



Regulations & Planning Report

Prepared For: Board of Directors

15 January 2026

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Agenda Item # 12

Recommendation

THAT the “Regulations & Planning Report” be received for information.

Background

This reporting period covers November and December 2025.

8 Property Inquiry Forms (PIFs) were completed over the reporting period; this is a slight decrease from last year at the same time when 12 PIFs were completed. The main inquiry was related to specific development questions.

12 planning comments were provided during the reporting period; this is comparable to 2024 when 14 planning comments were issued to our member municipalities. HBM remains consistent involving the CVCA early in the pre-consultation process.

There are no updates to the subdivision files since the last Board Meeting.

8 permits were issued during the reporting period; this is a decrease from 18 in 2024 during the same reporting period. The decrease is not unexpected as it would seem that we have returned to pre-COVID building conditions and potentially reactions to unknown market conditions as they relate to tariffs and economic uncertainty. Development activity remained focused on building.

Appendix A

PIF report

Planning report

Regulations report