

**From:** Greg Miller, Chief Building Official  
**Date:** March 3, 2026  
**Subject:** February 2026 Building Permit Activity

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Attached is the detailed Building Permit Activity Report for the month of February 2026 with highlights noted below:

**Permit Activity**

- The Building Division issued 27 Building Permits with a corresponding construction value of \$19.1 million compared to 20 Building Permits and \$1.78 million in construction value during the same period in 2025.
- The average decision time for Building Permit applications in the following OBC categories in the month of February 2026:
  - House: 2 Days
  - Small Building: 1 Day

**Permit Revenue**

- Permit revenue collected in the month of February 2026 was \$147,007.97 compared to \$13,284 collected in February 2025.

**Inspections**

- There were 109 building inspections completed in February 2026 compared to 204 inspections in February 2025.
- The 12-month accumulated number of inspections is 2,898 which is below the 3-year median of 3,187 inspections completed.

**Greg Miller**, BSS, CBCO, C.E.T. | Chief Building Official  
Development Services and Engineering Department

Activity Type	2024	2025	2026
Building Permit Applications Received	70	23	19
Building Permit Applications Received YTD	104	47	42
Building Permit Fee Revenue	\$ 89,567.00	\$ 13,284.00	\$ 147,007.97
Building Permit Fee Revenue YTD	\$ 103,000.00	\$ 19,248.00	\$ 306,708.97
Building Permits Issued	25	18	27
Building Permits Issued YTD	31	40	51
Construction Value of Permits Issued	\$ 8,448,014.20	\$ 1,774,500.00	\$ 19,146,000.00
Construction Value of Permits Issued YTD	\$ 8,458,414.20	\$ 3,402,270.00	\$ 24,380,250.00
Dwelling Permits Issued	11	2	7
Dwelling Permits Issued YTD	11	0	0
Units Created	18	2	15
Total Units Created	24	3	22
Inspections Completed	245	202	109
Inspections Completed YTD	534	364	271

Permit Type	26-Feb	# Of Units	Project Value
Renovation: Non-Residential		4	0 \$ 441,000.00
Additional Dwelling Unit		7	9 \$ 300,000.00
Retaining Wall		1	0 \$ 30,000.00
Boathouse		1	0 \$ 20,000.00
Change of Use		2	1 \$ 190,000.00
Triplex		1	3 \$ 775,000.00
Renovation: Residential		2	0 \$ 52,500.00
Building (ICI)		1	0 \$ 14,000,000.00
Sign - Permanent		1	0 \$ 3,000.00
Plumbing - Site Services		2	0 \$ 3,128,000.00
Additional Dwelling Unit: Detache		1	2 \$ 60,000.00
Covered Porch		1	0 \$ 5,000.00
Tenant Fit-Out		1	0 \$ 135,000.00
Plumbing - Grease/Oil Interceptor		1	0 \$ 1,500.00
Electromagnetic Locking Device		1	0 \$ 5,000.00
<b>Total</b>		<b>27</b>	<b>15 \$ 19,146,000.00</b>

