

THIRD SESSION

THIRTY-SECOND LEGISLATURE

NATIONAL ASSEMBLY OF QUÉBEC

Bill 265

(PRIVATE)

An Act to amend the charter of the city of Saint-Léonard

First reading
Second reading
Third reading



M. PATRICE LAPLANTE

QUÉBEC OFFICIAL PUBLISHER

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WHEREAS it is in the interest of the city of Saint-Léonard that its charter, chapter 105 of the statutes of 1915 and the Acts amending it, be amended;

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

1. The Cities and Towns Act (R.S.Q., chapter C-19) is amended for the city of Saint-Léonard, by inserting, after section 89, the following section:

“39.1 The council, by resolution, may authorize the destruction of records closed for more than five years relating to offences against the Acts of Québec, the municipal by-laws or any other legislation in force in the territory of the city.”

2. Section 369 of the said Act is amended for the city by replacing the first paragraph by the following paragraph:

“369. The council may impose, by any by-law within its powers, for every infraction of a by-law, either a fine, with or without costs, or imprisonment; and if a fine, with or without costs, it may provide for imprisonment in default of immediate payment of such fine with or without costs, as the case may be, but, except where otherwise provided, such fine shall not exceed five hundred dollars nor such imprisonment last more than three months; and where such imprisonment is ordered in default of payment of the fine or of the fine and costs, it shall cease on payment of the fine or of the fine and costs.”

3. Section 412 of the said Act is amended for the city

(1) by replacing paragraph 17 by the following paragraph:

“(17) To regulate or prohibit the keeping of animals or certain categories of animals and limit the number of such animals a person may keep on or in his immovable; to require from the owner or keeper of such animals a licence; to prevent the straying of such animals and authorize their elimination in a summary manner or the impounding and sale thereof for the benefit of the city or of any society or person the city may designate; to require the owner or keeper of such animals to remove their excrements both on public and private property and determine the manner of disposing thereof; to compel him to keep at all times the implements required therefor;”;

(2) by replacing paragraph 20 by the following paragraph:

“(20) To enact that, in the case of an infraction of a municipal by-law relating to traffic, parking or public safety, a police officer or a constable, or, in the case of an infraction of a municipal parking by-law, a person whose services are retained by the council for such purpose, may fill out an infraction ticket at the place of the infraction indicating the nature of the infraction, hand over a copy of the ticket to the driver of the vehicle or deposit it in a conspicuous place on the vehicle, and take the original of the ticket to the place fixed in the by-law.

The first paragraph does not prevent the authorized person, if he deems it expedient, from filing a complaint and causing the issuance of a summons according to law, without issuing an infraction ticket.

The authorized person is also empowered to move a motor vehicle or to cause it to be moved in the case of snow removal or in the cases of urgency determined by by-law.

Every person to whom an infraction ticket has been remitted or who is in possession of an infraction ticket, may free himself of any penalty relating to the violation by paying, as fine, at the place and within the time limit prescribed by by-law and indicated in the infraction ticket, the sum fixed by by-law and indicated in the infraction ticket, which may in no case exceed twenty dollars for the violation of a parking by-law and thirty-five dollars for the violation of any other by-law contemplated in this paragraph.

The infraction ticket may contain an order to the offender to appear before the court of competent jurisdiction mentioned therein, at the time and date indicated in the ticket. In such a case the authorized person must send a copy of the ticket to the clerk of the court within the ensuing forty-eight hours. On the day fixed for the hearing, unless a payment in full discharge has been made, the clerk shall open a record and deposit therein the document which is a summons duly authorized and served within the meaning of the Summary Convictions Act (R.S.Q., chapter P-15) and liable to be returned on the date fixed.

After such payment, the offender is considered to have been found guilty of the infraction.

The offender being prosecuted by way of a summons may in no case allege that he did not receive an infraction ticket.

The filing of a complaint is not required to issue a writ of summons following an infraction ticket.

If the offender has not availed himself of the provisions respecting payment in full and has been duly summoned to appear in court, he must appear before the court on the fixed date.

