



DÉMARCHE DE RÉVISION DU PLAN D'URBANISME

PLANNING PROGRAM REVISION PROCESS



RAPPORT DES SÉANCES PUBLIQUES

PUBLIC SESSIONS REPORT



**SUMMARY OF CITIZENS' PARTICIPATIONS
AT THE PUBLIC SESSIONS OF DECEMBER 20, 2021 AND JANUARY 13, 2022**

Participants	Opinions, comments, recommendations	Current approach
Catherine Chagnon	<ul style="list-style-type: none"> ○ Protection of ecological areas on Judd Road. ○ Concerns about building a home in a wetland area. 	<ul style="list-style-type: none"> ➤ A workshop will focus on the regional plan for natural environments and how to protect them throughout the Sutton territory.
Claude Perreault	<ul style="list-style-type: none"> ○ Concern about the maintenance and cleanliness of the grounds. Presence of containers on residential lots. Also, complaints are not confidential. ○ Limit the number of trailers to 2 per residence. ○ Do not allow containers to be used as chicken coops. 	<ul style="list-style-type: none"> ➤ Containers are not allowed on the territory, but could be accepted for agricultural purposes. ➤ A complaint policy will be tabled soon.
Gilles Lavoie	<ul style="list-style-type: none"> ○ Importance of protecting wetlands. ○ Noted an abnormal increase in minor variances in recent years. ○ Requests that briefs filed in 2015 be reactivated. 	<ul style="list-style-type: none"> ➤ Wetlands will be identified in the MRC's regional wetlands plan and will be part of the Urban Plan. ➤ The new direction of the administration is to focus on the prescriptive over the discretionary. ➤ The 2015 briefs will be included in the available documentation.
Dana Cooper	<ul style="list-style-type: none"> ○ Mountain real estate development results in increased traffic ○ One way in and out: Maple Street ○ Proposes to change the one-way street on Highland Street ○ Build sidewalks on Highland and Maple 	<ul style="list-style-type: none"> ➤ All of these issues will be discussed in the Mobility Committee that the City will establish.
Denis Bergeron	<ul style="list-style-type: none"> ○ Requests that integrated housing projects (IHP) be prohibited outside the urban perimeter, but that they be encouraged in the urban area. 	<ul style="list-style-type: none"> ➤ The location of IHPs is one of the priority issues identified for discussion in the Urban Plan.

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<p>Jean-Michel Ryan</p>	<ul style="list-style-type: none"> ○ Mont Sutton development issues: \$25 million to be invested, which requires long-term predictability to ensure its financial viability. ○ Clear guidelines must be defined in terms of drinking water supply and urban planning regulations to ensure the realization of the investment plan. ○ Facilitate the diversification of recreational and outdoor activities at the resort and for the destination such as experiential accommodations. ○ There is a lack of lodging at the base of the resort as well as affordable housing and residences which exacerbates the labour shortage. ○ The realization of the accommodation/short term rental and residential development components must be done in collaboration with the municipality. ○ A hotel at the foot of the mountain is essential for the future development of Mont Sutton. ○ Short-term rentals must be allowed and encouraged in the mountain sector and in new developments. 	<ul style="list-style-type: none"> ➤ The Town is currently collaborating with the management of Mont Sutton's shareholders and is fully aware of the economic imperatives of the company. ➤ Collaboration has already begun in the search for short-term solutions to the shortage of drinking water in the mountains during low water periods. In the medium and long term, the additional availability of drinking water is also under joint consideration. ➤ Zoning and subdivision projects and by-law amendments will be rigorously reviewed as soon as possible as part of the territory-wide by-law review. ➤ The issue of short-term rentals is a priority for the new council. A working group has been established to study this issue and to consult with the public in mid-2022.
<p>Élizabeth Bouchard</p>	<ul style="list-style-type: none"> ○ The Site Planning and Architectural Integration Program (PIIA) should be applied throughout Sutton. ○ Special attention should be paid to the three village entrances. ○ A landscaping plan should be required for all new projects. 	<ul style="list-style-type: none"> ➤ The PIIA has been amended to cover the entire territory for buildings of 4 dwellings or more and for integrated housing projects (IHP). ➤ A landscaping plan is increasingly requested by the Planning and Sustainable Development Advisory Committee (PSDAC).

