

# 2025 YEAR END PLANNING REPORT

## PREVIOUS YEARS COMPLETED/IN PROGRESS/ON GOING:

B02-2023	14 Webb Street	File closed due to in activity
CDM01-2022	Hamilton Lane	Processing – clearing conditions
SPA01-2022	10 Watson Road	File closed due to in activity
22T-202301	River's Edge by Thomasfield	Pending next submission
22T-202201	Grand Valley Business Park	Clearing conditions
22T-201601	Corseed	Clearing conditions
22T-201502	Moco	Clearing conditions
Z05-2023	40 to 60 Emma St	BL 2025-31
Z07-2023	River's Edge Subdivision	Processing

## 2025 APPLICATIONS:

### CONDOMINIUM:

- No 2025 Condo Applications

### CONSENTS:

B01-2025	Deaksvew Farm	Surplus Farm Dwelling Severance	Clearing Conditions
B02-2025	Brakke Farm	Surplus Farm Dwelling Severance	Processing

### OFFICIAL PLAN AMENDMENTS (OPA):

- No 2025 OPA Applications

### SITE PLAN:

SPA01-2025	50 Emma Street	4-storey infill	Finalizing Site Plan Agreement
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### SUBDIVISION:

- No 2025 Subdivision Applications

### ZONING:

Z01-2025	50 Emma Street	Closed
Z02-2025	Deaksvew Farms	BL 2025-45
Z03-2025	0193064 Amaranth East Luther Townline	Processing
Z04-2025	8 Rainey Drive	BL 2025-52
Z05-2025	501320 Hwy 89	Processing
Z06-2025	361225 Concession Rd 8-9 (Brakke Farm)	Processing

## 2025 OTHER PLANNING ACTIVITIES:

### ENQUIRIES:

Total for 2025: 330 enquires for 180 properties and 26 general enquiries

#### 1<sup>st</sup> Quarter:

- 70 enquires for 43 properties
- 11 general enquiries

#### 2<sup>nd</sup> Quarter:

- 131 enquires for 73 properties
- 7 general enquiries

#### 3<sup>rd</sup> Quarter:

- 67 enquires for 34 properties
- 5 general enquiries

#### 4<sup>th</sup> Quarter:

- 62 enquires for 30 properties
- 3 general enquiries

## MUNICIPAL APPROVALS:

59 Municipal Approvals issued MA01-2025 to MA59-2025:

Type	Approvals
Additional Residential Unit (ARU)	3
Accessory Buildings (Urban & Rural)	14
Demolition	1
Institutional	1
New Dwelling Rural	5
New Dwelling Urban	9
Renovations/Finished Basements	6
Pool Enclosures & Decks (Urban & Rural)	15
Private Sewage	1
Rural Building (non-agricultural)	1
Mechanical/Signs/Solar	3
<b>TOTAL</b>	<b>59</b>

## PRE-CONSULTATIONS:

- 0 Sideroad 24-25 Roll #217650
- 202221 County Road 109 Roll #101304

**PROPERTY INFORMATION REPORTS**

- PIR-01-2025 #207300
- PIR-02-2025 #217600
- PIR-03-2025 #217650
- PIR-04-2025 #124800
- PIR-05-2025 #119600
- PIR-06-2025 #120300
- PIR-07-2025 #212500
- PIR-08-2025 #110500
- PIR-09-2025 #105000
- PIR-10-2025 #311413
- PIR-11-2025 #213000
- PIR-12-2025 #126200
- PIR-13-2025 #126500

**OTHER PROJECTS:**

- Planning Fee Review: Pending Town wide Fee Review in 2026
- Hill Town Drive Subdivision Monticello:  
Local Improve Charges By-law passed, finalizing Subdivision Plans, tendering of project Q2-2026
- *Vision Grand Valley* - Official Plan and Zoning By-law Conformity & Update:  
OPA 8 passed by Town Council, with County for final approval, updated Zoning By-law to be passed once OPA 8 is approved
- ORICA Site Monitoring: On going
- Water/Wastewater Monitoring and Allocation: On going
- Zoning By-law Office Consolidation: On going

**2025 BUILDING PERMITS ISSUED BY DUFFERING COUNTY:**

49 Building Permits issued for Grand Valley in 2025:

Type	Permits Issued
Accessory Building	8
Addition	8
Additional Residential Unit (ARU)	3
Deck	3
Demolition	1
Mechanical	1
Multi-Residential	1
New Residential	11
Pool Enclosure	5
Septic/Signs/Solar	3
Renovation	5
<b>TOTAL</b>	<b>49</b>