

Summary of the Draft Urban Plan



Arpent

Revision of the Urban Plan



The Town of Sutton is presenting its draft revised Urban Plan, a planning document that updates the development vision for the municipal territory. This plan is the Town's framework for development and spatial organization, in accordance with the provisions of the Act respecting land use planning and development.

This new Urban Plan is a continuation of the major orientations adopted in the 2009 Urban Plan, which focused primarily on protecting natural environments and concentrating development within the urban perimeter. The principles put forward at the time made it possible to preserve the area's natural resources while consolidating existing living environments.

The revision of the Urban Plan is the result of a major collaborative effort involving Sutton residents, elected representatives, municipal professionals and several local and regional partners. The input of these stakeholders has helped to produce a document that reflects the community's current needs and future aspirations.

1 Portrait

The portrait provides an overview of the municipal territory through its occupation and use. The main findings and highlights of this analysis have been set out in a summary diagnosis that provides an understanding of Sutton's current and projected territorial reality.

2 Diagnosis

The diagnosis presents a summary of the potential and challenges identified in the territorial portrait and the results of the consultation activities carried out as part of the process.

3 Development Framework

The planning framework is central to the Urban Plan. Composed of a vision drawn up based on the aspirations of the local community, it provides a direction for territorial development over the next 10 years. The vision is coupled with guidelines and an action plan setting out targets and a timetable for implementation.

4 Implementation

Implementation enables the vision and guidelines to be translated into a proposal for spatial organization and broad land uses.

Profile

The portrait provides a comprehensive overview of Sutton's territory, presenting its geographical context, historical development, landscapes, mobility networks and key environmental, social and economic characteristics. Structured in three main sections, the portrait of the draft Urban Plan provides a basis for development choices and local territorial planning.

1. Environmental Profile








2. Community Profile

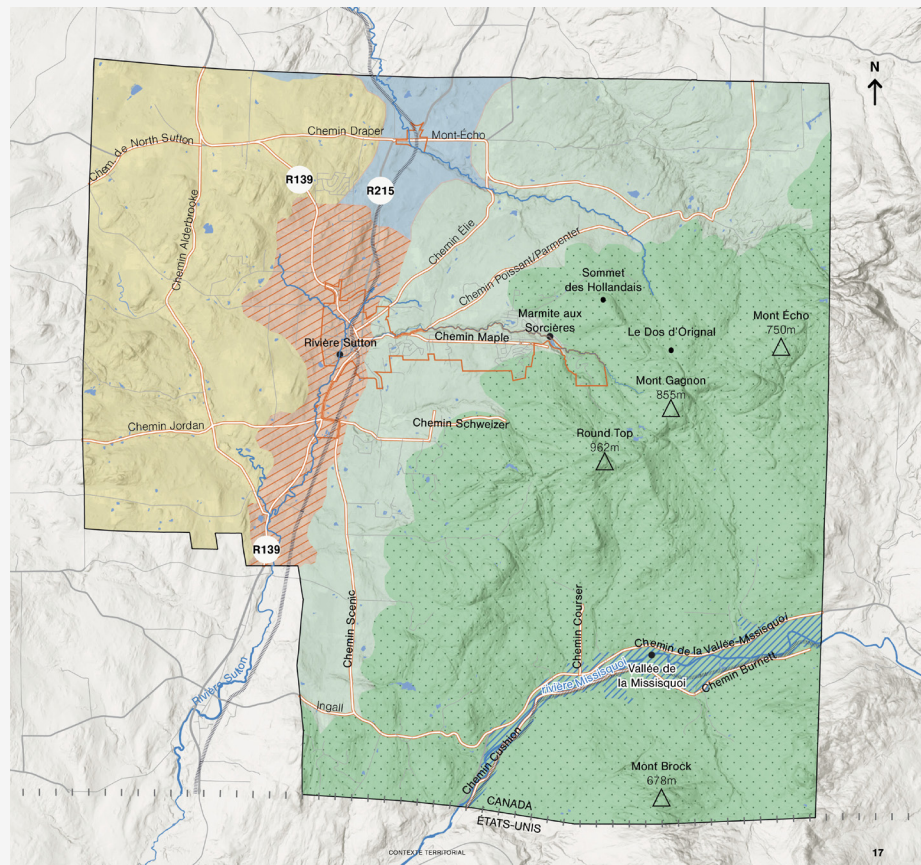
3. Regional Profile

Environmental Profile

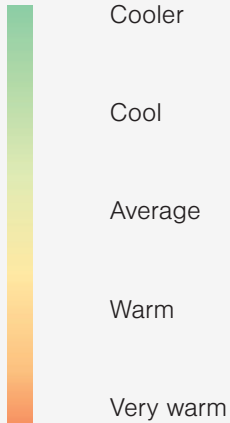
The Sutton Landscape

The characterization work carried out as part of the Brome-Missisquoi RCM. Landscape Atlas (Rousselle-Brosseau, L.-P., Pascual, M. and Benoit, E., 2019) identified five landscape units in Sutton: **the North Sutton Plateau, the Sutton Valley, the Brome Valley, the slopes of the Green Mountains and the Green Mountains.** This reading of the territory makes it possible to target the elements of interest and to guide the regulations to preserve the landscape qualities, along the roads of landscape interest, and to orient development according to the specificities of each environment.

-  Urban perimeter
-  Scenic roads
-  North Sutton Plateau
-  Sutton Valley
-  Brome Valley
-  Green mountain slopes
-  Green mountains



Environmental Profile



Climate Forecasts and Adaptation Strategies

Sutton's climate will warm considerably by 2100, leading to heatwaves, extreme rainfall and drought (Ouranos, n.d.). These changes will increase the vulnerability of mineralized areas, such as the parking lots in the village core and industrial areas. These areas will have a significant impact on the quality of life of residents, biodiversity and the sound management of stormwater. Greening and regulatory strategies are needed to mitigate their effects and improve climate resilience.

