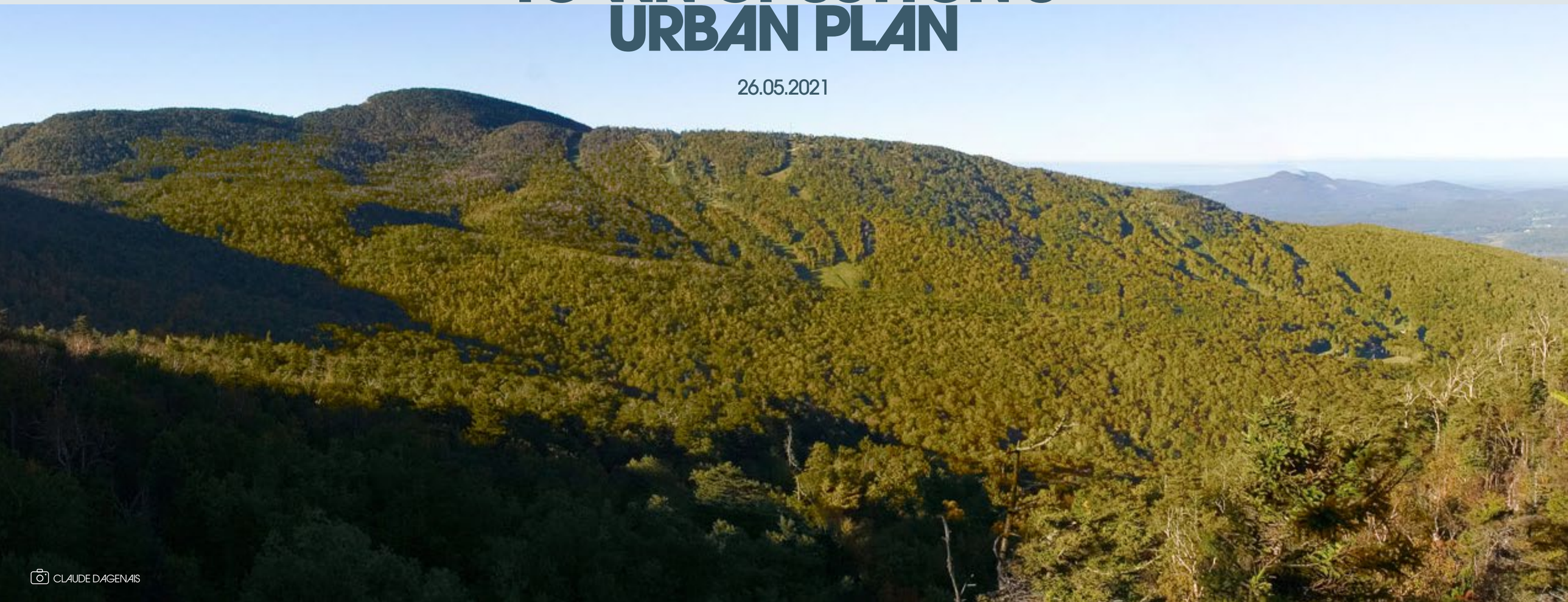
Ville de Town of Sutton

CITIZEN PARTICIPATION SESSION

REVIEW OF THE TOWN OF SUTTON'S URBAN PLAN

26.05.2021



CLAUDE DAGENAIS

AGENDA

1 OPERATION FROM THE PLATFORM

2 REVISION PROCESS

3 OBJECTIVES OF THE NEW URBAN PLAN

4 OVERVIEW OF THE TERRITORY

5 DIAGNOSIS

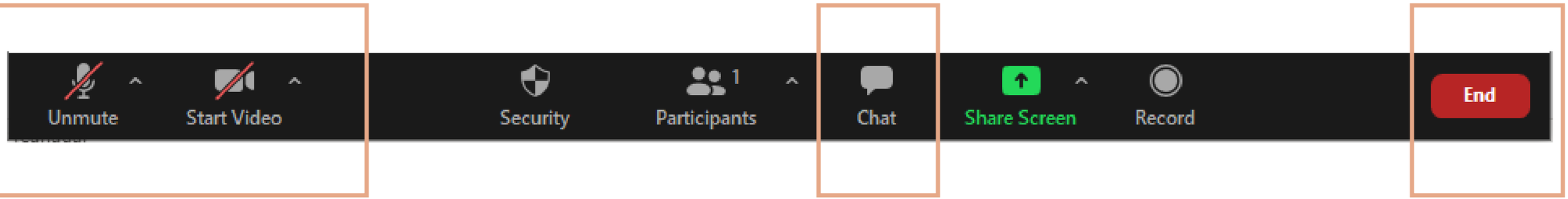
6 PRELIMINARY VIEW

7 STEPS TO COME

SECTION 1

OPERATION FROM THE PLATFORM

TOOLS

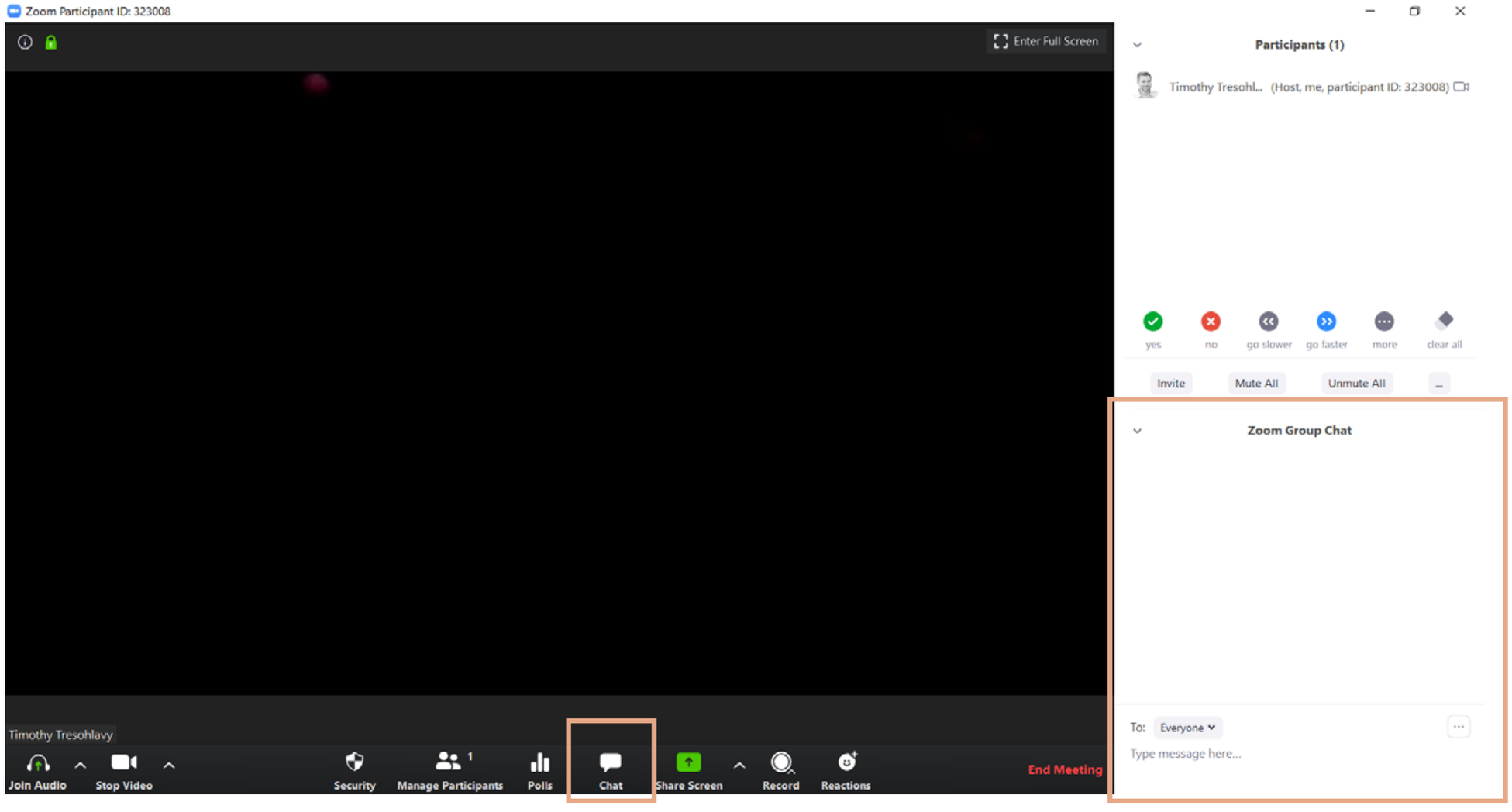


BE SURE TO CLOSE YOUR MICROPHONE AND CAMERA

USE CHAT TO ASK YOUR QUESTIONS

TO LEAVE THE MEETING

TOOLS



IF YOU HAVE ANY QUESTIONS,
USE CHAT BOX

SECTION 2

REVISION PROCESS

GROUNDS FOR REVIEW

SIMPLIFYING PLANNING TOOLS

- Vulgarize information to ensure public understanding of urban planning
- Promote more frequent use of the document
- Improve the graphic quality of
- the planning tool
- Spread community values

DATE UPDATE

- Prioritize a review exercise that is the opposite of the *tabula rasa* concept
- Renew the data that reflects the territory
-

EMPHASIS ON CONSERVATION AND DEVELOPMENT

- Maintain the current boundaries of the urban perimeter
- Limit the implementation of dense projects
- Rigorously structure development
- Prioritize the conservation of natural habitats and picturesque landscapes

COLLABORA-TIVE APPROACH

