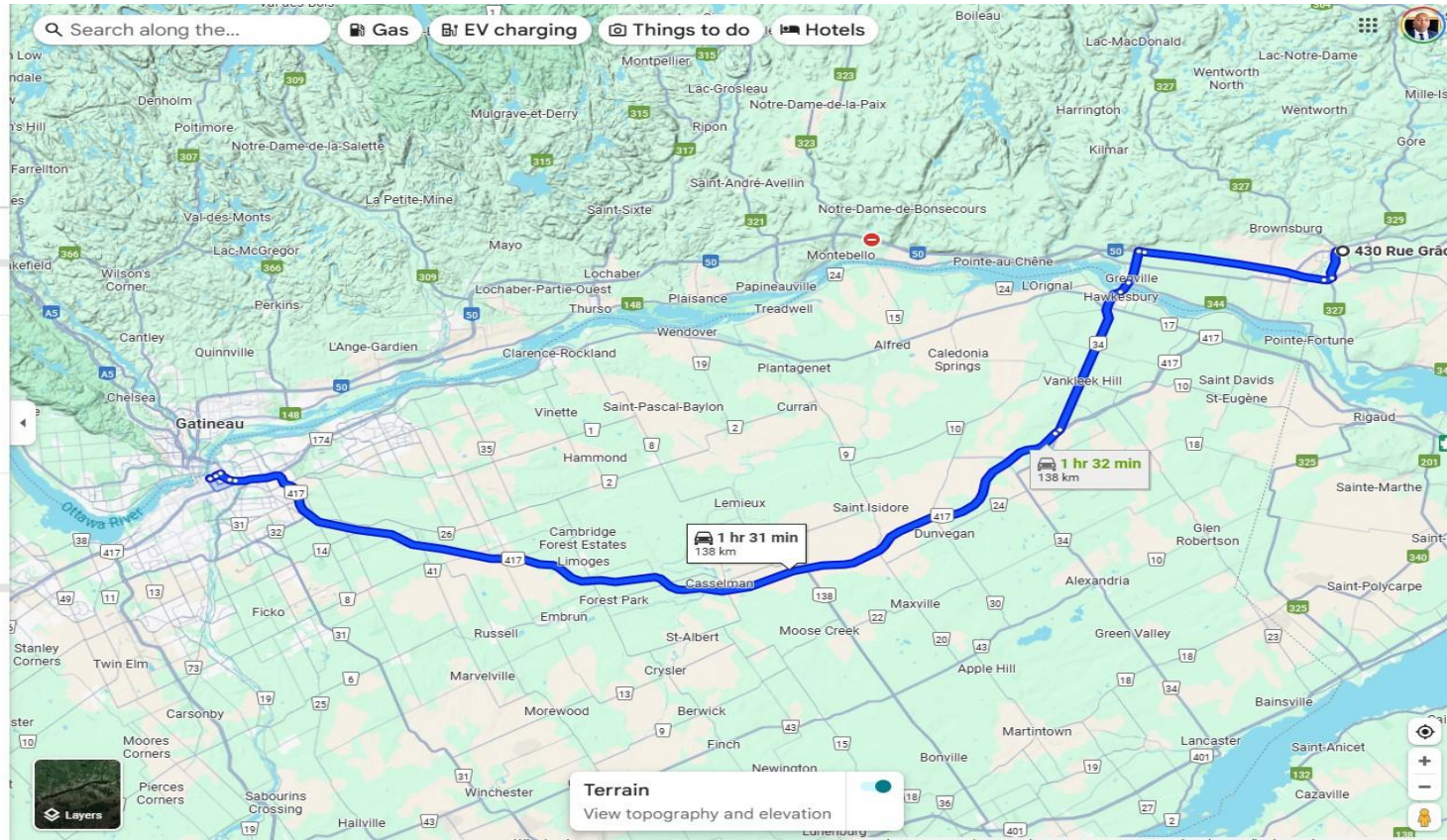
Send directions to iPhone Copy link

via Trans-Canada Hwy/ON-417 W **1 hr 31 min** 138 km  
Fastest route now, avoids road closures on Autoroute 50.  
Details

via ON-34 S and Trans-Canada Hwy/ON-417 W **1 hr 32 min** 138 km

Explore Ottawa

Restaurants Hotels Gas stations Parking Lots More



# Tourism, Amenities & Recreation Highlights

- **Skiing:** Mont Avalanche (15 min), Mont Tremblant (under 1 hr)
- **Golf:** Club de Golf Lachute (10 min), Carling Lake (25 min)
- **Water:** Ottawa River (15–20 min), Lac Carling & Lac des Écorces (15–25 min)
- **Outdoor:** Argenteuil trails, camping, hiking, biking, hunting nearby
- **Argenteuil MRC:** Aging population, rising demand for affordable housing
- **Nearby amenities:** IGA grocery, SAQ, hospital
- **Tourism Growth:** Laurentians regional tourism value ↑ 18% YoY post-COVID