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	<ul style="list-style-type: none"> ○ A permanent heritage committee should be formed to ensure the architectural quality of the village. ○ Criteria for analyzing requests for minor variances should be formulated. ○ The quality of service for permit applications should be improved. ○ A response time for permit applications should be included in the by-laws. ○ The Town should ensure that it is able to apply and enforce municipal, provincial, National Building Code and Architects Act regulations. ○ Non-compliant and unlicensed construction should be sanctioned. ○ Citizens' complaints should be analyzed, followed up and verified. ○ Sutton could become a North American leader in development quality. 	<ul style="list-style-type: none"> ➤ The issue of minor variances will be the subject of a workshop in the coming months. ➤ A process for accompanying permit applications will be proposed and implemented as soon as possible. ➤ A draft complaints process will be presented shortly for discussion and adoption by Town Council.
<p>Dominique Poncelet</p>	<ul style="list-style-type: none"> ○ The size of accessory buildings should be modulated according to the size of the land. For example, a maximum of 1,500 square feet for land between 20 and 40 acres and 2,000 square feet for land 40 acres and larger. ○ It would be interesting to allow a house to be located provided it is off grid and accessible only by trail. At the owner's risk. ○ Off-grid houses are not currently allowed. Could this be a pilot project? ○ It should be possible to densify along municipal roads. For example, in a conservation zone, 35 acres of land could be divided along the road into 5-acre lots while 	<ul style="list-style-type: none"> ➤ A comparative analysis file has already been produced by the Town of Sutton. The bylaws of the towns of Bromont, Granby, Brome Lake, Magog and Shefford have been studied. All of them have distinct siting standards for accessory buildings based on the size of the surface area. In light of this information, the Town of Sutton will amend its bylaws in this regard. ➤ Densification outside the urban perimeter will certainly be an issue discussed at the workshop in the coming months. ➤ The issue of mini-homes will also be discussed.

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	<p>maintaining the requirement to keep the rear portion to a minimum of 20 acres.</p> <ul style="list-style-type: none"> ○ Following the example of the Town of Lanthier, could the minimum size of a dwelling in an eco-residential zone be reduced to 350 square feet when elsewhere in the village the bar is 621 square feet? 	
Hélène Lauzière	<ul style="list-style-type: none"> ○ Short-term commercial rental activities (Airbnb) should not be allowed in residential areas. ○ The right to tranquility must be prioritized. ○ A regulation on short-term rentals should be integrated into the Urban Plan. ○ A moratorium on the issuance of new permits should be adopted until a new bylaw is in place. 	<ul style="list-style-type: none"> ➤ A Town working group has been established.
Sophie Gironnay	<ul style="list-style-type: none"> ○ The aesthetics of the built environment and the landscape heritage must be enhanced. ○ The PIIA by-law should be as specific as possible. ○ The Town should encourage architectural competitions. 	<ul style="list-style-type: none"> ➤ A reflection on the architectural criteria specific to Sutton will be held as part of the definition of a development vision.
Frédéric Chouinard	<ul style="list-style-type: none"> ○ Should there be a moratorium to prevent housing construction in the mountains because of the shortage of drinking water? ○ At the very least, there should be a requirement to have potable water conservation measures in any new construction project. ○ Any waterproofing and/or drainage projects in groundwater recharge areas should be controlled. 	<ul style="list-style-type: none"> ➤ Water scarcity in the mountains is a priority for the administration. ➤ Incentives and mandatory measures will be implemented to reduce water consumption in all residences and specifically in new construction. ➤ Recharge of the water table in the village is being studied to ensure its sustainability. ➤ Shoreline, stream and wetland clearances will be reviewed in light of scientific consensus.