On the day set for appearance, if the offender fails to appear before the court or admits his guilt, the judge may find the offender guilty of the offence described in the infraction ticket or the summons, without having to prove the offence, the signature of the police officer or his appointment;”.

4. Section 415 of the said Act is amended for the city

(1) by replacing paragraph 10 by the following paragraph:

“(10) To authorize the diversion of traffic in the streets of the municipality for the performance there of work on roads, including the removal and clearing of snow, and for any other reason of necessity or emergency and to grant to the competent officers and employees of the municipal corporation the authority and powers necessary for the carrying out of the by-laws made for such purposes, including the removal and conveyance of any vehicle parked where it hinders the work of the corporation and the towing of such vehicle elsewhere, particularly to a garage, at the expense of the owner, with provision that he may recover possession thereof only on paying the towing charges which shall not exceed thirty dollars and storage costs, which shall not exceed a rent based on the current rates of the garage concerned for the storage of automobiles;”;

(2) by adding, at the end of paragraph 30, the following: “to regulate or prohibit the circulation or parking of vehicles on any grounds owned by the city;”;

(3) by inserting, after paragraph 30, the following paragraph:

“(30.1) To regulate or prohibit the parking of vehicles on any parking lot or in any building intended for parking, as determined by by-law after an agreement has been reached with the owner;”;

(4) by replacing paragraph 31 by the following paragraph:

“(31) To oblige every bicycle owner to obtain from the corporation an annual licence not exceeding five dollars and to prescribe the obligation of having this licence attached to the vehicle in a permanent manner; the city may conclude agreements with any per-

son to authorize that person to issue and collect the fees for bicycle licences. This provision does not apply to motorcycles;”.

5. Section 460 of the said Act is amended for the city

(1) by replacing paragraph 3 by the following paragraph:

“(3) To license, regulate, or prohibit pin-ball machines, electronic games, billiards, pool, pigeon-hole tables, bowling alleys, bagatelle boards, shooting galleries and games arcades;”;

(2) by adding, after paragraph 23, the following paragraphs:

“(24) To regulate shops where articles of an erotic character are sold or offered for sale;

“(25) To regulate massage parlours.”

6. Section 461 of the said Act is replaced for the city by the following section:

“461. The corporation may cause to be sold at auction, by a bailiff, without any judicial proceedings and after the notices required for the sale of moveables under writ of execution, the objects, moveable effects or other moveable property in its possession which are unclaimed within two months and which have been abandoned or are the proceeds of theft or have been seized or confiscated by its police officers or are left by dead persons for whose burial the corporation had to provide.

It may likewise, by agreement, by auction or by public tender, dispose of the motor vehicles manufactured more than seven years previously, left in its hands, abandoned or found and unclaimed after a period of thirty days; the period is ten days for a vehicle without a motor or fit only for scrap.

If such property be claimed after the sale, the corporation shall be liable only for the proceeds of the sale, after deducting the cost of the sale and other expenses which it may have incurred.

If they cannot be sold because they have no merchantable value or by reason of the illegality of their possession or use, they may be destroyed after publication of similar notices, *mutatis mutandis*, and if they are claimed after destruction, the corporation shall not be liable for the payment or any indemnity of compensation.”

7. Section 463 of the said Act is amended for the city

(1) by adding, at the end of paragraph 2, the following paragraph:

“All the expenses incurred by the city to remove those nuisances or have them removed constitute against the property

where they were situated a charge assimilated to the real estate tax, privileged at the same rank and recoverable in the same manner;"

(2) by adding, after paragraph 4, the following paragraph:

"(5) To require any person who litters public property to do the necessary cleaning and order that, in case of contravention, such a person shall pay, in addition to the fine, the cost of the cleaning effected by the city."

8. The said Act is amended for the city by inserting, after section 467, the following:

" § 22.1 — *Subsidies for the restoration of immoveables*

"**467.1** The council may, by by-law, on such conditions and in such sectors of the city as it may determine, order that the city grant a subsidy for the restoration of any building used for residential or commercial purposes.

"**467.2** The council may, by by-law, on such conditions and in such sectors of the city as it may determine, order that the city grant a subsidy for the restoration of any structure presenting an architectural, historic or cultural interest.

