



11, rue Principale Sud
Sutton (Québec)
J0E 2K0

Tél. : (450) 538-2290
Télec. : (450) 538-0930
ville@sutton.ca

PRESS RELEASE

For immediate release

Highlights of the new Urban Plan

Sutton, on August 7, 2025—At the municipal council meeting on August 6, the Town of Sutton submitted the first version of its 2025 Urban Plan, which is a continuation of the 2009 Plan and aims to improve several of its aspects.

The main highlights of this Urban Plan update are as follows:

Retention of PAM Zones and Additional Protection of 2 225 Hectares

The zones and specific constraints for **Medium Altitude Protection (PAM) areas** located between 350 and 550 meters are maintained. Furthermore, the boundaries of protection zones will be expanded by following property lines and no longer contour lines. This will protect **2,873 hectares, an addition of 360 hectares.**

In parallel, the plan will designate **6,645 hectares as ecological and conservation areas, an addition of 1,864 hectares.**

Furthermore, the new Urban Plan proposes the implementation of a periodic monitoring mechanism for surface and groundwater quality and quantity indicators.

Creation of an Agroforestry Designation

This designation now covers the entire territory located within the permanent agricultural zone, to recognize agriculture as a territorial strength and for its economic, landscape, and environmental role. Several measures aimed at supporting the development and diversification of local agriculture to ensure dynamic occupation of the agricultural territory are included in the implementation plan.

Particular attention will also be given to the regulation of urban agriculture outside the permanent agricultural zone.

Integration of Environmental Studies

The new version of the Urban Plan integrates for identification and protection purposes the results of numerous environmental studies and initiatives carried out by the Town of Sutton and the Brome-Missisquoi RCM, among others, regarding ecological corridors, wetlands,

vulnerability to floods and mobility zones, groundwater recharge zones, and forest environments of interest.

Priority Lands and Lands Reserved for Development

The Urban Plan prioritizes the construction of new residential projects in the village core, guided by the new Architectural Guide. Thus, certain vacant lots within urban perimeters have been identified as priorities for future development projects, including the Vieux-Verger lots.

Lots identified as “held in reserve”, specifically in the Sweet sectors and along Maple Street, have been added to the above-mentioned priority lots.

It is important to know that these reserved lots cannot be developed until 70% of the identified priority lots have been built on and without the prior adoption of a Special Planning Program (PPU).

It should be noted that a PPU aims to define a global vision of the desired type of development and to avoid a piecemeal approach.

It should also be noticed that the opening of new streets outside urban perimeters will now be prohibited.

Mountain Sector: a Special Planning Program (PPU) to be Developed

The moratorium on new constructions in the mountain sector is maintained until optimal solutions for supplying drinking water to this sector are implemented.

Following the identification of optimal solutions, the implementation plan provides for, in consultation with the public, the establishment of a PPU that will define residential projects and related activities, while preserving the mountainsides and landscapes in compliance with the characteristics of natural and built environments and the capacity of public utility and road infrastructures.

Variable Densification

The Plan innovates by proposing three housing density typologies to ensure optimal integration of new residential constructions in reception zones and promote residential accessibility and affordability:

- The designation **Discrete** densification aims to add accessory housing units to existing residential buildings or integrate units into them without changing the volume of the buildings.
- The designation **Gentle** densification encourages a slight increase in current density in certain sectors while preserving their architectural character.
- The designation **Moderate** densification provides for a more significant intensification, such as the addition of multi-residential buildings with the aim of increasing housing supply, particularly affordable housing.

A map showing the various affected sectors and their assigned typology is integrated into the Urban Plan.

Vieux-Verger

The Vieux-Verger site is also subject to detailed planning, providing for the creation of 5 zones: 3 residential zones, 1 conservation zone, and 1 green space zone that will be accessible to all Sutton residents. Each residential zone will have its own characteristics and densities, to increase the variety and supply of housing, including homes for young families.

Protecting Dark Sky

The update of the outdoor lighting framework is prioritized to ensure environmentally friendly lighting and enjoy star gazing.

Conservation Zone at Villa Châteauneuf

In addition to the protection and conservation areas, the Town wishes to designate the forest environment and natural space constituting part of the land adjacent to the Villa Châteauneuf buildings as a conservation zone to protect this magnificent ecosystem within the village core.

Sustainable and Active Mobility

The 2035 development vision of the Urban Plan and the active mobility plan to be drafted and adopted allow for the envisioning of a sustainable mobility network to connect living environments, the village core, and activity hubs through user-friendly and safe pedestrian and cycling connections, while integrating with regional recreational tourism networks.

Industrial Reserve Zone

Currently, only one industrial zone exists, at the intersection of Principale, Schweizer, and Scenic Streets. The new Urban Plan proposes the creation of an expansion of this zone in the form of an industrial reserve zone on an adjacent plot bordering Scenic Road, planned in harmony with Sutton's economic identity.

Creation and Innovation Hub at the Former Golf des Rochers bleus

The Urban Plan proposes a new designation titled "Creation and Innovation Hub" on the grounds of the former golf course des Rochers Bleus. The Town of Sutton wishes to maintain the permanent agricultural zone there and develop a distinct agricultural focus, highlighting local products, knowledge transfer, as well as recreational tourism activities and energy infrastructures compatible with agricultural operations. All of this will combine food autonomy and energy autonomy.

Recreational Designation for Ski Sutton and Huttopia

The lands of the Ski Sutton ski area and those of Huttopia will no longer be in PAM or Conservation zones but will be recognized with a recreational tourism designation. However, any development will be subject to the Architectural Integration and Implementation Plan (PIIA) procedure, to ensure, among other things, respect for the environment and landscape protection.

Results-Oriented Plan

The new Urban Plan presents a reduced, but achievable, implementation plan. It particularly innovates through the establishment of a monitoring committee and a monitoring procedure for the relevance and adequacy of planning and regulatory tools, as well as their implementation methods.

Consultation and Approval Schedule for the Revised Urban Plan

The population of Sutton is invited to review the summary as well as the first version of the new Urban Plan, available on the website [Dream Sutton/Urban Plan and Regulations Review Process](#), and to comment on these changes and on all the content of the revised Urban Plan and its implementation plan in the coming weeks:

- **On August 6**, the Council proceeded with the adoption of a notice of motion and the draft by-law intended to initiate the consultation and adoption process for the revised Urban Plan.
- **From August 8 to September 10**, a pre-consultation period will be opened, by email or by appointment at urbanisme@sutton.ca, to gather initial public feedback.
- **On August 28**, the public consultation on the Vieux-Verger project will take place.
- **On September 11**, the official public consultation session on the Urban Plan will be held, as provided by the [Act respecting land use planning and urban development](#) (LAU).
- **From September 12 to 19**, adjustments can be made to the draft Urban Plan following public comments.
- The plan is expected to be adopted at the Municipal Council meeting on **October 1st**.

Please note that **hard copies** of the [Draft Urban Plan](#) (in French), the [Summary of the Draft Urban Plan](#) (in French and English), and the [Summary of the Open House](#) on June 26, 2025 (in French and English) are available for consultation at the reception desk of Town Hall and at the Sutton Municipal and School Library during opening hours.

— 30 —

Source:

Isabelle Capmas

Communications Advisor

communications@sutton.ca

Tel.: 450 538-2290, option 8 ■ Direct: 450 915-6678