



NATIONAL ASSEMBLY

FIRST SESSION

THIRTY-SIXTH LEGISLATURE

Bill 214

(Private)

An Act respecting Ville de Saint-Hubert

Introduction

**Introduced by
Mr David Payne
Member for Vachon**

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(Private)

AN ACT RESPECTING VILLE DE SAINT-HUBERT

WHEREAS it is in the interest of Ville de Saint-Hubert that certain powers be granted to the town ;

THE PARLIAMENT OF QUÉBEC ENACTS AS FOLLOWS :

1. Where municipal taxes on an immovable comprised in the territory described in Schedule I have not been paid for three consecutive years, the town may be declared the owner of that immovable by the Superior Court sitting in the district in which the immovable is situated.

2. The application is made by a motion.

The motion may concern more than one immovable belonging to different owners.

The motion may be granted only after publication in a newspaper distributed in the territory of the town of a notice requesting all persons who may have rights respecting the immovables to appear in court within 60 days after the publication in order to claim an indemnity equal to the value of their rights, after deduction of an amount sufficient to pay all outstanding municipal and school taxes, any accrued interest and the costs pertaining to the motion, including publication costs. Before the deduction, the indemnity claimed may not exceed the actual value of the immovable on 4 March 1999.

Publication of the notice replaces service. The notice shall indicate that it is given under this Act. The description of immovables concerned that are parts of a lot is deemed to be sufficient if it mentions the lot number and the area of the part of the lot concerned as well as the name of its owner.

However, in the motion, the immovables concerned must be described in accordance with article 3033 and, where applicable, article 3036 of the Civil Code.

No appeal lies from the judgment rendered on the motion.

3. The town becomes the owner of the immovables described in the judgment declaring ownership on publication of the judgment at the registry office and no claim may be subsequently made in respect of the immovables. The real rights that may affect the immovables concerned, including prior claims,

hypothecs, resolutive clauses or clauses that give rights of cancellation, and servitudes other than servitudes of public utility are extinguished.

The clerk of the town may draw up a list of the real rights other than servitudes of public utility that encumber the immovables described in the judgment declaring ownership that have been published and that are extinguished under this section, and, upon an application to that effect, the registrar shall cancel the registration of those rights.

4. The town may, to consolidate land or to reconstitute the original lots in the part of the territory described in Schedule I that is situated in an agricultural zone established by decree under the Act to preserve agricultural land and agricultural activities (R.S.Q., chapter P-41.1) and in respect of which it wishes to promote, ensure or maintain agricultural operations,

- (1) acquire an immovable by agreement or by expropriation ;
- (2) hold and manage the immovable ;
- (3) carry out the required development, restoration, demolition or clearing work on the immovable ;
- (4) alienate or lease the immovable ;
- (5) exchange an immovable it owns in its territory for another immovable it wishes to acquire, if their value is comparable. It may also, where it considers that an unconditional exchange would not be appropriate, offer as consideration an amount of money in lieu of or in addition to an immovable.

The town may, to consolidate land in the part of the territory described in Schedule I not situated in such an agricultural zone, exercise the powers provided for in the first paragraph.

5. Acquisitions by agreement or expropriation and exchanges provided for in the first paragraph of section 4 and alienations referred to in section 27 do not constitute an alienation within the meaning assigned to that word in the definition in section 1 of the Act respecting the preservation of agricultural land and agricultural activities.

6. An offer of exchange is made by service on the owner of a notice to that effect together with the text of sections 4 to 22 and 35 of this Act. Section 40.1 of the Expropriation Act (R.S.Q., chapter E-24) applies to the service of the notice. The notice shall then be published in the registry office.

The notice must also be published in the *Gazette officielle du Québec* at least 10 days before being served on the owner.

The notice must indicate that it is given under this Act and contain, in particular, the following information :

- (1) the description of the immovable that the town wishes to acquire ;
- (2) the name of the owner of the immovable ;
- (3) the description of the immovable offered as consideration ;
- (4) the period for filing an objection with the town.

In the case provided for in subparagraph 5 of the first paragraph of section 4, the notice must mention the sum of money, if any, offered by the town as consideration.

7. The owner of the immovable that the town wishes to acquire may, within 60 days of the date of service of the notice referred to in section 6, file with the town an objection, in writing and with reasons, to the consideration offered. Holders of real rights in the immovable and, in particular, holders of claims secured by a prior claim or hypothec on the immovable have the same right within that time.

In addition, every owner, lessee or occupant of an immovable upon which there is a servitude other than a servitude of public utility may, within the same time, file an objection with the town, in writing and with reasons, for the purpose of claiming an indemnity.

No objection may be filed after the expiry of that time.

At the expiry of the time set out in the first paragraph, the town shall carry out the exchange with the owners of the immovables if no objection to the consideration offered has been filed.

8. Where the owner of the immovable that the town wishes to acquire, or the holder of a real right in the immovable other than a servitude, files, within the time mentioned in section 7, an objection in writing and with reasons, the town may enter into an agreement with the owner or holder in relation to the exchange.

As well, if the owner, lessee or occupant of an immovable that the town wishes to acquire and upon which there is a servitude other than a servitude of public utility files an objection in writing and with reasons, the town may enter into an agreement with that person in relation to the indemnity.

Where an agreement is reached, it shall be evidenced in writing. After payment or deposit in the Superior Court of the sum of money agreed upon, if any, the town shall carry out the exchange.

9. Failing agreement within 30 days after the expiry of the time for filing a notice of objection, the owner of the immovable that the town wishes to acquire, or the holder of a real right in the immovable other than a servitude, may, within 15 days after the expiry of the 30-day period, by a motion served

on the town, apply to the Administrative Tribunal of Québec to have the Tribunal fix the amount of fair consideration resulting from the exchange.

Within the 15-day period, the owner, lessee or occupant of an immovable that the town wishes to acquire and upon which there is a servitude other than a servitude of public utility may apply to the Tribunal to have the Tribunal fix the amount of the indemnity resulting from the extinction of the servitude.

