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:	11/2/2026
Re:	Permit Activity for October 2026

Construction values and permit activity for October 2026 in Prince Edward County were $16,306,038.00 of which 42 permits have been issued. While the construction costs for the same time last year were $7,951,400 with 41 permits issued. I have attached a permit activity report for comparison. Additionally, the total number of new homes including secondary suites was 127.This included a 120 - unit apartment building for Base 31

Respectfully,

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

Building Comparison Report

Reporting Period: October 2026

	Oct-25			2025 YTD			Oct-26			2026 YTD		
	Units	SQM	Value	Units	SQM	Value	Units	SQM	Value	Units	SQM	Value
Single Detached Dwellings	4	943	$2,697,000.00	63	16011	$45,651,700.00	6	1289	$2,049,000.00	69	14780.2	$38,247,017.00
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	120	11592	$10,000,000.00	133	12310	$11,410,000.00
Secondary Suite	1	139	$180,000.00	20	3123	$6,776,000.00	1	30	$75,000.00	10	955.5	$1,287,000.00
Season Dwelling	-	-	-	0	0	$0.00	-	-	-	0	0	$0.00
TOTAL RESIDENTIAL	5	1082	$2,877,000.00	**83**	**19134**	**$52,427,700.00**	127	12911	$12,124,000.00	**212**	**28045.7**	**$50,944,017.00**
Commercial	-	-	-	7	422	$167,000.00	-	-	-	2	1703	$1,220,000.00
Industrial	1	4500	$1,000,000.00	4	6846	$9,100,000.00	0	0	$0	1	625	$15,400,000.00
Institutional	-	-	-	0	0	$0.00	-	-	-	1	2462	$17,498,800.00
Agricultural	3	1824	$2,305,000.00	10	5301	$6,440,000.00	2	932	$430,000	11	3976	$2,672,880.00
Other Permits	32	3029	$1,769,400.00	385	61224	$27,248,387.00	32	8073	$3,752,038.00	348	49701	$28,896,922.00
TOTAL CONST. VALUE		10435	$7,951,400.00		**92927**	**$95,383,087.00**		21916	$16,306,038.00		**86512.7**	**$116,632,619.00**
TOTAL PERMITS ISSUED	41	-	-	**489**	-	-	42	-	-	**447**	-	-
TOTAL PERMIT FEES	-	-	$52,848.00	-	-	**$672,838.20**	-	-	$168,126.35	-	-	**$713,900.89**
TOTAL DEV. CHARGES			$61,780.00			**$1,446,120.00**			$38,522.00			**$592,773.91**
TOTAL WASTE WATER			$0.00			**$1,039,039.00**			$0.00			**$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	Category	Work type	Work target	Status	date	Cost of construction	work	Description of proposed work	unt
PEC-2025-227	1953 COUNTY RD 7	Change of use			Permit issued	26-10-16	$ 20,000.00	518	Accessory Dwelliing	
PEC-2025-392	343 COUNTY RD 22	Residential building	New	Apartment	Permit issued	26-10-29	$ 10,000,000.00	121517	New construction of a rental residential 120 unit building.	120
PEC-2025-622	10 CANNERY RD	Industrial building	Alteration	Warehouse	Permit issued	26-10-27	$ 200,000.00	594.58	Create a showroom	
PEC-2026-67	1408 COUNTY RD 18	Change of use			Permit issued	26-10-08	$ 10.00	100	Change of use	
PEC-2026-148	11 MELVILLE RD	Signs	Mobile Sigr	Temporary	Permit issued	26-10-05	$ 250.00	2.60	Install a mobile sign	
PEC-2026-153	56 JOHNSON ST	Accessory structure	New	Deck - Resi	Permit issued	26-10-27	$ 11,000.00	18.50	Deck	
PEC-2026-227	978 FISH LAKE RD	Accessory structure	New	Building	Permit issued	26-10-26	$ 100,000.00	278	Construct a prefab workshop	
PEC-2026-322	105 MAIN ST WELLING	Residential building	Addition	Single-fam	Permit issued	26-10-01	$ 85,000.00	37	Addition to SFD	
PEC-2026-330	153 COUNTY RD 27	Residential building	New	Mobile hon	Permit issued	26-10-29	$ 30,000.00	40	Install a trailer and deck	1
PEC-2026-345	2194 COUNTY RD 4	Agricultural	New	Manure Stc	Permit issued	26-10-09	$ 130,000.00	467	Construct a manure pit	
PEC-2026-379	32 ISLAND RD	Accessory structure	New	Shed	Permit issued	26-10-30	$ 22,000.00	18.58	Shed constructed	
PEC-2026-391	32 MCKENZIE LANE	Residential building	New	Single-fam	Permit issued	26-10-07	$ 350,000.00	159.79	Construction of a SFD w attached garage	1
PEC-2026-394	262 WALMSLEY RD	Residential building	New	Single-fam	Construction s	26-10-01	$ 150,000.00	606.66	Single Family Residence	1
