



Building Services

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Memo

To: Mark Kerr, Communications and Consultation Supervisor
From: Ryan Arcand, Chief Building Official
CC: Mayor Steven Ferguson, Council, Sarah Viau, Emily Cowan
Date: 8/6/2025
Re: Permit Activity for July 2025

Construction values and permit activity for July 2025 in Prince Edward County was \$12,049,014.00 of which 69 permits have been issued. While the construction costs for the same time last year was \$9,508,971.00 with 64 permits issued. I have attached a permit activity report for comparison. Additionally, the total number of new homes including secondary suites was 11.

Respectfully,

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

Building Comparison Report

Reporting Period: July 2025

	Jul-24			2024 YTD			Jul-25			2025 YTD		
	Units	SQM	Value	Units	SQM	Value	Units	SQM	Value	Units	SQM	Value
Single Detached Dwellings	5	886	\$2,120,000.00	51	17492	\$30,361,523.00	9	2047	\$5,404,000.00	46	10007	\$36,009,000.00
Semi-Detached Dwellings	-	-	-	0	0	\$0.00	-	-	-	0	0	\$0.00
Row House Dwellings	12	300	\$1,075,000.00	12	300	\$1,075,000.00	-	-	-	0	0	\$0.00
Multiple Dwellings	-	-	-	0	0	\$0.00	-	-	-	0	0	\$0.00
Secondary Suite	2	315	\$1,075,000.00	16	1990	\$3,866,000.00	2	351	\$380,000.00	12	2001	\$4,986,000.00
Season Dwelling	-	-	-	1	17	\$25,000.00	-	-	-	0	0	\$0.00
TOTAL RESIDENTIAL	19	1501	\$4,270,000.00	80	19799	\$35,327,523.00	11	2398	\$5,784,000.00	58	12008	\$40,995,000.00
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	2	1439	\$647,000.00	5	1897	\$1,147,000.00	1	325	\$3,000,000.00	5	3298	\$4,100,000.00
Other Permits	43	16875	\$4,591,971.00	343	69369	\$33,997,153.00	57	17028	\$3,265,014.00	289	47389	\$18,387,215.00
TOTAL CONST. VALUE	64	19815	\$9,508,971.00	430	93007	\$70,936,676.00	69	19751	\$12,049,014.00	362	65463	\$73,252,215.00
TOTAL PERMIT FEES	-	-	\$60,564.00	-	-	\$449,862.59	-	-	\$66,013.00	-	-	\$508,607.00
TOTAL DEV. CHARGES			\$81,582.00			\$626,682.00			\$90,366.00			\$1,289,366.00
TOTAL WASTE WATER			\$27,278.00			\$334,167.00			\$20,308.00			\$1,016,916.00

