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**PUBLIC CONSULTATION
REPORT**
DRAFT BY-LAWS 767-2024 AND 768-2024

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PROJETS – PARTICIPATION PUBLIQUE - DÉVELOPPEMENT DURABLE



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INTRODUCTION

In December 2021, the Town of Hudson began amending its urban plan to prioritize the protection of natural environments. Concurrently, it implemented an interim control imposing a freeze on certain urban operations. As the urban plan is a comprehensive planning document, the urban planning by-laws must be modified to implement the strategies established in this plan.

At its meeting on January 10, 2024, the municipal council adopted draft by-laws 767-2024 and 768-2024 aimed at preserving the natural character of the Town of Hudson. Draft by-law 767-2024 includes provisions regarding:

- Tree felling;
- Protection of natural spaces;
- Preservation of wetlands; and
- Contribution for parks, playgrounds, and natural spaces.

Draft by-law 768-2024, on the other hand, introduces comprehensive development plans and establishes areas subject to this planning.

The adoption of these draft by-laws also aims to end the interim control by-law ("RCI") in effect since spring 2022. To do this, the Town opted for a participatory approach involving all citizens of the Town.

The participatory process, held from January 25 to February 14, 2024, integrated various strategies, ranging from information to active participation. Conducted in collaboration with the Town, particularly the Urban planning and Communications departments, the process was developed and facilitated by Marie-Hélène Gauthier.

The objectives were as follows:

- Inform the population about the new provisions introduced by these draft by-laws;
- Communicate transparently the relevant and necessary information required to understand the project;
- Encourage and facilitate citizens participation by offering a variety of activities;
- Allow citizens to express their opinions, concerns, expectations, and ideas in a constructive spirit.

The participatory process consisted of three main consultation phases:

- ***Get informed*** during the **open houses** held on January 25 and 27, 2024. The objective was to allow the population to learn more about the new provisions of draft by-law 767-2024 and to get answers to their questions.
- ***Come and exchange with your fellow citizens and participate in the public dialogue*** during a **consultation evening** held on January 31, 2024. This evening aimed to discuss the

approach proposed by the municipal council to preserve the natural character of the Town of Hudson. This event not only gathered the opinions of the population on the new provisions but also fostered an exchange of ideas through round tables.

- *Share your point of view* by filling out an online or paper **questionnaire** available from February 1 to 14, 2024. This questionnaire aimed to gather opinions on the main proposals of draft by-law 767-2024 and to allow citizens to submit their comments, suggestions, and recommendations regarding the two draft by-laws.

The results of this participatory process will guide the municipal council's decision-making when adopting the final draft by-laws.

Finally, a pamphlet was distributed to each postal address in the Town informing residents of the participatory process (Annex 1). Various committees and associations were also invited. A webpage was used to disseminate all information documents summarizing the main proposals as well as recordings of the dialogue evening. This page is located at the following address: <https://hudson.quebec/en/rci/>.

THE STAGES OF THE PARTICIPATION MODEL

Open houses

- Provided an opportunity for citizens to inform themselves and get answers to their questions.
- Close to **100** participants

Consultation evening

- Informative and participatory evening.
- More than **150** participants

Consultation period

- Questionnaire allowing citizens to express their views on the new provisions and to provide their comments.
- More than **790** persons responded to the questionnaire and more than **465** comments were submitted.

OPEN HOUSES



Objectives

The Town of Hudson organized two open houses at the Stephen F. Shaar Community Centre on January 25 and 27, 2024, regarding the new provisions in draft by-law 767-2024.

The objectives of these open houses were as follows:

- Inform citizens about the proposed new regulatory provisions;
- Answer their questions: Méliissa Francis, Urban Planning Division Head, Vincent Langevin, Urban Planner and consultant at Paré +, as well as Étienne Lavoie, Director of Urban Planning (Thursday), were present to help citizens better understand the proposed modifications and answer their questions.

Preparation for the open houses

An extensive campaign to invite the population to participate in the public participation process preceded the open houses. This campaign included the following elements:

- Distribution of a pamphlet to each residence in the Town of Hudson (see Annex 1);
- Sending an Info-Express to all email subscribers;
- Sending personalized correspondence to all groups and associations in Hudson to invite them to mobilize their members;
- Communication with key stakeholders to inform them about the public participation process and open houses;
- Announcement on the Town's website and its Facebook page.

The open houses

The open house on January 25 took place on a Thursday evening from 7:00 pm to 9:00 pm. Several residents arrived as early as 6:45 pm, thinking it was a formal meeting. Approximately **60** people were present. The one on January 27 was held on a Saturday morning from 9:00 am to 12:00 pm. Approximately **35** citizens participated.

Information panels displaying the main regulatory proposals were posted (Annex 2), including on:

- Tree protection,
- Remarkable trees,
- Preservation of wetlands and water bodies,
- A map of wetlands and watercourses present in the area,

- Financial contribution for parks and natural spaces, and how this contribution could affect you with examples of situations, and
- A panel specifically on the project timeline and how to express your opinion was also produced.

Supporting documents were available on-site in both languages, such as a copy of by-law 767-2024 and an explanatory sheet on contributions for parks, playgrounds, and natural spaces (Annex 2).

Citizens present at the open houses asked many questions, particularly about the proposal to expand the contribution for parks to other activities.

THE CONSULTATION AND PUBLIC DIALOGUE EVENING



Objectives

During the first phase of the consultation process, citizens had the opportunity to learn about the new regulatory provisions at the open houses. Subsequently, the Town of Hudson invited the public to an evening of public consultation and dialogue on January 31, 2024.

The objectives of this evening were to foster dialogue among citizens on the proposed approach to implement strategies from the urban plan aimed at preserving the natural character of the Town of Hudson. Those present had the opportunity to discuss the new regulatory provisions and share the results of their discussions on this subject.

Proceedings

Under the chairmanship of Mayor Hutchison, the consultation evening, which took place in person, was structured into three parts.

First, the evening began with an informative presentation on the new regulatory provisions contained in draft by-laws 767-2024 and 768-2024 (Annex 3). These provisions relate to tree and natural habitat protection, wetland preservation, expansion of the contribution for parks, playgrounds, and natural spaces, as well as comprehensive development plans.

Next, a question period was opened, during which approximately 16 participants asked more than 30 questions to clarify their understanding of the application of these new provisions. Méliissa Francis, Urban Planning Division Head, Vincent Langevin, Urban Planner and consultant at Paré +, and Martin Houde, Special Projects Coordinator, responded to questions. These questions focused on activities affected by the expansion of the contribution for parks, playgrounds, and natural spaces, the definition of a wetland, and the reduction of the diameter of a tree for which a felling permit would be required.

Afterward, following a brief explanation of the participation method, participants were divided into working groups to discuss the proposals. In total, **15 working groups** were formed. They were tasked with answering the following questions:

- What do you think of the proposed tree protection measures? Do you have other proposals?
- What do you think of the proposed protection measures for wetlands and bodies of water?
- What do you think of the proposal to increase the type of activities that are subject to the parks contribution? What are your thoughts regarding the list of activities proposed that will be subject to the contribution? Do you agree with the list of exemptions?

Citizens could also share other ideas and submit other important points to communicate to the Town (Annex 4).

Members of the municipal council and Town employees were present as observers. The participatory workshop concluded with a plenary session where a representative from each group summarized the key points of their discussions. In conclusion, the Mayor thanked all those present for their contribution and emphasized the importance of public participation in this consultation process. The Mayor's opening speech, the presentation, the question period, and the summary of the dialogue tables were recorded and made available on the Town's website.

Participation in numbers

The consultation evening on January 31 brought together more than **150** residents at the Stephen F. Shaar Community Centre. **15** note sheets were filled out and submitted on-site by approximately **120** people.

Results of the consultation

The responses to the questions on the note sheets were grouped, compiled, and analyzed by Marie-Hélène Gauthier to write this report. The following section presents the main results.

Tree protection measures

Many participants expressed support for measures to protect trees, highlighting their importance for quality of life in Hudson. They believe that the current tree protection standards are adequate, adding that the Town has no issues with its canopy.

The proposed new regulatory provisions would change the diameter of a tree for which a felling permit is required from 10 to 5 cm. Participants unanimously believe that this reduction to 5 cm is excessive, and some wonder on what basis this measure is justified. They would like to know if this new standard is based on existing standards or research. Others have expressed concern about the restriction on felling trees less than 10 cm, pointing out that it would place them too close to existing buildings. Some also raised concerns about the potential effects of this restriction on sanitation cuts aimed at maintaining the quality of forest cover. They believe that it should not be mandatory to replace trees cut down at this size.

The vast majority of participants also recommend a revision of the definition of a tree, finding it currently imprecise and too broad. They believe that this definition should exclude invasive species, ornamental trees, large shrubs, fruit trees, trees prone to disease, and non-native species. The goal would be to favour species that contribute to the overall health of the forest cover. They therefore believe that the quality of the species should be a criterion to consider.

Several support the protection of remarkable trees and question the permission granted to golf courses to cut up to 10 % of trees annually, especially when these courses have few or no remarkable trees listed. Some also believe that it should not be necessary to seek the opinion of an expert to fell a tree. Furthermore, some would like to reduce the tree replacement period from 18

months to 6 months, while others feel that owners should have the freedom to manage their trees if they exceed the minimum density required based on the land area.

The proposed increase in the fine amounts was also discussed, and opinions are divided. While some consider these amounts excessive and believe that these fees should distinguish the level of importance between each situation, others believe that the amounts that will be required are adequate.

Regarding the non-deforestation margin, several believe that it should be extended to land destined for commercial development and new constructions, especially in areas where a comprehensive development plan would be required. A minority would like it to be further expanded.

For work involving minimal tree felling for the construction or enlargement of a building or accessory construction, some express concerns about the remaining spaces for recreational activities for children, for example, preferring not to be constrained on the areas to favour.

Finally, many also express strong concerns about the management, administration, and monitoring costs that these new protection measures would entail. They believe that it would be impossible to ensure adequate monitoring and that it would be necessary to hire additional staff, which they reject.

In conclusion, participants believe that current regulations are already sufficiently restrictive for existing residential properties, and some fear that these restrictions will affect the value of their properties.

Measures for the preservation of wetlands and bodies of water

Participants recognize the importance of preserving wetlands and bodies of water but differ on the proposed measures. Some support increasing the width of the shore from 10 to 15 meters, while others prefer to maintain existing standards and suggest instead complying with provincial standards. Many participants believe that protection standards should be realistic and enforceable, expressing concerns about their discretionary application. Some also mentioned their wish to maintain hunting and trapping activities in these environments.

Concerns are also expressed about owners of vacant land where the presence of a wetland could hinder construction. Some suggest that these owners should be compensated by the Town to avoid disputes over disguised expropriation and legal fees. Furthermore, concerns are raised about the repercussions of increasing the width of the shore, particularly on small parcels of land, and the possibility of granting acquired rights in this context.

The definition of what constitutes a wetland should also be revised to exclude artificial water basins and to distinguish between isolated environments and larger connected environments, as highlighted by the eco²urb study. Others question the exclusion of commercial land from interventions in wetlands. Several wonder who will pay for the ecological characterization of this environment and its surveying. Others would like to know if the Town has conducted an inventory

of the wetlands present in its territory and determine the potential effects on properties that would be affected by the widening of the shore. They would then like a mechanism to be put in place to better identify them and, in case of disagreement, an arbitration mechanism.

Finally, several would like the costs, legal fees, and effects of such measures on private properties to be evaluated before the adoption of these preservation measures.

Contributions for parks, playgrounds, and natural areas

Participants call on the municipal council to conduct a comprehensive review of the section regarding contributions for parks, playgrounds, and natural areas in the draft by-law. They wonder if research has been conducted to explore more equitable alternatives and if a thorough assessment of the economic impacts on businesses and residential properties has been carried out. Although many recognize the importance of funding parks, especially to provide play spaces for children, they question the proposed approach to financing. For many, the current plan lacks clarity for proper understanding and represents a major obstacle to improving the living conditions of owners of already developed land.

Several participants also question the need to increase revenues from this fund or seek additional sources of income, considering that the Town currently has a surplus. They point out that despite this surplus, parks and natural areas are barely maintained, and there is currently a deficit in recreational facilities. They therefore believe that the need for such a fund should be evaluated first and consider that the municipal council is currently proceeding with this process in reverse.

In general, participants reject the idea of an additional financial contribution from them. They also express doubts about the actual use of these new revenues for parks, playgrounds, and natural areas, highlighting their lack of trust in this regard. They consider this contribution to be discriminatory and punitive, as it would result in double taxation, especially regarding renovation fees and the increase in property value resulting from these renovations. They fear that this contribution will penalize owners of small houses, those with more modest incomes or fixed budgets, retirees, first-time buyers, and discourage young families from settling in Hudson, which would have repercussions on the vitality of the town. Furthermore, they express concerns about the effects on the value of their properties.

