

INTERIM CONTROL RESOLUTION – DRINKING WATER SUPPLY IN TWO SECTORS OF THE URBANIZATION PERIMETER OF SUTTON

WHEREAS the Town of Sutton has transmitted via resolution 2022-04-167, on April 6, 2022, a request to the MRC Brome-Missisquoi to undertake the necessary steps in order to protect the drinking water catchment areas and to control construction within the urbanization perimeters, whose drinking water supply networks are insufficient to properly serve the territory;

WHEREAS the revised Land Use and Development Plan of the MRC was put into effect on September 20, 2008;

WHEREAS the council of the MRC has initiated the revision of this Land Use and Development Plan via resolution 22-0120, and this, in accordance with Sections 32 and following of the *Act Respecting Land Use Planning*;

WHEREAS on September 21, 2021, the council of the MRC asked the Minister of Affaires municipales et de l'Habitation to extend the revision period of the Land Use and Development Plan via resolution 392-0921, and this, in accordance with Section 239 of the *Act Respecting Land Use Planning*;

WHEREAS the Minister of Affaires municipales et de l'Habitation has issued an order, pursuant to Section 239 of the *Act Respecting Land Use Planning*, in order to extend to January 21, 2024, the deadline granted to the MRC in order to adopt the document referred to in Section 56.3 of the *Act Respecting Land Use Planning*;

WHEREAS the council of the MRC has resolved, via resolution 391-0921, that the water supply, both in quantity and quality, must be part of the priority territorial issues for the year 2022 and to initiate a reflection, notably regarding the protection of the resource, the water consumption, the land use planning and the public safety;

WHEREAS a work committee with the Minister of Environnement et de la Lutte aux changements climatiques and representatives of the MRC is to be set up concerning the issue of drinking water supply following the problems experienced in Brome-Missisquoi in the summer of 2021;

WHEREAS the MRC will be called upon, within the framework of the revision of the Land Use and Development Plan, to consider, among other things, the major orientations of the development of the territory, the major uses of the territory, the determination of the urbanization perimeters, the indication of the infrastructures and new important equipment that exist as well as the nature of the new infrastructures or important equipment whose implementation is projected within the meaning of Section 5 of the *Act Respecting Land Use Planning*, in addition to prescribing various rules applicable on the territory in the document that complements the Land Use and Development Plan;

WHEREAS the MRC must develop and implement a regional plan for wetlands and hydric environments, at the scale of its territory by virtue of the Act affirming the collective character of water resources and promoting better governance of water and associated environments, and that this plan is closely linked to the Land Use and Development Plan;

WHEREAS the water supply is an essential element to ensure public health and safety and the general well-being of citizens in addition to determining the urbanization capacity of the territory, so that the Town of Sutton's request is in line with the concerns of the Land Use and Development Plan;

WHEREAS the MRC Brome-Missisquoi was chosen to participate in a provincial research project authorized by the Minister of Sécurité publique du Québec, namely « A collaborative governance approach to assessing the risks of essential systems » aimed at increasing the resilience of essential systems to climate risks between March 2018 and April 2022, under the supervision of the Ouranos consortium, all in partnership with researchers from École nationale d'administration publique (ENAP) and Polytechnique Montreal;

WHEREAS the said research project in the MRC dealt with the management of drinking water and surface water and concluded, among other things, that the assessment of the risks of essential systems in a context of climate change on the scale of the MRC territory requires a collaborative governance led by the latter;

WHEREAS the Town of Sutton is beginning the work for the five-year review of its urban plan and its regulations and that it will be able to avail itself of a local interim control at the appropriate time;

WHEREAS it is expedient to establish a temporary freeze as a precautionary measure in order to better pinpoint and define the current situation on the territory of the Town of Sutton and thus provide adequate provisions in the Land Use and Development Plan;

IN VIEW of Sections 55 and 61 and following of the Act Respecting Land Use Planning in the matter of interim control;

**ACCORDINGLY,
IT IS PROPOSED BY LOUIS VILLENEUVE
SECONDED BY DENIS VAILLANCOURT
AND CARRIED:**

THAT THE COUNCIL OF THE MRC BROME-MISSISQUOI DECREES BY AN INTERIM CONTROL RESOLUTION THE FOLLOWING:

ARTICLE 1 PREAMBLE

The preamble to this resolution forms an integral part thereof.

