

From: Greg Miller, Chief Building Official
Date: July 14, 2026
Subject: June 2026 Building Permit Activity & Q2 2026 Summary

Please find attached the Building Permit Activity Report for June 2026 and 2nd Quarter (Q2) 2026. Key highlights are summarized below:

Permit Activity

- The Building Division issued 53 permits with a total construction value of \$6.3m, compared to 40 permits with a construction value of \$5.4m during the same period in 2025.
- Year to date, permits have been issued for projects with \$41m in construction value, compared to \$19.5m during the same period in 2025.
- Average permit decision times continue to exceed service expectations, with residential permits issued on an average of 1 day and non-residential permits in an average of 2 days.

Permit Revenue

- Permit revenue collected in June 2026 totalled \$105,789, compared to \$152,683 collected in June 2025.
- Year to date permit fee revenue totals \$471,733, compared to \$288,850 during the same period in 2025.
- While June revenue was lower 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 237 inspections completed in June 2026, compared to 350 inspections in June 2025.
- Year to date, 1,067 inspections have been completed, compared to 1,449 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
777 Memorial Ave.	OPP Headquarters Exterior Renovation	\$1.5m
345 West St. S.	Volkswagen Dealership: Addition & Renovation	\$1.2m
3225 Monarch Dr.	Home Depot HVAC Upgrades	\$0.8m

June permit activity reflects the seasonal increase in construction activity typically experienced during the summer months. Permit volumes and construction value exceeded June 2025 levels, while the Division maintained strong service performance and met all legislated inspection timelines. Recent permit trends indicate continued increase in permit activity heading into the third quarter.



Building Division Activity: Quarterly Report Q2 2026

Overview

The Building Division met or exceeded all key service level targets during the first half of 2026. Permit activity accelerated in Q2, with increases in permit applications, 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
No. of Applications Received	80	137	-	-	217
No. of Permits Issued	80	123	-	-	203
Const. Value of Permits Issued (\$m)	\$26.1m	\$15.0m	-	-	\$41.1m
Building Permit Revenue	\$336,989	\$157,267	-	-	\$494,256
No. of Inspections Completed	422	626	-	-	1,048
No. of Complaints Received	37	64	-	-	101
No. of Complaints Investigated	49	88	-	-	137
No. of BCA Orders Issued	12	24	-	-	36

Permit activity increased significantly during Q2, with applications received rising from 80 in Q1 to 137 in Q2 and permits issued increasing from 80 to 123. While permit volumes increased, the total construction value declined from \$26.1 million in Q1 to \$15.0 million in Q2, indicating a higher volume of smaller-scale projects.

Inspection activity increased substantially, with 626 inspections completed during Q2 compared to 422 in Q1, reflecting elevated construction activity and service demand. Enforcement activity also increased, driven by higher complaint volumes and investigations; however, overall compliance remained strong, with most issues resolved voluntarily.

Key Performance Indicators

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

All Q2 service level targets were met or exceeded. Inspection productivity increased significantly, while first-pass inspection and voluntary compliance rates remained strong, demonstrating efficient service delivery, effective stakeholder engagement, and continued regulatory compliance.

Activity Type	2024	2025	2026
Building Permit Applications Received	63	56	54
Building Permit Applications Received YTD	296	217	217
Building Permit Fee Revenue \$	26,167.00 \$	152,683.00 \$	105,789
Building Permit Fee Revenue YTD \$	258,051.00 \$	288,848.00 \$	494,256
Building Permits Issued	34	40	53
Building Permits Issued YTD	203	201	203
Construction Value of Permits Issued \$	5,884,000 \$	5,385,600 \$	6,340,700
Construction Value of Permits Issued YTD \$	48,790,292 \$	19,439,796 \$	41,035,863
Dwelling Permits Issued	5	2	7
Dwelling Permits Issued YTD	37	22	48
Inspections Completed	290	348	200
Inspections Completed YTD	1560	1433	1020