Where, at the expiry of the 15-day period provided for in the first paragraph, no application has been made to the Tribunal in relation to the consideration, the town may carry out the exchange as proposed.

10. Where a person has made an application under section 9, the Tribunal shall hear the parties and fix the consideration or the indemnity payable to that person.

The consideration fixed to give effect to an application made under the first paragraph of section 9 may consist, in whole or in part, in an immovable.

The indemnity fixed to give effect to an application made under the second paragraph of section 9 may consist only in a sum of money.

Following the decision of the Tribunal and, as the case may be, the payment of the sum ordered or of its deposit in the Superior Court, the town shall carry out the exchange.

11. Sections 40.1, 48 and 58 of the Expropriation Act apply to the proceedings, with the necessary modifications.

12. The ownership of an immovable designated in a notice under section 6 is transferred by the publication of a notice of the transfer at the registry office. The notice shall contain the description of the immovable concerned and a reference to the notice served pursuant to section 6 by indicating its publication number at the registry office.

The real rights in the immovable acquired by the town other than the servitudes shall be transferred to the immovable transferred as consideration.

Servitudes of public utility shall continue to encumber the immovable acquired by the town, but the other servitudes are extinguished.

13. The town shall send to the owner with whom an exchange has been made a certified true copy of, or extract from, the notice referred to in section 12 concerning the owner. The document must mention the number under which the notice has been published at the registry office and is valid as title of ownership.

14. From the transfer of the right of ownership resulting from an exchange, the immovables affected by the exchange are subject only to the rights and actions which the new owner may exercise.

15. Registration of the real rights that affected the immovable acquired by the town and that may be transferred to the immovable transferred as consideration pursuant to section 12 must be carried over to the immovable by a notice published at the registry office within six months of the transfer of ownership.

At the expiry of the six months, any rights that have been registered but not carried over are extinguished and any notice of carrying over consequent to a requisition presented more than six months after the transfer of ownership is without effect.

The prior claims and hypothecs that have been registered and carried over to the immovable transferred as consideration retain the initial order they had on the immovable acquired by the town.

16. Upon publication of a notice referred to in section 12, the clerk of the town shall send, by registered or certified mail, to the holders of real rights in the immovable acquired by the town other than servitudes, including claims secured by a prior claim or hypothec on the immovable, a notice advising them to carry over, within six months after the transfer of ownership, the registration of the real right in the immovable transferred as consideration by the town in respect of which they appear as holders.

17. The second paragraph of section 3 applies, with the necessary modifications, to the notice of transfer referred to in section 12.

Cancellation of the registration relating to real rights other than servitudes shall not preclude the application of section 15.

18. The Act respecting duties on transfers of immovables (R.S.Q., chapter D-15.1) does not apply to the transfer of an immovable under section 4.

19. The Act respecting the acquisition of farm land by non-residents (R.S.Q., chapter A-4.1) does not apply to an immovable that is exchanged in accordance with the first paragraph of section 4.

20. Sections 26, 27 and 1094 of the Taxation Act (R.S.Q., chapter I-3) do not apply to immovables exchanged by the town under section 4.

21. This Act does not apply to any immovable real right which may be held by the Minister of Revenue in respect of an immovable subject to consolidation, nor shall it, subject to section 20, operate to limit or prevent the total or partial application of the provisions of a fiscal law within the meaning of the Act respecting the Ministère du Revenu (R.S.Q., chapter M-31).

22. The town may withdraw wholly or partly from a measure taken for the purpose of exchanging an immovable under this Act, before publication of the notice referred to in section 12.

No damages that may be granted following the withdrawal may exceed the value of the immovable entered on the assessment roll in force on the date on which the notice under section 6 is sent, multiplied by the factor established for that roll under the Act respecting municipal taxation (R.S.Q., chapter F-2.1).

23. The Cities and Towns Act (R.S.Q., chapter C-19) is amended, for the town, by inserting the following sections after section 486 :

“486.1. In addition to any real estate tax that it may impose and levy on vacant land, whether or not it is serviced, the council may impose and levy annually on land situated in the territory described in Schedule I to the Act respecting Ville de Saint-Hubert (*insert here the chapter number corresponding to this bill*), a surtax that may be equal to the total of the real estate taxes that may be imposed and levied on such land for the fiscal year concerned. The council may by by-law order that the amount of the surtax for such land shall not be less than a minimum amount it fixes in the by-law and that may not exceed \$200.

The by-law may provide for categories of land subject to the surtax and impose a surtax whose rate may vary according to the category.

Such surtax ranks, in every respect, as a general real estate tax of the town. It applies to the land entered on the assessment roll in force as part of the categories fixed in the by-law.

“486.2. The following land is not subject to the surtax provided for in section 486.1 :

(1) land on which there is a building whose real estate value exceeds 25% of the real estate value of the land according to the assessment roll in force ;

(2) land owned by a railway undertaking and on which there is a railway track ;

(3) land used for overhead electric power lines ;

(4) land forming part of an agricultural operation registered in accordance with a regulation made under section 36.15 of the Act respecting the Ministère de l’Agriculture, des Pêcheries et de l’Alimentation (R.S.Q., chapter M-14) ;

(5) land that may be used for purposes other than agriculture under an authorization of the Commission de la protection du territoire agricole du Québec or that benefits from acquired rights within the meaning of Chapter VII of the Act to preserve agricultural land and agricultural activities.

“486.3. The revenues from the surtax imposed under section 486.1 on land situated in an agricultural zone established by decree under the Act to preserve agricultural land and agricultural activities shall be paid into a special fund.

The sums from the fund shall be used solely to promote consolidation of land situated in the territory described in Schedule I to the Act respecting Ville de Saint-Hubert (*insert here the chapter number corresponding to this bill*) and reconversion of land for agricultural purposes. In particular, the sums may be used for the purpose of acquiring land by agreement or by expropriation and of exchanging or alienating land.”

