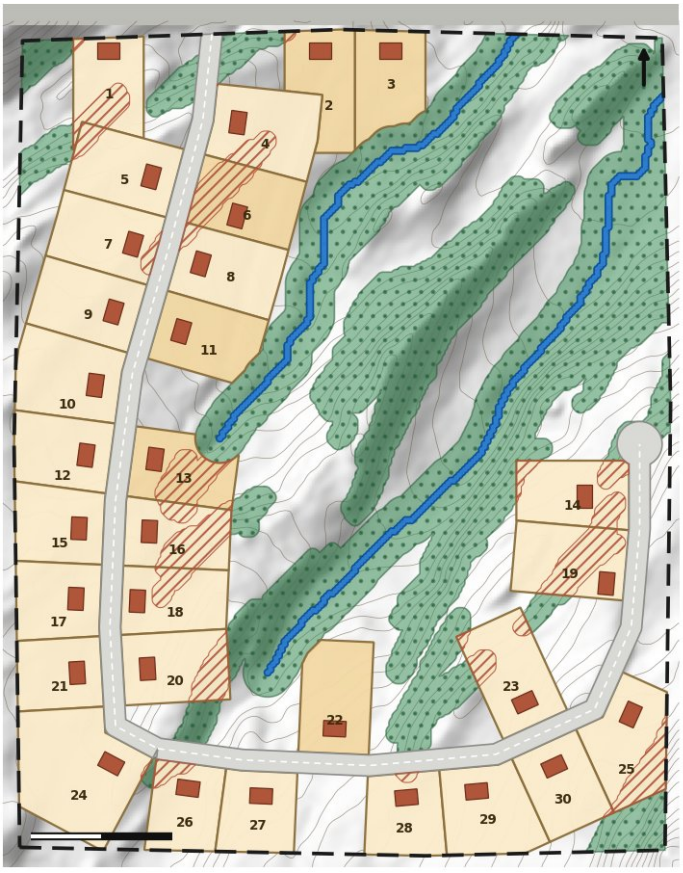
SIMULATION ON REAL TERRAIN — FICTITIOUS LOTS, NOT FOR SALE

SAMPLE FILE

A 27 ha property, from raw terrain to sales plan

This file shows, phase by phase, what Valteo produces for a property. The terrain and location are real: a forest area on public (Crown) land. The streets, lots and houses are a simulation: they do not exist, are not for sale and do not correspond to any project. Boundaries are not cadastral, and regulatory and commercial items are illustrative.

26.7 ha property area	**30** proposed lots	**3,692 m²** average lot size
52% of the land kept as green and natural space	**89 m** of elevation difference measured by LiDAR	**1.0 km** of proposed streets



Notice

Illustrative document. The analyses, plan and figures are Valteo estimates derived from the terrain; they do not replace the opinion of a planner, land surveyor, biologist or engineer, nor written confirmation from the municipality.

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Phase 1 — Diagnosis and feasibility

Every preliminary report starts with the constraints table. Each finding shows its status, source and date. Illustrative excerpt:

Item	Status	Finding
Steep slopes	To verify	About 37,204 m² of slopes of 30% or more, measured by LiDAR; 5 m setback to respect (assumption to confirm).
Surface drainage	To verify	Two drainage lines cross the property from southwest to northeast; to be characterized (watercourse or ditch) by a biologist.
Agricultural zone	Compliant	Illustrative: outside the agricultural zone.
Wetlands	To verify	Illustrative: no potential wetland mapped on the property; a site visit is still required.
Zoning grid	Missing data	Illustrative: minimum lot area and frontage to be obtained from the municipality.

The report then covers prerequisites, permits and their order, contacts with verified details, and the timeline up to the first shovel in the ground.

