



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, Cristal Laanstra, Emily Cowan
Date: 12/2/2025
Re: Permit Activity for November 2025

Construction values and permit activity for November 2025 in Prince Edward County was \$9,215,700.00 of which 43 permits have been issued. While the construction costs for the same time last year were \$95,877,230.00 with 52 permits issued. I have attached a permit activity report for comparison. Additionally, the total number of new homes including secondary suites was 10.

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: November 2025

	Nov-24			2024 YTD			Nov-25			2025 YTD		
	Units	SQM	Value	Units	SQM	Value	Units	SQM	Value	Units	SQM	Value
Single Detached Dwellings	3	611	\$2,050,000.00	74	22394	\$44,668,522.00	9	1835	\$4,420,000.00	72	17846	\$50,071,700.00
Semi-Detached Dwellings	10	604	\$2,500,000.00	10	604	\$2,500,000.00	-	-	-	0	0	\$0.00
Row House Dwellings	-	-	-	36	5716	\$21,075,000.00	-	-	-	0	0	\$0.00
Multiple Dwellings	-	-	-	0	0	\$0.00	-	-	-	0	0	\$0.00
Secondary Suite	1	104	\$230,000.00	20	2762	\$4,946,000.00	1	51	\$80,000.00	21	3174	\$6,856,000.00
Season Dwelling	-	-	-	1	17	\$25,000.00	-	-	-	0	0	\$0.00
TOTAL RESIDENTIAL	14	1319	\$4,780,000.00	141	31493	\$73,214,522.00	10	1886	\$4,500,000.00	93	21020	\$56,927,700.00
Commercial	1	359	\$1,145,950.00	3	2301	\$1,610,950.00	-	-	-	7	422	\$1,670,000.00
Industrial	1	33	\$2,500,000.00	1	33	\$2,500,000.00	-	-	-	4	6846	\$9,100,000.00
Institutional	1	6813	\$85,000,000.00	2	15730	\$225,000,000.00	-	-	-	0	0	\$0.00
Agricultural	-	-	-	10	3584	\$2,057,000.00	3	1564	\$295,000.00	13	6865	\$6,735,000.00
Other Permits	35	3190	\$2,451,280.00	521	91523	\$47,073,539.00	30	2646	\$4,420,700.00	415	63870	\$31,669,087.00
TOTAL CONST. VALUE	52	11714	\$95,877,230.00	678	144664	\$351,456,011.00	43	6096	\$9,215,700.00	532	99023	\$106,101,787.00
TOTAL PERMIT FEES	-	-	\$61,921.00	-	-	\$828,842.29	-	-	\$52,144.90	-	-	\$724,983.10
TOTAL DEV. CHARGES	-	-	\$155,410.00	-	-	\$1,178,655.00	-	-	\$123,560.00	-	-	\$1,569,680.00
TOTAL WASTE WATER	-	-	\$172,651.00	-	-	\$1,149,036.55	-	-	\$50,347.00	-	-	\$1,089,386.00