24. The first two paragraphs of section 57 and paragraph 13 of section 174 of the Act respecting municipal taxation apply, with the necessary modifications, to the surtax that the council, under section 486.1 of the Cities and Towns Act, enacted for the town by section 23, may impose and levy on vacant land, whether or not it is serviced, in the territory described in Schedule I. The roll must indicate which category, among the categories provided for in the by-law adopted by the council for that purpose, a unit of assessment subject to the surtax referred to in this section is part of.

25. Where the town, under this Act, becomes the owner of immovables sufficient to be used for genuine and sustained agricultural purposes, in the part of the territory described in Schedule I that is situated in an agricultural zone established by decree under the Act to preserve agricultural land and agricultural activities, it shall submit to the Minister of Natural Resources a plan entailing the striking out or replacement of the numbers of the lots it owns in accordance with article 3043 of the Civil Code.

26. Every operation carried out under section 25 must be authorized by the Minister of Agriculture, Fisheries and Food.

27. The town shall, within two years following the authorization provided for in section 26, offer for sale, at its actual value, the lot concerned by the cadastral amendment to enable it to be used for agricultural purposes, and shall so advise the Minister of Agriculture, Fisheries and Food and the Fédération régionale de l’Union des producteurs agricoles.

If the town fails to find a purchaser for a lot at its actual value within the required time, it shall so advise the Minister of Agriculture, Fisheries and Food who may grant an extension for the selling of the lot or, at the request of the council, authorize the town to retain it permanently.

The town may, in respect of an immovable it is authorized to retain, carry out thereon development, restoration, demolition or clearing work, operate it or lease it.

28. To provide for the expenses resulting from a land consolidation operation carried out under this Act, the town may impose a special tax in accordance with section 487 of the Cities and Towns Act, in particular on the immovables situated in the territory described in Schedule I.

Section 486.2 of the Cities and Towns Act, enacted for the town by section 23, applies, with the necessary modifications, to the tax referred to in the first paragraph.

Tax under this section shall not be imposed in a fiscal year on land in respect of which the surtax provided for in section 486.1 of the Cities and Towns Act, enacted for the town by section 23, is imposed.

29. Any immovable situated in the territory described in Schedule I and appearing in the plan and book of reference as a public road, street or lane, park or playground, pedestrian passage or other thoroughfare is declared to be the property of the town if no real estate tax has been paid on that immovable for three years or more before the coming into force of this Act.

The town may grant valid title to such an immovable.

The cancellation or replacement of the cadastral numbering of a public road, street or lane, park or playground, pedestrian passage or other thoroughfare or the deposit of any plan allocating, otherwise than by subdivision, a new number to such a lot or part of a lot without reference to the purpose assigned to it, confirms the assignment of another purpose.

The clerk of the town shall cause to be published once in the *Gazette officielle du Québec* and once in a newspaper distributed in the territory of the town, a notice containing

- (1) the text of this section ;
- (2) a summary description, by way of a sketch, of the thoroughfares mentioned in the first paragraph.

Any claim not brought by an action before the Superior Court within one year from the last publication of the notice referred to in the fourth paragraph is extinguished and prescribed. The third paragraph of section 2, with the necessary modifications, applies to the amount of a claim.

30. Notwithstanding any inconsistent provision, in particular the second paragraph of section 6 of the Act to amend the charter of the town of Saint-Hubert (1972, chapter 83), the town may alienate an immovable forming part of the territory described in Schedule I for a price lower than the total amount of the expenses incurred in relation to the immovable by the town. Such an alienation is deemed to be by onerous title.

The town is also authorized to sell for agricultural purposes an immovable forming part of the territory described in Schedule I even if the town acquired it under section 6 of the Act to amend the charter of the town of Saint-Hubert.

31. Notwithstanding the first paragraph of section 542.1 of the Cities and Towns Act, the town may, by by-law, in the part of the territory described in Schedule II, adopt a revitalization program for any sector it delimits. The second paragraph of section 542.1 and section 542.2 of the Cities and Towns Act apply to the program.

32. Section 412 of the Cities and Towns Act is amended for the town

(1) by inserting the following paragraph after paragraph 20:

“(20.1) To fix the tariff of costs for any conveyance, towing or impounding of a vehicle parked in contravention of a provision adopted under this Act or the Highway Safety Code (R.S.Q., chapter C-24.2).

In all cases where it is provided that a vehicle may be conveyed, towed or impounded for a parking offence, the amount prescribed under the preceding paragraph may be claimed on the statement of offence and collected by the collector in accordance with articles 321, 322 and 327 to 331 of the Code of Penal Procedure (R.S.Q., chapter C-25.1).”;

(2) by replacing subparagraph *b* of paragraph 44.1 by the following subparagraph:

“(b) To allow the town to claim the reimbursement of the costs it may incur where an alarm system is defective or malfunctions or is activated unnecessarily; to determine the cases in which an alarm is activated unnecessarily;”.

33. Sections 1 to 47 and the schedule to the Act respecting the city of Saint-Hubert (1991, chapter 87) are repealed.

This section does not operate to cancel the recourses under that Act for personal claims which replace immovable real rights extinguished under that Act or to shorten the prescription periods applicable to those recourses.

All the by-laws or resolutions adopted by the town under the Act respecting the city of Saint-Hubert (1991, chapter 87) shall remain in force until the date on which it is provided they will cease to have effect, until their object has been achieved or until they are replaced or repealed.

34. This Act shall not affect a case pending or a decision or judgment rendered on 4 March 1999.

35. The title obtained by Ville de Saint-Hubert under this Act in respect of the immovables situated in the territory described in Schedule I may not be contested.

