



**Building and By-law Services**

The Corporation of the County of Prince Edward  
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To: Mark Kerr, Communications and Media Coordinator  
From: Ryan Arcand, Chief Building Official  
CC: Mayor Steven Ferguson, Emily Cowan  
Date: 7/7/2025  
Re: Permit Activity for June 2025

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Construction values and permit activity for June 2025 in Prince Edward County were \$13,753,577.00 of which 62 permits have been issued. Total fees for building permits were \$68,729.29 for the month. I have attached a permit activity report for comparison. Additionally, the total number of new homes including secondary suites was 13.

Respectfully,

Ryan Arcand, Chief Building Official  
Corporation of the County of Prince Edward

## Building Comparison Report

Reporting Period: June 2025

	Jun-24			2024 YTD			Jun-25			2025 YTD		
	Units	SQM	Value	Units	SQM	Value	Units	SQM	Value	Units	SQM	Value
Single Detached Dwellings	3	564	\$2,100,000.00	46	16606	\$28,241,523.00	9	2183	\$7,460,000.00	37	7960	\$30,605,000.00
Semi-Detached Dwellings	-	-	-	0	0	\$0.00	-	-	-	0	0	\$0.00
Row House Dwellings	-	-	-	0	0	\$0.00	-	-	-	0	0	\$0.00
Multiple Dwellings	-	-	-	0	0	\$0.00	-	-	-	0	0	\$0.00
Secondary Suite	2	149	\$21,000.00	14	1675	\$2,791,000.00	4	842	\$2,350,000.00	10	1650	\$4,606,000.00
Season Dwelling	-	-	-	1	17	\$25,000.00	-	-	-	0	0	\$0.00
<b>TOTAL RESIDENTIAL</b>	<b>5</b>	<b>713</b>	<b>\$2,121,000.00</b>	<b>61</b>	<b>18298</b>	<b>\$31,057,523.00</b>	<b>13</b>	<b>3025</b>	<b>\$9,810,000.00</b>	<b>47</b>	<b>9610</b>	<b>\$35,211,000.00</b>
Commercial	-	-	-	2	1942	\$465,000.00	-	-	-	7	422	\$1,670,000.00
Industrial	-	-	-	0	0	\$0.00	-	-	-	3	2346	\$8,100,000.00
Institutional	-	-	-	0	0	\$0.00	-	-	-	0	0	\$0.00
Agricultural	1	213	\$325,000.00	3	458	\$500,000.00	2	2136	\$700,000	4	2973	\$1,100,000.00
Other Permits	50	5255	\$2,860,811.00	302	52664	\$29,415,182.00	47	5884	\$3,243,577.00	232	30361	\$15,122,201.00
<b>TOTAL CONST. VALUE</b>	<b>56</b>	<b>6181</b>	<b>\$5,306,811.00</b>	<b>368</b>	<b>73362</b>	<b>\$61,437,705.00</b>	<b>62</b>	<b>11045</b>	<b>\$13,753,577.00</b>	<b>293</b>	<b>45712</b>	<b>\$61,203,201.00</b>
<b>TOTAL PERMIT FEES</b>	<b>-</b>	<b>-</b>	<b>\$35,504.59</b>	<b>-</b>	<b>-</b>	<b>\$389,478.59</b>	<b>-</b>	<b>-</b>	<b>\$68,729.00</b>	<b>-</b>	<b>-</b>	<b>\$442,594.00</b>
<b>TOTAL DEV. CHARGES</b>			<b>\$40,695.00</b>			<b>\$545,099.00</b>			<b>\$779,125.00</b>			<b>\$1,199,000.00</b>
<b>TOTAL WASTE WATER</b>			<b>\$6,126.00</b>			<b>\$306,889.00</b>			<b>\$901,424.00</b>			<b>\$996,608.00</b>

**Notes:**

1. YTD= Year to date values, for comparison to same period in current year
2. Number of New Dwelling Units being created
3. Metres of New and Additional floor area being created

