



MUNICIPAL FACT SHEET GRAND VALLEY

CENSUS FACTS AND STATISTICS (2021)

- Population = 3,851
- Population Percentage Change (2016 to 2021) = 30.3%
- Total Private Dwellings = 1,445
- Average Household Size = 2.8
- Average Value of Dwelling = \$752,000
- Median After-Tax Household Income = \$87,000
- Median Age of Population = 36.8

BUILDING PERMITS

Settlement Area	2021-2023 Building Permits	Annual Average
Colbeck	1	0.33
Monticello	-	-
Grand Valley Village	46	15.33
Total	47	15.66



HOUSING OVERVIEW

HOUSING BY TYPE IN 2021

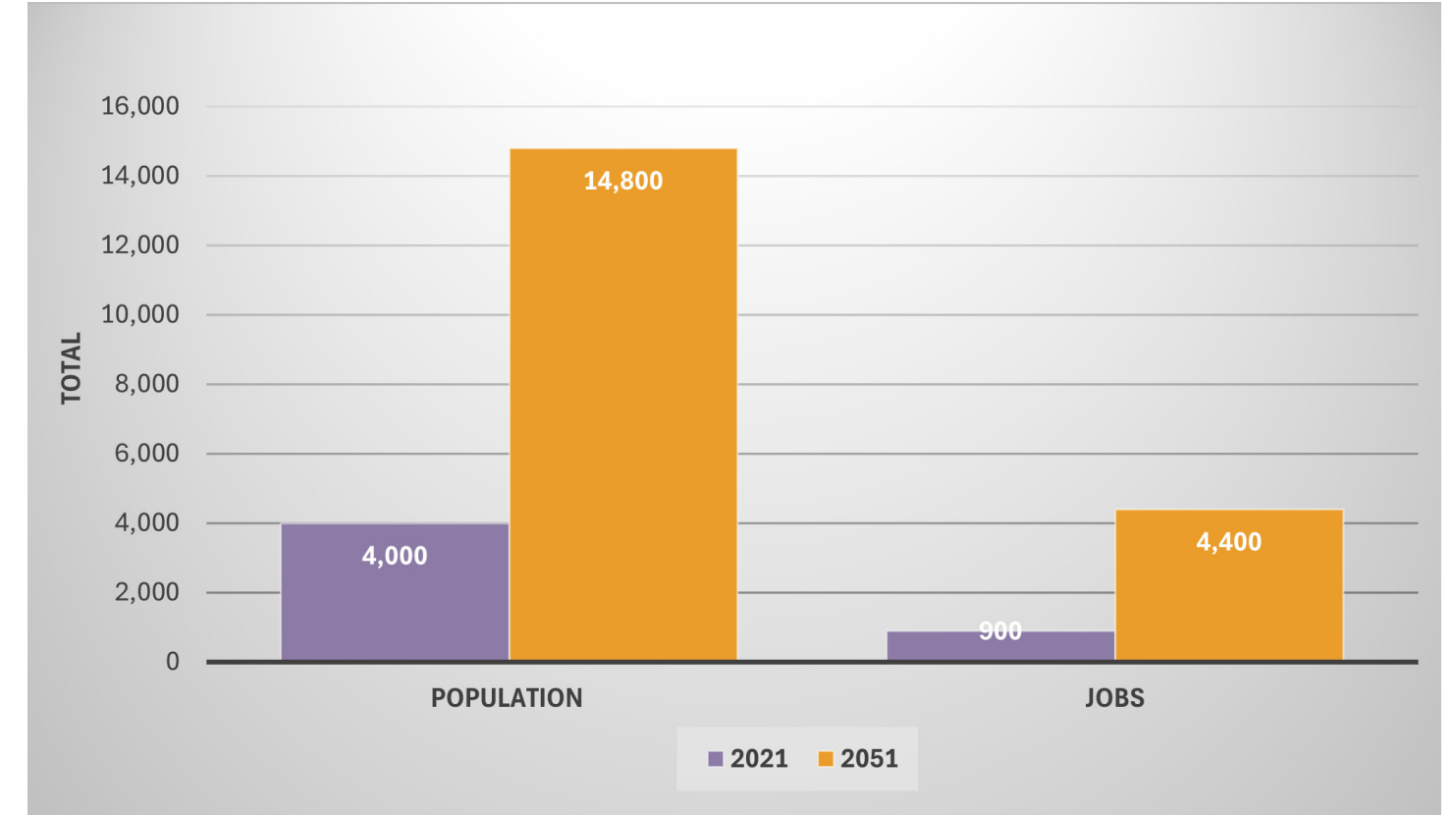
Type of Housing	Total Number	% of Housing Stock
Single Detached House	1,230	88.2
Semi-Detached House	5	0.4
Row House	35	2.5
Apartment or Flat in Duplex	5	0.4
Apartment in a Building that has Fewer than 5 Storeys	110	7.9
Apartment in a building that has 5 or More Storeys	0	0
Other Single-Attached House	5	0.4
Movable Dwelling	0	0

PERCENTAGE CHANGE FROM 2016 TO 2021

Type of Housing	Change From 2016-2021
Single Detached House	+260
Semi-Detached House	+5
Row House	+5
Apartment or Flat in Duplex	0
Apartment in a Building that has Fewer Than 5 Storeys	+20
Apartment in a Building that has 5 or More Storeys	-
Other Single-Attached House	+5
Movable Dwelling	-5

GROWTH AND EMPLOYMENT FORECASTS

GRAND VALLEY FORECASTED GROWTH (2021-2051)



LAND NEEDS PROJECTIONS

The Council adopted County Official Plan provides land need projections for the Town of Grand Valley. To achieve an appropriate mix of land uses, the County asserts that Grand Valley should seek to accommodate 61.5 net hectares (77.1 gross hectares) of Community Employment (Commercial, Institutional, or Mixed-Use) land by 2051. Residential targets include a minimum intensification target of 40% and a greenfield residential land need projection of 32 people and jobs per hectare and 234 hectares of residential land.