



## Brant Heritage Committee Agenda

**Date:** Thursday, November 7, 2024  
**Time:** 4:00 p.m.  
**Location:** Council Chambers  
7 Broadway Street West  
Paris, ON

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### Pages

1. Attendance
2. Approval of Agenda  
Recommendation  
That the Brant Heritage Committee agenda of November 7, 2024 be approved.
3. Declaration of Pecuniary Interests
4. Delegations / Petitions / Presentations
5. Adoption of Minutes from Previous Meetings
  - 5.1 Brant Heritage Committee minutes of October 3, 2024 3 - 6  
Recommendation  
That the Brant Heritage Committee minutes of October 3, 2024, be approved.
6. Business Arising from the Minutes
7. Staff Reports
  - 7.1 Heritage Aspects - Downtown Paris Master Plan Implementation - A. Crozier
  - 7.2 Downtown Paris Zoning Project - B. Kortleve 7 - 12
  - 7.3 Joint Heritage Committee Meeting: Update & Discussion - J. Beddard
    - 7.3.1 Joint Heritage Committee Meeting: Guest Speaker - D. Brown

7.3.2 Joint Heritage Committee Meeting: City of Waterloo Gathering Spaces Mapping Tool - J. Telfer Faux

The City of Waterloo Gathering Spaces Map

7.4 Culture Days 2024 Wrap-Up - J. Beddard

7.5 Scavenger Hunt 2024 Wrap-Up - J. Beddard

7.6 Ministry of Citizenship and Multiculturalism December Meeting Training Session - S. Pluck

**8. Committee Workplan**

**9. Communications**

**10. Other Business**

**11. Next Meeting and Adjournment**

December 5, 2024 at 4:00 p.m. in the County of Brant Council Chambers.



## Brant Heritage Committee Minutes

**Date:** October 3, 2024  
**Time:** 4:00 p.m.  
**Location:** Council Chambers  
7 Broadway Street West  
Paris, ON

**Present:** Mayor Bailey (left at 4:37 p.m.), Councillors MacAlpine and Howes, Members Brown, Dirycz, Telfer Faux, and Workman Rose

**Regrets:** Councillor Garneau, Members Kavanagh, and Varney

**Staff:** Gable, Beddard, Kortleve, and Pluck

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Member Telfer Faux in the Chair.

**1. Attendance**

Attendance was taken.

**2. Approval of Agenda**

Moved by Mayor Bailey  
Seconded by Member Brown

That the Brant Heritage Committee agenda of October 3, 2024 be approved, as amended.

**Carried**

**3. Declaration of Pecuniary Interests**

None.

**4. Delegations / Petitions / Presentations**

None.

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## 5. Adoption of Minutes from Previous Meetings

### 5.1 Brant Heritage Committee minutes of September 5, 2024

Moved by Councillor Howes  
Seconded by Member Dirycz

That the Brant Heritage Committee minutes of September 5, 2024, be approved.

**Carried**

## 6. Business Arising from the Minutes

### Heritage Districts in Lunenburg, Nova Scotia and Peggy's Cove, Nova Scotia

Mayor Bailey presented a series of photos on heritage districts in Lunenburg, Nova Scotia, and Peggy's Cove, Nova Scotia. Mayor Bailey noted that buildings within these districts have plaques which note the year of construction and the original owners.

Discussion was held regarding the implementation of a heritage district in downtown Paris, financial incentives for designation, and the implementation of heritage markers alongside the Downtown Dig project. In response to questions, Brandon Kortleve, Planner, noted that the rowhouses located on Grand River Street South are on the heritage inventory for future consideration of designation.

In response to questions, Zach Gable, Director of Economic Development and Tourism, advised that more consultation will be taking place for the Downtown Dig project, and that the project manager could be asked to attend a future Brant Heritage Committee meeting to discuss the project further.

Moved by Councillor Howes  
Seconded by Councillor MacAlpine

That the public engagement process for The Downtown Dig project include references to heritage markers;

And that the Brant Heritage Committee receive the feedback from the public engagement process to further investigate heritage markers in the downtown streetscape as a first step towards heritage storytelling within the County of Brant.

