

Report to CoW
 April 13, 2026
**Report Title: Development Services Department
 Update – Q1 2026**

Department: Development Services
 Author's Name: Tom Fehr
 Position: Manager of Development Services
 File/Report #: DS-2026-11



RECOMMENDATION

Be it resolved that the Committee of the Whole (CoW) recommends to Council that the Development Services Department Update for the first quarter of 2026 including the Permit and Application Year to Year Comparison and the Q1 2026 Permit and Application Activity be received for information, as presented in CoW report DS-2026-11.

UPDATE ON OPERATIONS

Permit Activity (permits issued) – Year to Year Comparison (through end of March)

Rideau Lakes

Year	Building Permits Issued	Houses and Cottages	Septic Permits	Construction Value	Fees Collected
2016	41	6	8	\$2,131,131	\$40,321
2017	28	6	3	\$1,662,400	\$29,705
2018	36	4	5	\$1,957,900	\$39,479
2019	38	8	7	\$2,992,634	\$58,972
2020	61	10	18	\$3,924,136	\$78,299
2021	59	8	20	\$3,681,914	\$75,658
2022	64	14	17	\$4,639,454	\$93,721
2023	60	8	13	\$4,577,675	\$88,050
2024	53	7	14	\$6,963,565	\$84,402
2025	50	5	11	\$3,023,801	\$62,937
2026	40	4	6	\$3,213,040	\$71,776

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Westport

Year	Building Permits Issued	Construction Value	Fees Collected
2016	3	\$57,000	\$1,204
2017	12	\$474,000	\$8,044
2018	11	\$465,350	\$10,253
2019	5	\$234,500	\$4,604
2020	11	\$1,270,000	\$19,133
2021	16	\$2,064,182	\$35,195
2022	13	\$54,342,716	\$290,485
2023	9	\$987,613	\$94,228
2024	13	\$1,180,877	\$25,017
2025	15	\$1,355,858	\$27,849
2026	13	\$1,149,446	\$25,046

Planning Applications Received Year to Date

Application	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Minor Variances	7	7	7	4	7	15	8	6	9	4	7
Site Plans	11	14	10	14	13	23	18	3	13	10	7
Severances	3	7	6	3	10	7	7	6	14	2	1
New Lots Created	3	3	1	0	3	7	4	6	12	1	1
Zoning Amendments	0	2	2	5	32	7	2	3	8	3	3
Zoning Certificates	2	2	0	3	5	6	2	3	4	12	4

Rideau Lakes – Q1 Building Permits Issued

Type of Construction	#	Total Project Value	Permit Fee Total
New Single Family Dwelling	4	\$1,207,200.00	\$24,902.60
Alterations/Additions to SFD	4	\$208,300.00	\$4,371.00
Demolition of SFD	1	\$27,000.00	\$519.75
New Seasonal Dwelling	0	\$0.00	\$0.00
Alterations/Additions to Seasonal	0	\$0.00	\$0.00
Demolition of Seasonal Dwelling	0	\$0.00	\$0.00
New Multi-Dwelling Complex	1	\$868,800.00	\$19,418.40
New Additional Residential Unit (ARU)	0	\$0.00	\$0.00
New Sleeping Cabin/Bunkie	1	\$14,495.00	\$386.00
New Mobile Home	0	\$0.00	\$0.00
Alt/Add to ARU/Bunkie/Mobile Home	0	\$0.00	\$0.00
Demo of ARU/Bunkie/Mobile Home	1	\$2,000.00	\$193.00
New Septic System	6	\$135,850.00	\$4,488.00
Septic Tank/Bed Replacement	0	\$0.00	\$0.00
New Garage	2	\$122,000.00	\$2,311.00
Alteration/Addition to Garage	2	\$78,400.00	\$1,837.45
Demolition of Garage	0	\$0.00	\$0.00
New Accessory/Agricultural	4	\$170,128.00	\$3,950.25
Alt/Add to Accessory/Agriculture	1	\$1,509.54	\$386.00
Demolition of Accessory	0	\$0.00	\$0.00
New Boathouse	0	\$0.00	\$0.00
Demolition of Boathouse	0	\$0.00	\$0.00
New Deck	2	\$13,000.00	\$569.00
Alteration/Addition to Deck	1	\$22,000.00	\$825.00
Demolition of Deck	1	\$500.00	\$386.00
New Woodstove	1	\$9,800.00	\$132.00
Pool Enclosure	0	\$0.00	\$0.00
Solar Farm/Roof Mounted Solar Panels	1	\$20,631.00	\$397.15
New Institutional	0	\$0.00	\$0.00
Alteration/Addition to Institutional	1	\$70,000.00	\$1,347.50
Demolition of Institutional	0	\$0.00	\$0.00
New Commercial	0	\$0.00	\$0.00
Alt/Add to Commercial	2	\$110,426.00	\$2,448.01
Demolition of Commercial	2	\$5,000.00	\$386.00
Miscellaneous *	2	\$126,000.00	\$2,522.25
TOTAL	40	\$3,213,039.54	\$71,776.36

