



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, Ellis Ziegler
Date: 8/5/2026
Re: Permit Activity for July 2026

Construction values and permit activity for July 2026 in Prince Edward County were \$6,551,825.00 of which 46 permits have been issued. While the construction costs for the same time last year were \$12,049,014 with 69 permits issued. I have attached a permit activity report for comparison. Additionally, the total number of new homes including secondary suites was 6.

Respectfully,

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

Building Comparison Report

Reporting Period: July 2026

	Jul-25			2025 YTD			Jul-26			2026 YTD		
	Units	SQM	Value	Units	SQM	Value	Units	SQM	Value	Units	SQM	Value
Single Detached Dwellings	9	2047	\$5,404,000.00	46	10007	\$36,009,000.00	6	0	\$2,499,325.00	45	9324.2	\$24,125,217.00
Semi-Detached Dwellings	-	-	-	0	0	\$0.00	-	-	-	0	0	\$0.00
Row House Dwellings	0	0	\$0.00	0	0	\$0.00	-	-	-	0	0	\$0.00
Multiple Dwellings	-	-	-	0	0	\$0.00	-	-	-	13	718	\$1,410,000.00
Secondary Suite	2	351	\$380,000.00	12	2001	\$4,986,000.00	0	0	\$0.00	7	723.5	\$812,000.00
Season Dwelling	-	-	-	0	0	\$0.00	-	-	-	0	0	\$0.00
TOTAL RESIDENTIAL	11	2398	\$5,784,000.00	58	12008	\$40,995,000.00	6	0	\$2,499,325.00	65	10765.7	\$26,347,217.00
Commercial	-	-	-	7	422	\$167,000.00	-	-	-	2	1703	\$1,220,000.00
Industrial	-	-	-	3	2346	\$8,100,000.00	-	-	-	1	625	\$15,400,000.00
Institutional	-	-	-	0	0	\$0.00	-	-	-	1	2462	\$17,498,800.00
Agricultural	1	325	\$3,000,000.00	5	3298	\$4,100,000.00	2	0	\$600,000.00	7	1368	\$1,259,000.00
Other Permits	57	17028	\$3,265,014.00	289	47389	\$18,387,215.00	38	0	\$3,552,500.00	238	26193	\$20,364,744.00
TOTAL CONST. VALUE		19751	\$12,049,014.00		65463	\$71,749,215.00		0	\$6,551,825.00		43116.7	\$82,089,761.00
TOTAL PERMITS ISSUED	69	-	-	362	-	-	46	-	-	305	-	-
TOTAL PERMIT FEES	-	-	\$66,013.00	-	-	\$508,607.00	-	-	\$53,741.00	-	-	\$427,306.54
TOTAL DEV. CHARGES			\$90,366.00			\$1,289,366.00			\$12,493.00			\$388,756.16
TOTAL WASTE WATER			\$20,308.00			\$1,016,916.00			\$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 created
PEC-2025-311	580 BURR RD	Accessory structures	New	Deck - Residential	Finished	26-07-23	\$ 8,500.00	45.50	New Deck to attach to front of house	1
PEC-2025-415	1004 BURR RD	Sewage system	New	Septic	Permit issued	26-07-08	\$ 10,000.00	10	build new workshop with Loft space	
PEC-2025-606	237 SALMON POINT RD	Pools	New	Non-Residential - Inground	Permit issued	26-07-21	\$ 900,000.00	135	Foundation Permit - Class B Public Pool and Mechanical Room The construction of a single family residential dwelling. The house will have an	
PEC-2026-118	1144 COUNTRY RD 1	Residential building	New	Single-family dwelling	Permit issued	26-07-20	\$ 650,000.00	222.97	attached two car garage.	1
PEC-2026-129	510 COUNTRY RD 39	Accessory structures	New	Garage - Residential	Permit issued	26-07-28	\$ 50,000.00	145	Construct a detached garage Construction and installation of 32'x16' above ground pool with necessary fencing	
PEC-2026-139	24 LUCKS CROSS RD	Pools	New	Residential - Above Ground	Permit issued	26-07-15	\$ 5,000.00	50	enclosure	
PEC-2026-204	466 OLD MILFORD RD	Residential building	Addition	Single-family dwelling	Permit issued	26-07-24	\$ 120,000.00	211	Interior renovation: 167sqm Addition: 106sqm	