36. This Act comes into force on *(insert here the date of assent to this Act)*.

SCHEDULE I

PARCEL 1

A territory comprising, with reference to the cadastres of the parish of Saint-Hubert, the parish of Sainte-Famille-de-Boucherville and the parish of Saint-Antoine-de-Longueuil, the lots or parts of lots and their present and future subdivisions and the roads, watercourses or parts thereof, the whole contained within the perimeter hereinafter described, to wit:

Starting from a point “A” situated at the intersection of the dividing line between lots 7 and 8 of the cadastre of the parish of Saint-Hubert and the northwest limit of the municipality of Ville de Saint-Hubert; thence, successively, the following lines and boundaries: northeasterly, successively, the southeast limits of lots 53 and 51 of the cadastre of the parish of Saint-Antoine-de-Longueuil; northwesterly, part of the northeast limit of lot 51 of the said cadastre to the meeting point of the centre line of Roberval boulevard; northeasterly, the centre line of the said boulevard to the meeting point of the said centre line and the northeast line of lot 45-1; southeasterly, the southwest limit of lot 142 of the cadastre of the parish of Sainte-Famille-de-Boucherville; northeasterly, successively, the northwest limits of lots 227 to 221 of the said cadastre in declining order; southeasterly, successively, the northeast limits of lots 221, 222, 236 and 237 of the said cadastre; southwesterly, the dividing line between the cadastres of the parish of Sainte-Famille-de-Boucherville and the parish of Saint-Bruno to point “B” situated on the said dividing line between the cadastres, southwest of the line dividing lots 229 and 230 of the cadastre of the parish of Sainte-Famille-de-Boucherville, at a distance of fifty metres (50 m) measured along the said dividing line between the cadastres from the dividing line between the said lots; westerly, a straight line running across lot 229 of the cadastre of the parish of Sainte-Famille-de-Boucherville and lot 13 of the cadastre of the parish of Saint-Hubert to point “C” situated one hundred and fifty metres (150 m) southwest of the dividing line between the cadastres of the parish of Saint-Hubert and the parish of Sainte-Famille-de-Boucherville and three hundred and fifty metres (350 m) northwest of the southeast limit of the dividing line between the cadastres of the parish of Saint-Hubert and the parish of Saint-Bruno; northwesterly, successively, a line running parallel with the dividing line between the cadastres of the parish of Sainte-Famille-de-Boucherville and the parish of Saint-Hubert to its intersection with the east limit of the right of way of the old De l’Aéroport road, being point “D” and the said right of way and its extension to the northwest limit of the right of way of De la Savane road, being point “E”; southwesterly, the said right of way to the southwest limit of lot 7 of the cadastre of the parish of Saint-Hubert, being point “F”; finally, northwesterly, the southwest limit of lot 7 to the starting point “A”.

A territory comprising, with reference to the cadastre of the parish of Saint-Hubert, the lots or parts of lots and their present and future subdivisions and the roads, watercourses or parts thereof, the whole contained within the perimeter hereinafter described, to wit:

Starting from a point “G” situated at the intersection of the southwest limit of the cadastre of the parish of Saint-Hubert and the northwest limit of the right of way of Highway No. 30; thence, successively, the following lines and boundaries: northeasterly, the said limit of the right of way to the southwest limit of the right of way of the Canadian National railway, being point “H”; southeasterly, the said limit of the right of way to its intersection with the extension southwesterly of the dividing line between lots 100 and 101, being point “I”; northeasterly, the said extension then the dividing line between the said lots for a distance of two hundred metres (200 m), being point “J”; northwesterly, a line parallel with the southwest line of lot 101 to the northwest line of lot 101, being point “K”; northeasterly, the northwest line of the said lot and its extension to the southwest limit of the concession on the northeast side of Chambly road, being point “L”; northwesterly, the said limit to its intersection with the northwest limit of the right of way of Highway No. 30, being point “M”; northeasterly, the said right of way to its intersection with the dividing line between the cadastres of the parish of Saint-Bruno and the parish of Saint-Hubert, being point “N”; northeasterly, part of the said dividing line; southeasterly, the northwest limit of the cadastre of the parish of Saint-Hubert; southeasterly, the northeast limit of the said parish to the northeast corner of lot 81; southerly, the southeast limit of lot 81 to its intersection with the southwestern right of way of Chambly road, being point “O”; northwesterly, the said right of way to the southeast line of lot 91, being point “P”; southwesterly, the southeast line of the said lot and its extension to the southwest limit of the right of way of the Canadian National railway, being point “Q”; southeasterly, the said right of way to its intersection with the southeast limit of lot 89, being point “R”; southwesterly, the southeast limit of lot 89; northwesterly, successively, the southwest limit of the cadastre of the parish of Saint-Hubert; in a generally southwesterly direction, successively, the dividing line between the cadastres of the parish of Saint-Hubert and the parish of Saint-Joseph-de-Chambly to its intersection with the dividing line between the cadastres of the parish of Saint-Hubert and the parish of Laprairie-de-la-Madeleine; finally, northwesterly, the said dividing line between the cadastres to the starting point, being point “G”.

PARCEL 2

A territory comprising, with reference to the cadastres of the parish of Saint-Hubert and the parish of Saint-Antoine-de-Longueuil, the lots or parts of lots and their present and future subdivisions and the roads, watercourses or parts thereof, the whole contained within the perimeter hereinafter described, to wit:

Starting from the east corner of lot 9-524 of the cadastre of the parish of Saint-Hubert; thence, successively, the following lines and boundaries: southwesterly, successively, the southeast limits of lots 9-524, 9-522 (street) and 9-534 of the cadastre of the parish of Saint-Hubert; northwesterly, successively, the northeast limits of lots 10-41 and 10-257 of the said cadastre; southwesterly, the northwest limit of lot 10-257 of the said cadastre; northwesterly, successively, part of the southwest limit of lot 10-42 to the