- Develop an urban plan in collaboration with the population and the Town of Sutton to reflect the aspirations and needs of the community
- Elaborate a planning tool that reflects the community

COLLABORATIVE APPROACH

COLLABORATION

› Collaboration between the project team, elected officials, CCUDD, municipal representatives and the public.

› Design a document to the community's image, to reflect the needs and aspirations of all.

PRESENTATIONS

› Present the status of the mandate to all the stakeholders involved, through the holding of citizen activities.

› Prioritize transparency at every stage of the review process.

›

COMMENTS AND QUESTIONS

› Incorporate frequent question and comment periods during presentations and workshops.

› Consider all questions and comments to enhance the review process.

›

MEMOIRS

› Encourage the public to provide their ideas and comments by sharing opinion papers (memoirs) with the project team.

PLAN DE TRAVAL

WINTER 2021

1

START-UP

COMPLETED

WINTER - SPRING 2021

2

URBAN PLAN

ONGOING

› **Diagnosis**

- Meeting with elected officials

› **Vision**

- Meeting with elected officials
- Meeting with the CCUDD
- **Citizen participation session**

SUMMER 2021

3

DRAFT REGULATIONS

UPCOMING

› **Review of schedule regulations (in compliance with the town planning plan)**

- Meeting with elected officials
- Meeting with the CCUDD
- Citizen participation session

