



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

Memo

To: Mark Kerr, Communications and Consultation Supervisor
From: Ryan Arcand, Chief Building Official
CC: Mayor Steven Ferguson, Council, Cristal Laanstra, Emily Cowan, Ellis Ziegler
Date: 4/1/2026
Re: Permit Activity for March 2026

Construction values and permit activity for March 2026 in Prince Edward County were \$8,612,544.00 of which 42 permits have been issued. While the construction costs for the same time last year were \$12,572,323.00 with 56 permits issued. I have attached a permit activity report for comparison. Additionally, the total number of new homes including secondary suites was 15.

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

| Permit number | Municipal address | Category | Work type | Work target | Status | Issued date | Cost of construction | Area of work | Description of proposed work | Amount of dwelling units created |
|---------------|------------------------|------------------------|-----------------|------------------------|------------------|-------------|----------------------|--------------|--|----------------------------------|
| PEC-2025-122 | 467 SUNRISE DR | Residential building | New | Single-family dwelling | Permit issued | 26-03-27 | \$ 1,000,000.00 | 336 | Looking to build a 2 story Single Family Dwelling. | 1 |
| PEC-2025-284 | 49 CRESSY BAYSIDE RD | Sewage system | New | Single-family dwelling | Permit issued | 26-03-13 | \$ 30,000.00 | 88.20 | This application is for the septic design application for the site | 1 |
| PEC-2025-314 | 92 NAVIGATION DR | Residential building | New | Single-family dwelling | Permit issued | 26-03-09 | \$ 1,400,000.00 | 245.36 | The building of a new residential family dwelling. | 1 |
| PEC-2025-334 | 467 SUNRISE DR | Sewage system | New | Single-family dwelling | Permit issued | 26-03-06 | \$ 20,000.00 | 40 | Septic for a 2 story Home. | 6 |
| PEC-2025-588 | 3927 COUNTY RD 13 | Sewage system | New | Septic | Permit issued | 26-03-24 | \$ 72,000.00 | 100 | To install a new certified septic system | 6 |
| PEC-2025-619 | 5-19 EVANS AVE | Residential building | New | Townhouse dwelling | Construction sta | 26-03-02 | \$ 810,000.00 | 504.99 | Construct a six plex | 6 |
| PEC-2026-10 | 8 STANLEY ST | Commercial building | Alteration | Personal Service Shop | Construction sta | 26-03-24 | \$ 40,000.00 | 230 | Renos to home | 1 |
| PEC-2026-23 | 538 SHANNON RD | Residential building | Alteration | Single-family dwelling | Permit issued | 26-03-19 | \$ 200,000.00 | 157.94 | Interior renovation of home with deck | 1 |
| PEC-2026-26 | 119C N BIG ISLAND RD | Residential building | New | Single-family dwelling | Permit issued | 26-03-11 | \$ 500,000.00 | 904.50 | SFD | 1 |
| PEC-2026-27 | 34 CHUCKERY HILL RD | Residential building | New | Single-family dwelling | Permit issued | 26-03-06 | \$ 850,000.00 | 306.21 | Construction of a new 2-storey single family dwelling | 1 |
| PEC-2026-28 | 450 BLOOMFIELD MAIN ST | Residential building | Addition | Single-family dwelling | Permit issued | 26-03-26 | \$ 200,000.00 | 29.73 | 320 sq.ft. one storey addition on pier foundation | 1 |
| PEC-2026-30 | 16 CONGER DR | Residential building | Addition | Single-family dwelling | Permit issued | 26-03-20 | \$ 35,000.00 | 13 | Add a sunroom | 1 |
| PEC-2026-31 | 15 FRENCH ST | Residential building | New | Single-family dwelling | Construction sta | 26-03-02 | \$ 300,000.00 | 173 | Construct a SFD | 1 |
| PEC-2026-38 | 179 MCINTYRE RD | Agricultural | New | Barr | Permit issued | 26-03-04 | \$ 5,000.00 | 55.74 | Construct New 20'x30' Pole Barn Structure | 1 |
| PEC-2026-39 | 181 NILES ST | Residential building | Addition | Single-family dwelling | Construction sta | 26-03-13 | \$ 70,000.00 | 15.60 | Add a 12x14' addition to the existing family room. | 1 |
| PEC-2026-40 | 378 MCKINLEY CROSS RD | Residential building | Addition | Single-family dwelling | Permit issued | 26-03-24 | \$ 550,000.00 | 285.90 | To construct a 3 bedroom house with 2.5 bathrooms | 1 |
| PEC-2026-42 | 37 MEMORY LANE | Demolition | Full Demolition | Single-family dwelling | Permit issued | 26-03-05 | \$ 25,000.00 | 137 | Demolish existing structure, deck and septic system | 1 |
