



PLANNING A COMMERCIAL VENTURE?

Lantier
awaits
you!

INVESTOR'S GUIDE



A BUSINESS OPPORTUNITY AWAITS YOU HERE!



From left to right: Noël Lanthier, Carole Bélanger Dussault, Denis Godmer, Marie-Josée Leroux, Ronald Pilon, Richard Forget (mayor), Francine Carignan

Just fifteen minutes from Sainte-Agathe-des-Monts, Lantier is a natural jewel in the Laurentians, nestled among lakes, mountains, and exceptional biodiversity, all contributing to its residents' quality of life. Lantier offers a dynamic living environment where people are actively involved in their community and enthusiastically promote its development.

Sustainable land use planning is key to Lantier's vitality, so we ensure that each of our development projects is environmentally friendly, meets real needs, and contributes to the social and economic vitality of our community.

These sustainable development principles are fundamental to our project to create a commercial complex in Lantier, a key component of our 2017-2027 strategic plan. To harmoniously integrate this project into its environment and stimulate the local economy, we have linked it to a special planning program (SPP).

We aim to carry out this bold project with investors like you who share our vision and wish to benefit from this opportunity to develop a local commercial offering that will meet our community's existing needs.

You will find further details about our project in the following pages. If they pique your interest, we invite you to meet with our project manager in Lantier.

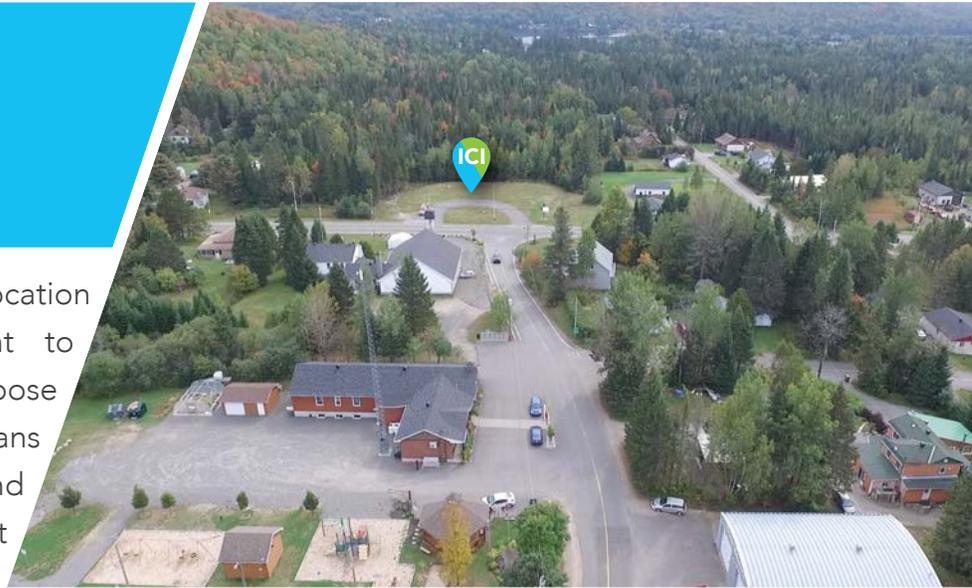
We look forward to hearing about your commercial venture.

Municipal Council

BUILDING A COMMERCIAL COMPLEX

Are you looking for a magnificent location in a beautiful natural environment to launch your commercial project? Choose Lantier, an idyllic spot in the Laurentians between Sainte-Agathe-des-Monts and Saint-Donat. The Municipality has just acquired land in the town centre and is

seeking investors to purchase it and create premises for shops, businesses, and professional services. Be one of the builders who will help develop our future commercial complex.



A PUBLIC SPACE IN THE TOWN CENTRE

The commercial complex will be in the heart of Lantier - across from the church and near City Hall and the adjacent Citoyen Park, the library, and the recreational trails. It will be a lively spot where people will enjoy getting together, doing their shopping, participating in recreational and cultural activities, relaxing on a terrace, taking a break at rest areas, strolling along wide, tree-lined sidewalks, and biking on bicycle paths.



INTENDED USES AND ACTION PLAN

The following intended uses are based on in-depth reflection by the municipal government, a market study, and a public consultation. The implementation phases can nevertheless be adapted to your needs.

PHASE 1

(proposed)

Local shops offering various kinds of merchandise (e.g., groceries and outdoor sporting goods)

A quick-service health-food restaurant for fans of outdoor sports (snowshoeing, biking, skiing, hiking) located at the head of the recreational trails

N.B. The post office will be moved to the commercial complex

PHASES 2 AND 3

(proposed)

Retail spaces including a **prescription counter** serving as a drop-off point for drugstores in Sainte-Agathe-des-Monts and a pick-up point for residents of Lantier

Other health services (e.g., dentist, optometrist)

Spaces offering short-term leases to professionals (e.g., accountants, notaries)

ACTIONS

2017
2018

2018
2019

2019
2020

Redevelopment of church parking lot

X
(in progress)

Development of church forecourt, possibly with a fountain, depending on the results of the upcoming contest

