

NATIONAL ASSEMBLY  
Thirty-third Legislature, second session

1989, chapter 60  
**AN ACT TO AMEND THE ACT RESPECTING  
MUNICIPAL INDUSTRIAL IMMOVABLES**

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**Bill 155**

Introduced by Mr Pierre Paradis, Minister of Municipal Affairs

Introduced 19 June 1989

Passage in principle 20 June 1989

Passage 21 June 1989

**Assented to 22 June 1989**

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**Coming into force: 22 June 1989**

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**Act amended:**

Act respecting municipal industrial immovables (R.S.Q., chapter I-0.1)



## CHAPTER 60

### An Act to amend the Act respecting municipal industrial immovables

[Assented to 22 June 1989]

THE PARLIAMENT OF QUÉBEC ENACTS AS FOLLOWS:

c. I-0.1,  
s. 1, am. **1.** Section 1 of the Act respecting municipal industrial immovables (R.S.Q., chapter I-0.1), amended by section 6 of chapter 33 of the statutes of 1988, is again amended

(1) by replacing the first paragraph by the following paragraphs:

Maximum expenditures **“1. A municipality may incur expenditures for the purposes of this Act up to an amount not exceeding that which it fixes by by-law.**

Categories The by-law may allocate the amount according to categories that it determines among the activities provided for in this Act.”;

(2) by replacing the words “municipal corporation” in the first line of the third paragraph by the word “municipality”.

c. I-0.1,  
s. 2, am. **2.** Section 2 of the said Act is amended by replacing the first paragraph by the following paragraph:

Acquisition by agreement or expropriation **“2. A municipality may, by by-law, order the acquisition of immovables for industrial purposes, by agreement or expropriation, or the construction, conversion or operation of a building as an industrial rental building.”**

c. I-0.1,  
s. 3, am. **3.** Section 3 of the said Act is amended

(1) by replacing paragraph 1 and the two lines preceding it by the following:

Restriction **“3.** If an immovable acquired pursuant to an order made under section 2 includes a building other than an industrial rental building, approval may be granted only in the following cases:

(1) where the municipality undertakes to remove the building before alienating or leasing the land on which it is erected or to convert the building into an industrial rental building;”;

(2) by replacing the words “municipal corporation” in the second line of paragraph 2 by the word “municipality”.

c. I-0.1,  
s. 4, am.

**4.** Section 4 of the said Act is amended by replacing the first paragraph by the following paragraph:

Loan or  
special  
tax

**“4.** In order to provide for expenditures incurred as a result of a by-law adopted under section 2, the municipality may, in the by-law, order a loan, allocate sums of money from its general fund or impose a special tax to be levied in the year following the date on which the by-law comes into force.”

c. I-0.1,  
ss. 5-8,  
replaced

**5.** Sections 5 to 8 of the said Act are replaced by the following sections:

Amendment  
of by-law

**“5.** Every by-law adopted under section 2 may be amended in the manner provided in the Act governing the municipality. Any amendment to the by-law must be approved by the Minister of Industry, Trade and Technology and by the Minister of Municipal Affairs.

Alienation

**“6.** With the prior authorization of the Minister of Industry, Trade and Technology and the Minister of Municipal Affairs and subject to the conditions determined by them, where such is the case, a municipality may alienate by emphyteusis, transfer or other means, for industrial, para-industrial or research purposes, an immovable acquired, built or converted by it under this Act.

Grant

**“6.1** A municipality may, by a by-law approved by the Minister of Industry, Trade and Technology, award a grant to a non-profit organization accredited by the Minister of Municipal Affairs which operates an industrial rental building.

Maximum  
amount

The Government may, by regulation, fix the maximum amount of the grant according to categories determined by it.

Provisions  
applicable

Section 4, adapted as required, applies to provide for expenditures incurred as a result of a by-law adopted under the first paragraph.

Leasing           **“7.** A municipality may lease, for industrial, para-industrial or research purposes, an immovable acquired, built or converted by it under this Act.

Maximum term       The duration of a lease relating to premises located in an industrial rental building shall not exceed five years. The municipality may, however, upon expiry of the lease and with the prior authorization of the Minister of Industry, Trade and Technology and the Minister of Municipal Affairs, grant a further lease to the same enterprise.