"**467.3** The council may, by by-law and on such conditions as it may determine, order that the city grant to the proprietor of any building or structure restored under a housing restoration program initiated by by-law of the council under sections 467.1 and 467.2, a subsidy to compensate for the increases of the real estate taxes resulting from the new valuation of the restored structure or building.

For the first fiscal period following such works, the amount of the subsidy shall be equal to the difference between the amount of the real estate taxes that would be due if the valuation of the building had not been changed, and the amount of the taxes actually due.

For the second fiscal period following the works, the amount of the subsidy shall be equal to fifty per cent of the difference between the amount of the real estate taxes that would be due if the valuation of the building had not been changed, and the amount of the taxes actually due."

9. Notwithstanding any Act to the contrary, every fine claimed and recovered before the Municipal Court belongs to the city and forms part of its general account.

10. Notwithstanding any Act to the contrary, the city is authorized to acquire, by agreement or expropriation, any immovable the acquisition of which is considered appropriate for land bank or housing purposes and for works related to those purposes, and any immovable that is obsolete or the occupancy of which is harmful.

The city is authorized to hold, lease and manage the immovables and buildings erected thereon and acquired under the first paragraph. It may equip those immovables and instal therein the necessary public services; it may also demolish or restore buildings and other works erected thereon or construct thereon new buildings for purposes of housing, recreation, amusement and other accessory purposes.

The city is authorized to exercise the powers provided for in the second paragraph with respect to immovables of which it is already the owner.

The city may alienate the immovables on such conditions as it may determine, with the approval of the Commission municipale du Québec, provided that the price of alienation is not less than the real value of those immovables nor less than the cost price. That approval is not required where the alienation is made by public tender or public auction. It may also alienate gratuitously or on such conditions as it may determine, such an immovable or building in favour of the Government, a government agency, a school corporation or a non-profit corporation constituted under section 11.

11. On an application by the city, the Government may issue, on such conditions as may be set forth therein, letters patent under the Great Seal of Québec incorporating a person as a non-profit corporation having as its object the acquisition of housing for persons or families of other than low or moderate income contemplated in section 57 of the Act respecting the Société d'habitation du Québec (R.S.Q., chapter S-8) and the exercise of the other powers that section 10 confers on the city.

The letters patent must mention the name of the corporation, the location of its head office, its powers, rights and privileges, the rules respecting the exercise of its powers and the appointment of its members or sole member and directors.

Notice of the issuance of the letters patent must be published in the *Gazette officielle du Québec*.

A corporation so constituted has, among other powers, those of a corporation constituted by letters patent under the Great Seal of Québec, is a mandatary of the city and is deemed a municipal corporation for the purposes of the Act respecting the Ministère des Affaires intergouvernementales (R.S.Q., chapter M-21).

The city may borrow, by a by-law approved in the same manner as a loan by-law pursuant to the Act that governs the municipality, the necessary sums and apply for subsidies provided for by law to make a loan to the corporation constituted under this section for the purpose of enabling the corporation to exercise its powers.

Not later than 31 March each year, the corporation contemplated in this section must make a report of its activities for its preceding fiscal period to the city council; that report must also contain all the information that the city council may prescribe.

Furthermore, the corporation must, at all times, furnish to the city council any information it may require on its operations.

12. In order to permit the rational development of the centre of the city and the zones of influence of integrated public transport facilities, the city is, in the territory described in the schedule, authorized

(a) to acquire, by agreement or expropriation, the immoveables necessary to achieve that purpose;

(b) to promote the influence of the centre of the city as a public place of a social and community, cultural, artistic, sports, commercial, and recreational interest;

(c) to sell all or part of such immoveables by auction, public tender or agreement, with the approval of the Commission municipale du Québec, for residential, community, commercial, public or governmental purposes, at a price not lower than the cost of acquisition including services and related expenses and costs;

(d) to demolish or restore any buildings or other works erected thereon or to build thereon any new building or complex for public market, amusement, cultural, community, residential, commercial, public or governmental purposes or for parking or garage purposes;

(e) to rent such immoveables by emphyteutic lease or otherwise, with the approval of the Commission municipale du Québec, for residential, community, commercial, public or governmental purposes, at a price sufficient to cover the annual expenses in connection with such immoveables or for the amortization and interest on the purchase price, the cost of services, relevant expense or cost related thereto, and municipal or school taxes.