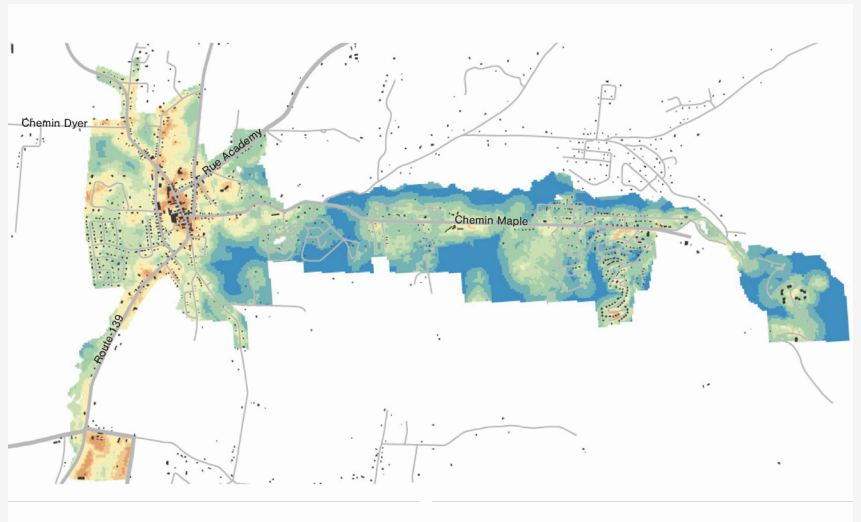


Image
View of Round Top and part of the Green Mountains Reserve.
C'est notre monde, n.d.

Sutton's Natural Environment

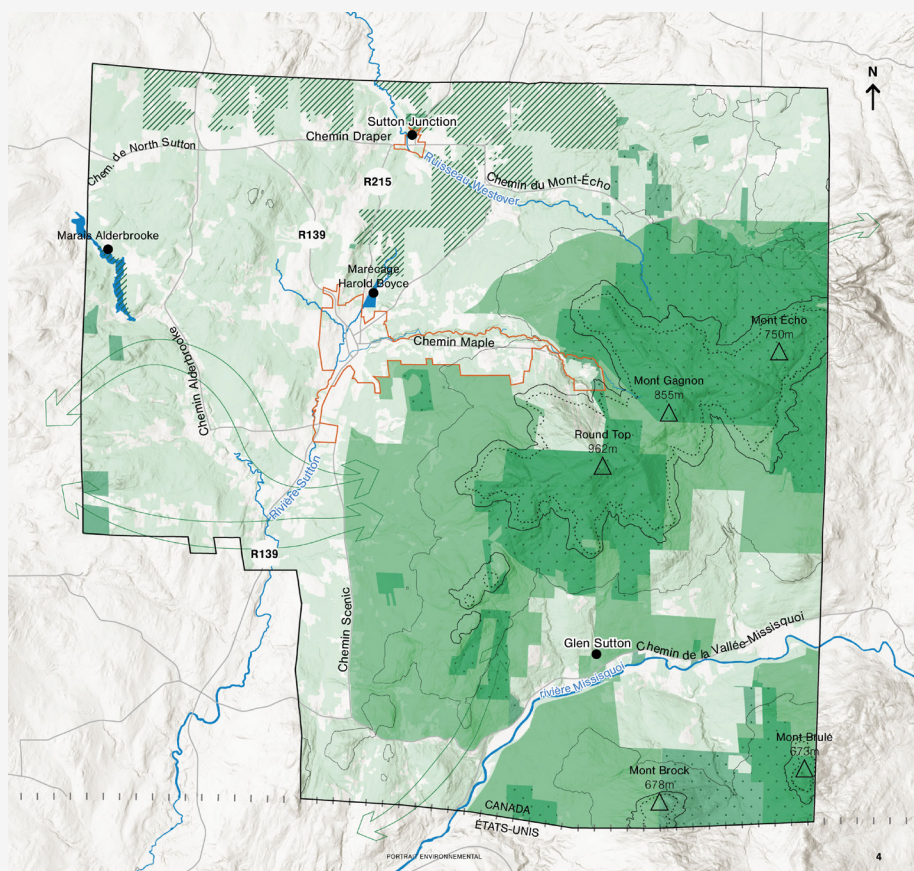
Sutton's territory is characterized by a vast forest cover, representing more than 84% of its surface area (MRNF, 2024), including several unfragmented massifs of great ecological value. These predominantly deciduous woodlands are home to a rich biodiversity, including species of forest birds such as the pileated woodpecker and barred owl (Appalachian Corridor, n.d.). Sutton is home to exceptional wildlife habitats, located at the heart of a major cross-border ecological corridor. These habitats support threatened species with large home ranges, such as the moose, the wood turtle and the purple salamander. Preserving these habitats and the connectivity between forest massifs are essential for maintaining biodiversity and coping with climate change. The main challenge remains the pressure exerted by property development and recreational uses, which threaten ecological connectivity and encourage the fragmentation of natural environments. Municipal planning aims to protect these environments, through conservation designations.

Portrait environnemental

Conservation Areas

Conservation areas cover approximately 18% of Sutton's territory. Mainly made up of land belonging to nature reserve conservation organizations, with certain parts under conservation easements. These areas are protected in perpetuity (79%) to protect unfragmented forests and the habitats of threatened or vulnerable species. They include the highest peaks of the Sutton Mountains and steeply sloping areas, as well as habitats for the purple salamander, the northern dusky salamander and Bicknell's thrush. These habitats are managed primarily by the Appalachian Corridor Association (ACA), in partnership with the Nature Conservancy of Canada (NCC). ACA is also working to establish a cross-border ecological corridor towards Vermont.