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	<ul style="list-style-type: none"> ○ Add all new streams delineated by Lidar to the mapping. ○ Shoreline clearance: at least 10 meters to be realistic, 30 meters to be ideal. Include minimum strips on any ditches. ○ Incorporate mobility corridors into regulations. ○ Better regulate ditch digging and maintenance to slow runoff, promote infiltration and reduce ditch erosion. ○ Conserving all Town-owned land bordering waterways, wetlands and floodplains. ○ Mapping all new ponds in the area and ensuring that all mapped wetlands are included. ○ Enhance and provide access to protected wetlands through walkways. ○ In identified ecological areas, development and activities should be restricted to protect species. ○ The Brome Missisquoi MRC's land use plan prohibits the opening of new roads outside the perimeter, but Sutton allows it by conditional use bylaw; road infrastructures, especially in PAM and CONS zones, should be prohibited. ○ The still relevant sections of by-laws 254 and 256 should be extracted. 	<ul style="list-style-type: none"> ➤ Mobility and ecological corridors will be studied and will be an integral part of the urban plan. ➤ MRC data on wetlands will be integrated into the urban plan. ➤ The Conditional Use By-law will be reviewed, clarified and improved. ➤ The modifications proposed by bylaws 254 and 256 will be re-evaluated in light of the orientations retained.
Lucie Durocher	<ul style="list-style-type: none"> ○ Steel cladding and new technologies should be preferred. 	<ul style="list-style-type: none"> ➤ Energy efficiency will be a priority for new construction.
Louise Gratton	<ul style="list-style-type: none"> ○ Referring to its brief filed on June 13, 2021, several concerns and recommendations are made: 	<ul style="list-style-type: none"> ➤ Riparian buffer and endangered species protection standards will be reviewed to ensure maximum protection.

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	<ul style="list-style-type: none"> ○ All protected areas in the territory should be identified in the next urban plan. ○ Wetlands should continue to be protected from any modifications and protected by a 15-meter buffer strip. ○ Like East Bolton, a 100-metre buffer on both sides of rivers where the wood turtle is found should be established. ○ To protect purple salamander habitat, a 60-metre riparian buffer on both sides of streams where the species is confirmed should be created. ○ Ecological corridors to facilitate the movement of the species should be identified. ○ Flood risk areas should include the Sutton and Missisquoi River mobility or freedom space. ○ Medium Elevation Protection (MAP) zones should be retained. ○ Constraints for the protection of drinking water intakes should be clearly identified. ○ All new construction in the mountain sector should be framed by measures to preserve drinking water. ○ Within the urban perimeter, the Town should require the maintenance of a minimum tree cover and/or a tree planting requirement. 	<ul style="list-style-type: none"> ➤ Special attention will be paid to flood and river mobility zones. ➤ The MAP (Medium Altitude Protection) zones will be maintained.
<p>Jean-Roch Leduc & Louise Graveline</p>	<ul style="list-style-type: none"> ○ Requests that the provisions of Section 5.3 of the Zoning By-law be amended to ensure that the accessory building standards are adapted to the size of the lot. The 75 square metre standard should be adjusted. 	<ul style="list-style-type: none"> ➤ The Town has already committed to reviewing this standard and adjusting it based on the size of the lot, as have several surrounding municipalities.

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Daniel Reid	<ul style="list-style-type: none"> ○ Spokesperson for Solidarity for the Environment in Sutton (SES), several recommendations are made including the following specifically related to planning bylaws: ○ Transitional greenhouse gas (GHG) emission targets should be identified, accounted for and periodically monitored. ○ Energy efficiency measures should be required for new construction and renovations. ○ Access to water bodies should be developed and provided for in the Urban Plan. 	<ul style="list-style-type: none"> ➤ Energy efficiency measures will be proposed as part of this revision of the urban planning regulations. ➤ Access to the Missisquoi River will be discussed with residents.
William Murray	<ul style="list-style-type: none"> ○ Referring to the numerous problems experienced over the past 10 years in the development of the Vieux Verger project, the main recommendation is to establish a system of accompaniment for major residential projects. 	<ul style="list-style-type: none"> ➤ The Town will establish a process to facilitate the movement of major projects through the various regulatory approval phases.
Sébastien Landry	<ul style="list-style-type: none"> ○ Given gentrification and real estate speculation, innovative business models must be developed, such as housing cooperatives or the Habitations abordables Sutton (HAS) model. ○ The Town and the private sector should get involved in developing social and affordable housing. 	<ul style="list-style-type: none"> ➤ The Town will provide leadership to stakeholders to encourage the development of new models for affordable housing.
Rébecca Bourque	<ul style="list-style-type: none"> ○ The website should be more user friendly to facilitate research and the work of citizens and planning professionals to know the constraints. 	<ul style="list-style-type: none"> ➤ A reorganization of the planning sections of the site will be completed once the regulations are adopted.
Lucie Goerlach	That the Town of Sutton:	<ul style="list-style-type: none"> ➤ The issue of affordable housing is a priority for the administration.

