



Building Services

The Corporation of the County of Prince Edward
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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, Ellis Ziegler
Date: 5/6/2026
Re: Permit Activity for April 2026

Construction values and permit activity for April 2026 in Prince Edward County were \$24,143,672.00 of which 55 permits have been issued. While the construction costs for the same time last year were \$12,812,881.00 with 58 permits issued. I have attached a permit activity report for comparison. Additionally, the total number of new homes including secondary suites was 14.

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: April 2026

	Apr-25			2025 YTD			Apr-26			2026 YTD		
	Units	SQM	Value	Units	SQM	Value	Units	SQM	Value	Units	SQM	Value
Single Detached Dwellings	7	1298	\$3,445,000.00	23	4555	\$17,575,000.00	9	1597	\$3,489,432.00	21	5301	\$10,729,432.00
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	3	139	\$400,000.00	11	680	\$1,310,000.00
Secondary Suite	2	193	\$251,000.00	5	673	\$1,656,000.00	2	78	\$41,000.00	2	78	\$41,000.00
Season Dwelling	0	0	\$0.00	0	0	\$0.00	-	-	-	0	0	\$0.00
TOTAL RESIDENTIAL	9	1491	\$3,696,000.00	28	5228	\$19,231,000.00	14	1814	\$3,930,432.00	34	6059	\$12,080,432.00
Commercial	0	0	\$0.00	7	422	\$167,000.00	-	-	-	1	1591	\$1,200,000.00
Industrial	2	1860	\$7,350,000.00	2	1860	\$7,350,000.00	-	-	-	0	0	\$0.00
Institutional	-	-	-	0	0	\$0.00	1	2462	\$17,498,800.00	1	2462	\$17,498,800.00
Agricultural	1	502	\$300,000.00	1	502	\$300,000.00	-	-	-	1	56	\$5,000.00
Other Permits	46	5390	\$1,466,881.00	139	18560	\$9,184,615.00	42	4981	\$2,714,440.00	107	12682	\$7,217,329.00
TOTAL CONST. VALUE	58	9243	\$12,812,881.00	177	26572	\$36,232,615.00	55	9257	\$24,143,672.00	137	22850	\$38,001,561.00
TOTAL PERMITS ISSUED	-	-	\$60,061.00	-	-	\$310,316.00	-	-	\$56,921.01	-	-	\$219,018.78
TOTAL DEV. CHARGES	-	-	\$195,984.00	-	-	\$332,720.00	-	-	\$109,415.00	-	-	\$229,445.00
TOTAL WASTE WATER	-	-	\$0.00	-	-	\$89,083.00	-	-	\$0.00	-	-	\$78,524.00