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	Area of work	Description of proposed work	Estimated cost of construction	Amount of dwelling units created
PEC-2023-744	794 COUNTY RD 28	Residential building Alteration	Residential building Alteration	Single-family dwelling	Construction start	51	Turn part of garage into principal dwelling unit	\$80,000.00	1
PEC-2024-505	612 HISCOCK SHORES RT	Residential building New	Residential building New	Single-family dwelling	Permit issued	110	Looking to build a single family residence at 612 Hiscock Shores Rd.	\$400,000.00	1
PEC-2024-616	612 HISCOCK SHORES	Sewage system New	Sewage system New	Single-family dwelling	Permit issued	107.76	Septic system for 1160 sqft residence	\$25,000.00	
PEC-2024-744	6 GRIFFIN ST	Accessory structure Alteration	Accessory structure Alteration	Deck - Residential	Construction start	20	Removal of existing deck, install new deck and three season room	\$20,000.00	
PEC-2025-134	102 BLOOMFIELD MAIN S	Residential building Addition	Residential building Addition	Single-family dwelling	Construction start	185.81	Detached 3-bay one-storey garage, accessory to single family home	\$250,000.00	
PEC-2025-225	1953 COUNTY RD 7	Accessory structure New	Accessory structure New	Garage - Residential	Permit issued	87	One-storey un-conditioned pool house (accessory building to proposed new single family dwelling) with fence around	\$100,000.00	
PEC-2025-226	1953 COUNTY RD 7	Accessory structure New	Accessory structure New	Building	Permit issued	159	inground pool	\$160,000.00	
PEC-2025-258	94 CHUCKERY HILL RD	Residential building New	Residential building New	Single-family dwelling	Permit issued	271.30	The project / construction is for a single family residence	\$645,000.00	1
PEC-2025-449	32C WINDATT LANE	Residential building Alteration	Residential building Alteration	Single-family dwelling	Permit issued	244	Interior Renovations including new windows and doors	\$700,000.00	
PEC-2025-453	345 CLOSSON RD	Residential building Addition	Residential building Addition	Single-family dwelling	Construction start	300	New addition and interior alterations; new exterior cladding, roofing and windows.	\$1,000,000.00	
PEC-2025-464	138 VICTORIA RD	Agricultural New	Agricultural New	Manure Storage	Permit issued	1350	Construct a circular manure storage tank as per the engineer plans.	\$175,000.00	
PEC-2025-503	235 MICHAELS WAY	Residential building New	Residential building New	Single-family dwelling	Construction start	212.93	Single Family Dwelling in Subdivision with Septic System and City Water.	\$850,000.00	1
PEC-2025-519	5 FAIRFIELD ST	Residential building Alteration	Residential building Alteration	Single-family dwelling	Construction start	213	Full interior remodel of existing dwelling. Electrical and plumbing to be replaced. Renovation of 2 existing bathrooms and addition of one guest bathroom. New	\$700,000.00	
PEC-2025-522	52 LILAC LANE	Residential building New	Residential building New	Single-family dwelling	Construction start	160	213 flooring, cabinetry, and trim.	\$450,000.00	1
PEC-2025-525	29 GILBERT CRES	Residential building Addition	Residential building Addition	Single-family dwelling	Construction start	11	Construct a 2 bed SFD New Sunroom	\$28,000.00	
PEC-2025-527	37 GLEN RD	Accessory structure New	Accessory structure New	Garage - Residential	Permit issued	59	New storage garage, as per engineer plans	\$50,000.00	
PEC-2025-529	242 KELLY RD	Sewage system New	Sewage system New	Single-family dwelling	Permit issued	210	Modular House being situated - New septic required.	\$25,000.00	
PEC-2025-532	224 PRINNERS COVE CRE	Sewage system New	Sewage system New	Septic	Permit issued	100	Install new class 4 Septic system for future house.	\$20,000.00	
PEC-2025-534	16 SQUIRES ST	Sewage system Repair	Sewage system Repair	Septic	Permit issued	10	Install new tank to replace existing	\$10,000.00	
PEC-2025-536	393 MICHAELS WAY	Residential building New	Residential building New	Single-family dwelling	Construction start	200	Construction of single family dwelling	\$500,000.00	1
PEC-2025-537	138 VICTORIA RD	Agricultural Addition	Agricultural Addition	Other (Agricultural)	Construction start	160.50	Construct Addition As Per The Engineer Plans	\$90,000.00	
PEC-2025-540	1854 N BIG ISLAND RD	Accessory structure Alteration	Accessory structure Alteration	Garage - Residential	Construction start	83.24	Build 2 Storey garage on existing pad	\$200,000.00	
PEC-2025-542	2914 COUNTY RD 1	Residential building Addition	Residential building Addition	Single-family dwelling	Permit issued	50.17	Two story addition at front of house in siding to match existing	\$135,000.00	0
PEC-2025-543	1216 COUNTY RD 13	Accessory structure New	Accessory structure New	Building	Permit issued	53.51	POLE BARN CONSTRUCTION WITH FLOATING CONCRETE SLAB FLOOR. UNHEATED. NO WATER SERVICE	\$30,000.00	
PEC-2025-544	1216 COUNTY RD 13	Accessory structure New	Accessory structure New	Garage - Non Residential	Construction start	25.08	POLE BARN CONSTRUCTION ON CONCRETE PIERS. GRAVEL FLOOR, NO HEAT, NO WATER, NO ELECTRICAL	\$15,000.00	
PEC-2025-545	2367 COUNTY RD 3	Residential building New	Residential building New	Single-family dwelling	Construction start	390.19	Wood frame 40'x 105' garage with one bedroom apartment.	\$400,000.00	1
PEC-2025-548	2221 HIGHWAY 49	Residential building Alteration	Residential building Alteration	Single-family dwelling	Permit issued	83.61	Interior renovations	\$75,000.00	
PEC-2025-549	1144 COUNTY RD 1	Demolition	Full Demolition	Single-family dwelling	Permit issued	139.35	Full demolition of existing house to make way for new single family residential build.	\$20,000.00	0
PEC-2025-551	976 CLOSSON RD	Residential building Addition	Residential building Addition	Single-family dwelling	Permit issued	107.86	Replacement addition and renovation to existing single family dwelling	\$500,000.00	