Participants raise several inconsistencies in the proposed activities to expand the contribution for parks, particularly in the context of establishing a fund for the protection of natural areas. They believe that the inclusion of various activities subject to this contribution could discourage densification. For example, many note that the inclusion of works, such as the development of an unfinished basement or the creation of intergenerational homes, in activities subject to a payment equivalent to 10 % of the land value, is nonsensical. These renovations do not increase the building's footprint and do not require tree felling, unlike an extension or detached garages, which are exempt. Some feel that imposing a sum equivalent to 10 % of the land value or giving away a portion equivalent to 20 % of their land is extremely high and would require a study and evaluation

based on projected revenues. Therefore, several believe that only activities with a negative impact on the environment should be subject to this contribution, to deter their realization.

Moreover, several believe that the contribution for redevelopment projects is not justified and could discourage renovation projects or ensure that these projects escape municipal administration control. They also doubt the reliability of this source of funding. Furthermore, they unanimously oppose any additional financial burden for homeowners wishing to renovate their homes. Some also wonder how disagreements over the determination of the 33 % volume would be managed or if the land given up is appropriate for the intended purposes. They fear an additional burden on the urban planning department due to the complexity of implementation and question whether the costs of the disputes that will arise will be taken from the parks fund or will come from the general fund.

Some wonder if the impacts on local businesses have been considered and point out that in commercial areas, many buildings require renovations and that it would be desirable to encourage these renovations to maintain a dynamic, viable, and healthy village instead of penalizing them. Others note that home construction has taken place in areas outside the central sectors and should therefore be included. For example, the Bellevue, Alstonvale, and Turtle Pond areas.

Several suggestions have emerged from participants. For example, some suggest increasing the fees required for a permit, others propose keeping only the contribution for subdivisions, sparing landowners who have maintained land for several decades, using connectivity fees charged to real estate developers, reallocating the budget, taxing large developments, using existing provincial and federal grants, or adopting a borrowing by-law for the next 25 years to purchase lands targeted for development.

Many believe that it would be fairer to impose an annual or one-time tax lever on all Hudson taxpayers. However, some fear that the tax burden on residents will impact resale value.

Other points to communicate to the Town

In the "Other points to communicate to the Town" section, in addition to what has already been mentioned in previous sections, some participants suggest that the Town draw inspiration from what is being done in Rigaud in terms of land trust, to form a committee that would include more Hudson residents and fewer experts. Others would like the municipal council to submit these draft by-laws to a referendum approval, thus leaving the responsibility to the residents of Hudson to decide the future of their town.

THE QUESTIONNAIRE



Objectives

A questionnaire, both online and on paper, was distributed in French and English from February 1 to February 14, 2024 (Annex 5). It was completed by over **790** individuals, allowing for the assessment of satisfaction or dissatisfaction levels regarding the proposed new regulatory provisions. Additionally, nearly **470** comments were left on both draft by-laws, 767-2024 and 768-2024.

The survey consisted of 16 questions, divided into the following themes:

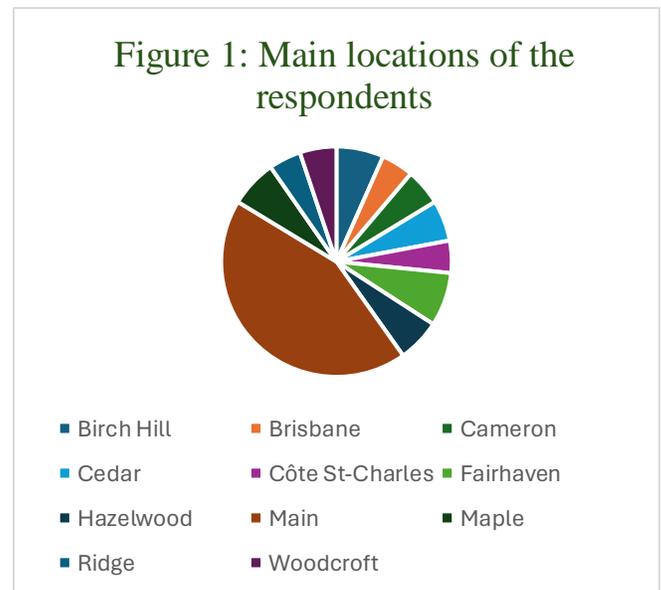
- The preservation of wetlands;
- The protection of trees and the canopy;
- The increase in the fund for the development, maintenance, and acquisition of parks, playgrounds, and green spaces.

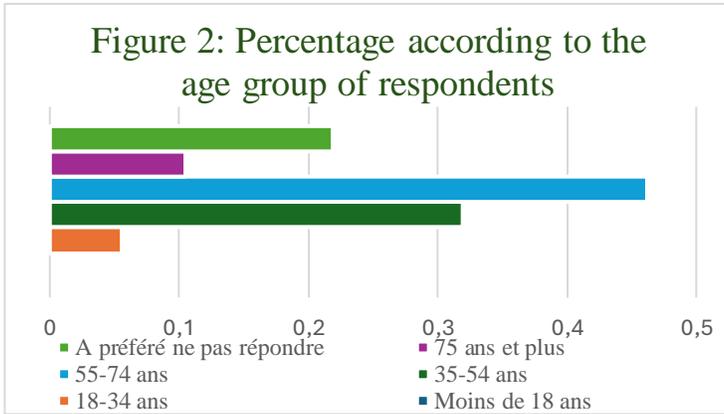
Four (4) questions focused on their participation in open house activities and the public information and dialogue evening, while three (3) additional questions aimed to evaluate the representativeness of the population among the respondents.

It is worth noting that many individuals are grateful for having had the opportunity to express their views during this consultation process. It was also recommended that the municipal council, in the future, use its existing committees to obtain initial feedback.

Profile of respondents

A brief analysis of the respondents' profile shows that only 3 % are not residents of Hudson and that their participation in the questionnaire has little impact on the results. Among the 97 % who are residents, tenants, or landowners in Hudson, here are their main origins, namely the street names most cited in the questionnaire.



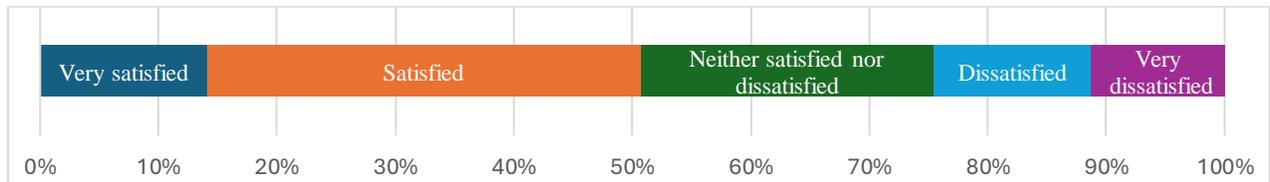


Furthermore, the questionnaire strongly reached people aged between 55 to 74 years old, who represent more than 45 % of the respondents. They are closely followed by those aged 34 to 45, accounting for more than 30 %. The voices of those under 34 and those over 75 are less represented in this survey. However, it is worth noting that nearly 22 % of the respondents preferred not to answer the question.

Level of satisfaction with the public participation activities

Surveyed on their satisfaction with the way information was provided to residents, over 50 % of respondents expressed support for holding open houses.

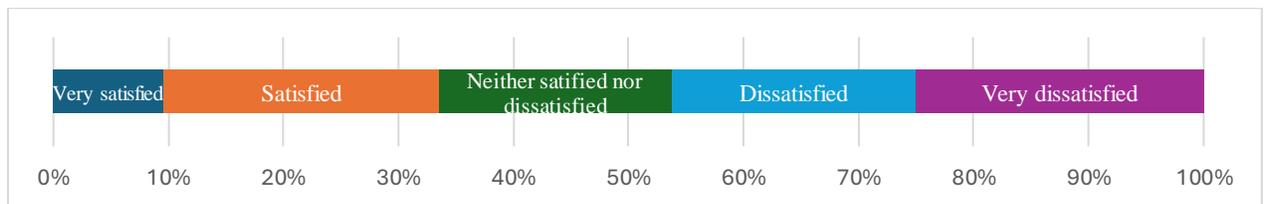
Figure 3: Level of satisfaction – Open houses



The difference in responses given to the same questions by the experts present is a point raised by some participants, explaining their level of dissatisfaction.

As for the appreciation of the conduct of the consultation and public dialogue evening, the results are mixed. It is important to note that the number of people who indicated their level of satisfaction is significantly higher than the number of participants present physically at the evening. This could be explained by some people watching the video of the evening.

Figure 4: Level of satisfaction – Consultation and public dialogue evening

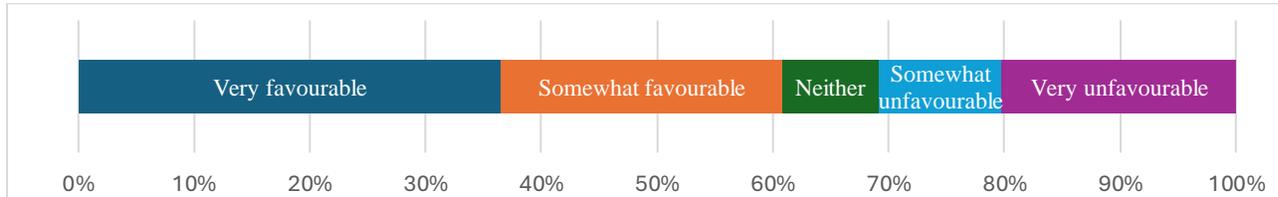


The respondents were numerous in pointing out that the need to adopt these draft regulations lacked justification, and they would have liked to obtain more information regarding the explanation of why such measures were needed. They expressed the feeling that these proposals were rushed and lacked preparation.

Preservation of wetlands

Approximately 60 % of the respondents expressed support for limiting interventions in wetlands, including prohibiting backfill, excavation, or drainage for residential purposes. Some people also emphasize that wetland preservation efforts concern the entire population and that there should be no exemption for commercial purposes.

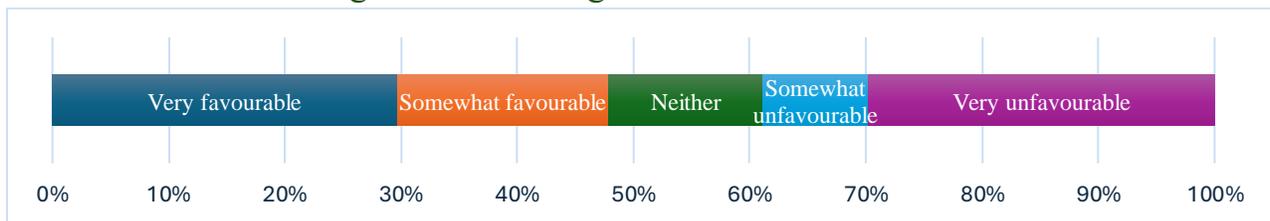
Figure 5: Limit the types of interventions in wetlands



The definition of a wetland also raises concerns among several participants. According to them, the definition should consider other criteria, such as size, composition, connectivity to the water environment, while avoiding fragmentation of these environments. Others are concerned about the prohibition of work when streams are present on flood-prone land. Some are asking for more transparency from the Town regarding the location of these environments and for the sharing of inventory data to be facilitated.

Regarding the widening of the shore to 15 meters for all vacant lots, whereas it was 10 or 15 meters depending on the slope and height of the embankment, opinions are mixed. However, it is interesting to note that more than 12 % of survey respondents chose not to express their opinion on this issue, in addition to the 13 % who are neither in favour nor against this measure.

Figure 6: Widening the shore to 15 meters

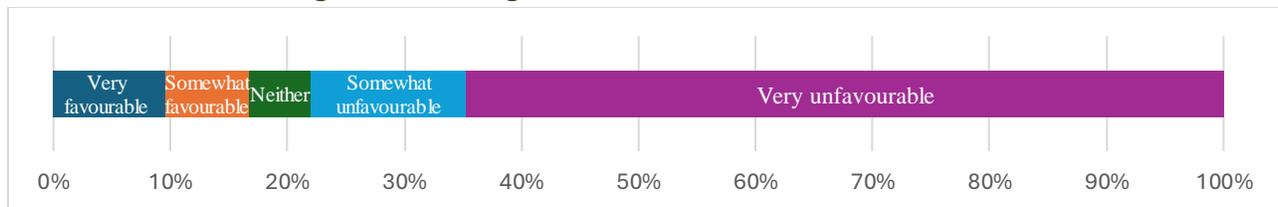


The impact of this widening on vacant lots is a major concern for many, and they hope not to be limited in their ability to build on their land.

Protection of trees and of the canopy

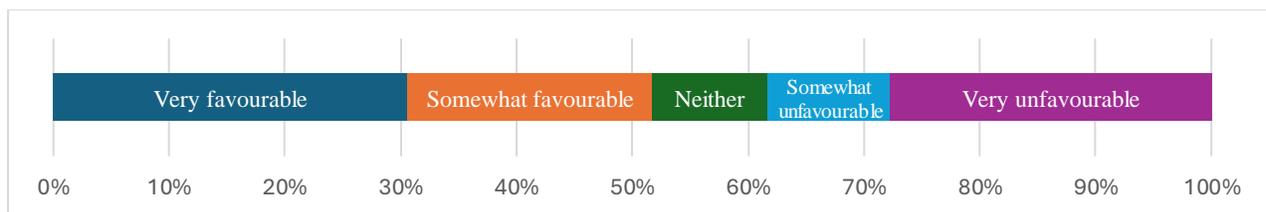
The proposal to reduce the diameter of trees requiring a permit from 10 cm to 5 cm is rejected by nearly 80 % of respondents. The main arguments put forward in support of this position, in addition to those shared during the consultation and public dialogue evening, are related to the definition of a tree and the difficulty of identifying its species at this size, the effect on sunlight and gardening, as well as the excessive proximity between trees, which would make their proper management difficult. The question of the replacement size for felled trees is also raised, especially when larger trees are involved, as the fines provided are not sufficient to deter the abusive felling of trees. While some consider replacement size to be a major concern, others believe that the Town could instead encourage the planting of a greater number of trees.