south corner of lot 10-43 and the southwest limits of lots 10-43 to 10-46 of the said cadastre ; northwesterly, a straight line running across part of lot 10 (De la Savane road) to the south corner of lot 10-40 of the said cadastre situated at the northeasternmost point of the said lot ; northwesterly and southwesterly, successively, the northeastern and northwestern right of way of De la Savane road to its intersection with the southwest limit of lot 11-16-3 of the said cadastre ; northwesterly, successively, the southwest limits of lots 11-16-3, 11-17-2, 11-18-2, 11-19-2, 11-20-2, 11-21 and 11-33 of the said cadastre ; northerly, running across part of lot 11 to its meeting point with the centre line of Vauquelin boulevard and the centre line of Des Capucines boulevard ; northwesterly, successively, the centre line of the said boulevard (partly projected) to the meeting point of the centre line of Roberval boulevard ; northeasterly, the centre line of Roberval boulevard to its intersection with the northeast limit of lot 9 of the said cadastre ; southeasterly, part of the northeast limit of lot 9 of the said cadastre to the west corner of lot 8-1 of the said cadastre ; northeasterly, successively, the northwest limits of lots 8-1, 8-23 (street), 8-46, 8-47, 8-70 (street) and 8-71 of the said cadastre ; southeasterly, part of the line dividing lots 7 and 8 of the said cadastre to the north corner of lot 8-374 of the said cadastre ; southwesterly, the southeast limit of lot 8-373 (street) of the said cadastre ; finally, southeasterly, part of the dividing line between lots 8 and 9 of the said cadastre to the starting point.

PARCEL 3

A territory comprising, with reference to the cadastre of the parish of Saint-Hubert, the lots or parts of lots and their present and future subdivisions and the roads, watercourses or parts thereof, the whole contained within the perimeter hereinafter described, to wit :

Starting from the point of intersection of the northeastern right of way of Cousineau boulevard and the line being the extension southwesterly of the northwest limit of lot 105-164 ; thence, successively, the following lines and boundaries : northerly, successively, the said extension, the northwest limits of lots 105-164 to 105-166 ; northeasterly, successively, the northwest limits of lots 105-167 to 105-184, a straight line running across lot 105-109 (street) to the west corner of lot 105-103, the northwest limits of lots 105-103 and 105-98, a straight line running across lot 105-93 (park) to the west corner of lot 105-87, the northwest limits of lots 105-87 and 105-82, a straight line running across lot 105-46 (street) to the west corner of lot 105-47 and the northwest limits of lots 105-47 to 105-56 ; southeasterly, the northeast limit of lot 105-56 ; northeasterly, part of the northwest limit of lot 105-62 (street) to the east corner of lot 105-61 situated on the southwestern right of way of Chambly road ; southeasterly, the said right of way to the east corner of lot 102-3283 ; southwesterly, part of the southeast limit of lot 102-3283 to the west corner of lot 102-3891 ; southeasterly, the southwest limit of lot 102-3891 ; southwesterly, part of the southeast limit of lot 102-3238 (street) to the north corner of lot 102-3195 ; southeasterly, the northeast limit of lot 102-3195 ; southwesterly, the southeast limit of the said lot ; southeasterly, the southwest limit of lot 102-3949 ; northeasterly, part of the northwest limit of lot 102-3146 (street) to its intersection with the southwestern right of way of Chambly

road; southeasterly, the said right of way to its intersection with the southeast limit of lot 102-3146 (street); southwesterly, part of the southeast limit of lot 102-3146 (street) to the north corner of lot 102-3104; southeasterly, the northeast limit of lot 102-3104; southwesterly, successively, the southeast limits of lots 102-3104 to 102-3142, a straight line running across lot 102-2813 (street) to the east corner of lot 102-2578, the southeast limits of lots 102-2578, 102-2582 to 102-2621 and the extension southwesterly of the southeast limit of lot 102-2621 to its intersection with the northeastern right of way of Cousineau boulevard; finally, northwesterly, the said right of way to the starting point.

PARCEL 4

A territory comprising, with reference to the cadastre of the parish of Saint-Hubert, the lots or parts of lots and their present and future subdivisions and the roads, watercourses or parts thereof, the whole contained within the perimeter hereinafter described, to wit:

Starting from the point of intersection of the northeastern right of way of Cousineau boulevard with the line being the extension southwesterly of the northwest limit of lot 102-2437; thence, successively, the following lines and boundaries: northeasterly, successively, the said extension, the northwest limits of lots 102-2437 to 102-2476 and 102-2480, a straight line running across lot 102-2813 (street) to the west corner of lot 102-2972, the northwest limits of lots 102-2972 to 102-3006, part of the northwest limit of lot 102 to the west corner of lot 102-3010 and the northwest limit of lot 102-3010 to its intersection with the southwestern right of way of Chambly road; southeasterly, the said right of way to its intersection with the southeast limit of lot 102-2814 (street); southwesterly, part of the southeast limit of the said lot to the north corner of lot 102-4; southeasterly, the northeast limit of lot 102-4; southwesterly, along the line dividing lots 101 and 102 to its intersection with the northeastern right of way of Cousineau boulevard; finally, northwesterly, the said right of way to the starting point.

PARCEL 5

A territory comprising, with reference to the cadastre of the parish of Saint-Hubert, the lots or parts of lots and their present and future subdivisions and the roads, watercourses or parts thereof, the whole contained within the perimeter hereinafter described, to wit:

Starting from the north corner of lot 114-1631; thence, successively, the following lines and boundaries: southeasterly, the northeast limit of lot 114-1631; southerly, a straight line running across lot 114-1593 (street) to the north corner of lot 115-9; southeasterly, the northeast limit of lot 115-9; northeasterly, successively, the northwest limits of lots 115-11 and 115-12; southeasterly, the northeast limit of lot 115-12; easterly, a straight line running across lots 115-18 (street) and 114-1524 (street) to the north corner of lot 114-1520; southeasterly, the northeast limit of lot 114-1520; southwesterly, the southeast

limit of the said lot; southeasterly, successively, the northeast limit of lot 114-1448, a straight line running across part of lot 114-1443 (street) to the north corner of lot 114-1439, the northeast limit of lot 114-1439; southwesterly, the southeast limit of the said lot; southeasterly, the northeast limit of lot 113-197; southerly, a straight line running across lot 113-193 (street) to the north corner of lot 113-160; southeasterly, the northeast limit of lot 113-160; southwesterly, successively, the southeast limits of lots 113-160 to 113-167; southeasterly, successively, the southwest limit of lot 113-142, a straight line running across lot 113-116 (street) to the north corner of lot 113-91 and the southwest limit of lot 113-90; northeasterly, successively, the northwest limits of lots 113-65 to 113-74; southeasterly, the northeast limit of lot 113-74, in a generally southwesterly direction, the northwestern right of way of Moïse-Vincent boulevard to its intersection with the northeastern right of way of Cousineau boulevard; northwesterly and southwesterly, successively, the northeastern and northwestern right of way of Cousineau boulevard to the south corner of lot 116-4 situated on the said right of way; finally, northeasterly, part of the line dividing lots 114 and 116 to the starting point.