Approval           The Government may, by regulation, require, in such cases as it may determine, that the leasing of an immovable pursuant to the first paragraph be approved by the Minister of Industry, Trade and Technology, or by that Minister and the Minister of Municipal Affairs.

Authoriza-  
tion  
required           **“8.** The alienation or leasing of an immovable which includes a building other than an industrial rental building may be authorized only if the immovable was acquired under paragraph 2 of section 3.”

c. I-0.1,  
s. 9,  
repealed       **6.** Section 9 of the said Act is repealed.

c. I-0.1,  
s. 10, am.       **7.** Section 10 of the said Act is amended

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

Use of  
money           **“10.** The sums of money derived by a municipality from the operation of an industrial rental building, or from the alienation or leasing of an immovable must, after deduction of the administration and maintenance costs relating to the operation of the industrial rental building or the leasing of the immovable, be used to discharge the engagements made by the municipality under this Act.”;

(2) by replacing the word “corporation” in the second line of the second paragraph by the word “municipality”.

c. I-0.1,  
s. 11, am.       **8.** Section 11 of the said Act is amended

(1) by replacing the first sentence of the first paragraph by the following sentence:

Immovable  
taken back       **“11.** The alienation or leasing of an immovable taken back by a municipality following an alienation contemplated by this Act is subject to this Act.”;

(2) by replacing the words “municipal corporation” in the first line of the second paragraph by the word “municipality”;

(3) by replacing the words “or commercial” in the sixth line of the second paragraph by the words “, para-industrial or research”.

c. I-0.1,  
ss. 12 and  
13,  
replaced  
Alienation  
for other  
purposes

**9.** Sections 12 and 13 of the said Act are replaced by the following sections :

“**12.** Upon proof that an immovable acquired, built or converted under this Act is unsuitable for industrial, para-industrial or research purposes, the Minister of Industry, Trade and Technology and the Minister of Municipal Affairs may authorize the municipality to alienate the immovable for other purposes.

Compatible  
use

“**13.** The Minister of Industry, Trade and Technology and the Minister of Municipal Affairs may authorize a municipality to use for municipal purposes an immovable acquired, built or converted under this Act if such a use is compatible with the use for industrial, para-industrial or research purposes of neighbouring immovables acquired, built or converted under this Act.

Local  
improvement  
purposes

Notwithstanding the first paragraph, the municipality may, without authorization, use for local improvement purposes an immovable acquired, built or converted under this Act.

Conformity  
with the  
Act

No contract may be made for the alienation or leasing of an immovable contemplated by this section except in accordance with this Act.”

c. I-0.1,  
s. 17, am.

**10.** Section 17 of the said Act is amended by replacing the second paragraph by the following paragraph :

Conformity  
with the  
Act

“No contract may be made for the alienation or leasing of an immovable which includes a building acquired for industrial purposes before 12 June 1984 except in accordance with this Act.”

c. I-0.1,  
s. 18,  
replaced

**11.** Section 18 of the said Act is replaced by the following section :

Existing  
regulation

“**18.** Every regulation or by-law in force or other act performed before 12 June 1984 under a provision replaced by this Act shall retain its effect, to the extent that it is not inconsistent with this Act, until its purpose is achieved.

Amendment  
or repeal

Such a regulation or by-law shall be regarded as a regulation or by-law adopted under this Act and may be amended, replaced or repealed in accordance with this Act.”

Valid  
grants

**12.** Every grant awarded by a municipality between 12 June 1984 and 19 June 1989 to a non-profit organization which operates an

industrial rental building is valid and is deemed to be awarded in accordance with this Act.

Effect           **13.** Section 11 has effect from 12 June 1984.

Effect           **14.** Sections 12 and 13 shall not affect a case pending on 19 June 1989.

Report  
of the  
Minister       **15.** The Minister of Industry, Trade and Technology and the Minister of Municipal Affairs shall, not later than on 22 June 1992, submit a report to the Government on the carrying out of the Act respecting municipal industrial immovables and on the advisability of maintaining it into force and, if necessary, of amending it.

Tabling        Within the next 15 days, the report shall be tabled before the National Assembly if the Assembly is in session or, if not, it shall be deposited with the President of the National Assembly.

Coming into  
force           **16.** This Act comes into force on 22 June 1989.