PEC-2026-216	20 BROAD ST	Residential building	Alteration	Single-family dwelling	Permit issued	26-07-03	\$ 200,000.00	55.74	Adding dormer to second story, which will contain a new bathroom.	
PEC-2026-220	2832 COUNTRY RD 8	Residential building	Alteration	Single-family dwelling	Permit issued	26-07-09	\$ 50,000.00	50	Covered deck to replace existing with lower deck	
PEC-2026-225	77 OUTLET RD	Residential building	Addition	Single-family dwelling	Permit issued	26-07-14	\$ 500,000.00	64.87	Construct as per plan Addition to existing Single Family Dwelling	
PEC-2026-226	285 COUNTRY RD 8	Residential building	Alteration	Single-family dwelling	Permit issued	26-07-24	\$ 50,000.00	92.90	Interior alterations to existing s.f.d.	
PEC-2026-238	293 PRINYERS COVE CI	Residential building	Addition	Single-family dwelling	Permit issued	26-07-29	\$ 40,000.00	14.30	sunroom on existing deck	
PEC-2026-261	171-173 PICTON MAIN	Commercial building	Alteration	Bake Shop	Permit issued	26-07-28	\$ 4,000.00	9	Reopen staircase between main level and basement 1. NEW ONE STOREY DETACHED WOOD FRAME DWELLING AND SCREEN PORCH	
PEC-2026-271	344 COUNTRY RD 5	Residential building	New	Single-family dwelling	Permit issued	26-07-27	\$ 750,000.00	235.51	2	1
PEC-2026-272	1400 KELLY RD	Pools	New	Residential - Inground	Permit issued	26-07-20	\$ 4,500.00	47.50	Construct and Inground 16x32 swimming pool	
PEC-2026-279	54 PAUL ST	Demolition	Full Demolition	Single-family dwelling	Permit issued	26-07-13	\$ 10,000.00	55	demolish house and clear garbage from site	
PEC-2026-281	151 SAGAR LANE	Residential building	Addition	Single-family dwelling	Permit issued	26-07-16	\$ 800,000.00	223	CONDITIONAL PERMIT	
PEC-2026-282	151 SAGAR LANE	Accessory structures	New	Garage - Residential	Permit issued	26-07-07	\$ 200,000.00	102	New accessory structure, detached residential garage.	
PEC-2026-289	2035 COUNTRY RD 7	Residential building	Alteration	Single-family dwelling	Construction started	26-07-28	\$ 20,000.00	110	Structural: Replace main ridge beam, enlarge bathroom, replace rear windows.	
PEC-2026-291	23 GEORGE WRIGHT BV Signs	Signs	New	Sign	Permit issued	26-07-09	\$ 20,000.00	25.70	5 NEW WALL SIGNS, 2 DIRECTIONAL SIGNS, 1 PRE SALE AND 1 MENU SIGN.	
PEC-2026-293	1920 FISH LAKE RD	Agricultural	New	Other (Agricultural)	Permit issued	26-07-20	\$ 250,000.00	356.75	Construct 1 Storey Farm Building with Low Human Occupant Load Design and install a Class 4 Septic Tank to replace existing malfunctioning septic	
PEC-2026-294	45 PEATS POINT LANE	Sewage system	Replacement	Septic	Construction started	26-07-09	\$ 10,000.00	10	tank.	
PEC-2026-295	3026 VICTORIA ROAD	Residential building	New	Single-family dwelling	Construction started	26-07-15	\$ 675,000.00	157.94	To build a 1658 square foot SFD home and septic system to size.	1
PEC-2026-297	173 PICTON MAIN ST	Commercial building	Alteration	Bakery	Construction started	26-07-15	\$ 15,000.00	66.20	Bakery fit-up in existing unit	0
PEC-2026-298	3630 COUNTRY ROAD 1	Residential building	New	Single-family dwelling	Construction started	26-07-08	\$ 334,325.00	164.30	car garage	1
PEC-2026-305	810 WEESE RD	Accessory structures	New	Shed	Permit issued	26-07-08	\$ 2,500.00	29.70	install sea container on property	