PARCEL 6

A territory comprising, with reference to the cadastre of the parish of Saint-Hubert, the lots or parts of lots and their present and future subdivisions and the roads, watercourses or parts thereof, the whole contained within the perimeter hereinafter described, to wit:

Starting from the point situated at the intersection of the southwestern right of way of Cousineau boulevard and the dividing line between lots 114 and 116; thence, successively, the following lines and boundaries: southeasterly and southwesterly, successively, the southwestern and northwestern right of way of the said boulevard to its intersection with the dividing line between lots 112 and 113; southwesterly, successively, part of the line dividing lots 112 and 113 to the south corner of lot 113-1432A; northwesterly, the southwest limit of the said lot; southwesterly, part of the southeast limit of lot 113-1436 (street) to its intersection with the northeastern right of way of Kimber boulevard; northwesterly, the said right of way to its intersection with the southeast limit of lot 113-1518-1; northeasterly, successively, the southeast limits of lots 113-1518-1, 113-1517B, 113-1517A, 113-1517-1, 113-1517-2 and 113-1516 to 113-1506 in declining order; northwesterly, the northeast limit of lot 113-1506; northerly, a straight line running across lot 113-1521 (street) to the south corner of lot 113-1538; northwesterly, the southwest limit of lot 113-1538; northeasterly, successively, the northwest limits of lots 113-1538 to 113-1556; northwesterly, the northeast limit of lot 113-1571; northerly, a straight line running across lot 113-1606 (street) to the east corner of lot 113-1611; northwesterly, the northeast limit of lot 113-1611; southwesterly, part of the line dividing lots 113 and 114 to its intersection with the northeastern right of way of Kimber boulevard; northwesterly, the said right of way to its intersection with the line dividing lots 114 and 116; finally, northeasterly, part of the said dividing line to the starting point.

PARCEL 7

A territory comprising, with reference to the cadastre of the parish of Saint-Hubert, the lots or parts of lots and their present and future subdivisions and the roads, watercourses or parts thereof, the whole contained within the perimeter hereinafter described, to wit:

Starting from the south corner of lot 174-405; thence, successively, the following lines and boundaries: northwesterly, successively, the southwest limits of lots 174-405 to 174-399 in declining order and 174-397; northwesterly, a straight line running across lot 174-323 (street) to the south corner of lot 174-337; northeasterly, part of the northwest limit of lot 174-323 (street) to its intersection with the north limit of lot 174-865 (street); southwesterly and northwesterly, successively, the north limit of lot 174-865 (street) and part of the said lot to its intersection with the north limit of lot 174-36 (street); northeasterly, the north limit and part of the northwest limit of lot 174-36 (street) to the east corner of lot 174-112; northwesterly, the northeast limit of the said lot; northeasterly, successively, the southeast limits of lots 174-110 to 174-107 in declining order, 174-898 to 174-886 in declining order, 174-996, 174-98 and 174-97; northwesterly, the northeast limit of the said lot; northeasterly, part of the southeast limit of lot 174-972 (street) to the east corner of the said lot; northwesterly, successively, the northeast and north limits of the said lot and the northeast limit of lot 173-842 (street); northeasterly, successively, part of the northwest limit of lot 173-346 to the west corner of lot 173-348, the northwest limits of lots 173-348 to 173-356, 173-358, 173-282, 173-754 to 173-757, 173-286, 173-287, 173-758 to 173-763, 173-292, the northwest limits of lots 173-371, 173-372, the southeast limits of lots 173-297 to 173-305, 173-307-2, 173-307-1-1, 173-307-1-2, 173-157 (street), 173-487-2, 173-487-1, 173-486, 173-485-1, 173-485-2, 173-484-2, 173-484-1, 173-483, 173-482, part of the southeast limit of lot 173-481 to the south corner of lot 173-481-1, the southeast limits of lots 173-481-1, 173-480, 173-479, 173-656, 173-477-1, part of the southeast limit of lot 173-477 to the south corner of lot 173-475, the southeast limits of lots 173-475, a straight line running across lot 173-400 to the south corner of lot 173-662, the southeast limits of lots 173-662, 173-663, and 173-472 to 173-464 in declining order; southeasterly, successively, the northeast limits of lots 173-411 and 173-412; northeasterly, the southeast limit of lot 173-413 (street); northwesterly, successively, the southwest limits of lots 173-415 and 173-414; northeasterly, successively, the southeast limits of lots 173-462-2, 173-462-1, 173-460 to 173-453 in declining order, 173-452-2, 173-452-1, a straight line running across lot 173-426 (street) to the south corner of lot 173-664, the northwest limits of lots 173-427, 173-429 to 173-435; southeasterly, the northeast limit of lot 173-435; northeasterly, part of the northwest limit of lot 174-1 to its intersection with the southwestern right of way of Maricourt boulevard; southeasterly, the said right of way to its intersection with the northwest limit of lot 116-333; southwesterly, the northwest limit of the said lot; southeasterly, the southwest limit of the said lot; northeasterly, the southeast limit of the said lot to its intersection with the southwest limit of lot 116-1; southeasterly, part of the southwest limit of lot 116-1 to the south corner of the said lot; northeasterly, the southeast limit of

the said lot to its intersection with the southwestern right of way of Maricourt boulevard; southeasterly, the said right of way to its intersection with the southeast limit of lot 174-826 (street); southwesterly, part of the southeast limit of the said lot to the west corner of lot 174-862; southeasterly, successively, the southwest limits of lots 174-862 and 174-863; southwesterly, successively, part of the northwest limit of lot 174-5 to the north corner of lot 174-6, the northwest limits of lots 174-6 to 174-8, part of the northwest limit of lot 174-9 to the north corner of lot 174-9-1, the northwest limit of lot 174-9-1, 174-10 to 174-17; southeasterly, successively, the southwest limits of lots 174-17 and 174-2 (street); southwesterly, the northwest limit of lot 174-815; southeasterly, the southwest limit of the said lot; finally, southwesterly, part of the southeast limit of lot 174 to the starting point.

