



## 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: 7/3/2026  
Re: Permit Activity for June 2026

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Construction values and permit activity for June 2026 in Prince Edward County were \$28,288,336.08 of which 72 permits have been issued. While the construction costs for the same time last year were \$13,753,577 with 62 permits issued. I have attached a permit activity report for comparison. Additionally, the total number of new homes including secondary suites was 12.

Respectfully,

A handwritten signature in blue ink, appearing to read "Ryan Arcand", with a long horizontal line extending to the right.

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

## Building Comparison Report

Reporting Period: June 2026

	Jun-25			2025 YTD			Jun-26			2026 YTD		
	Units	SQM	Value	Units	SQM	Value	Units	SQM	Value	Units	SQM	Value
Single Detached Dwellings	9	2183	\$7,460,000.00	37	7960	\$30,605,000.00	10	2311.2	\$6,904,000.00	39	9324.2	\$21,625,892.00
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	-	-	-	13	718	\$1,410,000.00
Secondary Suite	4	842	\$2,350,000.00	10	1650	\$4,606,000.00	2	251.5	\$560,000.00	7	723.5	\$812,000.00
Season Dwelling	-	-	-	0	0	\$0.00	-	-	-	0	0	\$0.00
<b>TOTAL RESIDENTIAL</b>	<b>13</b>	<b>3025</b>	<b>\$9,810,000.00</b>	<b>47</b>	<b>9610</b>	<b>\$35,211,000.00</b>	<b>12</b>	<b>2662.7</b>	<b>\$7,464,000.00</b>	<b>59</b>	<b>10765.7</b>	<b>\$23,847,892.00</b>
Commercial	0	0	\$0.00	7	422	\$167,000.00	1	112	\$20,000.00	2	1703	\$1,220,000.00
Industrial	0	-	-	3	2346	\$8,100,000.00	1	625	\$15,400,000.00	1	625	\$15,400,000.00
Institutional	-	-	-	0	0	\$0.00	-	-	-	1	2462	\$17,498,800.00
Agricultural	2	2136	\$700,000.00	4	2973	\$1,100,000.00	3	1184	\$594,000.00	5	1368	\$759,000.00
Other Permits	47	5884	\$3,243,577.00	232	30361	\$15,122,201.00	55	6510	\$4,810,336.00	200	26193	\$16,812,244.00
<b>TOTAL CONST. VALUE</b>	<b>62</b>	<b>11045</b>	<b>\$13,753,577.00</b>	<b>293</b>	<b>45712</b>	<b>\$59,700,201.00</b>	<b>72</b>	<b>10993.7</b>	<b>\$28,288,336.08</b>	<b>259</b>	<b>43116.7</b>	<b>\$75,537,936.00</b>
<b>TOTAL PERMITS ISSUED</b>	<b>-</b>	<b>-</b>	<b>\$68,729.00</b>	<b>-</b>	<b>-</b>	<b>\$442,594.00</b>	<b>-</b>	<b>-</b>	<b>\$85,516.00</b>	<b>-</b>	<b>-</b>	<b>\$373,565.78</b>
<b>TOTAL DEV. CHARGES</b>	<b>-</b>	<b>-</b>	<b>\$779,125.00</b>	<b>-</b>	<b>-</b>	<b>\$1,199,000.00</b>	<b>-</b>	<b>-</b>	<b>\$94,936.16</b>	<b>-</b>	<b>-</b>	<b>\$376,263.16</b>
<b>TOTAL WASTE WATER</b>	<b>-</b>	<b>-</b>	<b>\$901,424.00</b>	<b>-</b>	<b>-</b>	<b>\$996,608.00</b>	<b>-</b>	<b>-</b>	<b>\$0.00</b>	<b>-</b>	<b>-</b>	<b>\$78,524.00</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	Submitted date	Issued date	Area of work	Estimated cost of construction	Description of proposed work	Amount of dwellings units created
PEC-2025-267	94 CHUCKERY HILL RD	Accessory structures	New	Garage - Non Residential Building	Permit issued	25-05-21	26-06-26	96	\$210,000.00	Garage for the property	1