Figure 7: Change the diameter of a tree to 5 cm



The introduction of non-deforestation margins for any lot bordering an agricultural, public, recreational, conservation zones and municipal boundaries is supported by the majority of respondents. As during the consultation and public dialogue evening, many feel that it should be extended to land intended for commercial development and new constructions, especially in areas where a comprehensive development plan would be required. However, among those who are opposed to this measure, some associate it with a form of expropriation and wish not to be constrained in the enjoyment of their property.

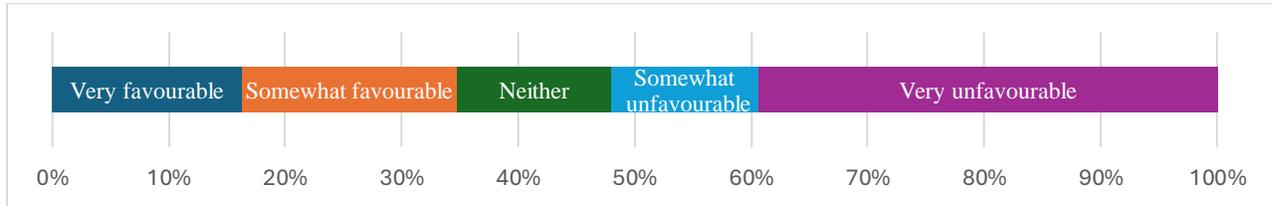
Figure 8: Introduce a non-deforestation setback



The proposal to reduce the permitted clearance for felling trees around a proposed construction, for example, by reducing the permitted clearance around a pool from 5 to 3 meters, is rejected by more than 50 % of respondents. However, it is interesting to note that more than 26 % of survey respondents chose not to express their opinion on this issue or are neither in favour nor against this measure. Many feel that the deforestation margin does not allow sufficient clearance to prevent branches and leaves from falling on houses or to prevent damage to their foundations. Others are concerned that the presence of trees could restrict access to these areas, especially for maintenance

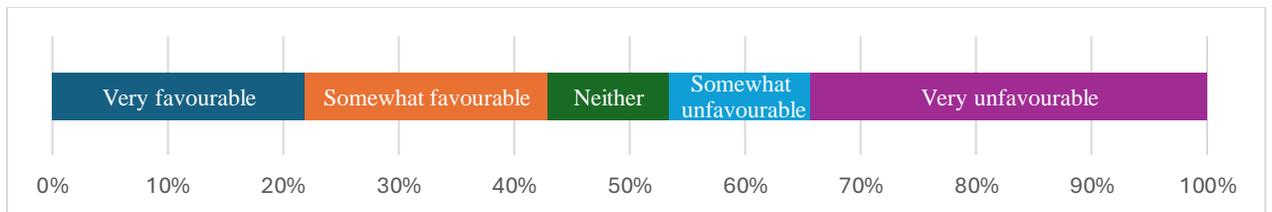
work. The decrease in sunlight is also mentioned by several, as well as the reduction in the use of their property. Others associate this measure with expropriation.

Figure 9: Reduce the clearance for felling trees around a planned construction



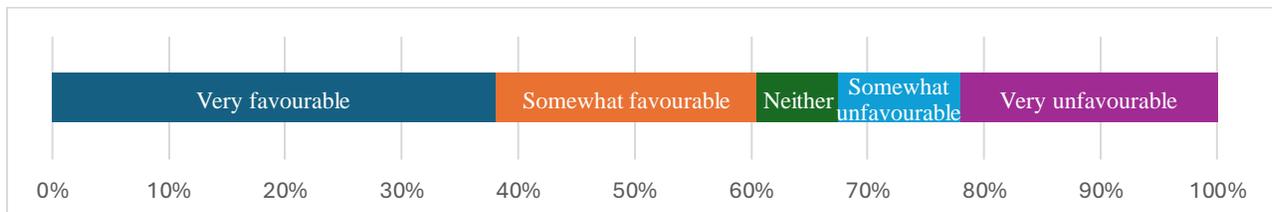
The proposal to restrict tree felling for the establishment of accessory structures receives a more mixed support. Some believe that it would be preferable to limit deforestation associated with new developments and to preserve and improve existing biological corridors and woodlands. They consider the current protection standards to be satisfactory, stating that the town's canopy is not a problem.

Figure 10: Restrict tree felling for the construction of accessory structures



The protection of remarkable trees on the territory is the proposed measure that receives the strongest support. Over 60 % of respondents are in favour and recognize their contribution to the natural and bucolic character of the town of Hudson. However, some would like a more precise definition of what constitutes a remarkable tree, based on objective criteria, and reject the use of expert reports before obtaining a tree felling permit.

Figure 11: Prohibit the felling of remarkable trees



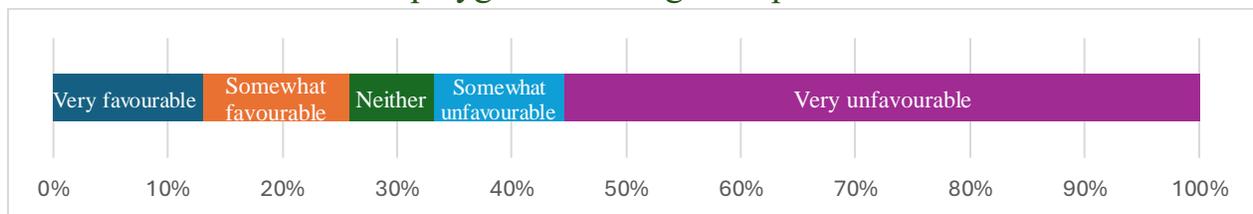
Other comments

- It is recommended to map the canopy to create a reference point and to reward those who contribute to its preservation;
- The felling threshold on golf courses should be revised based on a measure adapted to the wooded section of the golf course to maintain a certain density;
- The definition of a forest should be revised to be based on a multi-criteria approach, including, for example, tree size, density, and canopy coverage, rather than solely on its size;
- Finally, it is currently planned to prohibit felling, clearing, pruning, and removal of trees during the nesting period of migratory birds, without however defining this period. It is suggested to adopt the period established by Environment Canada, which is from mid-April to the end of August.

Increase the fund for the development, maintenance and acquisition of parks, playgrounds, and green spaces

The proposal to expand the categories for contributions for parks, playgrounds, and green spaces is largely rejected by over 65 % of respondents. Reasons for this rejection include the lack of justification for such measures, the absence of explanation as to why the current level of taxation is not considered sufficient, especially in a context of financial surplus, the lack of clarity on how the fund allocation process works and on the prioritization criteria, as well as the potential inequity between property owners. Additionally, it is noted that better public education would have been necessary to better understand the impacts of this regulation. This includes the financial contribution planned for redevelopment projects on the resale value of a residence, considering other applicable taxes, such as welcome tax and properties exempted because they have already been subject to a contribution.

Figure 12: Expand the categories for the contribution to parks, playgrounds and green spaces



While many consider it crucial to establish a coherent vision for the development of their town, they believe that developers should be the main source of contribution for parks, playgrounds, and green spaces. Moreover, they point out that these measures are inconsistent with the current municipal regulations. Therefore, they urge the municipal council to withdraw these provisions, fearing that they could lead to significant legal fees.

Figure 13: Include the construction of new residences

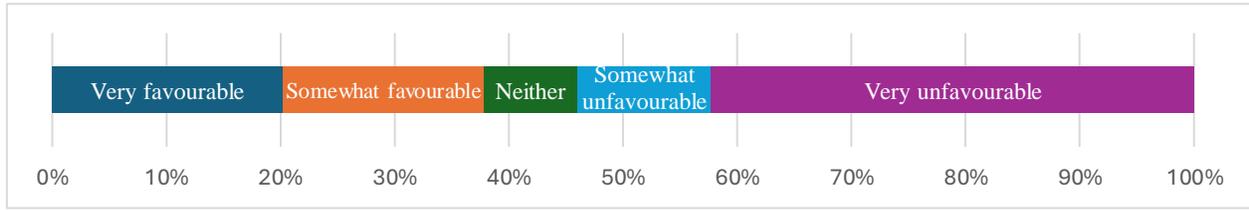


Figure 14: Include reconstructions after demolitions

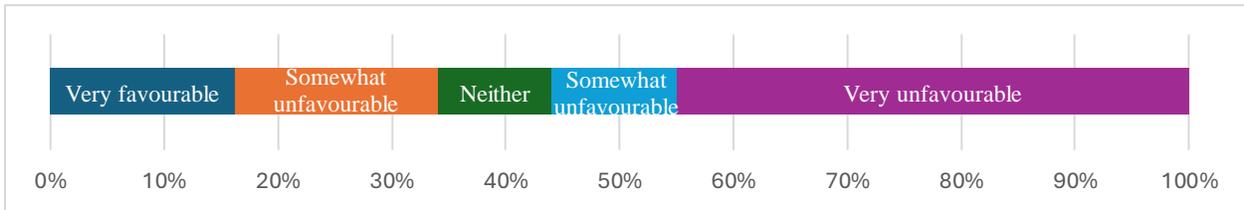


Figure 15: Include major renovations of 33 % or more of the volume of the building

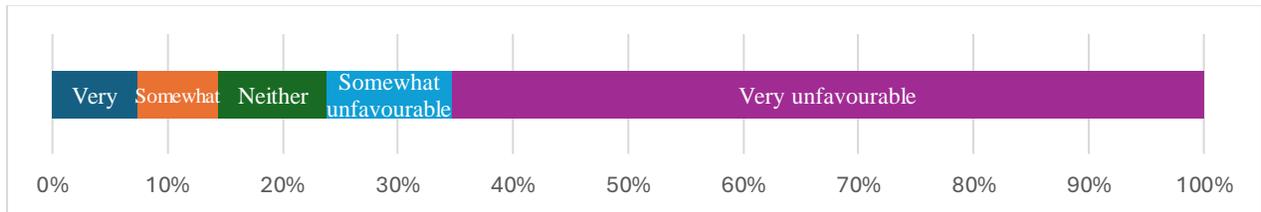
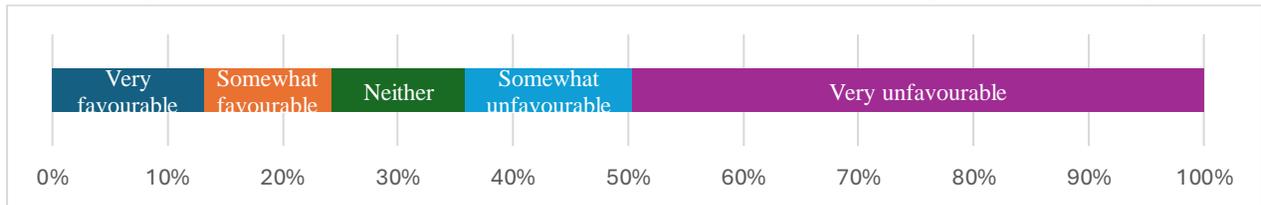


Figure 16: Include the addition of two or more dwellings in a building



Others are concerned about the effects that this contribution could have on the preservation of historic homes, which are important for maintaining the village's character. The lack of clarity regarding its application to land occupied by townhouses or condominiums, for example, is also mentioned.