-  Urban perimeter
-  Level 1 forest environment of interest
-  Conservation lots
-  Montagnes Vertes Nature Reserve
-  350 m altitude boundary
-  550 m altitude boundary
-  600 m altitude boundary
-  Main ecological corridors



Portrait of the Community and the Region

The House of Generations, housed in the former Olivet Church.

cabsutton.com, n.d.



Housing

Sutton's urban structure has developed around the village core, which has been joined by residential agglomerations linked to the various phases of agricultural, industrial and recreational development. Today, residential lots cover 35.2% of the territory, with a predominance of detached single-family homes. Demographic growth, while stimulating the local economy, is putting significant pressure on housing affordability. The average price of a single-family home jumped 134% between 2012 and 2021, reaching \$690,000 in 2024.

This scarcity particularly affects single households, seniors and renters, 23.7% of whom spend more than 30% of their income on housing. The widespread shortage is limiting the attraction of new families and skilled labour, while accentuating residential inequalities. These challenges underline the urgent need for strategic action to ensure balanced and inclusive residential development.

Built Heritage

Sutton is home to several areas and buildings of heritage interest, representative of the different periods of settlement and occupation. The first Loyalist settlers left a rich and diverse architectural legacy, influenced by British and American traditions. The proximity of the Canada-United States border encouraged the transmission of architectural practices and know-how that have shaped the built environment. Sutton's residential, religious and agricultural buildings, scattered throughout the area, bear witness to the community's rich history.

The Town of Sutton has made several efforts to protect and enhance its built heritage. In addition to the regulations in place, a heritage inventory carried out in 2015 identified more than 400 buildings, around 85 of which have a high heritage value. Despite the efforts made, some buildings in an advanced state of disrepair in the village core and the hamlets of Glen Sutton and Sutton Junction are having an impact on the sustainability of Sutton's village heritage.

Community and Cultural Life

Sutton's community and cultural life is rich and diverse. In addition to natural areas, there are five municipal parks and public spaces with sports facilities and play areas for different age groups in Sutton. The Town is fortunate to be able to count on numerous communities and cultural facilities: the Town Hall, Grace Church, the John Sleeth Centre, the Sutton School of Art, the CAB Sutton Generations Centre, the Sutton Legion, etc.

Sutton focuses on the sustainability and enhancement of its community buildings, which are essential for the population and local organizations. Consideration of capital assets is important for strengthening the integration and accessibility of services offered to residents, while supporting social cohesion.

Portrait of the Community and the Region



Agriculture

The permanent agricultural zone covers around 50% of Sutton, although less than half of this area is actively farmed. The area is a mosaic of woodland, fallow land and farmland of varying potential, due to topography and soil quality. There are 48 agricultural businesses with a wide range of activities, including market gardening, horticulture, livestock farming, field crops, maple syrup production and specialist crops. The agricultural sector plays a key role in shaping the landscape, the local economy and the development of Sutton’s rural area.

Types of farms

Statistics Canada, Agricultural Census, 2021.

Agricultural crops	Number of farms	
Oilseed and cereal crops	1	(2 %)
Vegetable and melon crops	2	(4 %)
Fruit and nut crops	2	(4 %)
Greenhouse and nursery crops, and floriculture	6	(13 %)
Hay cultivation	7	(15 %)
Maple syrup and maple product production	5	(10 %)
Other agricultural crops	2	(4 %)
Livestock farming		
Poultry farming and egg production	2	(4 %)
Sheep and goat farming	3	(6 %)
Cattle farming	13	(27 %)
Other types of livestock farming (beekeeping, horses, etc.)	5	(10 %)
Total	48 farms	

Economic Activities

Tourism is an essential component of Sutton’s economy, particularly through the complementary hubs of the village centre and the mountain sector. Known for its natural attractions, built heritage, and cultural identity, the Town attracts active tourists throughout the year. The economic benefits generated by hiking, estimated at over \$13 million in 2024 for the PENS network alone, are evidence of a sustainable tourism model based on landscapes, soft accessibility, and local experiences. The village centre, with its local shops, cultural infrastructure, specialty boutiques, and architectural heritage, plays a key role in this transition to an integrated tourism economy that is sensitive to the needs of both residents and visitors.

LEFT

Tartinizza restaurant on Main Street.

Tartinizza Facebook page, 2024.

Diagnosis of the Territory

The planning exercise carried out as part of this urban development plan is based on an in-depth analysis of the current situation of the territory, the population, and the interactions between them. The assessment of the Sutton area presents the main findings, highlighting both the opportunities and strengths of the area and its community, as well as the challenges and areas of concern that could hinder the pursuit of coherent, integrated, and sustainable development objectives for the area. These findings are broken down according to the main themes identified below.

-  **Biodiversity and Climate Change**
-  **Territory, Community, and Places of Collective Life**
-  **Mobility**
-  **Economic Activities and Spaces**

20

Findings in
the Form of
Opportunities or
Challenges



Sutton Mountains
landscape
Arpent, 2024

Diagnosis of the Territory

Biodiversity and Climate Change

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Sutton's Natural Heritage

The Sutton area is distinguished by its rich and diverse natural heritage, marked by vast wooded areas and exceptional forest ecosystems, some of which are protected in perpetuity. These environments are home to a wide variety of biodiversity as well as high-quality wetlands and waterways, such as the Sutton and Missisquoi rivers and their tributaries, which are essential to the preservation of local biodiversity and constitute ecological corridors on a regional and continental scale. In addition to their role as major habitats and ecological corridors, the Sutton Mountains shape the region's iconic landscapes and support recreational and tourism activities, thereby contributing to the community's identity and quality of life.

