



Building Services

The Corporation of the County of Prince Edward
Office: 280 Picton Main Street, Picton, ON K0K 2T0
Mailing: 332 Picton Main Street, Picton, ON K0K 2T0
T: 613.476.2148 x 2041 | F: 613.471.2051
rarcand@pecounty.on.ca | www.thecounty.ca

To: Mark Kerr, Communications and Consultation Supervisor
From: Ryan Arcand, Chief Building Official
CC: Mayor Steven Ferguson, Council, Cristal Laanstra, Emily Cowan
Date: 9/5/2025
Re: Permit Activity for August 2025

Construction values and permit activity for August 2025 in Prince Edward County was \$5,520,253.00 of which 36 permits have been issued. While the construction costs for the same time last year were \$9,079,939.00 with 58 permits issued. I have attached a permit activity report for comparison. Additionally, the total number of new homes including secondary suites was 5.

Respectfully,

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

Building Comparison Report

Reporting Period: August 2025

	Aug-24			2024 YTD			Aug-25			2025 YTD		
	Units	SQM	Value	Units	SQM	Value	Units	SQM	Value	Units	SQM	Value
Single Detached Dwellings	6	890	\$4,251,999.00	57	18382	\$34,613,522.00	3	690	\$1,850,000.00	49	10697	\$37,859,000.00
Semi-Detached Dwellings	-	-	-	0	0	\$0.00	-	-	-	0	0	\$0.00
Row House Dwellings	-	-	-	12	300	\$1,075,000.00	-	-	-	0	0	\$0.00
Multiple Dwellings	-	-	-	0	0	\$0.00	-	-	-	0	0	\$0.00
Secondary Suite	1	156	\$250,000.00	17	2146	\$4,116,000.00	2	144	\$210,000.00	14	2145	\$5,196,000.00
Season Dwelling	-	-	-	1	17	\$25,000.00	-	-	-	0	0	\$0.00
TOTAL RESIDENTIAL	7	1046	\$4,501,999.00	87	20845	\$39,829,522.00	5	834	\$2,060,000.00	63	12842	\$43,055,000.00
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	1125	\$700,000.00	7	3022	\$1,847,000.00	-	-	-	5	3298	\$4,100,000.00
Other Permits	49	6302	\$3,877,940.00	392	75671	\$37,875,093.00	31	4746	\$3,460,253.00	320	52135	\$21,847,468.00
TOTAL CONST. VALUE	58	8473	\$9,079,939.00	488	101480	\$80,016,615.00	36	5580	\$5,520,253.00	398	71043	\$78,772,468.00
TOTAL PERMIT FEES	-	-	\$56,664.70	-	-	\$506,527.29	-	-	\$36,029.20	-	-	\$544,636.20
TOTAL DEV. CHARGES	-	-	\$43,317.00	-	-	\$669,999.00	-	-	\$16,597.00	-	-	\$1,305,963.00
TOTAL WASTE WATER	-	-	\$23,133.55	-	-	\$357,300.55	-	-	\$0.00	-	-	\$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-2024-37: 56 WEST ST		Accessory structure	Addition	Deck - Residential	Permit issued	25-08-21	37.16	Deck addition to front of Existing Home Old 1940(ish) farmhouse currently in poor shape. I am looking to add a sizeable addition to add extra bedrooms and bathrooms to accommodate a family of four. Please see drawings and specifications for 725 details of the proposed work Plan is to construct an in law suite beside the 98.01 main residence. 30 Construct a shed 350 New Home - old permit number 2020-0458 17 Remove and reconstruct steps 14 Add a prefab sunroom on existing deck 33.50 Construct a deck and install a door 169 Construct a SFD with a class four septic A determination has been made that the present septic system needs to be augmented to accommodate additional in law suite on property (Subject of Building Permit on this Workspace). In consultation with Greer Galloway a septic design has been created to add an additional holding tank (Required volume 1100 litres) and an additional 5th run to the existing septic field 1 (15m) Addition of 2 bedrooms with existing bathroom 35.67 remodel 10 Add a kitchen exhaust Construct a one storey 615 sq.ft. addition to an exiting single dwelling unit to include 2 bedrooms 57 and a mudroom 300 10'x30' engineered deck 26 build new deck to support hard top roof Demolition of existing one-storey addition and construction of new one-storey addition to the existing single family dwelling with wood deck and steps to yard. existing family dwelling (1 adult 2 kids), finishing half the basement into a 1 bedroom legal 46.45 secondary suite	\$8,000.00	1
PEC-2025-2 843 ROYAL RD		Residential building	Addition	Single-family dwelling	Permit issued	25-08-29	218	a family of four.	\$500,000.00	
PEC-2025-121 343 COUNTRY RD 2		Institutional building	Alteration	Child Care Facility - Priv	Construction sta	25-08-13	725	details of the proposed work	\$631,000.00	
PEC-2025-23 702 WHITNEY RD		Residential building	New	Secondary unit	Construction sta	25-08-14	98.01	main residence.	\$150,000.00	1