Figure 17: Include the enlargement of a commercial building of more than 25 % of its original floor area

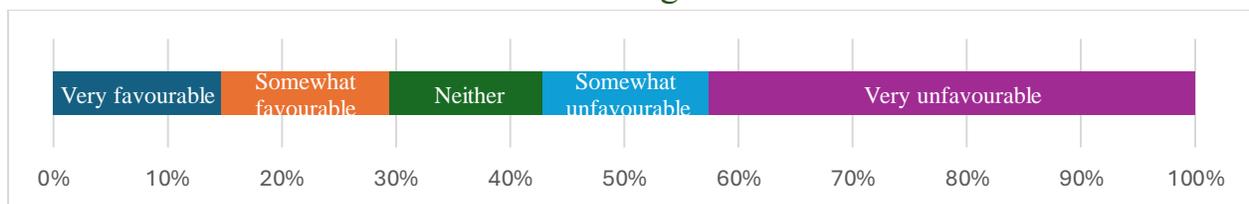


Figure 18: Include the changes of use in an existing building

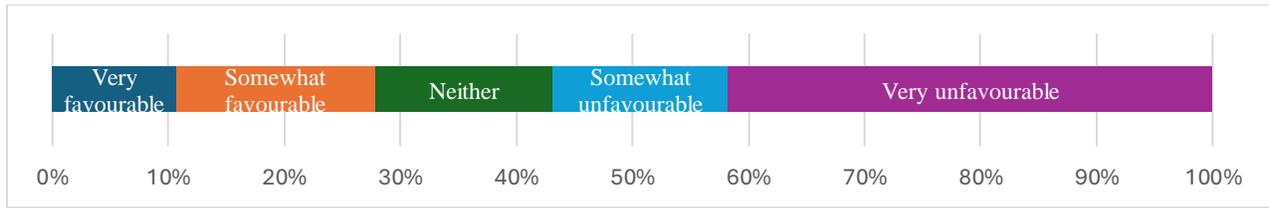
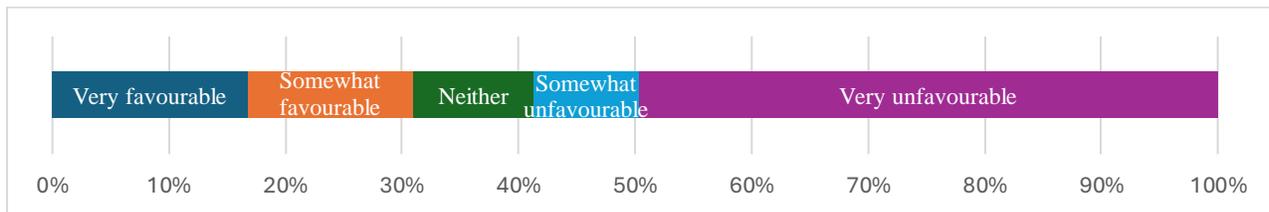
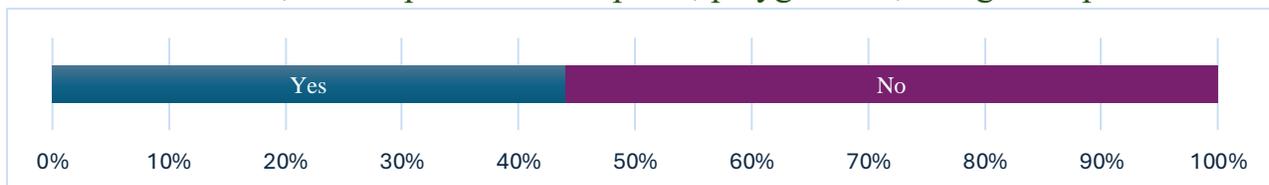


Figure 19: Increase the land contribution for parks from 10 % to 20 % in the central sector



The replacement of the contribution for parks with a general tax receives mixed support, mainly due to the lack of justification for these measures and the insufficient explanations regarding the plan envisaged by the municipal council. Some agree with imposing a fixed-rate tax per residence, but only after the adoption of the parks master plan and the conservation plan.

Figure 20: Replace the contribution by a general tax for the establishment, maintenance, and improvement of parks, playgrounds, and green spaces



Comments on draft by-law 768-2024

The introduction of comprehensive development plans in Hudson's regulations is well-received by residents. However, some would have liked to receive more information on this draft by-law and for it to undergo a more thorough consultation. The areas targeted by these plans are among the last wooded areas remaining in Hudson. Respondents therefore hope that the introduction of these plans will help preserve their wooded character. In this regard, they encourage a firmer approach than simply encouraging development while preserving a tree canopy, especially given the number of fines imposed on individuals cutting down trees without a permit.

Comments have been collected suggesting the introduction of a protective strip between existing neighbourhoods and new developments, as well as the inclusion of certain areas of the town currently subject to several demolition and construction projects, such as Alstonvale and Como. Although this regulation provides for the construction of semi-detached or row houses and encourages integrated developments aimed at reducing soil impact while maximizing services,

many residents would have liked more stringent guidelines to limit our environmental footprint and contribute to alternative solutions to the housing crisis. They would also have appreciated seeing more incentives to encourage active modes of transportation.

CONCLUSION

The participatory process, which took place from January 25 to February 14, 2024, involved the participation of nearly **800** people and seems to have been appreciated by the population.

These draft regulations address a wide variety of topics, ranging from wetland preservation to natural habitat conservation, including tree protection and expanding contributions for parks, playgrounds, and green spaces. However, for many, this last aspect has diverted attention from the real issues facing the community in terms of preserving natural habitats. They believe that the municipal council should focus solely on tree protection and wetland preservation, within an established and supported vision.

Overall, the results of this participatory process were intended to guide the municipal council's decision-making when finalizing the regulations, scheduled for spring 2024.

ANNEX 1

Invitation from the Town of Hudson Flyer distributed to every residence

MISE EN CONTEXTE

Le conseil municipal a adopté, lors de son assemblée du 10 janvier 2024, les projets de règlements (767-2024 et 768-2024) visant à préserver le caractère naturel de la Ville d'Hudson.

Ces projets de règlements contiennent notamment des dispositions sur **l'abattage des arbres, la protection des espaces naturels, ainsi que la contribution pour fins de parcs, de terrains de jeux et d'espaces naturels.**

L'adoption de ces projets de règlements vise également à mettre fin au règlement de contrôle intérimaire (« RCI ») en vigueur depuis le printemps 2022.

CONSULTEZ LES PROJETS DE RÈGLEMENTS :

- ▶ www.hudson.quebec/rci
- ▶ l'Hôtel de Ville, 481 rue Main

L'INVITATION

Vous êtes invités à vous prononcer sur ces projets de règlements en participant de la façon suivante:

- ▶ Venez vous informer lors des portes ouvertes qui se tiendront les **25 janvier de 19h à 21h00** et le **27 janvier de 9h à midi**. Vous en apprendrez davantage sur les nouvelles dispositions réglementaires visant à préserver le caractère naturel de la Ville d'Hudson. Des experts seront disponibles pour répondre à vos questions.
- ▶ Venez échanger avec vos concitoyens et participer au dialogue public le **31 janvier à 19h**. Une présentation des projets de règlements ainsi qu'une période de questions sont prévues.
- ▶ Faites-nous part de votre point de vue en remplissant le questionnaire en ligne ou en format papier disponible du **1er au 14 février**. Vos commentaires viseront à éclairer la décision du conseil municipal en vue de l'adoption finale des projets de règlements prévue au mois d'avril.

3 ÉTAPES POUR VOUS PRONONCER

TOUS LES ÉVÉNEMENTS AURONT LIEU AU CENTRE COMMUNAUTAIRE STEPHEN F. SHAAAR
394 RUE MAIN, HUDSON

S'informer en participant aux portes ouvertes.

- ▶ Jeudi, 25 janvier entre 19 h et 21 h.
- ▶ Samedi, 27 janvier entre 9 h et 12 h.

Contribuer au dialogue public et venez poser vos questions.

- ▶ **MERCREDI, 31 JANVIER** débutant à 19 h.

En raison de la nature participative de cet événement, la présentation et la période de question seront enregistrées numériquement mais ne seront pas diffusées en direct. L'enregistrement vidéo sera disponible sur le site web de la ville le 2 février.

Donner votre opinion en remplissant le sondage.

- ▶ **Au plus tard 16 h le MERCREDI 14 FÉVRIER.**
- ▶ Le questionnaire sera disponible en ligne (www.hudson.quebec/rci) et en format papier (l'Hôtel de Ville, 481 rue Main).

EN SAVOIR PLUS

WWW.HUDSON.QUEBEC/RCI

Ville d'Hudson
481 rue Main, Hudson, QC
11 janvier 2024

SHARE YOUR VIEWS
ON THE PRESERVATION
OF TREES AND
NATURAL AREAS
IN YOUR TOWN

AN INVITATION FROM THE
TOWN OF
HUDSON

OVERVIEW

The Town Council adopted, during its meeting on January 10, 2024, draft by-laws (767-2024 and 768-2024) which aim to preserve the natural character of the Town of Hudson.

These draft by-laws include provisions related to the **felling of trees, the protection of natural areas, and contributions for parks, playgrounds, and natural areas.**

The adoption of these draft by-laws will also end the interim control by-law ("RCI"), in effect since the spring of 2022.

CONSULT THE DRAFT BY-LAWS

- ▶ www.hudson.quebec/en/rci
- ▶ Town Hall, 481 Main Road

THE INVITATION

You are invited to express your views on these draft by-laws by participating in the following manner:

- ▶ Come and gather information at the open houses scheduled for **January 25th from 7:00 PM to 9:00 PM** and **January 27th from 9:00 AM to noon**. You will learn more about the new regulatory provisions aimed at preserving the natural character of the Town of Hudson.
- ▶ Come engage with your fellow citizens and participate in the public dialogue on **January 31 at 7:00 PM**. A presentation of the new draft by-laws and a question period are scheduled.
- ▶ Share your perspective by completing the online or paper questionnaire available from **February 1 to February 14**. Your feedback will help inform the Town Council's decision for the final adoption of the draft by-laws scheduled for April.

3 STEPS TO SHARE YOUR VIEWS

ALL EVENTS TAKE PLACE AT THE
STEPHEN F. SHAAR COMMUNITY CENTRE
394 MAIN ROAD, HUDSON

Get informed by participating in the open houses.

- ▶ **Thursday, January 25th: 7 pm to 9 pm**
- ▶ **Saturday, January 27th: 9 am to noon**

Contribute to the public dialogue and come ask your questions.

- ▶ **7 pm. WEDNESDAY, JANUARY 31st**

Due to the participatory nature of this event, the presentation and question period will be recorded but not live-streamed. The recording will be available on the Town's website on February 2nd.

Give your opinion by filling out the survey.

- ▶ **By 4 pm, WEDNESDAY FEBRUARY 14th**
- ▶ The questionnaire will be available online (www.hudson.quebec/en/rci) and in paper format (Town Hall, 481 Main Road).

MORE INFORMATION

WWW.HUDSON.QUEBEC/EN/RCI



Town of Hudson
481 Main Road, Hudson, QC
11 January 2024



PRONONCEZ-VOUS
SUR LA PROTECTION
DES ARBRES ET DES
ESPACES NATURELS
DANS VOTRE VILLE

UNE INVITATION DE LA
VILLE
D'HUDSON



ANNEX 2

Information panels displayed at the two open house events

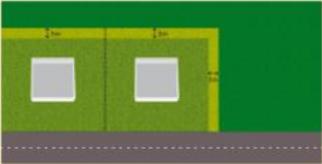
ÉCHÉANCIER DU PROJET ET COMMENT SE PRONONCER
PROJECT TIMELINE AND HOW TO HAVE YOUR SAY

RCI	24•02•2022
PROJETS DES RÉGLEMENTS DRAFT BY-LAWS	10•01•2024
PORTES OUVERTES OPEN HOUSES	25•01•2024 27•01•2024
DIALOGUE PUBLICQUE PUBLIC DIALOGUE	31•01•2024
QUESTIONNAIRE CONSULTATION PUBLIQUE PUBLIC CONSULTATION QUESTIONNAIRE	01•02•2024 14•02•2024
MODIFICATION & ADOPTION	PRINTEMPS 2024 SPRING 2024
ENTRÉE EN VIGUEUR COMING INTO FORCE	AUTOMNE 2024 FALL 2024

COMMENT SE PRONONCER?
HOW TO HAVE YOUR SAY?



PROTECTION DES ARBRES
PROTECTION OF TREES



1 MARGE DE NON-DÉBOISEMENT
5m pour tout lot bordant une zone

- agricole,
- publique,
- récréative,
- conservation, ou
- limite du territoire de la Ville.

NON-DEFORESTATION SETBACK
5m for lots bordering on

- agricultural,
- public,
- recreational,
- conservation lands, or
- municipal boundary.



2 PÉRIMÈTRE DE CONSTRUCTION
La distance maximale autour de l'emprise d'une construction pouvant être déboisée :

- Maison ou agrandissement : 5m
- Entrée charretière : 1m
- Bâtiment accessoire: 1m
- Piscine: 3m

CONSTRUCTION PERIMETER
The maximum distance around the footprint of a construction that can be cleared of trees:

- House or extension: 5m
- Driveway: 1m
- Accessory building: 1m
- Pool: 3m



3 ABATTAGE MINIMAL
Les projets de construction doivent se faire dans un endroit exempt d'arbres si possible.

MINIMAL FELLING
Construction projects must be done in an area free of trees when possible.

- #1 La piscine ou le cabanon peut être installé n'importe où car il n'y a pas de zone exempte d'arbres.
The pool or shed can be installed anywhere as there is no area free of trees.
- #2 La construction devrait avoir lieu là où il n'y a pas d'arbres.
Construction should take place where there are no trees.
- #3 La construction ne peut pas avoir lieu à l'emplacement de l'arbre remarquable.
Construction cannot take place at the site of the remarkable tree.



ARBRES REMARQUABLES
REMARKABLE TREES

QU'EST-CE QU'UN ARBRE REMARQUABLE ?

- ▶ Souvent un arbre ancien, mais aussi un arbre imposant ou de grande taille.
- ▶ Les arbres remarquables à Hudson ont été inventoriés en 2022.
- ▶ Ces arbres sont identifiés dans le projet de règlement.

COMMENT SONT-ILS PROTÉGÉS ?

- ▶ Ils ne peuvent pas être abattus pour un projet de construction.
- ▶ Un permis ne sera délivré que si une preuve d'expert est fournie démontrant que l'arbre est mort, en voie de mourir, ou dangereux.