Permit Type	Jun-26 # Of Units	Project Value	
Plumbing	4	0 \$	42,000.00
Demolition	2	0 \$	23,000.00
Renovation: Non-Residential	4	0 \$	1,110,000.00
Accessory Building	2	0 \$	135,000.00
Deck	13	0 \$	317,800.00
Pool: Above Ground	1	0 \$	4,000.00
Portable Classroom	1	0 \$	10,000.00
Solar Collector System	2	0 \$	138,500.00
Dwelling	3	7 \$	1,325,000.00
Pool: In-Ground	1	0 \$	20,000.00
Renovation: Residential	2	0 \$	90,000.00
Sign - Permanent	5	0 \$	43,400.00
Addition: Residential	2	0 \$	140,000.00
Shoreline Dock	1	0 \$	3,000.00
Tent	1	0 \$	5,000.00
Designated Structure	1	0 \$	1,500,000.00
Fire Alarm System	1	0 \$	40,000.00
Addition: Non-Residential	1	0 \$	1,200,000.00
Exterior Cladding Repair/Replacem	1	0 \$	65,000.00
Covered Porch	1	0 \$	4,000.00
Tenant Fit-Out	1	0 \$	100,000.00
Plumbing - Grease/Oil Interceptor	1	0 \$	5,000.00
Electromagnetic Locking Device(s)	2	0 \$	20,000.00
Total	53	7 \$	6,340,700.00