ARTICLE 2 FIELD OF APPLICATION

The provisions of the present resolution apply within the territory of the Town of Sutton to the sectors identified in the appendix to this present resolution.

ARTICLE 3 MEASURES APPLICABLE TO THE MOUNTAIN SECTOR

3.1 Are prohibited in the Mountain Sector, as determined in Appendix « 1 » to this resolution:

- a) the new main buildings regardless of the use for which these constructions are intended;
- b) addition of a dwelling unit;
- c) the change of use of an existing main building;
- d) the addition of a principal use on a lot or in a building;
- e) the construction or replacement of a swimming pool or a spa, inside or outside a building;
- f) the cadastral operations resulting in the creation of a new lot intended for one or several main buildings, or for a new street, including the extension of an existing private or public street.

3.2 Notwithstanding paragraph 3.1, repair or renovation work on a construction is authorized insofar as this work does not have the effect of carrying out an operation prohibited by this paragraph 3.1.

ARTICLE 4 MEASURES APPLICABLE TO THE ACADEMY SECTOR

4.1 Are prohibited in the Academy Sector, as determined in Appendix « 2 » to this resolution:

- a) cadastral operations resulting in the creation of a new lot intended for one or several main buildings, or for a new street, including the extension of an existing private or public street;
- b) the construction of new houses, other than detached single-family houses.

4.2 Detached single-family houses are permitted only if they are not part of an integrated housing project.

4.3 No building permit for a detached single-family house shall be issued unless the lot on which the proposed structure is to be erected is adjacent to an existing public or private street and complies with the Town's current Subdivision By-Law.

ARTICLE 5 INTERPRETATION RULES

The provisions of Zoning By-Law Number 115-2, as amended, Subdivision By-Law Number 116, as amended, and Permits and Certificates By-Law Number 251, as amended, of the Town of Sutton in effect on the date of the adoption of this resolution shall be used for the purposes of the application of its provisions.