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	<ul style="list-style-type: none"> ○ Seize the opportunity of the revision of the urban plan and its updating to plead the need to prioritize home ownership and the "affordability" of rental housing and social housing. ○ Adopts an approach that participates in the uniqueness of the community of Sutton and is fuelled by the involvement of its citizens. ○ Adopts an action plan that shows its willingness to act in matters of affordable housing for families and seniors, its determination to provide strong leadership and that will detail how it will address the aspects that will certainly be included, notably the development potential on the territory and the regulatory framework. ○ In the prelude to the action plan, specify its vision of affordable housing in relation to social mix, densification of the territory, diversification of the market, ecological transition and sustainable development. ○ In the short term, establish a partnership with the real estate industry to counter the abusive increase in property costs and with the owners of residential rental projects in order to block the excessive increase in rental costs. ○ Plan ways to accompany affordable housing project initiators, developers and investors in their efforts to tie in with the upcoming release of new government subsidy programs. ○ In the short term, support the projects underway towards their definite success and take advantage of the lessons learned and 	<ul style="list-style-type: none"> ➤ A multi-faceted action plan will be developed and implemented to increase the number and quality of affordable housing units. ➤ The criteria of social mix, densification of the territory, diversification of the market, ecological transition and sustainable development will certainly be part of the reflection and objectives of the action plan. ➤ The partnership with the real estate industry is a strategy that the City intends to institute to achieve its objectives. ➤ Accompanying developers is a priority to accelerate the realization of projects. ➤ Development scenarios for the Villa des Monts will be discussed as part of the infrastructure projects for the village core. ➤ Different business models will be studied to facilitate the realization of innovative housing projects.

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	<p>their progress to stimulate the development of other affordable housing projects.</p> <ul style="list-style-type: none"> ○ As for the development of La Villa des Monts, it is recommended that the expansion scenario be modified, as it is no longer appropriate. Instead, an adaptation, a reconditioning of the current built environment should be considered with the same perspective that presided over the expansion project, i.e., an evolving, adaptable habitat aimed at prolonging the autonomy of seniors in their living environment by improving the service offer. Such a scenario would include the addition of a community room and space for caregivers and others to the current building. ○ A housing cooperative dedicated to young seniors in their fifties should also be launched now and established on the land adjacent to the Les Villas des Monts residence. This would have the advantage of structurally influencing the mix between two generations of seniors and of stimulating mutual aid and solidarity. At least, this is what should be favored. 	
<p>Lili de Grandpré</p>	<ul style="list-style-type: none"> ○ Any new construction should be accompanied by a positive preliminary result regarding water availability and the impact on the water table. ○ The PIIA should apply to the entire territory. It should also contain clear criteria as to what architecture is to be favoured in Sutton. Elements such as landscape preservation, setbacks from roads and paths, color and 	<ul style="list-style-type: none"> ➤ Architectural criteria for buildings subject to the PIIA will be identified and discussed during the review of the regulations. ➤ A committee is already looking at short-term leasing.