The proceeds of such sales or leases must be used to pay the obligations entered into by the city for that purpose.

(f) to exercise the powers provided in paragraphs *b*, *d* and *e* in respect of immoveables situated in the territory described in the schedule and of which it is already the owner.

13. The city is authorized to acquire, outside the boundaries of its territory, by agreement or expropriation, any immovable, part of immovable or servitude necessary for the establishment and operation of snow dumps.

For that purpose, the city is authorized to hold, lease, manage and operate the immovables acquired pursuant to the first paragraph. It may equip those immovables and construct thereon any building or other work necessary for that purpose.

14. Section 115 of the Act respecting land use planning and development (1979, chapter 51) is amended for the city by replacing paragraph 8 by the following paragraph:

“(8) to require, as a precondition to the approval of a plan relating to a cadastral operation, other than a cancellation or a correction, whether it provides for streets or not, that the owner convey to the municipality, for park or playground purposes, an area of land not exceeding ten per cent of the land comprised in the plan and situated at a place which, in the opinion of the council, is suitable for the establishment of parks or playgrounds; or that the owner, instead of conveying such area of land, pay a sum not exceeding ten per cent of the value entered on the valuation roll regarding the land comprised in the plan, notwithstanding the application of section 214 or 217 of the Act respecting municipal taxation and providing amendments to certain legislation (1979, chapter 72), or that he make this contribution partly in land and partly in money; the proceeds of such payment must be paid into a special fund which may be used only for the purchase or development of lands for parks and playgrounds, and the lands conveyed to the municipal corporation under this paragraph shall not be used except for parks or playgrounds; the municipality may, however, dispose, for a consideration, by auction, public tenders or in any other manner approved by the Commission municipale du Québec, of lands it has acquired under this paragraph if they are no longer required for the purposes of establishing parks or playgrounds, notwithstanding any restriction regarding the use or destination of such lands imposed by a contractual or other stipulation, and the proceeds must be paid into that special fund;”.

15. (1) The council, by by-law, may establish a fund called the “snow removal expenses stabilization fund” to place at its disposal the amounts which it may need to meet snow removal expenses.

(2) For this purpose the council shall prepare a five-year budget of snow removal expenses and appropriate each year, out of the revenues derived from the general real estate tax, an amount equal to the aggregate of all snow removal expenses provided for in the corresponding year of the five-year budget.

(3) For the purposes of this section, the expression "snow removal expenses" includes all direct expenses incurred for snow removal and street and sidewalk maintenance during the period from the first of October in any year to the first of May in the next year.

In particular, such expenses include:

- (a) salaries and fringe benefits of employees;
- (b) purchase of materials, supplies and fuel;
- (c) lease of equipment and tools;
- (d) job contracts;
- (e) cost of repairing and maintaining vehicles and equipment;
- (f) other expenses relating to the use of vehicles and equipment;
- (g) annual payments into the working fund for renewal and purchase of equipment and tools;
- (h) debt service of the loans contracted for the purchase of equipment and tools;
- (i) claims for damage to persons and property during snow removal.

(4) Any annual surplus or deficit shall be carried forward from one year to the next, until the five-year budget expires. At the end of such period the accumulated surplus or deficit shall form part of the general budget for the next year.

16. The council may, out of the revenues provided for in the budget, establish a fund, of not over \$ 500 000, referred to as the "self-insurance reserve fund", to dispose of sums that it may require to meet the pecuniary consequences of civil liability that may be incumbent on the city for damage, including bodily injury, suffered by any person by reason of flooding caused by the backing up of public sewage, a break in the public waterworks or any other cause that may be imputed to the city.

The council shall appropriate each year, out of the revenues provided for in the budget, a sum not exceeding one-fifth of the maximum amount of the fund.