# Argenteuil Region Profile

## PEOPLE & WORKFORCE

- Population ~34,000 across Argenteuil MRC
- Bilingual, aging, and family-oriented demographic
- Local workforce skilled in construction, tourism, healthcare, and trades
- **Workforce Catchment:** Within 90 min of 4M+ people (Montreal + Ottawa)

## LIFESTYLE & AMENITIES

- Surrounded by golf courses, ski resorts, cross-country trails, lakes, and forests
- Home to Lachute Golf Club, regional hospital, and annual fairgrounds

## ECONOMIC OPPORTUNITY

- Growing demand for housing, jobs, and modern amenities
- Infrastructure in place: clean hydro power, highways, schools, regional services
- Supported by municipal leadership and MRC Argenteuil for housing, jobs, and tourism growth
- Quiet, safe communities with strong community pride and civic engagement

**Argenteuil region includes the municipalities of Lachute, Brownsburg-Chatham, Grenville, Grenville-sur-la-Rouge, Harrington, Wentworth, Saint-André-d'Argenteuil, Mille-Isles, and Gore.**



# Entitlement Framework

## Key Entitlements Required (Reactivate + Expand)

Entitlement Area	Status / Notes
<b>Masterplan Reaffirmation</b>	2008 plan approved; may require update or formal reaffirmation from MRC
<b>Subdivision Approval</b>	Needed per phase; parcels can be modularized
<b>Environmental Review</b>	Green corridors already defined; mitigation strategy ready
<b>Utility Servicing Plan</b>	Initial engagement with Hydro-Québec + regional municipality
<b>Road &amp; Access Planning</b>	Spine road grid can mirror Meaford-style integration
<b>Community Consultation</b>	Strategic First Nations & local government engagement ongoing
<b>Permitting Cycle</b>	Accelerated path possible due to 2008 precedent

**This site benefits from significant entitlement de-risking due to its 2008 master plan approval**

# Strategic Alignment

**Ownership Control:** Entirely private, ideal for phased land-lease rollout

**Target Buyers:** Retirees, first-time buyers, and multigenerational families

**Build Style:** Modular and factory-built homes with 3–4 month delivery

**Community Design:** Golf course setting, mixed housing, village centre, trails, and greenspace

**Amenities:** Clubhouse, wellness paths, recreational spaces, and lodging/hospitality components

**Product Mix:** Primarily single-family and bungalow/townhomes, with small commercial/live-work nodes

**Zoning Match:** In line with Meaford and Lakehaven models; scalable to Québec planning

**Government Support:** Consistent with provincial affordability and housing mandates

# Opportunity

- **Québec Entry Point:** Flagship project for province-wide expansion
- **Scale:** Potential for 2,500–3,000 units or more in stages
- **Cost Advantage:** Favorable land economics with modular build support
- **Tourism Synergy:** Lodging and golf course integration for lifestyle appeal
- **Political Backing:** Strong signals from Hydro-Québec and local authorities
- **Community Uplift:** Includes Indigenous partnerships and local job creation
- **Long-Term Yield:** Stable lease revenue with rising home equity for residents



# Strategic Policy Alignment

- Québec's *Plan d'action en habitation 2022–2025*
- Canada's *Housing Accelerator Fund*
- CMHC's recognition of land-lease as attainable ownership

# Lifestyle Anchors – Golf, Wellness, Lodging

Masterplan Designed as part of the “**Lifestyle Ecosystem**”:

- Existing 275 acres golf resort zoned (already approved)
- Lodging/hotel 12 acres – potential for retirement suites or boutique resort
- Trails, parks, recreation = marketable for active retirees and young familie



















Lachute  
Rue Principale

254 1,2 km

100  
60



# Strategic Value

**Central Corridor Advantage:** Positioned midway between Montreal and Ottawa, enabling access to a combined market of ~4 million residents within easy commuting distance.

**Lifestyle Appeal:** Seamlessly integrates a golf course setting, hospitality (hotel/lodging), wellness amenities, and mixed housing—strong synergies with retirement and recreation community model.

**Investment Positioning:** High-impact visual assets and location data reinforce the compelling investment narrative for a compelling investment thesis.

# Deal Structure & Ask

**Seeking:** \$60M outright / \$30,000 per acre

**Structure:** Outright sale or JV with masterplan leadership

**Timing:** Ready for closing within 90 days or a timeframe agreed by both parties.

# Conclusion

The Brownsburg-Chatham / Lachute opportunity is ideally suited for a builder-developer ready to deliver a bold, recreation-oriented masterplan. With entitlements already in place, over 2,000 acres secured, and strong alignment with both provincial and federal housing priorities, this site offers a fast-track path to launch a flagship Québec community. The groundwork is laid — what's needed now is the right team to bring the vision to life and lead in one of the most promising growth corridors in the province.

## **Prepared By:**

Sukh Johal  
Real Estate | Political Strategy | Development Partnerships

Cell: 604-783-4552

Email: [sukhjohal@gmail.com](mailto:sukhjohal@gmail.com)

[SUKHJOHAL.COM](http://SUKHJOHAL.COM)

**2008 MASTER PLAN SITE APPROVED  
BROWNSBURG-CHATHAM, LACHUTE**

**ARGENTEUIL MRC**

**QUEBEC**