| PEC-2026-44 | 37 MEMORY LANE | Residential building | New | Single-family dwelling | Permit issued | 26-03-06 | \$ 550,000.00 | 99.90 | New construction of single-family dwelling and installation of septic | 1 |
| PEC-2026-45 | 78 STIRLING CRES | Residential building | New | Single-family dwelling | Permit issued | 26-03-20 | \$ 280,000.00 | 137.31 | NEW SFD WITH ATTACHED GARAGE AND P.T. DECK | 1 |
| PEC-2026-46 | 1568 WESLEY ACRES RD | Accessory structures | New | Shed | Permit issued | 26-03-12 | \$ 4,000.00 | 29.73 | To install 40' high cube used SEA CAN. | 1 |
| PEC-2026-47 | 112 EDWARD DR | Accessory structures | New | Garage - Residential | Construction sta | 26-03-05 | \$ 60,000.00 | 104 | New detached 3 bay garage | 1 |
| PEC-2026-49 | 195 WELINGTON MAIN ST | Miscellaneous | New | Solar Panel | Permit issued | 26-03-12 | \$ 27,843.75 | 50 | Roof mounted solar panel installation | 1 |
| PEC-2026-51 | 23-35 CHURCH ST | Institutional building | Repair | Church/Church Hall | Permit issued | 26-03-23 | \$ 73,700.00 | 290 | Repairs and replacement of roofing | 1 |
| PEC-2026-53 | 11397 LOYALIST PKY | Pools | Alteration | Porch | Permit issued | 26-03-19 | \$ 15,000.00 | 604.80 | To install a fence for pool installation. | 1 |
| PEC-2026-55 | 109 BUTTERNUT LANE | Accessory structures | Alteration | Porch | Permit issued | 26-03-20 | \$ 7,000.00 | 8.36 | Add roof over existing porch | 1 |
| PEC-2026-57 | 41 WILLOW LANE | Demolition | Full Demolition | Seasonal Dwelling | Permit issued | 26-03-04 | \$ 25,000.00 | 92 | Demo Cottage 8 | 1 |
| PEC-2026-58 | 41 WILLOW LANE | Demolition | Full Demolition | Seasonal Dwelling | Permit issued | 26-03-04 | \$ 25,000.00 | 92 | Demo Cottage 10 | 1 |
| PEC-2026-59 | 41 WILLOW LANE | Demolition | Full Demolition | Seasonal Dwelling | Permit issued | 26-03-04 | \$ 25,000.00 | 92 | Demo Cottage 4 | 1 |
| PEC-2026-60 | 41 WILLOW LANE | Demolition | Full Demolition | Seasonal Dwelling | Permit issued | 26-03-04 | \$ 25,000.00 | 92 | Demo Cottage 5 | 1 |
| PEC-2026-61 | 41 WILLOW LANE | Demolition | Full Demolition | Seasonal Dwelling | Permit issued | 26-03-04 | \$ 25,000.00 | 92 | Demo Cottage 11 | 1 |
| PEC-2026-62 | 41 WILLOW LANE | Demolition | Full Demolition | Seasonal Dwelling | Permit issued | 26-03-04 | \$ 25,000.00 | 92 | Demo Cottage 6 | 1 |
| PEC-2026-63 | 41 WILLOW LANE | Demolition | Full Demolition | Seasonal Dwelling | Permit issued | 26-03-04 | \$ 25,000.00 | 92 | Demo Cottage 9 | 1 |
| PEC-2026-65 | 41 WILLOW LANE | Demolition | Full Demolition | Seasonal Dwelling | Permit issued | 26-03-04 | \$ 25,000.00 | 92 | Demo Cottage 13 | 1 |
| PEC-2026-68 | 296 CLOSSON RD | Residential building | Addition | Single-family dwelling | Permit issued | 26-03-24 | \$ 1,000,000.00 | 269.42 | Renov/rebuild of existing 19' x 48' brick farmhouse | 1 |
| PEC-2026-71 | 22 MAITLAND ST | Miscellaneous | New | Solar Panel | Permit issued | 26-03-23 | \$ 25,000.00 | 36 | INSTALLATION OF 24 ROOFTOP SOLAR PANELS | 1 |
| PEC-2026-72 | 296 CLOSSON RD | Sewage system | Replacement | Septic | Permit issued | 26-03-24 | \$ 30,000.00 | 85 | Install new septic system | 1 |
| PEC-2026-73 | 343 COUNTY RD 22 | Accessory structures | Alteration | Building | Permit issued | 26-03-16 | \$ 5,000.00 | 145 | Interior Fit out of building 8. Please refer to attached plans for scope o | 1 |
| PEC-2026-79 | 395 COUNTY RD 1 | Commercial building | Alteration | Hotel | Permit issued | 26-03-17 | \$ 8,000.00 | 2 | Replace fire alarm panel | 1 |
| PEC-2026-84 | 78 WYRIDGE RD | Residential building | Addition | Single-family dwelling | Permit issued | 26-03-30 | \$ 20,000.00 | 9 | Addition on west side of house for new home office. | 1 |
| PEC-2026-85 | 211 PIVOT MAIN ST | Commercial building | Alteration | Business Office | Permit issued | 26-03-23 | \$ 30,000.00 | 297 | Interior alterations | 1 |
| PEC-2026-86 | 381 PARTIDGE HOLLOW RD | Accessory structures | Addition | Porch | Permit issued | 26-03-30 | \$ 20,000.00 | 115 | Add a covered porch and pergola on 3 sides of the existing house | 1 |
| PEC-2026-94 | 86 COUNTY RD 14 | Accessory structures | New | Garage - Residential | Permit issued | 26-03-30 | \$ 150,000.00 | 185.81 | New detached garage build. | 1 |

