



NATIONAL ASSEMBLY

FIRST SESSION

FORTY-FIRST LEGISLATURE

Bill 224

(Private)

An Act respecting the parcelling out of a lot located partly in the Maison Louis-Degneau (former Maison Prévost) and Maison de Saint-Hubert (former Maison des Sœurs-du-Sacré-Cœur-de-Jésus) protection areas

Introduction

**Introduced by
Mr. Jean-François Roberge
Member for Chambly**

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(Private)

AN ACT RESPECTING THE PARCELLING OUT OF A LOT LOCATED PARTLY IN THE MAISON LOUIS-DEGNEAU (FORMER MAISON PRÉVOST) AND MAISON DE SAINT-HUBERT (FORMER MAISON DES SŒURS-DU-SACRÉ- CŒUR-DE-JÉSUS) PROTECTION AREAS

AS, on 16 September 1960, the Commission des monuments et sites historiques ou artistiques classified a stone house, owned by Antoine Prévost and located in the parish of Saint-Hubert, county of Chambly, on part of lot 86 of the official cadastre of the parish of Saint-Hubert, as a historic monument, by resolution and with the owner's consent;

AS, on 25 October 1960, by Order in Council 1834, the Office of the Conseil exécutif approved the classification;

AS Order in Council 1834 was registered at the registry office of Chambly in Longueuil on 17 November 1964 under number 248199;

AS, on 17 November 1964, the Land Registrar of the registration division of Chambly registered a notice in the land register under number 248200, classifying Maison Prévost as a historic monument and site;

AS, on 30 November 1961, the Commission des monuments historiques classified a house it owned, located in the municipality of the parish of Saint-Joseph de Chambly, on subdivision 86-456 of the official cadastre of the parish of Saint-Hubert, as a historic monument, by resolution;

AS, on 17 January 1962, by Order in Council 50, the Office of the Conseil exécutif approved the classification;

AS, on 1 May 1965, the Land Registrar of the registration division of Chambly registered a notice, to which Order in Council 50 was attached, in the land register under number 254824, classifying Maison des Sœurs-du-Sacré-Cœur-de-Jésus as a historic monument and site;

AS, on 28 October 1975, the Minister of Cultural Affairs of Québec gave notice that the Maison Prévost and Maison de Saint-Hubert protection areas covered all or part of numerous lots of the official cadastre of the parish of Saint-Hubert, registration division of Chambly;

AS said notices of the Minister of Cultural Affairs of Québec, dated 28 October 1975, were registered at the registry office of the registration division of Chambly on 31 October 1975 under numbers 439032, 439033, 439034, 439035, 439036, 439037, 439038, 439039, 439040, 439041, 439042, 439043, 439044, 439045, 439046, 439047, 439048, 439049, 439050, 439051, 439052 and 439053;

AS, on 17 September 1981, Robert Leclerc and Monique Jacques acquired a site from Her Majesty in right of the Province of Québec known as and composed of subdivisions 86-259 and 86-456 of the cadastre of the parish of Saint-Hubert, registration division of Chambly, part of subdivision 86-258 of said cadastre and part of lot 86 of said cadastre;

AS the deed of sale was registered at the registry office of the registration division of Chambly, parish of Saint-Hubert, on 21 September 1981 under number 587043;

AS, on 1 December 1981, an undivided half of a site known as and composed of subdivisions 86-259 and 86-456 of the cadastre of the parish of Saint-Hubert, registration division of Chambly, part of subdivision 86-258 of said cadastre and part of lot 86 of said cadastre were transferred from Robert Leclerc to Monique Jacques;

AS the deed of sale was registered at the registry office of the registration division of Chambly, parish of Saint-Hubert, on 10 December 1981 under number 591272;

AS, on 23 February 1982, an undivided half of a site known as and composed of subdivisions 86-259 and 86-456 of the cadastre of the parish of Saint-Hubert, registration division of Chambly, part of subdivision 86-258 of said cadastre and part of lot 86 of said cadastre were transferred from Robert Leclerc to Monique Jacques;

AS the deed of sale was registered at the registry office of the registration division of Chambly, parish of Saint-Hubert, on 26 February 1982 under number 594912;

AS, on 8 June 1982, part of lot 86 of the cadastre of the parish of Saint-Hubert, registration division of Chambly, was parcelled out by the creation on part of it of subdivision 86-457 of the cadastre of the parish of Saint-Hubert, registration division of Chambly;

AS, on 16 January 1986, part of lot 86 of the cadastre of the parish of Saint-Hubert, registration division of Chambly, was parcelled out by the creation on part of it of subdivisions 86-458 and 86-459 of the cadastre of the parish of Saint-Hubert, registration division of Chambly;

AS, on 30 May 1986, Monique Jacques acquired from Ville de Carignan a site known and designated as subdivision 85-1 of the cadastre of the parish of Saint-Hubert, registration division of Chambly;

AS the deed of sale was registered at the registry office of the registration division of Chambly, parish of Saint-Hubert, on 2 June 1986 under number 708232;

AS, on 11 November 1987, part of lot 86 of the cadastre of the parish of Saint-Hubert, registration division of Chambly, was replaced by lot 255 of the cadastre of the parish of Saint-Hubert, registration division of Chambly;

