



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: 9/9/2026
Re: Permit Activity for August 2026

Construction values and permit activity for August 2026 in Prince Edward County was \$7,856,500.00 of which 35 permits have been issued. While the construction costs for the same time last year was \$5,520,253.00 with 36 permits issued. I have attached a permit activity report for comparison. Additionally, the total number of new homes including secondary suites was 9.

Respectfully,

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

Building Comparison Report

Reporting Period: August 2026

	Aug-25			2025 YTD			Aug-26			2026 YTD		
	Units	SQM	Value	Units	SQM	Value	Units	SQM	Value	Units	SQM	Value
Single Detached Dwellings	3	690	\$1,850,000.00	49	10697	\$37,859,000.00	9	2776	\$6,214,000.00	54	12100.2	\$30,339,217.00
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	2	144	\$210,000.00	14	2145	\$5,196,000.00	0	0	\$0.00	7	723.5	\$812,000.00
Season Dwelling	-	-	-	0	0	\$0.00	-	-	-	0	0	\$0.00
TOTAL RESIDENTIAL	5	834	\$2,060,000.00	63	12842	\$43,055,000.00	9	2776	\$6,214,000.00	74	13541.7	\$32,561,217.00
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	0	0	\$0.00	5	3298	\$4,100,000.00	-	-	-	7	1368	\$1,259,000.00
Other Permits	31	4746	\$3,460,253.00	320	52135	\$21,847,468.00	26	2669	\$1,642,500.00	264	28862	\$22,007,244.00
TOTAL CONST. VALUE		5580	\$5,520,253.00		71043	\$77,269,468.00		5445	\$7,856,500.00		48561.7	\$89,946,261.00
TOTAL PERMITS ISSUED	36	-	-	398	-	-	35	-	-	340	-	-
TOTAL PERMIT FEES	-	-	\$36,029.20	-	-	\$544,636.20	-	-	\$51,040.00	-	-	\$478,346.54
TOTAL DEV. CHARGES			\$16,597.00			\$1,305,963.00			\$75,303.00			\$464,059.16
TOTAL WASTE WATER			\$0.00			\$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	Area of work	Estimated cost of construction	Description of proposed work	Amount of dwelling units created
PEC-2026-172	185 KELLY RD	Residential building	New	Single-family dwelling	Construction started	26-08-04	187	\$300,000.00	Construct a new SFD	1
PEC-2026-347	88 MUNROE LANE	Residential building	Alteration	Single-family dwelling	Permit issued	26-08-05	92	\$50,000.00	New Deck	
PEC-2026-346	6 STANLEY ST	Commercial building	Alteration	Hotel	Permit issued	26-08-05	90	\$2,500.00	Alterations to Fire Alarm New Devices per Fire Order	
PEC-2026-323	403 CLOSSON RD	Demolition	Full Demolition	Single-family dwelling	Permit issued	26-08-05	120	\$10,000.00	Demolition of existing single family dwelling & existing shed Revise Existing Kitchen Layout, remove non-load bearing walls	
PEC-2026-353	138 MASSASSAUGA RD	Residential building	Alteration	Single-family dwelling	Permit issued	26-08-05	13.94	\$5,000.00	install new deck	
PEC-2026-284	516 ALLISON RD	Accessory structures	Addition	Deck - Residential	Finished	26-08-06	126.35	\$12,000.00	Addition	
PEC-2026-174	1329 COUNTY RD 7	Residential building	Addition	Single-family dwelling	Construction started	26-08-06	102.66	\$300,000.00	20x24 pavilion with a 800-1000 sq ft patio , retaining wall , pillars around bottom of posts, landscape lighting	
PEC-2026-354	136 COUNTY RD 3	Accessory structures	New	Gazebo	Construction started	26-08-06	44.60	\$24,000.00	To construct a boathouse on existing piers	
PEC-2026-207	1152B COUNTY RD 3	Accessory structures	Alteration	Garage - Residential	Permit issued	26-08-06	60	\$60,000.00	New construction of a single family dwelling & new class 4 septic system	1
PEC-2026-313	403 CLOSSON RD	Residential building	New	Single-family dwelling	Permit issued	26-08-07	491.03	\$1,800,000.00	Pavillion 16 x16 feet, with a roof (cedar shakes, metal, or shingles) with adjoining pergolas on both sides (10 x 10)	
PEC-2025-44	571 WILSON RD	Accessory structures	New	Pergola	Construction started	26-08-10	42	\$10,000.00	pool enclosure	
