



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: 10/5/2026
Re: Permit Activity for September 2026

Construction values and permit activity for September 2026 in Prince Edward County were \$10,380,320.00 of which 65 permits have been issued. While the construction costs for the same time last year were \$10,162,219 with 50 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: September 2026

	Sep-25			2025 YTD			Sep-26			2026 YTD		
	Units	SQM	Value	Units	SQM	Value	Units	SQM	Value	Units	SQM	Value
Single Detached Dwellings	10	4371	\$5,095,700.00	59	15068	\$42,954,700.00	9	1391	\$5,858,800.00	63	13491.2	\$36,198,017.00
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	5	839	\$1,400,000.00	19	2984	\$6,596,000.00	2	202	\$400,000.00	9	925.5	\$1,212,000.00
Season Dwelling	-	-	-	0	0	\$0.00	-	-	-	0	0	\$0.00
TOTAL RESIDENTIAL	15	5210	\$6,495,700.00	78	18052	\$49,550,700.00	11	1593	\$6,258,800.00	85	15134.7	\$38,820,017.00
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	0	0	\$0.00	-	-	-	1	2462	\$17,498,800.00
Agricultural	2	179	\$35,000.00	7	3477	\$4,135,000.00	2	1676	\$983,880.00	9	3044	\$2,242,880.00
Other Permits	33	6060	\$3,631,519.00	353	58195	\$25,478,987.00	52	12766	\$3,137,640.00	316	41628	\$25,144,884.00
TOTAL CONST. VALUE		11449	\$10,162,219.00		82492	\$67,431,687.00		16035	\$10,380,320.00		64596.7	\$100,326,581.00
TOTAL PERMITS ISSUED	50	-	-	448	-	-	65	-	-	405	-	-
TOTAL PERMIT FEES	-	-	\$75,354.00	-	-	\$619,990.20	-	-	\$67,428.00	-	-	\$545,774.54
TOTAL DEV. CHARGES			\$78,377.00			\$1,384,340.00			\$90,192.75			\$554,251.91
TOTAL WASTE WATER			\$22,123.00			\$1,039,039.00			\$17,262.00			\$95,786.00