PEC-2025-274	94 CHUCKERY HILL RD	Accessory structures	New	Building	Permit issued	25-06-06	26-06-26	211.76	\$500,000.00	Art Studio for the property CONVERT EXISTING ACCESSORY STORAGE BUILDING INTO A	1
PEC-2025-541	1000 CLOSSON RD	Residential building	Alteration	Secondary unit	Permit issued	25-10-20	26-06-25	107	\$75,000.00	SECONDARY DWELLING UNIT	1
PEC-2026-106	1961 COUNTRY RD 12	Agricultural	Addition	Barn	Permit issued	26-03-31	26-06-10	856	\$400,000.00	Construct addition to existing facility.	1
PEC-2026-114	746 BETHEL RD	Residential building	Addition	Single-family dwelling	Construction started	26-04-06	26-06-04	105.70	\$90,000.00	New Addition SFD	1
PEC-2026-121	1370 HIGHWAY 49	Industrial building	New	Manufacturing	Permit issued	26-04-08	26-06-23	625	\$15,400,000.00	CONDITIONAL BUILDING PERMIT - FOUNDATION ONLY FOR ELECTRICAL BUILDING AND SCREEN TOWER	1
PEC-2026-125	347 PICTON MAIN ST	Temporary structures and uses	Temporary placement	Tent	Permit issued	26-04-10	26-06-01	250.84	\$47,500.00	The Tent for the CAPE. Two closed roof pergola's both identical in size (20'4" by 29'6")	1
PEC-2026-142	35 HOOK LANE	Accessory structures	New	Pergola	Permit issued	26-04-21	26-06-01	111.46	\$40,000.00	on either side of the pool.	1
PEC-2026-152	707 COUNTY 35 RD	Residential building	New	Single-family dwelling	Construction started	26-04-23	26-06-29	222	\$600,000.00	New SFD & Septic	1
PEC-2026-16	63 KELLY RD	Agricultural	New	Other (Agricultural)	Permit issued	26-01-16	26-06-02	205	\$30,000.00	Agricultural building for storage	1
PEC-2026-164	2237 COUNTY RD 3	Accessory structures	New	Deck - Residential	Permit issued	26-04-29	26-06-25	27.96	\$4,500.00	deck at front entrance of home	1
PEC-2026-169	270 SALMON POINT RD	Accessory structures	New	Shed	Permit issued	26-04-30	26-06-04	22.30	\$10,000.00	This is a pre-built shed to be delivered on-site to a compacted gravel base.	1
PEC-2026-175	124 ONDERDONK LANE	Residential building	New	Single-family dwelling	Construction started	26-05-01	26-06-09	200	\$350,000.00	Construct a SFD and install a class four septic	1
PEC-2026-176	124 ONDERDONK LANE	Demolition	Partial Demolition	Single-family dwelling	Finished	26-05-01	26-06-08	122.68	\$25,000.00	Demo the existing house portion in preparation for new building.	1
PEC-2026-177	1568 WESLEY ACRES RD	Residential building	Addition	Modular home	Permit issued	26-05-03	26-06-10	213.20	\$500,000.00	Alteration of the interior of an existing 2 piece modular home and a proposed 890 sq-ft addition	1
PEC-2026-183	2675 HIGHWAY 49	Residential building	Addition	Single-family dwelling	Construction started	26-05-05	26-06-09	40	\$89,000.00	New Porch Addition	1
PEC-2026-189	1156 CHRISTIAN RD	Residential building	Addition	Single-family dwelling	Permit issued	26-05-07	26-06-23	350	\$500,000.00	Addition of Breezeway to connect buildings; addition of garage & garden room	1
PEC-2026-194	526 MORRISON POINT RD	Residential building	Addition	Single-family dwelling	Permit issued	26-05-11	26-06-29	42	\$25,000.00	proposed seasonal sunroom addition to existing two story dwelling	1