PARCEL 8

A territory comprising, with reference to the cadastre of the parish of Saint-Hubert, the lots or parts of lots and their present and future subdivisions and the roads, watercourses or parts thereof, the whole contained within the perimeter hereinafter described, to wit:

Starting from the west corner of lot 48-91; thence, successively, the following lines and boundaries: northeasterly, part of the line dividing lots 47 and 48 to its intersection with the dividing line between the cadastres of the parish of Saint-Bruno and the parish of Saint-Hubert; southeasterly, part of the said dividing line to its intersection with the line dividing lots 51 and 52; southwesterly, the said dividing line to the south corner of lot 51-1; northwesterly, the northeast limit of the said lot; northeasterly, successively, the north limit and part of the northwest limit of the said lot to the south corner of lot 51-7; northwesterly, the southwest limit of the said lot; northeasterly, successively, the northwest limits of lots 51-7 to 51-13 and part of the northwest limit of lot 51-14 to the east corner of lot 50-6; northwesterly, successively, the northeast limit of lot 50-6, a straight line running across lot 50-43 (street) to the east corner of lot 50-81-1 and the northeast limit of the said lot; northeasterly, part of the southeast limit of lot 49-26 to the east corner of the said lot; northwesterly, successively, the northeast limit of the said lot, a straight line running across lot 49-14 (street) to the east corner of lot 49-21 and the northeast limit of the said lot; southwesterly, the northwest limit of the said lot; northwesterly, the southwest limit of lot 49-24; southwesterly, a straight line running across lot 49-31 (street) to the south corner of lot 49-34; northwesterly, successively, the southwest limits of lots 49-34 and 49-75; northeasterly, the northwest limit of lot 49-175; northwesterly, successively, a line running across lot 49-167 (street) to the east corner of lot 49-221, the northeast limits of lots 49-221 and 48-8; finally, northwesterly, the northeast limit of lot 48-137 to the starting point.

PARCEL 9

A territory comprising, with reference to the cadastre of the parish of Saint-Hubert, the lots or parts of lots and their present and future subdivisions and the roads, watercourses or parts thereof, the whole contained within the perimeter hereinafter described, to wit :

Starting from the west corner of lot 53-397; thence, successively, the following lines and boundaries : northeasterly, successively, the northwest limits of lots 53-397 to 53-414; northwesterly, part of the southwest limit of lot 53-243 to the west corner of the said lot; northeasterly, part of the line dividing lots 52 and 53 to its intersection with the dividing line between the cadastres of the parishes of Saint-Bruno and Saint-Hubert; southeasterly, the said dividing line between the cadastres to its intersection with the line dividing lots 53 and 54; southwesterly, part of the said dividing line to the south corner of lot 53-53; northwesterly, the southwest limit of the said lot; northerly, a straight line running across lot 53-51 (street) to the south corner of lot 53-50; northwesterly, the southwest limit of lot 53-50; southwesterly, successively, the southeast limits of lots 53-20 and 53-233; northwesterly, successively, the southwest limit of lot 53-233, a straight line running across lot 53-1 (street) to the south corner of lot 53-3 and the southwest limit of the said lot; northeasterly, successively, the northwest limit of the said lot and part of the northwest limit of lot 53-4 to the south corner of lot 53-439; northwesterly, the southwest limit of the said lot; in a generally northeasterly direction, successively, the south and southeast limits of lots 53-240 (street), 53-241 (street) and part of the southeast limit of lot 53-242 (street) to the north corner of lot 53-433; finally, northwesterly, successively, a straight line running across lot 53-242 (street) to the south corner of lot 53-397 and the southwest limit of the said lot to the starting point.

PARCEL 10

A territory comprising, with reference to the cadastre of the parish of Saint-Hubert, the lots or parts of lots and their present and future subdivisions and the roads, watercourses or parts thereof, the whole contained within the perimeter hereinafter described, to wit :

Starting from the west corner of lot 105-400; thence, successively, the following lines and boundaries : northeasterly, part of the line dividing lots 105 and 107 to its intersection with the southwestern right of way of Cousineau boulevard; in a generally southeasterly direction, the said right of way to its intersection with the southeast limit of lot 102-2054 (street); southwesterly, part of the southeast limit of the said lot to the west corner of lot 102-3953; southeasterly, the southwest limit of the said lot; southwesterly, successively, the southeast limits of lots 102-2061 to 102-2076, 102-2081, 102-1923 (street) and 102-3783 to 102-3775 in declining order; northwesterly, the southwest limit of the said lot; southwesterly, part of lot 102-3784 (street) to the west corner of lot 102-3772-1; northwesterly, successively, a straight line running across lot 102-3784 (street) to the south corner of lot 102-3786 and the

northeast limit of lot 102-3787; southwesterly, successively, the southeast limits of lots 102-1923 (street), 102-931 (street) and part of the southeast limit of lot 102-1688 (street) to the west corner of lot 102-3791-2; southwesterly, a straight line running across lot 102-1688 (street) to the east corner of lot 102-1680; southeasterly, part of the west limit of lot 102-1688 (street) to the east corner of lot 102-1687; westerly, the south limit of lot 102-1687; northwesterly, the northeast limit of lot 102-3881-1; westerly, the north limit of lot 102-3881-1; southwesterly, part of the southeast limit of lot 102-1644 (street) to the south corner of the said lot; northwesterly, successively, the northeast limits of lots 102-3881-1 and 104-950-1; southwesterly, successively, the northwest limits of lots 104-950-1 and 104-950-2; northwesterly, the southwest limit of lot 104-150 (street); northeasterly, part of the northwest limit of the said lot to the east corner of lot 104-61; northwesterly, the northeast limit of the said lot; southwesterly, successively, part of the line dividing lots 104 and 105 to the south corner of lot 105-409; finally, northwesterly, successively, lots 105-409 to 105-400 in declining order to the starting point.