PEC-2026-300	398 HISCOCK SHORES	Sewage system	Replacement	Single-family dwelling	Permit issued	26-07-07	\$ 27,000.00	500	Replace existing failed septic with fully raised filter bed	
PEC-2026-303	444 MASSASSAUGA RO	Accessory structures	New	Garage - Residential	Permit issued	26-07-29	\$ 50,000.00	84.73	Build 24x38 garage.	
PEC-2026-304	466 OLD MILFORD ROA	Sewage system	Replacement	Septic	Permit issued	26-07-15	\$ 20,000.00	250	PROPOSED ADDITION	
PEC-2026-306	4309 HIGHWAY 62	Agricultural	New	Other (Agricultural)	Permit issued	26-07-15	\$ 250,000.00	600	Shell permit for new warehouse. Future cannabis growing facility.	
PEC-2026-307	4388 COUNTRY RD 1	Sewage system	Replacement	Single-family dwelling	Construction started	26-07-10	\$ 25,000.00	75	replace failed septic system Construction of new single-storey single-family affordable residence on	
PEC-2026-309	38 PRINYERS COVE CRI	Residential building	New	Single-family dwelling	Permit issued	26-07-21	\$ 60,000.00	117.09	previously unoccupied land	1
PEC-2026-310	97 PICTON MAIN ST	Commercial building	Alteration	Medical Office	Permit issued	26-07-29	\$ 100,000.00	118.50	Category: Commercial Work Type: Interior Alteration/Renovation	
PEC-2026-321	1311 S BIG ISLAND RD	Sewage system	Replacement	Single-family dwelling	Permit issued	26-07-20	\$ 3,000.00	111	Replace distribution pipe on septic - 4 runs 50' stone trench	
PEC-2026-311	1901 COUNTRY RD 12	Temporary structures	Special event	Tent	Construction started	26-07-27	\$ 3,000.00	297	Temporary wedding reception tent Pool Enclosure with Hemlock Posts, Horse Mesh Fencing with double gate that is	
PEC-2026-314	892 COUNTRY RD 8	Pools	New	Residential - Inground	Permit issued	26-07-20	\$ 17,000.00	366.32	self closing and self latching.	
PEC-2026-319	349 WELLINGTON MAIN	Miscellaneous	New	Tent	Permit issued	26-07-29	\$ 5,500.00	222.97	We are building a 40x60ft tent for a one day event.	
PEC-2026-325	1568 WESLEY ACRES RI	Residential building	Locate/Relocate	Mobile home	Permit issued	26-07-30	\$ 30,000.00	204.39	Relocating a mobile trailer to Wesley Acres	1
PEC-2026-327	100 GAGNE RD	Demolition	Full Demolition	Single-family dwelling	Permit issued	26-07-27	\$ 30,000.00	92	Demo entire house to make ready for construction of new single family dwelling	

PEC-2026-331	154 COUNTRY RD 28	Sewage system	New	Single-family dwelling	Construction started	26-07-20	\$	24,000.00	400	Install a class four septic
PEC-2026-333	595 ELMBROOK RD	Sewage system	Replacement	Single-family dwelling	Construction started	26-07-28	\$	20,000.00	62	continue living on property prior to reno. Need septic replaced now to
PEC-2026-335	5 JANE ST	Accessory structures	New	Deck - Residential	Permit issued	26-07-27	\$	33,500.00		
PEC-2026-336	19656 LOYALIST PKY	Sewage system	Repair	Single-family dwelling	Permit issued	26-07-30	\$	25,000.00		
PEC-2026-350	315 MOWBRAY RD	Accessory structures	New	Deck - Residential	Permit issued	26-07-30	\$	55,000.00		
PEC-2026-359	15490 LOYALIST PKY	Miscellaneous	New	Solar Panel	Permit issued	26-07-30	\$	15,000.00		
PEC-2026-362	616 SHANNON RD	Accessory structures	New	Garage - Residential	Permit issued	26-07-30	\$	80,000.00	43	installation of 22 rooftop solar panels for self power generation.
									80	New Garage

Total \$ 6,551,825.00 7101.49 6.00