FALL 2021

4

FINALIZING THE PLAN AND REGULATIONS

UPCOMING

› **Drafting of the schedule plan and final regulations**

- Meeting with elected officials
- Public consultation

› **Notice of motion**

› **Adoption**

WINTER 2022

5

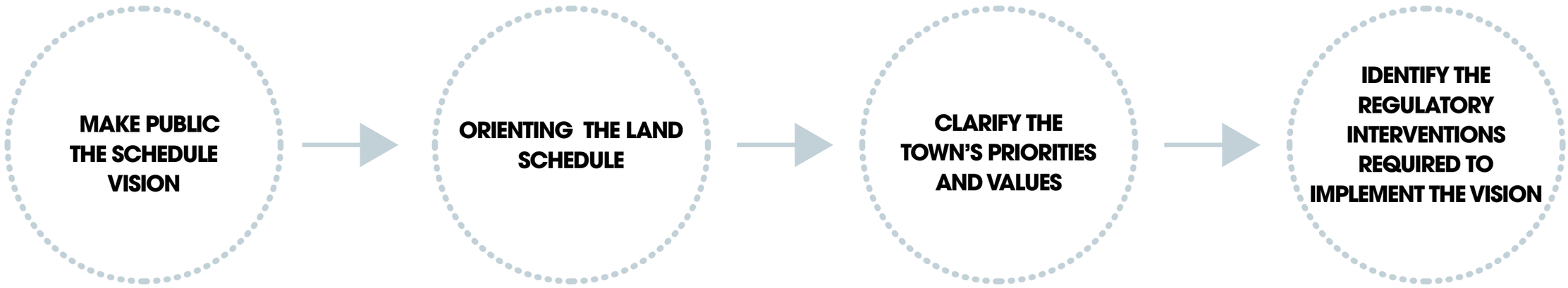
COMING INTO FORCE

UPCOMING

SECTION 3

GOALS OF THE NEW URBANISM PLAN

ROLE OF THE TOWN PLANNING PLAN



SECTION 4

OVERVIEW OF THE TERRITORY

SOCIODEMOGRAPHIC PROFILE

HIGHLIGHTS

- Between 2001 and 2011more than 1,000 homes were built In Sutton.
- In 2016, there were about 2,000 households in Sutton, an increase of about 15% since 2006.

1 : Données tirées du SAD de la MRC Brome-Missisquoi (2011)

TOTAL POPULATION

4 091 RESIDENTS

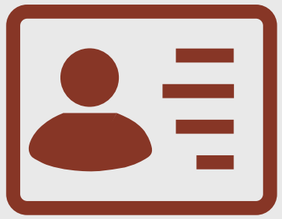
PERMANENT RESIDENTS

39,6 %

SEASONAL RESIDENTS

60,4 %

TYPICAL RESIDENTS



AGE: 58.3 YEARS OLD

ACTIVITY RATE: 51.7%

AVERAGE FAMILY

2,5 PERSONS

REAL ESTATE

- 1,000 new homes (between 2001 and 2011)
- 2,000 households live in Sutton
- Average value of single-family homes sold: $445,000 (2020)

HIGHLIGHTS

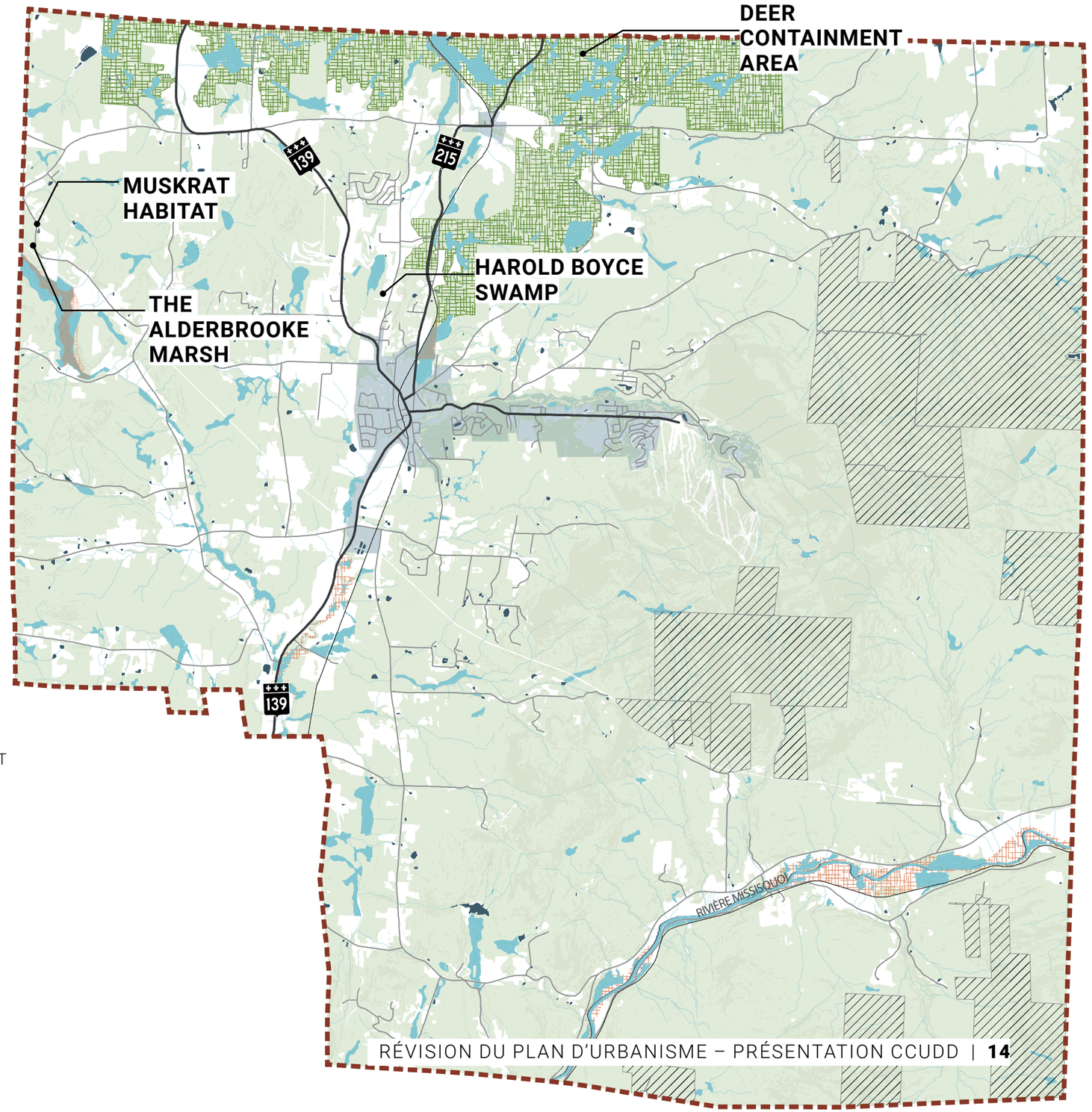
- Wooded areas cover more than 84% of the Town of Sutton's territory.
- Conservation areas on the territory include the Green Mountains Nature Reserve and the wildlife habitats of white-tailed deer and muskrats.
- Four areas make up the landscape profile of the Town of Sutton: The Sutton Valley, the Alder Plateaus, the Green mountain slopes and the Green Mountains;
- Several spots offer exceptional views of these landscapes as well as the Sutton and Pinnacle Mountains.
- Despite the abundance of wetlands and water resources in its territory, the need for drinking water in the mountain sector occasionally surpasses the capacity of the supply network.
- Any additional connection to the network will necessarily involve optimizing the supply system.