Access to Nature

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The proximity of residential areas to natural spaces in Sutton does not always guarantee adequate public access to these spaces, particularly to the Missisquoi River and the Sutton River. During consultations, the community expressed its desire to improve access for residents and the public to natural areas and waterways, a priority that is also seen as a source of local pride.

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Environmental Initiatives

Sutton implements various projects for environmental protection and sustainable management of natural resources. Within Sutton's territory, a community of organizations, donors, and public partners are mobilized and committed to protecting natural areas in perpetuity. A regional and local planning framework is in place to strengthen and consolidate conservation achievements. Sutton's environmental strategy is focused on protecting high-quality environments, including specifically designated conservation areas.

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Pressure on Natural Resources

Recreational tourism activities and resort areas exert pressure on local natural environments. Maintaining sensitive ecosystems remains a crucial challenge in balancing economic development, urban growth, and biodiversity conservation.

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Flood Vulnerability and River Mobility Zones

Flood zones have been identified along the Sutton and Missisquoi rivers, confirming the vulnerability of certain parts of the territory to flooding. This situation requires careful planning to reduce risks to residents and infrastructure. Mobility zones also contribute to exacerbating vulnerability, and their management must ensure the safety and resilience of the community.

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Protecting Water Resources

Faced with local challenges related to water supply, Sutton is focusing on the sustainable management of both groundwater and surface water resources throughout the territory. This approach aims to balance water needs with the preservation of aquatic ecosystems and to ensure a reliable, high-quality, and long-term water supply for the community.

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The Impact of Climate Change

Sutton faces growing challenges related to climate change, particularly through changing seasonal cycles and more intense weather events. These changes disrupt the availability of water resources during periods of drought, particularly for agricultural activities. These climatic disturbances contribute to an increase in torrential rains that cause flooding, affecting the road network. Rising summer temperatures also increase the vulnerability of urbanized areas, which are more exposed to heat islands. These climate changes also accelerate the spread of invasive species in the area, threatening biodiversity and ecosystems.

Vue sur le chemin Maple et
le secteur de la Montagne
Arpent, 2024

Diagnosis of the Territory

Territory, Community, and Places of Collective Life



Village Core

The village core is a fundamental element of local identity due to its authenticity, its unique heritage architecture, and its dynamism driven by local businesses, cultural offerings, and community activities. The village core has been identified as a priority area within the urban perimeter to be consolidated, as it already has municipal infrastructure, a higher land use density, proximity to services and activities, and land with strong development potential.



Collective Infrastructure

The existing collective infrastructure—parks, green spaces, businesses, local services, and community facilities—generally meets the needs of the population, although some infrastructure will need to be upgraded in the coming years. Its management and development are aligned with local realities to maximize its effectiveness and promote the well-being of residents.



Landscape of Interest

Sutton's natural, agricultural, and village landscapes are iconic and contribute to the municipality's appeal. The evolution of these landscapes is closely linked to past and present land use dynamics such as agricultural activity, residential development, and recreational and tourism activities. Regulatory measures have helped to control development at high altitudes and protect natural environments, contributing to the shaping of these landscapes. Added to this is the importance of nighttime landscapes, where lighting management plays a key role in preserving visual access to the starry sky.



Housing Needs

Although diversifying housing types to meet the needs of various clienteles is essential, access to housing is a key issue for the future of the community. The sharp increase in median housing prices, coupled with a shortage of properties and rental units, makes it particularly difficult for young households and tourism workers in Sutton to access the real estate market. This situation risks accentuating socioeconomic inequalities, thereby exacerbating tensions and divisions within the population. In addition, the aging population will require specialized health infrastructure and adapted housing, the lack of which is already sorely felt in the municipality. These challenges underscore the urgency of strategic intervention to ensure balanced and inclusive residential development.



Water Supply in the Mountain Sector

The mountain sector is currently subject to a moratorium on the construction of new residences due to the unavailability of drinking water. Furthermore, the addition of new homes would increase traffic on Maple Road, which is already close to saturation point, ultimately requiring the development of a second access road to Mont Sutton. If the mountain water supply project, based on the village's groundwater, is financed and carried out, thereby lifting the moratorium, residential construction projects will have to incorporate measures to protect natural environments and landscapes. In addition, these projects must be subject to public consultation to align with the aspirations of the community and reflect the type of urban development desired by the population.



Valorisation des bâtiments communautaires

Sutton emphasizes the sustainability and enhancement of its community buildings, which are essential for the local population and organizations. Consideration of capital assets is important for strengthening the integration and accessibility of services offered to citizens, while supporting social cohesion.

Diagnosis of the Territory

Mobility



Active Mobility

Efforts are being made to improve active travel by prioritizing the completion, safety, and modernization of infrastructure, followed by improvements to signage. The goal is to create safe and continuous routes for pedestrians and cyclists that meet the needs of a variety of users (seniors, families, etc.). These initiatives promote sustainable modes of transport while reducing pressure on existing infrastructure. The major rail and energy transport infrastructure already in place, as well as the associated modernization projects, provide a structural framework and strategic opportunities to develop new active connections at the local and regional levels.



Intermodality

Sutton lacks effective connections for active and public transportation, with few bike paths and public transportation services. Efforts are needed to develop these connections between modes of transportation and offer more comprehensive and accessible mobility alternatives to the population.



Safety and Coexistence of Users

Issues related to parking management in the village, the presence of trucks, increased traffic on certain sections of road, and traffic speeds impact the safety and coexistence of road users. These issues affect the flow and safety of travel, highlighting the need for tailored solutions to improve each of these issues.