X

Lighting of the future bicycle path

X

X

Development of the bike path and the walking trail (replacement of wood with a coloured granular material)

X

YOUR INVESTOR ADVANTAGES

STRATEGIC ADVANTAGES

Lantier, a potential market with little competition located between Sainte-Agathe-des-Monts and Saint-Donat in the heart of a thriving tourist region

Location of the commercial complex near Rolland-Cloutier Boulevard, a major section of Route 329

Proximity to public lands and availability of land for residential development

Rich natural heritage (biodiversity of forest, scenic landscapes, thirteen lakes surrounded by mountains, including Ludger, Cardin, De la Montagne Noire, and Dufresne lakes)

Free access to local recreational trails, including three for cross-country skiing and four for snow shoeing. Access to various regional walking trails (mostly free) as well as the facilities of neighbouring towns (skating rinks, tennis courts) for the same fees paid by residents

High-speed Internet available throughout the Municipality

Sound municipal finances and innovative leaders

INCENTIVES

40,000-square foot plot with an option to add the adjacent 20,000-square foot plot, both at a competitive price

Possibility of financial advantages

Costs of developing public spaces and a 500-metre bicycle path in the commercial complex assumed by the Municipality

Participation of Municipality in promoting the commercial complex to the public

Possibility of becoming a partner of the Electric Circuit to purchase and install a fast-charge station in collaboration with the Municipality and Hydro-Québec

Support from the Economic Development Corporation (EDC) at various stages of the project and in recruiting businesses

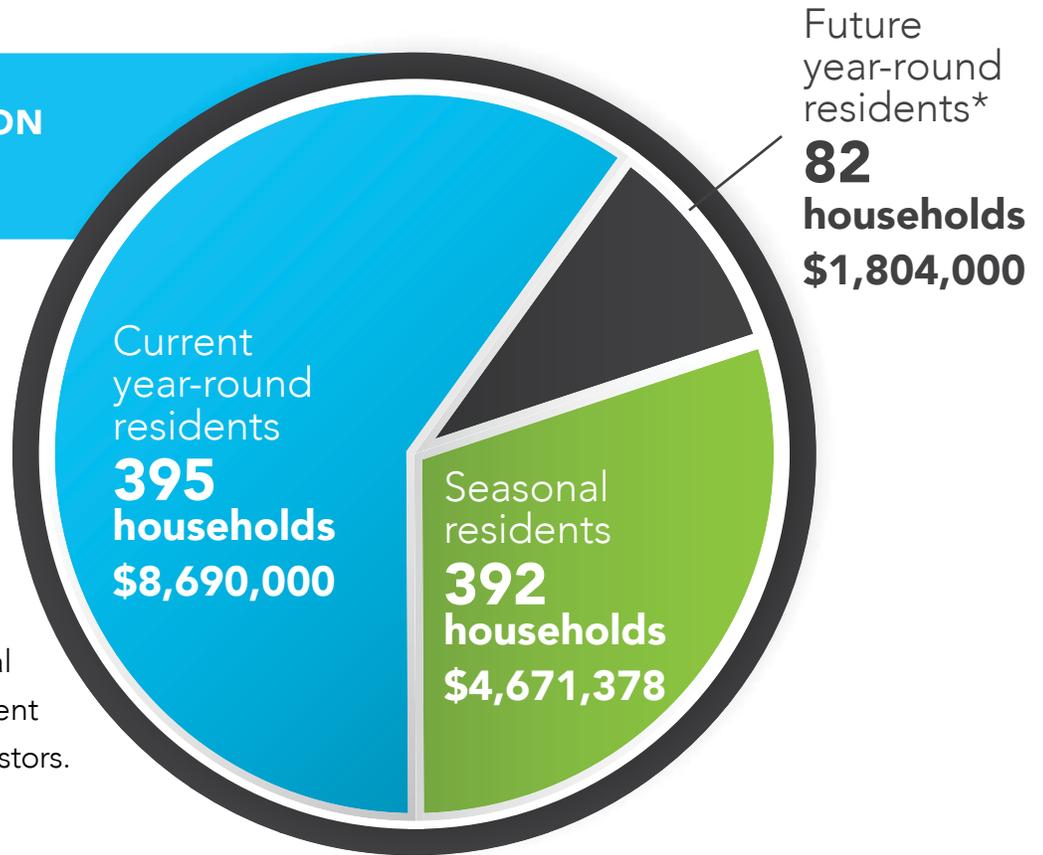
Measures planned to drive traffic: concentration of businesses and services in the town centre; free outside parking near the commercial centre reserved for users of recreational trails

DEMAND FAR EXCEEDS SUPPLY

The following table from a 2014 market study conducted by Demarcom shows potential demand in Lantier for each type of clientele:

DEMAND FOR LOCAL CONSUMPTION IN LANTIER (2014 data)

The significant gap between the current supply of \$1,777,740 (appendix 4 of the 2014 study) and the potential demand of more than \$15 million shows that the planned commercial complex offers an excellent opportunity to potential investors.



