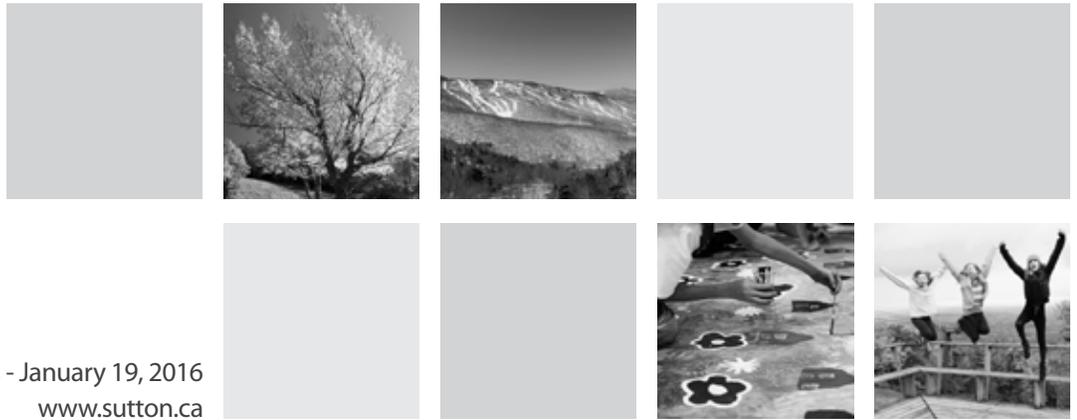




Ville de  
Town of **Sutton**

Bulletin Express - January 19, 2016  
www.sutton.ca



## CONSOLIDATING THE ZONING AND SUBDIVISION BY-LAWS

Our Land Use Planning Service began reviewing, at the beginning of 2015, our by-laws in the areas of zoning and subdivision in order to simplify them, to make them easier to apply and to shorten approval times. This allowed the members of the Council to be made aware of certain unjustified restrictions and the administrative burden involved regarding very simple applications.

After reflection we felt we should propose certain changes to the existing Zoning By-Law 115-2 and Subdivision By-Law number 116-6 by adopting on March 2 revised Zoning By-Law (254) and revised Subdivision By-Law (256) (first drafts).

After information and consultation meetings with citizens in the course of the following months, we made several amendments and clarifications before publishing and adopting on June 15, the revised versions of the two revised by-laws (second drafts).

A public notice was published in the Le Guide newspaper on July 22 and indicated that citizens who wished to object to an aspect of the revised by-laws should include in their request the elements in question within the delay required.

After examining the requests received, we decided not to modify the regulations concerning the number of main buildings per lot, as well as those regarding integrated residential projects. The remaining requests concern, 47 among them, the Zoning By-Law and the remaining three concerns the Subdivision By-Law.

The requests relating to the Zoning By-Law focus particularly on the following subjects:

- Replacing the maximum front setback of 100 metres by new requirements in the following zones agricultural (A), rural (RUR), and the protection of the altitude (PAM);
- Reducing required minimum surface areas to construct a building in rural zones (RUR 03, 05, 06) to support home ownership;
- Calculating the height of a building (changing methods in zones PAM);

- Temporary winter car shelters (Tempo) (identical surface area), which can be divided into two shelters);
- Parking in the village (one parking space per each new housing unit, no space for new commercial uses, preservation of existing spaces);
- Micro enterprises (extending authorized uses and the possibility to do so in main and accessory buildings);
- Modifications to the Zoning Plan (modification to certain zones in order to harmonize with the Act Respecting the Preservation of Agricultural Land and Agricultural Activities or to avoid that a lot be subjected to two different zone requirements).

We adopted on November 2 the final versions of the consolidated By-Laws 254 and 256, by excluding the provisions referred to in the requests made for a registry to be held. The By-Laws were also submitted and approved by the Brome-Missisquoi MRC and are now in force.

### THE NEXT STEPS

In order to rule on the 50 requests in accordance with the Act Respecting Land Use Planning and Development, we have adopted 50 short by-laws and we shall publish bilingual public notices over the next few weeks outlining the date, place and requirements for registering. The texts of these by-laws will be available on the Town of Sutton's web site in the next few days.

Citizens and enterprises (qualified voters) of the concerned zones and those contiguous to a concerned zone may enter their name in the register concerning the by-law affecting their zone, indicating that they wish this or these by-laws to be the subject of a referendum.

Do not hesitate to consult our web site ([www.sutton.ca](http://www.sutton.ca)).

Thank you for your attention in this regard.

Louis Dandenault, Mayor