

P14/C,3

MUNICIPALITÉ DE LA PAROISSE SAINT-LAURENT

Comté de JACQUES-CARTIER.

EMILE BÉLANGER,
SEC.-TRÉS.

BUREAU: 260, BOIS FRANCO
BY. 2662

ST-LAURENT, P. Q. 26 octobre 1951

Aux Membres du Conseil du Village de Saraguay
Attention Monsieur E.V.Leipoldt, Maire
Saraguay, P.Q.

Cher Monsieur,

Je dois vous informer qu'à la suite d'une requête présentée par la majorité des propriétaires de terrains ayant front sur Chemin Bois-Franc et faisant partie du territoire du Village de Saraguay, requête à l'effet de demander l'annexion de ces mêmes terrains au territoire de la Municipalité de la Paroisse de Saint-Laurent, en ce qui a trait à la partie comprise entre le Chemin Bois-Franc et les voies du C.N.R., le Conseil Municipal de la Paroisse de Saint-Laurent a résolu de s'adresser à la Législature de Québec, lors de sa prochaine session, lui demandant de faire suite à cette requête.

Si vous jugez à propos de rencontrer le Conseil municipal de la Paroisse de Saint-Laurent, afin de discuter sur ententes possibles à ce sujet, celui-ci sera fort heureux de vous recevoir.

Veillez croire à l'expression de mes meilleurs sentiments,

Copie pour Mr. J. McK. Carswell, Sec.

Emile Bélanger

Sec.-trés.

Le 9 novembre 1951

Le Maire et le Conseil,
Municipalité de la Paroisse de St-Laurent,
Côté de Jacques-Cartier, Qué.

A l'attention de M. Emile Bélanger,
Secrétaire-trésorier

Messieurs,

Nous accusons réception de votre lettre du 26 octobre en rapport avec l'annexion projetée de certaines propriétés situées dans notre municipalité et qui touchent au chemin du Bois-Franc. Votre lettre a été discutée à l'assemblée régulière de notre Conseil tenue le 5 novembre.

Depuis quelque temps déjà, le Conseil est au courant de la campagne qui s'est poursuivie pour obtenir des propriétaires du district "A" de notre municipalité leur approbation de l'annexion de ce district à la Paroisse de St-Laurent. Le Conseil de Saraguay s'est délibérément abstenu de participer à cette campagne, laissant au bon vouloir et au jugement des propriétaires de déterminer par quelle municipalité ils désirent être servis.

Si la majorité des propriétaires ont indiqué qu'ils favorisaient l'annexion de leurs propriétés à la municipalité de la Paroisse de St-Laurent, notre Conseil, tout en regrettant cette décision, n'a pas l'intention de s'y opposer. Notre acquiescement est toutefois sous réserve de l'avis du Ministre des Affaires Municipales qu'il y va de l'intérêt de toutes les parties concernées que ce territoire soit détaché de la municipalité de Saraguay, ou encore sous réserve de la tenue, à la demande du ministre, d'un vote secret chez les propriétaires du district en question, basé tant sur le nombre que sur l'évaluation.

L'entente finale et l'acceptation par la municipalité du Village de Saraguay de ce plan d'annexion sera enfin consentie à la condition que votre municipalité prenne à son compte une proportion juste et équitable de la dette municipale du Village de Saraguay, tel que prévu aux articles du code municipal.

Bien à vous,

E.V. Leipoldt,
Maire

EVL/T

COPY

VILLAGE OF SARAGUAY

OFFICE OF THE SECRETARY-TREASURER
BUREAU DU SECRETAIRE-TRESORIER

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MONTREAL.

November 9th, 1951.

Mayor and Council,
Municipality of the Parish of St. Laurent,
Jacques Cartier County, Que.

Attention: Mr. Emile Belanger,
Secretary-Treasurer.

Gentlemen:

This will acknowledge receipt of your letter dated October 26th in connection with the proposed annexation of properties in the Municipality fronting on Bois Franc Road. This letter has been discussed at the regular Council meeting held on November 5th.

The Council has for some time been aware of the campaign which had been conducted to obtain the approval of proprietors in the District A of our Municipality for the annexation of this district into the Parish of St. Laurent. The Council of Saraguay has purposely abstained from taking part in this campaign, trusting to the goodwill and judgment of the proprietors to decide in which manner they wished to be served.

If the majority of proprietors have decided in favour of annexation of their properties into the municipality of the Parish of St. Laurent, our Council, while regretting this decision, will not contest the issue. Our acquiescence is contingent however on the advice of the Minister of Municipal Affairs that he is satisfied that it is in the best interest of all concerned that this territory be detached from the Municipality of Saraguay, or that he may desire a secret ballot by property owners in the district in question based on number as well as value of property.

Final agreement and acceptance of this plan of annexation by the Municipality of the Village of Saraguay, will then rest on the assumption by your Municipality of a fair and equitable proportion of the municipal debt of the Village of Saraguay in accordance with the Articles of the Municipal Code.

Yours very truly,

E. V. LEIPOLDT
Mayor.

EVL/TM

12, novembre, 1951.

