



CHAPTER 147

An Act to amend the charter of the village of Senneville

[Assented to, the 11th of April, 1935]

WHEREAS William F. Angus, manufacturer, Jules Preamble.

Hamel, bank manager, Michel Legault, farmer, Thomas Arnold, manufacturer, Armand Chevalier, financier, A. E. Abbott, real estate agent, Albert Brunet, joiner, and others, all residents of the village of Senneville, and having properties situated in the present village of Senneville, have, by their petition, represented that the properties belonging to the petitioners are composed chiefly of agricultural land and private country residences and the petitioners, forming a rural and agricultural community, it would be in their interest and to their great advantage to amend the charter of the village of Senneville so as to have the division of the municipality into three wards fixed by its charter, to regulate and limit by its charter industry and business, to charge against bordering proprietors all permanent works for highways, sidewalks, waterworks and sewers in the municipality and fix or regulate construction; and

Whereas it is expedient to grant the said petition:

Therefore, His Majesty, with the advice and consent of the Legislative Council and of the Legislative Assembly of Quebec, enacts as follows:

1. From and after the date of coming into force of this Division act, the village of Senneville shall be divided into three wards into wards. designated as follows: north, centre and south.

North ward shall consist of the lots known and described North ward. on the official plan and book of reference of the parish of Ste. Anne-de-Bellevue, in the county of Jacques-Cartier, under Nos. 1 to 11 inclusively and of all the subdivision lots of the said lots.

- Centre ward. Centre ward shall consist of the lots known and described on the official plan and book of reference of the parish of Ste. Anne-de-Bellevue, in the county of Jacques-Cartier, under Nos. 12 to 20 inclusively, and 334, and of all the subdivision lots of the said lots.
- South ward. South ward shall consist of the lots known and described on the official plan and book of reference of the parish of Ste. Anne-de-Bellevue, in the county of Jacques-Cartier, under Nos. 21 to 23 inclusively, and 335, and of all the subdivision lots of the said lots.
- Two aldermen per ward. Each of such wards shall be represented on the village council by two aldermen; in each of such wards there shall be two seats designated under Nos. 1 and 2 and the aldermen shall be elected respectively for each of such seats in each ward.
- Term of office of present aldermen. The six aldermen now in office shall continue to exercise their functions until the first juridical day of July next when the municipal general election shall be held and the aldermen shall be elected thereat to represent in future the above-mentioned wards. From and after such election and in future, the term of office of the mayor and aldermen shall be four years instead of three, but on the first juridical day of the month of July, 1937, three aldermen, previously chosen by lot at a sitting of the council held in the month of May preceding, shall undergo election and those elected shall be elected for four years so that thereafter half of the aldermen be renewed every two years. Any provision to the contrary contained in section 5 of the act 58 Victoria, chapter 60, is hereby repealed.
- Representation, etc., following next general election. **2.** Notwithstanding any provision to the contrary contained in any general law or special act, every commerce, industry or trade is prohibited within the territory of the village, except those already established which may continue to exist, provided they retain their present destination or nature.
- Prohibiting of commerce, etc. **3.** The erection of terraces or rows of houses, of flats, of houses with two or more dwellings one above the other and of *conciergeries* is prohibited in the village of Senneville.
- Id., of certain constructions. **4.** At least forty feet of clear space must be left from the line of any road, street or avenue to any residence, erected on any lot of land in the municipality, and, in addition, at least twenty feet of clear space must be left between any of the other dividing lines of the said lot of land and the buildings or residences which may be erected thereon.
- Building regulations.

No building or construction may be erected on a lot ^{Frontage} having less than one hundred feet frontage ^{of lots.} except when a special permit of the council shall be granted to that effect by the passing of a by-law.

This section shall not apply to the lots now built upon ^{Exception.} which have not the dimensions above prescribed.

5. The corporation of the village of Senneville, subject ^{Power to} to the above restrictions, may, in addition to the powers ^{make by-} granted by its charter and by the Cities and Towns' Act ^{laws respect-} which governs it, make by-laws to determine the kind of ^{ing houses,} houses to be erected therein; to divide the municipality ^{etc.} into districts or zones of such number, shape and area as it may deem best suited for the purpose of such regulation, and, with respect to such districts or zones, regulate or prescribe the architecture, dimensions, symmetry and plan of buildings therein erected or to be erected, the area of lots which may be occupied by buildings, and the distance from the street line at which any buildings may be built; to compel the proprietors to submit the plans and specifications of buildings to the council of the corporation and to obtain from the latter a certificate approving of the plans and authorizing the work; to prohibit the construction of buildings, structures and works not conforming to such by-laws, and to have suspended at any time the erection of any building as does not conform to such by-laws, and to order the demolition of any such building erected after the coming into force of the by-laws authorized by this section.

No by-laws adopted under this section may be amended ^{Amending,} or repealed except by another by-law or by-laws, which ^{etc., of such} shall be submitted to the vote, by secret ballot, of the electors who are owners of immoveables situated in the district, zone or street to which the amendment or repeal applies, and such by-law or by-laws must, in order to have force of law, be approved by two-thirds in number and in value of the electors of the district, zone or street concerned. ^{by-laws.}

6. No new construction or permanent improvement ^{Petition} such as sidewalks, sewers, paving, waterworks or other ^{prior to un-} permanent work shall be undertaken in the municipality ^{dertaking} except on a petition signed by the property-owners ^{new con-} representing at least two-thirds in number and value of the ^{structions,} owners of immoveables along the road, street or lane where ^{etc.} such construction is proposed to be done, and the cost of such permanent construction and of its maintenance and the costs resulting therefrom shall be apportioned on the

immoveables fronting on the roads or streets where such construction is done, at such time and in such manner as the council may determine by by-law.

58 Viet., c. 60, s. 17, a.m. **7.** Paragraph 2 of section 17 of the act 58 Victoria, chapter 60, is replaced by the following:

Taxing im-
moveables.

Proviso.

Additional
tax.

“2. To levy, annually, on immoveable property within the limits of the village, a sum not to exceed one cent in the dollar on the whole value as entered in the valuation roll of the said village; provided that immoveable property made use of for agricultural purposes, within the limits of the said village, comprising farmers’ houses, barns and other agricultural dependencies solely, be taxed only in the proportion of one-fourth of their value as indicated on the valuation roll as long as the said immoveables be so made use of and remain land under cultivation or farmed or used as pasture for animals or wood lots and as long also as the said buildings be used for such said purposes.

To levy annually, in addition to the above tax, by means of special tax, the sums necessary to provide for the costs to be incurred for the police and fire services in the municipality. Nevertheless, the three taxes above provided for shall not exceed a total of one per cent.”

R. S., c. 261,
s. 17a, re-
placed for
village.

Considera-
tion of cer-
tain plan
and book of
reference.

Costs of
act.

Coming into
force.

8. Section 17a of the Cadastre Act (Revised Statutes, 1925, chapter 261), as enacted by the act 24 George V, chapter 70, section 1, is replaced, for the village of Senneville, by the following:

“**17a.** No plan and book of reference of any subdivision or redivision may be considered by the Minister, unless accompanied by a certificate from the secretary-treasurer of the municipal corporation, to the effect that the said plan and book of reference have been approved by the council.”

9. The costs incurred for the passing of this act by the village of Senneville, by the petitioners, their attorney and the attorney of the other ratepayers, shall be borne by the village of Senneville.

10. This act shall come into force on the day of its sanction.