PEC-2026-196	10 PRINYERS DR (HOUSE)	Residential building	New	Single-family dwelling	Construction started	26-05-13	26-06-04	130	\$537,000.00	Build a single family dwelling deck on back of home, septic in from yard.	1
PEC-2026-197	645 BRUNWELL RD	Miscellaneous	New	Solar Panel	Permit issued	26-05-13	26-06-12	48	\$14,000.00	INSTALLATION OF 27 ROOFTOP SOLAR PANELS	1
PEC-2026-198	10 PRINYERS DRIVE GAR	Accessory structures	New	Garage - Residential	Permit issued	26-05-13	26-06-22	37	\$38,000.00	Construct a single detached garage	1
PEC-2026-201	2992 COUNTY RD 8	Residential building	New	Single-family dwelling	Permit issued	26-05-14	26-06-22	694.56	\$1,600,000.00	new construction of a single family dwelling & new septic	1
PEC-2026-203	67 BRIDGE ST	Residential building	Alteration	Single-family dwelling	Permit issued	26-05-14	26-06-02	31.40	\$61,000.00	Deck installation with steps	1
PEC-2026-205	1568 WESLEY ACRES RD	Commercial building	Addition	Place of Entertainment and Retail Store	Permit issued	26-05-17	26-06-01	111.48	\$20,000.00	Adding Covered porch outside dining hall, post on Helical piles and steel roof	1
PEC-2026-208	13287-13311 LOYALIST PI	Commercial building	Alteration	Retail Store	Permit issued	26-05-19	26-06-12	1591	\$900,000.00	Tenant improvements for new Retail "Shoppers Drug Mart". Base Building Permit #2025-120	1
PEC-2026-209	73 RIDGE RD	Temporary structures and uses	Special event	Tent	Finished	26-05-19	26-06-04	125.42	\$5,000.00	The tent will be erected approximately 48 hours prior to the wedding which is to be held on June 27, 2026 and will be taken down on June 29, 2026.	1
PEC-2026-210	2992 COUNTY RD 8	Demolition	Demolish	Accessory Structure	Permit issued	26-05-20	26-06-02	30	\$20,000.00	Demolition of existing building	1
PEC-2026-211	555 VALLEY RD	Miscellaneous	New	Solar Panel	Permit issued	26-05-20	26-06-16	160	\$40,000.00	Install two solar arrays on the roof of the main structure, an inverter and battery storage.	1
PEC-2026-212	2578 COUNTY RD 3	Accessory structures	New	Garage - Residential	Permit issued	26-05-19	26-06-10	63	\$40,000.00	New 2 car detached garage	1
PEC-2026-213	2360 COUNTY RD 15	Residential building	New	Single-family dwelling	Permit issued	26-05-20	26-06-19	224.64	\$750,000.00	Single family dwelling. Slab on grade/no basement Both Well and Septic system are Pre-Existing Existing Septic system installed under Permit #2022-0428	1
PEC-2026-214	1854 N BIG ISLAND RD	Seawage system	Replacement	Septic	Permit issued	26-05-20	26-06-02	238.50	\$42,000.00	Install a class four septic	1
PEC-2026-219	72 ROYDENS LANE	Residential building	Addition	Single-family dwelling	Permit issued	26-05-21	26-06-11	35	\$350,000.00	Our proposed addition includes inclosing and existing front porch to become an entrance vestibule and enclosing and existing second floor terrace to be interior space for a home office and library.	1
PEC-2026-221	170 NILES STREET	Accessory structures	Alteration	Building	Permit issued	26-05-21	26-06-26	33	\$38,000.00	upgrade to existing washrooms	1

