

NATIONAL ASSEMBLY OF QUÉBEC  
Thirty-second Legislature, Third session

1982, chapter 121

**AN ACT RESPECTING THE MUNICIPAL CORPORATION  
OF THE PARISH OF SAINT-DENIS**

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**Bill No. 284**

Introduced by Mr Jean-Pierre Charbonneau

First reading: 14 December 1982

Second reading: 17 December 1982

Third reading: 17 December 1982

**Assented to: 18 December 1982**

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**Coming into force: 18 December 1982**

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**Act amended:** None



## CHAPTER 121

An Act respecting the municipal corporation  
of the parish of Saint-Denis

*[Assented to 18 December 1982]*

Preamble. WHEREAS, in the year 1973, in the territory of the municipal corporation of the parish of Saint-Denis, a housing development project known under the name of "Domaine Saint-Denis", as described in the schedule, was begun;

Whereas the project was never carried out in accordance with the original plans, constructions were erected thereon often in contravention of municipal by-laws or provincial regulations and it is now impossible to complete the project as the main promoter has died and his estate and the company he has formed for the purposes of the project are, for all intents and purposes, financially unable to pursue the operation;

Whereas the municipality has used every usual and judicial means to solve the whole problem regarding the division into lots, the streets and the constructions as presently existing in the "Domaine Saint-Denis";

Whereas this uncompleted development encroaches on excellent farm land and it would be advisable to return a large part of it to farming;

Whereas on 11 March 1982 the municipal corporation of the parish of Saint-Denis sold for taxes several lots situated in its territory and which are part of the said housing project;

Whereas the municipal corporation then acquired nearly all of these lots, the others having been acquired by a few individuals and the school board;

Whereas it would be advisable that the two year redemption period referred to in article 740 of the Municipal Code were reduced as regards the lots described in the schedule;

Whereas the municipal corporation must regroup certain of such lots to make them conform with the by-laws on septic tanks;

Whereas the municipal corporation wishes to return several of the lots to farming;

Whereas the municipal corporation intends to extend its water-works system to give adequate service to that sector once it is regrouped;

Whereas it is in the interest of the municipal corporation to be granted all the powers necessary for the good administration of its municipal affairs in the "Domaine Saint-Denis";

HER MAJESTY, with the advice and consent of the National Assembly of Québec, enacts as follows:

Regroup-  
ing of lots.

**1.** The municipal corporation of the parish of Saint-Denis may, by by-law, order the regrouping of lots or parts of lots, for the purposes of forming large enough land areas to comply with the standards contained in the "Regulation respecting water waste disposal systems for isolated dwellings" (R.R.Q., 1981, chapter Q-2, r. 8).

Relocation  
of  
ratepayers.

**2.** The corporation may, by by-law, order that certain ratepayers be relocated on one or several lots already owned by the corporation, which may be of a value equal to or greater than that of the lots they formerly owned.

Acquisition  
of im-  
moveables.

The corporation may, for that purpose, acquire by agreement any immovable and dispose thereof in conformity with paragraph 1 of article 5 of the Municipal Code; it may also effect any cadastral operation within the meaning of section 1 of the Act respecting land use planning and development (R.S.Q., chapter A-19.1).

Absolute  
owner.

**3.** If, on 11 March 1983, an immovable sold for non payment of taxes on 11 March 1982 has not been bought back or redeemed according to the provisions of Chapter Second of Title XXIV of the Municipal Code, the purchaser becomes the absolute owner thereof.

Presump-  
tion.

**4.** Every construction erected before 1 January 1982 in the territory described in the schedule is deemed to have been erected in conformity with the municipal by-laws.

Rue du  
Domaine.

**5.** The main street of the "Domaine Saint-Denis" described in the schedule, known as "Rue du Domaine", is a front road across adjacent lots recognized as a range within the meaning of paragraph 26 of article 16 of the Municipal Code and the corporation is responsible for its maintenance.

- Territory. **6.** Sections 1 to 4 apply exclusively to the immoveables situated in the territory described in the schedule.
- Exception **7.** This Act shall operate notwithstanding the provisions of sections 2 and 7 to 15 of the Constitution Act, 1982 (Schedule B of the Canada Act, chapter 11 in the 1982 volume of the Acts of the Parliament of the United Kingdom).
- Coming into force. **8.** This Act comes into force on the day of its sanction.

### SCHEDULE

The “Domaine Saint-Denis” comprises the whole of that portion of original lot number 21 of the cadastre of the parish of Saint-Denis, registration division of Saint-Hyacinthe, situated east of highway number 133 (Chemin des Patriotes) and comprising, in addition to the unsubdivided parts of the said lot 21, lots 21-1 to 21-5; 21-6-1 and 21-6-2; 21-7 to 21-20; 21-21-1 and 21-21-2; and 21-22 to 21-242; it is bounded as follows: on the northeast by original lot 20; on the southwest by original lot 23; on the southeast by original lots 387 and 386, and on the northwest by highway number 133 (Chemin des Patriotes).