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	<p>cladding, height, etc., should be clearly stated. Homes should blend into nature.</p> <ul style="list-style-type: none"> ○ New regulations for short-term rentals must be adopted as soon as possible to avoid the excesses that have been decried recently. It is suggested that short-term rentals be for at least 3 months. 	
<p>Jacques Legault Charles Weldon</p>	<ul style="list-style-type: none"> ○ Sutton, a living environment, a town of nature, culture and leisure. This is precisely what has always characterized it and what must now define its future. ○ By combining intelligence and growth, the "Smart-Growth" principles propose a growth model that has the merit of slowing down the destruction of resources, in this case natural environments and the inevitable loss of the invaluable services they provide us. ○ Maintain the standards included in the Conditional Use Bylaw regarding the opening of new roads outside the urbanization perimeter, as well as maintaining the standards and criteria regarding subdivision and residential construction in the CONS zone. ○ Ensuring the strict application of regulatory requirements for the construction of artificial water bodies as stipulated in Chapter 8 of the Zoning By-law. ○ Restrict new construction in certain areas deemed to be at high risk of water shortage through regulatory measures. ○ Consider requiring the installation of hydrometers in new construction in water-scarce areas. 	<ul style="list-style-type: none"> ➤ The Conditional Use By-law will be reviewed to ensure protection of sensitive areas in Conservation Zones. ➤ Water scarcity criteria will be integrated into the evaluation of residential projects. ➤ Incentives and mandatory measures will be studied and implemented in the short term. ➤ MAP zones will retain their protective measures. ➤ Integrated housing projects will be discussed for their benefits and optimal location. ➤ Appalachian Corridor will be asked to present the results of its research. ➤ The easement on the undistributed common space will be discussed in the context of the reflection on the IHPs.

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	<ul style="list-style-type: none"> ○ Maintain low occupancy densities in MAP zones to protect landscapes of interest, the sources of our waterways and biodiversity. ○ One of the most accepted models in conservation is to preserve a core of so-called hard conservation by surrounding it with an inner buffer zone of very low occupancy density surrounded by an outer buffer zone of low occupancy density. ○ Specific protective measures should be strengthened, such as avoiding development in riparian areas (widened or not) and on or near steep slopes. ○ We recommend tightening prescriptive regulations by limiting the use of discretionary decisions. ○ Where subdivision applications are being considered, we could ensure that integrated housing projects (IHP) are favoured outside the urban perimeter for social and environmental reasons. Designed for its smaller ecological footprint and the possibility of offering more affordable land, IHPs would minimize the fragmentation of the territory by densifying the location of residences while producing a friendly and social hamlet with the possibility of access to a natural space. ○ The Town of Sutton's Urban Plan should take into account the maps of constraint zones produced with Geomont's LIDAR data for slopes and the inventory of natural environments produced by Appalachian Corridor. Access to this objective data 	

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	<p>facilitates decision-making and helps avoid conflicts between citizens and experts.</p> <ul style="list-style-type: none"> ○ Update the mapping and characterization of wetlands and sensitive natural areas in collaboration with the region's conservation organizations. ○ Develop a genuine policy for the preservation of natural environments and biodiversity, accompanied by appropriate regulations. ○ Establish norms and standards aimed at excellence in the protection of natural environments and biodiversity as proposed by the Environment Network's Program of Excellence for Biodiversity (PEXBD). ○ Revise the normative articles of the IHPs so that unallocated common space must be grafted with an easement ensuring its permanence. This will create and protect a common space that is accessible to the hamlet's occupants by trail and will provide valuable ecological services. ○ Establish an Environmental Advisory Committee to propose the basis of a Policy for the Preservation of Natural Environments and Biodiversity and to advise the municipality on appropriate regulations. 	
Kenneth Hill	<ul style="list-style-type: none"> ○ Recommendation to prioritize the conversion of existing buildings for the creation of affordable housing. Bylaw changes will be required to allow for such conversions. ○ Inventory available land for affordable housing in the village core. 	<ul style="list-style-type: none"> ➤ The Town will take an inventory of available land for affordable housing and learn from best practices in other municipalities.