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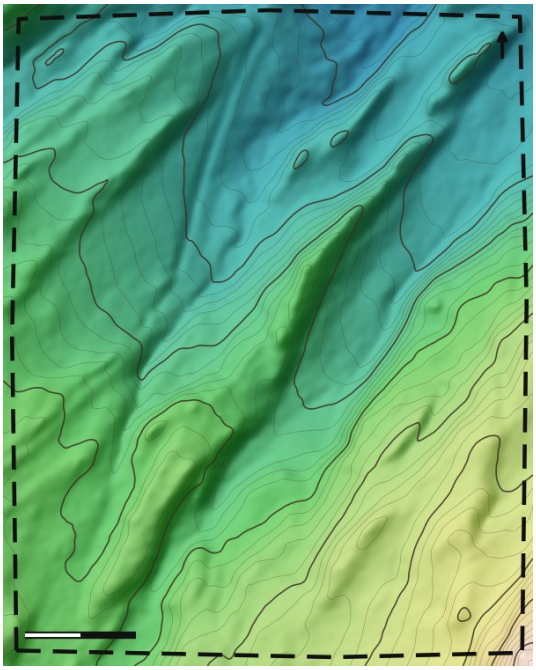
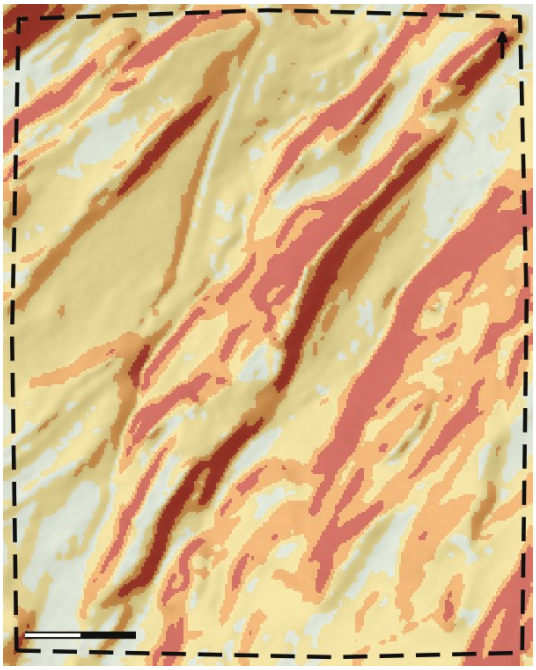
Phase 2 — Site study

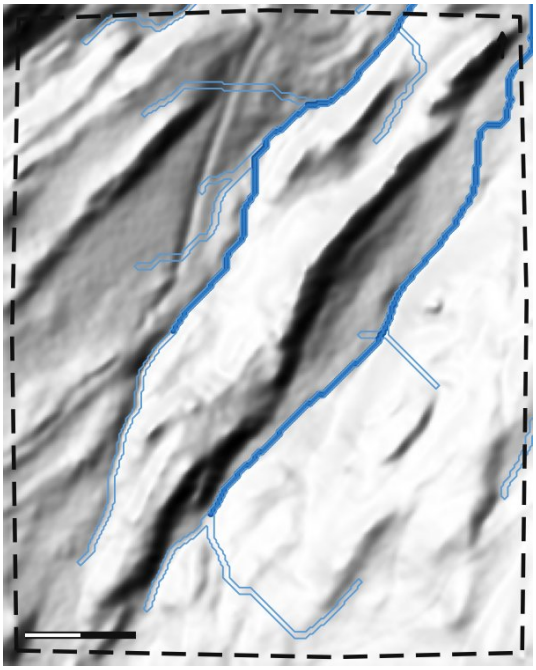
The terrain is read to the metre. From it we derive slopes, where water flows and the truly buildable area, before drawing a single street.



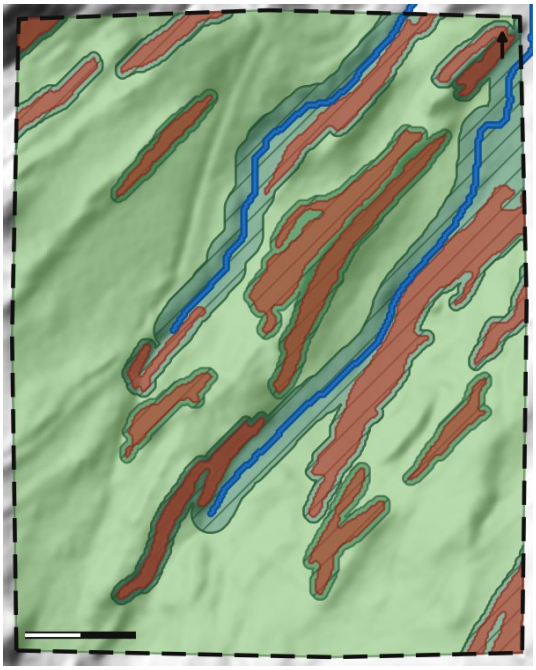
Shaded relief and 2 m contour lines



Slopes: < 5%, 5-15%, 15-30%, ≥ 30%



Surface drainage computed from the terrain



Constraints (red: slopes ≥ 30%; dark green: area to protect) and buildable area (light green)