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	Work type	Work target	Status	Issued date	Area of work	Description of proposed work	Estimated cost of construction	Amount of dwelling units created
PEC-2025-174	603 HIGHWAY 49	Miscellaneous	New	Sprinkler	Permit issued	25-07-02	6038.70	Install fire protection sprinklers and tie new zones into existing f	\$500,000.00	
PEC-2025-268	23 THISTLE DEW LANE CON 5 PT	Residential building	Alteration	Recreational dwelling	Permit issued	25-07-02	53.46	The Cottage's existing interior of panelling, carpeted flooring an	\$60,000.00	
PEC-2025-319	221 BLOOMFIELD MAIN ST	Accessory structures	Alteration	Garage - Residential	Permit issued	25-07-02	74	Renovate garage	\$125,000.00	
PEC-2025-38	365 VALLEY RD	Accessory structures	New	Garage - Non Residential	Construction started	25-07-03	222.97	Construction of a new 2 story garage storage outbuilding (slab c	\$550,000.00	
PEC-2025-60	365 VALLEY RD	Sewage system	New	Single-family dwelling	Construction started	25-07-03	239.97	The work is to construct a Class 4 sewage septic system to a ne	\$18,165.00	
PEC-2025-339	58 JOHNSON ST	Plumbing	Repair	Institutional	Construction started	25-07-03	2	We are going to be updating the plumbing of the kindergarten w	\$100.00	
PEC-2025-209	23-35 CHURCH ST	Temporary structures and	Special event	Tent	Permit issued	25-07-07	148.64	Putting up a wedding tent, need locates and tent permit. The sq	\$500.00	
PEC-2025-326	2559 COUNTY RD 13	Demolition	Full Demolition	Single-family dwelling	Construction started	25-07-07	139.35	Demolish existing abandoned SFD	\$5,000.00	
PEC-2025-329	392 WELLINGTON MAIN ST	Accessory structures	New	Deck - Residential	Permit issued	25-07-07	48.31	We are hoping to build a deck on the side and rear of our home.	\$12,000.00	
PEC-2025-333	3 BOCKUS ST	Accessory structures	New	Garage - Residential	Construction started	25-07-07	97	Construct a detached garage	\$250,000.00	
PEC-2025-337	41 BARKER ST	Institutional building	Alteration	School-Elementary	Permit issued	25-07-07	300	Interior renovations at Prince Edward Collegiate Institute	\$300,000.00	
PEC-2025-228	1953 COUNTY RD 7	Sewage system	New	Single-family dwelling	Permit issued	25-07-08	420	Inground partially raised filter media bed Septic System for sing	\$25,000.00	
PEC-2025-246	3016 COUNTY RD 8	Miscellaneous	New	Tent	Permit issued	25-07-08	278.70	Install (1) 40'x75' Temporary Tent Structure from 2025/08/07 to	\$10,000.00	
PEC-2025-292	657 SMOKES POINT RD	Demolition	Full Demolition	Single-family dwelling	Permit issued	25-07-08	109.31	Demolition of existing single family dwelling and all associated :	\$50,000.00	
PEC-2025-335	4 PIGTAIL LANE	Plumbing	Alteration	Drain, Waste & Vent	Permit issued	25-07-08	195.10	Renovation to an existing bathroom adding an ensuite bath and	\$40,000.00	
PEC-2025-359	339 CONLEY RD	Temporary structures and	Special event	Tent	Permit issued	25-07-08	246.19	four tents are going up for a corporate event. One (1) 30 x 75 pol	\$2,700.00	
PEC-2025-11	657 SMOKES POINT RD	Sewage system	Replacement	Septic	Permit issued	25-07-09	311.80	In conjunction with concurrent building permit application for d	\$25,000.00	
PEC-2025-245	40-44 UNNAMED RD	Accessory structures	Addition	Building	Construction started	25-07-09	9.29	ADDITION TO THE EXISTING BUILDING.	\$30,000.00	
PEC-2025-343	56 MICHAEL'S WAY	Residential building	New	Single-family dwelling	Construction started	25-07-09	150	New construction of single family Dwelling.	\$600,000.00	1
PEC-2025-360	11875 LOYALIST PKY	Accessory structures	New	Deck - Residential	Permit issued	25-07-09	60.39	build and extend deck around the pool	\$30,000.00	
PEC-2025-3	657 SMOKES POINT RD	Residential building	New	Single-family dwelling	Permit issued	25-07-10	311.80	Demolition of existing two storey single family dwelling and ass	\$800,000.00	1
PEC-2025-324	621 MASSASSAUGA RD	Sewage system	New	Single-family dwelling	Permit issued	25-07-10	175	Installation of septic system	\$25,000.00	
PEC-2025-327	84 PARRS LANE	Residential building	New	Single-family dwelling	Permit issued	25-07-10	466	CONSTRUCT 2 STY DWELLING WITH INTEGRAL GARAGE	\$1,250,000.00	1
PEC-2025-353	4040 COUNTY RD 1	Accessory structures	New	Garage - Residential	Permit issued	25-07-10	55.74	construct a new garage for storage	\$100,000.00	
PEC-2025-375	229 WELLINGTON MAIN ST	Temporary structures and	Special event	Tent	Permit issued	25-07-10	216	Install (1) 12m x 18m Temporary Tent Structure from 2025-08-2	\$10,000.00	
PEC-2025-230	2321 COUNTY RD 3	Accessory structures	New	Shed	Permit issued	25-07-11	31	Build a 14x24 workshop. slab on grade with club footing	\$20,000.00	