WHAT IS A REMARKABLE TREE?

- ▶ Often an old one but also an imposing or large tree.
- ▶ Remarkable trees in Hudson were inventoried in 2022.
- ▶ These trees are identified in the draft by-law.

HOW ARE THEY PROTECTED?

- ▶ They cannot be felled for a construction project.
- ▶ A permit will only be issued if expert proof is provided that the tree is dead, dying, or dangerous.

PROTECTION DES MILIEUX HUMIDES ET HYDRIQUES PROTECTION OF WETLANDS AND BODIES OF WATER

LES LOTS CONSTRUITS
 ► Zone de protection de 10m ou 15m, en fonction de la pente du talus et de la hauteur du talus (aucun changement).

LOTS VACANTS
 ► Zone protégée de 15 mètres, indépendamment de la pente ou de la hauteur du talus.

BUILT LOTS
 ► Protected zone of 10m or 15m, depending on the slope and the height of the embankment (no change).

VACANT LOTS
 ► 15m protected zone, regardless of the slope or height of the embankment.



CONTRIBUTION FINANCIÈRE POUR FINS DE PARCS ET LES ESPACES NATURELS FINANCIAL CONTRIBUTION FOR THE PRESERVATION OF PARKS AND NATURAL AREAS

La contribution ne peut être utilisée que pour acquérir, aménager ou protéger les parcs et espaces naturels.

Actuellement applicable aux propriétaires fonciers qui subdivisent leur propriété en plusieurs lots.

Les types d'activités soumis à cette contribution ont été élargis pour inclure :

- ▶ Construction sur un terrain vacant (diagramme #1).
- ▶ Construction après démolition (diagramme #2).
- ▶ La rénovation de 33% ou plus du volume d'une construction existante (diagramme #3).
- ▶ L'ajout de 2 logements ou plus dans un bâtiment (diagramme #4).
- ▶ Agrandissement d'un bâtiment commercial de plus de 25% de son empreinte d'origine (diagramme #5).
- ▶ Transformer un bâtiment existant pour un nouvel usage (diagramme #6), par exemple :
 - Transformer un bâtiment résidentiel en un bâtiment commercial.
 - Transformer un bâtiment commercial en un bâtiment résidentiel (condominiums ou logements)

The contribution can only be used to acquire, maintain, and protect parks and natural areas

Currently applies to landowners who subdivide their property into multiple lots.

The types of activities subject to this contribution have been expanded to include:

- ▶ Construction on a vacant lot (diagram #1).
- ▶ Construction after demolition (diagram #2).
- ▶ Renovation of 33% or more of the volume of an existing construction (diagram #3).
- ▶ The addition of 2 residential units or more in a building (diagram #4).
- ▶ Enlarging a commercial building by more than 25% of its original footprint (diagram #5).
- ▶ Transforming an existing building for a new use (diagram 6), for example:
 - residential building into a commercial building,
 - commercial building into a residential building (condos or rental units).

COMMENT LA CONTRIBUTION POURRAIT-ELLE VOUS AFFECTER ?
HOW MIGHT THE CONTRIBUTION IMPACT YOU?

EXEMPLES DE MISES EN SITUATIONS			Si mon terrain vaut 400 000\$ au rôle d'évaluation, le montant de ma contribution sera de :
Je suis propriétaire d'un lot vacant et je veux construire ma maison.	Ma propriété n'a pas fait l'objet d'une contribution antérieure.	Je dois donc payer une contribution de 10% de la valeur au rôle d'évaluation de mon lot.	40 000\$
Je suis propriétaire d'une maison. Je désire la démolir et reconstruire une nouvelle résidence.	Ma propriété a fait l'objet d'une contribution antérieure de 10%.	Je ne dois pas payer de contribution.	0\$
Je désire effectuer une rénovation majeure de plus de 33% du volume de ma maison existante tel que l'aménagement d'un sous-sol non fini.	Ma propriété est située dans un secteur central et a fait l'objet d'une contribution antérieure sous forme de terrain.	Je dois payer une contribution de 10% de la valeur au rôle d'évaluation de mon lot.	40 000\$
Je désire ajouter 2 logements à mon bâtiment existant.	Ma propriété est située dans un secteur central et a fait l'objet d'une contribution antérieure sous forme de contribution financière.	La contribution antérieure sera déduite de la contribution que je devrais payer.	Contribution exigée : 40 000\$ Contribution antérieure : 30 000\$ Contribution à payer : 10 000\$
Je suis victime d'un sinistre (ex. feu, inondation, etc.) et désire reconstruire ma maison. Je désire faire des rénovations mineures ou des travaux d'entretien, tels que : <ul style="list-style-type: none"> • Remplacer les fenêtres de ma maison; • Remplacer les armoires et comptoirs de ma cuisine; • Remplacer le revêtement de ma maison ou de ma toiture; • Remplacer les planchers de ma maison; • Remplacer la salle de bain. Je désire construire une remise (cabanon), un garage détaché ou une piscine. Je désire faire un agrandissement sur ma maison (peu importe la taille de l'agrandissement).	Peu importe si ma propriété a fait l'objet d'une contribution antérieure, je suis exempt de payer une contribution.	Je ne dois pas payer de contribution.	0\$

EXAMPLES OF POSSIBLE SCENARIOS			Based on a municipal evaluation of \$400 000 for the land :
I am the owner of a vacant lot and want to build a house on this lot.	My property has not been the subject of a previous contribution.	I will have to pay a contribution equivalent of 10% of the municipal value of my land.	\$40 000
I am the owner of a residential house. I want to demolish the house and rebuild a new one.	My property has been the subject of a previous contribution of 10%.	I don't have to pay a contribution.	\$0
I want to do a major renovation on more than 33% of the volume of my existing home, such as completing an unfinished basement.	My property is located in a central sector and has been subject to a previous contribution in the form of land.	I will have to pay a contribution equivalent of 10% of the municipal value of my land.	\$40 000
I want to add 2 or more residential units to my existing building.	My property is located in a central sector and has been subject to a previous financial contribution.	The previous contribution will be deducted from the contribution I have to pay.	Required contribution: \$40 000 Previous contribution: \$30 000 Contribution to be paid: \$10 000
I am the victim of a disaster (ex. fire, flood, etc.) and want to rebuild my house. I want to do minor renovations or maintenance work, such as: <ul style="list-style-type: none"> • Replace the windows of my house, • Replace the kitchen cabinets and counters, • Replace the siding or roof covering of my house, • Replace the floors, • Redo the bathroom. I want to build a shed, a detached garage, or a swimming pool. I want to put an extension on my house (regardless of the size of the extension).	I am exempt from paying a contribution.	I don't have to pay a contribution.	\$0



FICHE EXPLICATIVE¹

Projet de règlement 767-2024

Contributions pour les parcs, terrains de jeux et espaces naturels

Qu'est-ce qu'une contribution pour fins de parcs ?

Les municipalités peuvent exiger une contribution pour fins de parcs, de terrains de jeux et d'espaces naturels au moment d'une demande de permis de lotissement et de construction (incluant les rénovations majeures).

La contribution peut prendre la forme d'une cession d'une partie de terrain, d'une contribution financière ou d'une combinaison des deux, aux choix de la municipalité. Cette contribution est également connue sous le terme « 10 % de frais de parcs ».

Les terrains cédés et les contributions en argent peuvent seulement être utilisés pour :

- Acquérir des terrains pour en faire des parcs ;
- Acquérir des espaces naturels pour les protéger (ex. milieu humide ou boisée de grande valeur écologique) ;
- Aménager des terrains de jeux ou des parcs (ex. modules de jeux extérieurs, sentiers, plantation d'arbres dans les parcs, etc.).

Cette contribution est actuellement applicable aux propriétaires fonciers qui subdivisent leur propriété en plusieurs lots. Le projet de règlement propose d'élargir cette contribution.

Certains travaux demeurent exempts de cette contribution, tel que :

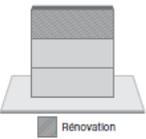
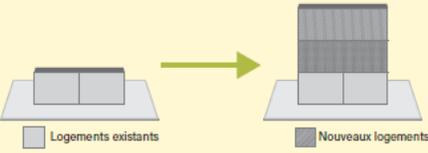
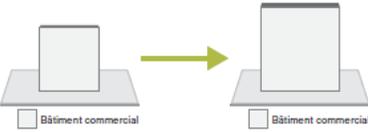
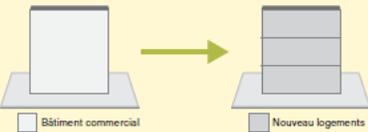
- Les travaux à la suite d'un sinistre (feu, inondation, etc.) ;
- Les travaux d'entretiens et de rénovations mineurs, tels que le remplacement des fenêtres, le remplacement des armoires et comptoirs de cuisine, le remplacement du revêtement extérieur ou de toiture, le remplacement d'une salle de bain, etc. ;
- Les constructions et installations de remises (cabanons), garages détachés ou piscines.

Le projet de règlement propose également une contribution pour les parcs pouvant aller jusqu'à 20% dans le secteur central, en particulier sur des lots considérés en tout ou en partie comme des espaces verts. Dans ces cas, la contribution monétaire ne peut pas dépasser 10% de la valeur du site.

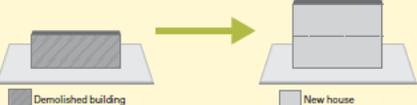
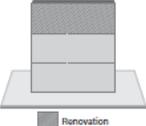
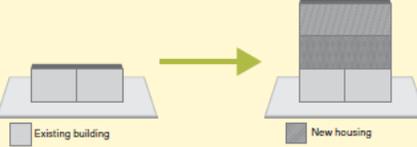
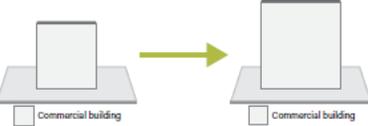
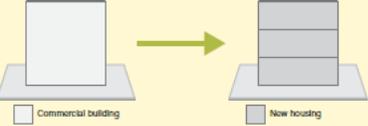
Lorsqu'une propriété visée par une demande de permis a déjà fait l'objet par le passé d'une contribution aux fins de parcs, un crédit est accordé au requérant et ce, peu importe qui en était le propriétaire.

Voir les tableaux sur les pages 2 et 3 pour des exemples de mises en situation.

1. Cette fiche explicative n'a pas de portée juridique. Elle résume les articles 10 à 15 du projet de règlement 767-2024 et est fournie pour faciliter la compréhension du projet de règlement. En cas de contradiction, le projet règlement prévaut.

SITUATION	EXEMPLE
1. La construction sur un terrain vacant.	
2. La construction après une démolition.	
3. La rénovation de 33 % ou plus du volume d'une construction existante.	
4. L'ajout de 2 logements ou plus dans un bâtiment.	
5. L'agrandissement d'un bâtiment commercial de 25 % de son empreinte d'origine.	
6. La transformation d'un bâtiment existant pour un nouvel usage (ex. transformer un bâtiment commercial en bâtiment résidentiel ou l'inverse).	

