



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: 11/6/2025
Re: Permit Activity for October 2025

Construction values and permit activity for October 2025 in Prince Edward County was \$7,951,400.00 of which 41 permits have been issued. While the construction costs for the same time last year were \$10,527,101.00 with 73 permits issued. I have attached a permit activity report for comparison. Additionally, the total number of new homes including secondary suites was 5.

Respectfully,

A handwritten signature in black ink, appearing to read "Ryan Arcand", written over a horizontal line.

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

Building Comparison Report

Reporting Period: October 2025

	Oct-24			2024 YTD			Oct-25			2025 YTD		
	Units	SQM	Value	Units	SQM	Value	Units	SQM	Value	Units	SQM	Value
Single Detached Dwellings	3	1180	\$1,885,000.00	71	21783	\$42,618,522.00	4	943	\$2,697,000.00	63	16011	\$45,651,700.00
Semi-Detached Dwellings	-	-	\$0.00	0	0	\$0.00	-	-	-	0	0	\$0.00
Row House Dwellings	16	1083	\$4,000,000.00	36	5716	\$21,075,000.00	-	-	-	0	0	\$0.00
Multiple Dwellings	-	-	\$0.00	0	0	\$0.00	-	-	-	0	0	\$0.00
Secondary Suite	2	512	\$600,000.00	19	2658	\$4,716,000.00	1	139	\$180,000.00	20	3123	\$6,776,000.00
Season Dwelling	-	-	\$0.00	1	17	\$25,000.00	-	-	-	0	0	\$0.00
TOTAL RESIDENTIAL	21	2775	\$6,485,000.00	127	30174	\$68,434,522.00	5	1082	\$2,877,000.00	83	19134	\$52,427,700.00
Commercial	-	-	\$0.00	2	1942	\$465,000.00	-	-	-	7	422	\$1,670,000.00
Industrial	-	-	\$0.00	0	0	\$0.00	1	4500	\$1,000,000	4	6846	\$9,100,000.00
Institutional	-	-	\$0.00	1	8917	\$140,000,000.00	-	-	-	0	0	\$0.00
Agricultural	1	250	\$75,000.00	10	3584	\$2,057,000.00	3	1824	\$2,305,000	10	5301	\$6,440,000.00
Other Permits	51	5941	\$3,967,101.00	486	88333	\$44,622,259.00	32	3029	\$1,769,400.00	385	61224	\$27,248,387.00
TOTAL CONST. VALUE	73	8966	\$10,527,101.00	626	132950	\$255,578,781.00	41	10435	\$7,951,400.00	489	92927	\$96,886,087.00
TOTAL PERMIT FEES	-	-	\$90,645.00	-	-	\$766,921.29	-	-	\$52,848.00	-	-	\$672,838.20
TOTAL DEV. CHARGES	-	-	\$199,132.00	-	-	\$1,023,245.00	-	-	\$61,780.00	-	-	\$1,446,120.00
TOTAL WASTE WATER	-	-	\$231,303.00	-	-	\$976,385.55	-	-	\$0.00	-	-	\$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 by	Cost of construction	Area of work	Description of proposed work
PEC-2022-902	2413 HIGHWAY 49	Accessory structure New	New	Building	Construction starte	Sarah Chapman	\$ 55,000.00	223	Building to Store Farm Equipment to Construct a 24x26 garage in the back yard of
PEC-2024-723	134 PRINYERS COVE	Accessory structure New	New	Garage - Residential	Construction starte	Adam Dutton	\$ 50,000.00	57.96	current residence
PEC-2025-279	94 CHUCKERY HILL RD	Sewage system New	New	Single-family dwelling	Permit issued	Adam Dutton	\$ 25,000.00	235	Septic System for the Property
PEC-2025-341	2745 COUNTY RD 5	Residential building Addition	Addition	Single-family dwelling	Construction starte	Sarah Chapman	\$ 30,000.00	47	Addition to SFD
PEC-2025-436	336 COUNTY RD 20	Residential building Alteration	Alteration	Single-family dwelling	Permit issued	Shannon McMurte	\$ 20,000.00	9	Repurpose unused space in the mechanical room to add a 3 piece bathroom to the finished basement Finalize the demolition of the existing bathroom including the removal of the existing concrete floor
PEC-2025-440	48 RICHARDSON RD	Accessory structure New	New	Boathouse	Permit issued	Sarah Chapman	\$ 50,000.00	45	24x12, INTERIOR RENOVATION TO EXISTING MAIN COTTAGE (136.44M2), NEW 1 STOREY ADDITIONS (28.34M2), NEW SCREENED PORCH AT REAR (56.10M2) & REAR DECK (37.12M2), NEW FRONT PORCH (26.95M2), Construction of a 1- storey residential addition (6m x 9m) with basement and attached deck (5.6m x 3 m) 27 sunroom Interior alteration to existing strd. Remove existing