Le Conseil de la Paroisse de St-Laurent a fait appel à la Législature de Québec pour annexer à la Paroisse cette partie du village de Saraguay bordée au nord par la voie ferrée du C.N.R., au sud par Bois-Franc. Cela entraînera un partage du territoire du village ce que votre Conseil ne voit pas avec un bon oeil.

Le district en question a toujours été représenté au Conseil du village par deux fermiers résidents dont les avis dans toutes les affaires du village furent toujours des plus précieux. Nous réalisons que ce district agricole a ses problèmes propres et dans tous les cas votre Conseil a montré une appréciation sympathique et a tout fait dans les limites de son pouvoir.

Le Conseil n'a fait aucune démarche pour influencer les propriétaires de ce district mais désire vous informer que ces faits ont été présentés au Ministre des Affaires Municipales et que celui-ci peut désirer que tous les propriétaires se prononcent par voie du vote.

Nous attachons une copie de notre lettre au Conseil de la Paroisse en réponse à leur notification de procédure d'annexion.

Bien à vous

E. V. Leipoldt
Maire

November 16th, 1951.

Mr. Emile L'Africain,
Secretary,
Saraguay Community Association,
Alliance Ave.,
Saraguay, Que.

Dear Mr. L'Africain:

I would like to bring to your attention the application which has been made by the Parish of St. Laurent to the Quebec Legislature to partition the Village of Saraguay along the C.N.R. right-of-way and to annex that part of the village which is known as District A. For your information I am attaching copies of correspondence which include notification to our municipality of the application by the Parish of St. Laurent, our reply and a circular letter addressed to the proprietors, also a statement of our position in this matter to the Honorable Bona Dussault, Minister of Municipal Affairs.

While this application to the Legislature is of primary interest to the proprietors in District A, the impact of this partition is of some consequence to the rest of the community. I would suggest that the proposed annexation be discussed by your group prior to the next Council meeting on December 3rd so that the Council may have the benefit of the more general views of the community in this regard.

I may add that I have had further discussions with the Quebec Department of Municipal Affairs, and we have been assured that any representations that we may wish to make prior to the introduction of the bill will receive full consideration. The general impression appears to be that the problems of Districts B and C of our village are entirely different from that of District A, and that it may be better to accept the partition as it would then leave a more homogeneous district which is entirely residential. On the other hand, the Council as a whole would be able to exercise some control over the territory on the other side of the C.N.R. although it may prove extremely difficult to prevent the sale of properties in District A for industrial purposes. In general, it may be said that the Department of Municipal Affairs is not in favour of disturbing municipal boundaries unless the reasons for such partition or annexation are obvious.

Yours very truly,

E. V. Leipoldt
Mayor

EVL:TM
Attachs.

P14/C,3

VILLAGE OF SARAGUAY

OFFICE OF THE SECRETARY-TREASURER
BUREAU DU SECRÉTAIRE-TRÉSORIER
3 MARTIN AVENUE
SARAGUAY, QUEBEC
TELEPHONE: BYWATER 0801
OFFICE HOURS: 7 TO 8.30 P.M.

SARAGUAY, November 12th, 1951.

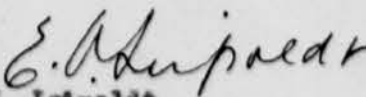
The Council of the Parish of St. Laurent is applying to the Quebec Legislature for annexation by the Parish of that part of the village of Saraguay bounded by the C.N.R. railway on the north and the Bois Franc on the south. This will require a partition of the village territory with which your Council is not in sympathy.

The district in question has always been represented on the village Council by two resident farmers, whose advice has been most valuable in all matters affecting the village. It is realised that the farming district has some problems of its own, but in all cases the Council has shown a sympathetic appreciation and has done what it could within its powers.

The Council has taken no direct steps to influence the proprietors in this district, but wishes to inform you, that the facts of the case have been presented to the Minister of Municipal Affairs and he may desire an official expression by vote of all the proprietors.

A copy of our letter to the Council of the Parish in reply to their notification of annexation proceedings is attached hereto for guidance.

Yours very truly,


E. V. Leipoldt
Mayor

VILLAGE DE SARAGUAY

Saraguay, 12 novembre, 1951

Le Conseil de la Paroisse de St-Laurent a fait appel à la Législature de Québec pour annexer à la Paroisse cette partie du village de Saraguay bordée au nord par la voie ferrée du C.N.R., au sud par Bois-Franc. Cela entraînera un partage du territoire du village ce que votre Conseil ne voit pas avec un bon oeil.

Le district en question a toujours été représenté au Conseil du village par deux fermiers résidents dont les avis dans toutes les affaires du village furent toujours des plus précieux. Nous réalisons que ce district agricole a ses problèmes propres et dans tous les cas votre Conseil a montré une appréciation sympathique et a tout fait dans les limites de son pouvoir.

Le Conseil n'a fait aucune démarche pour influencer les propriétaires de ce district mais désire vous informer que ces faits ont été présentés au Ministre des Affaires Municipales et que celui-ci peut désirer que tous les propriétaires se prononcent par voie du vote.