Connections Between Activity Hubs

Sutton's road network, particularly between the village and the mountains, is under significant pressure. Data shows that traffic on Maple Road is at capacity. To meet this growing demand, improvements are needed to some of these key road links.

Economic Activities and Areas



Agricultural Land

Farmers consulted during the development of the Urban Plan identified several issues related to farming in Sutton, including access to land, pressure from residential development, and challenges related to worker housing. Recognizing the fundamental role of agriculture in enhancing the landscape—by maintaining visual openings—as well as in protecting natural environments and boosting the local economy is essential to ensuring the sustainability and implementation of measures that facilitate the agricultural sector in Sutton.



Recreational Tourism Destination

Sutton stands out for its recreational tourism facilities, which play a key role in the local economy by capitalizing on natural and scenic attractions.



However, investments are needed to maintain the quality of recreational tourism offerings. It is also crucial to engage in specific reflection on the future of this sector, defining guidelines that will enable a balance to be struck between the development of recreational tourism and the protection of the natural and scenic resources of the mountain area.

Diversification and consolidation of economic sectors

The tourism industry is a fundamental component of Sutton's local economy. Over the next few years, this industry will have to transform itself to adapt to the impacts of climate change. In addition, new trends will influence projects, particularly those related to slow tourism, which could have positive effects on the restaurant, accommodation, and retail sectors.

Furthermore, widespread access to high-speed internet, especially since 2023, has enabled teleworking, which has extended the length of stay of owners and tenants of second homes. New technology companies could take advantage of this to set up in Sutton because of its quality of life, which is one of the criteria for locating this type of business.



Planning vision

In 2035, Sutton will be known for its exceptional natural environment, where biodiversity thrives alongside a community committed to its preservation. This natural heritage and these **exceptional landscapes** will make the town famous as a **desirable place to live and settle**, while also making it an **outstanding recreational and tourist destination**. Sutton's local agriculture shapes the local landscape while actively contributing to the dynamic occupation of the territory.

A village spirit animates Sutton's living environments, ensuring a remarkable quality of life for all its residents. Thanks to a diverse housing supply, adapted community facilities, diversified services, and privileged access to nature, citizens can grow, learn, work, and age in the area. A sustainable mobility network connects living environments and strengthens ties between residents. Welcoming and committed, Sutton's bilingual community thrives on its village spirit, which, along with its architectural heritage and cultural, commercial, and community activities, is a pillar of the local identity.

By balancing the development of its living environments with the preservation of biodiversity, Sutton stands out as a model of balanced and sustainable land management.

Orientations

01

Protect, preserve, and enhance biodiversity, landscapes, and heritage buildings.

02

Consolidate existing living environments within urban areas while respecting their identity and capacity..

03

Stimulate the vitality of local activity hubs, with an emphasis on village cores, with their shops, cultural and community activities, as well as four-season recreational and tourism activities in the mountain and Glen Sutton areas.

04

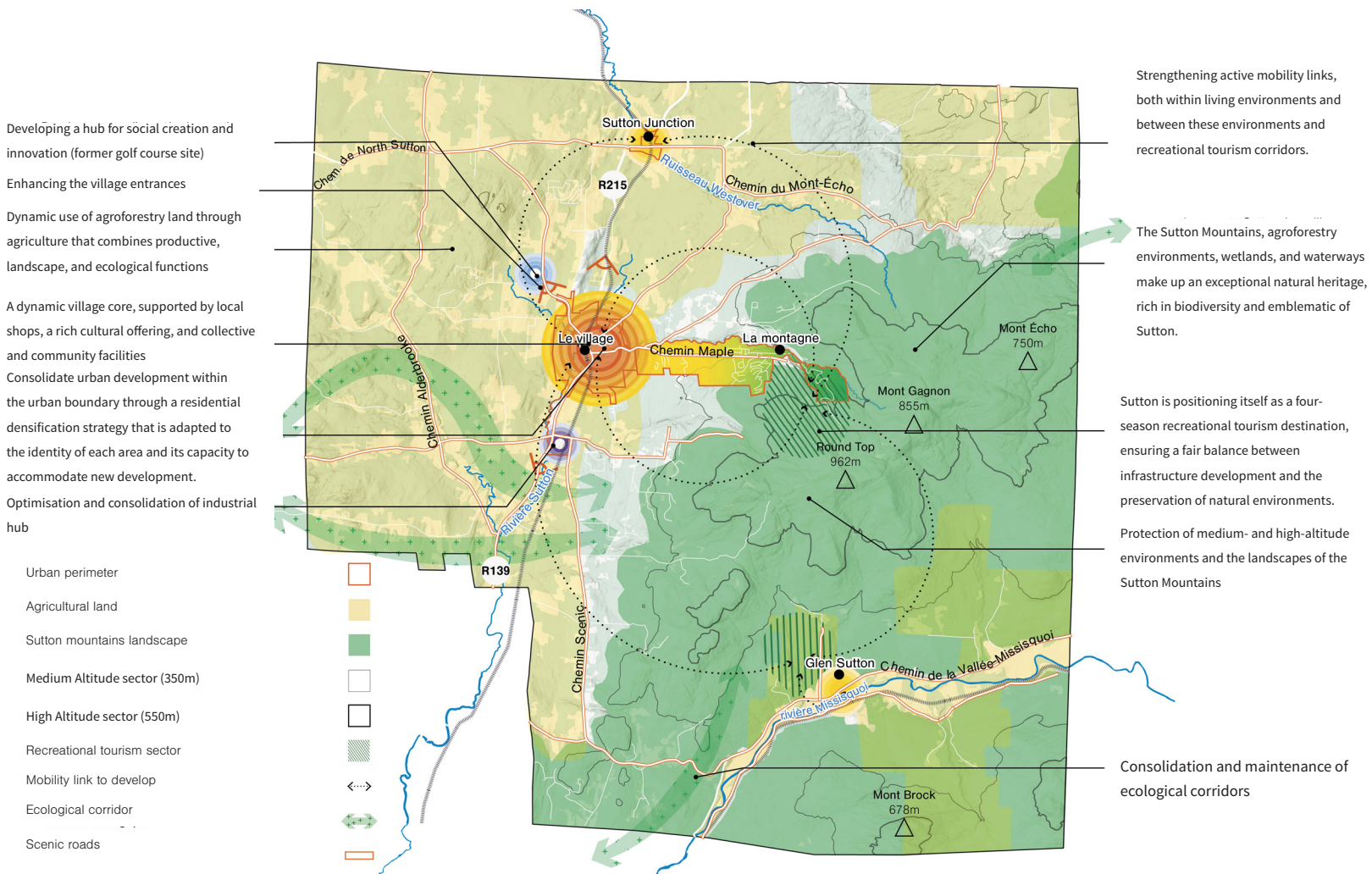
Implement climate change adaptation measures for a more resilient territory.