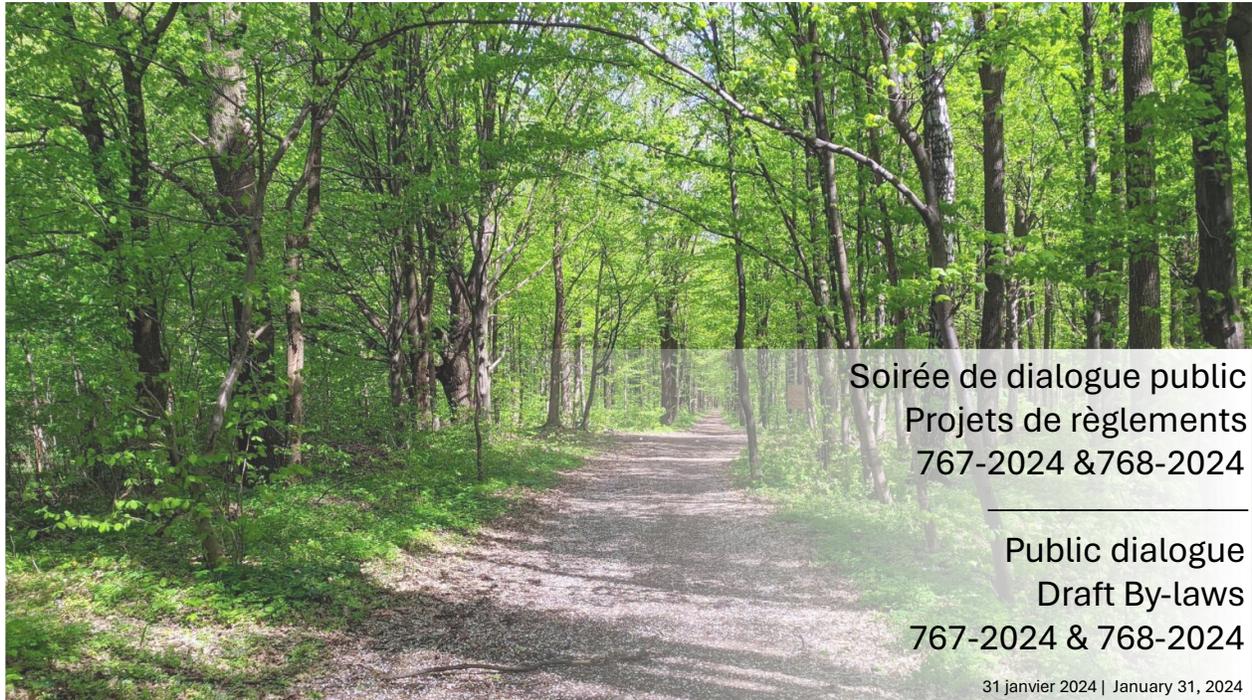
EXEMPLES DE MISES EN SITUATION			Si mon terrain vaut 400 000 \$ au rôle d'évaluation, le montant de ma contribution sera de:
Je suis propriétaire d'un lot vacant et je veux construire ma maison.	Ma propriété n'a pas fait l'objet d'une contribution antérieure.	Je dois donc payer une contribution de 10 % de la valeur au rôle d'évaluation de mon lot.	40 000 \$
Je suis propriétaire d'une maison. Je désire la démolir et reconstruire une nouvelle résidence.	Ma propriété a fait l'objet d'une contribution antérieure de 10 %.	Je ne dois pas payer de contribution	0 \$
Je désire effectuer une rénovation majeure de plus de 33 % du volume de ma maison existante tel que l'aménagement d'un sous-sol non fini.	Ma propriété est située dans un secteur central et a fait l'objet d'une contribution antérieure sous forme de terrain.	Je dois payer une contribution de 10 % de la valeur au rôle d'évaluation de mon lot.	40 000 \$
Je désire ajouter 2 logements à mon bâtiment existant. Je détiens d'un immeuble commercial et je désire l'agrandir. L'agrandissement projeté est plus grand que 25 % de la superficie actuelle de mon immeuble.	Ma propriété est située dans un secteur central et a fait l'objet d'une contribution antérieure sous forme de contribution financière.	La contribution antérieure sera déduite de la contribution que je devrais payer.	Contribution exigée : 40 000 \$ Contribution antérieure : 30 000 \$ Contribution à payer: 10 000 \$
Je suis victime d'un sinistre (ex. feu, inondation, etc.) et désire reconstruire ma maison. Je désire faire des rénovations mineures ou des travaux d'entretiens, tels que: <ul style="list-style-type: none"> • Remplacer les fenêtres de ma maison ; • Remplacer les armoires et comptoirs de ma cuisine ; • Remplacer le revêtement de ma maison ou de ma toiture ; • Remplacer les planchers de ma maison ; • Remplacer la salle de bain. Je désire construire une remise (cabanon), un garage détaché ou une piscine. Je désire faire un agrandissement sur ma maison (peu importe la taille de l'agrandissement).	Peu importe si ma propriété a fait l'objet d'une contribution antérieure, je suis exempt de payer une contribution.	Je ne dois pas payer de contribution.	0 \$

SITUATION	EXAMPLE
1. Construction on a vacant lot.	 <p>The diagram shows a flat rectangular area labeled 'Vacant lot' on the left. A green arrow points to the right, where a multi-story building labeled 'New house' is shown on a similar flat area.</p>
2. Construction after demolition.	 <p>The diagram shows a rectangular area with a hatched pattern labeled 'Demolished building' on the left. A green arrow points to the right, where a multi-story building labeled 'New house' is shown on a similar flat area.</p>
3. Renovation of 33 % or more of the volume of an existing construction.	 <p>The diagram shows a multi-story building on a flat area. The top portion of the building is hatched and labeled 'Renovation'.</p>
4. The addition of 2 residential units or more in a building.	 <p>The diagram shows a two-unit building on a flat area labeled 'Existing building' on the left. A green arrow points to the right, where a taller building with four units is shown, with the top two units hatched and labeled 'New housing'.</p>
5. Enlarging a commercial building by more than 25% of its original footprint.	 <p>The diagram shows a single-story building on a flat area labeled 'Commercial building' on the left. A green arrow points to the right, where a larger single-story building is shown, also labeled 'Commercial building'.</p>
6. Transforming an existing building for a new use (ex. transforming a commercial building into a residential building, or the reverse).	 <p>The diagram shows a single-story building on a flat area labeled 'Commercial building' on the left. A green arrow points to the right, where a multi-story building is shown, labeled 'New housing'.</p>

EXAMPLES OF POSSIBLE SCENARIOS			Based on a municipal evaluation of \$ 400 000 for the land:
I am the owner of a vacant lot and want to build a house on this lot.	My property has not been the subject of a previous contribution.	I will have to pay a contribution amount equivalent to 10% of the municipal value of my land.	\$ 40 000
I am the owner of a residential house. I want to demolish the house and rebuild a new one.	My property has been the subject of a previous contribution of 10%	I don't have to pay a contribution	\$ 0
I want to do a major renovation on more than 33% of the volume of my existing home, such as completing an unfinished basement.	My property is in the central sector and has been subject to a previous contribution in the form of land.	I will have to pay a contribution equivalent to 10% of the municipal value of my land.	\$ 40 000
I want to add 2 or more residential units to my existing building.	My property is in the central sector and has been subject to a previous financial contribution.	The previous contribution will be deducted from the contribution I have to pay.	Required contribution : \$ 40 000 Previous contribution: \$ 30 000 Contribution to be paid: \$ 10 000
I am the owner of a commercial building. I want to do an addition to my building which will be more than 25% of the original footprint of the existing building.			
<p>I am the victim of a disaster (ex. fire, flood, etc.) and want to rebuild my house.</p> <p>I want to do minor renovations or maintenance work, such as:</p> <ul style="list-style-type: none"> • Replace the windows of my house, • Replace the kitchen cabinets and counters, • Replace the siding or roof covering of my house, • Replace the floors, • Redo the bathroom. <p>I want to build a shed, a detached garage, or a swimming pool.</p> <p>I want to put an extension on my house (regardless of the size of the extension).</p>	I am exempt from paying a contribution.	I don't have to pay a contribution	\$ 0

ANNEXE 3

Presentation during the consultation and public dialogue evening



Mot de la mairesse Mayor's opening statement



Ordre du jour

- Accueil
- Présentation des projets de règlements
- Période de questions
- Tables de dialogue
- Prochaines étapes



Agenda

- Welcome
- Presentation of draft by-laws
- Question period
- Dialogue tables
- Next steps



Présentation des projets de règlement

Presentation of the draft by-laws



Contexte

- En décembre 2021, le conseil municipal a débuté une modification de son plan d’urbanisme afin de prioriser la protection des milieux naturels. En même temps, il a adopté un contrôle intérimaire imposant un moratoire sur certaines opérations d’urbanisme.
- Comme le plan d’urbanisme est un document de planification globale, les règlements d’urbanisme doivent être modifiés pour mettre en œuvre les stratégies établis dans le plan d’urbanisme. Une fois ces modifications en vigueur, le contrôle intérimaire sera levé.



Context

- In December 2021, Town Council began the modification of its planning program to prioritize the protection of natural areas. At the same time, Council adopted interim control measures imposing a moratorium on certain planning operations.
- As the planning program is an overall planning document, the urban planning by-laws must be modified in order to implement the strategies established in the planning program. Once these modifications in force, the interim control measures will be lifted.



Présentation du projet de règlement Presentation of draft by-law 767-2024



Interventions dans un milieu humide

- Interdiction d’ériger une construction, d’effectuer des travaux de remblai ou de déblai dans un milieu humide, sauf:
 - Pour des fins municipales, commerciales, publiques et d’accès publiques avec une autorisation ministérielle du ministère de l’Environnement (« CA »);
 - Pour une autre fin, si une autorisation ministérielle a été obtenu avant l’entrée en vigueur du règlement.



Interventions in a wetland

- Prohibition on construction, backfilling, or excavation work in a wetland, except:
 - For municipal, commercial, public and public access purposes with a ministerial authorization from the Ministry of the Environment (“CA”);
 - For another purpose, if a ministerial authorization from the Ministry was obtained before the regulation comes into force.



Largeur d'une rive

- La rive est une bande de terrain qui borde les lacs, cours d'eau et milieux humides.
- Pour les lots vacants: augmentation de la largeur de la rive à 15 mètres peu importe la pente et la hauteur du talus.
- Pour les terrains construits : aucune modification.



Width of the shore

- The shore is a strip of land bordering a lake, watercourse or wetland.
- For vacant lots : width of the shore increased to 15 meters, regardless of the slope or height of the embankment.
- For built lots : no modification.



Abattage d'arbres

- Réduction du diamètre d'un arbre pour lequel un permis d'abattage est requis, de 10 à 5 cm.



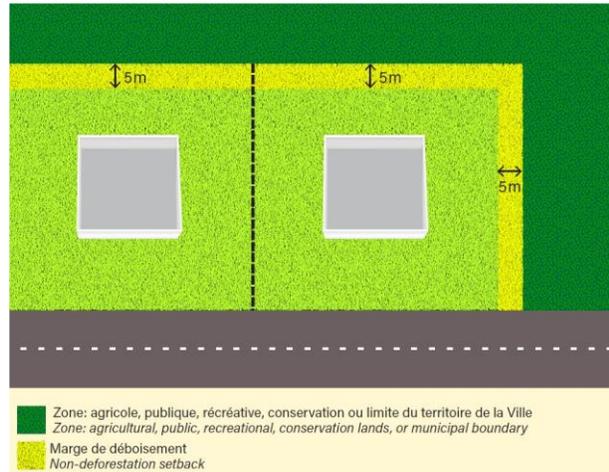
Tree cutting

- Reduction in the diameter of a tree for which a felling permit is required, from 10 to 5 cm.



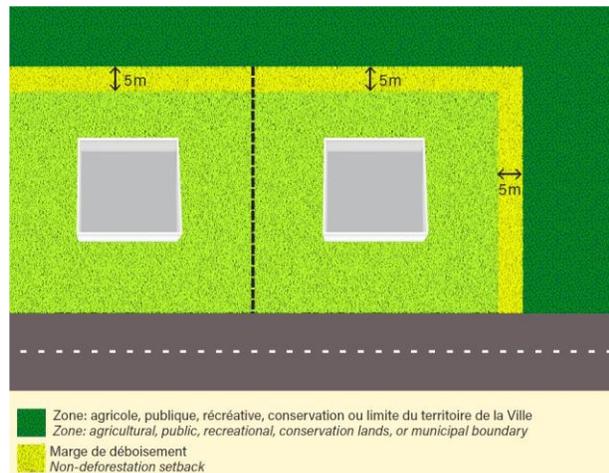
Abattage d'arbres

- Marge de non-déboisement d'une largeur de 5 mètres applicables pour les lots bordant les zones agricoles, publiques, récréatives, de conservation ainsi qu'aux limites du territoire de la Ville.



Tree cutting

- Non-deforestation setback of a width of 5 meters for lots bordering on agricultural, public, recreational, conservation zones and municipal boundaries.



Abattage d'arbres

- Réduction du dégagement d'abattage permis pour les constructions:
 - 3 m pour les piscines (actuellement 5 m)
 - 1 m pour les constructions accessoires (actuellement 3 m)
- Obligation d'installer une clôture temporaire autour des arbres à protéger.



Tree cutting

- Reduction of the clearance permitted for constructions:
 - 3 m for swimming pools (currently 5 m);
 - 1 m for accessory constructions (currently 3 m);
- Obligation to install a temporary fence around the trees to be protected.



Abattage d'arbres

- Ajout de restrictions sur l'implantation des constructions accessoires.
- L'espace nécessitant l'abattage minimal sera privilégié (exemple #1).
- L'espace sans arbre sera privilégié pour l'implantation de la construction (exemple #2).



Tree cutting

- Addition of restrictions on the siting of accessory constructions.
- The space requiring the minimal amount of felling will be favoured (example #1).
- Tree-free space will be favoured for the location of the construction (example #2).



Arbres remarquables

- Arbre ancien, imposant ou de grande taille;
- Inventorié en 2022;
- Identifié dans le projet de règlement;
- Ne peuvent pas être abattus pour un projet de construction;
- Rapport d'expert démontrant que l'arbre est mort, en voie de mourir ou dangereux requis pour obtenir un permis d'abattage.



Remarkable trees

- Old, imposing or large tree;
- Inventoried in 2022;
- Identified in the draft by-law;
- Cannot be felled for a construction project;
- Expert report showing that the tree is dead, dying or dangerous required to obtain a felling permit.



Contributions pour fins de parcs, terrains de jeux et espaces naturels

- Actuellement applicable aux propriétaires fonciers qui subdivisent leur propriété en plusieurs lots.
- Il s'agit de contributions sous forme de parties de terrain, en argent ou une combinaison des deux.
- Les contributions ne peuvent être utilisées que pour l'acquisition, l'aménagement et l'entretien des parcs, terrains de jeux et espaces naturels.



Contributions for parks, playgrounds and natural spaces

- Currently applicable to landowners who subdivide their property into several lots.
- These are contributions in the form of parts of land, money or a combination of the two.
- Contributions can only be used for the acquisition, improvement and maintenance of parks, playgrounds and natural spaces.