The expenditures that may be charged to the fund include, in particular,

- (a) expenditures required for inquiry, appraisal, negotiation or defense purposes in respect of any claim or proceedings resulting from such a loss;

(b) the total amount of a transaction or settlement effected by the city in relation to any claim or proceedings resulting from such a loss;

(c) the amount of any judgment against the city in any proceedings resulting from such a loss together with the interest accrued on the amount of the judgment and the costs and fees imposed on the city;

(d) the expenses required by the city to appeal from a judgment against it in any proceedings resulting from such a loss.

17. The council may, by by-law, define the limits of a commercial zone within which a single commercial district comprising at least fifty places of business and more than 50% of the places of business in that zone may be formed, and provide for the establishment of an initiatives and development association having jurisdiction in that district.

In the pursuit of the objects for which it is established, the association has the rights, privileges and obligations of a corporation within the meaning of the Civil code and of Part III of the Companies Act (R.S.Q., chapter C-38). It may, in particular, promote the economic development of the district, establish joint services for its members and their customers, operate a business in the district, erect and manage a parking garage or parking lot and carry out work on public property or private property with the consent of the owner.

Such an association may be established on the application of five ratepayers having a place of business in the district. On receiving the application, the council shall order the clerk to send a notice by certified mail to every ratepayer paying a business tax in the district, informing him that a register will be open on premises situated within the district or at a distance of not over two kilometres from the perimeter of the district to receive the signatures of ratepayers who oppose the formation of the association. The register is to be open from 9 o'clock in the morning to 7 o'clock in the evening on the first Tuesday following the expiry of fifteen days from the sending of the notice or, if that day is a holiday, on the next working day. The clerk shall accompany the notice with an indication of the limits of the district, the name and address of each ratepayer to whom the notice is being sent, and the text of this section together with any by-law relating thereto.

If more than 50% of the ratepayers to whom the notice was addressed sign the register, the application is denied and no new application may be filed before a period of six months has expired.

If fewer than 33% of the ratepayers sign the register, the council may establish the association by resolution.

If 33% or more but fewer than 50% of the ratepayers sign the register, the clerk shall, in the manner provided in the third paragraph, send a notice informing the ratepayers that a poll is to be held within ninety days of the filing of the application. The rules provided for the keeping of the register apply to the holding of the poll.

If more than 50% of the ratepayers who voted indicated that they are in favour, the council shall, by resolution, establish the association. Otherwise, the application is denied and no new application may be filed before a period of six months has expired.

The resolution establishing the association indicates the name under which it is to be known and the territory where it is to have jurisdiction. Notice of the resolution is published in the *Gazette officielle du Québec* and sent to the Minister of Financial Institutions and Cooperatives.

All the ratepayers paying a business tax in the district have the right to vote and they are members of the association. The board of directors is composed of nine persons, of whom seven are elected from among the members by the general meeting of the members and two are appointed from among the members by the municipal council.

The general meeting of the members shall choose an auditor. At a meeting specially convened for that purpose, it shall adopt the operating budget of the association, as well as any project involving capital expenditures that may be financed by a loan with the authorization of the city. The city may, by a by-law subject to all the formalities of a loan by-law, guarantee the repayment of loans contracted for by the association.

On receiving the operating budget, the council may approve it after ascertaining that all the formalities for its adoption have been complied with and may, by by-law, impose on all the ratepayers paying a business tax in the district a special business tax based on the value of each place of business entered on the roll of rental values at the time of its deposit the yield from which is equal to the revenue indicated in the budget as derived from that source. This tax is imposed on every person who occupies premises on the first day of the fiscal period for which the budget is deposited. It is payable in one payment within thirty days following the sending of the account and is not refundable. The council may, for the purposes of imposing the tax, determine that the rental value of any premises is not to exceed a maximum percentage of the aggregate of the rental values of the district.

At the request of an association, the council may, by by-law, change the limits of a commercial district. All the ratepayers paying a business tax in the district thus changed shall be

consulted in accordance with the procedure provided in this section to determine whether or not the jurisdiction of the association is to be extended to the district thus changed.