Permit #	Roll #	Project Address	Permit Class	Construction Type	Permit Type	Development Charges	Status	Fees	Project Value	Work Area	Issued Date	OBC Category
PRM-2026-0035		435201010512600 317 ATHERLEY RD	None Selected	Alteration/Renovation	Plumbing - Grease/Oil Interceptor		Permit Issued		184	1500	2026-02-18 14:47	Small Building
PRM-2026-0034		435201011461600 329 COLLINS DR	Residential	Alteration/Renovation	Renovation: Residential		Permit Issued		179.69	2500	2026-02-23 14:34	House
PRM-2026-0031		435204040117200 10 PETER ST N	Commercial	Sign	Sign - Permanent		Permit Issued		184	3000	2026-02-18 9:18	Sign - By-law
PRM-2026-0030		435203031403910 15 ATLANTIS DR	Residential	New	Additional Dwelling Unit		Permit Issued		602.98	20000 1,200 ft2, 111.484 m2	2026-02-09 10:41	House
PRM-2026-0029		435203031402560 3200 MONARCH DR	Commercial	Alteration/Renovation	Renovation: Non-Residential		Permit Issued	313.96000000000004		20000 193.75 ft2, 18.000 m2	2026-02-11 11:50	Small Building
PRM-2026-0028		4352030314021505 255 WEST ST S	Institutional	Alteration/Renovation	Electromagnetic Locking Device		Permit Issued			5000	2026-02-05 9:57	Large Building
PRM-2026-0027		435203031455017 26 NELLE CARTER CRT	Commercial	Alteration/Renovation	Change of Use		Permit Issued		179.69	20000 8,460 ft2, 785.960 m2	2026-02-11 16:05	Large Building
PRM-2026-0026		435203030110700 29 ALBERT ST N	Residential	Alteration/Renovation	Additional Dwelling Unit		Permit Issued		1930.31	170000 2,300 ft2, 213.677 m2	2026-02-17 14:15	House
PRM-2026-0024		435201011506700 420 RAYMOND AVE	Residential	Alteration/Renovation	Additional Dwelling Unit		Permit Issued	1669.26000000000002		10000 871.82 ft2, 80.995 m2	2026-02-10 8:40	House
PRM-2026-0020		435203031402100 3001 BASS LAKE SIDEROAD	Institutional	New	Plumbing - Site Services		Permit Issued		27570	3000000	2026-02-17 9:52	Large Building
PRM-2026-0018		435202021224000 300 MEMORIAL AVE	None Selected	New	Renovation: Non-Residential		Permit Issued		184	1000 365.973 ft2, 34.000 m2	2026-02-06 8:39	Small Building
PRM-2026-0017		435202021224000 300 MEMORIAL AVE	Commercial	Alteration/Renovation	Renovation: Non-Residential		Permit Issued		5337.29	340000 1,932.122 ft2, 179.500 m2	2026-02-05 9:44	Small Building
PRM-2026-0014		435203031402392 207 DIANA DR	Residential	Alteration/Renovation	Additional Dwelling Unit		Permit Closed		2510.89	20000 675.974 ft2, 62.800 m2	2026-02-04 13:45	House
PRM-2026-0013		435203031402386 195 DIANA DR	Residential	Alteration/Renovation	Additional Dwelling Unit		Permit Closed		2510.89	20000 675.974 ft2, 62.800 m2	2026-02-04 13:38	House
PRM-2026-0011		435203030509000 74 PENETANG ST	Residential	Alteration/Renovation	Renovation: Residential		Permit Issued		569.5	50000 520 ft2, 48.310 m2	2026-02-03 15:29	House
PRM-2026-0008		435201011701800 624 HIGH ST	Residential	New	Boathouse		Permit Issued		205.82	20000 720 ft2, 66.890 m2	2026-02-03 8:30	House
PRM-2025-0481		435203030110700 29 ALBERT ST N	Residential	Change of Use	Change of Use	8938.690000000002	Permit Issued	302.83000000000004		170000 2,300 ft2, 213.677 m2	2026-02-03 15:50	House
PRM-2025-0469		435204040113400 19 COLDWATER ST	Residential	New	Plumbing - Site Services		Permit Issued		1195.24	128000	2026-02-17 10:04	Large Building
PRM-2025-0464		435203031402100 3001 BASS LAKE SIDEROAD	Institutional	New	Building (ICI)		Permit Issued		63801.13	14000000 37,243.13 ft2, 3,460.000 m	2026-02-26 9:32	Large Building
PRM-2025-0456		435204040214400 143 PARKVIEW AVE	Residential	New	Covered Porch		Permit Closed			5000 180 ft2, 16.723 m2	2026-02-09 9:10	House
PRM-2025-0455		435203031117006 8 GARDEN CRT	Residential	Alteration/Renovation	Additional Dwelling Unit		Permit Issued	1481.6499999999999		20000 1,151.738 ft2, 107.000 m2	2026-02-17 14:19	House
PRM-2025-0454		435201011341700 629 BROADVIEW AVE	Residential	New	Retaining Wall		Permit Issued		330.35	30000	2026-02-06 16:02	House
PRM-2025-0452		435202021207500 575 WEST ST S	Commercial	Alteration/Renovation	Tenant Fit-Out		Permit Issued		7088.42	135000 11,117.935 ft2, 1,032.890 r	2026-02-24 13:40	Large Building
PRM-2025-0421		435204040401200 224 MATCHEDASH ST N	Residential	New	Additional Dwelling Unit: Detached		Permit Issued		2756.63	60000 1,264 ft2, 117.429 m2	2026-02-06 15:22	House
PRM-2025-0381		435202021312102 B - 259 BARRIE RD	Residential	New	Additional Dwelling Unit		Permit Issued	1985.6499999999999		40000 1,100 ft2, 102.193 m2	2026-02-09 11:08	House
PRM-2025-0355		435204041515702 4385 HURONIA RD	Residential	New	Triplex	37015.490000000005	Permit Issued	7179.6500000000001		775000 3,150 ft2, 292.645 m2	2026-02-13 11:17	Small Building
PRM-2025-0305		435201010512800 323 ATHERLEY RD	Commercial	Alteration/Renovation	Renovation: Non-Residential		Permit Issued		5682.32	80000 4,553.134 ft2, 423.000 m2	2026-02-19 16:39	Small Building