Nous attachons une copie de notre lettre au Conseil de la Paroisse en réponse à leur notification de procédure d'annexion.

Bien à vous,

/s/ E. V. Leipoldt

E. V. Leipoldt
Maire

December 7th, 1951.

Mr. G. Filion,
Monette, Filion, & Gourd,
159 Craig St. West,
Montreal, Que.

Dear Mr. Filion:

I am returning to you a copy of the Bill which you kindly lent me in connection with the annexation by the Parish of St. Laurent. I presume that this bill, after being given first reading, goes into Committee during which our case can be stated. Our municipality has received no notification other than a letter from the Parish dated October 28th, a copy of which is attached hereto.

I would like you to act on our behalf at this Committee hearing and to represent the interests of the Village of Saraguay.

The Council in its discussions (which include the farm representatives) realizes that in some respects the interests of the group which desire annexation with the Parish are somewhat different from those on the north side of the C.N.R. track. However, the present village is a compact area about one and a quarter miles square, and on general principles we feel that it is not desirable to partition the municipality as it now is. However, we do not wish to pursue this point too vigorously and are willing to accept the partition provided the interests of the remaining portion of the village are adequately protected.

The Bill mentioned only the taxes on the properties to be partitioned as being payable to the municipality until 1951. There is, however, a municipal debt of \$8,000.00 which has been reduced from the original \$23,000.00 resulting from the formation of the village and the assumption of portions of the debt of Cartierville and the Parish of St. Laurent. The Municipal Code stipulates that such a settlement is proper on the basis of the valuation of the seceding properties.

On the basis of present valuation, this will require a payment of approximately \$1,250.00 to our municipality by the Parish of St. Laurent. However, we contend that an additional amount is due to the municipality of Saraguay as the farm lands are now valued at \$60.00 per arpent on the assessment roll against an average of \$350.00 on properties to the north of the railway track.

- 2 -

The farmers now have offers from industrial groups to purchase their land, and it is anticipated that this area (which will be partitioned from the village) will be rapidly developed as an industrial and residential section. Our municipality will thereby lose a considerable revenue. We consider that the Parish should pay in addition to the proportion of the taxes, a recompense of \$3,000.00 for the future loss of revenue by the Village of Saraguay. This amount could be substantiated by placing a valuation on the farm property similar to that on the residential properties in the rest of the village, and then dividing the debt of \$8,000.00 in the ratio of the new valuation for the partitioned area to the total valuation of the municipality.

If there should be any further information you require, I shall be very glad to discuss the matter with you.

Yours very truly,

E. V. Leipoldt
Mayor
Village of Saraguay

EVL:TM
Encl.

December 26th, 1951.

Mr. G. Filion,
Monette, Filion, & Gourd,
159 Craig St. West,
Montreal, Que.

Re: Annexation of Saraguay Properties

Dear Mr. Filion:

In the Act which was passed by the Quebec Legislature empowering the Parish of St. Laurent to annex certain lands of the Village of Saraguay, the boundaries of the said lands are described.

In connection with the Northern boundary of the properties to be annexed, there appears to be some question as to the interpretation of the Act as it was written. I have compared the English and French versions and find that the English version is not a very practical description in that it refers to the C.N.R. track instead of the C.N.R. property. In this respect, I believe the French text is somewhat more clear. Obviously, the introduction of the word "tracks" or "railway" is confusing as this would not normally be used as a boundary line.

I have discussed this matter with Mr. Belanger, Secretary-Treasurer of the Municipality of the Parish of St. Laurent, and it is not quite clear to him how this point should be interpreted.

Obviously, from the point of view of our Municipality, the Northern boundary of the property to be ceded should be that formed by the C.N.R. right-of-way property as indicated in a solid red line on the enclosed plan of the Village. This line incidentally, would join approximately at the boundary line between the Parishes of Ste. Genevieve and St. Laurent as indicated by the red arrow in the margin of the drawing. This interpretation would leave the entire property of the C.N.R., including that of the C.N.R. siding with the Village of Saraguay.

This was not agreed to by St. Laurent

Would you kindly discuss this matter with the lawyers of the Parish of St. Laurent who, I believe, were responsible for the wording of the Act, so that the question can be settled between the Parish of St. Laurent and the Village of Saraguay.

Yours very truly,

E. V. Leipoldt
Mayor.

EVL:TM
Encl.

P14/C,3

February 18th, 1952.

Mr. R. A. Benoit,
Clerk of the Legislative Council,
Parliament Buildings,
Quebec, P.Q.

Dear Sir,

Would you kindly forward me as soon as possible a certified copy of Bill No. 177, which on amendment has become Chapter 112 of the Statutes of Quebec 15-16 George VI, 1951-2; an act respecting the Municipal Corporation of the Parish of St. Laurent in the County of Jacques Cartier.

It is understood that this will be supplied at the rate of 10¢ per 100 words.

We trust that we may receive this in the very near future.

Yours very truly,

J. M. CARSWELL.
Secretary - Treasurer.

JMC/prs