ENVIRONMENTAL PROFILE

PLAN 1

NATURAL ENVIRONMENTS

- PERIMETER OF THE CITY OF SUTTON
- URBANIZATION PERIMETER
- STEEP SLOPE
- REGIONAL ROADS
- LOCAL ROADS
- WOODED AREAS
- WHITE-TAILED DEER WILDLIFE HABITAT
- MUSKRAT WILDLIFE HABITAT
- CONSERVATION AREA
- GREEN MOUNTAINS NATURE RESERVE
- BODY OF WATER
- WATERWAY
- WETLAND
- HIGH WATER RISK



N

1 : 70 000

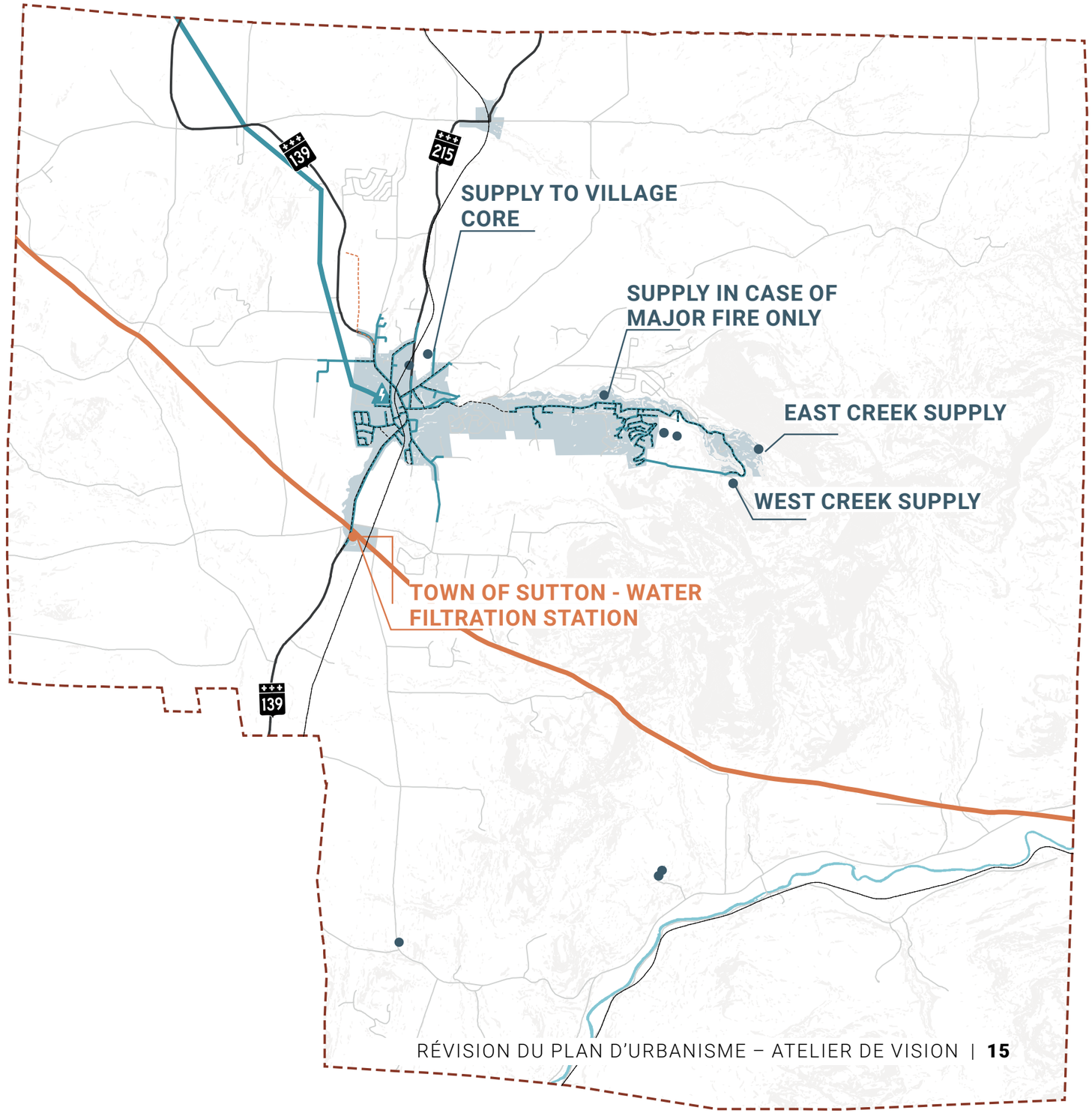
0 1 2 km

Stantec

PROFIL OF INFRASTRUCTURES

HIGHLIGHTS

- Various waste collection services for landfill, recyclables and organic material are available.
- Two distinct drinking water systems: one for the village core and one for the mountain sector
- Capacity of the drinking water system in the Mountain area is limited.
- Two infrastructures managed by Hydro-Québec: The Sutton processing station located in the village core and the electricity distribution line.
- The pipeline runs through the center of the Town Sutton in its south-east / north-west axis connecting the Canadian and U.S. markets, from Portland, Maine to Montreal East.
- Two Canadian Pacific (CP) rail links: One runs along Highway 139 and the second follows the Missisquoi River. This railway is used to transport goods.



