



## 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: 1/6/2026  
Re: Permit Activity for December 2025

Construction values and permit activity for December 2025 in Prince Edward County was \$6,204,775.00 of which 33 permits have been issued. While the construction costs for the same time last year were \$2,344,450.00 with 28 permits issued. I have attached a permit activity report for comparison. Additionally, the total number of new homes including secondary suites was 3.

Respectfully,

A handwritten signature in black ink, appearing to read "Ryan Arcand". The signature is written in a cursive style and is positioned above a horizontal line that extends to the right.

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

## Building Comparison Report

Reporting Period: December 2025

|                           | Dec-24    |             |                       | 2024 YTD   |               |                         | Dec-25    |             |                       | 2025 YTD   |               |                         |
|---------------------------|-----------|-------------|-----------------------|------------|---------------|-------------------------|-----------|-------------|-----------------------|------------|---------------|-------------------------|
|                           | Units     | SQM         | Value                 | Units      | SQM           | Value                   | Units     | SQM         | Value                 | Units      | SQM           | Value                   |
| Single Detached Dwellings | 1         | 155         | \$250,000.00          | 75         | 22549         | \$44,918,522.00         | 3         | 744         | \$1,840,000.00        | 75         | 18590         | \$51,914,700.00         |
| Semi-Detached Dwellings   | -         | -           | -                     | 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           | 4         | 1576        | \$548,000.00          | 24         | 4338          | \$5,494,000.00          | 0         | 0           | \$0.00                | 21         | 3174          | \$6,856,000.00          |
| Season Dwelling           | -         | -           | -                     | 1          | 17            | \$25,000.00             | -         | -           | -                     | 0          | 0             | \$0.00                  |
| <b>TOTAL RESIDENTIAL</b>  | <b>5</b>  | <b>1731</b> | <b>\$798,000.00</b>   | <b>146</b> | <b>33224</b>  | <b>\$74,012,522.00</b>  | <b>3</b>  | <b>744</b>  | <b>\$1,840,000.00</b> | <b>96</b>  | <b>21764</b>  | <b>\$58,767,700.00</b>  |
| Commercial                | -         | -           | -                     | 3          | 2301          | \$1,610,950.00          | -         | -           | -                     | 7          | 422           | \$1,670,000.00          |
| Industrial                | -         | -           | -                     | 1          | 33            | \$2,500,000.00          | -         | -           | -                     | 4          | 6846          | \$9,100,000.00          |
| Institutional             | -         | -           | -                     | 2          | 15730         | \$225,000,000.00        | -         | -           | -                     | 0          | 0             | \$0.00                  |
| Agricultural              | 1         | 89          | \$90,000.00           | 11         | 3673          | \$2,147,000.00          | -         | -           | -                     | 13         | 6865          | \$6,735,000.00          |
| Other Permits             | 22        | 4541        | \$1,456,450.00        | 543        | 96064         | \$48,529,989.00         | 30        | 4337        | \$4,364,775.00        | 445        | 68207         | \$36,033,862.00         |
| <b>TOTAL CONST. VALUE</b> | <b>28</b> | <b>6361</b> | <b>\$2,344,450.00</b> | <b>706</b> | <b>151025</b> | <b>\$353,800,461.00</b> | <b>33</b> | <b>5081</b> | <b>\$6,204,775.00</b> | <b>565</b> | <b>104104</b> | <b>\$112,306,562.00</b> |
| <b>TOTAL PERMIT FEES</b>  | <b>-</b>  | <b>-</b>    | <b>\$28,795.00</b>    | <b>-</b>   | <b>-</b>      | <b>\$857,637.29</b>     | <b>-</b>  | <b>-</b>    | <b>\$54,146.00</b>    | <b>-</b>   | <b>-</b>      | <b>\$79,129.10</b>      |
| <b>TOTAL DEV. CHARGES</b> | <b>-</b>  | <b>-</b>    | <b>\$31,956.00</b>    | <b>-</b>   | <b>-</b>      | <b>\$1,210,611.00</b>   | <b>-</b>  | <b>-</b>    | <b>\$142,978.00</b>   | <b>-</b>   | <b>-</b>      | <b>\$1,712,658.00</b>   |
| <b>TOTAL WASTE WATER</b>  | <b>-</b>  | <b>-</b>    | <b>\$4,286.00</b>     | <b>-</b>   | <b>-</b>      | <b>\$1,153,322.55</b>   | <b>-</b>  | <b>-</b>    | <b>\$155,696.00</b>   | <b>-</b>   | <b>-</b>      | <b>\$1,245,082.00</b>   |

