



CHAPTER 140

An Act to abolish certain servitudes on lot 47 of the cadastre of the parish of Montreal, and on lot 149 of the cadastre of the incorporated village of Côte-des-Neiges and their subdivisions

[Assented to, the 11th of March, 1931]

WHEREAS Louis Joseph Beaudoin, contractor, Thomas Preamble.

Lamb, gentleman, both of the city and district of Montreal, and others, have, by their petition, represented:

That they, with several others, are owners of almost the totality of the subdivisions of the lot No. 47 of the cadastre of the parish of Montreal, and of lot No. 149 of the cadastre of the incorporated village of Côte-des-Neiges, and of said lots themselves;

That various deeds of sale of the immoveables in such subdivisions contain, among other conditions, that the houses to be erected on the said land shall be detached or semi-detached dwellings of at least two stories in height, built of stone, brick, cement or brick veneer on stone or concrete foundations, and at a distance of at least fifteen feet from the street line;

That these servitudes prevent the construction of houses with more than one lodging on these lots and subdivisions;

That the building by-laws of the city of Montreal for this ward sufficiently protect the immoveables in the ward;

That the servitudes, restrictions and prohibitions above firstly mentioned cause considerable harm to the owners of the subdivisions and are contrary to their best interests, and should be for the future annulled;

Whereas it is expedient to annul the said servitudes, restrictions and prohibitions, and whereas it is expedient to grant the prayer to that effect contained in 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:

Extinction
of certain
servitudes.

1. The aforesaid servitudes, restrictions and prohibitions, respecting the building of detached or semi-detached dwelling-houses, of only one dwelling on each lot, and affecting the immoveables situated on lot No. 47 of the cadastre of the parish of Montreal and on lot No. 149 of the cadastre of the incorporated village of Côte-des-Neiges and their subdivisions, are hereby extinguished, and all personal obligations arising from such stipulations are hereby annulled.

Proof
thereof.

2. The registration of a copy of this act against the immoveables affected by it in the registry office to which they appertain shall be sufficient proof of the extinction of the said servitudes as described in section 1.

Coming into
force.

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