PLAN 2

INFRASTRUCTURE NETWORKS

- PERIMETER OF THE TOWN OF SUTTON
- URBANIZATION PERIMETER
- STRONG SLOPE
- REGIONAL ROADS
- LOCAL ROADS
- HYDRO-QUÉBEC LINE
- OIL PIPELINE
- RAILWAY TRACKS
- WELL

N

1 : 70 000

0 1 2 km

Stantec

SECTION 5

DIAGNOSIS

STRENGTHS AND WEAKNESSES

STRENGHTS

- AREAS OF CONSERVATION
- TOURISTIC ATTRACTIONS AND RECREATIONAL FACILITIES
- GREEN ROUTE
- LANDSCAPES OF INTEREST
- VILLAGE-MOUNTAIN TRAIL

WEAKNESSES

- IRREGULAR TRACKS AND HETEROGENEOUS IMPLANTATION
- LIMITED ACTIVE TRAVEL MODES
- LACK OF AFFORDABLE HOUSING
- ECONOMY FOCUSED ON RECERTOURISM
- COMPLEX DRINKING WATER SUPPLY WITHIN THE MOUNTAIN SECTOR

POTENTIAL AND CONSTRAINTS

POTENTIAL

- SITES TO BE REQUALIFIED
- VACANT LOTS WITHIN THE URBAN PERIMETER
- INCREASED PRESENCE OF WOODED LAND
- GREEN CORRIDOR
- AGRICULTURAL ENVIRONMENTS

CONSTRAINTS

- WETLAND AND FLOOD PLAINS
- AREAS WITH STEEP SLOPES
- RAILWAY TRACK WITHIN THE VILLAGE CORE
- TRUCKING CORRIDOR (WOOD TRANSPORT))
- HYDRO-QUÉBEC STATION
- PIPELINE
- INFRASTRUCTURE CAPACITY
- POSITIONING IN RELATION TO THE MONTREAL SHERBROOKE STRETCH (BORDER-BACKED)
- SERVICE TO THE REGIONAL ROAD NETWORK (CONSIDERABLE DISTANCE FROM THE AUTOROUTE)

SECTION 6

PRELIMINARY VISION

ÉNONCÉ DE VISION

"TO EMPHASIZE THE **VILLAGE IDENTITY** OF THE MUNICIPALITY BY PRIORITIZING THE DEVELOPMENT AND PROTECTION OF ITS **NATURAL ENVIRONMENT, AGRICULTURE, CULTURE AND THE ARTS**, PICTURESQUE **LANDSCAPES AND AREAS OF INTEREST,** WHILE CONSOLIDATING DEVELOPMENT TO CREATE **A FRIENDLY** AND SUSTAINABLE **STYLE OF LIVING**, AS WELL AS PROMOTING THE **DIVERSIFICATION OF ITS ECONOMIC ACTIVITIES** TO ATTRACT INNOVATIVE BUSINESSES. »

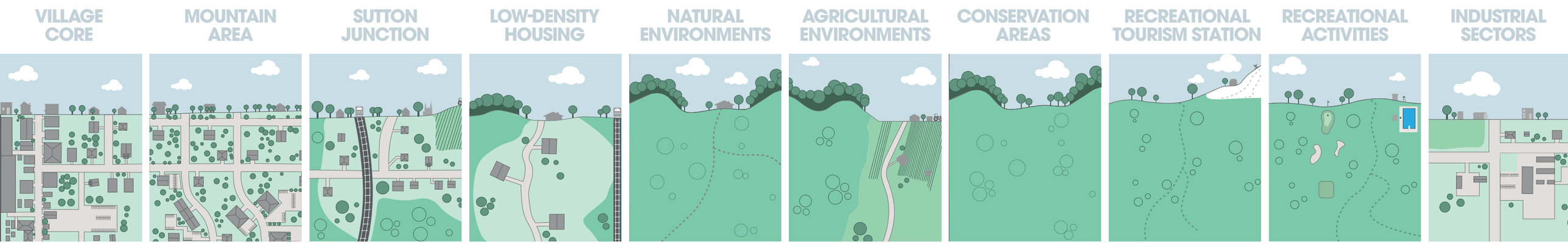


FIGURE 1
TRANSECT OF THE TERRITORY

Stantec

SPACE ORGANIZATION CONCEPT

PLAN 3

SPACE ORGANIZATION CONCEPT

- PERIMETER OF THE TOWN OF SUTTON
- URBANIZATION PERIMETER
- STRONG SLOPE
- AGRICULTURAL ENVIRONMENTS
- REGIONAL ROADS
- LOCAL ROADS
- LANDSCAPES OF INTEREST
- GREEN ROAD

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1 : 70 000

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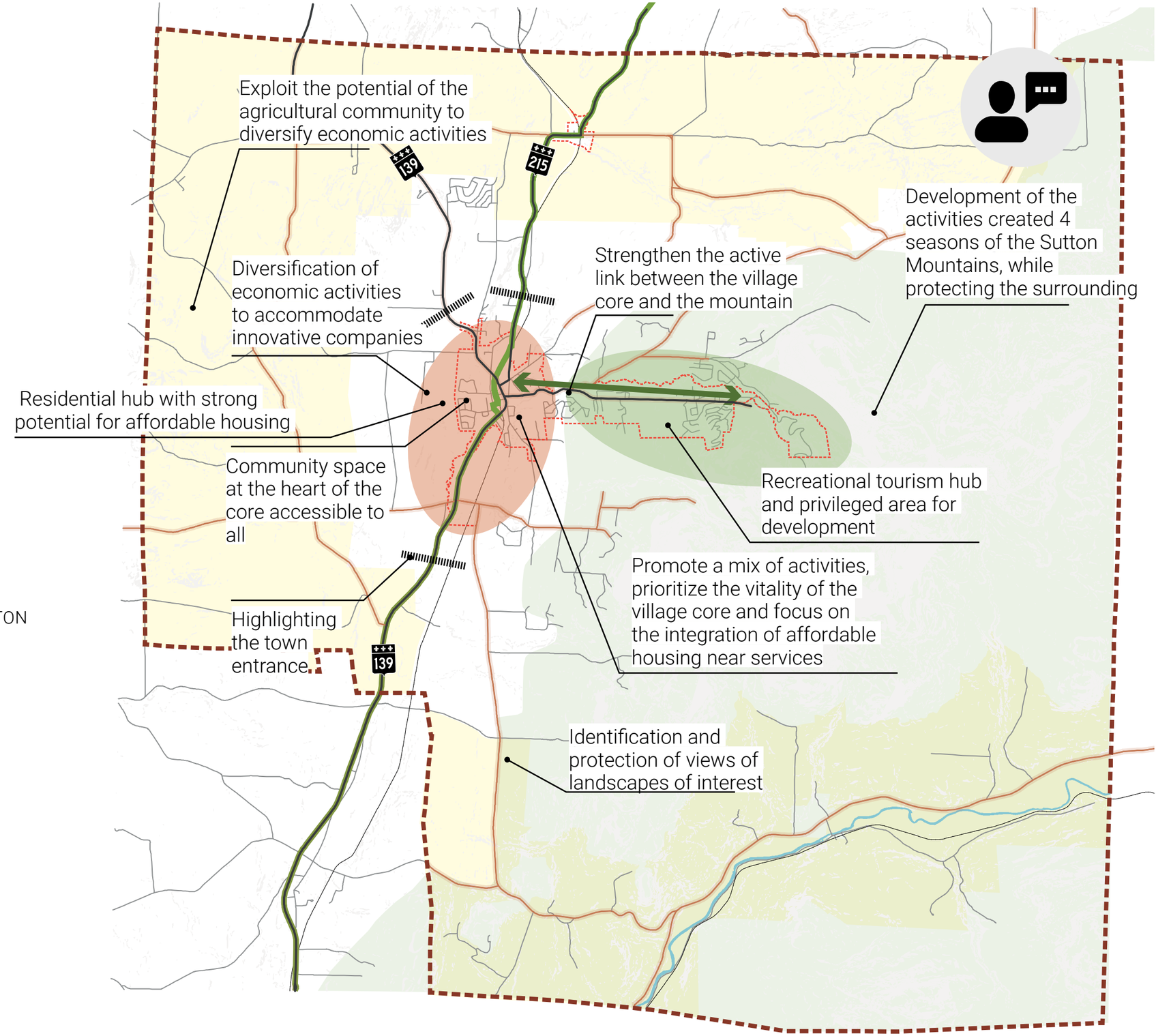