Permit number	Municipal address	Category	Status	Area of work	Description of proposed work	Amount of dwelling created
PEC-2023-471	3903 COUNTY RD 13	Sewage system	Permit issued	37.00	development waste water and septic demands.	\$24,000.00
PEC-2024-745	956 SALEM RD	Agricultural	Permit issued	25-06-09	668.90 construction of a hay storage building	\$130,000.00
PEC-2025-109	10 POTTERY LANE	Accessory structures	Permit issued	25-06-18	18.00 Install a pre fab shed	\$9,000.00
PEC-2025-112	17061 LOYALIST PKY	Miscellaneous	Permit issued	25-06-25	37.15 Swimming Pool Fence Enclosure	\$20,000.00
PEC-2025-127	17263 LOYALIST PKY	Residential building	Permit issued	25-06-26	568.30 be proposed single family dwelling with second dwelling unit.	\$1,700,000.00
PEC-2025-150	35 HOOK LANE	Demolition	Permit issued	25-06-05	56.00 demolition of existing cottage to make room for new cottage	\$15,000.00
PEC-2025-152	151 MCFAUL RD	Residential building	Construction started	25-06-06	139.00 new residential construction	\$700,000.00
PEC-2025-168	353 QUAKER RD	Accessory structures	Construction started	25-06-04	83.00 Build Garage	\$50,000.00
PEC-2025-183	17263 LOYALIST PKY	Sewage system	Permit issued	25-06-25	230.00 Replacement Septic System	\$20,000.00
PEC-2025-186	26 STANLEY ST	Residential building	Permit issued	25-06-19	5.20 Covered Porch	\$13,500.00
PEC-2025-188	370 MCFAUL RD	Residential building	Permit issued	25-06-03	106.50 office, two bathroom, no basement, one story house with radiant in-	\$300,000.00
PEC-2025-192	4377 COUNTY RD 13	Residential building	Construction started	25-06-10	265.88 finished walkout basement	\$1,400,000.00
PEC-2025-205	2808 COUNTY RD 3	Accessory structures	Permit issued	25-06-17	42.00 Construct a deck	\$25,000.00
PEC-2025-211	153 COUNTY RD 27	Residential building	Permit issued	25-06-19	40.00 Install a new trailer and construct a deck	\$30,000.00
PEC-2025-212	153 COUNTY RD 27	Residential building	Permit issued	25-06-19	40.13 Install a new trailer and construct a deck	\$30,000.00
PEC-2025-219	35 HOOK LANE	Accessory structures	Permit issued	25-06-05	93.00 45ft x 38 ft garage for boats and cars	\$300,000.00
PEC-2025-223	1687 COUNTY RD 3	Miscellaneous	Permit issued	25-06-19	225.75 tent (temporary)	\$1,000.00
PEC-2025-229	256 PRINVERS COVE CRES	Sewage system	Permit issued	25-06-25	36.00 units and daily design flows for 1800 litres/day. Please note: This	\$30,000.00
PEC-2025-232	467 BETHESDA RD	Sewage system	Permit issued	25-06-19	300.00 conventional septic bed.	\$20,000.00
PEC-2025-235	111 CARTER RD	Residential building	Construction started	25-06-05	590.00 To Construct a single family residence with an attached garage.	\$1,800,000.00
PEC-2025-240	644 COUNTY RD 10	Accessory structures	Permit issued	25-06-13	71.00 falling tree, and construct a new garage on the same space	\$75,000.00
PEC-2025-241	111 CARTER RD	Sewage system	Permit issued	25-06-02	301.93 To construct a class 4 sewage system for a single family dwelling	\$40,000.00
PEC-2025-248	175 COUNTY RD 4	Residential building	Construction started	25-06-04	63.57 SEPARATE ENTRANCE.	\$50,000.00
PEC-2025-249	97 SANDY COVE DR	Miscellaneous	Permit issued	25-06-04	130.00 Inground pool installation with pool enclosure.	\$132,000.00
PEC-2025-251	159 GREER RD	Agricultural	Permit issued	25-06-04	353.00 Addition to barn	\$70,000.00
PEC-2025-252	78 IVY RIDGE RD	Miscellaneous	Finished	25-06-03	41.00 Installation of a new 24' round above ground pool.	\$16,000.00
PEC-2025-253	634 COUNTY RD 28	Residential building	Construction started	25-06-24	167.32 Pennings Building To Build an 1801 Sq ft single family Dwellings	\$800,000.00
PEC-2025-254	634 COUNTY RD 28	Sewage system	Permit issued	25-06-04	3.72 WATERLOO SEPTIC SYSTEM	\$40,000.00
PEC-2025-259	180 STINSON BLOCK RD	Accessory structures	Permit issued	25-06-26	41.60 Install a 14 feet x 32 feet Garage on gravel base.	\$30,000.00
PEC-2025-262	2033 SALEM RD	Residential building	Permit issued	25-06-12	83.79 Single storey building with walk-out unfinished basement	\$300,000.00
PEC-2025-263	211 COUNTY RD 29	Institutional building	Permit issued	25-06-17	50.00 Repairs to stairs and ramp	\$70,000.00