Permit #	Roll #	Project Address	Permit Class	Construction Type	Permit Type	Development Charges	Status	Fees	Project Value	Work Area	Issued Date	OBC Category
PRM-2026-0213		435201011462600 351 COLLINS DR	Residential	New	Deck		Permit Issued	217.57999999999998	\$	15,000.00	252.952 ft2, 23.500 m2	2026-06-29 7:39 House
PRM-2026-0212		435203031402565 4 - 3220 MONARCH DR	None Selected	Repair	Plumbing - Grease/Oil Interceptor		Permit Closed	179.69	\$	5,000.00		2026-06-26 12:33 Small Building
PRM-2026-0211		435203030902905 175 WESTMOUNT DR N	Commercial	Sign	Sign - Permanent		Permit Issued	184	\$	28,400.00		2026-06-25 16:29 Sign - By-law
PRM-2026-0209		435202021127300 5 - 170 MEMORIAL AVE	Commercial	Alteration/Renovation	Renovation: Non-Residential		Permit Issued	515.29	\$	10,000.00	914.932 ft2, 85.000 m2	2026-06-26 14:17 Small Building
PRM-2026-0208		435201011489617 26 - 5 INVERMARA CRT		New	Shoreline Dock		Permit Issued	217.57999999999998	\$	3,000.00		2026-06-30 10:48 House
PRM-2026-0207		14 Fittons Road East	Institutional	New	Portable Classroom		Permit Issued	184	\$	10,000.00	775.002 ft2, 72.000 m2	2026-06-23 12:28 Small Building
PRM-2026-0205		435201010115200 68 WEST ST S	Residential	New	Solar Collector System		Permit Issued	184	\$	130,000.00		2026-06-24 13:48 House
PRM-2026-0203		435204041015000 338 LACIE ST	Residential	Alteration/Renovation	Plumbing		Permit Issued	179.69	\$	8,500.00		2026-06-19 13:42 House
PRM-2026-0200		435203031403819 3080 ORION BLVD	Residential	New	Deck		Permit Issued	212.48	\$	10,000.00		2026-06-19 11:10 House
PRM-2026-0199		435202021310900 24 DUNN AVE	None Selected	Demolition	Demolition		Permit Issued	176.41	\$	8,000.00	300 ft2, 27.871 m2	2026-06-17 15:20 House
PRM-2026-0198		435202021126902 192 BARRIE RD	Residential	New	Deck		Permit Issued	217.57999999999998	\$	15,000.00		2026-06-22 9:05 House
PRM-2026-0197		435201011333000 710 BROADVIEW AVE	Residential	Alteration/Renovation	Renovation: Residential		Permit Issued	613.2	\$	40,000.00	322.917 ft2, 30.000 m2	2026-06-24 15:48 House
PRM-2026-0196		435201011220600 450 ATHERLEY RD	None Selected	Alteration/Renovation	Fire Alarm System		Permit Issued		\$	40,000.00		2026-06-16 15:00 Small Building
PRM-2026-0195		435203031403772 206 ISABELLA DR	Residential	New	Deck		Permit Issued	212.48	\$	37,800.00		2026-06-17 15:19 House
PRM-2026-0194		435203031402565 3220 MONARCH DR	Commercial	New	Sign - Permanent		Permit Issued	184	\$	4,500.00		2026-06-16 14:20 Sign - By-law
PRM-2026-0193		435202021504500 777 MEMORIAL AVE	Institutional	Alteration/Renovation	Designated Structure		Permit Issued	352.83	\$	1,500,000.00	19,945.526 ft2, 1,853.000 n	2026-06-25 10:06 Large Building
PRM-2026-0191		435204041607200 6 MAPLE DR	Residential	New	Solar Collector System		Permit Issued	324.68	\$	8,500.00		2026-06-19 13:24 House
PRM-2026-0190		435203030916300 346 HOMEWOOD AVE	Residential	New	Deck		Permit Issued	217.57999999999998	\$	40,000.00		2026-06-17 15:41 House
PRM-2026-0189		435202021504500 777 MEMORIAL AVE		Alteration/Renovation	Electromagnetic Locking Device(s)		Permit Issued	176.41	\$	15,000.00		2026-06-26 13:16
PRM-2026-0187		435201011512900 233 OXFORD ST	None Selected	Repair	Plumbing		Permit Issued	184	\$	5,000.00		2026-06-18 7:38 House
PRM-2026-0184		435203031450000 100 UNIVERSITY AVE	Institutional	New	Accessory Building		Permit Issued		\$	105,000.00	640 ft2, 59.458 m2	2026-06-23 10:54 Small Building
PRM-2026-0183		435201011329200 668 BROADVIEW AVE	Residential	New	Accessory Building		Permit Issued	201	\$	30,000.00	215.278 ft2, 20.000 m2	2026-06-17 11:12 House
PRM-2026-0181		435202021419100 80 WALKER AVE	Residential	Alteration/Renovation	Exterior Cladding Repair/Replacement		Permit Issued	978.43	\$	65,000.00		2026-06-11 13:47 House
PRM-2026-0180		435204040207000 140 CANICE ST	Institutional	New	Tent		Permit Issued		\$	5,000.00	4,000 ft2, 371.612 m2	2026-06-11 13:27 Small Building
PRM-2026-0179		435203031402565 4 - 3220 MONARCH DR	Commercial	New	Sign - Permanent		Permit Closed	184	\$	5,000.00		2026-06-16 16:15 Sign - By-law
PRM-2026-0178		435203031403000 3130 ORION BLVD	Residential	New	Dwelling	37015.490000000005	Permit Issued	4273.73	\$	725,000.00	4,036.466 ft2, 375.000 m2	2026-06-30 13:31 House