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	Cost of construction	Area of work	Description of proposed work	Amount of dwelling units
PEC-2026-79	175 COUNTY RD 4	Institutional building	New	School-Elementary	Permit issued	26-04-30	\$17,498,800.00	2462	New Elementary School	1
PEC-2026-140	31 CRESSY BAYSIDE RD	Accessory structures	New	Shed	Permit issued	26-04-14	\$15,000.00	52	Construct a 40X14 garage/shed	1
PEC-2026-255	155 PICTON MAIN ST	Residential building	Alteration	Multiple dwelling	Construction started	26-04-07	\$400,000.00	139	3 New Residential Apartments	3
PEC-2026-451	2001 COUNTY RD 3	Industrial building	Alteration	Industrial Uses	Permit issued	26-04-14	\$1,000.00	250	Change of Use to Brewery/Cider	1
PEC-2026-465	40-44 CLEAVE AVE	Accessory structures	Addition	Building	Construction started	26-04-14	\$20,000.00	1338	Maintenance Storage Space for Cottages.	1
PEC-2026-490	290 WELINGTON MAIN ST	Institutional building	Alteration	Government Uses	Permit issued	26-04-27	\$7,000.00	5	To improve the safety of the balcony in the wellington museum.	1
PEC-2026-493	500 GORE RD	Residential building	New	Single-family dwelling	Construction started	26-04-23	\$120,000.00	133	CONSTRUCT A NEW 40X30' SHED ON SLAB	1
PEC-2026-592	1216 COUNTY RD 13	Residential building	New	Single-family dwelling	Permit issued	26-04-07	\$300,000.00	194.41	A new 1 1/2 story dwelling (1,232 sq.ft. footprint)	1
PEC-2026-595	124 MAIN STREET	Commercial building	Alteration	Restaurant	Permit issued	26-04-10	\$40,000.00	223	We are going to demolish interior structure (not load bearing)	1
PEC-2026-599	3927 COUNTY RD 13	Residential building	New	Single-family dwelling	Construction started	26-04-07	\$148,000.00	260	To install a new Bonnevile modular home	1
PEC-2026-12	3566 COUNTY RD 3	Demolition	Partial Demolition	Seasonal Dwelling	Permit issued	26-04-01	\$35,000.00	57.50	partial demolition of dwelling, foundation to remain and left untouched.	1
PEC-2026-41	3110 COUNTY RD 15	Residential building	Addition	Single-family dwelling	Permit issued	26-04-16	\$100,000.00	53.33	Add 4 season sunroom to existing house.	1
PEC-2026-50	1609 LAKESIDE DR	Residential building	New	Single-family dwelling	Permit issued	26-04-30	\$200,000.00	98	1000 sq.ft. home plus partially finished basement. Septic to be installed	1
PEC-2026-52	2392 VICTORIA RD	Accessory structures	New	Garage - Residential	Permit issued	26-04-29	\$200,000.00	49.05	detached garage at new proposed residential home site	1
PEC-2026-54	128 CAMSON RD	Temporary structures and uses	Special event	Tent	Permit issued	26-04-15	\$1,865.00	125.40	Anchoring tent poles into ground to secure 30 x 45 tent.	1
PEC-2026-56	18060 LOVALIST PKY	Residential building	New	Single-family dwelling	Permit issued	26-04-06	\$600,000.00	216.00	New cottage with new septic and well	1
PEC-2026-66	1443 COUNTY RD 17	Residential building	New	Single-family dwelling	Permit issued	26-04-09	\$400,000.00	92.44	Single family detached residential dwelling	1
PEC-2026-70	1234-1274 COUNTY RD 11	Temporary structures and uses	Special event	Tent	Permit issued	26-04-14	\$1,000,000.00	322.84	Construct new 2 story home (no basement) as per approved blueprints.	1
PEC-2026-74	320 MARSH RD	Accessory structures	New	Garage - Residential	Permit issued	26-04-28	\$2,500.00	167	30*90 Tent for Wedding Setup Date - July 3, 2026 Tear Down Date - July 6, 2026	1
PEC-2026-75	75 COUNTY RD 14	Industrial building	Repair	Outdoor Storage Yard	Permit issued	26-04-07	\$210,000.00	93.60	construction of a new wood framed residential detached garage	1
PEC-2026-76	75 COUNTY RD 1	Industrial building	Repair	Outdoor Storage Yard	Permit issued	26-04-07	\$210,000.00	50	The work includes structural repairs to the reinforced concrete foundation walls	1
PEC-2026-77	1078 HIGHWAY 49	Accessory structures	New	Garage - Non Residential	Permit issued	26-04-17	\$25,000.00	53.51	Construct a 24x24 garage slab on grade	1
PEC-2026-78	263 TUBBS RD	Residential building	Addition	Single-family dwelling	Permit issued	26-04-15	\$150,000.00	80.83	Addition to existing SFD	1
PEC-2026-80	2266 SALEM RD	Accessory structures	New	Garage - Residential	Permit issued	26-04-01	\$75,000.00	55	Construct a 2 car garage	1
PEC-2026-81	22 MARLE AVE	Demolition	Full Demolition	Single-family dwelling	Permit issued	26-04-14	\$45,000.00	140	To fully remove existing home	1
PEC-2026-82	21600 LOVALIST PKY	Sewage system	New	Single-family dwelling	Permit issued	26-04-07	\$25,000.00	1858	Install a class four septic	1