Subject to this section, the by-law determines the formalities to be followed for the formation of an association, its composition, the respective responsibilities of the general meeting of the members and of the board of directors, the modalities of establishing, imposing and levying the special tax and, generally, any matter relating to the operation and winding-up of the association.

18. Municipal by-law number 999 is declared valid and irrebuttable and the parcels of land described therein are subject to the Industrial Funds Act (R.S.Q., chapter F-4).

19. This Act comes into force on the day of its sanction.

SCHEDULE

DOWNTOWN AREA

A territory comprising with reference to the cadastre of the parish of Sault-au-Récollet, the lots or parts thereof and their subdivisions together with the roads, streets, avenues, boulevards or public roads, the whole comprised within the perimeters hereinafter described, namely: starting at the point of intersection of the extension of the centre line of Pré Laurin street and Robert boulevard; thence, easterly along the centre line of Robert boulevard to its meeting with the southerly extension of the east limit of Marquis street; the said extension and the said east limit northerly to the south limit of Renty street; easterly along the said south limit and its extension across Lacordaire boulevard to the dividing line between lots 395 and 396; the said dividing line southeasterly to the southeast limit of lot 396-134 (lane); the said southeast limit northeasterly to the southwest limit of Aimé Renaud street; southeasterly along the said southwest limit to the centre line of Jarry street; southwesterly along the centre line of Jarry street to the centre line of Lacordaire boulevard; the said centre line northerly to the extension of the centre line of Des Galets street; the said extension and the centre line of Des Galets street to the centre line of Jean-Nicolet street; the latter centre line northwesterly to the extension of the centre line of Pré Laurin street; finally, the said extension and the centre line of Pré Laurin street extended into Robert boulevard to the starting point.

ZONE 1

ZONES OF INFLUENCE OF INTEGRATED
PUBLIC TRANSPORT FACILITIES

A territory comprising, with reference to the cadastre of the parish of Sault-au-Récollet, the lots or parts thereof and their subdivisions together with the roads, streets, avenues, boulevards or public thoroughfares, the whole comprised within the perimeter hereinafter described, namely: starting at the point of intersection of the centre line of the railway of the Canadian National Railway Company or the dividing line between the cities of Saint-Léonard and Montréal-Nord with the northeast limit of Pie IX boulevard; thence, the said dividing line between the cities of Saint-Léonard and Montréal-Nord northeasterly to the centre line of Pascal-Gagnon street; the centre line of the said street, southeasterly and the centre line of Des Grandes-Prairies boulevard, southwesterly to the dividing line between the cities of Montréal-Nord and Saint-Léonard, that is, the dividing line between lots 370 and 371; finally, the broken line dividing the city of Saint-Léonard from the cities of Montréal and Montréal-Nord to the starting point.

ZONE 2

ZONES OF INFLUENCE OF INTEGRATED
PUBLIC TRANSPORT FACILITIES

A territory comprising, with reference to the cadastre of the parish of Sault-au-Récollet, the lots or parts thereof and their subdivisions together with the roads, streets, avenues, boulevards or public thoroughfares, the whole comprised within the perimeter hereinafter described, namely: starting at the point of intersection of the dividing line between lots 435 and 437 and the southeast limit of the south service lane of Metropolitain boulevard; thence, northeasterly along the said southeast limit to the centre line of Langelier boulevard; the said centre line, southeasterly to the centre line of Jean-Talon street; southwesterly, along the said centre line to the centre line of Bellefeuille street; the latter centre line, northwesterly and southwesterly, to the centre line of de Valdombre street; the latter centre line, northwesterly to the centre line of Brunetière street; southwesterly, the said centre line to the centre line of Le Mans street; the said centre line, southeasterly to the centre line of Lacordaire boulevard; the latter centre line, westerly to the easterly extension of the south limit of the access road of the south service lane of Metropolitain boulevard to Lacordaire boulevard; the south limit of the said access road, westerly to the dividing line between lots 427 and 428 (Dollier street); southeasterly, along the said dividing line to its intersection with a line parallel and four hundred feet (400.0 ft) from the southeast

limit of the south service lane of Metropolitan boulevard; southwesterly, along the said parallel line and across lots 428, 429, 430 and part of lot 432, to the centre line of Viau street; such centre line, southeasterly to its intersection with a line parallel and five hundred feet (500.0 ft) from the southeast line of the south service lane of Metropolitan boulevard; southwesterly, along the said parallel line and across lots 432, 433, 434 and 435, to its intersection with the dividing line between lots 435 and 437; finally, the said dividing line, northwesterly to the starting point.

