



Building Services

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To: Mark Kerr, Communications and Consultation Supervisor
From: Ryan Arcand, Chief Building Official
CC: Mayor Steven Ferguson, Council, Cristal Laanstra, Emily Cowan
Date: 10/9/2025
Re: Permit Activity for September 2025

Construction values and permit activity for September 2025 in Prince Edward County was \$10,162,219.00 of which 50 permits have been issued. While the construction costs for the same time last year were \$165,035,065.00 with 65 permits issued. I have attached a permit activity report for comparison. Additionally, the total number of new homes including secondary suites was 15.

Respectfully,

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

Building Comparison Report

Reporting Period: September 2025

	Sep-24			2024 YTD			Sep-25			2025 YTD		
	Units	SQM	Value	Units	SQM	Value	Units	SQM	Value	Units	SQM	Value
Single Detached Dwellings	11	2221	\$6,120,000.00	68	20603	\$40,733,522.00	10	4371	\$5,095,700.00	59	15068	\$42,954,700.00
Semi-Detached Dwellings	-	-	-	0	0	\$0.00	-	-	-	0	0	\$0.00
Row House Dwellings	8	4333	\$16,000,000.00	20	4633	\$17,075,000.00	-	-	-	0	0	\$0.00
Multiple Dwellings	-	-	-	0	0	\$0.00	-	-	-	0	0	\$0.00
Secondary Suite	0	0	\$0.00	17	2146	\$4,116,000.00	5	839	\$1,400,000.00	19	2984	\$6,596,000.00
Season Dwelling	-	-	-	1	17	\$25,000.00	-	-	-	0	0	\$0.00
TOTAL RESIDENTIAL	19	6554	\$22,120,000.00	106	27399	\$61,949,522.00	15	5210	\$6,495,700.00	78	18052	\$49,550,700.00
Commercial	-	-	-	2	1942	\$465,000.00	-	-	-	7	422	\$1,670,000.00
Industrial	-	-	-	0	0	\$0.00	-	-	-	3	2346	\$8,100,000.00
Institutional	1	8917	\$140,000,000.00	1	8917	\$140,000,000.00	-	-	-	0	0	\$0.00
Agricultural	2	312	\$135,000.00	9	3334	\$1,982,000.00	2	179	\$35,000.00	7	3477	\$4,135,000.00
Other Permits	43	6721	\$2,780,065.00	435	82392	\$40,655,158.00	33	6060	\$3,631,519.00	353	58195	\$25,478,987.00
TOTAL CONST. VALUE	65	22504	\$165,035,065.00	553	123984	\$245,051,680.00	50	11449	\$10,162,219.00	448	82492	\$88,934,687.00
TOTAL PERMIT FEES	-	-	\$169,749.00	-	-	\$676,276.29	-	-	\$75,354.00	-	-	\$619,990.20
TOTAL DEV. CHARGES	-	-	\$154,114.00	-	-	\$824,113.00	-	-	\$78,377.00	-	-	\$1,384,340.00
TOTAL WASTE WATER	-	-	\$387,782.00	-	-	\$745,082.55	-	-	\$22,123.00	-	-	\$1,039,039.00

