



AGENDA

REGULAR MEETING OF THE MUNICIPAL COUNCIL October 1, 2025, at 7:30 p.m.

1. OPENING THE MEETING

- 1.1 Opening the meeting

2. ADOPTION OF THE AGENDA

- 2.1 Adoption of the agenda

3. ADOPTION OF THE MINUTES

- 3.1 Review and adoption of the minutes of the regular meeting of

4. FOLLOW-UP ON MATTERS OF PUBLIC INTEREST

5. FIRST PUBLIC QUESTION PERIOD

6. BY-LAWS

- 6.1 Adoption of By-Law number 115-21-2025 entitled " By-Law amending Zoning By-Law number 115-2, as amended, to incorporate provisions relating to the creation of zones H-47, H-48, H-49, P-14, and CONS-5 to ensure consistency with the special planning program (PPU) relating to the Vieux-Verger sector" ([link to the draft](#))
- 6.2 Adoption of By- Law number 73-6-2025 entitled "By- Law amending By- Law number 73 on site planning and architectural integration, as amended, to include provisions relating to the construction of a public street in the Vieux-Verger sector and to ensure consistency with the special planning program (PPU) relating to the Vieux-Verger sector" ([link to the draft](#))
- 6.3 Adoption of By-Law number 114-7-2025 entitled "By-Law amending the urban planning By-Law number 114-1, as amended, in order to incorporate a special planning program (PPU) relating to the Vieux-Verger sector" ([link to the draft](#)) ([link to the PPU](#))
- 6.4 Adoption of By-Law number 116-6-2025 entitled "By-Law amending Subdivision By-Law number 116-1, as amended, to adjust provisions relating to the minimum width and minimum slope of a local street to ensure consistency with the special planning program (PPU) relating to the Vieux-Verger sector" ([link to the draft](#))
- 6.5 Adoption of By-Law number 328-1-2025 entitled "By-Law amending Interim Control Regulation number 328 concerning housing issues and the quality of drinking water in a private water supply system, in order to incorporate provisions relating to the adoption of a special planning program (PPU) for the Vieux-Verger sector" ([link to the draft](#))

- 6.6 Adoption of By-Law number 348 entitled “By-Law concerning Urban development plan number 348” ([link to the draft](#)) ([link to the Plan](#))
- 6.7 Adoption of By-Law number 322-1-2025 entitled “By-Law amending interim control By-Law number 322 to ensure the supply of drinking water in a sector of the Sutton urbanization perimeter” ([link to the draft](#))
- 6.8 Adoption of By-Law number 347 entitled “By-Law concerning the treatment of members of the Sutton Town Council” ([link to the draft](#))

7. ADMINISTRATION

- 7.1 Adoption of the guideline regarding the use of a language other than the official language by the Town of Sutton
- 7.2 Support for RCM recommendations for processing access requests

8. GENERAL MANAGEMENT

- 8.1 Confirmation of Jonathan Fortin as Director General

9. TREASURY SERVICE

- 9.1 Confirmation of Martine Hurtubise as Accounting Clerk
- 9.1 Tabling of the report of payments made, including the payroll statement for the period of September 1, 2025, to September 30, 2025
- 9.2 Adoption of the debt management policy
- 9.3 Adoption of the working capital policy
- 9.4 Adoption of the policy on the use of operating surpluses
- 9.5 Opinion of the Town to the Quebec Municipal Commission regarding a request for recognition for tax exemption purposes for the building located at 83 Principal Street North, lot 4,849,664
- 9.6 Submission of financial activity report: comparison from August 31, 2024 to August 31, 2025
- 9.7 Submission of the financial statement as of August 31, 2025, and estimates as of December 31, 2025
- 9.8 Tabling of the report of authorized expenses for the period of September 1, 2025, to September 30, 2025
- 9.9 Tabling of the report of payments made, including the payroll statement for the period of September 1, 2025, to September 30, 2025
- 9.10 Review and approval of the list of accounts payable dated September 30, 2025