PEC-2025-264	3698 COUNTY RD 3	Residential building	Construction started	25-06-05	93.00	LAUNDRY		\$88,000.00	
PEC-2025-269	173 BLOOMFIELD MAIN STREET	Accessory structures	Permit issued	25-06-03	30.66	New deck to replace existing		\$15,000.00	
PEC-2025-271	2033 SALEM RD	Sewage system	Permit issued	25-06-06	30.00	Septic system for new single family home (secondary house) build.		\$12,000.00	
PEC-2025-276	261 MICHAELS WAY	Residential building	Construction started	25-06-06	180.00	system. Hydro and city water hook up.		\$700,000.00	1
PEC-2025-277	261 MICHAELS WAY	Sewage system	Permit issued	25-06-05	370.00	Septic for single family dwelling		\$20,000.00	
PEC-2025-280	500 CLOSSON RD	Pools	Permit issued	25-06-11	1000.00	building required.		\$75,000.00	
PEC-2025-282	287 SUNRISE DR	Sewage system	Permit issued	25-06-11	317.00	New septic bed for new 2 story house		\$20,000.00	
PEC-2025-286	2 BRICK ST	Sewage system	Construction started	25-06-12	150.00	system		\$30,000.00	
PEC-2025-288	401 COUNTY RD 28	Plumbing	Construction started	25-06-09	100.00	Main water line hookup		\$4,000.00	
PEC-2025-289	256 PRINYERS COVE CRES	Residential building	Permit issued	25-06-24	161.74	3 bedroom raised bungalow		\$500,000.00	1
PEC-2025-290	2180 REDNERSVILLE RD	Accessory structures	Construction started	25-06-12	45.89	dimensions as existing one		\$33,000.00	
PEC-2025-291	343 COUNTY RD 22	Commercial building	Permit issued	25-06-03	464.00	Alteration to existing building to prepare building for renovation.		\$50,000.00	
PEC-2025-293	289 COUNTY RD 12	Agricultural	Permit issued	25-06-24	1114.00	seed storage.		\$500,000.00	
PEC-2025-295	1653 COUNTY RD 1	Residential building	Construction started	25-06-11	63.00	Addition to SFD		\$50,000.00	
PEC-2025-296	11875 LOYALIST PKY	Miscellaneous	Construction started	25-06-02	14.00	Install a pool enclosure		\$3,500.00	
PEC-2025-299	4377 COUNTY RD 13	Sewage system	Permit issued	25-06-09	40.00	Septic for New Home		\$25,000.00	
PEC-2025-300	1006 COUNTY RD 3	Residential building	Construction started	25-06-26	60.00	Construction of a new screened in room		\$100,000.00	
PEC-2025-301	346 PICTON MAIN ST	Temporary structures	Permit issued	25-06-09	167.23	(Vendor) will set up and tear down tent -- tent will only be erected for		\$1,550.00	
PEC-2025-302	136 MCINTYRE ROAD	Residential building	Construction started	25-06-24	599.00	New construction of residential building with attached garage		\$1,500,000.00	1
PEC-2025-307	136 MCINTYRE RD	Sewage system	Permit issued	25-06-24	599.53	Installation of septic system for residential use		\$1,500,000.00	
PEC-2025-308	1004 VICTORIA RD	Accessory structures	Permit issued	25-06-26	111.48	Building 30' x 40' detached garage with 2 garage doors.		\$75,000.00	
PEC-2025-309	48 PAUL ST	Plumbing	Construction started	25-06-24	15.00	Replace sewer line		\$2,000.00	
PEC-2025-313	147 COUNTY RD 8	Plumbing	Permit issued	25-06-12	8.00	Install a new water service		\$5,000.00	
PEC-2025-315	11 SKIFF COVE PLACE	Accessory structures	Permit issued	25-06-26	30.01	Proposed Covered Pergola off the back of the house.		\$70,000.00	
PEC-2025-316	82 UPPER LAKE ST	Residential building	Permit issued	25-06-23	2.00	removed damaged carport column/foundation+ replace with new		\$2,500.00	
PEC-2025-317	516 CHRISTIAN RD	Accessory structures	Permit issued	25-06-19	35.67	16x24ft Storage garage		\$20,000.00	
PEC-2025-318	247 COUNTY RD 13	Accessory structures	Permit issued	25-06-18	55.00	Construct a detached garage		\$30,000.00	
PEC-2025-320	58 SAINT PHILIP ST	Sewage system	Construction started	25-06-18	160.00	Install a class four septic		\$20,000.00	
PEC-2025-322	167 MASSASSAUGA RD	Miscellaneous	Permit issued	25-06-26	54.00	Roof mounted solar panel installation		\$35,526.75	
PEC-2025-328	181 BLOOMFIELD MAIN ST	Accessory structures	Permit issued	25-06-20	31.00	Enclosing porch		\$6,000.00	
PEC-2025-344	178 ELMBROOK RD	Sewage system	Construction started	25-06-26	35.00	replace failed septic		\$20,000.00	

Total 11044.97

Total \$13,753,576.75