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	Work type	Work target	Status	Submitte d date	Issued date	Cost of construction	Area of work	Description of proposed work	dwellling units created
PEC-2026-236	905 FISH LAKE RD	New	Shed	Construct	26-05-27	26-09-08	\$ 5,000.00	29.70	retroactively applying for sugar shack built without permit	
PEC-2026-264	100 GAGNE ROAD , PICTON	New	Single-family dwellin	Construct	26-06-05	26-09-04	\$ 1,500,000.00	334	Build all new two storey single family dwelling.	1
PEC-2026-302	3286 COUNTY RD 8	Alteration	Residential	Permit iss	26-06-26	26-09-08	\$ 25,000.00	1	New kacheloden (masonry wood-burning stove)	
PEC-2026-315	1506 COUNTY RD 35	Addition	Single-family dwellin	Construct	26-07-07	26-09-08	\$ 200,000.00	85	Addition to SFD	
PEC-2026-316	387 WELLINGTON MAIN ST	Alteration	Single-family dwellin	Permit iss	26-07-07	26-09-21	\$ 150,000.00	155	INTERIOR ALTERATION OF EXISTING SINGLE FAMILY DWELLING	
PEC-2026-328	3794 COUNTY RD 8	New	Single-family dwellin	Permit iss	26-07-10	26-09-02	\$ 1,200,000.00	103	new construction of a garage and loft	1
PEC-2026-334	5068 HIGHWAY 62	Addition	Garage - Residential	Permit iss	26-07-15	26-09-02	\$ 150,000.00	110	we are planning on building an addition to the building	
PEC-2026-338	120 ISLAND RD	Addition	Deck - Residential	Permit iss	26-07-17	26-09-02	\$ 14,000.00	48.30	build addition to existing deck	
PEC-2026-342	42 PRINERS COVE CRESCOE	New	Single-family dwellin	Permit iss	26-07-18	26-09-29	\$ 600,000.00	155	NEW ONE STORY SINGLE FAMILY DWELLING	1
PEC-2026-343	1131 MELVILLE RD	New	Barn	Permit iss	26-07-18	26-09-10	\$ 930,000.00	1301	New dairy barn	
PEC-2026-344	1242 COUNTY RD 12	New	Shed	Permit iss	26-07-18	26-09-11	\$ 2,400.00	29.90	Place 40' sea can behind house	
PEC-2026-351	768 COUNTY RD 12	Addition	Single-family dwellin	Construct	26-07-23	26-09-25	\$ 5,000.00	8.30	Small 9 x 10 covered sloped roof attachment to house	
PEC-2026-356	19 MACSTEVEN DR	Alteration	Veterinary Clinic/Offt	Permit iss	26-07-27	26-09-18	\$ 33,000.00	21.93	Install a new lead-lined non-load-bearing partition wal	
PEC-2026-360	237 COUNTY RD 8	Replacement	Septic	Permit iss	26-07-28	26-09-15	\$ 30,000.00	675	replace existing failed septic with filter bed	
PEC-2026-363	760 COUNTY RD 28	New	Garage - Residential	Construct	26-07-31	26-09-09	\$ 45,000.00	53.51	Residential garage build.	
PEC-2026-364	97 PICTON MAIN ST	New	Sign	Permit iss	26-07-31	26-09-03	\$ 9,000.00	2.75	Add new illuminated sign cabinet	
PEC-2026-371	1568 WESLEY ACRES RD	New	Mobile home	Construct	26-08-06	26-09-04	\$ 8,000.00	47	Replacing trailer with a new trailer. Using existing deck.	
PEC-2026-372	100 OULD DR	New	Secondary unit	Construct	26-08-06	26-09-09	\$ 100,000.00	120	Construct a secondary unit	1
PEC-2026-373	1402 FISH LAKE RD	Addition	Single-family dwellin	Permit iss	26-08-07	26-09-14	\$ 250,000.00	82.22	New ADU home	0
PEC-2026-380	1831 N BIG ISLAND RD	Full Demolition	Single-family dwellin	Permit iss	26-08-11	26-09-03	\$ 5,000.00	70.61	Demolish existing cabin	
PEC-2026-381	58 WEST ST	New	Secondary unit	Permit iss	26-08-11	26-09-15	\$ 300,000.00	81.75	Build Second Unit on property	1
PEC-2026-382	114 BLOOMFIELD MAIN	Special event	Tent	Construct	26-08-12	26-09-15	\$ 5,000.00	371.61	Putting up a 40 x 100 tent	
PEC-2026-383	266 PRINERS COVE CRES	New	Deck - Residential	Construct	26-08-12	26-09-15	\$ 10,000.00	37.07	Deck on back of house	
PEC-2026-385	1563 COUNTY RD 19	New	Single-family dwellin	Construct	26-08-14	26-09-02	\$ 232,800.00	114	House was lost to a fire. Plan to rebuild similar bungalow in same	1
PEC-2026-390	366 KLEINSTEUBER PK	Alteration	Single-family dwellin	Permit iss	26-08-17	26-09-01	\$ 25,000.00	41.60	Installation of 21 rooftop solar panels	
PEC-2026-392	631 WILKES RD	New	Other (Agricultural)	Permit iss	26-08-19	26-09-04	\$ 53,880.00	375	Construction of 42ft x 96ft Calhoun Fabric building	
PEC-2026-393	1579 N BIG ISLAND RD	Full Demolition	Accessory Structure	Permit iss	26-08-19	26-09-18	\$ 5,000.00	90	Demo an old detached garage	
PEC-2026-395	262 WALMSLEY RD (SHOP)	New	Garage - Residential	Permit iss	26-08-19	26-09-23	\$ 30,000.00	104.14	Construct detached workshop	
PEC-2026-398	143 RIDLEY ST	New	Deck - Residential	Construct	26-08-20	26-09-16	\$ 35,000.00	17	Construct 2 Decks	
PEC-2026-402	1808 FISH LAKE RD	Alteration	Barn	Permit iss	26-08-21	26-09-28	\$ 300,000.00	178	Renovate existing Timberframe barn	
PEC-2026-403	13287-13311 LOYALIST PKY	New	Sign	Permit iss	26-08-21	26-09-16	\$ 30,000.00	52.47	To supply three (3) new signs as per our drawings.	
PEC-2026-404	1391 WESLEY ACERS RD	New	Deck - Residential	Permit iss	26-08-21	26-09-22	\$ 5,000.00	33	Construct a 36 x 10 deck	
PEC-2026-410	25 YULL CRES	Alteration	Single-family dwellin	Permit iss	26-08-25	26-09-14	\$ 950,000.00	544.60	Remos following a flood	
PEC-2026-411	51 REDDICK ST	Repair	Single-family dwellin	Construct	26-08-25	26-09-01	\$ 26,000.00	250	Old stone foundation that has been deteriorating from water	0
PEC-2026-412	545 COUNTY RD 19	New	Garage - Residential	Permit iss	26-08-25	26-09-16	\$ 10,000.00	88.26	New slab on grade foundation	
PEC-2026-415	102 KULL LANE	Full Demolition	Single-family dwellin	Permit iss	26-08-26	26-09-11	\$ 30,000.00	56.70	Demolish of 611ft² cottage and 233ft² deck.	
PEC-2026-416	12154 LOYALIST PKY	Repair	Single-family dwellin	Permit iss	26-08-26	26-09-23	\$ 25,000.00	27.87	Repair damage to existing deck from tree falling on it.	
PEC-2026-419	1169 BETHEL RD	Demolish	Accessory Structure	Permit iss	26-08-27	26-09-11	\$ 1,500.00	111.50	Demolition of collapsed building	
PEC-2026-420	1169 BETHEL RD	New	Building	Permit iss	26-08-28	26-09-14	\$ 60,000.00	111.48	Reconstruct a barn	
PEC-2026-423	12154 LOYALIST PKY	Repair	Single-family dwellin	Permit iss	26-08-28	26-09-15	\$ 24,000.00	7	Damage to roof caused by a tree branch.	
PEC-2026-424	1633 COUNTY RD 19	Alteration	Deck - Residential	Construct	26-08-30	26-09-18	\$ 21,000.00	28.34	Demolition and replacement of existing rear attached deck	
PEC-2026-425	1568 WESLEY ACRES RD	Locate/Relocate	Mobile home	Permit iss	26-08-31	26-09-10	\$ 50,000.00	480	To remove existing trailer off the lot 2005 general coach model H	
PEC-2026-426	2040 COUNTY RD 3	Special event	Tent	Permit iss	26-08-31	26-09-24	\$ 3,500.00	445.93	Temporary erecting of a tent for a wedding to shelter from weathe	
PEC-2026-427	1568 WESLEY ACRES RD	Repair	Residential	Permit iss	26-08-31	26-09-15	\$ 50,000.00	6300	Replace aging underground water lines feeding trailers	
PEC-2026-428	2461 VICTORIA RD	New	Single-family dwellin	Construct	26-08-31	26-09-17	\$ 625,000.00	168	Construct New Single Family Dwelling for occupancy	1
PEC-2026-429	20775 LOYALIST PKY	New	Deck - Residential	Construct	26-08-31	26-09-25	\$ 40,000.00	111.48	Build a simple rectangular deck approx 28 feet across and 10 fee	
PEC-2026-430	111 SMOKES POINT RD	Addition	Building	Construct	26-09-01	26-09-19	\$ 14,000.00	30	Addition to existing building	