PEC-2025-450	116 WELLINGTON MAIN ST	Residential building Addition	Addition	Recreational dwelling	Permit issued	Adam Dutton	\$ 500,000.00	233.32	DECK (37.12M2), NEW FRONT PORCH (26.95M2),
PEC-2025-461	153 COUNTY RD 27	Residential building Alteration	Alteration	Modular home	Permit issued	Adam Dutton	\$ 20,000.00	27	sunroom Construction of a 1- storey residential addition (6m x 9m) with basement and attached deck (5.6m x 3 m) 71 to existing single detached dwelling. Interior alteration to existing strd. Remove existing
PEC-2025-472	441C MASSASSAUGA RD	Residential building Addition	Addition	Single-family dwelling	Construction starte	Shannon McMurte	\$ 125,000.00	71	to existing single detached dwelling. Interior alteration to existing strd. Remove existing
PEC-2025-478	15 PAUL ST	Residential building Alteration	Alteration	Single-family dwelling	Permit issued	Sarah Chapman	\$ 400,000.00	185.81	addition over kitchen and rebuild Altering grey water class 2 leeching as per section 8 of the Ontario building code regarding class 2 leeching pit
PEC-2025-482	1755 NORTH BIG ISLAND RD	Plumbing Alteration	Alteration	Backflow Prevention	Permit issued	Sarah Chapman	\$ 500.00	12	leeching pit INSTALL NEW RAISED FILTER BED TO REPLACE EXISTING FAILED ONE
PEC-2025-484	2528 COUNTY RD 3	Sewage system New	New	Septic	Construction starte	Shannon McMurte	\$ 30,000.00	450	EXISTING FAILED ONE Construct septic system for single family residential 34 dwelling
PEC-2025-488	11887 LOYALIST PARKWAY	Sewage system New	New	Single-family dwelling	Permit issued	Adam Dutton	\$ 10,000.00	34	dwelling Interior renovation - remove existing lower ceiling
PEC-2025-492	15369 LOYALIST PKY	Residential building Alteration	Alteration	Single-family dwelling	Construction starte	Adam Dutton	\$ 50,000.00	51.10	joists add in collar ties as spec'd Adding a Roof over an outdoor patio approximately 24 feet by 26 feet + an outdoor wood burning fireplace 72 within the covered roof area (open walled on 3 sides) 70.61 To build a 2 bay garage beside current house 370 Erect tent for a wedding Remove current structure, debris to required waste 40 plants.40 Remove existing addition and construct a new addition in its place
PEC-2025-494	744 DANFORTH ROAD	Residential building Addition	Addition	Single-family dwelling	Permit issued	Shannon McMurte	\$ 30,000.00	72	within the covered roof area (open walled on 3 sides)
PEC-2025-501	1149 COUNTY RD 1	Accessory structure New	New	Garage - Residential	Construction starte	Sarah Chapman	\$ 80,000.00	70.61	To build a 2 bay garage beside current house
PEC-2025-502	15420 LOYALIST PKY	Miscellaneous New	New	Tent	Permit issued	Adam Dutton	\$ 6,200.00	370	Erect tent for a wedding Remove current structure, debris to required waste 40 plants.40 Remove existing addition and construct a new addition in its place
PEC-2025-504	181 NILESS ST	Demolition Full Demolition	Full Demolition	Accessory Structure	Permit issued	Adam Dutton	\$ 5,000.00	40	plants.40 Remove existing addition and construct a new addition in its place
PEC-2025-506	738 COUNTY RD 28	Residential building Addition	Addition	Single-family dwelling	Permit issued	Shannon McMurte	\$ 20,000.00	40	addition in its place We plan to build a one-story storage building on our 60.20 Cherry Valley property, 18 x36'
PEC-2025-507	1246 KELLY ROAD	Accessory structure New	New	Building	Permit issued	Adam Dutton	\$ 40,000.00	60.20	Cherry Valley property, 18 x36'
PEC-2025-513	3550 COUNTY RD 3	Residential building Alteration	Alteration	Single-family dwelling	Permit issued	Shannon McMurte	\$ 1,000.00	2.60	extend wall for 2 piece bathroom
PEC-2025-514	1244 FRY RD	Accessory structure New	New	Shed	Permit issued	Sarah Chapman	\$ 8,700.00	18.50	pre-fab shed