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TERRITORIAL ORGANIZING

PLAN 4

ASSIGNMENTS

- PERIMETER OF THE TOWN OF SUTTON
- URBANIZATION PERIMETER
- VILLAGE CORE
- SUTTON JUNCTION
- MOUNTAIN AREA
- RESIDENTIAL LOW-DENSITY
- NATURAL ENVIRONMENTS
- RECREATIONAL STATION
- RECREATIONAL AREAS
- CONSERVATION AREAS
- AGRICULTURAL ENVIRONMENT
- INDUSTRIAL SECTORS

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1 : 70 000

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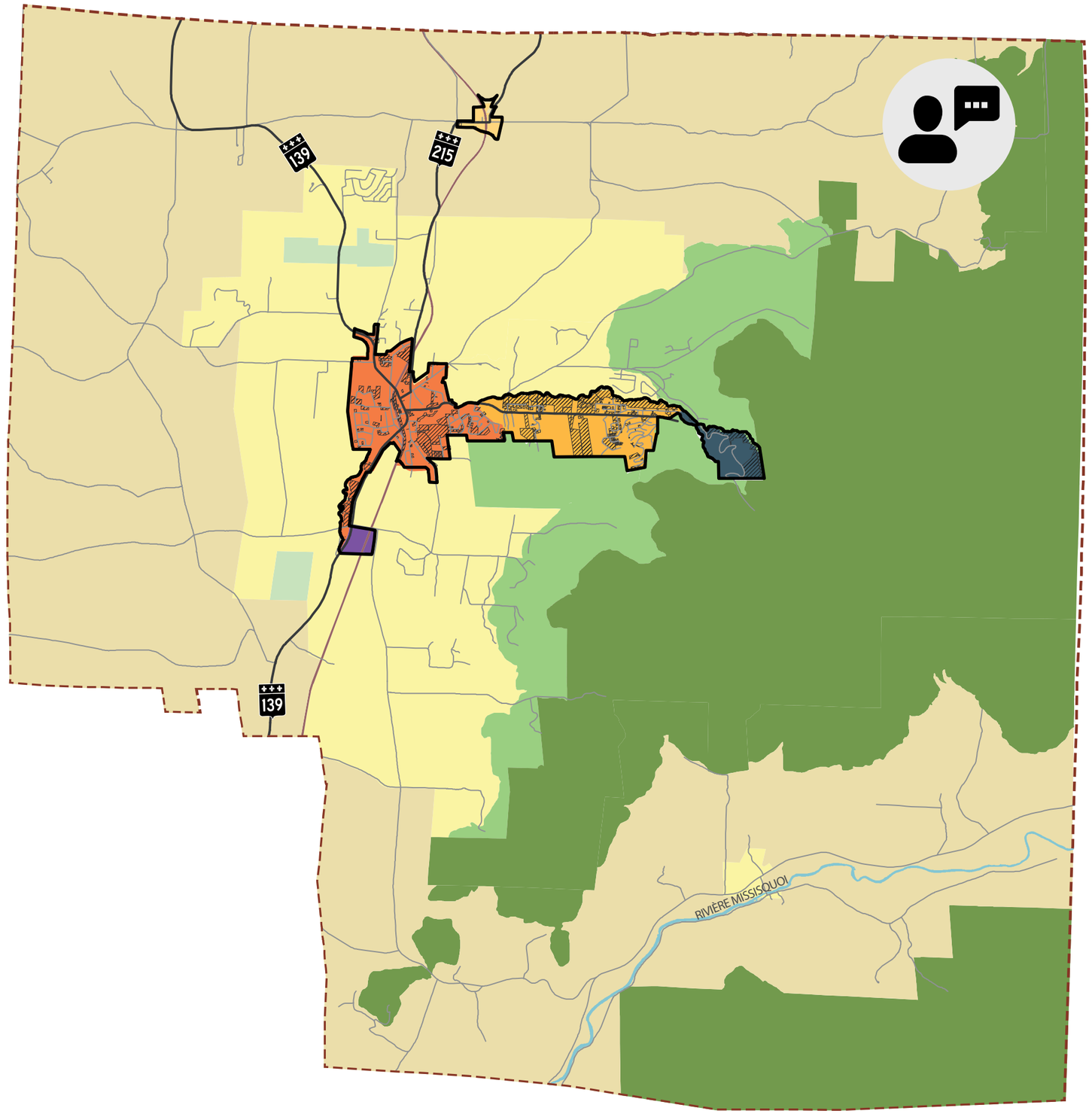
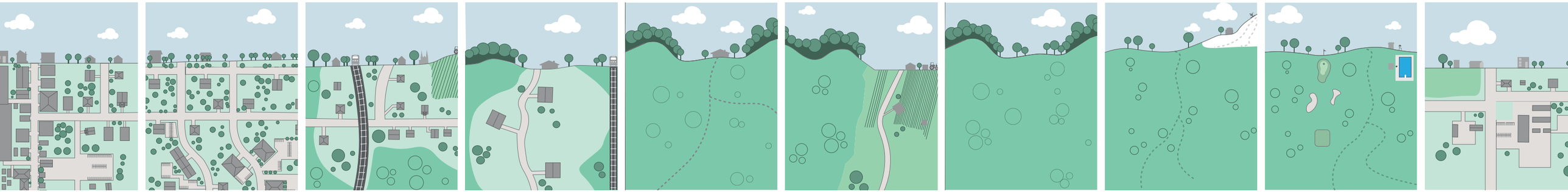