PRM-2026-0177		435203030408800 285 HARVEY ST	Residential	Alteration/Renovation	Plumbing		Permit Closed	184	\$	20,000.00		2026-06-09 9:27 House
PRM-2026-0176		435203031220500 65 FITTONS RD W		Alteration/Renovation	Electromagnetic Locking Device(s)		Permit Issued	176.41	\$	5,000.00		2026-06-08 15:07
PRM-2026-0175		435201010103000 81 MISSISSAGA ST E	Commercial	Sign	Sign - Permanent		Permit Closed	184	\$	2,000.00		2026-06-11 14:30 Sign - By-law
PRM-2026-0174		435204040518800 51 JARVIS ST	Residential	New	Plumbing		Permit Issued	179.69	\$	8,500.00		2026-06-17 15:58 House
PRM-2026-0173		435203031402292 258 DIANA DR	Residential	New	Deck		Permit Issued	212.48	\$	5,000.00		2026-06-26 15:45 House
PRM-2026-0172	43520101050936009379	30 MUSEUM DR	Residential	New	Deck		Permit Issued	1305.48	\$	150,000.00		2026-06-09 8:52 House
PRM-2026-0171		435203031402282 3046 STONE RIDGE BLVD		Swimming Pool	Pool: Above Ground		Permit Closed	184	\$	4,000.00		2026-06-10 11:36
PRM-2026-0170		435203031402352 123 DIANA DR	Residential	New	Deck		Permit Issued	217.57999999999998	\$	16,000.00		2026-06-18 13:17 House
PRM-2026-0169		435204041207200 448 JAMIESON DR	Residential	New	Deck		Permit Issued	212.48	\$	7,000.00		2026-06-17 13:22 House
PRM-2026-0168		435201010405900 200 CEDAR ISLAND RD	Residential	Demolition	Demolition		Permit Issued	176.41	\$	15,000.00	2,200 ft2, 204.387 m2	2026-06-23 12:48 House
PRM-2026-0165		435201010220200 67 SCOTT ST	Residential	New	Deck		Permit Issued	217.57999999999998	\$	5,000.00		2026-06-10 14:31 House
PRM-2026-0164		435204041317900 69 THIRD ST	Residential	Addition	Addition: Residential		Permit Issued	916.3199999999999	\$	40,000.00	363 ft2, 33.724 m2	2026-06-18 10:57 House
PRM-2026-0163		435202020904700 20 LAKEVIEW AVE	Residential	New	Deck		Permit Issued	435.15999999999997	\$	3,000.00		2026-06-16 11:03 House
PRM-2026-0161		435203031402575 3225 MONARCH DR	Commercial	Alteration/Renovation	Renovation: Non-Residential		Permit Issued	5120	\$	800,000.00		2026-06-04 15:40 Large Building
PRM-2026-0154		435204040113000 40 WEST ST N	Residential	New	Deck		Permit Closed	212.5	\$	2,000.00	43.056 ft2, 4.000 m2	2026-06-16 13:55 House
PRM-2026-0134		435203031401018 3 - 20 DIANA DR	Commercial	New	Tenant Fit-Out		Permit Issued	1569.79	\$	100,000.00	1,291.669 ft2, 120.000 m2	2026-06-01 11:14 Small Building
PRM-2026-0131		435203030207500 229 JOHN ST	Residential		Renovation: Residential		Permit Issued	252	\$	50,000.00	700 ft2, 65.032 m2	2026-06-02 16:15 House
PRM-2026-0124		435201010413500 140 ATHERLEY RD	Commercial	Alteration/Renovation	Renovation: Non-Residential		Permit Issued	1388.46	\$	150,000.00	2,378.8 ft2, 220.998 m2	2026-06-04 16:13 Small Building
PRM-2026-0114		435202021505080 20 PROGRESS DR	Industrial	Alteration/Renovation	Renovation: Non-Residential		Permit Issued	2354.69	\$	150,000.00	407.952 ft2, 37.900 m2	2026-06-03 16:00 Large Building
PRM-2026-0106		435201011445100 333 MACISAAC DR	Residential	Addition	Addition: Residential		Permit Issued	1262.48	\$	100,000.00	400 ft2, 37.161 m2	2026-06-02 16:12 House
PRM-2025-0463		435202021021700 B - 238 BARRIE RD	Residential	New	Dwelling	34962.6	Permit Issued	2418.3199999999997	\$	300,000.00	750.675 ft2, 69.740 m2	2026-06-09 14:22 House
PRM-2025-0462		435202021021700 238 BARRIE RD	Residential	New	Dwelling	34962.6	Permit Issued	3264.04	\$	300,000.00	750.675 ft2, 69.740 m2	2026-06-09 14:20 House
PRM-2025-0410		435202021202100 345 WEST ST S	Commercial	Addition	Addition: Non-Residential	55627.88688	Permit Issued	7596.599999999999	\$	1,200,000.00	4,305.564 ft2, 400.000 m2	2026-06-18 16:24 Small Building
PRM-2025-0358		435202020116900 71 ANDREW ST S	Residential	New	Covered Porch		Permit Issued	330.36	\$	4,000.00	190 ft2, 17.652 m2	2026-06-17 15:39 House
PRM-2025-0157		435201010104300 117 MISSISSAGA ST E	Commercial	Sign	Sign - Permanent		Permit Issued	165.18	\$	3,500.00		2026-06-09 15:06 Sign - By-law
PRM-2025-0086		435204040412900 120 BRANT ST E	Residential	Alteration/Renovation	Deck		Permit Issued	203.72	\$	12,000.00	240 ft2, 22.297 m2	2026-06-17 14:12 House
PRM-2024-0286		435203031403903 29 ATLANTIS DR	Residential		Pool: In-Ground		Permit Issued	509.9	\$	20,000.00		2026-06-30 8:27