- 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-2024-495	239 BLOOMFIELD MAIN ST	Residential building	Addition	Secondary unit	Construction started	25-09-24	230	Construction of 29x23' Addition on the rear of the existing home to create new dwelling unit	\$250,000.00	1
PEC-2024-557	394 COUNTY RD 27	Accessory structures	New	Deck - Residential	Permit issued	25-09-09	62.71	Construction of 15 x 45 foot deck	\$17,000.00	1
PEC-2025-68	1579 N BIG ISLAND RD	Residential building	New	Single-family dwelling	Permit issued	25-09-23	32.50	Construction of a new dwelling	\$90,000.00	1
PEC-2025-84	214 EDWARD DR	Residential building	New	Single-family dwelling	Permit issued	25-09-29	181.16	Building a storey and half with attach garage wood framed home	\$650,000.00	1
PEC-2025-203	13 TWILEE TREES CRT	Accessory structures	Alteration	Deck - Residential	Permit issued	25-09-08	14	Construct a deck	\$4,000.00	1
PEC-2025-239	644 COUNTY RD 10	Sewage system	New	Single-family dwelling	Permit issued	25-09-03	30	New Septic to accommodate the future renovations to existing home.	\$25,000.00	1
PEC-2025-281	30 FAIRFIELD ST	Accessory structures	Alteration	Ramp	Permit issued	25-09-18	14	To complete the construction/addition of an accessibility ramp	\$7,000.00	1
PEC-2025-287	287 SUNSHINE DR	Residential building	New	Single-family dwelling	Construction started	25-09-23	285	2 Story single family dwelling with attached 2 car garage	\$327,700.00	1
PEC-2025-303	186 OLD WILFORD RD	Residential building	New	Secondary unit	Construction started	25-09-08	204	Build second dwelling	\$350,000.00	1
PEC-2025-304	186 OLD WILFORD RD	Sewage system	New	Single-family dwelling	Permit issued	25-09-09	35	Septic for new Secondary Dwelling	\$20,000.00	1
PEC-2025-304	186 OLD WILFORD RD	Sewage system	New	Secondary unit	Permit issued	25-09-02	167	Continue with conversion of barn into accommodation	\$50,000.00	1
PEC-2025-310	136 COUNTY RD 20	Residential building	New	Non-Residential	Construction started	25-09-03	328.76	Demolish existing building 53 on the Base 31 Site.	\$5,000.00	1
PEC-2025-330	343 COUNTY RD 22	Demolition	Demolish	Non-Residential	Permit issued	25-09-03	328.76	To demolish the existing building # 54	\$5,000.00	1
PEC-2025-331	343 COUNTY RD 22	Demolition	Demolish	Non-Residential	Permit issued	25-09-16	85.47	Construct New Deck	\$15,000.00	1
PEC-2025-340	3749 COUNTY RD 3	Accessory structures	New	Shed	Permit issued	25-09-09	32.52	Lean to attached to house, approx 9' x 39'	\$25,500.00	1
PEC-2025-370	201 JOHNSTON RD	Accessory structures	Addition	Shed	Permit issued	25-09-09	77	Construct a storage building	\$25,500.00	1
PEC-2025-376	177 BLACK RD	Accessory structures	New	Building	Construction started	25-09-10	185.81	Interior Alterations for SFD	\$10,000.00	1
PEC-2025-384	620-624 HIGHWAY 49	Residential building	Alteration	Single-family dwelling	Construction started	25-09-08	570.04	Interior & exterior renovation of the restaurant	\$700,000.00	1
PEC-2025-389	1642 COUNTY RD 12	Commercial building	Alteration	Restaurant	Permit issued	25-09-03	1072	Full Interior/Room renovation for the INN.	\$900,000.00	1
PEC-2025-400	1642 COUNTY RD 12	Commercial building	Alteration	Hotel	Construction started	25-09-03	213.67	New Construction of 2300 square foot house.	\$1,000,000.00	1
PEC-2025-416	381 MICHAELS WAY	Residential building	New	Single-family dwelling	Construction started	25-09-02	158.35	New 3 bedroom, 2.5 bath single family detached with attached garage	\$500,000.00	1
PEC-2025-417	133 VILLENEUVE DRIVE	Residential building	New	Single-family dwelling	Construction started	25-09-05	425	Construct new Detached Dwelling w/attached Garage	\$600,000.00	1
PEC-2025-420	191 COUNTY RD 35	Residential building	New	Single-family dwelling	Construction started	25-09-16	30	Construct an addition	\$170,000.00	1
PEC-2025-424	86 COLLIFERS RD	Residential building	Addition	Single-family dwelling	Construction started	25-09-09	100.34	Construct a detached single story 2 car garage	\$125,000.00	1
PEC-2025-426	482 KELLY RD	Accessory structures	New	Garage - Residential	Permit issued	25-09-09	115	construct an addition on to current residence	\$125,000.00	1
PEC-2025-428	239 BLOOMFIELD MAIN ST	Residential building	Addition	Single-family dwelling	Permit issued	25-09-09	143	Construct new garage	\$150,000.00	1