PEC-2025-342	56 MICHAELS WAY	Sewage system	New	Single-family dwelling	Permit issued	25-07-11	340	New septic system	\$70,000.00	
PEC-2025-358	92 NAVIGATION DRIVE	Sewage system	New	Septic	Permit issued	25-07-11	330	Construction of new septic	\$35,000.00	
PEC-2025-379	4 SKIFF COVE PLACE	Miscellaneous	New	Solar Panel	Permit issued	25-07-11	70	INSTALLATION OF 44 ROOFTOP SOLAR PANELS FOR THE PURP	\$36,000.00	
PEC-2025-294	1006 COUNTY RD 3	Miscellaneous	New	Fence	Permit issued	25-07-14	27.87	Fully fence in backyard with black 5ft flat top industrial flat top f	\$20,000.00	
PEC-2025-323	621 MASSASSAUGA RD	Residential building	New	Single-family dwelling	Construction started	25-07-14	347.55	Construction of new home	\$754,000.00	1
PEC-2025-338	1633-1636 COUNTY RD 3	Temporary structures and	Special event	Tent	Finished	25-07-14	167.23	Tent to be put up for 4 days total- going up on the Friday, and tal	\$2,000.00	
PEC-2025-364	3082 COUNTY RD 2	Sewage system	New	Single-family dwelling	Permit issued	25-07-14	500	Construct a new class 4 sewage system for a new SFD at 3082 (\$15,000.00	
PEC-2025-365	3082 COUNTY RD 2	Residential building	New	Single-family dwelling	Construction started	25-07-14	130	Construct a new Single Family Dwelling	\$100,000.00	1
PEC-2025-381	56 MCFALD RD	Miscellaneous	New	Fence	Permit issued	25-07-14	62	build fence to enclose pool after install.	\$500.00	
PEC-2025-336	80 STIRLING CRES	Residential building	New	Single-family dwelling	Construction started	25-07-15	128	NEW SINGLE FAMILY DWELLING UNIT WITH P.T. DECK	\$300,000.00	1
PEC-2025-387	84 PARRS LANE	Demolition	Full Demolition	Single-family dwelling	Permit issued	25-07-15	243	TO DEMOLISH EXISTING 1 STY WITH LOFT DETACHED DWELLIN	\$10,000.00	
PEC-2025-356	3701 COUNTY RD 13	Sewage system	New	Septic	Construction started	25-07-16	384	Install a class four septic	\$25,000.00	
PEC-2025-366	1502 COUNTY RD 35	Temporary structures and	Temporary placement	Tent	Permit issued	25-07-16	125	Install a tent for a wedding	\$2,000.00	
PEC-2025-386	167 WHITE CHAPEL RD	Miscellaneous	New	Fence	Construction started	25-07-16	50	Install a pool enclosure	\$200.00	
PEC-2025-388	42 MORRISON POINT RD	Sewage system	New	Septic	Permit issued	25-07-16	32	Install a class four septic	\$25,000.00	
PEC-2025-202	211 PICTON MAIN ST	Miscellaneous	New	Other (Bldg)	Permit issued	25-07-17	92.90	The general scope is as follows: 1. Wholesale repainting of the v	\$200,000.00	
PEC-2025-382	1787 COUNTY RD 5	Agricultural	New	Farm shop	Permit issued	25-07-17	325	Installation of a Pre-Engineered steel building (50'x70' Insulate	\$3,000,000.00	
PEC-2025-184	121 HARBARD RD	Residential building	New	Single-family dwelling	Permit issued	25-07-21	209	PROPOSED A SINGLF FAMILY HOUSE WITH TWO CAR GARAGE	\$500,000.00	1
PEC-2025-367	153 COUNTY RD 27	Accessory structures	Addition	Porch	Permit issued	25-07-21	16	Install a pre fab sunroom on a existing deck	\$20,000.00	
PEC-2025-377	725 ELMBROOK RD	Miscellaneous	New	Fence	Permit issued	25-07-22	10	pool enclosure for above ground pool	\$14,349.00	
PEC-2025-383	324 EDWARD DR	Residential building	Addition	Single-family dwelling	Construction started	25-07-22	13	Construct an addition	\$30,000.00	
PEC-2025-397	810 WEESE RD	Residential building	Repair	Single-family dwelling	Permit issued	25-07-22	4.65	Replace original cast iron drain/vent stack that has failed at toil	\$3,000.00	
PEC-2025-348	16103 LOYALIST PKY	Demolition	Full Demolition	Accessory Structure	Permit issued	25-07-23	46.82	to demolish the ancillary structure (wood frame shed)	\$500.00	
PEC-2025-349	16103 LOYALIST PKY	Demolition	Full Demolition	Single-family dwelling	Permit issued	25-07-23	112.22	demolish existing 112.22 house	\$5,000.00	
PEC-2025-350	16103 LOYALIST PKY	Demolition	Full Demolition	Accessory Structure	Permit issued	25-07-23	63.73	to fully demolish the 63.73 m2 ancillary structure (garage)	\$1,500.00	
PEC-2025-380	1306 COUNTY RD 18	Sewage system	New	Septic	Construction started	25-07-23	24	Install a class four septic	\$25,000.00	
PEC-2025-385	192 WELLINGTON MAIN ST	Accessory structures	New	Building	Permit issued	25-07-23	48.40	NEW KIOSK/STORAGE BUILDING	\$25,000.00	
PEC-2025-390	133 CHUCKERY HILL RD	Residential building	New	Secondary unit	Permit issued	25-07-23	222.97	Build Detached garage with second unit above	\$300,000.00	1
PEC-2025-352	14 CAPTAIN'S DR	Residential building	New	Single-family dwelling	Permit issued	25-07-24	139.35	Construct a new family residence	\$600,000.00	1
PEC-2025-378	1813 COUNTY RD 3	Accessory structures	New	Garage - Residential	Permit issued	25-07-24	139	Building new garage	\$60,000.00	