Westport – Q3 Building Permits Issued			
Type of Construction	#	Total Project Value	Permit Fee Total
New Single Family Dwelling	3	\$856,111.50	\$17,431.14
Alterations/Additions to SFD	5	\$201,334.50	\$4,790.70
Demolition of SFD	0	\$0.00	\$0.00
New Seasonal Dwelling	0	\$0.00	\$0.00
Alterations/Additions to Seasonal	0	\$0.00	\$0.00
Demolition of Seasonal Dwelling	0	\$0.00	\$0.00
New Multi-Dwelling Complex	0	\$0.00	\$0.00
New Additional Residential Unit (ARU)	0	\$0.00	\$0.00
New Sleeping Cabin/Bunkie	0	\$0.00	\$0.00
New Mobile Home	0	\$0.00	\$0.00
Alt/Add to ARU/Bunkie/Mobile Home	0	\$0.00	\$0.00
Demo of ARU/Bunkie/Mobile Home	0	\$0.00	\$0.00
New Septic System	0	\$0.00	\$0.00
Septic Tank/Bed Replacement	0	\$0.00	\$0.00
New Garage	0	\$0.00	\$0.00
Alteration/Addition to Garage	0	\$0.00	\$0.00
Demolition of Garage	0	\$0.00	\$0.00
New Accessory/Agricultural	0	\$0.00	\$0.00
Alt/Add to Accessory/Agriculture	0	\$0.00	\$0.00
Demolition of Accessory	0	\$0.00	\$0.00
New Boathouse	0	\$0.00	\$0.00
Demolition of Boathouse	0	\$0.00	\$0.00
New Deck	0	\$0.00	\$0.00
Alteration/Addition to Deck	1	\$15,000.00	\$772.00
Demolition of Deck	0	\$0.00	\$0.00
New Woodstove	0	\$0.00	\$0.00
Pool Enclosure	0	\$0.00	\$0.00
Solar Farm/Roof Mounted Solar Panels	0	\$0.00	\$0.00
New Institutional	0	\$0.00	\$0.00
Alteration/Addition to Institutional	0	\$0.00	\$0.00
Demolition of Institutional	0	\$0.00	\$0.00
New Commercial	0	\$0.00	\$0.00
Alt/Add to Commercial	3	\$47,000.00	\$1,475.00
Demolition of Commercial	0	\$0.00	\$0.00
Miscellaneous *	1	\$30,000.00	\$577.50
TOTAL	13	\$1,149,446.00	\$25,046.34

Q1 2026 Dwelling Statistics

Dwelling Type	On Waterfront	Not on Waterfront
Single Family	2	2
Seasonal Dwellings	0	0

Dwelling Construction by Ward	B & SB	NC & N	SC	SE
On Waterfront	0	1	1	0
Not on Waterfront	1	0	0	1

Q1 2026 Enforcement Statistics & Development Charges

of Issued Orders under OBC
6
Fees for Building Without a Permit
\$7,671.50

Rideau Lakes Development Charges
\$22,074.00
Education Development Charges
\$2,664.00

GENERAL UPDATES

None.

FINANCIAL IMPLICATIONS

None.

ATTACHMENTS

None

_____ e-signed _____
 NAME: Tom Fehr
 Position: Manager of Development Services

_____ April 8, 2026 _____
 DATE

_____ e-signed _____
 NAME: Shellee Fournier
 Position: CAO

_____ April 8, 2026 _____
 DATE

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