

From: Greg Miller, Chief Building Official
Date: October 6, 2026
Subject: September 2026 Building Permit Activity

Please find attached the Building Permit Activity Report for September 2026. Key highlights are summarized below:

Permit Activity

- The Building Division issued 50 permits with a total construction value of \$37m, compared to 59 permits with a construction value of \$3.9m during the same period in 2025.
- Year to date, permits have been issued for projects with \$94.6m in construction value, compared to \$47m during the same period in 2025.
- Average permit decision times continue to surpass service standards, with residential permits issued on an average of 1 day and non-residential permits on an average of 1.5 days.

Permit Revenue

- Permit revenue collected in September 2026 totalled \$160,316, compared to \$121,938 collected in September 2025.
- Year to date permit fee revenue totals \$719,974, compared to \$400,705 during the same period in 2025.
- September revenue was higher than the previous year due to the timing of major permit issuance, year-to-date revenues remain significantly ahead of 2025, reflecting increased construction activity and higher overall construction values.

Inspections

- There were 272 inspections completed in September 2026, compared to 382 inspections in September 2025.
- Year to date, 1,787 inspections have been completed, compared to 2,324 inspections during the same time frame in 2025.
- The Division maintained full compliance with the Building Code inspection requirements, completing 100% of inspections within the mandated two-business-day timeframe.
- The decrease in inspections is consistent with reduced permit volumes earlier in the year and fewer active construction projects.

Major Permits Issued (>\$250,000)

Address	Description	Construction Value
400 Memorial Ave	6-storey hotel	\$27m
23 Fitton Heights	Addition	\$0.275m
3137 Orion Blvd	Dwelling	\$0.75m
70 Front St N	15 Dwelling Units	\$7.5m
294 Bay St	Renovation	\$0.5m



Building Division Activity: Quarterly Report Q3 2026

Overview

The Building Division met or exceeded all key service level targets during the third quarter of 2026. Permit activity accelerated in Q3, with increases in permits issued, inspections, and enforcement activity. This report summarizes year-to-date activity and key performance indicators for the Building Division.

Building Division Activity Summary

Metric	Q1	Q2	Q3	Q4	Total YTD
No. of Applications Received	80	137	121	-	338
No. of Permits Issued	80	123	140	-	343
Const. Value of Permits Issued (\$m)	\$26.1m	\$15.0m	\$53.6m	-	\$94.7m
Revenue Collected	\$506,161	\$114,453	\$289,271	-	\$909,885
No. of Inspections Completed	422	626	767	-	1,815
No. of Complaints Received	37	64	79	-	180
No. of Complaints Investigated	49	88	121	-	258
No. of BCA Orders Issued	12	24	15	-	51

Permits issued increased from 123 in Q2 to 140 in Q3. The total construction value significantly increased from \$15m (Q2) to \$53.6m (Q3). The significant increase in construction value was primarily attributable to several large institutional, commercial, and multi-residential projects issued during the quarter. Year-to-date permit construction value has reached \$94.7 million, reflecting a strong level of development activity in 2026.

While application volumes decreased from 137 in Q2 to 121 in Q3, permit issuance and construction value increased, reflecting a shift toward fewer, higher-value development projects.

Inspection activity increased substantially, with 767 inspections completed during Q3 compared to 626 in Q2, reflecting elevated construction activity and increased service demands on Building Division staff.

Enforcement activity also increased, driven by higher complaint volumes and investigations; however, most compliance matters were resolved following initial contact, with formal Orders issued only where voluntary compliance could not be achieved or where circumstances warranted formal enforcement action.

Key Performance Indicators

KPI	Q1	Q2	Q3	Q4	Target
% Applications Pre-Screened ≤ 2 Days	100%	100%	100%	-	85%
% Inspections Completed ≤ 2 Days	100%	100%	100%	-	100%
Inspections Completed per FTE	106	157	219	-	140
First Inspection Pass Rate (%)	94%	95%	95%	-	90%
Complaint Response Time (days)	2	2	2	-	2 Days
Voluntary Compliance Rate (%)	98%	99%	100%	-	80%

Overall, Q3 was characterized by strong development activity, increased inspection volumes, and continued achievement of all service level targets.