05

Support the development and diversification of local agriculture in order to ensure the dynamic occupation of agricultural land.

Spatial organization concept

The spatial organization concept is a schematic representation of the desired territorial structure for the coming years. It highlights the key components of the territory—such as the village core, areas to be developed or protected, and transportation networks—in line with the assessment, vision, and major development guidelines. It provides a coherent interpretation of development intentions and guides the actions to be prioritized in order to realize Sutton's vision for the future.



Implementation

The section on the implementation of the draft Urban Plan specifies how the land use vision will be realized. It establishes land uses (e.g., medium altitude protection, agroforestry, peri-urban, etc.) by defining the desired activities.

In accordance with the Act respecting land use planning and development, the Town of Sutton intends to organize and develop its territory in a sustainable manner, specifying the minimum occupancy densities to be provided for within urban perimeters, in accordance with the standards established in the development plan.

Finally, the plan identifies areas of particular interest subject to specific standards, aimed at establishing minimum conditions for the implementation of projects and the preservation of key elements of Sutton's territory, including its biodiversity corridors, forest cover, mountains, and waterways. These requirements are in addition to the general rules governing large occupations and minimum densities.

Land Use Designation

ECOLOGICAL INTEREST AND CONSERVATION

The land use designation "Ecological Interest and Conservation" corresponds mainly to unfragmented forest areas preserved by various partners (Nature Conservancy of Canada, Appalachian Corridor, private voluntary conservation, etc.) as well as conservation forest areas identified in the large "Conservation" zones defined in the revised land use plan of the Brome-Missisquoi RCM.

AGROFORESTRY

The "Agroforestry" land use designation covers most of the territory included in the permanent agricultural zone decreed under the Act respecting the preservation of agricultural land and agricultural activities (LPTAA). The Urban Plan supports and recognizes agriculture as a territorial force in Sutton and its role in economic, landscape, and environmental terms. This designation corresponds mainly to the major designations "Recreation 1" and "Recreational Forestry" in the SAD.

MEDIUM ALTITUDE PROTECTION (PAM)

The land use designation "Medium Altitude Protection (PAM)" is being renewed in the draft urban development plan. These medium altitude areas represent sectors located between 350 m and 550 m above sea level for which regulatory measures apply in order to preserve the landscape and protect the headwaters of the Sutton, Yamaska Sud-Est, and Missisquoi rivers. The draft Urban Plan introduces a new feature with the creation of "medium and high altitude protection sectors." These sectors apply in addition to land-use areas, including those other than the "medium altitude protection (MAP)" designation. They ensure the application of specific protection measures and restrictions to any portion of the territory located above 350 meters in altitude, regardless of the land use designation in which it is located.

Land Use Designation

VILLAGE CORE

The “Village Core” land use designation covers the most densely built-up areas of the territory, corresponding to the village of Sutton and the secondary centers of Sutton Junction and Glen Sutton. These areas are intended to meet a significant portion of housing needs by offering a variety of housing types adapted to their surroundings. In addition to their residential component, these areas may include local shops, community services, cultural facilities, and gathering places to reinforce their central role while highlighting their heritage and architectural identity.

This land use designation corresponds mainly to the broad “Urbanization” designation in the Brome-Missisquoi RCM’s Land Use and Development Plan (SAD) for the village and Sutton Junction, both of which are located within urbanization perimeters. Glen Sutton, on the other hand, is located within the SAD’s broad “Recreational Forestry” designation and outside the urban perimeters.

SURROUNDING VILLAGE

The “Surrounding Village” land use designation encompasses residential areas on the outskirts of the village of Sutton, mainly located within the urbanization perimeter. Due to its strategic location and development opportunities, the “Surrounding Village” land use designation is intended to accommodate residential intensification projects while allowing for the establishment of related activities (tourist residences, walking trails, etc.). The Urban Plan aims to preserve the landscape character of the mountain slopes and village entrances while supporting a residential living environment that is consistent and in harmony with Sutton’s natural environment. This designation corresponds mainly to the major “Urbanization” and “Recreation 1” designations of the SAD.



Maintenance of the Moratorium and Detailed Planning of the Maple Sector

In order to sustain and secure water resources in the Mountain sector, the Town plans to analyze and propose short-, medium-, and long-term solutions to ensure the supply of drinking water to this sector without compromising the supply to current residents and the recharge capacity of the underground network. It also intends to plan infrastructure in line with potential developments on Mount Sutton, with a view to harmonizing with its environment and resources.