**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               | Cost of construction | Area of work | Description of proposed work  | Am<br>oun<br>t of<br>dw<br>ell<br>ing<br>unit<br>s<br>cre<br>ate |
|---------------|---|----------------------|-----------------|------------------------|----------------------|----------------------|--------------|---|--|
| PEC-2024-522  | 22 MASSASSAUGA RD                       | Demolition           | Full Demolition | Single-family dwelling | Finished             | \$ 10,000.00         | 100          | demo due to poor condition  | 1  |
| PEC-2025-181  | 279 PICTON MAIN ST                      | Signs                | Replacement     | Sign                   | Permit issued        | \$ 500.00            | 2.30         | Restaurant for Sign   |  |
| PEC-2025-224  | 1953 COUNTY RD 7                        | Residential building | New             | Single-family dwelling | Permit issued        | \$ 1,500,000.00      | 518          | Construction of new 2-story single-family dwelling.   |  |
| PEC-2025-321  | 13216 LOYALIST PKY                      | Accessory structures | Repair          | Garage - Residential   | Permit issued        | \$ 5,000.00          | 15           | Repair garage from fire   |  |
| PEC-2025-473  | 2092 COUNTY RD 3                        | Accessory structures | New             | Deck - Residential     | Permit issued        | \$ 20,000.00         | 97.70        | Construct a deck around the half perimeter of the house   |  |
| PEC-2025-495  | 8 PHILLIP ST                            | Accessory structures | New             | Deck - Residential     | Construction started | \$ 45,000.00         | 241          | Create outdoor area for residents   |  |
| PEC-2025-509  | 321 KINGS RD                            | Sewage system        | New             | Septic                 | Permit issued        | \$ 20,000.00         | 36           | Septic system for current build and future dwelling.  |  |
| PEC-2025-523  | 343 COUNTY RD 22                        | Change of use        | New             | Sign                   | Occupied             | \$ 35,000.00         | 222.97       | Wildlings Play Café will incorporate a children's play space  |  |
| PEC-2025-535  | 178-180 PICTON MAIN ST                  | Signs                | New             | Sign                   | Permit issued        | \$ 7,825.00          | 6.30         | New signage for business now operating under 'Allen Insurance Group'                                    |  |
| PEC-2025-550  | 467 WELLINGTON MAIN ST                  | Accessory structures | Addition        | Building               | Construction started | \$ 80,000.00         | 56           | Adding a 37X15 addition to the East side of the existing market for public space                        |  |
| PEC-2025-553  | 153 COUNTY RD 27                        | Residential building | New             | Mobile home            | Construction started | \$ 40,000.00         | 40           | Add a new trailer, sunroom and deck   |  |
| PEC-2025-566  | 3286 COUNTY RD 8                        | Residential building | Alteration      | Single-family dwelling | Permit issued        | \$ 950,000.00        | 554.91       | MAJOR INTERIOR ALTERATIONS AND REPAIRS  |  |
| PEC-2025-567  | 9 DIVISION BLVD                         | Plumbing             | Alteration      | Municipal connection   | Construction started | \$ 5,000.00          | 83.61        | Building is slated to be demolished.  |  |
| PEC-2025-569  | 12510 LOYALIST PKY                      | Accessory structures | New             | Deck - Residential     | Permit issued        | \$ 120,000.00        | 60.76        | Construction of deck structure with Roof  |  |
| PEC-2025-571  | 31 BAY BREEZE ST                        | Residential building | Alteration      | Single-family dwelling | Construction started | \$ 150,000.00        | 293          | Construction of 3 piece bathroom in basement, renos to existing   |  |
| PEC-2025-572  | 30 GEORGE WRIGHT BLVD                   | Commercial building  | Alteration      | Business Office        | Permit issued        | \$ 60,000.00         | 120          | Relocation of existing parking stalls including accessible parking stall with installation of new ramp. |  |