PEC-2025-435	1831 LAKESIDE DR	Accessory structures	New	Garage - Residential	Construction started	25-09-19	19.50	Small single story side addition to enlarge kitchen	\$20,000.00	1
PEC-2025-439	22 WEST ST	Residential building	Addition	Single-family dwelling	Permit issued	25-09-26	86.81	New Secondary Suite	\$500,000.00	1
PEC-2025-444	483 COUNTY RD 20	Residential building	New	Secondary unit	Construction started	25-09-24	42	To replace a trailer with another on the site	\$68,000.00	1
PEC-2025-445	146 OUTLET RD	Residential building	New	Mobile home	Permit issued	25-09-19	8	Replace posts on porch with engineered beam, Replace decking	\$20,000.00	1
PEC-2025-446	19 CENTURY DRIVE, PICTON	Residential building	Alteration	Single-family dwelling	Construction started	25-09-08		INTERIOR ALTERATIONS, EXTERIOR CLADDING AND MEMBRANE REPLACEMENT AND STRUCTURAL IMPROVEMENTS TO EXISTING 1 STOREY DETACHED HOUSE, NEW FRONT AND REAR YARD		1
PEC-2025-447	413 COUNTY RD 3	Residential building	Alteration	Single-family dwelling	Permit issued	25-09-23	368	LANDSCAPING, Proposed Second Detached Dwelling Unit in Existing 2 Storey Converted Barn	\$710,019.00	1
PEC-2025-448	984 SHANNON RD	Residential building	New	Secondary unit	Construction started	25-09-19	151	Barn Building an accessory storage shed to store my agricultural tools and equipment	\$250,000.00	1
PEC-2025-452	301 CHUCKERY HILL RD	Agricultural	New	Machine storage	Permit issued	25-09-17	30	equipment	\$5,000.00	1
PEC-2025-454	131 WELINGTON MAIN ST	Demolition	Full Demolition	Single-family dwelling	Permit issued	25-09-08	102.19	Demolish existing residential building.	\$10,000.00	1
PEC-2025-456	1568 WESLEY ACRES RD	Residential building	New	Mobile home	Permit issued	25-09-15	33	Replacing a trailer with another 30x1233 One new permanent illuminated sign, and one existing sign moved and 4.54' re-installed on a different wall.	\$60,000.00	1
PEC-2025-457	45 PICTON MAIN ST	Signs	New	Sign	Permit issued	25-09-02	4.54	re-installed on a different wall.	\$9,000.00	1
PEC-2025-459	418 POTTER RD	Residential building	New	Single-family dwelling	Construction started	25-09-26	313.14	Construction of a new 313 square meter single family home.	\$700,000.00	1
PEC-2025-460	CON BIG IS PT LOT 28 RP 47	Accessory structures	New	Garage - Residential	Construction started	25-09-23	83	Detached Garage	\$50,000.00	1
PEC-2025-462	3433 COUNTY ROAD 7	Accessory structures	Alteration	Garage - Residential	Permit issued	25-09-10	130	Interior Alterations for SFD	\$200,000.00	1
PEC-2025-463	418 POTTER RD	Accessory structures	New	Garage - Residential	Permit issued	25-09-25	72	Construct a stand alone one story garage.	\$40,000.00	1
PEC-2025-466	2590 COUNTY RD 15	Agricultural	New	Machine storage	Construction started	25-09-19	148.60	Construct trusses over 40' sea containers to create farm storage shed	\$30,000.00	1
PEC-2025-471	0 COUNTY RD 24	Demolition	Full Demolition	Accessory Structure	Permit issued	25-09-11	150	Demo storage building	\$1,000.00	1
PEC-2025-469	21 EAST MARY ST	Accessory structures	Alteration	Deck - Residential	Permit issued	25-09-22	22	Remove and replace existing deck as is	\$16,000.00	1
PEC-2025-477	783 STINSON BLOCK RD	Residential building	Addition	Single-family dwelling	Permit issued	25-09-25	58.99	Second Floor Addition on existing footprint	\$80,000.00	1
PEC-2025-479	CON REPB PT LOT 20 RP 471	Residential building	New	Single-family dwelling	Permit issued	25-09-30	2687	Construct a Single Family Dwelling with attached Garage. To install a 12 x 26 fiberglass pool with self-latching self closing gate, 5' non climbable horse fence.	\$1,100,000.00	1
PEC-2025-480	662 COUNTY RD 7	Miscellaneous	New	Fence	Permit issued	25-09-16	504	non climbable horse fence.	\$72,000.00	1
PEC-2025-485	245 CHESSY BAYSIDE RD	Sewage system	New	Septic	Permit issued	25-09-24	800	Failed Septic System on property, need new one to replace old one	\$50,000.00	1
PEC-2025-486	4 MARSHALL ST	Residential building	Finished basement	Single-family dwelling	Permit issued	25-09-23	56.23	Frame, drywall, plumbing	\$5,000.00	1
PEC-2025-491	20 RIDLEY ST	Sewage system	New	Septic	Construction started	25-09-24	270	Septic holding tank installation to replace an existing one that is failing.	\$3,000.00	1
PEC-2025-497	440 COUNTY RD 1	Sewage system	New	Single-family dwelling	Construction started	25-09-23	187.29	Replace failed septic with new tank and weeping bed.	\$20,000.00	1
							Total		\$10,162,219.00	15