The integration of future developments requires specific and detailed planning through a Special Planning Program. The deferred densification of the sector will be based on a specific planning exercise aimed at harmonizing development projections with the imperatives related to the natural environment and the upgrading of water supply infrastructure.

Land Use Designation

RECREATIONAL TOURISM

L'affectation du sol « Récréotouristique » regroupe les lieux majeurs d'activités récréatives et touristiques, comme la station de ski du mont Sutton et le site d'hébergement et d'écotourisme Huttopia. Elle vise à préserver les paysages de montagne tout en favorisant un développement écotouristique responsable. Les usages compatibles incluent **les hébergements touristiques, les activités récréatives intensives, extensives et des services complémentaires, tels que des restaurants, magasins de location d'équipements, etc.** Le plan d'urbanisme souhaite à cet égard permettre la consolidation et le développement de l'actif récréotouristique unique de Sutton et les valeurs d'écoresponsabilité qui guident la mission des promoteurs. Cette affectation correspond aux grandes affectations « Récréation 1 », « Récréation 2 », et « Urbanisation » du SAD.

RURAL LANDSCAPE

L'affectation du sol « Rurale paysagère » est dédiée aux ensembles résidentiels de villégiature de faible densité située à l'extérieur du périmètre d'urbanisation. À l'intérieur de ce milieu se trouvent principalement des usages résidentiels de villégiature, de même que des usages agricoles existants à l'extérieur de la zone agricole permanente. Le plan d'urbanisme valorise **le maintien des paysages et la préservation du couvert forestier en limitant l'empreinte de nouveaux développements dans ces territoires.** Cette affectation correspond à la grande affectation « Récréation 1 » du SAD. Des normes spécifiques relatives à la protection du couvert forestier et des paysages sont prévues à la réglementation d'urbanisme pour cette affectation et pour les chemins d'intérêt paysager.

INDUSTRIAL

L'affectation du sol « Industrielle » correspond à la seule zone industrielle de Sutton, située en bordure de la route 139. Les activités permises incluent une variété d'usages économiques, tels que **les commerces lourds et les industries, ainsi que des activités municipales.** Cette affectation vise à consolider le rôle actuel de la zone tout en optimisant son potentiel économique. Cette affectation est inscrite à la grande affectation « Urbanisation » du SAD.

PROPOSED INDUSTRIAL RESERVE

The "Proposed Industrial Reserve" land use designation identifies the direction that the municipal council wishes to give to this unstructured territory, located within the permanent agricultural zone, as part of the ongoing revision of the Brome-Missisquoi RCM's land use and development plan. Pending the revision of the Land Use and Development Plan, this designation and delimitation will remain part of the major land uses in the proposed urban plan but will retain the same framework as the "Recreational 1 (REC-1)" designation in the current Urban Plan. This designation corresponds to the "Recreation 1" major designation in the SAD.

Land Use Designation

PROPOSED CREATION AND INNOVATION HUB

The land use designation “Proposed Creation and Innovation Hub” identifies the direction that the municipal council wishes to give to this area located within the permanent agricultural zone as part of the ongoing revision of the Brome-Missisquoi RCM’s land use and development plan. Pending the revision of the MRC Land Use and Development Plan (SAD), these designations and boundaries will remain part of the major land uses in the proposed Urban Plan but will retain the same framework as the “Recreational 2 (REC-2)” designation in the current Urban Plan. This designation corresponds to the “Recreation 1” designation in the SAD. It targets establishments related to citizen participation and social innovation, business incubators, and support for entrepreneurship and the research and technology industry.

RAILWAY CORRIDOR

The “Railway Corridor” land use designation is dedicated to railway infrastructure and its integration into the landscape. It allows for the transport of goods but also serves as a landmark for the Sutton area. Rail corridors could also play a role in local economic development. This designation corresponds to the major “Rail Corridor” and “Recreational Forestry” designations in the SAD.

Areas of special interest

The plan identifies areas of special interest subject to specific standards, aimed at establishing minimum conditions for the implementation of projects and the preservation of key elements of Sutton's territory, including its biodiversity corridors, forest cover, mountains, and waterways. These requirements are in addition to the general rules governing major land uses and minimum densities.



Pâturage près de la route 139
dans le secteur nord de la ville.
Arpent, 2023.

SCENIC ROADS

Un parcours routier n'est pas qu'un simple axe de déplacement, il constitue aussi un circuit de découverte et de promotion du territoire. Certaines interventions, telles que l'affichage, les lignes de transport d'énergie, les coupes d'arbres abusives en bordure des emprises routières et la plantation d'arbres dans les percées visuelles peuvent venir contribuer à la dégradation des paysages. Le projet de plan d'urbanisme prévoit des dispositions réglementaires à la réglementation d'urbanisme, afin de minimiser les impacts négatifs sur le paysage en priorisant les chemins d'intérêts paysagers identifiés et localisés à l'extérieur des périmètres urbains.



Rivière Missisquoi Sud située
au sud du territoire de Sutton.
*Conservation de la Nature
Canada, s.d.*

HIGH ECOLOGICAL VALUE RIVER CORRIDOR

The draft Urban Plan introduces high ecological value river corridors, which correspond to areas located in a 300-meter buffer zone along major rivers and streams.

These areas provide essential habitats for vulnerable species such as the wood turtle and the stream salamander. In addition to their role as sensitive wildlife habitats, these corridors ensure ecological connectivity between Level 1 woodlands and the rest of the territory. This connectivity is essential for allowing wildlife to move around, maintaining the ecological functions of natural environments, and preserving biodiversity in the long term. These areas are therefore priority zones for nature conservation and the protection of sensitive species.