**Carried**

## 7. Staff Reports

### 7.1 Penman's Factory Plaque Unveiling

Jazmin Beddard, Arts, Culture and Heritage Officer, advised the committee that the Penman's Factory Plaque Unveiling Ceremony is taking place on October 5, 2024 at 11:00 am at 140 West River Street, Paris.

In response to questions, J. Beddard advised parking instructions are included within the invitation.

7.2 Culture Days

J. Beddard provided an update to the committee on Culture Days, noting that there were 48 participating events over three weeks. She noted that the Hub Day was well attended with approximately 50 participants at Paris Lions Park and that other events were reporting strong attendance. J. Beddard reported that five submissions have been received so far for the heritage scavenger hunt, and that following October 25 there will be opportunities for prizes for completed scavenger hunts.

Discussion was held regarding prize suggestions for the heritage scavenger hunt.

7.3 Joint Heritage Committee Meeting

J. Beddard provided an update to the committee on the joint heritage committee meeting to be held by the County of Brant in 2025. Discussion was held regarding potential dates, venues, and dinner options.

**8. Committee Workplan**

None.

**9. Communications**

9.1 Brant Heritage Committee Letter Regarding Committee Decision - H. Boyd & M. Connor

The committee reviewed the received communication.

**10. Other Business**

10.1 Lunenburg Heritage Districts

This item was moved to business arising from the minutes.

**11. Next Meeting and Adjournment**

Committee adjourned at 5:41 p.m. to meet again on November 7, 2024 at 4:00 p.m. at the County of Brant Council Chambers.

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Secretary





## County of Brant Council Report

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**To:** The Mayor and Members of County of Brant Council  
**From:** Brandon Kortleve, Planner – Policy Planning Division  
**Date:** October 8, 2024  
**Report #:** RPT-0469-24  
**Subject:** Downtown Paris Master Plan – Zoning Amendment  
**Purpose:** For Information and Direction

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### Recommendation

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That Report RPT-0469-24 be received as information.

That staff be directed to initiate a Zoning By-Law Amendment to implement the objectives and recommendations of the Downtown Paris Master Plan, adopted by Council in October 2019;

And that a staff recommendation and amending by-law be presented for Council consideration after a period of public and stakeholder engagement.

### Executive Summary

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This report recommends that Council direct staff to initiate a zoning by-law amendment for Downtown Paris. The amendment would review the current zoning and propose changes to implement the [Downtown Paris Master Plan](#) adopted in October 2019, ensuring that the County's Comprehensive Zoning By-Law ("CZBL") aligns with the recommendations of the master plan.

The amendment will address key issues such as building height, bulk and character, permitted uses, parking requirements, and floodplain mitigation measures. Public consultation will go beyond statutory requirements, involving various methods such as online feedback, notices to local residents and businesses, and a project page hosted on Engage Brant.

Following public and stakeholder engagement, staff will present an information report in November 2024 and intend to bring a recommendation and an amending by-law for Council's consideration in December 2024.

### Strategic Plan Priority

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Strategic Priority 1 - Sustainable and Managed Growth

Strategic Priority 3 - Economic Resilience

### Impacts and Mitigation

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#### Social Impacts

A CZBL shapes the built environment by outlining permitted uses with associated regulations based on the municipality's Official Plan objectives. The built environment, including buildings, transport networks, green spaces, and public areas, plays a critical role in shaping the community's physical, psychological, and social health. Downtown areas provide numerous benefits to the social wellbeing of residents and visitors alike.

## Environmental Impacts

A CZBL can prohibit land uses that are not appropriate within a flood plain and direct land uses to areas where development will not pose a threat to public health and safety. The County's Special Policy Area, which applies to the floodplain in Downtown Paris, will play an important role during the zoning by-law amendment process.

## Economic Impacts

A CZBL can set expectations for development potential, leading to incremental growth in the tax assessment base as development occurs. Downtown Paris has a tax assessment value of over \$30 million dollars (MPAC, 2024). Investment in additional commercial and retail opportunities will increase that value.

