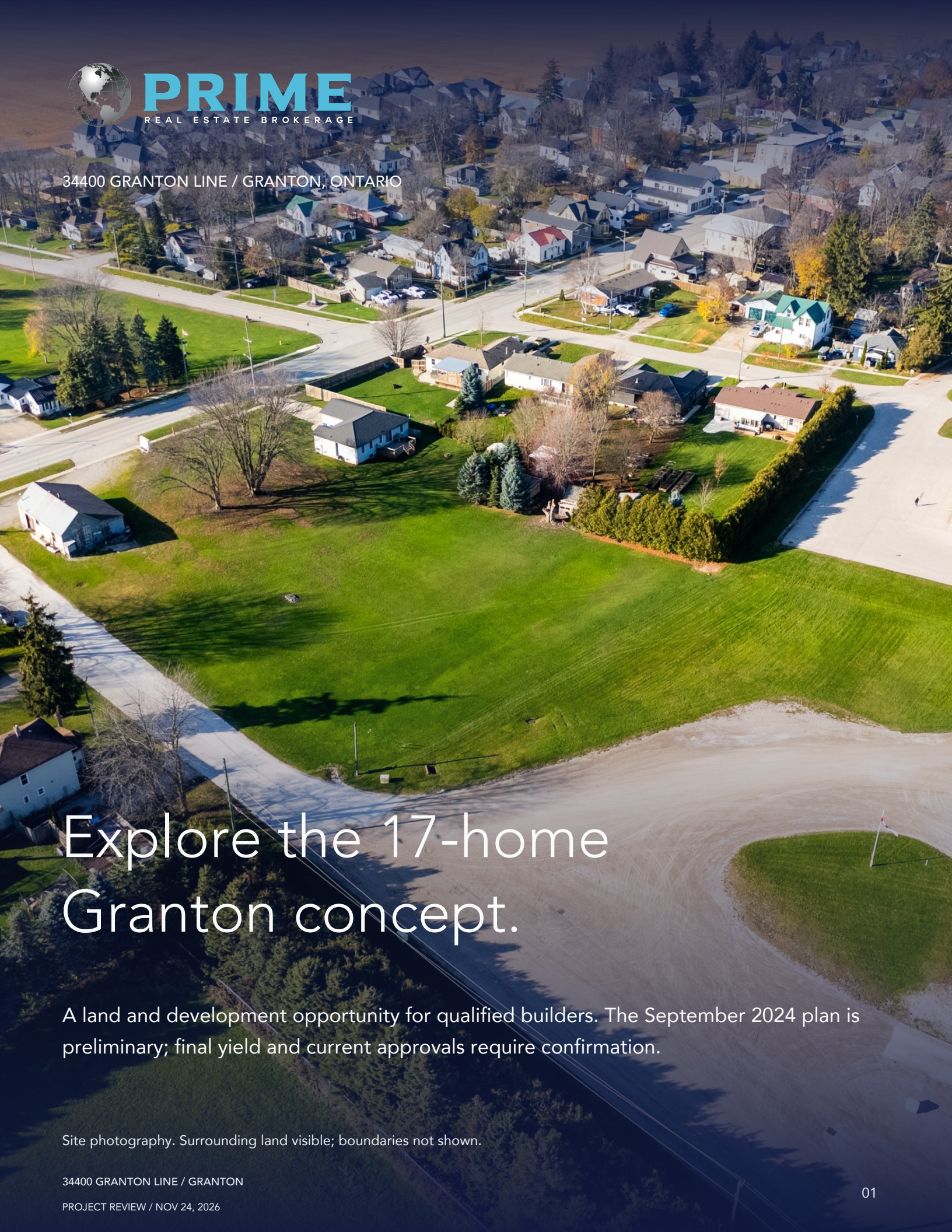
PRIME
REAL ESTATE BROKERAGE

34400 GRANTON LINE / GRANTON, ONTARIO



Explore the 17-home Granton concept.

A land and development opportunity for qualified builders. The September 2024 plan is preliminary; final yield and current approvals require confirmation.

Site photography. Surrounding land visible; boundaries not shown.

Granton Line at Levitt Street.

The July 4, 2024 Planning Justification Report identifies approximately 0.49 hectares / 1.21 acres at the northeast corner of Granton Line and Levitt Street in Granton, Township of Lucan Biddulph.



ORIGINAL PLANNING OUTLINE / SEPTEMBER 2024

Approximate area shown from the September 2024 planning concept. For illustration only, not a survey or confirmation of the lands included. Buyers should verify current boundaries, dimensions and any road widening.

Read the whole plan.



17 homes shown. Final yield unverified.

The Zelinka Priamo Ltd. concept is shown with its dimensions, site statistics and title block. It is a preliminary concept, not a final construction plan or a representation of current approved yield.

The earlier July 2024 report proposed 18 units. This plan labels three visitor spaces; the January 2025 notice specifies a minimum of four. Confirm a current compliant design and all approval conditions.

CONCEPTUAL RENDERING / NOT EXISTING CONDITIONS

An illustration of the proposed form.



ILLUSTRATION ONLY

Supplied conceptual rendering for the Granton project. Architecture, finishes, landscaping, vehicles and people are illustrative. This is not a photograph, an as-built condition or a fixed design specification.

Source: supplied XO Homes project materials.

What the dated records establish.

JULY 4, 2024

Planning Justification Report

Zelinka Priamo Ltd. describes the site and an earlier 18-unit townhouse proposal. This predates the September concept.

DECEMBER 3, 2024

By-law 212-2024 passed

The Township's January 22, 2025 notice records passage of the zoning amendment and describes an amended 17-townhouse proposal.

FEBRUARY 11, 2025

No valid appeals reported

Township correspondence states that no valid appeals were submitted by the due date. This is a historical zoning milestone.

These records do not verify current holding-condition removal, site-plan approval, servicing capacity, building permits or construction readiness. Request the current approval record before relying on a development programme.

Confirm the work that remains.

Approvals and design

Confirm current zoning and holding conditions, site-plan and condominium status, final yield, visitor parking and the latest coordinated drawings.

Services and access

Verify servicing capacity, connection and drainage requirements, road widening, title, legal access and any applicable agreements or easements.

Technical and environmental

Request the current status of required technical work and environmental records, including any applicable Record of Site Condition or closeout evidence.

Delivery and feasibility

Establish the remaining approvals, cost and timing assumptions with your advisers. Reconcile report dates, permitted reliance and redistribution before using technical documents.

Technical reports are not included in this overview. Request the available diligence index and review access and reliance requirements with the team.



Setting photography. Surrounding land visible; boundaries not shown.

Discuss your approach to the Granton site.

Share your development experience, intended approach and timing. Request the current plan, planning record and available diligence index for a project discussion.

PRIME Real Estate Brokerage

Email us for information.

Property information and your next step

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