Activity Type	2024	2025	2026
Building Permit Applications Received	36	48	36
Building Permit Applications Received YTD	441	364	338
Building Permit Fee Revenue	\$23,257	\$121,938	\$160,316.79
Building Permit Fee Revenue YTD	\$551,632.00	\$400,705.00	\$719,974.79
Building Permits Issued	41	59	50
Building Permits Issued YTD	367	383	342
Construction Value of Permits Issued	\$2,964,985.00	\$3,926,000.00	\$37,115,720.00
Construction Value of Permits Issued YTD	\$75,236,740.70	\$47,995,764.43	\$94,686,531.36
Dwelling Permits Issued	6	8	16
Dwelling Permits Issued YTD	79	84	56
Inspections Completed	236	382	272
Inspections Completed YTD	2397	2324	1787

Permit Type	26-Sep # Of Units	Project Value	
Plumbing	1	0 \$	2,000.00
Demolition	2	0 \$	25,000.00
Renovation: Non-Residential	3	0 \$	225,000.00
Inground Pool	1	0 \$	184,000.00
Accessory Building	1	0 \$	20,000.00
Deck	6	0 \$	105,000.00
Dwelling - Townhouse	15	15 \$	7,500,000.00
Change of Use	1	0 \$	60,000.00
Dwelling	1	1 \$	750,000.00
Renovation: Residential	3	0 \$	590,000.00
Building (ICI)	1	0 \$	27,000,000.00
Sign - Permanent	4	0 \$	13,120.00
Addition: Residential	3	0 \$	350,000.00
Fire Sprinkler System	1	0 \$	125,000.00
Shoreline Dock	1	0 \$	16,500.00
Detached Garage	2	0 \$	63,500.00
Backflow Preventer Device	1	0 \$	1,600.00
Covered Porch	3	0 \$	85,000.00
Total	50	16 \$	37,115,720.00