AS, on 15 April 1991, Monique Jacques acquired a site from Ville de Carignan known and designated as subdivisions 86-458 and 86-459, part of subdivision 86-2 and lot 255 of the cadastre of the parish of Saint-Hubert, registration division of Chambly;

AS the deed of sale was registered at the registry office of the registration division of Chambly, parish of Saint-Hubert, on 15 April 1991 under number 872394;

AS, on 27 February 2003, Monique Jacques acquired a site from Her Majesty in right of the Province of Québec known and designated as lot 513 of the official cadastre of the parish of Saint-Hubert, registration division of Chambly;

AS the deed of sale was registered at the registry office of the registration division of Chambly, parish of Saint-Hubert, on 12 March 2003 under number 1152709;

AS, on 14 July 2008, by the coming into force of a cadastral amendment, lot 255 of the cadastre of the parish of Saint-Hubert, registration division of Chambly, became renovated lot 2599345 of the cadastre of Québec, registration division of Chambly;

AS the act of consent to the cadastral amendment was registered at the registry office of the registration division of Chambly on 22 July 2008 under number 15440294;

AS, on 28 August 2008, lot 2599345 of the cadastre of Québec, registration division of Chambly, was replaced by lot 4179558 of the cadastre of Québec, registration division of Chambly;

AS, on 23 March 2011, Order in Council 1075 dated 3 June 1964 declaring the historic district of Carignan was repealed by Order 244-2011;

AS, on 22 July 2013, the Minister of Culture and Communications authorized cadastral renovation of lot 5137039 of the cadastre of Québec, registration division of Chambly;

AS, on 30 October 2013, lot 4179558 of the cadastre of Québec, registration division of Chambly, was replaced by lots 5137038, 5137039, 5137040 and 5137041 of the cadastre of Québec, registration division of Chambly;

AS the Minister of Culture and Communications had authorized the cadastral renovation by certificate of authorization on 3 October 2013;

AS, on 25 February 2014, following certain changes to the subdivision proposal submitted, the Minister of Culture and Communications authorized cadastral renovation of lot 5137039 of the cadastre of Québec, registration division of Chambly;

AS, on 23 June 2014, 9270-1747 Québec Inc. acquired an immovable known and designated as lot 5137040 of the cadastre of Québec, registration division of Chambly, from Monique Jacques Leclerc;

AS the agreement of sale was registered at the registry office of the registration division of Chambly on 27 June 2014 under number 20872717;

AS, on 25 June 2014, 9290-0455 Québec Inc. acquired an immovable known and designated as lot 5137040 of the cadastre of Québec, registration division of Chambly, from 9270-1747 Québec Inc.;

AS the agreement of sale was registered at the registry office of the registration division of Chambly on 27 June 2014 under number 20872724;

AS, on 25 June 2014, following further changes to the subdivision proposal submitted, the Minister of Culture and Communications authorized cadastral renovation of lot 5137039 of the cadastre of Québec, registration division of Chambly;

AS, on 26 August 2014, lot 5137040 of the cadastre of Québec, registration division of Chambly, was replaced by lots 5557044, 5557045, 5557046, 5557047, 5557048, 5557049, 5557050, 5557051, 5557052 and 5557053 of the cadastre of Québec, registration division of Chambly;

AS the immovables are located partly in the protection areas of Maison Louis-Degneau and Maison de Saint-Hubert, both of which are classified heritage properties within the meaning of the Cultural Heritage Act (chapter P-9.002);

AS section 49 of the Cultural Heritage Act stipulates that no person may divide, subdivide or parcel out a lot, make a construction, as defined by regulation of the Minister, or demolish all or part of an immovable in a protection area without the Minister's authorization;

AS, on 26 August 2014, when lot 5137040 was parcelled out, the authorization required from the Minister under section 49 of the Cultural Heritage Act was not given;

AS, on 18 August 2014, the Minister of Culture and Communications nevertheless authorized construction of 9 and 10 housing units on lots 5137040 and 5137039 of the cadastre of Québec, registration division of Chambly;

AS it is important for 9290-0455 Québec Inc. that its failure to obtain the required authorization affecting the immovables henceforth known and designated as lots 5557044, 5557045, 5557046, 5557047, 5557048, 5557049, 5557050, 5557051, 5557052 and 5557053 of the cadastre of Québec, registration division of Chambly, be remedied;

AS the Minister of Culture and Communications was informed of the introduction of this Act and did not object to it;

THE PARLIAMENT OF QUÉBEC ENACTS AS FOLLOWS:

- 1.** Despite section 49 of the Cultural Heritage Act (chapter P-9.002), the parcelling out of lot 5137040 of the cadastre of Québec, registration division of Chambly, and, consequently, the creation of lots 5557044, 5557045, 5557046, 5557047, 5557048, 5557049, 5557050, 5557051, 5557052 and 5557053 of the cadastre of Québec, registration division of Chambly, cannot be cancelled on the ground that the authorization required under section 49 was not obtained or that the fees required under section 50 of that Act were not paid.
- 2.** This Act must be registered at the registry office of the registration division of Chambly and the appropriate entries registered against lots 5557044, 5557045, 5557046, 5557047, 5557048, 5557049, 5557050, 5557051, 5557052 and 5557053 of the cadastre of Québec, registration division of Chambly.
- 3.** This Act comes into force on (*insert the date of assent to this Act*).