PEC-2025-554	3 DIVERBELT CRES	Plumbing	Repair	Municipal connection	Permit issued	15	Replacement of sewer lateral from foundation to manhole.	\$5,000.00	
PEC-2025-555	17461 LOYALIST PKY	Accessory structure New	Garage - Non Resident	Construction start	62.71	Construct New Equipment Shed	Installation of 28 rooftop solar panels for the purpose of home power generation.	\$35,000.00	
PEC-2025-556	17061 LOYALIST PKY	Miscellaneous New	Solar Panel	Permit issued	45	Install a new septic tank	2 windows and a patio door will have the rough openings enlarged for better views into the back yard. Additional support via lintel will be provided above rough openings.	\$26,000.00	
PEC-2025-557	3399 COUNTY RD 2	Sewage system New	Septic	Permit issued	5	Install a new septic tank	All work designed by BCIN licensed designer and completed by licensed contractor.	\$6,500.00	
PEC-2025-559	378 ISLAND RD	Residential building Alteration	Single-family dwelling	Permit issued	4.65	Construct a one storey 235 sq. ft. primary suite addition on 21.83 pier foundation	Construct a pole barn for storage	\$5,000.00	
PEC-2025-560	1669-1675 OLD MILFORD	Residential building Addition	Single-family dwelling	Permit issued	21.83	Construct a pole barn for storage	The proposed project consists of the relocation of an existing Bonneville Model "Axelle" modular dwelling from 1672 Hilltop Road, Prince Edward County (KOK 2P0) to 242 Kelly Road, Prince Edward County (KOK 1P0). The relocated dwelling will be placed on a new concrete foundation with a crawl space. All required site services will be newly installed. The existing HVAC system within the modular home will be relocated and reconnected. A new concrete septic tank and in-ground trench bed system will be installed to service the dwelling. The project also includes the construction of new front and side decks, and a covered screened-in porch, designed to complement the relocated dwelling.	\$80,000.00	
PEC-2025-561	15756 LOYALIST PKY	Accessory structure New	Building	Permit issued	83	Construct a pole barn for storage	Installing woodstove for supplemental heat/decor. Using Selkirk Class A chimney and through the ceiling piece and 2 storm collar	\$10,000.00	
PEC-2025-563	242 KELLY RD	Residential building New	Single-family dwelling	Permit issued	131	relocated dwelling.	Building a simple new bungalow home, 21' x 64' (1344 Square Feet) with full basement. Home will have a 7'2" x 10'3" Timber frame front entry. It will also have a 12' x 12' slab on the right side to accommodate a future Timber Frame covered porch. The drawing also shows two decks to be built on the back after final grade is established with backfill. Septic will be in front of house. We will start with a 3500 gallon cistern for water supply and determine if we will drill a well later. We do not want to drill now as we have too many friends who have had their wells run dry this year with the drought.	\$250,000.00	1
PEC-2025-574	651 SMOKES POINT RD	Accessory structure New	Wood Stove	Finished	2	storm collar		\$200.00	
PEC-2025-579	8 ALBERT ST	Residential building Alteration	Single-family dwelling	Permit issued	166	Interior demo from fire	We are looking to convert a Storage Room into a new	\$175,000.00	
PEC-2025-580	2555 COUNTY ROAD 5, D1	Residential building New	Single-family dwelling	Permit issued	124.86	this year with the drought.		\$525,000.00	1
PEC-2025-582	215 FRV RD	Residential building Alteration	Recreational dwelling	Permit issued	5.10	Bathroom.		\$25,000.00	
PEC-2025-583	97 VILLENEUVE DRIVE	Residential building New	Single-family dwelling	Construction start	234.77	Construct a SFD		\$300,000.00	1
PEC-2025-586	2675 HIGHWAY 49	Sewage system Repair	Single-family dwelling	Construction start	40	septic replacement		\$20,000.00	
Total						6096.23301		\$9,215,700.00	10