ORGANIZATION OF THE TERRITORY

LANDSCAPE AREAS

VILLAGE CORE | MOUNTAIN AREA | SUTTON JUNCTION | LOW-DENSITY HOUSING | NATURAL ENVIRONMENTS | AGRICULTURAL ENVIRONMENTS | CONSERVATION AREAS | RECREATIONAL TOURISM STATION | RECREATIONAL ACTIVITIES | INDUSTRIAL SECTORS



THE VILLAGE CORE

- Urban fabric reflecting English origins
- Commercial, institutional, industrial and residential activities spread over Main Street and cross streets
- Irregular road and land lot network
- Unstructured industrial islands
- Railway acts as a physical barrier
- Heritage and architectural interest
- Variety of typologies

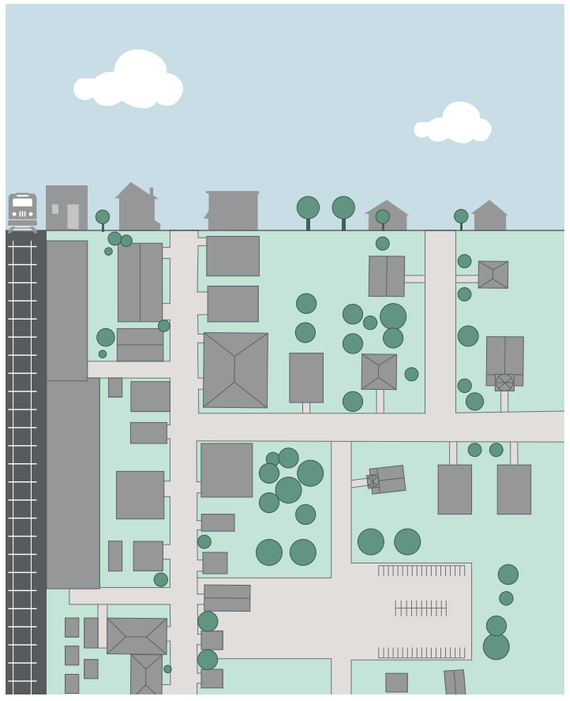


FIGURE 2
TRANSECT – VLLAGE CORE

THE MOUNTAIN SECTOR

- Development on both sides of Maple Street
- Organic frame where islets are regular
- Mainly residential where recreational tourism aspects make the mountain area attractive to seasonal residents
- Development potential, despite the need to maintain a balance between conservation of natural environments and projects
- Drinking water supply an important issue

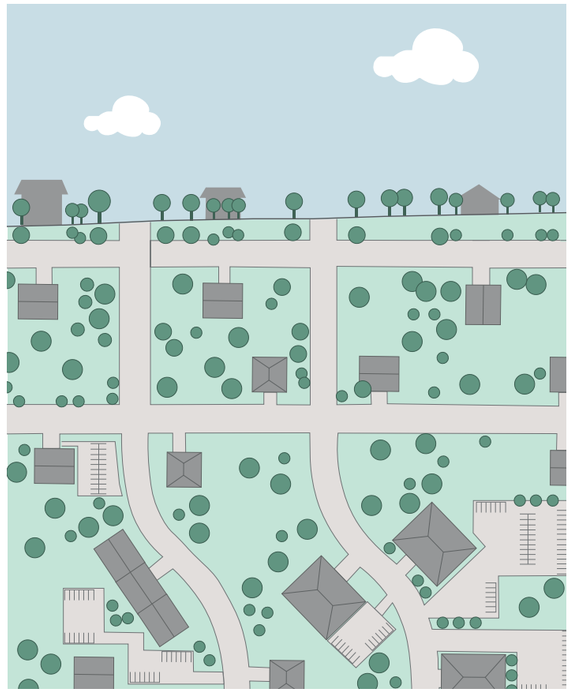


FIGURE 3
TRANSECT – MOUNTAIN SECTOR

GUIDELINES

1. **Promote the vitality of the village core and the mountain sector, while respecting the identity of the region**
2. **Consolidate existing development areas by respecting the capacity potential and its intrinsic character**
3. **Protect and enhance buildings and areas of interest, natural environments and Sutton's landscapes**
4. **Diversify the supply of housing to meet the needs of citizens at different stages of life**
5. **Promote adaptation and resilience measures regarding climate and environmental changes**
6. **Integrate culture and the arts into all aspects of Sutton's development**
7. **Facilitate access and diversification of agriculture to ensure greater food autonomy**
8. **Protect and enhance existing economic activities and promote diversification**

GUIDELINES AND OBJECTIVES

1

PROMOTE THE VITALITY OF THE VILLAGE CORE AND THE MOUNTAIN SECTOR WHILE RESPECTING SUTTON'S IDENTITY

OBJECTIVE	Provide a more detailed plan for the Municipality's main poles to ensure a strong connection between them	Promote mixed uses and development that respect the human scale.	Promote active mobility by prioritizing the safety of pedestrians and cyclists.	Ensure inclusiveness for the entire population through accessible facilities for all.
HOW, WHAT TO IMPLEMENT	› Adopt specific urbanism plans, especially for the village core and the mountain sector › Improving the performance of the PIIA Regulations	› Review the land allocations of the Urban Plan to ensure that they respect the character and identity of the municipality's areas. › Add certain uses to allow typical activities of a village nucleus (microbreweries, artists' studios, cultural centre, etc.). › Develop a quota system for uses to ensure adequate trade mix	› Continue the development of active trails and strengthen existing active links. › Promote a harmonious and safe cohabitation of road users by providing traffic lanes where the spaces dedicated to each are clear and defined. › Provide active circuits based on targeted interests.	› Provide a gathering space accessible to all in the heart of the village. › Integrate measures related to universal accessibility into planning regulations.