Inspection #	Roll #	Project Address	Inspection Date	Permit Type	Permit Issued Date	Permit #
<b>FINAL INSPECTIONS</b>						
INSP-55287	435202020101800	35-39 MISSISSAGA ST W	2026-02-24 16:00 - 16:30	Renovation: Non-Residentia	2021-04-18 20:00	PRM-2021-0204
INSP-55271	435203030514500	79 PATRICK ST	2026-02-24 11:00 - 11:30	Deck	2009-08-13 20:00	PRM-2009-0259
INSP-55270	435204041102500	384 WEST ST N	2026-02-24 08:00 - 08:30	Solar Collector System	2023-02-06 7:00	PRM-2023-0085
INSP-55247	435202020706500	25 CHARLES RD	2026-02-19 15:30 - 16:00	Additional Dwelling Unit	2020-02-11 19:00	PRM-2020-0074
INSP-55160	435201010506800	327 BREWERY LANE	2026-02-12 09:00 - 09:30	Renovation: Non-Residentia	2018-12-13 19:00	PRM-2018-0685
INSP-55132	435202020313800	47 BLEEKER ST	2026-02-12 14:00 - 14:30	Garage Detached	2021-06-03 20:00	PRM-2021-0296
INSP-55105	435204040214400	143 PARKVIEW AVE	2026-02-12 09:00 - 09:30	Covered Porch	2026-02-09 9:10	PRM-2025-0456
INSP-55083	435203031403125	139 JULIA CRES	2026-02-06 09:00 - 09:30	Renovation: Non-Residentia	2020-02-13 19:00	PRM-2020-0085
INSP-55060	435203031402392	207 DIANA DR	2026-02-23 08:00 - 08:30	Additional Dwelling Unit	2026-02-04 13:45	PRM-2026-0014
INSP-55050	435203031402105	3068 EMPEROR DR	2026-02-05 15:00 - 15:30	Finish Basement	2018-07-29 20:00	PRM-2018-0420
INSP-55030	435201011338700	727 BROADVIEW AVE	2026-02-03 15:00 - 15:30	Sunroom	2020-06-17 20:00	PRM-2020-0241
INSP-55028	435201010416800	301 FOREST AVE N	2026-02-03 11:00 - 11:30	Renovation: Non-Residentia	2020-09-14 20:00	PRM-2020-0386
INSP-55006	435201011332900	708 BROADVIEW AVE	2026-02-03 13:00 - 13:30	Fire Renovations	2020-12-22 19:00	PRM-2020-0563
INSP-55005	435201011635700	68 HEYDEN AVE	2026-02-02 10:00 - 10:30	Addition	2019-11-25 19:00	PRM-2019-0584
INSP-54881	435204041200100	420 WEST ST N	2026-02-18 09:00 - 09:20	Sign - Permanent	2026-01-14 16:00	PRM-2025-0459
INSP-54871	435204041431800	25 STANTON DR	2026-02-26 11:00 - 11:30	Renovation: Residential	2026-01-13 15:30	PRM-2026-0004
INSP-54632	435203030864800	106 COLLEGIATE DR	2026-02-11 12:00 - 12:30	Renovation: Non-Residentia	2018-04-29 20:00	PRM-2018-0215
INSP-54392	435203031402219	2995 STONE RIDGE BLVD	2026-02-18 09:30 - 10:00	Renovation: Residential	2025-11-14 13:47	PRM-2025-0425
INSP-54275	435204040525600	250 WEST ST N	2026-02-19 16:00 - 16:20	Tenant Fit-Out	2025-11-03 13:41	PRM-2025-0239
INSP-50726	435204041202200	478 WEST ST N	2026-02-09 11:00 - 11:30	Renovation: Residential	2025-04-14 10:21	PRM-2025-0089
INSP-49656	435202020523200	346 GRENVILLE AVE	2026-02-25 15:00 - 15:30	Garage Attached	2019-08-20 20:00	PRM-2019-0398
INSP-49630	435201010122904	103 - 21 MATCHEDASH ST S	2026-02-03 10:00 - 10:30	Renovation: Residential	2024-12-09 14:33	PRM-2024-0509
INSP-41950	435201011514500	Block 1-3 - 175 OXFORD ST	2026-02-17 09:00 - 09:20	Plumbing - Site Services	2023-09-06 16:09	PRM-2023-0347
<b>OCCUPANCY INSPECTIONS</b>						
INSP-55266	435203030602200	98 NOTTAWASAGA ST	2026-02-25 14:30 - 15:00	Addition: Residential	2025-08-19 14:31	PRM-2025-0248
INSP-55165	435202020706500	25 CHARLES RD	2026-02-13 15:00 - 15:30	Additional Dwelling Unit	2020-02-11 19:00	PRM-2020-0074
INSP-55058	435203031402392	207 DIANA DR	2026-02-23 08:00 - 08:30	Additional Dwelling Unit	2026-02-04 13:45	PRM-2026-0014
INSP-55053	435203031402386	195 DIANA DR	2026-02-24 13:30 - 14:00	Additional Dwelling Unit	2026-02-04 13:38	PRM-2026-0013
INSP-53871	435202021306100	25 CARLETON ST	2026-02-27 10:00 - 10:30	Additional Dwelling Unit: De	2025-10-14 8:29	PRM-2025-0367
INSP-46328	435201010901900	433 GILL ST	2026-02-12 09:00 - 09:30	Addition: Non-Residential	2024-05-03 8:44	PRM-2024-0044
INSP-44671		42 CALVERLEY ST	2026-02-05 16:00 - 16:30	Duplex	2024-01-17 8:12	PRM-2023-0320