



CHAPTER 104

An Act to amend the charter of the town of Lasalle

[Assented to, the 15th of March, 1928]

WHEREAS the town of Lasalle has, by its petition, Preamble.
represented that it is in the interest of the good administration of its affairs that its charter, the act 2 George V, chapter 73, as amended by the acts 3 George V, chapter 69; 5 George V, chapter 98; 7 George V, chapter 75; 10 George V, chapter 101; 12 George V, chapter 112, and 15 George V, chapters 100 and 101, be again amended for the purposes of limiting the valuation of lands under cultivation; of increasing its powers to regulate building; of changing the provisions concerning the levying of the interest and sinking-fund for sums expended for the construction of the water-works; of amending by consent by-law No. 8 of the town council passed on the 19th of March, 1913; of better defining the territory of the school municipality of the town of Lasalle and that of the Protestant school municipality of Lachine, and for other purposes mentioned in its petition; and,

Whereas it is expedient to grant its prayer;

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

1. Section 19 of the act 2 George V, chapter 73, as re-2 Geo. V, c.
placed by section 8 of the act 3 George V, chapter 69; by 73, s. 19, re-
section 9 of the act 12 George V, chapter 112, and by sec- placed.
tion 2 of the act 15 George V, chapter 100, is again re-
placed by the following:

“**19.** Section 522 of the Cities and Towns’ Act (Revised R.S., c. 102,
Statutes, 1925, chapter 102) is replaced, for the town, by s. 522, re-
the following: placed, for
town.

“**522.** All land under cultivation or farmed or used as Taxation of

farming
lands.

pasture for cattle, as well as all uncleared land or wood lots within the town, shall not be valued at more than two hundred dollars per arpent for a period of five years counting from the first of January, 1928.

Idem.

The said valuation shall include the barns, stables and other buildings and dependencies on the lands excluding the houses which shall be valued at their real value.

Basis of tax.

The council may cause at any time to be added to the valuation roll, by the assessors in office, according to the estimate made by them, every part of such land which has been detached for building lots and has thus become liable to the tax after the valuation roll has been closed, and may exact the tax as in the case of all other lands entered on the said roll."

R. S., c. 102,
s. 426, am.,
for town.
Chimneys,
etc.

2. Paragraph 1 of section 426 of the said Cities and Towns' Act is replaced, for the town, by the following :

"1. To regulate the height of all buildings, chimneys, stacks and other structures; to prevent the construction or maintenance of the buildings, walls, chimneys, stacks and other structures as are not of the required stability, and provide for their destruction; to prescribe the depth of cellars and basements, the material and methods of construction of foundations and foundation walls, the manner of construction and location of drains and sewer pipes, the thickness, materials and construction of party walls, partitions and outside walls, the size and materials of floor beams, girders, piers, columns, roofs, chimney flues and heating apparatus; to regulate where, within the boundaries of the town, trading and commercial establishments, factories and buildings intended for special uses shall be located; to divide the town into districts or zones the number, form and area whereof appear most suitable for the purpose of such regulation, and, with regard to such districts or zones, to regulate the architecture, dimensions and symmetry of buildings therein erected, the area of the lots which may be occupied by such buildings, the space which must be left between buildings, and at what distance from the line of the street the buildings shall be erected, and to regulate the nature of commercial, business and industrial establishments; to compel the proprietors to submit the plans thereof to the building inspector or any other officer; and to obtain from the latter a certificate approving of the plan and authorizing the work; to prohibit the construction of buildings and structures not conforming to such by-laws, and to direct the suspension at any time of the erection of any such building as does not

conform to such by-laws, and to cause the demolition of any building not conforming to such by-laws, if necessary;”.

3. Section 17 of the act 2 George V, chapter 73, as replaced by section 3 of the act 3 George V, chapter 69, and by section 4 of the act 5 George V, chapter 98, is again replaced by the following:

“**17.** Section 439 of the said Cities and Towns’ Act is replaced, for the town, by the following:

“**439.** The council may, by by-law, in order to meet the interest on the sums expended in the construction of water-works, public wells, cisterns or reservoirs, and to establish a sinking-fund, impose on all the owners or occupants of immoveable property, whether built upon or not, for whose benefit such improvements are made, an annual special tax in proportion to the frontage of their respective properties or otherwise, recoverable in the manner determined by the council.

The sinking-fund created by virtue of this section shall be invested and managed in the same manner as that mentioned in section 579.

The interest and sinking-fund of the sums expended for the construction of the part of the waterworks made before the 5th of March, 1915, shall remain a charge against the town and the levying of special taxes effected before that date shall remain cancelled.”

4. By-law No. 8 passed by the town on the 19th of March, 1913, is by consent amended, and the Montreal Light, Heat & Power Company shall pay the future instalments to become due on the special taxes imposed before the first of January, 1928, for drainage and pavement, and shall not collect from the town the instalments already paid.

5. Section 5 of the act 5 George V, chapter 98, is repealed.

6. The territory of the school municipality of the town of Lasalle and that of the Protestant school municipality of Lachine, on the river St. Lawrence side, shall extend to the middle of the river.

This provision shall apply from and after the creation of the said school municipalities respectively.

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