Areas of special interest



HIGH-ALTITUDE PROTECTION AREAS (550 METERS AND ABOVE)

Areas of particular interest for high-altitude protection include land protected in perpetuity by conservation organizations in order to preserve large, unfragmented forests and the habitats of endangered or vulnerable species. They cover a large part of the Sutton Mountains—including Sommet Rond, Mont Gagnon, Dos d’original, Mont Écho, Mont Brock, and Mont Brûlé, as well as various forest and wetland environments in the area.

The high-altitude conservation areas, located above 550 m, aim to protect and exclude any new construction from the high-altitude landscapes and headwaters of the Sutton, Yamaska Sud-Est, and Missisquoi rivers. These areas include the highest peaks of the massif, steep slopes, and the habitats of the purple salamander, northern dark salamander, and Bicknell’s thrush.

MEDIUM-ALTITUDE PROTECTION AREAS (350 TO 550 METERS)


Medium-altitude protection areas (PAM) are included in the revised Urban Plan as areas of special interest. These medium-altitude areas represent sectors located between 350 m and 550 m above sea level, for which regulatory measures will apply in order to preserve the landscape and protect the headwaters of the Sutton, Yamaska Sud-Est, and Missisquoi rivers. In addition to including some peaks of the Sutton Mountains, these medium-altitude areas contain a high proportion of slopes of 30% to 50% and more, as well as habitats for the purple salamander and the northern dark salamander, two species that are threatened or vulnerable in Canada or Quebec.

Specific regulatory provisions include limitations on the amount of vegetation cleared for new construction or infrastructure, significant restrictions on tree cutting, building placement, adapted subdivision standards, and discretionary oversight (PIIA) to ensure the protection of natural resources and landscapes.p.22



LEFT
Mountain Sector
Arpent, 2024

Minimum land use densities


To meet housing needs while preserving Sutton's unique character, the City wishes to regulate its development in a harmonious manner, taking into account the territory's capacity and the requirements of the Act respecting land use planning and development.

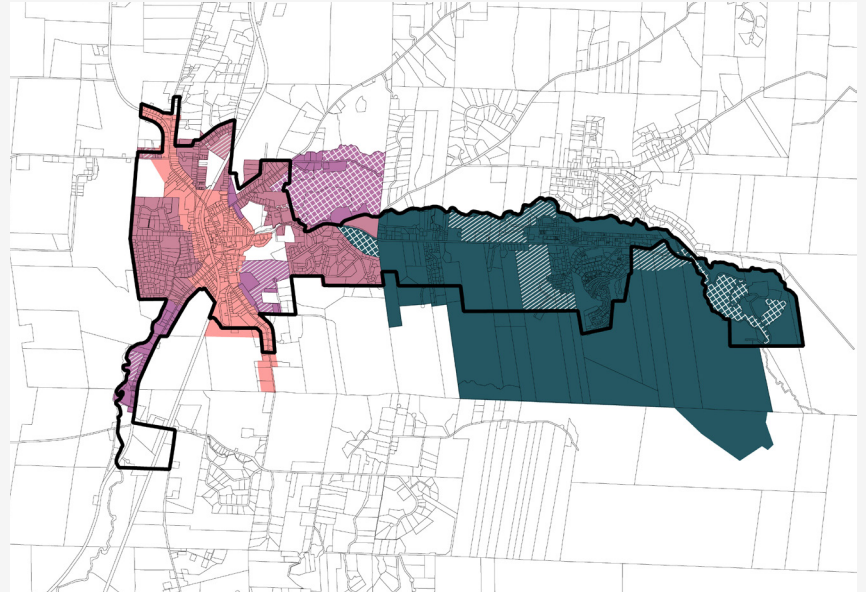
 Municipal boundaries

Densification opportunities

-  Discreet
-  Gentle
-  Moderate
-  Moratorium - Secteur de la montagne

Development sectors

-  Priority
-  Reserve



Discreet densification

- Gross density of 10 to 35 dwellings per hectare
- Maximum footprint of 90%
- Maximum of 3 stories
- Commercial floor area limited to 1,000 m².



Gentle densification

- Gross density of 10 to 35 dwellings per hectare
- Maximum footprint of 50%
- Maximum of 3 stories
- Commercial floor area limited to 3,000 m²



Moderate densification

- Gross density of 20 dwellings per hectare or more
- Maximum footprint of 50%
- Maximum of 4 stories
- Commercial floor area limited to 3,000 m²

Plan d'action

The action plan outlines the implementation measures to be deployed over the coming years in order to realize the vision and achieve the objectives of the urban development plan. In addition, the action plan serves as a monitoring tool to ensure that the urban development plan is implemented. It is structured and detailed as follows.

Objective 1.1 Protect and conserve natural environments, wildlife habitats, wetlands, and water environments

	Implementation strategies	Interventions	Partners	Timeline
a	Develop and implement a local conservation plan for natural environments, ecological areas, and corridors aimed at planning the protection, sustainable use, restoration, designation of exceptional natural areas, and the creation of new natural environments.	Planning, Strategy Regulations	RCM NCC AC ³ GOUV ⁴	++
b	Update the standards aimed at preserving unfragmented forest ecosystems and exceptional forest ecosystems of interest as identified by the RCM.	Regulations	RCM, AC, NCC	+
c	Update the regulatory provisions governing tree cutting and planting, as well as the standards for forest cover management.	Regulations	RCM, AC, NC	+

¹ Regional County Municipality

² The Nature Conservancy of Canada

³ Appalachian Corridor

⁴ Government authorities

+ Short term (0-2 years)

++ Medium term (3-5 years)

+++ Long term (6-10 years)

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Guidelines

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Interventions, nearly half of which will be carried out as part of the revision

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Objectives

The full version of the draft Urban Plan can be viewed on the page dedicated to the revision of the Urban Plan and regulations: revons.sutton.ca