PEC-2025-511	574 BAKKER RD	Sewage system	Replacement	Single-family dwelling	Permit issued	Shannon McMurte	\$ 20,000.00	210 bed	replace old septic system with new tank and weeping
PEC-2025-512	45 MAYPUL LAVN RD	Accessory structure	Addition	Building	Permit issued	Adam Durton	\$ 2,150,000.00	1415	Addition to barn
PEC-2025-515	1669-1675 OLD MILFORD RD	Residential building	Addition	Single-family dwelling	Permit issued	Ryan Arcand	\$ 35,000.00	6.50	ON PIER FOUNDATION
PEC-2025-516	2395 COUNTY RD 8	Accessory structure	New	Porch	Permit issued	Adam Durton	\$ 10,000.00	18	Sunroom/porch
									The existing space was a wine bar called Adega. We plan to install basic kitchen equipment without changing any use for the space and need to install a Grease Trap as we will have a fryer.
PEC-2025-517	9 DIVISION BLVD, CONSECON	Plumbing	Alteration	Commercial	Permit issued	Adam Durton	\$ 5,000.00	5	Grease Trap
PEC-2025-518	9 UPPER LAKE ST	Accessory structure	New	Porch	Permit issued	Adam Durton	\$ 6,000.00	12	Rebuild porch
PEC-2025-520	41 BARKER ST	Institutional building	Repair	School-Elementary	Permit issued	Adam Durton	\$ 50,000.00	100	Structural review and repairs to Siporex roof decking
PEC-2025-521	52 LILAC LANE	Demolition	Full Demolition	Single-family dwelling	Permit issued	Shannon McMurte	\$ 10,000.00	58	Complete Demo of building
PEC-2025-524	65 ROBLINS HILL RD	Miscellaneous	New	Solar Panel	Permit issued	Sarah Chapman	\$ 7,000.00	18	INSTALLATION OF 12 ROOFTOP SOLAR PANELS
PEC-2025-528	1838 COUNTY RD 3	Sewage system	New	Septic	Permit issued	Shannon McMurte	\$ 25,000.00	250	Install a class four septic system
									Construct a 30' X 50' Quonset hut on a concrete
PEC-2025-530	66 STORMS RD	Accessory structure	New	Garage - Residential	Permit issued	Adam Durton	\$ 80,000.00	139.35	slab
PEC-2025-533	807C HIGHWAY 49	Sewage system	Replacement	Septic	Construction state	Sarah Chapman	\$ 20,000.00	80	Replace failed septic
							\$ 3,974,400.00	4667	