PEC-2026-396	343 COUNTY RD 8	Accessory structure	New	Garage - Re	Permit issued	26-10-06	$ 30,000.00	71	Build a detached garage	
PEC-2026-401	1793 COUNTY RD 2	Residential building	Addition	Single-fam	Permit issued	26-10-02	$ 580,000.00	167.23	Garage/carport	
PEC-2026-406	23 WEST ST	Accessory structure	New	Building	Construction s	26-10-20	$ 75,000.00	30.19	portable garden suite	1
PEC-2026-407	37 LAKE AVENUE LAN	Sewage system	New	Commerci	Permit issued	26-10-27	$ 40,000.00	5000	new sanitary collection system	
PEC-2026-413	102 KULL LANE	Residential building	New	Single-fam	Construction s	26-10-06	$ 950,000.00	279.80	New 1816sqft house w attached garage.	1
PEC-2026-417	381 PARTRIDGE HOLL	Agricultural	New	Barn	Permit issued	26-10-05	$ 300,000.00	464.52	CONSTRUCT AGRICULTURAL BARN	
PEC-2026-421	480 HISCOCK SHORE	Demolition	Full Demol	Accessory	Permit issued	26-10-05	$ 20,000.00	52.92	build a new garage	
PEC-2026-422	481 HISCOCK SHORE	Accessory structure	New	Garage - N	Construction s	26-10-06	$ 8,000.00	27.87	constructed garage	
PEC-2026-438	1647 LAKESIDE DR	Accessory structure	Addition	Garage - Re	Construction s	26-10-15	$ 40,000.00	46.45	garage on a 20 x 34 gravel pad	
PEC-2026-440	138 BADGLEY RD	Residential building	Addition	Single-fam	Construction s	26-10-05	$ 100,000.00	80.83	single car garage larger.	
PEC-2026-441	15841 LOYALIST PKY	Commercial buildir	Alteration	Health Stu	Permit issued	26-10-13	$ 1,500,000.00	230	Basement Level Spa Renovation	
PEC-2026-457	213 CEMETERY LANE	Residential building	Addition	Recreation	Permit issued	26-10-01	$ 40,000.00	26.76	Construct a screened room	
PEC-2026-460	458 ISLAND RD	Accessory structure	New	Deck - Resi	Permit issued	26-10-29	$ 40,000.00	74	Remove and replace deck	
PEC-2026-466	756 HIGHWAY 62	Plumbing	Alteration	Backflow P	Permit issued	26-10-06	$ 3,500.00	1	adding RP backflow valve	
PEC-2026-467	1568 WESLEY ACRES I	Residential building	New	Mobile hon	Permit issued	26-10-13	$ 269,000.00	105	new mobile trailer	1
PEC-2026-469	2293 COUNTY RD 3	Accessory structure	New	Deck - Resi	Construction s	26-10-15	$ 25,000.00	51.10	Construction wood deck	
PEC-2026-470	6 TRUMBLE LANE	Accessory structure	New	Garage - Re	Permit issued	26-10-21	$ 150,000.00	104.24	construct a detached garage	
PEC-2026-475	110 BIRCH LANE	Residential building	Addition	Single-fam	Permit issued	26-10-16	$ 159,278.00	34.84	288sqft single storey addition	
PEC-2026-477	1568 WESLEY ACRES I	Residential building	New	Mobile hon	Permit issued	26-10-16	$ 300,000.00	97.92	Installation of double wide trailer	1
PEC-2026-483	1327 ROYAL RD	Pools	New	Residential	Permit issued	26-10-07	$ 5,000.00	3	Pool Enclosure	
PEC-2026-479	8 CATHERINE ST	Pools	New	Residential	Permit issued	26-10-15	$ 50,000.00	12	install a 8'x12' pool and fencing	
PEC-2026-480	526 MORRISON POINT	Miscellaneous	New	Solar Pane	Permit issued	26-10-16	$ 30,000.00	59.40	30 rooftop solar panels.	
PEC-2026-481	1605 LAKESIDE DR	Signs	New	Sign	Permit issued	26-10-15	$ 500.00	1	installation of sign	

PEC-2026-490	1104 COUNTY RD 11	Residential building	Repair	Single-fam	Construction s	26-10-08	$	75,000.00	10	Repair to damaged brick
PEC-2026-497	471 COUNTY RD 3	Residential building	Alteration	Single-fam	Permit issued	26-10-28	$	200,000.00	125	move stairwell
PEC-2026-498	447 COUNTY RD 19	Accessory structure	New	Garage - Re	Permit issued	26-10-14	$	160,000.00	85.94	Detached Garage
PEC-2026-502	3 HYATT LANE	Miscellaneous	New	Solar Pane	Permit issued	26-10-21	$	12,500.00	40	Install 20 rooftop solar panels.
PEC-2026-504	10 WELLINGTON ST	Sewage system	Replaceme	Single-fam	Permit issued	26-10-19	$	20,000.00	100	replace failed septic
PEC-2026-511	136 MCINTRYE RD	Miscellaneous	New	Solar Pane	Permit issued	26-10-22	$	25,000.00	100.98	51 ROOF TOP SOLAR PANELS
							$	16,306,038.00	131840.7	127