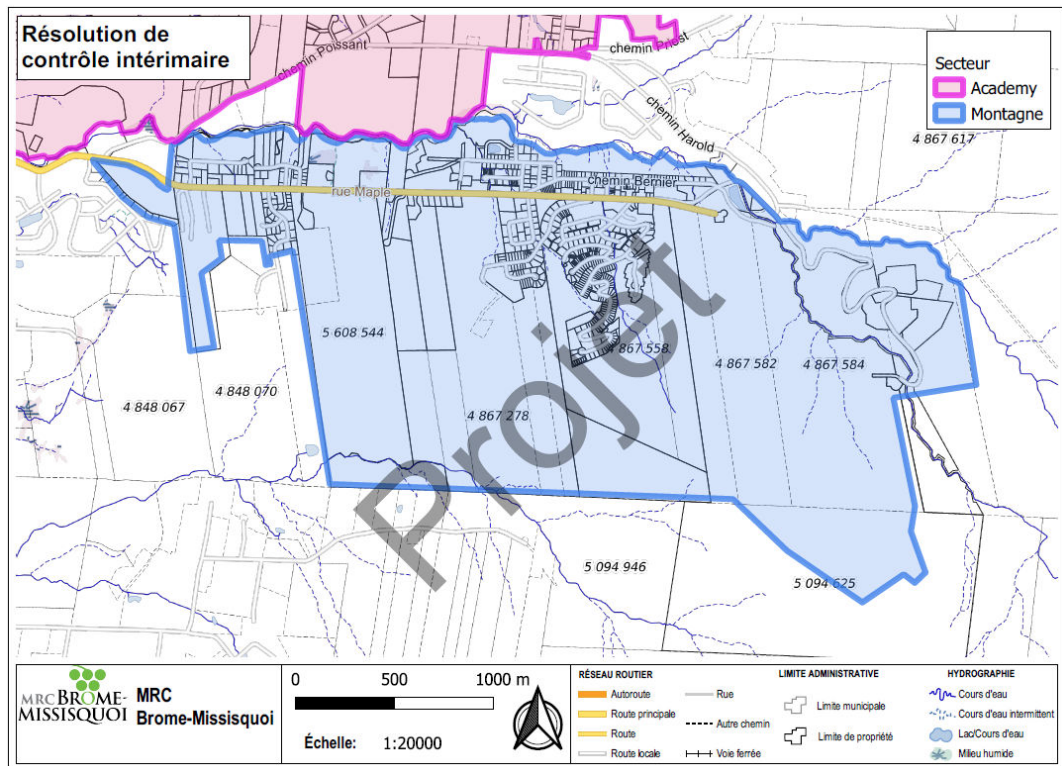
ARTICLE 6 COMING INTO FORCE

This resolution comes into force in accordance with the *Act Respecting Land Use Planning*.

Appendix 1

Map delimiting the Mountain Sector

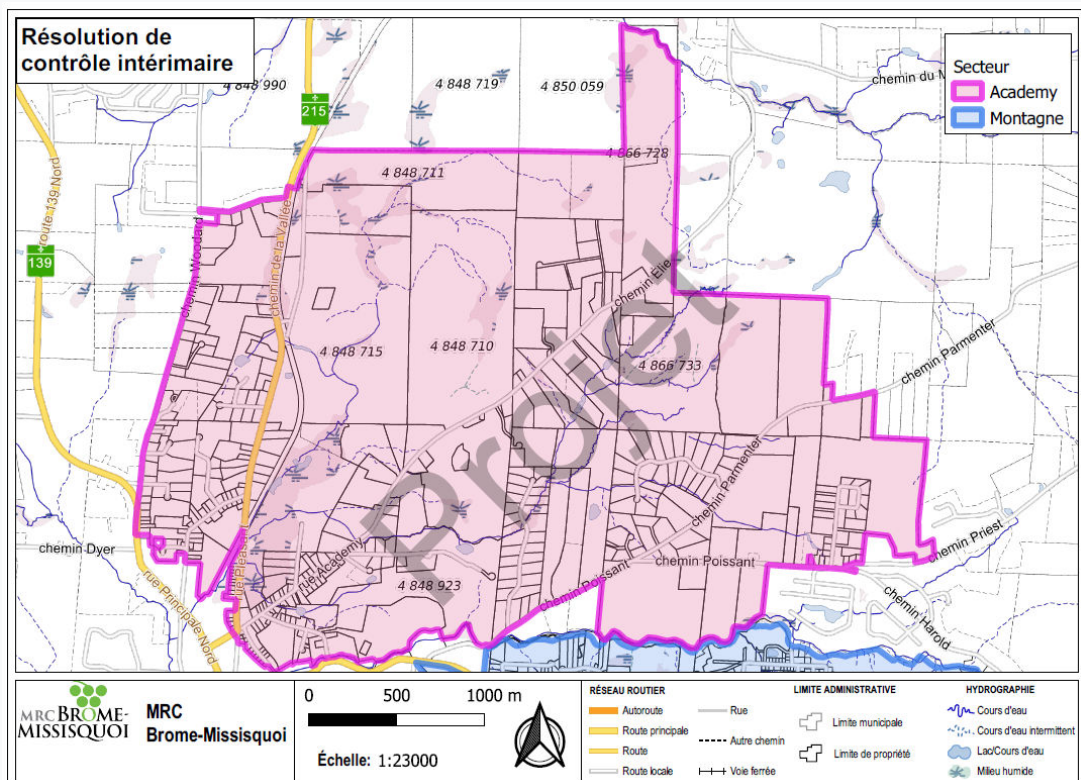
(Please refer to map on French version of this notice)



Appendix 2

Map delimiting the Academy Sector

(Please refer to map on French version of this notice)



INTENTION REGARDING THE INTERIM CONTROL MEASURE IN SUTTON

Following the recommendation of the Planning Advisory Committee, Council informs the Town of Sutton's representatives that it intends to maintain the regional interim control measure no later than the end of the current year.

(The French text is the official legal version)