10. URBAN PLANNING AND DEVELOPMENT

- 10.1 Confirmation of Susan Schmid as Community Service Officer
- 10.2 Tabling of the minutes of the Planning and Sustainable Development Advisory Committee: meeting of September 15, 2025
- 10.3 Tabling of the minutes of the Planning and Sustainable Development Advisory Committee: meeting of August 28, 2025
- 10.4 Tabling of the minutes of the Environmental Advisory Committee meetings of May 14, July 9, and September 10, 2025, and the draft regulation on the supervision of pesticides and fertilizers proposed by the committee
- 10.5 Application for a site planning and architectural integration program (PIIA) for the renovation of two semi-detached buildings on lot PC-32051, located at 556 to 564 Maple Street
- 10.6 Application for a site planning and architectural integration program (PIIA) relating to the replacement of two balconies on lot PC-32081, located at 144 to 146 Edelweiss Road
- 10.7 Application for a site plan and architectural integration program (PIIA) for the construction of six multi-unit residential buildings on lots 4 848 210 and 4 848 213, located at 89 Principale Street South.
- 10.8 Application for a site planning and architectural integration program (PIIA) for the construction of an accessory building on lot 4 848 536, located at 15 Pleasant Street
- 10.9 Application for a site planning and architectural integration program (PIIA) for the renovation of a main building on lot 4 867 307, located at 195 to 197 Mont Sutton Heights Road
- 10.10 Application for a minor exemption relating to the construction of a main building on lot 4 867 440, located at 221-3 Boulanger Road
- 10.11 Application for a minor exemption relating to the construction of an accessory building on lot 5 094 735, located at 797 Old Notch Road
- 10.12 Application for a site plan and architectural integration program (PIIA) for the construction of a main building on lot 6 481 760, Couture Road
- 10.13 Application for a site planning and architectural integration program (PIIA) for the addition of a quad chairlift, located at 671 Maple Street
- 10.14 Transfer for park purposes as part of the replacement of lot 4 849 623 of the Cadastre du Québec, located at 184 Dyer Road
- 10.15 Renewal of a notice of reservation for public purposes with respect to part of lot 6 323 993 of the Quebec Land Registry

11. PUBLIC WORKS AND CAPITAL ASSETS

- 11.1 Confirmation of Virginie Pichette as maintenance attendant
- 11.2 Tabling of the minutes of the Advisory Committee on Sustainable Mobility (CCMAD): meeting of July 17, 2025
- 11.3 Allocation of the “Public Works” reserve to the operating budget to cover local road maintenance costs
- 11.4 Authorization for payment of interim invoice number 5 and final acceptance of the works carried out as part of the project to repair the culverts on Vallée-Missisquoi Road
- 11.5 Authorization for payment of interim invoice number 8 for work performed as part of the Western North Street repair project
- 11.6 Awarding of a mutual agreement for environmental rehabilitation work
- 11.7 Award of a mutual agreement for the supply and delivery of front-loading containers for the collection of recyclable materials
- 11.8 Submission of an application for financial assistance under the Local Road Assistance Program (PAVL) - support component for the culvert replacement project - chute au pékan on Réal Road

12. TOWN CLERK’S OFFICE AND LEGAL AFFAIRS

- 12.1 Closure of administrative offices during the holiday season
- 12.2 Authorization to sign an addendum to the access rights agreement for trails and management agreement with the Sutton Natural Environment Park (PENS) organization

13. RECREATION, COMMUNITY LIFE AND CULTURE ACTIVITIES

- 13.1 Resignation of a staff member at the Sutton municipal and School Library
- 13.2 Confirmation of hiring a part-time staff member at the Sutton municipal and School Library
- 13.3 Confirmation of new recognition status for non-profit organizations
- 13.4 Authorization to sign agreements with the Fondation Boulanger-Bédard
- 13.5 Authorization to sign the service agreement between the Town of Sutton and the Centre régional de services aux bibliothèques publiques de la Montérégie inc.
- 13.6 Authorization for holding public events
- 13.7 Christmas activity for Town employees

14. PUBLIC SAFETY

14.1 Authorization to sell the command post (truck 4-51)

15. NEW AND VARIOUS ITEMS

16. CORRESPONDENCE

17. SECOND PUBLIC QUESTION PERIOD

17.1 Second public question period

18. CLOSING THE MEETING

18.1 Closing the meeting