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	<ul style="list-style-type: none"> ○ Be inspired by Vermont's practice of transforming secondary buildings into "loft" units to encourage the creation of affordable housing. 	
Jean Gaudet	<ul style="list-style-type: none"> ○ "Establishing a regulatory framework for surface water and erosion control is consistent with the Town of Sutton's strategic vision. Indeed, the development of the territory, especially in mountainous areas, has a definite impact on surface water runoff, soil erosion and sediment transport. (Urban Plan, Orientation 5) ○ To alleviate the problem, we should refer to the Technical Guide on the environmental management of ditches. ○ How can we include in our Urban Plan the obligation to implement the latest techniques for the development and maintenance of our dirt roads? ○ How can we include a firm commitment to participate with the surrounding municipalities on this recurring problem? 	<ul style="list-style-type: none"> ➤ Erosion control is a priority for the Town and the MRC. All work methods and the type of development to be carried out will be inventoried.
Patricia Lefebvre	<ul style="list-style-type: none"> ○ The absence of an objective in the Plan that prioritizes access to housing for those who have shaped and sustain Sutton, and who contribute to its character and its social and economic viability, is its major shortcoming. ○ Bed & Breakfast must be a complementary use to the dwelling and must be carried out only within a single-family residence isolated by the occupant. ○ Another weak point of our current regulatory framework seems to me to be the apparent 	<ul style="list-style-type: none"> ➤ Access to housing, short term rentals, environmental carrying capacity and the Conditional Use Bylaw are themes that will be addressed during this review of the urban planning bylaws. ➤ A specific workshop will focus on agricultural activities.

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	<p>contradiction between the necessary respect of the carrying capacity of the environment and the possibility of densifying sectors where this capacity is clearly exceeded. This contradiction arises from the definition of urban perimeters, but also from the definition of sectors where connection to the water and sewer system is mandatory. The bylaw on permits and certificates could be amended to this effect (and was recently amended, but inadequately) before the revision of the Urban Plan.</p> <ul style="list-style-type: none"> ○ Another major irritant stems from the extremely vague criteria of the Conditional Use Bylaw, which in practice allows for exactly what is prohibited by the zoning and subdivision by-laws, and contrary to the general sustainable development orientation of the MRC's Urban Plan and Master Plan. Construction in conservation zones and the opening of roads and new subdivisions outside the urban perimeter should only be possible in exceptional cases, following strict and very clearly defined criteria, regardless of the political orientation of the council in place. ○ In the case of Les Nues Mains, a PPCMOI adopted prior to the revision of the Urban Plan could help clarify the adaptations that are more broadly required in the permanent agricultural zone to promote the revitalization and agricultural occupation of the territory. 	
Jacques Veys	In the IHP (integrated housing project) file:	➤ The IHP (integrated housing project) file is an important issue for the conservation of

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	<ul style="list-style-type: none"> ○ If council's intention is to change the aforementioned grid (in the H-03 zone) for concordance with the rest of the by-law, that this process be included in the Urban Plan revision process. That the residents of the whole city be consulted. And above all, that this process be transparent and carried out without the current health regulations preventing a face-to-face debate with elected officials. A consultation of this importance cannot be done only in writing and without real debate. ○ That if an IHP project is tabled in the meantime, that Council not accept any application until the substantive discussions are concluded as part of the review of the Urban Plan. 	<p>Sutton's rurality and will be the subject of in-depth discussions on the advantages/disadvantages of this type of housing. The optimal location of IHPs will be discussed.</p>
<p>Ann Dyer</p>	<ul style="list-style-type: none"> ○ My submission is a request to refuse such a change to our Urbanism laws concerning containers. They are not a sensible option to choose in our climate, our economy, our DNA... cost, carbon footprint, labour, environmental impact, health risks all add up to containers needing to stay on the oceans and not in our neighbourhoods or farmland. ○ The container house on Wilson Road was called a "projet pilote". I see no record of any follow-up or assessment or review. ○ Using shipping containers to make any sort of liveable or functioning farm space is not the best choice for the environment or the economy. 	<ul style="list-style-type: none"> ➤ Use of containers will be discussed.