PEC-2026-434	1419 COUNTY RD 3	Full Demolition	Single-family dweltin	Permit iss 26-09-03	26-09-10	\$	5,000.00	100 DEMO OF VACANT EXISTING S.F.D.		
PEC-2026-435	1419 COUNTY RD 3	New	Single-family dweltin	Construct	26-09-03	26-09-22	\$	20,000.00	0.09 NEW SFD WITH CLASS "4" FILTER MEDIA SEPTIC SYSTEM	1
PEC-2026-437	3753 COUNTY RD 13	Repair	Deck - Residential	Permit iss 26-09-04	26-09-18	\$	9,040.00	5 Re-Build Damaged Deck on Shore Well for Access		
PEC-2026-439	14 CAMPBELL CRES	Alteration	Single-family dweltin	Permit iss 26-09-08	26-09-16	\$	1,200.00	3 Install basement window		
PEC-2026-442	1831 N BIG ISLAND RD	Alteration	Recreational dweltin	Permit iss 26-09-08	26-09-28	\$	120,000.00	70.61 Rebuild of existing cabin.	1	
PEC-2026-443	89 CONSECON ST	Alteration	Single-family dweltin	Permit iss 26-09-09	26-09-29	\$	30,000.00	Existing roof structure to be removed and replaced with gable		
PEC-2026-444	1568 WESLEY ACRES RD	Addition	Modular home	Permit iss 26-09-09	26-09-28	\$	30,000.00	99.68 style roof		
PEC-2026-445	53 FARRINGTON CRES	Alteration	Townhouse dwelling	Permit iss 26-09-09	26-09-25	\$	5,000.00	33 New Deck and Sunroom		
PEC-2026-446	193 CARTER RD	Full Demolition	Single-family dweltin	Permit iss 26-09-09	26-09-10	\$	20,000.00	150 Remove Above Ground Structure Due to Fire		
PEC-2026-447	16 JOHNSON ST	Repair	Deck - Residential	Permit iss 26-09-09	26-09-22	\$	8,500.00	187.66 Demolition of single family home that is a complete loss by fire d.		
PEC-2026-448	47 FARRINGTON CRES	Repair	Single-family dweltin	Permit iss 26-09-09	26-09-25	\$	50,000.00	32.70 Repairing deck to meet code standards.		
PEC-2026-449	140 COUNTY RD 39	New	Garage - Residential	Permit iss 26-09-10	26-09-24	\$	100,000.00	150 Structural - Fire Damage Restoration		
PEC-2026-450	140 COUNTY RD 39	New	Single-family dweltin	Construct	26-09-10	26-09-25	\$	1,300,000.00	111 New construction of a detached double car garage	1
PEC-2026-451	170 STINSON BLOCK ROAD	New	Residential - Ingroupn	Permit iss 26-09-10	26-09-10	\$	30,000.00	274 New construction of single family residence		
PEC-2026-456	35 FRENCH ST	New	Single-family dweltin	Permit iss 26-09-14	26-09-29	\$	373,000.00	28 Installing pool	1	
PEC-2026-461	51 FARRINGTON CRES	Alteration	Townhouse dwelling	Permit iss 26-09-17	26-09-25	\$	50,000.00	195.84 New build. Single Family Bungalow.		
PEC-2026-462	2194 COUNTY RD 4		Permit iss 26-09-17	26-09-29	\$	500.00	264.82 Demolish the existing roof and exterior walls down to the main flc			
PEC-2026-464	1647 COUNTY RD 10	Alteration	Single-family dweltin	Permit iss 26-09-18	26-09-18	\$	5,000.00	638 Change of use to dry storage only		
								1.80 New Door Installation		

Totals \$ 10,380,320.00 16035.24