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Phase 2 — Site study

Item	m²	ha
Property area	267,320	26.73
Slopes of 30% or more	37,204	3.72
Slopes of 15 to 30%	65,654	6.57
Area to protect (setbacks, riparian strip)	90,495	9.05
Buildable area	176,825	17.68

Assumptions (to be confirmed under applicable regulations): areas of 30% slope or more of at least 1,000 m² are not buildable, with a 5 m setback (they may be part of a lot without being built on); 15 m protection strip on each side of the drainage lines, excluded from lots.

Phase 3 — Design and site planning

Streets follow the terrain and avoid the natural corridor; each house is placed where building is easiest.

Item	
Lots	**30**
Total lot area	**110,759 m²**
Smallest lot	**3,003 m²**
Largest lot	**6,610 m²**
Lots backing onto the corridor	**6**
Proposed streets (length)	**1,045 m**
Proposed streets (right-of-way)	**16,228 m²**
Green and natural space kept	**140,333 m²**

Design assumptions: unserviced lots of at least 3,000 m² with 45 m of frontage (30 m around a turning circle), 15 m street right-of-way, 16 m × 11 m house with 12 m setback. To be validated by a planner and a land surveyor.

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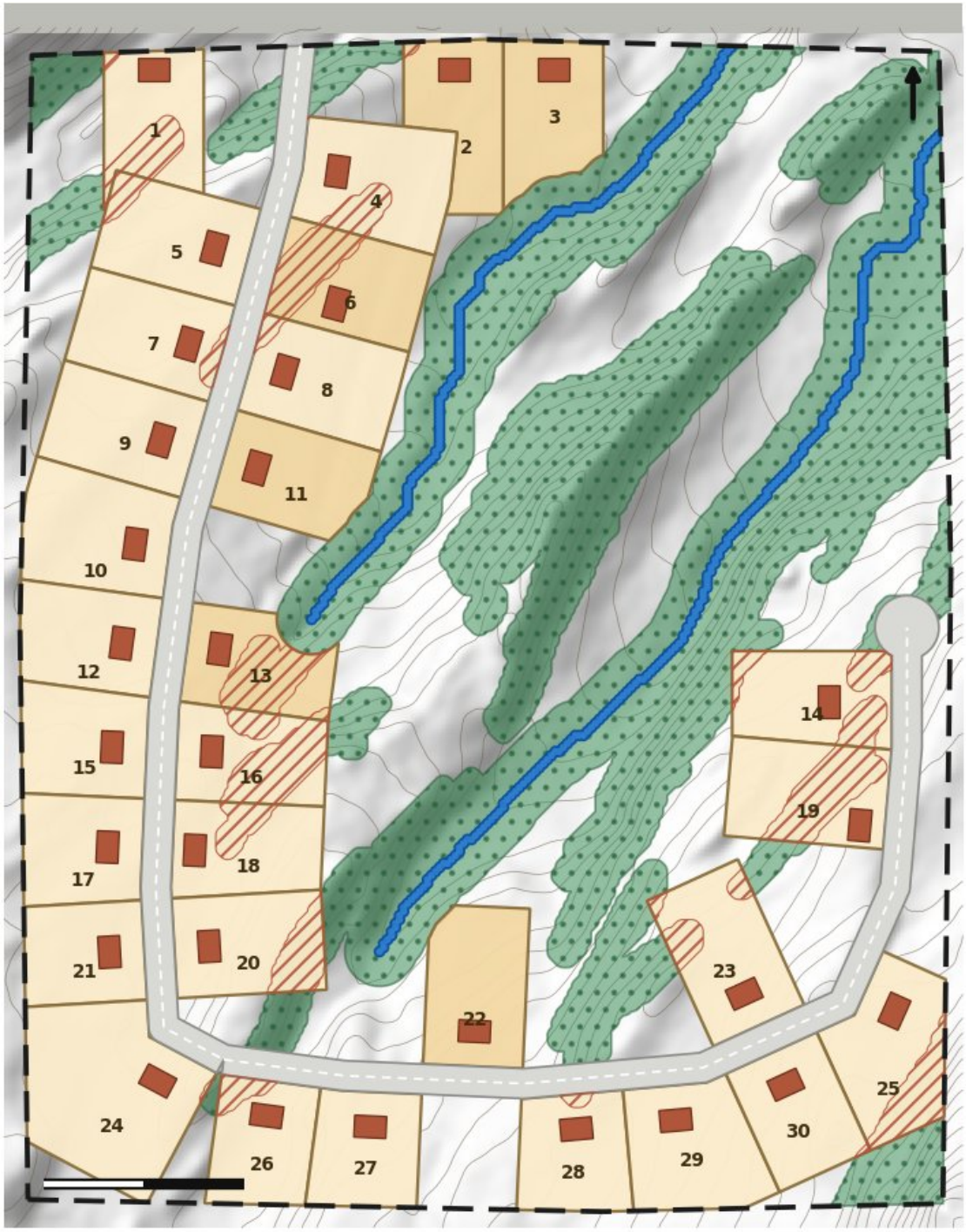
Phase 3 — Design and site planning