Contributions pour fins de parcs, terrains de jeux et espaces naturels

- La contribution est de 10%, sauf dans le secteur central (périmètre urbain) où elle est de 20%.
- Une contribution en argent ne peut jamais excéder 10%.
- Lorsqu'un site visé par une demande a fait l'objet par le passé d'une contribution, peu importe qui en était le propriétaire, la contribution antérieure est prise en compte et sera déduite de la contribution requise.



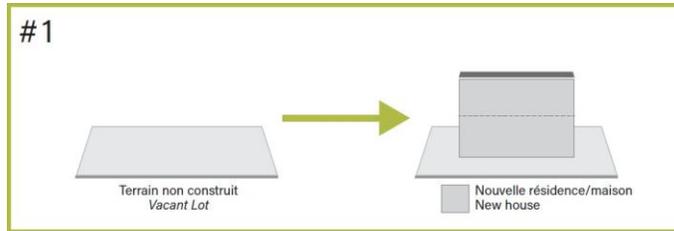
Contributions for parks, playgrounds and natural spaces

- The contribution is 10%, except in the central sector (urban perimeter) where it is 20%.
- A monetary contribution can never exceed 10%.
- When a site subject to a contribution has been the subject of a past contribution, regardless of who was the owner, the previous contribution is taken into account and is deducted from the required contribution.



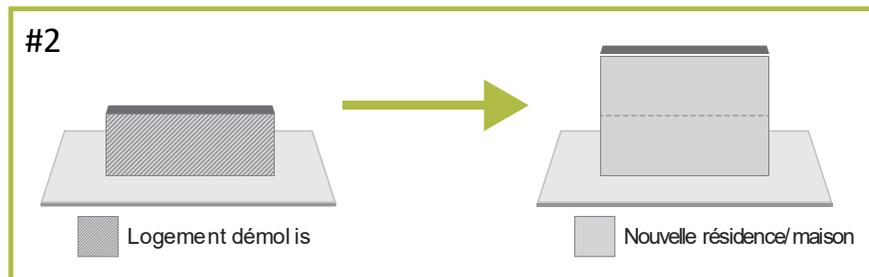
Contributions pour fins de parcs, terrains de jeux et espaces naturels

- L'élargissement de la contribution proposé vise à ajouter:
 - La construction sur un terrain vacant;



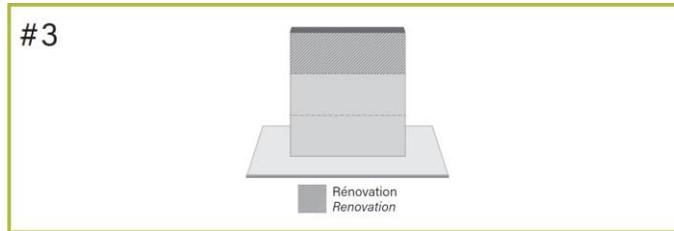
Contributions pour fins de parcs, terrains de jeux et espaces naturels

- L'élargissement de la contribution proposé vise à ajouter:
 - La reconstruction après démolition;



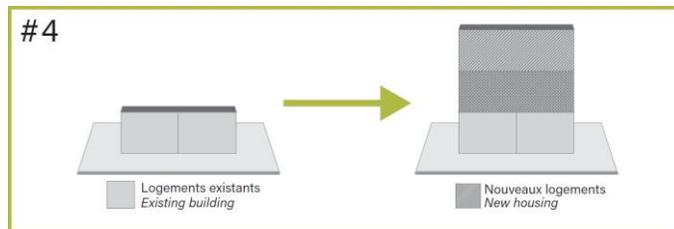
Contributions pour fins de parcs, terrains de jeux et espaces naturels

- L'élargissement de la contribution proposé vise à ajouter:
 - La rénovation de 33% ou plus du volume d'une construction existante. Cela touche les rénovations majeures, c'est-à-dire celles qui nécessitent un permis de construction;



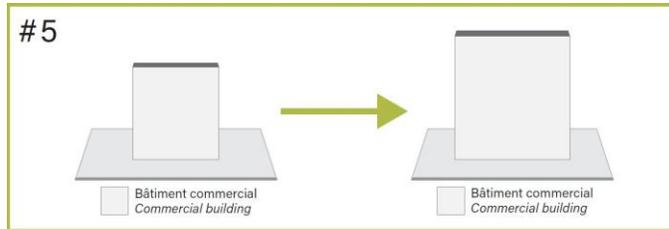
Contributions pour fins de parcs, terrains de jeux et espaces naturels

- L'élargissement de la contribution proposé vise à ajouter:
 - L'ajout de 2 logements ou plus dans un bâtiment;



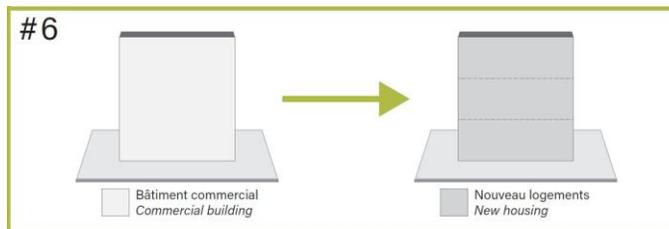
Contributions pour fins de parcs, terrains de jeux et espaces naturels

- L'élargissement de la contribution proposé vise à ajouter:
 - L'agrandissement d'un bâtiment commercial de plus de 25% de sa superficie de plancher originale;



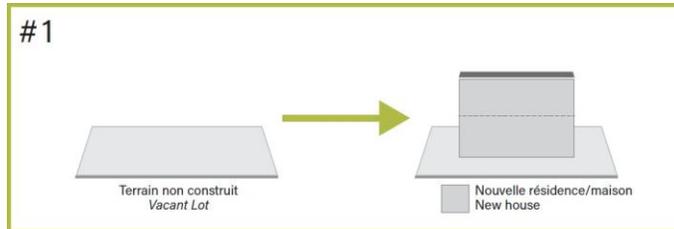
Contributions pour fins de parcs, terrains de jeux et espaces naturels

- L'élargissement de la contribution proposé vise à ajouter:
 - Le changement d'usage d'un bâtiment existant.



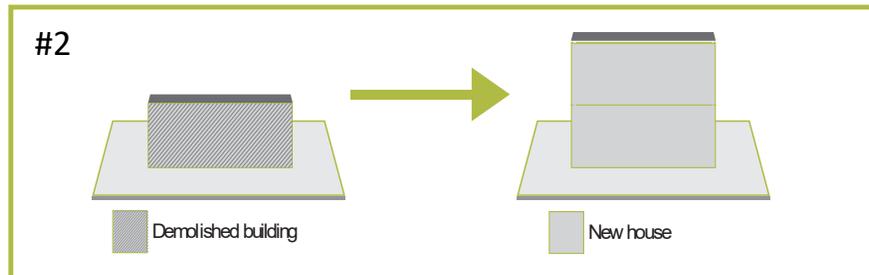
Contributions for parks, playgrounds and natural spaces

- The proposed expansion of the contribution aims to add:
 - Construction on a vacant land;



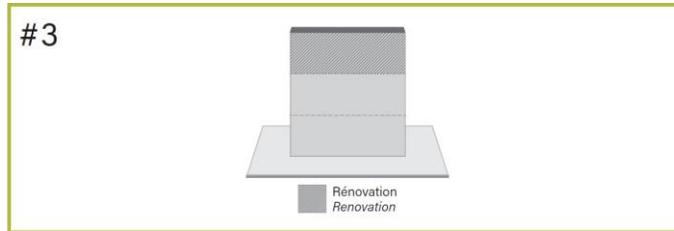
Contributions for parks, playgrounds and natural spaces

- The proposed expansion of the contribution aims to add:
 - Reconstruction after demolition;



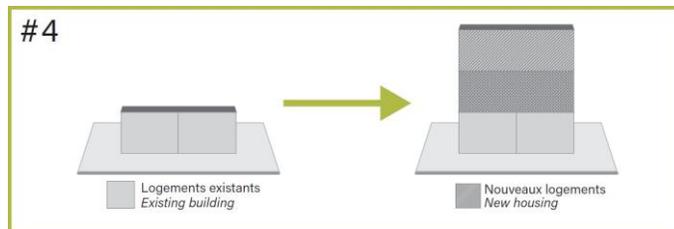
Contributions for parks, playgrounds and natural spaces

- The proposed expansion of the contribution aims to add:
 - The renovation of 33% or more of the volume of an existing construction. This affects major renovations which are requiring a construction permit.



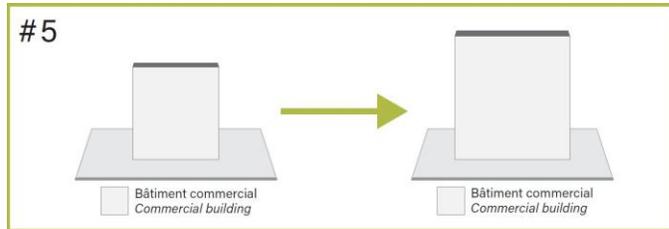
Contributions for parks, playgrounds and natural spaces

- The proposed expansion of the contribution aims to add:
 - The addition of 2 or more dwellings in a building;



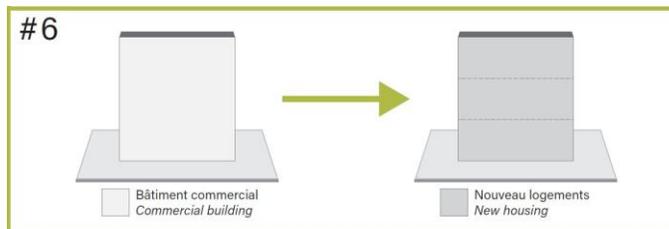
Contributions for parks, playgrounds and natural spaces

- The proposed expansion of the contribution aims to add:
 - The expansion of a commercial building by more than 25% of its original floor area;



Contributions for parks, playgrounds and natural spaces

- The proposed expansion of the contribution aims to add:
 - Change of use of an existing building.



Présentation du projet de règlement

Presentation of draft by-law

768-2024



Qu'est-ce qu'un PAE?

- Le plan d'aménagement d'ensemble est un outil réglementaire qui guident le développement. Il vise l'organisation de manière cohérente et harmonieuse des projets de développement. Pour ce faire, le règlement sur les PAE établit la vision de la ville au travers de critères et d'objectifs d'aménagement.
- Ce n'est donc pas le règlement de zonage qui régit l'aménagement, mais plutôt le projet proposé qui génère la nouvelle réglementation, qui sera sujette aux consultations publiques.
- Seules les zones inscrites au règlement sur les plans d'aménagement d'ensemble font l'objet d'une telle planification.



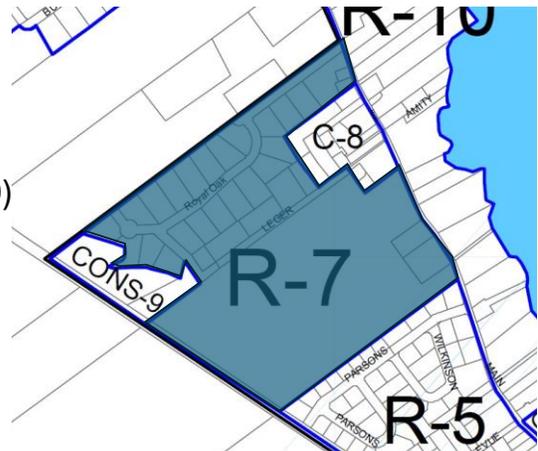
What is a CDP?

- A comprehensive development plan is a regulatory tool that guides development. It aims to organize development projects in a coherent and harmonious manner. To do this, the CDP by-law establishes the vision of the town through criteria and development objectives.
- It is therefore not the zoning by-law which governs the development, but rather the proposed project which generates the new regulations, which will be subject to public consultations.
- Only areas listed in the CDP by-law are subject to such planning.