PEC-2025-24 644 COUNTRY RD 1		Accessory structure	New	Shed	Permit issued	25-08-21	30	Construct a shed	\$125,000.00	0
PEC-2025-30 1164 COUNTRY RD		Residential building	New	Single-family dwelling	Construction sta	25-08-11	350	New Home - old permit number 2020-0458	\$700,000.00	1
PEC-2025-35 7 CHURCH ST		Institutional building	Alteration	Church/Church Hall	Permit issued	25-08-15	17	Remove and reconstruct steps	\$50,000.00	
PEC-2025-35 33 ELMDALE DR		Accessory structure	Addition	Porch	Permit issued	25-08-13	14	Add a prefab sunroom on existing deck	\$40,000.00	
PEC-2025-36 52 DORCHESTER		Accessory structure	New	Deck - Residential	Construction sta	25-08-08	33.50	Construct a deck and install a door	\$24,000.00	
PEC-2025-36 568 WATER RD		Residential building	New	Single-family dwelling	Permit issued	25-08-21	169	Construct a SFD with a class four septic A determination has been made that the present septic system needs to be augmented to accommodate additional in law suite on property (Subject of Building Permit on this Workspace). In consultation with Greer Galloway a septic design has been created to add an additional holding tank (Required volume 1100 litres) and an additional 5th run to the existing septic field 1 (15m) Addition of 2 bedrooms with existing bathroom 35.67 remodel 10 Add a kitchen exhaust Construct a one storey 615 sq.ft. addition to an exiting single dwelling unit to include 2 bedrooms 57 and a mudroom 300 10'x30' engineered deck 26 build new deck to support hard top roof Demolition of existing one-storey addition and construction of new one-storey addition to the existing single family dwelling with wood deck and steps to yard. existing family dwelling (1 adult 2 kids), finishing half the basement into a 1 bedroom legal 46.45 secondary suite	\$450,000.00	1
PEC-2025-36 702 WHITNEY RD		Sewage system	Repair	Septic	Permit issued	25-08-13	1	(15m) Addition of 2 bedrooms with existing bathroom 35.67 remodel 10 Add a kitchen exhaust Construct a one storey 615 sq.ft. addition to an exiting single dwelling unit to include 2 bedrooms 57 and a mudroom 300 10'x30' engineered deck 26 build new deck to support hard top roof Demolition of existing one-storey addition and construction of new one-storey addition to the existing single family dwelling with wood deck and steps to yard. existing family dwelling (1 adult 2 kids), finishing half the basement into a 1 bedroom legal 46.45 secondary suite	\$3,000.00	
PEC-2025-37 6 KELLY RD		Residential building	Addition	Single-family dwelling	Permit issued	25-08-15	35.67	remodel	\$134,000.00	
PEC-2025-38 9 DIVISION BLVD		Commercial buildir	Alteration	Micro-brewery	Permit issued	25-08-20	10	Add a kitchen exhaust Construct a one storey 615 sq.ft. addition to an exiting single dwelling unit to include 2 bedrooms 57 and a mudroom 300 10'x30' engineered deck 26 build new deck to support hard top roof Demolition of existing one-storey addition and construction of new one-storey addition to the existing single family dwelling with wood deck and steps to yard. existing family dwelling (1 adult 2 kids), finishing half the basement into a 1 bedroom legal 46.45 secondary suite	\$25,000.00	
PEC-2025-39 86 BRIDGE ST		Residential building	Addition	Single-family dwelling	Permit issued	25-08-05	57	and a mudroom	\$100,000.00	
PEC-2025-40 1568 WESLEY ACF		Accessory structure	New	Deck - Residential	Construction sta	25-08-11	300	10'x30' engineered deck	\$8,500.00	
PEC-2025-40 1568 WESLEY ACF		Accessory structure	New	Deck - Residential	Construction sta	25-08-08	26	build new deck to support hard top roof Demolition of existing one-storey addition and construction of new one-storey addition to the existing single family dwelling with wood deck and steps to yard. existing family dwelling (1 adult 2 kids), finishing half the basement into a 1 bedroom legal 46.45 secondary suite	\$5,000.00	
PEC-2025-40 946 COUNTRY RD 7		Residential building	Addition	Single-family dwelling	Permit issued	25-08-14	76	60 and steps to yard. existing family dwelling (1 adult 2 kids), finishing half the basement into a 1 bedroom legal 46.45 secondary suite	\$450,000.00	
PEC-2025-40 197 NILES ST		Residential building	Finished bas	Single-family dwelling w	Permit issued	25-08-11	46.45	secondary suite	\$60,000.00	1