## **Report**

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### Background and Planning Context

The Downtown Paris Master Plan ("the Master Plan") was developed between 2017 and 2019 with extensive public consultation and was adopted by Council in October 2019. The Master Plan aims to transform the downtown core into a vibrant, inclusive space while preserving its historic charm and community focus. The Master Plan focuses on public spaces, improved connectivity, and enhancing the town's relationship with its rivers. It includes recommendations about streetscape redevelopment, infill opportunities, green infrastructure, and improved pedestrian access. Further to the approval of the Master Plan, at a January 2024 Council meeting, increased residential and commercial density in downtown Paris was also approved in principle, which will be a key piece of maintaining a vibrant downtown core.

The proposed zoning by-law amendment will ensure that zoning standards align with the Official Plan and Master Plan policies, provide more clarity on increasing density, and improve the implementation of the policies from the 1987 approval of the Special Policy Area. Regarding density, the CZBL has the authority to regulate minimum and maximum density in specific areas. Adding provisions specific to density may be a beneficial tool for setting clear development expectations, ensuring public safety during flooding events, and maintaining a viable downtown mixed-use area. This project will not address whether density and development should occur—this has already been discussed by Council and supported in principle. Instead, it will focus on what the development and increased density could look like and identify the most suitable locations to support it.

With construction expected to begin on Grand River Street North in Spring 2025, this zoning project is being undertaken in advance to ensure that clear directions and standards are available when construction begins so that private investment projects can easily coordinate with the timing of the Downtown Dig. With respect to the Downtown Dig project, additional public consultation is being planned to present streetscaping designs and construction details.

### Key Items for Consideration

This review will incorporate Council's directions and provide opportunities for additional public feedback on future development. The zoning by-law amendment will address:

- Building height, bulk, and character,
- Permitted uses and residential-to-commercial ratios
- Increased density,
- Parking requirements, and
- Implementation of the 1987 Special Policy Area (in coordination with the Grand River Conservation Authority)

Existing zones in Downtown Paris include Core Area Commercial (C4), Residential Singles and Semis (R2) and Minor Institutional (N1). There are also overlay zones that provide an additional layer of standards and include the Special Policy Area overlay (s-) and Heritage Area overlay (HA-).



Attachment 1 of this report shows the existing zoning as it applies in Downtown Paris and outlines the proposed area that will be considered for amendments as part of this process.

### Next Steps

A public consultation plan has been developed to go beyond the minimum requirements of the *Planning Act* and ensure there are various opportunities for meaningful input. Public consultation for this project will include:

- Online feedback – Collected through a dedicated Engage Brant project page.
- Public notice – to meet the minimum standard of the *Planning Act*, this will be sent to all addresses within 120 metres of Downtown Paris (map included as Attachment 2).
- Information Poster - displayed in the Downtown Paris Customer Service Office with a QR code link to the Engage Brant page.
- Visualizations – To provide clear and tangible representations of what can be complex zoning requirements, the current and potential permissions will be visualized to assist with decision making and feedback.
- Public information meeting - to present potential amendments as information prior to a recommendation meeting and to fulfill the minimum requirements of the *Planning Act*.

Staff will also be regularly available at the Downtown Paris customer service office to meet with any residents or business owners who may have questions and wish to provide in-person feedback.

A draft zoning amendment will be presented in November for information and additional input. A recommendation report will then be brought to Council with the aim of having this completed before construction begins on Grand River Street North. It is anticipated that this report will come forward in December, but there is flexibility in this timeline depending on the input received and scope of desired changes.

### Attachments

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1. Proposed Area for Zoning By-Law Amendment (with existing Zoning)
2. 120m Notice Circulation Radius

### Reviewed By

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1. Alysha Dyjach, General Manager of Development Services
2. Jeremy Vink, Director of Planning
3. Adam Crozier, Director of Corporate Strategy

### Copied To

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1. Senior Management Team
2. Sarah Dymont-Smith, Planning Administrative Assistant
3. Grand River Conservation Authority