PARCEL 11

A territory comprising, with reference to the cadastre of the parish of Saint-Hubert, the lots or parts of lots and their present and future subdivisions and the roads, watercourses or parts thereof, the whole contained within the perimeter hereinafter described, to wit:

Starting from the east corner of lot 103-187; thence, successively, the following lines and boundaries: southwesterly, successively, the southeast limit of lot 103-187, a straight line running across lot 103-67 (street) to the east corner of lot 103-66-1; northwesterly, part of the southwest limit of lot 103-67 to the north corner of lot 103-207; southwesterly, the northwest limit of the said lot; southeasterly, successively, the northeast limit of lots 103-70 and 103-64, a straight line running across lot 103-55 (street) to the north corner of lot 103-46 and the northeast limit of lot 103-46; southwesterly, successively, the southeast limits of lots 103-46 to 103-50; northwesterly, the southwest limit of lot 103-50; southwesterly, part of the southeast limit of lot 103-55 (street) to the south corner of the said lot; northwesterly, part of the northeast limit of lot 103-80 (street) to its intersection with the southeastern right of way of Highway No. 30; in a generally northeasterly direction, the said right of way to its intersection with the line dividing lots 103 and 109; finally, southeasterly, part of the line dividing lot 103 from lots 107, 108 and 109 to the starting point.

SCHEDULE II

A territory comprising, with reference to the cadastres of the parish of Saint-Hubert, the parish of Sainte-Famille-de-Boucherville and the parish of Saint-Antoine-de-Longueuil, the lots or parts of lots and their present and future subdivisions and the roads, watercourses or parts thereof, the whole contained within the perimeter hereinafter described, to wit:

Starting from the east corner of lot 9-524 of the cadastre of the parish of Saint-Hubert; thence, successively, the following lines and boundaries: northwesterly, part of the line dividing lots 8 and 9 of the said cadastre to the west corner of lot 8-840 of the said cadastre; northeasterly, the southeast limit of lot 8-373 (street) of the said cadastre; southeasterly, the southwest limit of lot 7 of the said cadastre to the northwestern right of way of De la Savane road, being point "F"; northeasterly, the said right of way to its intersection with the eastern right of way of the old De l'Aéroport road and its extension, being point "E"; southeasterly, successively, the said extension, the eastern right of way of the old De l'Aéroport road to its intersection with a line running parallel with the dividing line between the cadastres of the parish of Sainte-Famille-de-Boucherville and the parish of Saint-Hubert, situated one hundred and fifty metres (150 m) southwest of the said dividing line, being point "D" and the said parallel line to point "C" situated three hundred and fifty metres (350 m) from the dividing line between the cadastres of the parish of Saint-Hubert and the parish of Saint-Bruno; easterly, a straight line running across lot 13 of the cadastre of the parish of Saint-Hubert and lot 229 of the cadastre of the parish of Sainte-Famille-de-Boucherville to point "B" situated on the dividing line between the cadastres of the parish of Sainte-Famille-de-Boucherville and the parish of Saint-Hubert southwest of the line dividing lots 229 and 230 of the cadastre of the parish of Sainte-Famille-de-Boucherville, at a distance of fifty metres (50 m) measured along the said dividing line between the cadastres from the dividing line between the said lots; in a generally southwesterly direction, successively, the dividing lines between the cadastres of the parish of Saint-Bruno and the parish of Sainte-Famille-de-Boucherville as well as of the parish of Saint-Bruno and the parish of Saint-Hubert to its intersection with the northern right of way of lot 199 of the cadastre of the parish of Saint-Hubert (Canadian National railway); westerly, the said right of way to its intersection with the line dividing the cadastres of the parish of Saint-Antoine-de-Longueuil and the parish of Saint-Hubert; in a generally northeasterly direction, successively, in original lots 113 and 307 of the cadastre of the parish of Saint-Antoine-de-Longueuil a straight line forming an interior angle of 39°53'04" with the southeast line of original lots 113 and 307 of the said cadastre, to the centre line of Julien-Lord boulevard, the centre line of Julien-Lord and Vauquelin boulevards, extending across Chambly road to the meeting point of the centre line of Vauquelin boulevard and the centre line of Des Capucines boulevard; southerly, a straight line running across part of lot 11 to the west corner of lot 11-33 of the cadastre of the parish of Saint-Hubert; southeasterly, successively, the southwest limits of lots 11-33, 11-21, 11-20-2, 11-19-2, 11-18-2, 11-17-2 and 11-16-3 of the said cadastre; northeasterly and southeasterly, successively, the northwest and northeast right of way of De la Savane road to the south corner of lot 10-40 of the said

cadastre, situated at the northeasternmost point of the said lot; southeasterly, a straight line running across part of lot 10 of the said cadastre (De la Savane road) to the west corner of lot 10-46 of the said cadastre; southeasterly, successively, the southwest limits of lots 10-46 to 10-43 in declining order and part of the southwest limit of lot 10-42 of the said cadastre to the west corner of lot 10-257 of the said cadastre; northeasterly, the northwest limit of the said lot; southeasterly, successively, the northeast limits of lots 10-257 and 10-41 of the said cadastre; finally, northeasterly, successively, the southeast limits of lots 9-534, 9-522 (street) and 9-524 of the said cadastre to the starting point.