



CHAPTER 171

An Act to ratify the contract entered into between the town of Kenogami and Price Brothers & Company, Limited, and The Kenogami Land Company, Limited, respecting the taxes payable by these two companies, and authorizing the town to execute certain works

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

WHEREAS the town of Kenogami has, by its petition, Preamble. represented:

That Price Brothers & Company, Limited, obtained from the corporation of the village of Kenogami an exemption from municipal taxes on its lands, plants, machinery and accessories, for a period of twenty-five years, under a contract made before J. G. Verreault, notary, on the 14th of April, 1913, such exemption of taxes to terminate only in 1938;

That The Kenogami Land Company, Limited, a subsidiary of Price Brothers & Company, Limited, is owner of immoveables composed chiefly of residences, which they lease on the best conditions possible to its workmen and employees; of a model farm, operated at a loss in the interest of the residents of the town of Kenogami; of a certain number of lots which it cedes to its employees on very reasonable prices and conditions, and, upon the aggregate of its properties, this company pays the ordinary municipal taxes, at present a sum of nine thousand three hundred and eighty-seven dollars and fifty cents;

That the present revenues of the town of Kenogami are not sufficient to meet its expenses; that under the circumstances it is very difficult to collect the present taxes, and there can be still less question of increasing them;

That under the circumstances the council of the town of Kenogami entered into negotiations with Price Brothers & Company, Limited, in order to reach a new agreement

respecting municipal taxes, by which the company would renounce from this year its exemption from taxes; that Price Brothers & Company, Limited, and The Kenogami Land Company, Limited, desirous of aiding the town of Kenogami, helping it in its finances, acquiesced in the proposition, on condition that the aggregate of their respective properties be considered as a single whole;

That The Kenogami Land Company, Limited, has practically built no new houses since the town started; that the taxes collected from this company can only be increased by adding to the present rate of taxation, which would also affect the other proprietors of the town; that it has been expressly agreed that only the properties possessed on the 8th of September, 1930, shall be covered by the agreement, and that all properties which either of the two companies may acquire after such date shall remain subject to the ordinary real estate tax; that in consequence, the town of Kenogami loses practically nothing in having the aggregate properties of the two companies considered as a single whole;

That by the agreement entered into and set forth in a contract made before J. G. Verreault, notary, on the 19th of September, 1930, under No. 9146 of his minutes, the town of Kenogami granted to the said Price Brothers & Company, Limited, and The Kenogami Land Company, Limited, for a period of twenty-five years, to be computed from the 1st of January, 1930, a commutation of the taxes which might be imposed on the respective immoveables of these companies, in consideration of the latter, jointly and severally undertaking to pay to the town a sum of twenty-three thousand dollars, for each of the years 1930 and 1931; twenty-four thousand dollars for the year 1932; twenty-five thousand dollars for the year 1933; twenty-six thousand dollars for the year 1934; twenty-seven thousand dollars for the year 1935; twenty-eight thousand dollars for the year 1936; twenty-nine thousand dollars for the year 1937, and thirty thousand dollars for the year 1938, and each subsequent year until the end of the period of twenty-five years agreed upon; such amounts shall be paid at the time fixed by the municipal by-laws for the payment of the real estate tax, and, after the delay granted to proprietors paying the regular tax, bearing interest at the rate which may be fixed by law or by municipal by-laws;

That all the immoveables covered by the said commutation of taxes were entirely described in the deed of agreement; that as soon as one of the companies shall have parted with the ownership of any immoveable covered by the agreement, such immoveable shall immediately be-

come taxable in the hands of the acquirer, and, even if it returns into the hands of the company, save in the case of non-payment of the price of sale, it shall remain taxable;

That under the agreement entered into, the town of Kenogami will receive from Price Brothers & Company, Limited, an additional sum of over one hundred and fifty thousand dollars from now to 1938, as that company was totally exempt from municipal taxes up to that date;

That with this additional revenue, the council will probably not be obliged to increase the rate of the real estate tax;

That the agreements made in no way affect the school taxes, and the companies will continue to pay school taxes according to the valuation of their properties entered in the valuation roll;

That the agreement entered into between the parties was so made on both sides subject to the approval of the Quebec Legislature;

That these agreements are to the advantage of the town of Kenogami which prays for their confirmation and ratification;

Whereas it is expedient to grant such prayer;

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

1. The deed of agreement, signed between the town of Kenogami on the one part, and Price Brothers & Company, Limited, and The Kenogami Land Company, Limited, on the other part, before J. G. Verreault, notary, on the 8th of September, 1930, by the town, and on the 19th of September, 1930, by the companies, under number 9146 of his minutes, is confirmed, ratified and declared legal and valid for all legal purposes. Validation of deed of agreement.

2. Without prejudicing the rights and obligations of the parties interested, the town of Kenogami shall have the right and power to make, solely at its own cost, waterworks, sewers and sidewalks in bridge street and the road leading to the bridge over the Saguenay river, so as to give municipal service to residents along such street and road, the town of Kenogami assuming liability for all the damage that it may cause to the said road and undertaking to restore it to the state in which it was before such works. Certain works authorized.

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