

February 11, 2026

County of Brant  
66 Grand River Street North  
Paris, Ontario, N3L 2M2

Attention: Lauren Graham, Planner, Development Services

Re: LIV Communities Development in Paris  
118-136 Dundas Street East, Paris

Dear Ms. Graham:

Thank you for meeting with me on February 3<sup>rd</sup> 2026 to discuss the LIV Community Development next to our home. As noted, our property is located at 36 Paris Road, formerly in the Town of Paris, now part of the County of Brant. Our approximately 35-acre property consists of our family home and shop. With the exception of 10 acres of trees, that our family planted, we share crop most of our land to a local farmer. Access to our property is off Paris Road.

Please note that our family is not against development in our community, nor are we against common sense and reasonable development adjacent to our property. We fully anticipated that when full services were eventually extended to this area of Paris, development would closely follow. Therefore, we are responding in writing to this proposed development with anticipation to future servicing and future development for our property.

Herein, please find some, but not limited to, comments and concerns about the Proposed LIV Community Development at 126-130 Dundas Street East, Paris.

**CN Rail:** As a resident who has lived adjacent to this elevated double railway line for 30 years, we are aware of the noise and potential safety impact of the CN rail line. We are at least 150 metres (500 feet) from the said railway and are concerned with the potential proximity of so many dwelling units where many are only 30 meters to residences.

**Buffering:** The overall proposed concept plan shows residential development to within approximately 10 metres of our property line. We would like to discuss and incorporate in any proposed design a landscaped buffer that would include a berm and privacy fence. Some consideration would also be appreciated in the design, to exterior lighting over the parking areas so that we would still maintain some privacy for our home.

**Traffic:** We have joined our neighbours in the past to voice our concerns about the present amount of traffic on Paris Road. During morning and evening "rush hours" we find it difficult to exit our property. I'm sure 318 new homes would only continue to increase the existing traffic congestion on Paris Road.

We are aware that Brant County is working to refresh Paris Road complete with a center turn lane. We would like to review the extent of the center turn lane and how it would impact egress and exit to our property. We also noted that site design to the former 34 Paris Road property is held for future development, but the intent for these lands is unclear. Will this be used for exiting, and how can we coordinate mutual access to Paris Road in the future.

Stormwater: A very preliminary review of the Proposed Storm Water design shows mostly catch basins and internal storage areas to handle water clarity and volumes. The design also shows that the positive outlet for overland flows terminate, or exit the proposed development via an overland route that eventually accesses the culvert under the CN property via a Rip-rap spillway located on and through our lands. We would anticipate that LIV Communities would propose some way to secure an easement or some other process to access this storm water outlet. We would like to discuss this proposed overland flow outlet on our lands because it seems like they are concentrating a possibly large amount of water via this proposed outlet.

Water and Sanitary: With the potential for future development of our site, we would also like to discuss the future plans for servicing our site. It seems that because this portion of Paris Road may be in a low area, that a force main may be required and water and sanitary exits may need to be discussed.

Land-Use: In the past, the Official Plan for these lands on the east side of Paris, has indicated a highway commercial and industrial use. It was brought to our attention that the proposed development, and part of our lands, are presently Community Node. We were surprised to see that this LIV Communities development reflects no commercial component but is entirely residential. The Proposed development shows only residential development with no mixed-use component to the design. As already noted, we are not objecting to residential development. But, as a long-time resident of Paris we would like to keep the small-town atmosphere of Paris as long as we can. Could Provincial Policy Statements and Municipal considerations reflect a possible lower density development from the proposed 318 homes to something more acceptable to our community? Could the proposed development also include more "Green Space" and possibly a park for its residents?

We would be very pleased to meet and discuss our concerns with County of Brant staff. We would also look forward to discuss the concerns as noted above with the planners from Landwise.

Thank you in advance for your attention to our concerns.

Yours very truly,

Joe Jeles

Jeles Design and Construction Ltd.

c.c. R.W. Phillips M.A. Sc., P.Eng., J.H. Cohoon Engineering Ltd.

Mike Yarek Dodge Chrysler Ltd.

103 Dundas St E, Suite 2, Paris, Ontario

**Re: Proposed Residential Development at 118-132 Dundas St E & 34 Paris Rd**

Dear Members of Council and Planning Staff,

I operate a business in this area and wanted to share my thoughts on the proposed residential development.

This area already works as a place people come to shop, eat, and use services. The businesses are here, the roads are here, and people already come through regularly. What's missing is people actually living close by.

Adding housing nearby helps balance that. When people live close to existing businesses, the area works better overall. It becomes a place people come back to regularly, which supports day-to-day activity and gives businesses more confidence to invest for the long term.