Inspection #	Roll #	Project Address	Inspection Date	Permit Type	Permit Issued Date	Permit #
FINAL INSPECTIONS						
INSP-56860		435203030915700 349 ARTHUR ST	2026-06-29 14:00 - 14:30	Fire Renovations	2017-01-29 19:00	PRM-2017-0035
INSP-56859		435203031457500 540 HARVIE SETTLEMENT RD	2026-06-29 13:30 - 14:00	Renovation: Non-Residential	2022-05-19 20:00	PRM-2022-0244
INSP-56858		435203031321410 80 FITTONS RD W	2026-06-29 09:00 - 09:30	Renovation: Residential	2024-09-16 16:23	PRM-2024-0397
INSP-56857		435203031489404 95 PEARL DR	2026-06-29 08:30 - 09:00	Finish Basement	2022-06-22 20:00	PRM-2022-0293
INSP-56794		435201010706400 265 MILLARD ST	2026-06-26 11:00 - 11:30	Additional Dwelling Unit	2026-03-05 13:02	PRM-2026-0022
INSP-56776		435201011633800 140 HEYDEN AVE	2026-06-23 10:30 - 11:00	Plumbing	2022-04-18 20:00	PRM-2022-0196
INSP-56738		201 GILL ST	2026-06-18 14:00 - 14:30	Renovation: Non-Residential	2022-10-26 20:00	PRM-2022-0488
INSP-56686		435203031402565 4 - 3220 MONARCH DR	2026-06-25 10:00 - 10:20	Sign - Permanent	2026-06-16 16:15	PRM-2026-0179
INSP-56681		435201011220600 450 ATHERLEY RD	2026-06-18 09:00 - 09:20	Fire Alarm System	2026-06-16 15:00	PRM-2026-0196
INSP-56679		435204040113000 40 WEST ST N	2026-06-19 14:30 - 14:50	Deck	2026-06-16 13:55	PRM-2026-0154
INSP-56667		435203030608200 19 PENETANG ST	2026-06-16 10:00 - 10:30	Deck	2022-11-15 19:00	PRM-2022-0503
INSP-56665		435201010103000 81 MISSISSAGA ST E	2026-06-12 12:00 - 12:20	Sign - Permanent	2026-06-11 14:30	PRM-2026-0175
INSP-56525		435202020606100 6 SANDRA DR	2026-06-03 10:00 - 10:30	Addition	2016-09-14 20:00	PRM-2016-0428
INSP-56396		435204040207000 140 CANICE ST	2026-06-08 08:30 - 08:50	Demolition	2026-05-21 15:50	PRM-2026-0128
INSP-56394		435201010509400 50 MUSEUM DR	2026-06-12 11:30 - 11:50	Tent	2026-05-21 15:48	PRM-2026-0125
INSP-56248		435203031450020 500 UNIVERSITY AVE	2026-06-08 14:00 - 14:20	Sign - Permanent	2026-05-08 11:33	PRM-2026-0112
INSP-56165		435203030903682 39 TOBOGGAN HILL DR	2026-06-16 10:00 - 10:30	Carport	2026-04-30 16:07	PRM-2026-0083
INSP-56044		143 WESTMOUNT DR N	2026-06-01 16:00 - 16:30	Renovation: Residential	2026-04-15 14:57	PRM-2026-0087
INSP-55620		435202021231500 155 BARRIE RD	2026-06-25 11:00 - 11:20	Demolition	2026-04-09 12:19	PRM-2025-0258
INSP-55596		435203031402289 264 DIANA DR	2026-06-30 09:00 - 09:30	Renovation: Residential	2026-04-08 8:38	PRM-2026-0072
INSP-55539		435204041201400 450 WEST ST N	2026-06-24 09:00 - 09:20	Change of Use	2026-03-26 14:12	PRM-2026-0070