PEC-2026-83	1422 COUNTY RD 13	Accessory structures	New	Garage - Residential	Permit issued	26-04-07	\$25,000.00	68	Concrete slab with wood frame plus two garage doors	1
PEC-2026-88	3701 COUNTY RD 13	Residential building	Alteration	Single-family dwelling	Permit issued	26-04-14	\$100,000.00	240	Detached Dwelling Renovation	1
PEC-2026-90	457 COUNTY RD 25	Residential building	New	Single-family dwelling	Permit issued	26-04-23	\$681,432.00	244	Construct a new 244 m2 single family dwelling	1
PEC-2026-92	2832 COUNTY RD 8	Accessory structures	New	Building	Permit issued	26-04-20	\$100,000.00	46	Create new office + hobby room	1
PEC-2026-93	1233 MASSASSAUGA RD	Residential building	Alteration	Single-family dwelling	Permit issued	26-04-10	\$90,000.00	24.53	Partially finished basement renovation	1
PEC-2026-95	31 BAY BREEZE ST	Residential building	Addition	Single-family dwelling	Permit issued	26-04-14	\$47,000.00	20	New 3 season sunroom	1
PEC-2026-96	31 BAY BREEZE ST	Accessory structures	New	Garage - Residential	Permit issued	26-04-14	\$75,000.00	101	Construct a addition to a detached garage	1
PEC-2026-98	35 HOOK LANE	Pools	New	Residential - Inground	Permit issued	26-04-14	\$175,000.00	74.32	Adding a pool enclosure	1
PEC-2026-99	313 PRINVERS COVE	Plumbing	Alteration	Drain, Waste & Vent	Construction started	26-04-02	\$20,000.00	10	Bathroom eno - align to new fixtures and add Washer Dryer supply & discharge	1
PEC-2026-100	216 OAK ST	Residential building	Alteration	Single-family dwelling	Permit issued	26-04-28	\$10,000.00	5.57	Frame front wall for 2 new windows	1
PEC-2026-101	634 COUNTY RD 12	Sewage system	Replacement	Single-family dwelling	Permit issued	26-04-14	\$35,000.00	200	Propose to replace existing FAILED septic system with a Class 4 Filter Bed System	1
PEC-2026-102	1705 COUNTY RD 12	Signs	Mobile Signs	Temporary Signs	Permit issued	26-04-21	\$150.00	2.79	setting up coroplast sign for Radiothon, it is a metal framed sign.	1
PEC-2026-103	794 COUNTY RD 49	Signs	Mobile Signs	Temporary Signs	Permit issued	26-04-07	\$250.00	2.60	INSTALL A MOBILE SIGN ON PROPERTY	1
PEC-2026-104	5 JOHN ST	Residential building	Alteration	Secondary unit	Permit issued	26-04-23	\$40,000.00	77.30	Interior renovation to create a self-contained secondary suite in the basement	1
PEC-2026-107	52 PATIS LANE	Plumbing	Alteration	Drain, Waste & Vent	Permit issued	26-04-06	\$3,000.00	10	Re routing the kitchen drain from sump pit into building drain.	1
PEC-2026-108	356 COUNTY RD 7	Residential building	Alteration	Single-family dwelling	Construction started	26-04-15	\$15,000.00	24	Solar rooftop installation	1
PEC-2026-110	94 SANDY COVE DR	Miscellaneous	New	Mobile home	Permit issued	26-04-17	\$65,000.00	116.01	Installation of 12x24 Vinyl Pool with Medallion Fencing and self latching gate.	1
PEC-2026-112	1154 COUNTY RD 3	Pools	New	Residential - Inground	Permit issued	26-04-21	\$52,675.00	47	Install a trailer	1
PEC-2026-115	1568 WESLEY ACRES RD	Residential building	Alteration	Single-family dwelling	Permit issued	26-04-07	\$40,000.00	1	New Secondary Suite for STA	1
PEC-2026-116	64 RIDLEY ST	Residential building	Alteration	Single-family dwelling	Finished	26-04-21	\$52,675.00	97.87	Interior alterations to existing dwelling	1
PEC-2026-117	26 WASHBURN ST	Residential building	Alteration	Single-family dwelling	Permit issued	26-04-23	\$20,000.00	32	Construct a detached garage	1
PEC-2026-119	3791 COUNTY RD 8	Accessory structures	New	Garage - Residential	Permit issued	26-04-21	\$40,000.00	139.35	Construct a 1500 sq ft engineered steel building	1
PEC-2026-120	2800 EDWARD DR	Accessory structures	New	Garage - Non Residential	Permit issued	26-04-17	\$17,000.00	67.82	Pool with top fencing.	1
PEC-2026-126	2119 COUNTY RD 3	Miscellaneous	New	Fence	Permit issued	26-04-17	\$750,000.00	164	Full Interior Demolition of finishes.	1
PEC-2026-128	725 COUNTY ROAD 20	Residential building	Alteration	Single-family dwelling	Permit issued	26-04-29	\$10,000.00	16	structural repair of mezzanine	1
PEC-2026-130	517 COUNTY RD 19	Institutional building	Alteration	Church/Church Hall	Permit issued	26-04-17	\$25,000.00	74	Construct an RV shelter.	1
PEC-2026-131	138 BADSLEY RD	Accessory structures	New	Shed	Permit issued	26-04-29	\$22,000.00	38	INSTALLATION OF 28 ROOFTOP SOLAR PANELS FOR SELF-POWER GENERATION	1
PEC-2026-138	274 MICHAELS WAY	Miscellaneous	New	Solar Panel	Permit issued	26-04-29	\$22,000.00	1		1

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