PEC-2026-222	367-369 PICTON MAIN ST	Accessory structures	Alteration	Building	Permit issued	26-05-21	26-06-11	6	\$30,000.00	Update Existing Washroom with new Toilet, Sink and Grab bars
PEC-2026-224	167 WHITE CHAPEL RD	Pools	New	Residential - Above Ground	Construction started	26-05-23	26-06-08	9	\$300.00	Seasonal above-ground pool installation Interior alteration at existing single-family dwelling for a new stair constructed from Basement to Second Floor as
PEC-2026-228	441 PARTBRIDGE HOLLOW	Residential building	Alteration	Single-family dwelling	Permit issued	26-05-25	26-06-08	24	\$80,000.00	per OBC requirements in existing stair location.
PEC-2026-229	153 COUNTY RD 27	Residential building	New	Mobile home	Occupied	26-05-25	26-06-22	74	\$30,000.00	Adding a trailer and deck
PEC-2026-230	572 KLEINSTEUBER PK	Sewage system	New	Septic	Permit issued	26-05-25	26-06-17	480	\$25,000.00	Install a class four septic
PEC-2026-232	13287-13311 LOYALIST PI	Commercial building	Alteration	Retail Store	Permit issued	26-05-26	26-06-09	350	\$28,319.00	Installation of one mag lock device
PEC-2026-233	1568 WESLEY ACRES RD	Residential building	New	Mobile home	Permit issued	26-05-26	26-06-12	49	\$10,000.00	Install seasonal trailer
PEC-2026-234	21537 LOYALIST PKY	Demolition	Full Demolition	Accessory Structure	Permit issued	26-05-26	26-06-15	20.44	\$600.00	To demolish a kennel on our property that is in disrepair Demo after fire, keeping the existing foundation in place for
PEC-2026-235	1563 COUNTY RD 19	Demolition	Full Demolition	Single-family dwelling	Permit issued	26-05-27	26-06-15	109	\$10,000.00	rebuild
PEC-2026-237	21537 LOYALIST PKY	Demolition	Full Demolition	Accessory Structure	Permit issued	26-05-27	26-06-15	31.22	\$600.00	demolish old kennel in disrepair.
PEC-2026-240	544 SWAMP COLLEGE RD	Residential building	Addition	Single-family dwelling	Permit issued	26-05-27	26-06-15	52.58	\$80,000.00	Addition of Sunroom + decks + Covered Entry Demolition of an existing one storey garage accessory structure. Structure is located near SW corner of property.
PEC-2026-243	17 DAVIDSON RD	Demolition	Full Demolition	Accessory Structure	Permit issued	26-05-28	26-06-09	70	\$5,000.00	One storey Garage Accessory Structure
PEC-2026-244	17 DAVIDSON RD	Accessory structures	New	Garage - Residential	Permit issued	26-05-28	26-06-23	94	\$200,000.00	Construct a one storey single family dwelling with attached
PEC-2026-246	17 DAVIDSON RD	Residential building	New	Single-family dwelling	Permit issued	26-05-28	26-06-25	442	\$2,000,000.00	garage.
PEC-2026-247	189 PICTON MAIN ST	Commercial building	Alteration	Restaurant	Permit issued	26-05-28	26-06-30	119.66	\$30,000.00	Interior Alterations to Existing Restaurant Including HVAC
PEC-2026-248	493 COUNTY RD 20	Miscellaneous	New	Tent	Finished	26-05-28	26-06-08	125	\$1,500.00	Temporary tent on a private residence property.
PEC-2026-249	1518 COUNTY RD 14	Accessory structures	New	Garage - Residential	Permit issued	26-05-28	26-06-22	66.89	\$150,000.00	2 car garage with lot for storage Replacing the building sign and the hanging sign with updated branding.
PEC-2026-250	124 PICTON MAIN ST	Signs	Replacement	Sign	Permit issued	26-05-28	26-06-17	2	\$3,000.00	branding.
PEC-2026-251	172 PICTON MAIN ST	Commercial building	Alteration	Minor Commercial Center	Permit issued	26-06-01	26-06-11	32.52	\$20,000.00	Construction of stairs and sidewalk on Elizabeth St road allowance. Stairs will service entrances to 172 Picton Main St The current structure will be demolished to make way for a