| PEC-2025-573  | 167 WHITE CHAPEL RD - HOUSE 5 (SHED)    | Demolition           | Demolish        | Accessory Structure    | Permit issued        | \$ 2,000.00          | 148.64       | full demolition   |  |
| PEC-2025-575  | 167 WHITE CHAPEL RD - HOUSE 4           | Demolition           | Full Demolition | Single-family dwelling | Permit issued        | \$ 2,000.00          | 213.68       | complete demolition   |  |
| PEC-2025-577  | 167 WHITE CHAPEL RD - HOUSE 2 (STORAGE) | Demolition           | Full Demolition | Single-family dwelling | Permit issued        | \$ 2,000.00          | 204.39       | complete demolition of dwelling   |  |
| PEC-2025-578  | 678 COUNTY RD 1                         | Residential building | Addition        | Single-family dwelling | Permit issued        | \$ 50,000.00         | 37           | Addition of 2 bedrooms  |  |
| PEC-2025-581  | 890 COUNTY ROAD 35                      | Residential building | Alteration      | Single-family dwelling | Permit issued        | \$ 35,000.00         | 500          | Finish Basement of Single-Family Dwelling Including 4 New Bedrooms with 34.5FTs with a New Septic       |  |
| PEC-2025-584  | 1579 N BIG ISLAND RD                    | Sewage system        | New             | Single-family dwelling | Permit issued        | \$ 20,000.00         | 50           | New Septic  |  |
| PEC-2025-589  | 3130 COUNTY RD 3                        | Miscellaneous        | New             | Fence                  | Permit issued        | \$ 90,000.00         | 90           | Installation of inground pool 14x30   |  |
| PEC-2025-591  | 343 COUNTY RD 22                        | Commercial building  | Alteration      | Exhibition Hall        | Permit issued        | \$ 2,000,000.00      | 603.87       | Conversion of existing event space into a sales center.   |  |
| PEC-2025-593  | 13 SQUIRES ST                           | Accessory structures | Alteration      | Garage - Residential   | Permit issued        | \$ 15,000.00         | 32.30        | Garage is very old and need structural repairs (including walls and roof).                              |  |
| PEC-2025-597  | 222-228 PICTON MAIN ST                  | Plumbing             | Alteration      | Municipal connection   | Permit issued        | \$ 25,000.00         | 5            | The city is providing a new 6" water main to the building.  |  |
| PEC-2025-601  | 212 BLOOMFIELD MAIN ST                  | Residential building | Alteration      | Single-family dwelling | Permit issued        | \$ 500,000.00        | 162          | Renovation to make the home more users friendly for the current family living at this address.          | 0  |
| PEC-2025-602  | 154 CHRISTIAN RD                        | Residential building | Alteration      | Single-family dwelling | Permit issued        | \$ 10,000.00         | 167          | Demo main floor and roof, leave the existing subfloor and foundation                                    |  |
| PEC-2025-603  | 110 FENWOOD CRCS                        | Demolition           | Full Demolition | Single-family dwelling | Permit issued        | \$ 50,000.00         | 166          | Fire Damage - Demolish the super-structure, foundation, and footings within the noted area on drawing   |  |
| PEC-2025-604  | 1520 COUNTY RD 35                       | Residential building | Alteration      | Single-family dwelling | Permit issued        | \$ 30,000.00         | 26.18        | Interior alterations of a single family dwelling  |  |
| PEC-2025-609  | 37 FRENCH ST                            | Residential building | New             | Single-family dwelling | Construction started | \$ 300,000.00        | 185.50       | SINGLE DWELLING HOUSE   | 1  |
| PEC-2025-620  | 10 HILL ST                              | Sewage system        | New             | Single-family dwelling | Permit issued        | \$ 25,000.00         | 42           | Install a class four septic   |  |
| PEC-2025-624  | 296-302 PICTON MAIN ST                  | Signs                | New             | Sign                   | Permit issued        | \$ 450.00            | 0.60         | Installation of sign board on the top of store (outside).   |  |

\$ 6,204,775.00 5080.7