GUIDELINES AND OBJECTIVES

2

CONSOLIDATE EXISTING DEVELOPMENT ZONES BY RESPECTING THE ENVIRONMENT'S CAPACITY AND CHARACTER

OBJECTIVE

Prioritize development sectors where the insertion capacity is adequate

Ensure a right of review of new development projects in order to promote their integration into the existing context

HOW, WHAT TO IMPLEMENT

- Target priority sites for development
- Prioritize sites where the surrounding environment is less sensitive to the implementation of new projects

- In development projects requiring the signing of a development agreement between the applicant and the municipality, a master planincluding a market study, an overall development plan and an infrastructure management plan will need to be approved by city council at the time the agreement is signed

GUIDELINES AND OBJECTIVES

3

PROTECT AND ENHANCE SUTTON'S BUILDINGS AND AREAS OF INTEREST, NATURAL ENVIRONMENTS AND LANDSCAPES

OBJECTIVE

Highlight scenic views through active links and protected areas

Supervise the restoration and renovation of buildings within areas of interest

Limit development on mountain slopes

HOW, WHAT TO IMPLEMENT

- Pursue the development of the trails
- Provide detailed planning tools for places dedicated to the development of road stops and lookouts

- Improve the performance of the PIIA Regulation by creating a specific chapter on landscape and heritage protection
- Implement building maintenance regulations

- Adapt subdivision standards based on the character of the insertion environment and topography
- Integrate mountain slopes into the landscape area dedicated to natural environments
- Reinforce tree-cutting standards

GUIDELINES AND OBJECTIVES

4

DIVERSIFY THE SUPPLY OF HOUSING TO MEET THE NEEDS OF CITIZENS AT DIFFERENT STAGES OF THEIR LIVES

OBJECTIVE

Prioritize diversity of residential building types and promote accessibility to housing to attract new residents.

HOW, WHAT TO IMPLEMENT

- Adapt standards integrating projects allowing construction of several buildings on one same lot.
- Integrate standards related to ancillary housing for
- main buildings and accessories
- Find solutions tailored to the Town of Sutton to allow for soft intensification
- Frame short-term rentals

GUIDELINES AND OBJECTIVES

5

PROMOTE ADAPTATION AND RESILIENCE TO CLIMATE CHANGE AND THE ENVIRONMENTAL CONTEXT

OBJECTIVE

Reduce the impact of occupation on the water network

Promote the implementation of sustainable projects that respect their integration environment

HOW, WHAT TO IMPLEMENT

› Limit the approval of project development in proximity of a body of water of interest in order to avoid any environmental disruption.

› Integrate standards in the regulations related to sustainable development (sustainable runoff management, green parking, reduction of heat islands, materials with a higher reflectance index)

› Provide electric bollards into new real estate projects

› Provide sustainable measures for waste management

› Reinforce reforestation standards

GUIDELINES AND OBJECTIVES

6

INTEGRATE CULTURE AND THE ARTS INTO ALL ASPECTS OF SUTTON'S VILLAGE DEVELOPMENT

OBJECTIVE

Increase opportunities to integrate cultural elements and the arts in open spaces

Promote the conservation of buildings of interest

Facilitate the setting up of artists' workshops throughout the territory

HOW, WHAT TO IMPLEMENT

› Integrate works of art in the Town's public buildings

› Ensure architectural control of PIIA regulations for large-scale projects

› Provide for an expansion of uses to allow the establishment of artists' workshops throughout the territory

GUIDELINES AND OBJECTIVES

7

FACILITATE ACCESS AND DIVERSIFICATION OF AGRICULTURE, ENSURING GREATER FOOD AUTONOMY

OBJECTIVE

Promote agricultural activities at different levels and promote access to varied farming methods

HOW, WHAT TO IMPLEMENT

- Prepare a local development plan of the agricultural zone
- Allow the use of backyards to promote urban agriculture
- Review standards to allow greenhouses in agricultural areas

GUIDELINES AND OBJECTIVES

8

PROTECTING AND ENHANCING EXISTING ECONOMIC ACTIVITIES AND PROMOTING THEIR DIVERSIFICATION

OBJECTIVE

Attract and encourage new businesses to settle on the territory of Sutton

Exploit agricultural environments according to their potential

HOW, WHAT TO IMPLEMENT

› › Diversify the permitted uses to enable the establishment of light industries on main streets

› Prepare an economic development plan

› Allow for a greater diversity of activities complementary to housing throughout the territory

› Easing standards to set up various agricultural activities on various scales

SECTION 7

STEPS TO COME

DATES IMPORTANTES À VENIR

MAY 26, 2021
CITIZENS' PARTICIPATION SESSION ON THE REVISION OF THE TOWN PLANNING PLAN (IN PROGRESS)

MAY 26, 2021 TO JUNE 13, 2021
RECEIVING QUOTES RELATED TO PLANNING VISION, DIRECTIONS AND DEVELOPMENT OBJECTIVES
urba.urb@sutton.ca

JUNE 2021
FINALIZATION OF THE DRAFTING OF THE TOWN PLANNING PLAN FOLLOWING THE CITIZEN S' PARTICIPATION SESSIONE

JUNE 21, 2021
INITIATE REVISION OF ZONING, SUBDIVISION, CONSTRUCTION , PERMITS AND CERTIFICATES

AUGUST 2021
CITIZENS' PARTICIPATION SESSION ON THE REVISION OF REGULATIONS
(SPECIFIC DATE TO COME)

Ville de
Town of Sutton