PEC-2026-252	760 COUNTY RD 28	Demolition	Full Demolition	Accessory Structure	Permit issued	26-06-01	26-06-23	51	\$5,000.00	new structure in the future.
PEC-2026-254	1167 COUNTY 19 RD	Residential building	New	Single-family dwelling	Construction started	26-06-01	26-06-23	125	\$527,000.00	NEW SINGLE FAMILY DWELLING (BUNGALOW)
PEC-2026-255	1099 WILSON RD	Sewage system	New	Single-family dwelling	Permit issued	26-06-12	26-06-12	32	\$25,000.00	Install a class four septic
PEC-2026-257	2572 COUNTY ROAD 1	Residential building	Addition	Single-family dwelling	Permit issued	26-06-01	26-06-29	82.50	\$200,000.00	Dedicated laundry room, bedroom, entryway, rec room.
PEC-2026-259	63 KELLY RD	Miscellaneous	New	Solar Panel	Permit issued	26-06-03	26-06-11	49.10	\$14,959.08	Installation of PV solar panels
PEC-2026-260	23 KING ST	Residential building	Alteration	Single-family dwelling	Permit issued	26-06-03	26-06-08	9.29	\$30,000.00	Bathroom Modification Only Construct new deck on residential barn (barn not used as
PEC-2026-263	2590 COUNTY RD 15	Accessory structures	New	Deck - Residential	Permit issued	26-06-05	26-06-16	23	\$30,000.00	agricultural)
PEC-2026-267	15841 LOYALIST PKY	Temporary structures and uses	Special event	Tent	Permit issued	26-06-08	26-06-16	216	\$6,328.00	Install a tent on Aug 21/26and tear down on Aug23/26
PEC-2026-268	289 BLOOMFIELD MAIN S	Accessory structures	Alteration	Building	Permit issued	26-06-08	26-06-26	19.50	\$39,500.00	Renovation / Upgrades to existing Washrooms
PEC-2026-269	249 WELINGTON MAIN S	Accessory structures	Alteration	Building	Permit issued	26-06-08	26-06-26	34.50	\$37,000.00	Renovations/ Upgrades to existing Washrooms
PEC-2026-275	1131 MELVILLE RD	Agricultural	New	Manure Storage	Permit issued	26-06-10	26-06-11	122.60	\$164,000.00	construct liquid nutrient concrete storage facility
PEC-2026-276	1166 BETHEL RD	Demolition	Full Demolition	Single-family dwelling	Permit issued	26-06-10	26-06-16	110	\$15,000.00	Demo existing house
PEC-2026-278	507 ELMBROOK RD	Pools	New	Residential - Above Ground	Permit issued	26-06-11	26-06-30	40	\$15,000.00	Install a pool with top railing fence
PEC-2026-280	224 COUNTY RD 8	Miscellaneous	New	Other (Bldg)	Permit issued	26-06-11	26-06-22	168	\$100,000.00	Old pavilion (55m2) has been removed due to safety concerns.
PEC-2026-288	1410 COUNTY RD 12	Pools	New	Residential - Above Ground	Permit issued	26-06-15	26-06-29	1.67	\$15,000.00	18' round above ground pool Construct a new single family dwelling and class 4 sewage
PEC-2026-290	3058 COUNTY ROAD 2	Residential building	New	Single-family dwelling	Permit issued	26-06-16	26-06-30	150	\$500,000.00	system
PEC-2026-292	1275 COUNTY ROAD 3, H	Residential building	Alteration	Single-family dwelling	Permit issued	26-06-17	26-06-30	46.36	\$26,730.00	Structural Alterations to SFD
PEC-2026-299	280 PICTON MAIN ST	Plumbing	Alteration	Drain, Waste & Vent	Permit issued	26-06-25	26-06-26	30	\$10,000.00	replace DWV in parking garage
PEC-2026-3	242 KELLY RD	Residential building	New	Secondary unit	Permit issued	26-01-05	26-06-18	144.50	\$485,000.00	Carriage House - Double garage with 2 bedroom Suite above
PEC-2026-301	40 RIDLEY ST	Seawage system	Repair	Septic	Permit issued	26-06-25	26-06-26	18.50	\$7,500.00	Repair septic tank
TOTALS								10992.72665	\$25,288,336.08	