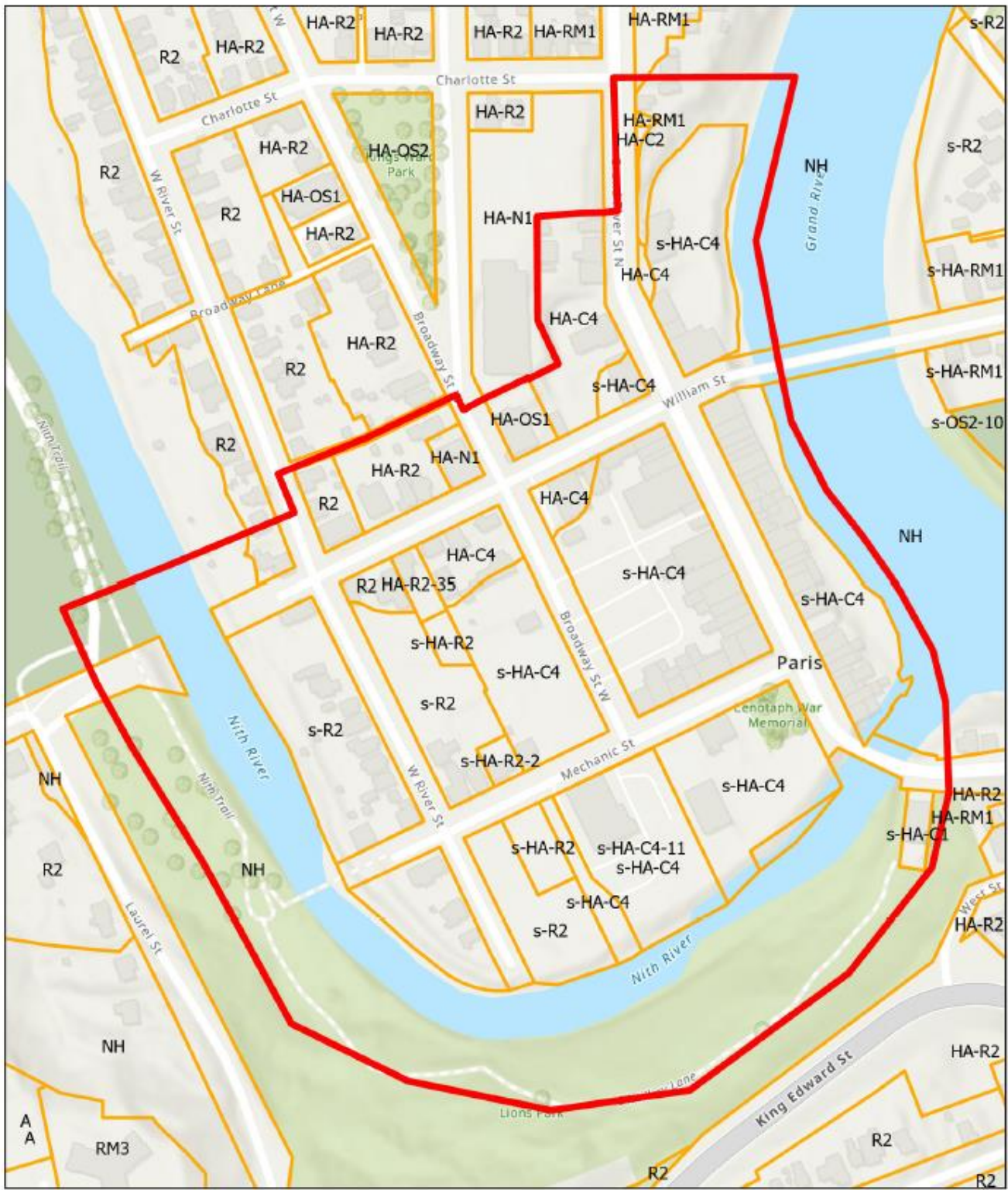
### By-law and/or Agreement

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By-law Required	No
Agreement(s) or other documents to be signed by Mayor and /or Clerk	No

# Attachment 1 – Proposed Area for Zoning By-Law Amendment

Proposed Area for Downtown Paris Zoning By-Law Amendment  
Report RPT-0469-24 - Attachment 1  
Downtown Paris Master Plan Implementation - Zoning By-Law Amendment



# Attachment 2 – 120m Notice Circulation Radius

120m Notice Circulation for Downtown Paris Zoning By-Law Amendment  
Report RPT-0469-24 - Attachment 2  
Downtown Paris Master Plan Implementation - Zoning By-Law Amendment

