



County of Brant Council Report

To: The Mayor and Members of County of Brant Council
From: Greg Bergeron, Director of Enforcement and Regulatory Services
Date: March 24, 2026
Report #: RPT-0145-26
Subject: Paris BIA Residential Permit Parking Program Delegation Request
Purpose: For Information and Direction

Recommendation

WHEREAS at the November 21, 2023, Administration and Operations Committee meeting, the Committee approved RPT- 506- 23 supporting the concept of an expanded residential permit parking system for residents living within the Paris Business Improvement Area (BIA);

AND WHEREAS at the May 2024 Administration and Operations Committee meeting, the Committee approved the recommendations within RPT- 283- 24 directing staff to develop the framework and prepare the necessary By-law amendments to allow for residential permit parking for ten (10) spaces in Municipal Lot #3 (Cenotaph), 2 Grand River Street North, and ten (10) spaces in Municipal Lot #11 (former OPP Station), 28 Mechanic Street, for the conditional use of approved Paris BIA residents;

AND WHEREAS at the February 18, 2025 Administration and Operations Committee meeting, the Committee approved RPT-0093-25, the implementation of a one- year pilot project permitting up to ten (10) residential permit parking spaces in Municipal Lot #11 (28 Mechanic Street) and up to ten (10) spaces in Municipal Lot #2 (10 Broadway Street West), noting that Municipal Lot #3 was removed due to Downtown Dig construction impacts;

AND WHEREAS at the March 17, 2026, Administration and Operations Committee meeting, the Committee received a delegation requesting modifications to the Paris Residential BIA Permit Parking Program, specifically:

- Replacing the (10) permits spaces in Municipal Lot #2 with (10) permit spaces in Municipal Lot #3 (2 Grand River Street North) in Parking By-law No. 004- 19, Schedules 14 and 15;
- Reducing the monthly residential parking permit fee from \$120.00 to \$90.00; and
- Amend the by-law to allow a residential landowner to rent the permitted spaces rather than just residents

THAT Report RPT- 0145- 26 be received as information;

AND THAT Council direct staff to bring forward the necessary amendments to Schedules 14 and 15 of the County of Brant Parking By-law No. 004- 19 to the April 14, 2026, Council meeting should Council wish to approve the recommendations contained in this report.

Strategic Plan Priority

Strategic Priority 2 - Focused Growth and Infrastructure

Impacts and Mitigation

Social Impacts

Allowing residential property owners to temporarily obtain or hold permits for untenanted units may provide flexibility during leasing or purchase transitions for existing and new dwelling units. Given the low demand for residential BIA parking permits since program launch, staff do not anticipate significant social impacts.

Environmental Impacts

N/A

Economic Impacts

If fully occupied year-round, the twenty (20) designated spaces would generate approximately \$28,800 annually, supporting administrative, maintenance, and enforcement activities. The Roads Division estimates the cost for the installation of required signage to be approximately \$4,000.

Report

Background

At the March 17, 2026, Administration and Operations Committee meeting, a delegation requested the following amendments to the Paris BIA Residential Permit Parking Program:

1. Replace Municipal Lot #2 with ten (10) designated spaces in Municipal Lot #3 within Parking By-law 004- 19, Schedules 14 and 15;
2. Reduce monthly permit fees from \$120.00 to \$90.00;
3. Amend the by-law to allow a residential landowner to rent the permitted spaces rather than just residents

The BIA Residential Permit Parking Program was launched in June 2025.

Analysis

The demand for residential parking permits has remained low since the pilot program began in June 2025, with only one permit issued to date. Construction activity within the BIA may have contributed to the reduced demand. Public feedback has also questioned the need for paid residential permits when parking remains available free of charge in the municipal lots.

Because Municipal Lot #3 (2 Grand River Street North) was included in the original program design, staff support removing and relocating the ten (10) spaces in Lot #2 and replacing them with ten (10) spaces in Lot #3 as proposed by the delegate.

Staff do not recommend changes to the fee structure at this time. Fees will form part of the comprehensive program evaluation at the end of the pilot program. A full report is planned for

July 2026 which will include additional information gleaned from the recent survey with the Paris BIA.

Regarding the request to permit property owners to “rent” spaces for untenanted residential units, Staff note the delegate intends to retain five (5) of the ten (10) proposed spaces in Lot #3 pending residential unit sales.

Staff do note that additional measures may be recommended should the demand for spaces from residential owners and/or residents exceed the current supply.