PEC-2025-41: 156 WHITE CHAPE Accessory structure	Alteration	Building	Construction sta	25-08-26	The Picton Terminals site office will be renovated to function as the operations control room for the 429 new P&H grain terminal. My fiance and I are getting married on september 6th and will be hosting friends and family for 167.23 dinner and a celebration			\$425,000.00		
PEC-2025-41: 1396 COUNTY RD Temporary structure	Special even Tent		Permit issued	25-08-11	Construct unfinished detached garage on 60.94 owner's property			\$1,500.00		
PEC-2025-41: 122C COUNTY RD Accessory structure	New	Garage - Residential	Construction sta	25-08-13	292 Install a class four septic			\$100,000.00		
PEC-2025-41: 645 COUNTY RD 5 Sewage system	Replacement	Single-family dwelling	Permit issued	25-08-08	10.70 Rebuild existing sunroom, adding 15sqft (1.4sm) Installation of new smoke alarm relays and manual pull stations to support the interconnected smoke alarm system. Replace doors as shown with 20 Minute fire protection rated doors complete with self closing and 400 latching devices.			\$25,000.00		
PEC-2025-41: 5 CENTRE ST	Residential building	Alteration	Single-family dwelling	Permit issued	25-08-14	The purpose of this construction is for the installation of an inground, swimming Pool. 60.20 Dimensions of the pool will be 18 x 36 feet. We are proposing to build a new single story bungalow and repurpose the existing house as an ancillary building/garage/storage. 171 Build a 6ft high privacy fence for backyard and for 100 enclosure for above ground pool			\$60,000.00	
PEC-2025-41: 321 WELLINGTON Residential building	Alteration	Multiple dwelling	Permit issued	25-08-15	155.80 construct new garage at back of property			\$8,500.00	0	
PEC-2025-42: 283 COUNTY RD 2 Miscellaneous	New	Fence	Permit issued	25-08-11	600 New class 4 filter bed			\$10,000.00		
PEC-2025-42: 1209 VICTORIA RI Residential building	New	Single-family dwelling	Construction sta	25-08-27	29.70 new engineered deck & awning			\$700,000.00	1	
PEC-2025-42: 33 FRENCH ST	Miscellaneous	New	Fence	Construction sta	25-08-11	90 Demo sfd for conditions of severance			\$15,000.00	
PEC-2025-42: 430 LAKESIDE DR Accessory structure	New	Garage - Residential	Permit issued	25-08-25	Partial demolition to accommodate new addition and interior alterations.			\$140,000.00		
PEC-2025-42: 494B OSTRANDEF Sewage system	New	Septic	Permit issued	25-08-22	300 to build a room in the mezzanine for staff that is 133 temp controlled			\$20,000.00		
PEC-2025-43: 1568 WESLEY ACF Accessory structure	New	Deck - Residential	Construction sta	25-08-26	INSTALLATION OF 312 ROOFTOP SOLAR PANELS FOR HOME POWER GENERATION AND NET			\$27,000.00		
PEC-2025-43: 89 C WILLOW CRE Demolition	Full Demoliti	Single-family dwelling	Permit issued	25-08-14	60 METERING			\$5,000.00		
PEC-2025-43: 345 CLOSSON RD Demolition	Partial Demo	Single-family dwelling	Permit issued	25-08-15	Demolition of existing wood framed, one-storey addition and construction of new one-storey addition to the existing single family dwelling with 76.60 wood deck and steps to yard.			\$5,000.00		
PEC-2025-43: 30B CHOURNEY L Institutional buildin	Alteration	Government Uses	Finished	25-08-18	Replace existing septic system with a Class 4 200 Filter Bed			\$7,000.00		
PEC-2025-43: 77 FOLKARD LANE Miscellaneous	New	Solar Panel	Permit issued	25-08-18	5580.57			\$27,753.21		
PEC-2025-44: 946 COUNTY RD 7 Demolition	Partial Demo	Single-family dwelling	Permit issued	25-08-28				\$30,000.00		
PEC-2025-44: 52 CONSECON ST Sewage system	Replacement	Single-family dwelling	Permit issued	25-08-25				\$450,000.00		
					5580.57			\$30,000.00		
								\$5,520,253.21	5	