Permit #	Roll #	Project Address	Permit Class	Construction Type	Permit Type	Development Charges	Status	Fees	Project Value	Work Area	Issued Date	OBC Category
PRM-2026-0334	435204040412900	120 BRANT ST E	Residential	Alteration/Renovation	Covered Porch		Permit Issued	217.57999999999998		25000 100 ft2, 9.290 m2	2026-09-28 9:37	House
PRM-2026-0329	435203030618600	100 PATRICK ST	Residential	Alteration/Renovation	Covered Porch		Permit Issued	217.57999999999998		50000 164.257 ft2, 15.260 m2	2026-09-24 15:46	House
PRM-2026-0328	435201011311409	Sophies Landing - Orchard	Point Rd.	New	Shoreline Dock		Permit Issued		114.86	16500	2026-09-24 13:15	House
PRM-2026-0327	435201010711700	293 MOFFAT ST	None Selected	Demolition	Demolition		Permit Issued		172.28	15000 873 ft2, 81.104 m2	2026-09-28 14:08	House
PRM-2026-0323	435204040708600	239 BAY ST	Residential	Addition	Addition: Residential		Permit Issued		272.38	25000 152 ft2, 14.121 m2	2026-09-29 16:32	House
PRM-2026-0322	435202020824800	396 BARRIE RD	Residential	Repair	Renovation: Residential		Permit Issued	1050.62		70000 900 ft2, 83.613 m2	2026-09-17 8:47	House
PRM-2026-0321	435202021230500	189 BARRIE RD	None Selected	Repair	Backflow Preventer Device		Permit Issued	117.62		1600	2026-09-23 7:55	Small Building
PRM-2026-0320	435204040413600	93 JARVIS ST	Residential	Alteration/Renovation	Plumbing		Permit Issued		179.7	2000	2026-09-16 9:01	House
PRM-2026-0319	435202021226000	210 MEMORIAL AVE	None Selected	Alteration/Renovation	Renovation: Non-Residential		Permit Issued		392.45	25000 40 ft2, 3.716 m2	2026-09-24 7:59	Small Building
PRM-2026-0316	435202020408100	342 GRENVILLE AVE	Residential	Alteration/Renovation	Detached Garage		Permit Issued		205.82	3500 430.556 ft2, 40.000 m2	2026-09-28 8:43	House
PRM-2026-0314	435204040710700	294 BAY ST	Residential	Alteration/Renovation	Renovation: Residential		Permit Issued	3712.48		500000 2,260.421 ft2, 210.000 m2	2026-09-24 8:06	House
PRM-2026-0313	435204040708300	245 BAY ST	Residential	New	Detached Garage		Permit Issued		205.82	60000 864 ft2, 80.268 m2	2026-09-11 16:16	House
PRM-2026-0312	435204040223300	32-40 MATCHEDASH ST N	Commercial	Sign	Sign - Permanent		Permit Issued	184		1875	2026-09-24 9:06	Sign - By-law
PRM-2026-0311	435204041300840	43 FRONTIER AVE	Residential	Alteration/Renovation	Deck		Permit Issued	430.05999999999995		3000	2026-09-22 10:48	House
PRM-2026-0310		34 Mississaga St E	Commercial	Sign	Sign - Permanent		Permit Issued		184	4000	2026-09-25 15:35	Sign - By-law
PRM-2026-0308	435203031402064	3050 ORION BLVD	None Selected		Renovation: Non-Residential		Permit Issued			100000 880 ft2, 81.755 m2	2026-09-04 15:00	