Zones assujetties / Zones subject to a CDP

- PAE-01 (**R-7** et R-15);
- PAE-02 (R-22, R-24, R-55 et R-70)
- CDP-01 (**R-7** and R-15);
- CDP-02 (R-22, R-24, R-55 and R-70)



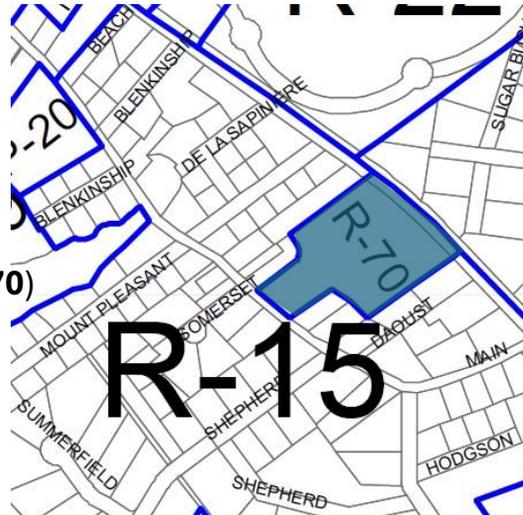
Zones assujetties / Zones subject to a CDP

- PAE-01 (R-7 et R-15);
- PAE-02 (R-22, R-24, **R-55** et R-70)
- CDP-01 (R-7 and R-15);
- CDP-02 (R-22, R-24, **R-55** and R-70)



Zones assujetties / Zones subject to a CDP

- PAE-01 (R-7 et R-15);
- PAE-02 (R-22, R-24, R-55 et **R-70**)
- CDP-01 (R-7 and R-15);
- CDP-02 (R-22, R-24, R-55 and **R-70**)



Échéancier et prochaines étapes

Timeline and next steps



Échéancier

RCI	24/02/2022
Projets de règlements	10/01/2024
Portes ouvertes	25/01/2024 27/01/2024
Dialogue public	31/01/2024
Questionnaire de consultation	01/02/2024 au 14/02/2024
Modification et adoption	Printemps 2024
Entrée en vigueur	Automne 2024



Timeline

RCI	24/02/2022
Draft by-laws	10/01/2024
Open houses	25/01/2024 27/01/2024
Public dialogue	31/01/2024
Consultation questionnaire	01/02/2024 to 14/02/2024
Modification and adoption	Spring 2024
Coming into force	Fall 2024



Période de questions Question period



Tables de dialogue Dialogue tables



Merci de votre participation
Thank you for your participation



ANNEX 4

Documents for the dialogue tables

CONSIGNES POUR LES TABLES RONDES	INSTRUCTIONS FOR ROUNDTABLES
<ol style="list-style-type: none"> 1. Commencez par un tour de table pour vous présenter (max. 30 secondes par personne). 2. Choisissez parmi vous : <ol style="list-style-type: none"> a. Un preneur de notes : inscrit les idées de façon lisible sur la feuille de prise de notes, b. Un facilitateur : s’assure que tous contribuent et que toutes les questions sont traitées, que le temps alloué est respecté, c. Un rapporteur : partagera à l’ensemble de la salle une synthèse des échanges. 3. Débattiez de chaque question (environ 20 à 30 minutes par question) en demeurant positif, à l’écoute et respectueux des points de vue des autres participants. 4. Si vous avez une question, levez un carton de couleur selon la nature de la question. Le carton vert est pour toute question relative aux arbres, le carton bleu pour les milieux humides et hydriques et le carton jaune pour les contributions pour fins de parcs, de terrains de jeux et d’espaces naturels. 5. Pendant les discussions, le preneur de notes doit noter les points importants, incluant les points de convergence et de divergence. 6. Avant la fin de la table ronde, faites une synthèse des idées les plus importantes à partager. 	<ol style="list-style-type: none"> 1. Start by going around the table to introduce yourself (max. 30 seconds per person). 2. Choose among your group: <ol style="list-style-type: none"> a. A note-taker: writes ideas legibly on the note-taking sheet. b. A facilitator: ensures that everyone contributes, that all questions are answered and that the allocated time is respected. c. A rapporteur: will present a summary of the main ideas with the entire room. 3. Discuss each question (approximately 20 to 30 minutes per question) while remaining positive, attentive, and respectful of other participant’s points of view. 4. If you have a question, raise a colored card depending on the nature of the question. The green card is for any question relating to trees, the blue card for wetlands and bodies of water and the yellow card for contributions for parks, playgrounds and natural areas. 5. During the discussions, the note taker should note important points, including points of convergence and divergence. 6. Before the roundtable ends, summarize the most important ideas to share.



QUESTIONNAIRE DE CONSULTATION PUBLIQUE
Projet de règlement 767-2024 (suite)

Pour les modifications proposées au projet de règlement 767-2024, veuillez indiquer votre niveau d'accord ou de désaccord en encerclant la réponse correspondante :

7. Limiter les interventions possibles dans les milieux humides, dont l'interdiction des travaux de remblai, de déblai ou de drainage à des fins résidentielles.

Très favorable	Plutôt favorable	Ni favorable ni défavorable	Plutôt défavorable	Très défavorable
----------------	------------------	-----------------------------	--------------------	------------------

8. Élargir la rive (ou bande de protection riveraine) à 15 mètres pour tous les lots vacants, alors qu'elle était de 10 ou 15 mètres selon l'inclinaison et la hauteur du talus.

Très favorable	Plutôt favorable	Ni favorable ni défavorable	Plutôt défavorable	Très défavorable
----------------	------------------	-----------------------------	--------------------	------------------

9. Modifier le diamètre d'un arbre pour lequel un permis d'abattage sera requis de 10 cm à 5 cm.

Très favorable	Plutôt favorable	Ni favorable ni défavorable	Plutôt défavorable	Très défavorable
----------------	------------------	-----------------------------	--------------------	------------------

10. Introduire des marges de non-déboisement pour tout lot bordant une zone agricole, publique, récréative, de conservation ou une limite du territoire de la Ville.

Très favorable	Plutôt favorable	Ni favorable ni défavorable	Plutôt défavorable	Très défavorable
----------------	------------------	-----------------------------	--------------------	------------------

11. Réduire le dégagement dans lequel il est permis d'abattre des arbres autour d'une construction projetée. Par exemple, le dégagement d'abattage permis autour d'une piscine passerait de 5 mètres à 3 mètres.

Très favorable	Plutôt favorable	Ni favorable ni défavorable	Plutôt défavorable	Très défavorable
----------------	------------------	-----------------------------	--------------------	------------------



QUESTIONNAIRE DE CONSULTATION PUBLIQUE
Projet de règlement 767-2024 (suite)

Pour les modifications proposées au projet de règlement 767-2024, veuillez indiquer votre niveau d'accord ou de désaccord en encerclant la réponse correspondante :

12. L'ajout de restrictions d'abattage d'arbres pour l'implantation de constructions accessoires, comme une remise (cabanon), un garage détaché ou une piscine. Dans le but d'abattre le moins d'arbres possible, s'il y a un espace sans arbres sur le terrain pour implanter la construction, cet espace sera privilégié.

Très favorable	Plutôt favorable	Ni favorable ni défavorable	Plutôt défavorable	Très défavorable
----------------	------------------	-----------------------------	--------------------	------------------

13. Interdire l'abattage d'un arbre remarquable (arbre ancien, imposant ou de grande taille identifiée au règlement à la suite d'un inventaire effectué en 2022) sauf si un rapport d'expert est fourni démontrant que l'arbre est mort, en voie de mourir ou dangereux et que l'abattage est l'unique solution. Un arbre remarquable ne pourrait donc pas être abattu pour un projet de construction, comme la construction d'une remise (cabanon) ou l'installation d'une piscine.

Très favorable	Plutôt favorable	Ni favorable ni défavorable	Plutôt défavorable	Très défavorable
----------------	------------------	-----------------------------	--------------------	------------------

14. Accroître le fond permettant l'aménagement, l'entretien et l'acquisition des parcs, terrains de jeux et espaces verts par l'élargissement des catégories pour lesquelles une telle contribution serait requise. Sont visés : la construction de nouvelles résidences (y compris une reconstruction après une démolition), les rénovations majeures et l'agrandissement des bâtiments commerciaux.

Très favorable	Plutôt favorable	Ni favorable ni défavorable	Plutôt défavorable	Très défavorable
----------------	------------------	-----------------------------	--------------------	------------------



QUESTIONNAIRE DE CONSULTATION PUBLIQUE
Projet de règlement 767-2024 (suite)

En considérant les éléments suivants, dans quelle mesure êtes-vous favorable à l'élargissement des contributions pour fins de parcs afin d'inclure :

15. Les constructions des nouvelles résidences.

Très favorable	Plutôt favorable	Ni favorable ni défavorable	Plutôt défavorable	Très défavorable
----------------	------------------	-----------------------------	--------------------	------------------

16. Reconstructions après démolitions.

Très favorable	Plutôt favorable	Ni favorable ni défavorable	Plutôt défavorable	Très défavorable
----------------	------------------	-----------------------------	--------------------	------------------

17. Les rénovations de 33 % ou plus du volume d'une construction existante.

Très favorable	Plutôt favorable	Ni favorable ni défavorable	Plutôt défavorable	Très défavorable
----------------	------------------	-----------------------------	--------------------	------------------

18. Les ajouts de deux logements ou plus dans un bâtiment.

Très favorable	Plutôt favorable	Ni favorable ni défavorable	Plutôt défavorable	Très défavorable
----------------	------------------	-----------------------------	--------------------	------------------

19. Les agrandissements d'un bâtiment commercial de plus de 25% de sa superficie de plancher originale.

Très favorable	Plutôt favorable	Ni favorable ni défavorable	Plutôt défavorable	Très défavorable
----------------	------------------	-----------------------------	--------------------	------------------

20. Les changements d'usage dans un bâtiment existant, par exemple, de transformer un bâtiment résidentiel en un bâtiment commercial.

Très favorable	Plutôt favorable	Ni favorable ni défavorable	Plutôt défavorable	Très défavorable
----------------	------------------	-----------------------------	--------------------	------------------



PUBLIC CONSULTATION QUESTIONNAIRE
Draft by-law 767-2024 (continued)

Please indicate your level of agreement or disagreement for the proposed changes in draft by-law 767-2024, by circling the corresponding response:

7. Limit interventions in wetlands, including the prohibition of backfilling, excavation, and drainage work for residential purposes.

Very favourable	Somewhat favourable	Neither favourable nor unfavourable	Somewhat unfavourable	Very unfavourable
-----------------	---------------------	-------------------------------------	-----------------------	-------------------

8. Widen the shore (or riparian protection strip) to 15 meters for all vacant lots, whereas it was 10 or 15 meters depending on the inclination and height of the embankment.

Very favourable	Somewhat favourable	Neither favourable nor unfavourable	Somewhat unfavourable	Very unfavourable
-----------------	---------------------	-------------------------------------	-----------------------	-------------------

9. Change the diameter of a tree for which a tree cutting permit is required from 10 cm to 5 cm.

Very favourable	Somewhat favourable	Neither favourable nor unfavourable	Somewhat unfavourable	Very unfavourable
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10. Introduce a non-deforestation setback for any lot bordering an agricultural, public, recreational or conservation zone or a boundary of the town's territory.

Very favourable	Somewhat favourable	Neither favourable nor unfavourable	Somewhat unfavourable	Very unfavourable
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11. Reduce the clearance in which it is permitted to fell trees around a planned construction. For example, the felling clearance permitted around a swimming pool to go from 5 meters to 3 meters.

Very favourable	Somewhat favourable	Neither favourable nor unfavourable	Somewhat unfavourable	Very unfavourable
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PUBLIC CONSULTATION QUESTIONNAIRE

Draft by-law 767-2024 (continued)

Please indicate your level of agreement or disagreement for the proposed changes in draft by-law 767-2024, by circling the corresponding response:

12. Addition of tree felling restrictions for the installation of accessory constructions, such as a shed, a detached garage or a swimming pool. If there is a space without trees on the land to site the construction, this space will be favoured, in order to cut down as few trees as possible.

Very favourable	Somewhat favourable	Neither favourable nor unfavourable	Somewhat unfavourable	Very unfavourable
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13. Prohibit the felling of a remarkable tree (old, imposing or large tree identified in the regulation following an inventory carried out in 2022) unless an expert report is provided demonstrating that the tree is dead, dying or dangerous and that felling is the only solution. A remarkable tree could therefore not be felled for a construction project, such as the construction of a shed or the installation of a swimming pool.

Very favourable	Somewhat favourable	Neither favourable nor unfavourable	Somewhat unfavourable	Very unfavourable
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14. Increase the fund allowing the establishment, maintenance and improvement of parks, playgrounds and green spaces by expanding the categories for which such a contribution would be required. These cover: the construction of new residences (including reconstruction after demolition), major renovations and the expansion of commercial buildings.

Very favourable	Somewhat favourable	Neither favourable nor unfavourable	Somewhat unfavourable	Very unfavourable
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PUBLIC CONSULTATION QUESTIONNAIRE
Draft by-law 767-2024 (continued)

Please indicate your level of agreement or disagreement for the proposed additions to the contribution categories for the contribution for parks, playgrounds, and natural areas by circling the corresponding response:

15. The construction of new residences.

Very favourable	Somewhat favourable	Neither favourable nor unfavourable	Somewhat unfavourable	Very unfavourable
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16. Reconstructions after demolitions.

Very favourable	Somewhat favourable	Neither favourable nor unfavourable	Somewhat unfavourable	Very unfavourable
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17. Major renovations of 33% or more of the volume of the building.

Very favourable	Somewhat favourable	Neither favourable nor unfavourable	Somewhat unfavourable	Very unfavourable
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18. The addition of two or more dwellings in a building.

Very favourable	Somewhat favourable	Neither favourable nor unfavourable	Somewhat unfavourable	Very unfavourable
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19. The enlargement of a commercial building of more than 25% of its original floor area.

Very favourable	Somewhat favourable	Neither favourable nor unfavourable	Somewhat unfavourable	Very unfavourable
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20. The changes of use in an existing building, for example, transforming a residential building into a commercial building.

Very favourable	Somewhat favourable	Neither favourable nor unfavourable	Somewhat unfavourable	Very unfavourable
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21. Are you in favour of increasing the land contribution for parks from 10% to 20% in the central sector (the urban perimeter)?

Very favourable	Somewhat favourable	Neither favourable nor unfavourable	Somewhat unfavourable	Very unfavourable
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