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<p>Diane Duchesne</p>	<ul style="list-style-type: none"> ○ If we want light industry, we should expand or create a new industrial zone. ○ Densify the "Domaine Gagné" and "Cœur du village" neighbourhoods, as they are within walking distance of the village and are served by water and sewer. ○ To increase the supply of affordable housing, land served by or adjacent to these areas should be targeted for affordable housing. More than one principal residence would also be permitted on a lot in a serviced area. ○ Where a lot straddles two zones, I suggest that the more restrictive provision should only apply if 50% or more of the lot area is in that zone. See Chapter 1, Section 3.1 of the Zoning By-law. ○ The main façade of the house should face the street. ○ Remove the need for a PIIA for the installation of a shed, which would reduce the workload for the Planning Department. ○ There is only one road serving the mountain, should there be another exit road for safety reasons. A traffic study would be useful. ○ For the Glen Sutton sector, we should study the use of the Missisquoi River, plan a landing for citizens. 	<ul style="list-style-type: none"> ➤ The question of an industrial zone will be studied to determine the type of businesses sought and the potential locations. ➤ The possibilities of densifying the "Domaine Gagné" and "Cœur du village" neighbourhoods will be studied as part of the densification of the village core. ➤ The proposed option of a lot straddling two zones will be studied. ➤ Traffic on Maple Street will be studied by the Mobility Committee with a view to making representations to the Ministry of Transportation. ➤ Council is currently working on a project with the Missisquoi Bay Watershed Organization.
<p>Diana Dyer</p>	<ul style="list-style-type: none"> ○ I would like to submit a request that the town consider expanding the zoning of the area between route 139 and Woodard Road and west of the 139 including all of the former golf course to become a conservation-recreation zone and the Town also consider the purchase 	<ul style="list-style-type: none"> ➤ The land of the Rochers Bleus/Golf course will be an integral part of the consultation "Rêvons Sutton".

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	<p>of this area to become a permanent acquisition closed to housing development in perpetuity in the interest of meeting its climate change obligations preserving the small wetlands contained in it and enhancing the protection of our water table.</p>	
<p>Catherine Zellweger</p>	<ul style="list-style-type: none"> ○ Some of our urban planning bylaws are outdated and unsuited to the realities of today's farmers. ○ More specifically, but in a non-exhaustive manner, 4 provisions of zoning bylaw 115-2 deserve to be examined in relation to the realities of agricultural enterprises: uses, prohibited elements, housing for agricultural workers (seasonal or not) and siting standards. ○ Uses (Section 1: Classification of uses). Agricultural uses and their accessory uses are not clearly defined and are open to interpretation. The notion of a single principal use and a single principal building are defined without proposing exceptions in agricultural zones. To be examined for comparison purposes, the Frelighsburg and Dunham by-laws. In addition, use class 101 provides for agricultural producer residences, but not for agricultural worker residences. ○ Prohibited elements (Section 1 General Provisions, 1.2 Prohibited forms and elements). For certain types of agricultural operations, such as vegetable farms or maple groves, the use of containers or refrigerated trailers is the only way to create storage, cultivation or workshop space without 	<ul style="list-style-type: none"> ➤ All of these points will be discussed in workshops over the next few weeks with farmers in the area.

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	<p>investing a lot of money, with a very small footprint on the environment (no foundations) and a potential for mobility. The Frelighsburg and Dunham by-laws should also be examined for comparison. Also, some agricultural buildings or facilities may not be aesthetically pleasing. This may be a concern. Conditions regarding the integration of containers, for example, could be included in the by-law. For example, a requirement that a container be clad in wood or associated with a building such as a greenhouse.</p> <ul style="list-style-type: none"> ○ Farm worker housing. In general, the zoning by-law does not include provisions for farm worker housing. However, they are permitted, subject to certain conditions (Article 40 of the Loi sur la protection du territoire et des activités agricoles du Québec [LPTAAQ]). Article 40 provides for the installation of trailers and mobile homes and the creation of a dwelling in an existing farm building. In this regard, the bylaws of Frelighsburg, Dunham and Mont-Saint-Grégoire should inspire us. ○ Site standards. These standards for farm buildings should be revised. In the specification grids of the "A" zones, the front setback for an agricultural use is 30 meters. There are no nuances between different agricultural uses. These standards are very restrictive. Several municipalities differentiate between agricultural uses, notably according to the associated nuisances, and modulate the siting standards accordingly. 	