Beige: lots (darker: backing onto the corridor) · brick: proposed houses · grey: proposed streets A and C · red hatching: steep part of a lot, not buildable · green: preserved natural corridor · blue: drainage · access from the existing forest road to the north: assumption

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Lot table

Lot	Street	Area	Frontage	Avg. slope	Slope under house	Backs onto corridor
1	N	3,311 m²	49 m	14.1%	11.0%	No
2	N	3,297 m²	49 m	10.9%	14.5%	Yes
3	N	3,456 m²	49 m	9.7%	12.7%	Yes
4	A	4,276 m²	50 m	13.6%	8.6%	No
5	A	3,750 m²	49 m	8.7%	4.5%	No
6	A	3,750 m²	49 m	17.4%	9.8%	Yes
7	A	3,680 m²	49 m	9.2%	10.4%	No
8	A	3,819 m²	49 m	11.3%	9.6%	No
9	A	3,750 m²	49 m	10.5%	14.3%	No
10	A	4,208 m²	50 m	12.2%	9.0%	No
11	A	3,587 m²	49 m	10.8%	9.5%	Yes
12	A	3,439 m²	49 m	10.3%	9.5%	No
13	A	3,268 m²	49 m	20.3%	19.3%	Yes
14	C	3,670 m²	46 m	19.6%	22.4%	No
15	A	3,370 m²	50 m	10.7%	8.1%	No
16	A	3,452 m²	48 m	22.6%	15.5%	No
17	A	3,216 m²	49 m	6.5%	6.5%	No
18	A	3,407 m²	48 m	15.0%	11.9%	No
19	C	4,000 m²	49 m	22.8%	14.9%	No
20	A	3,750 m²	49 m	18.6%	15.3%	No
21	A	3,003 m²	49 m	4.6%	3.4%	No
22	C	3,910 m²	49 m	15.1%	18.9%	Yes
23	C	4,000 m²	49 m	15.9%	18.6%	No
24	A	6,610 m²	47 m	6.7%	15.9%	No
25	C	4,151 m²	55 m	14.4%	8.4%	No
26	C	3,108 m²	49 m	15.1%	9.7%	No
27	C	3,068 m²	49 m	14.8%	8.4%	No
28	C	3,193 m²	49 m	8.3%	8.5%	No
29	C	4,010 m²	52 m	12.8%	11.9%	No
30	C	3,250 m²	49 m	14.5%	10.5%	No

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Phases 4 to 6 — Sales strategy, tools and outreach

Phased release (illustrative)

- Stage 1 — north forest road and street A: lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 20, 21, 24.
- Stage 2 — street C: lots 14, 19, 22, 23, 25, 26, 27, 28, 29, 30.

Each stage only requires the streets that serve it: construction costs follow sales.

Sales tools produced

- Presentation brochure and a sheet for each lot (samples attached).
- Interactive lot map and 3D view, ready for the project website.
- Template contract for your lawyer to review.
- Targeted outreach to buyers and investors, in collaboration with a licensed real estate broker.

Valteo works for fixed fees, regardless of sales results. No sale or return is guaranteed.

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Terrain source: digital terrain model from public LiDAR data (Natural Resources Canada, HRDEM mosaic), accessed September 26, 2026, resampled to 2 m. Analyses: Valteo.