PRM-2026-0306	435203031403000	3137 ORION BLVD	Residential	New	Dwelling	37854.58	Permit Issued	5257.700000000001		750000 2,620 ft2, 243.406 m2	2026-09-23 12:05	House
PRM-2026-0305	435203031480000	325 LINE 15 N	Industrial	Repair	Renovation: Non-Residential		Permit Issued			100000 759 ft2, 70.513 m2	2026-09-03 12:15	Small Building
PRM-2026-0304	435201011710008	1 OLIVE CRES 108	Residential	Alteration/Renovation	Renovation: Residential		Permit Issued		179.69	20000	2026-09-17 10:47	House
PRM-2026-0303	435203031042186	87 JOHNSON ST	Residential	New	Deck		Permit Issued		212.5	16000 107.639 ft2, 10.000 m2	2026-09-11 9:40	House
PRM-2026-0302	435204040416000	82 JARVIS ST	Residential	Alteration/Renovation	Deck		Permit Issued		212.48	10000	2026-09-02 15:54	House
PRM-2026-0301	435201010928518	3 KEITH ST	Residential	Alteration/Renovation	Deck		Permit Closed	217.57999999999998		3000	2026-09-01 11:39	House
PRM-2026-0300	435204040215400	112 LACLIE ST	Commercial	Sign	Sign - Permanent		Permit Issued		184	7000	2026-09-14 13:48	Sign - By-law
PRM-2026-0298	435204041209800	23 FITTON HEIGHTS	Residential	Addition	Addition: Residential		Permit Issued		675.11	275000 376.737 ft2, 35.000 m2	2026-09-10 8:28	House
PRM-2026-0297	435203031011316	18 LINDSAY CRES	Residential	New	Deck		Permit Issued	217.57999999999998		40000	2026-09-16 8:58	House
PRM-2026-0296	435203031409007	165 MURPHY RD	Commercial	Sign	Sign - Permanent		Permit Issued		184	245	2026-09-16 8:43	Sign - By-law
PRM-2026-0295	435201011716700	135 SHANNON ST	Residential	New	Accessory Building		Permit Issued		201	20000	2026-09-21 13:29	House
PRM-2026-0292		8 Units - 43 Olive Crescent	Residential	Alteration/Renovation	Deck		Permit Issued	870.31999999999999		33000	2026-09-16 8:40	House
PRM-2026-0286	435203030724500	40 BORLAND ST W	Residential	Addition	Addition: Residential		Permit Issued		1641.68	50000 560 ft2, 52.026 m2	2026-09-14 13:33	House
PRM-2026-0251	435203031103400	333 WEST ST N	Residential	Demolition	Demolition		Permit Issued		176.41	10000 2,000 ft2, 185.806 m2	2026-09-21 9:48	House
PRM-2026-0247		34 Mississaga St E	Commercial	Alteration/Renovation	Change of Use		Permit Issued	2262.16000000000003		60000 2,629.623 ft2, 244.300 m2	2026-09-01 8:38	Small Building
PRM-2026-0149	435204040216506	70 FRONT ST N	Residential	New	Dwelling - Townhouse	6083	Permit Issued		5242.13	500000 2,275 ft2, 211.354 m2	2026-09-21 11:08	House
PRM-2026-0148	435204040216506	70 FRONT ST N	Residential	New	Dwelling - Townhouse	6083	Permit Issued		5242.13	500000 2,275 ft2, 211.354 m2	2026-09-21 11:05	House