INSP-55503		435204040101300 44 MISSISSAGA ST E	2026-06-05 11:00 - 11:20	Sign - Permanent	2026-03-20 13:44	PRM-2026-0050
INSP-55235		435204040117200 10 PETER ST N	2026-06-05 11:00 - 11:20	Sign - Permanent	2026-02-18 9:18	PRM-2026-0031
INSP-54885		435203030860700 138 GERALD AVE	2026-06-24 10:00 - 10:20	Detached Garage	2026-01-16 11:58	PRM-2026-0006
INSP-54464		435203031402962 56 VANESSA DR	2026-06-22 10:00 - 10:30	Renovation: Residential	2025-11-18 13:20	PRM-2025-0366
INSP-54369		435202020101000 23 MISSISSAGA ST W	2026-06-05 11:00 - 11:20	Sign - Permanent	2025-11-12 12:55	PRM-2025-0426
INSP-53319	43520101050936009379	30 MUSEUM DR	2026-06-24 09:30 - 09:50	Deck	2025-09-02 9:16	PRM-2025-0294
INSP-53099		435202020502812 26 LOUISE LANE	2026-06-12 13:00 - 13:20	Finished Basement	2025-08-06 9:59	PRM-2025-0212
INSP-52952		435202020302900 264 COLBORNE ST W	2026-06-04 10:30 - 11:00	Addition: Residential	2025-07-22 8:39	PRM-2025-0169
INSP-51495		435201010200100 161-165 MISSISSAGA ST E	2026-06-05 11:00 - 11:20	Sign - Permanent	2025-06-04 15:11	PRM-2025-0158
INSP-51000		435202021021600 240 BARRIE RD	2026-06-04 14:00 - 14:30	Renovation: Residential	2025-04-28 8:17	PRM-2025-0114
INSP-50318		435204040608400 306 ST JEAN ST	2026-06-03 08:00 - 08:30	Addition	2006-06-13 20:00	PRM-2006-0206
INSP-47070		435202020606100 6 SANDRA DR	2026-06-03 10:00 - 10:20	Deck	2024-07-04 14:41	PRM-2024-0274
INSP-46654		435204041202300 490 WEST ST N	2026-06-05 11:00 - 11:20	Sign - Permanent	2024-06-04 10:57	PRM-2024-0197
INSP-41723		435203031403000 3199 ORION BLVD	2026-06-19 09:00 - 09:20	Dwelling	2023-08-22 14:49	PRM-2023-0346
INSP-40219		435201011633800 140 HEYDEN AVE	2026-06-23 10:30 - 11:00	New SFD	2022-04-18 20:00	PRM-2022-0195

OCCUPANCY INSPECTIONS					
INSP-55115	435203031403910	15 ATLANTIS DR	2026-06-15 11:00 - 11:30	Additional Dwelling Unit	2026-02-09 10:41 PRM-2026-0030
INSP-54110	435203030202100	248 MISSISSAGA ST W	2026-06-23 10:00 - 10:30	Additional Dwelling Unit	2025-10-24 11:55 PRM-2025-0346
INSP-50897	435202021308700	30 ROSE AVE	2026-06-12 10:00 - 10:30	Dwelling	2025-04-22 11:38 PRM-2025-0005
INSP-43601		60 WYN WOOD LANE	2026-06-08 14:00 - 14:30	Dwelling - Townhouse	2022-11-17 7:00 PRM-2022-0597
INSP-43575		56 WYN WOOD LANE	2026-06-08 14:30 - 15:00	Dwelling - Townhouse	2022-11-17 7:00 PRM-2022-0595
INSP-43285		57 WYN WOOD LANE	2026-06-08 14:00 - 14:30	Dwelling - Townhouse	2022-11-17 7:00 PRM-2022-0589