PEC-2025-398	1071 COUNTY RD 8	Sewage system	New	Septic	Permit issued	25-07-24	40	Install a class four septic	\$25,000.00	
PEC-2025-401	492 MORRISON POINT RD	Miscellaneous	New	Fence	Permit issued	25-07-24	14.86	To install a pool with surrounding fencing. 5 ft Fence to include	\$95,000.00	
PEC-2025-404	2252 COUNTY RD 7	Miscellaneous	New	Solar Panel	Permit issued	25-07-24	22.50	installation of 15 rooftop solar panels for the purpose of power	\$17,000.00	
PEC-2025-247	51 BOWERY ST	Residential building	Alteration	Secondary unit	Permit issued	25-07-25	128.02	Create Secondary Suite within existing single family dwelling	\$80,000.00	1
PEC-2025-363	2191 COUNTY RD 7	Accessory structures	New	Shed	Permit issued	25-07-25	18.49	The building is a pre-fab construction kit from Bunkie Life Ltd. (It	\$20,000.00	
PEC-2025-325	2559 COUNTY RD 13	Accessory structures	New	Garage - Residential	Permit issued	25-07-27	173.54	Build Detached Garage	\$150,000.00	
PEC-2025-345	1220 BETHEL RD	Accessory structures	Addition	Porch	Permit issued	25-07-28	72.46	Build a wraparound veranda or porch on existing farmhouse wit	\$17,500.00	
PEC-2025-406	1074 COUNTY RD 3	Temporary structures and	Special event	Tent	Permit issued	25-07-28	297	Erect a tent for a wedding on Au 30/25	\$5,000.00	
PEC-2025-394	500 CLOSSON RD	Accessory structures	New	Deck - Residential	Construction started	25-07-29	74.79	build 805 sq. ft. deck supported on concrete piers extending be	\$12,000.00	
PEC-2025-391	408-410 BLOOMFIELD MAIN ST	Sewage system	New	Septic	Permit issued	25-07-30	29	Install a class four septic	\$25,000.00	
PEC-2025-407	343 COUNTY RD 22	Temporary structures and	Special event	Tent	Permit issued	25-07-30	3840	Temporary use of Hangar 6 to host a special event August 1-3, 2	\$5,000.00	
PEC-2025-412	49 WELSH LANE	Accessory structures	New	Garage - Residential	Permit issued	25-07-30	71	Construct a detached garage	\$80,000.00	
PEC-2025-244	408-410 BLOOMFIELD MAIN ST	Residential building	New	Single-family dwelling	Construction started	25-07-31	165	Construct a SFD	\$500,000.00	1
19751.07									\$12,049,014.00	11