PRM-2026-0147	435204040216506	70 FRONT ST N	Residential	New	Dwelling - Townhouse	6083	Permit Issued		5242.13	500000 2,275 ft2, 211.354 m2	2026-09-21 11:03	House
PRM-2026-0146	435204040216506	70 FRONT ST N	Residential	New	Dwelling - Townhouse	6083	Permit Issued		5242.13	500000 2,275 ft2, 211.354 m2	2026-09-21 11:02	House
PRM-2026-0145	435204040216506	70 FRONT ST N	Residential	New	Dwelling - Townhouse	6083	Permit Issued		5242.13	500000 2,275 ft2, 211.354 m2	2026-09-21 11:01	House
PRM-2026-0144	435204040216506	70 FRONT ST N	Residential	New	Dwelling - Townhouse	6083	Permit Issued		5242.13	500000 2,275 ft2, 211.354 m2	2026-09-21 11:00	House
PRM-2026-0143	435204040216506	70 FRONT ST N	Residential	New	Dwelling - Townhouse	6083	Permit Issued		5242.13	500000 2,275 ft2, 211.354 m2	2026-09-21 10:59	House
PRM-2026-0142	435204040216506	70 FRONT ST N	Residential	New	Dwelling - Townhouse	6083	Permit Issued		5242.13	500000 2,275 ft2, 211.354 m2	2026-09-21 10:58	House
PRM-2026-0141	435204040216506	70 FRONT ST N	Residential	New	Dwelling - Townhouse	6083	Permit Issued		5242.13	500000 2,275 ft2, 211.354 m2	2026-09-21 10:56	House
PRM-2026-0140	435204040216506	70 FRONT ST N	Residential	New	Dwelling - Townhouse	6083	Permit Issued		5242.13	500000 2,275 ft2, 211.354 m2	2026-09-21 10:55	House
PRM-2026-0139	435204040216506	70 FRONT ST N	Residential	New	Dwelling - Townhouse	6083	Permit Issued		5242.13	500000 2,275 ft2, 211.354 m2	2026-09-21 10:53	House
PRM-2026-0138	435204040216506	70 FRONT ST N	Residential	New	Dwelling - Townhouse	6083	Permit Issued	5242.12999999999999		500000 2,275 ft2, 211.354 m2	2026-09-21 10:52	House
PRM-2026-0137	435204040216506	70 FRONT ST N	Residential	New	Dwelling - Townhouse	6083	Permit Issued		5242.13	500000 2,275 ft2, 211.354 m2	2026-09-21 10:52	House
PRM-2026-0136	435204040216506	70 FRONT ST N	Residential	New	Dwelling - Townhouse	6083	Permit Issued		5242.13	500000 2,275 ft2, 211.354 m2	2026-09-21 10:51	House
PRM-2026-0135	435204040216506	70 FRONT ST N	Residential		Dwelling - Townhouse	6083	Permit Issued		5242.18	500000 2,275 ft2, 211.354 m2	2026-09-21 10:46	House
PRM-2026-0122	435204041300840	43 FRONTIER AVE		New	Inground Pool		Permit Issued		184	184000 3,000 ft2, 278.709 m2	2026-09-23 15:34	
PRM-2025-0480	435202021500103	400 MEMORIAL AVE	Commercial	New	Building (ICI)	82317.6	Permit Issued	151565.68		27000000 68,598 ft2, 6,372.963 m2	2026-09-29 8:59	Large Building
PRM-2025-0468	435204040113400	19 COLDWATER ST	Residential	New	Fire Sprinkler System		Permit Issued		550.59	125000	2026-09-25 9:51	Large Building
PRM-2025-0458	435204040704100	17-19 COWAN ST	Residential	Alteration/Renovation	Covered Porch		Permit Issued		407.44	10000	2026-09-28 11:37	House