Should Council wish to proceed with expanding temporary permit eligibility to Paris BIA residential property owners and modifying the designated permit locations, staff recommend Council approve amendments to Parking By-law No. 004- 19 as follows:

Recommendations:

1. To repeal and replace section 1.8, subsections 1.8.1, 1.8.2 and 1.8 2. of Schedule 14 of By-law No.004-19 to read as follows:
“For residents of the Downtown Paris Business Improvement Area (BIA) or Residential BIA Property Owners to park or use the permit spaces in accordance with the Terms and Conditions in the designated areas outlined in Schedule 15 including:
1.8.1 Ten (10) Designated Spaces in Municipal Lot #3 (2 Grand River Street North)
1.8.2 Ten (10) Designated Spaces in Municipal Lot #11 (28 Mechanic Street)

Permits issued under Section 1.8 are pursuant to the Paris Residential BIA Parking Permit Application Form or the Paris Residential BIA Owner Application Form, in accordance with the Terms and Conditions and the Fees and Charges By-law, as amended.

1.8 2. Where applicable, a permit issued shall include, at the very minimum, the vehicle make, model and license number, indicate the date of expiry, include any restrictions and shall be posted in clear view on the dashboard of the vehicle for which it is used.”

2. To repeal subsection 15.2 of Schedule 15 of By-law No. 004- 19 and replace it with: “Municipal Lot #3 - 2 Grand River Street North – 10 Spaces (Schedule 15.2)”.
3. To repeal Schedule 15 Map 15.2 in its entirety and replace it with an aerial map depicting the 10 permits spaces in Municipal Lot #3 and renaming the Map to: County of Brant Parking By-law 004-19 – Schedule 15, Map 15.2, Municipal Lot #3, 2 Grand River Street North.
4. To amend the Paris Residential BIA Permit Parking Application by removing all references to Municipal Lot #2 (10 Broadway St. W. Paris) and replacing with Municipal Lot #3, (2 Grand River Street North Paris)
5. To create a separate Schedule 14 permit application form for Paris Residential BIA Owners to allow for the collection of pertinent information and include the following terms and conditions:

Application Terms and Conditions for Paris BIA Residential Property Owners (Untenanted Units)

- Proof that units are legally registered, appropriately zoned, and intended for residential occupancy.
- Documentation demonstrating the unit is currently untenanted (affidavit or vacancy declaration).

- Permits valid for up to 12 months; non-renewable unless the unit remains legitimately untenanted.
- Permits shall only be issued to Applicants who own a residential property within the boundaries of the Paris Business Improvement Area on a first come first served basis.
- Monthly fees apply.
- One permit and space will be issued to the landowner. Additional landowner permit spaces will remain open to the public until such time the property is tenanted, and a residential parking permit is issued.
- Two license plates may be registered per permit to a BIA landowner. Changes must be submitted in writing or in person.
- Permits and associated fees are non-transferable.
- Permits are intended only for maintenance/construction, or transitional leasing/sales periods and not for long-term storage or speculative purposes.
- Misuse (e.g., subletting, falsifying eligibility, using a permit for commercial storage) may result in immediate revocation and one-year ineligibility.
- Permit availability may be reduced or suspended if demand exceeds supply.
- The number of eligible permit spaces is not to exceed the number of vacant units.
- Permits may only be issued for standard passenger vehicles (no commercial or oversized vehicles).
- The Applicant must demonstrate a need for the permit.
- Permit spaces must be prepaid at least 30 days prior to each month.
- Permit privileges apply only to the assigned space and authorized vehicles.
- Permits must be posted in clear view on the dashboard of the vehicle for which it is used.
- Permit holders must comply with all applicable municipal and provincial legislation.
- Vehicles must be removed from lots when required for snow removal or maintenance; failure may result in penalties or towing.
- The County reserves the right to suspend or modify parking access without notice.
- The County is not responsible for loss or damage to vehicles or contents.
- Parking violations may result in enforcement under the Provincial Offences Act or the County's Administrative Penalty By-law.
- Vehicles parked in contravention of the By-law may be subject to towing or impoundment as permitted under Section 101 of the Municipal Act, 2001 and subsection 170(15) of the Highway Traffic Act.

Attachments

None

Reviewed By

Adam Crozier - General Manager of Strategic Initiatives

Cindy Stevenson - General Manager of Emergency and Protective Services

Copied To

Alison Newton – Chief Administrative Officer

Amanda Paine – Supervisor of Enforcement and Regulatory Services

Bylaw and/or Agreement

Bylaw Required	Yes
Agreement(s) or other documents to be signed by Mayor and /or Clerk	No