



CHAPTER 151

An Act to ratify the title of St. Lawrence Paper Mills Limited to a certain property and right

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

WHEREAS the St. Lawrence Paper Mills Limited, a Preamble.
body politic and corporate, having its corporate place of business in the city of Montreal, has, by its petition, represented:

That on the 21st day of November, 1927, it purchased a property, to wit: "A parcel of land forming part of lot number one, (No. 1), of the township des Monts, in Trinity Bay east, county of Saguenay, (according to plan No. 13 of C.E. Lemoyne, P.L.S., in 1908), which parcel of land is bounded towards the north by lot number five, and by Crown lands; towards the east by Crown lands; towards the south by the river St. Lawrence, and towards the west by the remainder of the said lot number one. This land may be more fully described as follows: Starting from a point situated at ten chains from the northwest corner of lot number one on the rear line of said lot in a southeasterly direction to the high-water mark of the river St. Lawrence for a distance of about six chains; thence following the ordinary high-water line to the southeastern extremity of lot number one; thence in a northwestern direction following the boundary line of lot number five; thence in a northwesterly direction, following the rear line of lot number one, to the starting point";

That it acquired said property from Dame Léa Labrie, wife of Eustache Simoneau, labourer, personally and as joint tutrix with her husband to her minor children, and from the said Mr. Eustache Simoneau, in his capacity of joint tutor to the said minor children, by a deed of sale under private signature, dated the 21st of November, 1927, and deposited among the minutes of J. A. Gauvin, N. P.,

on the 15th of December, 1927, under the notarial number 1779, which deed of deposit has been registered at Tadoussac, county of Saguenay;

That on the 21st day of November, 1927, the said St. Lawrence Paper Mills Limited purchased from the same parties a right of way of about ten feet wide, for the passage of the company's railway in perpetuity, the said passage to be taken on the part of lot number one of the township of des Monts, at Trinity Bay, at the place indicated on the plan, by a deed of agreement under private signature, made on the date aforesaid, and deposited amongst the minutes of J. A. Gauvin, N. P., on the 15th of December, 1927, under notarial number 1780, which deed of deposit has been duly registered at Tadoussac aforesaid;

That the properties mentioned in the two deeds aforesaid belonged for one undivided half to the said Dame Léa Labrie Simoneau and for the other undivided half to her minor children, issue of her marriage with her first husband, Isidore Bilodeau, namely: Lionel, Joachim, Cécile, Lucien and Cyrille Bilodeau;

That the properties mentioned in the two said deeds originally belonged to Ambroise Bilodeau as having acquired them with a greater extent by letters patent, issued by the Government of this Province on the 24th of August, 1910;

That the said Ambroise Bilodeau was married to Dame Mathilde Roy *dît* Lauzon, under community of property by their marriage contract, passed before Jules Dumais, notary, at Trois-Pistoles, on the 9th of January, 1871, under notarial number 1417;

That the said Ambroise Bilodeau died abintestate, leaving in his estate the aforesaid lot number one of the township des Monts and leaving, as sole legal heirs, the above named minor children, issue of the marriage of his son Isidore Bilodeau with the said Dame Léa Labrie, and, owing to the predecease of his son Isidore, the said minor children inherited one undivided half only of said immoveable, the other undivided half belonging to the said Mathilde Roy *dît* Lauzon, widow of the said Ambroise Bilodeau being common as to property with her husband;

That the said Dame Mathilde Roy *dît* Lauzon, widow of the said Mr. Ambroise Bilodeau, afterwards died, leaving a will made before G. A. Paradis, notary, at Quebec, on the 31st of August, 1920, by which she constituted her universal legatee in ownership, her daughter-in-law, the said Dame Léa Labrie, now wife of the said Eustache Simoneau;

That by a family council held at Trinity Bay, county of Saguenay on the 21st of November, 1927, homologated in the Superior Court of the district of Saguenay, at Murray Bay, on the 13th of December, 1927, the said Dame Léa Labrie and the said Mr. Eustache Simoneau, her husband, were appointed joint tutors to the said minor children;

That, by and in virtue of the foregoing deeds of sale and agreement under private signature, the said Mr. and Mrs. Eustache Simoneau, in their said capacity of joint tutors to the minor children aforesaid, alienated, without the formalities required by law for the sale of the property of minors, the rights and claims of the said minor children on the immoveables described and mentioned in the said deeds of sale and agreement above cited;

That the said St. Lawrence Paper Mills Limited required the said immoveable and right, to erect certain constructions thereon, necessary for the development of their timber limits at that place;

That it was impossible to carry out the usual formalities fixed by law for the sale of the property of minors;

That it was greatly to the interest of the said minors that the said property and right of way be transferred to the said St. Lawrence Paper Mills Limited at the price offered, namely four thousand dollars, (\$4,000.00) for the land, and one hundred dollars (\$100.00) for the right of way;

That the price paid was, under the circumstances, a price unexpected, and much beyond the real value of the said land and right;

That the said deed of sale and deed of agreement were passed subject to confirmation and ratification by the Legislature of this Province;

That the commercial value attributed to the said immoveable and right, up to the present, is much lower than the price of the sale so made, and that if such transaction be not confirmed, an irreparable loss would be incurred for all those interested in the sale of the said immoveables, as the company purchaser would most likely acquire neighbouring lots to erect its constructions thereon;

Whereas the petitioner prays accordingly, that the deeds of sale and agreement entered into by the said Mr. Eustache Simoneau and wife in favour of the St. Lawrence Paper Mills Limited, under private signature, and deposited among the minutes of notary J. A. Gauvin on the 15th of December, 1927, be confirmed and ratified for all legal purposes; and 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:

Deeds of
sale and
agreement
ratified.

1. The deed of sale and the agreement for right of way entered into by Dame Léa Labrie and her husband Eustache Simoneau in favour of the St. Lawrence Paper Mills Limited, under private signature, at Trinity Bay, county of Saguenay, on the 21st day of November, 1927, and deposited in the minutes of notary J. A. Gauvin under his original numbers 1779 and 1780 on the 15th of December, 1927, are confirmed and declared valid as to the powers which the said Mr. Eustache Simoneau and wife possessed, personally and in their said capacities, to agree to the said deeds, and said deeds are accordingly declared valid and legal for all legal purposes.

Coming into
force.

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