PEC-2026-340	194 COUNTY RD 3	Miscellaneous	New	Fence	Permit issued	26-08-10	15	\$15,000.00	INSTALL REPLACEMENT 4 LINE ABSORPTION TRENCH BED TO REPLACE EXISTING FAILED 4 LINE ABSORPTION TRENCH BED	
PEC-2026-312	52 COUNTY RD 1	Sewage system	Repair	Septic	Permit issued	26-08-10	61	\$13,000.00	Replace failed septic system	
PEC-2026-370	1756 DANFORTH RD	Sewage system	Replacement	Septic	Construction started	26-08-11	185.81	\$25,000.00	New Park Model Trailer	1
PEC-2024-425	1568 WESLEY ACRES RD	Residential building	New	Mobile home	Permit issued	26-08-11	440	\$100.00	INSTALL A RAISED FILTER BED AND TANK	
PEC-2026-357	112 PARKVIEW RD	Sewage system	Replacement	Single-family dwelling	Permit issued	26-08-11	288	\$25,000.00	Create a New Residential Single Family Dwelling	1
PEC-2026-337	3098 COUNTY RD 3	Residential building	New	Single-family dwelling	Construction started	26-08-11	278	\$693,000.00	Construct a SFD with a class four septic	1
PEC-2026-277	1166 BETHEL RD	Residential building	New	Single-family dwelling	Construction started	26-08-12	148	\$600,000.00	Residential single family dwelling	1
PEC-2026-326	122 IVY RIDGE ROAD	Residential building	New	Single-family dwelling	Construction started	26-08-13	49	\$400,000.00	NEW CLASS "4" FILTER MEDIA SEPTIC SYSTEM	
PEC-2026-367	110 FENWOOD CRES	Sewage system	Replacement	Septic	Permit issued	26-08-13	100	\$20,000.00	Construct a detached 2 car garage	
PEC-2026-361	1287 CHRISTIAN RD	Accessory structures	New	Garage - Residential	Permit issued	26-08-13	49	\$83,000.00	INSTALL ELJEN GSF TO REPLACE EXISTING SYSTEM	
PEC-2026-358	84-88 MUNROE LANE	Sewage system	Replacement	Single-family dwelling	Permit issued	26-08-17	275	\$30,000.00	New 1 story home with crawlspace and basement with one garage.	1
PEC-2026-374	22 MAPLE AVE	Residential building	New	Single-family dwelling	Permit issued	26-08-18	324.20	\$1,800,000.00	Finish basement	
PEC-2026-368	29 PINERIDGE DR	Residential building	Alteration	Single-family dwelling	Construction started	26-08-19	110	\$60,000.00	Construct a pole barn, slab on grade	
PEC-2026-377	4760 COUNTY RD 8	Accessory structures	New	Building	Permit issued	26-08-21	234	\$70,000.00	DEMOLISH and REBUILD ONE STOREY COTTAGE	1
PEC-2026-400	77 LAKE AVENUE LANE	Residential building	Addition	Single-family dwelling	Permit issued	26-08-25	134.71	\$500,000.00	main floor interior re-fresh, finish basement, add 1 bathroom & 2 bedrooms in the basement	
PEC-2026-349	84 MUNROE LANE	Residential building	Alteration	Single-family dwelling	Construction started	26-08-25	140	\$50,000.00	30' X 32' Thermolog DWELLING WITH 30' X 30' ATTACHED GARAGE WITH UPPER LIVING SPACE	1
PEC-2025-306	49 CRESSY BAYSIDE RD	Residential building	New	Single-family dwelling	Permit issued	26-08-26	193.70	\$600,000.00	New Dormers to Garage and Interior Renovations	
PEC-2026-136	151 MOWBRAY RD	Accessory structures	Alteration	Garage - Residential	Permit issued	26-08-26	70	\$40,000.00	Construct a detached garage	
PEC-2026-369	1339 LAKESIDE DR	Accessory structures	New	Garage - Residential	Permit issued	26-08-28	51	\$30,000.00	FULLY RENOVATE 2 FLOORS	
PEC-2026-239	1856 COUNTY RD 1	Residential building	Repair	Single-family dwelling	Permit issued	26-08-29	83.50	\$120,000.00	Finish basement. Framing, drywall, flooring paint.	
PEC-2026-324	554 JERICHO RD.	Residential building	Finished baseme	Single-family dwelling	Permit issued	26-08-31	90	\$42,000.00	replace water damaged wall	
PEC-2026-397	431 ELMBROOK RD	Residential building	Repair	Single-family dwelling	Permit issued	26-08-31	1	\$21,000.00	Replace a trailer and build a new deck and sunroom	
PEC-2026-378	1568 WESLEY ACRES RD	Residential building	New	Mobile home	Permit issued	26-08-31	52	\$20,000.00	Installation of 45 rooftop solar panels for the purpose of home power generation and net metering.	
PEC-2026-384	1587 COUNTY RD 19	Miscellaneous	New	Solar Panel	Permit issued	26-08-31	89.10	\$25,000.00		
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