TOTAL CLIENTELE
869 households

CURRENT SUPPLY
\$1,777,140

POTENTIAL DEMAND
\$15,165,378

*RESIDENTIAL DEVELOPMENT PROJECTS IN LANTIER (future year-round residents)

Altitudes 612	12 units planned	Montagne Noire sector
Domaine Lac des Anges	10 units planned	Chemin du lac Cardin
Les Hameaux de la Source (mini-houses)	+ 40 units planned	Chemin de la Source

OUR COMMUNITY: YOUR FUTURE CLIENTELE

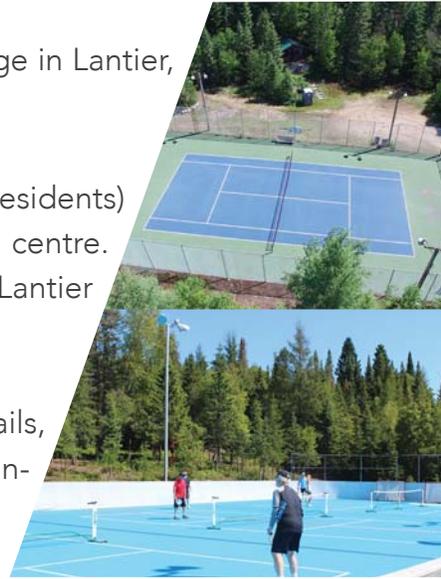
People love this town because of its peaceful natural environment, the choice of trails to enjoy several outdoor sports, the wide range of activities organized by the Municipality, and the community vitality.



EXCERPTS FROM A 2015 SURVEY

(conducted by Opinion Impact)

- 836 households (year-round and seasonal residents) own a house or cottage in Lantier, and the majority have been here for over twenty years.
- Almost two-thirds of households (19% year-round and 49% seasonal residents) occupy lakefront homes, with the remaining third living in the town centre. One-quarter of seasonal residents surveyed plan to live year-round in Lantier within the next decade.
- Favourite places and activities include the library and parks, snowshoe trails, cross-country ski trails, hiking trails, bicycle paths, water sports, fishing, mountain biking, and snowmobiling.
- 64.5 % of respondents want the Municipality to invest as much or more in developing the town centre with businesses meeting their daily needs including a grocery store, a corner store, an ATM, and a public market. The closest commercial centre is now Sainte-Agathe-des-Monts, a fifteen-minute drive from Lantier.



2016 DEMOGRAPHICS

(Statistics Canada)

- Total population (year-round residents): 834 (the population doubles during the summer months with the arrival of seasonal residents)
- Average size of private households: 2.1
- Average age: 48
- Increase in population between 2011 and 2016: 0.7 %
- Median income of those 15 and over: \$27,000



LANTIER: A MUNICIPALITY THAT WALKS THE TALK

Protecting the environment and our natural heritage, transforming our public spaces into desirable living environments, developing the local economy, improving the quality of life of our citizens, and encouraging their participation in decisions that involve them are the sustainable development principles guiding our initiatives. Below are examples of our environmental and social achievements.

ENVIRONMENTAL ACHIEVEMENTS

- Awarded three fleurons in the 2017 edition of the Fleurons du Québec program recognizing municipalities' efforts to beautify their environment in a sustainable manner
- In 2017, achieved the highest level of certification – level 3, performance – from ICI ON RECYCLE! of RECYC-QUÉBEC, acknowledging outstanding efforts by industries, businesses, and institutions to responsibly manage their waste materials
- In 2016, built a walkway interpretation display in Herbier Park and a picnic area in Lac Arpin Park
- In 2009, awarded the Phénix de l'environnement award for the protection of buffer strips >>>



SOCIAL ACHIEVEMENTS

- Establishment of a new financial aid program (primary school) and a rewards program (secondary school) for academic success
- Public participation exercises: 2015 survey of public satisfaction with municipal services and expectations regarding major municipal issues; 2014 market study of Lantier's potential for commercial development and the needs of citizens
- Promotion of physical activity and opening of a trail in Citoyen Park leading to five Fitness exercise devices



LANTIER: A FAR-SEEING MUNICIPALITY

In our 2017-2027 strategic plan, in addition to creating a dynamic town centre, we also plan to develop new trails and outdoor activities, further incorporate the environment in our decisions, and increase our residents' sense of community.



OUR MISSION

Offer top-quality services and activities to both year-round and seasonal residents while taking into account their ability to pay. Our Municipal Council listens to residents and encourages their participation. Sound management, strong values, and the continuous improvement of public services are our bywords.

OUR VISION

As evidenced by its slogan, "Natural Dynamism," Lantier prioritizes environmental protection with its subsidy program for septic systems, innovates with its mini-house project, and develops its economy by creating a dynamic town centre harmonized with the surrounding area.

OUR VALUES

Civic participation, social acceptability of projects:
Making positive contributions to the community

Engagement:
Pursuing our aspirations with energy and verve, the hallmarks of success

Partnership:
Working together: vital to achieving common objectives

Sustainable development:
Developing in a responsible and thoughtful way for future generations

Helping each other:
Calling on local expertise

Natural heritage:
Protecting our greatest asset for future generations



CONTACT US

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