\$ 8,612,543.75 6807.49

Building Comparison Report

Reporting Period: March 2026

| | Mar-25 | | | 2025 YTD | | | Mar-26 | | | 2026 YTD | | |
|--------------------------------|-----------|------------------------|------------|--------------|------------------------|-----------|-------------|-----------------------|-----------|--------------|------------------------|-------|
| | SQM | Value | Units | SQM | Value | Units | SQM | Value | Units | SQM | Value | Units |
| Single Detached Dwellings | 6 | \$7,850,000.00 | 16 | 3257 | \$14,130,000.00 | 9 | 2737 | \$6,430,000.00 | 12 | 3704 | \$7,240,000.00 | |
| Semi-Detached Dwellings | - | - | 0 | 0 | \$0.00 | - | - | - | 0 | 0 | \$0.00 | |
| Row House Dwellings | - | - | 0 | 0 | \$0.00 | - | - | - | 0 | 0 | \$0.00 | |
| Multiple Dwellings | - | - | 0 | 0 | \$0.00 | 6 | 505 | \$810,000 | 8 | 541 | \$910,000.00 | |
| Secondary Suite | 2 | \$305,000.00 | 3 | 480 | \$1,405,000.00 | 0 | 0 | \$0.00 | 0 | 0 | \$0.00 | |
| Season Dwelling | - | - | 0 | 0 | \$0.00 | - | - | - | 0 | 0 | \$0.00 | |
| TOTAL RESIDENTIAL UNITS | 8 | \$8,155,000.00 | 19 | 3737 | \$15,535,000.00 | 15 | 3242 | \$7,240,000.00 | 20 | 4245 | \$8,150,000.00 | |
| Commercial | - | - | 7 | 422 | \$167,000.00 | - | - | - | 1 | 1591 | \$1,200,000.00 | |
| Industrial | - | - | 0 | 0 | \$0.00 | 0 | 0 | 0 | 0 | 0 | \$0.00 | |
| Institutional | - | - | 0 | 0 | \$0.00 | - | - | - | 0 | 0 | \$0.00 | |
| Agricultural | - | - | 0 | 0 | \$0.00 | 1 | 56 | \$5,000 | 1 | 56 | \$5,000.00 | |
| Other Permits | 48 | \$4,417,323.00 | 93 | 13170 | \$7,717,734.00 | 31 | 3509 | \$1,367,544.00 | 65 | 7701 | \$4,502,889.00 | |
| TOTAL CONST. VALUE | 56 | \$12,572,323.00 | 119 | 17329 | \$23,419,734.00 | 42 | 6807 | \$8,612,544.00 | 82 | 13593 | \$13,857,889.00 | |
| TOTAL PERMITS ISSUED | - | - | - | - | \$250,255.00 | - | - | \$123,775.57 | - | - | \$162,097.77 | |
| TOTAL PERMIT FEES | - | \$52,136.00 | - | - | \$136,736.00 | - | - | \$84,063.00 | - | - | \$120,030.00 | |
| TOTAL DEV. CHARGES | - | \$28,216.00 | - | - | \$89,083.00 | - | - | \$54,546.00 | - | - | \$78,524.00 | |
| TOTAL WASTE WATER | - | \$0.00 | - | - | \$0.00 | - | - | \$0.00 | - | - | \$0.00 | |

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