ZONE 3

ZONE OF INFLUENCE OF INTEGRATED PUBLIC TRANSPORT FACILITIES

A territory comprising, with reference to the cadastre of the parish of Sault-au-Récollet, the lots and parts of lots and their subdivisions, and the roads, streets, avenues, boulevards or public thoroughfares, the whole contained within the perimeter hereinafter described, to wit; starting at the point of intersection of the dividing line between lots 434 and 435 with the southwesterly extension of the centre line of Buies street; thence, northeasterly, easterly and southeasterly along the said centre line to its intersection with a line parallel and three hundred feet (300.0 ft) northwest from the northwest limit of Jean-Talon street; the said parallel line to its intersection with the dividing line between lots 428 and 429; the said dividing line, southeasterly to the back line of the lots fronting on the northwest side of Jean-Talon street; northeasterly, along the said back line or its extensions to the dividing line between lots 426 and 427; such dividing line, northwesterly to the centre line of Angevin street; easterly and southeasterly along the said centre line to the southerly extension of the back line of the portion of lots 425 and 426 fronting on the northwest side of Jean-Talon street; northeasterly, along the said back line and its extensions to the centre line of Lacordaire boulevard; the said centre line, westerly to the extension of the centre line of Le Mans street; the said extension and the said centre line to the centre line of Hautbois street; northeasterly, along the latter centre line to the dividing line between lots 419 and 421; the said dividing line, southeasterly to the southwesterly extension of the back line of the lots fronting on the northwest side of Jean-Talon street; the said back line, northeasterly to the centre line of Valombre street; the said centre line, northwesterly to the southwesterly extension of the dividing line between lots 419-756 and 419-757; northeasterly, along the said extension and the dividing line between lots 419-756 and 419-757 and the dividing line between lots 418-947 and 418-948 to the dividing line between lots 418-947 and 418-902-31; northwesterly, along the said dividing line to the dividing line between

lots 418-902-31 and 418-902-32; northeasterly along the latter dividing line to the southwesterly extension of the centre line of Despreaux street (lot 417-7); northeasterly, the said extension and the said centre line to the centre line of Bellefeuille street; south-easterly, the said centre line extended to the centre line of Jean-Talon street; northeasterly, along the said centre line to the centre line of Langelier boulevard; northwesterly, along the said centre line to the southerly extension of the east line of the right of way of the east access road connecting Langelier boulevard and the south service lane of Metropolitain boulevard; northeasterly, along the said extension and the southeast line of the south service lane to the dividing line between the cities of Saint-Léonard and Anjou; the said dividing line and the dividing line between the cities of Saint-Léonard and Montréal to the centre line of Langelier boulevard; the said centre line northwesterly to the northeasterly extension of the back line of the lots fronting on the southeast side of Jean-Talon street; the back line of all the lots fronting on Jean-Talon street, across Villanelle, Côme and de Valdombre streets, Lacordaire and l'Assomption boulevards, Candiac, Lisieux, Verdier, Dollier and d'Abancourt streets to the dividing line between lots 428 and 429; the said dividing line southeasterly to the dividing line between lots 429 and 429A; the said dividing line southwesterly to the centre line of Viau street; northwesterly, along the said centre line to its intersection with a line parallel and three hundred feet (300.0 ft) from the southeast limit of Jean-Talon street, the said parallel line southwesterly to the dividing line between lots 430 and 432; the said dividing line northwesterly to its intersection with the northeast extension of the northwest line of lot 432-1; the said extension and the northwest line of lot 432-1, extended to the dividing line between lots 433 and 434; northwesterly, along the said dividing line to the centre line of Provencher boulevard; finally, the said centre line westerly, to the starting point.