From a business owner's point of view, adding residents nearby:

- brings more consistent, everyday customers
- supports activity beyond typical daytime hours
- helps businesses plan, invest, and grow with more certainty
- makes the area more attractive for new businesses while helping existing ones stay over time

Overall, I believe this type of residential development fits well with the area and provides a good step forward as it builds out. The proposed development and its future residents will also help support many of the existing businesses in the area. I support the proposal and encourage the County to move it forward.

Sincerely,



Mike Yarek Dodge Chrysler Ltd.

103 Dundas St E, Suite 2, Paris.

April 7<sup>th</sup>, 2026

**RE: Proposed Residential Development at 118-132 Dundas St E & 34 Paris Rd**

Dear Members of Council and Planning Staff,

I operate the Nofrills in town and thought it would be beneficial to share my thoughts on the proposed residential development.

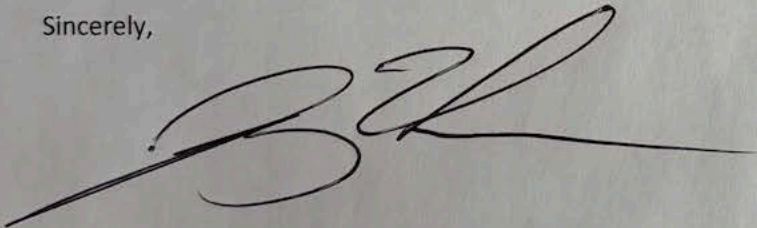
This area is already a popular destination to visit and recently to move. In the warmer months the town sees a lot of traffic of people coming to eat, shop, and use other services within our community. The businesses are here, the roads are here, and people come through the area on a regular and consistent basis.

With all of the development on the other side of town, and new businesses coming to town, I feel like this side of the community is getting left behind. A residential development on this side of the community would be beneficial to all of the businesses that currently exist, and potentially could draw in new businesses as well. The balancing of the growth in this community will help promote a more sustainable and prosperous future for all of us.

Overall I believe a residential development like this would be very beneficial to the community, as well as support the overall growth in a manner that spreads new people around the whole town and not just shifted to one side.

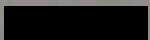
I strongly support the proposal and would love to see it move forward.

Sincerely,



Jay Rahn

Owner/Operator #7229



Eggsmart

156 Dundas St. E., Paris Ontario ,

**Re: Proposed Residential Development at 118-132 Dundas St E & 34 Paris Rd**

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I operate a business in this area and wanted to share my thoughts on the proposed residential development.

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Sincerely,

Eggsmart, 156 Dundas St E, Paris.

*H.S. Patel*

Owner.

Starbucks

72 Dundas St. East, Paris Ontario ,

**Re: Proposed Residential Development at 118-132 Dundas St E & 34 Paris Rd**

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Sincerely,



Starbucks, 72 Dundas St. East, Paris.

Store Manager



Swiss Chalet Rotisserie & Grill  
82 Dundas St East  
Paris ON N3L 3H5

Re: Proposed Residential Development at 118-132 Dundas St E & 34 Paris Rd.

Dear Members of Council and Planning Staff,

I operate a business in this area and would like to share my support for the proposed residential development.

This area already functions as a destination where people come to shop, eat, and access services. The businesses are established, the roads and infrastructure are in place, and there is already regular traffic through the area. What is currently missing is a stronger base of people actually living nearby.

Adding housing in close proximity would help bring better balance to the area. When residents live near existing businesses and services, the community functions more effectively. It becomes a place where people return regularly for their daily needs, creating a more stable and active environment for both residents and local businesses.

From a business owner's perspective, having more residents nearby would bring several important benefits. It would create a more consistent base of everyday customers, support activity beyond typical daytime hours, and allow businesses to plan, invest, and grow with greater certainty. A stronger local population also helps attract new businesses while supporting the success of those that are already established.

Overall, I believe this type of residential development fits well within the character and function of the area and represents a positive step forward as the community continues to grow. The proposed development and its future residents will help support many of the existing businesses in the area.

For these reasons, I support the proposal and encourage the County to move forward with the development.

Sincerely,  
Tony DeCotiis - Franchisee

Swiss Chalet - Paris Ontario

A handwritten signature in blue ink that reads "Tony DeCotiis". The signature is written in a cursive style and is located below the typed name.

Swiss Chalet Restaurant

82 Dundas St. East, Paris Ontario ,

**Re: Proposed Residential Development at 118-132 Dundas St E & 34 Paris Rd**

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Sincerely,



Swiss Chalet , 82 Dundas St. East, Paris.

The Full Plate

30 Paris Road, Paris, Ontario

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Sincerely,

The Full Plate

30 Paris Road, Paris.

owner/operator

A handwritten signature in blue ink, appearing to read "Kissy Walker", written over the typed name "owner/operator".

Camp 31

22 Paris Road, Paris Ontario ,

**Re: Proposed Residential Development at 118-132 Dundas St E & 34 Paris Rd**

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Sincerely,

Ryan Mandryk Senior Management

Camp 31, 22 Paris Road, Paris.