Inspection #	Roll #	Project Address	Inspection Date	Permit Type	Permit Issued Date	Permit #
FINAL INSPECTIONS						
INSP-58102		435203031475000 425 LINE 15 N	2026-09-28 09:00 - 09:30	Plumbing	2020-11-23 19:00	PRM-2020-0512
INSP-57732		435203031403213 166 JULIA CRES	2026-09-18 13:00 - 13:30	Finished Basement	2025-08-13 11:20	PRM-2025-0170
INSP-57667		435203030205200 192 MARY ST	2026-09-15 10:00 - 10:30	Renovation: Non-Residential	2018-09-24 20:00	PRM-2018-0560
INSP-57593		435201010928518 3 KEITH ST	2026-09-23 10:30 - 10:50	Deck	2026-09-01 11:39	PRM-2026-0301
INSP-57455		435203031402426 3005 ANNALYSSE DR	2026-09-08 11:30 - 12:00	Deck	2022-12-05 7:00	PRM-2022-0531
INSP-57429		435204040223300 32-40 MATCHEDASH ST N	2026-09-23 15:00 - 15:20	Renovation: Non-Residential	2026-08-20 16:09	PRM-2026-0275
INSP-57212	43520101050936009379	30 MUSEUM DR	2026-09-29 10:00 - 10:20	Deck	2026-07-31 9:45	PRM-2026-0258
INSP-57201		435201010704500 330 GILL ST	2026-09-11 10:00 - 10:30	Accessory Building	2026-07-30 14:38	PRM-2026-0254
INSP-57157		435203031002400 250 COLLEGIATE DR	2026-09-24 09:30 - 10:00	Portable Classroom	2026-07-28 14:21	PRM-2026-0244
INSP-57081		435203031403570 3125 MONARCH DR	2026-09-25 10:30 - 10:50	Deck	2026-07-17 7:58	PRM-2026-0228
INSP-56953		435203031042464 38 LEWIS DR	2026-09-25 08:00 - 08:20	Deck	2026-07-09 8:53	PRM-2026-0232
INSP-56806		435201011333000 710 BROADVIEW AVE	2026-09-08 16:00 - 16:30	Renovation: Residential	2026-06-24 15:48	PRM-2026-0197
INSP-56758		435204041607200 6 MAPLE DR	2026-09-11 09:00 - 09:30	Solar Collector System	2026-06-19 13:24	PRM-2026-0191
INSP-56755		435203031403819 3080 ORION BLVD	2026-09-25 10:00 - 10:20	Deck	2026-06-19 11:10	PRM-2026-0200
INSP-56576		435201010413500 140 ATHERLEY RD	2026-09-28 13:00 - 13:20	Renovation: Non-Residential	2026-06-04 16:13	PRM-2026-0124
INSP-56510		435204040714800 179A CEDAR ST	2026-09-29 14:00 - 14:20	Deck	2026-05-29 13:34	PRM-2026-0129
INSP-56419		3220 MONARCH DR	2026-09-03 10:00 - 10:20	Renovation: Non-Residential	2026-05-25 9:11	PRM-2026-0119
INSP-56144		435203031402146 3145 EMPEROR DR	2026-09-24 12:30 - 13:00	Renovation: Non-Residential	2021-07-05 20:00	PRM-2021-0353
INSP-54630		435202020500600 35 WESTMOUNT DR S	2026-09-23 15:00 - 15:30	Covered Porch	2025-12-04 11:15	PRM-2025-0362
INSP-54398		435201011003000 377 MILLARD ST	2026-09-25 13:30 - 13:50	Deck	2025-11-14 15:11	PRM-2025-0431
INSP-53067		435204041609500 52 MAPLE DR	2026-09-29 12:00 - 12:20	Boathouse	2025-08-05 13:42	PRM-2025-0224
INSP-51106		435203031404092 2990 Monarch Dr	2026-09-14 09:00 - 09:20	Finished Basement	2025-05-06 13:22	PRM-2025-0120
INSP-49989		435201010838300 82 JAMES ST E	2026-09-03 13:30 - 14:00	Renovation: Residential	2025-01-14 11:57	PRM-2024-0545
INSP-47201		435203031403537 3059 MONARCH DR	2026-09-21 14:00 - 14:30	Renovation: Residential	2024-07-15 8:58	PRM-2024-0289
INSP-40521		435202020502638 16 ASHTON ST	2026-09-04 16:00 - 16:30	Fire Renovations	2023-07-06 15:25	PRM-2023-0309
OCCUPANCY INSPECTIONS						
INSP-57698		435203031403213 166 JULIA CRES	2026-09-18 13:00 - 13:30	Finished Basement	2025-08-13 11:20	PRM-2025-0170
INSP-57677		435203031404092 2990 Monarch Dr	2026-09-14 13:30 - 14:00	New SFD	2023-04-14 8:00	PRM-2023-0203
INSP-57663		435204041515702 4383 HURONIA RD	2026-09-15 09:00 - 09:30	Triplex	2025-11-18 13:13	PRM-2025-0354
INSP-57393		435203031222700 18 CALVERLEY ST	2026-09-29 14:30 - 15:00	Additional Dwelling Unit: Detac	2026-08-14 8:37	PRM-2026-0220
INSP-57115		435203031404129 3003 MONARCH DR	2026-09-14 12:00 - 12:30	New SFD	2021-12-16 19:00	PRM-2021-0655
INSP-56448		435204041515700 4387 HURONIA RD	2026-09-29 10:00 - 10:30	Additional Dwelling Unit	2026-05-26 10:43	PRM-2026-0097
INSP-56441		435203031402146 3145 EMPEROR DR	2026-09-24 12:30 - 13:00	Additional Dwelling Unit	2026-05-26 10:31	PRM-2026-0120
INSP-56069		435203031402142 3137 EMPEROR DR	2026-09-04 10:00 - 10:30	Additional Dwelling Unit	2026-04-17 14:59	PRM-2026-0065

INSP-55207	435203030110700 29 ALBERT ST N	2026-09-17 15:30 - 16:00	Additional Dwelling Unit	2026-02-17 14:15 PRM-2026-0026
INSP-55178	435204041515702 4385 HURONIA RD	2026-09-14 09:00 - 09:30	Triplex	2026-02-13 11:17 PRM-2025-0355
INSP-51857	283A Barrie Rd	2026-09-28 10:00 - 10:30	Dwelling	2025-07-03 16:46 PRM-2025-0209
INSP-41652	435203031403000 3193 ORION BLVD	2026-09-21 10:00 - 10:30	Dwelling	2023-08-22 14:42 PRM-2023-0343