

SPECIAL MEETING, MARCH 25th., 1931

Province of Quebec
Municipality of
St. Colomb de Sillery

Present: His Honor the Mayor J. Art. Gauthier, and the
Councillors Alf. C. Dobell, Alph. Gignac, Wilbrod Fiset, Fortunat
Rousseau et Roger Gagnon.

BY-LAW 111a

Whereas a By-Law bearing No 111, regulating construction
in the Municipality of St. Colomb de Sillery, was passed at the reg
meeting of the Council, held on September 1931;

Whereas the said By-Law divide the Municipality into Six
Classes for building purposes;

Whereas it is expedient to establish Zones according with
the said classes;

It is moved by Councillor Wilbrod Fiset,
Seconded by Councillor Alphonse Gignac,
And unanimously Resolved:

That the Parish of St. Colomb de Sillery be divided into
Zones as described below for Building purposes--the object of this
Classification being to provide for the future construction of build
ings in the different portions of the said Parish of St. Colomb de
Sillery;

That the different Zones be as follows;

DESCRIPTION OF ZONES IN THE PARISH OF ST-COLOMB DE SILLERY

(A colored Plan of the Zones may be seen at the office of the Secretary-
Treasurer)

No. 1—**Class A-X**:—Starting from the South and West corner of
St. Cyrille Street and Belvedere Avenue, Lot 222, on a Southerly direc-
tion, following the West side of said Belvedere Avenue (boundary line
between City of Quebec and Sillery) as far as the North side of St.
Louis Road; thence, on a Westerly direction following the North side
of St. Louis Road to the West side of Gilmore Street; thence, following
the West side of Gilmore Street to the top of the cliff of the Foulons;
thence, on a Westerly direction, crossing the St. Denis creek and
following the top of the said cliff as far as the Belleborne creek; thence,
on a Westerly direction, following the said Belleborne creek to the
Cap-Rouge Road; thence on a Northerly direction following the Cap-
Rouge Road to the St. Louis Road; thence, on a Easterly direction,
following St. Louis Road as far as the West boundary line of lot No.
208-1; thence, on a Northerly direction following the said West bound-
ary line and its prolongation to St. Cyrille Street; thence following
on a Easterly direction the South side of the St. Cyrille Street to the
starting point.

No. 2 — **Class A-X** :— Starting from the West boundary line of
lot No. 61-13 and following the said line on a Southerly direction
along lots Nos 61-13 to 61-30 inclusively as far as the South side of
Cap-Rouge Road; thence, on a Westerly direction, following the South
side of Cap-Rouge Road to the Eastern boundary line of lot No. 55;
thence, on a Southerly direction following the said Eastern boundary
line to the top of the cliff of the Foulons; thence, on a Westerly direc-
tion, following the said top of the cliff as far as a creek running from
Cap-Rouge Road across lot No. 3; thence, following the said creek to
Cap-Rouge Road; thence, on a Westerly direction, following the North
side of the Cap-Rouge Road to the boundary line of the Parish of
Sillery; thence, on a Northerly direction, following the said boundary
line on a distance of 750 feet; thence, on an Easterly direction, following
a line drawn North of Cap-Rouge Road and parallelly at a regular
distance of 750 feet and to the starting point.

No. 3 — **Class A-Y** :— Starting at the connection point of Gomin,
St. Louis and Cap-Rouge Roads on a Southerly direction, and following

the West side of the Cap-Rouge Road as far as Sheppard Street; thence, on a Westerly direction, following the North side of the said Sheppard Street, continued through Maguire Avenue and the lot No. 61-4; thence, on a Northerly direction, following the West boundary line of lots 61, 61-2 and 61-1 to North boundary line of that said lot 61-1; thence, on an Easterly direction to Maguire Avenue; thence, on a Northerly direction, following the West side of Maguire Avenue as far as Gomin Road; thence, following Gomin Road to the starting point.

No. 4 — **Class B**: — Starting from North and East corner of Lot No. 4, on a Southerly direction and following the West side of the prolongation of the West boundary line of lot No 208-1 (as described in No. 1) as far as St. Louis Road; thence, on a Westerly direction, following the North side of St. Louis Road to the West side of Holland Avenue (east and south corner No. 6, class E); thence on Northerly direction and following the East boundary line of lot No 203-51 to a lane No 203-50; thence, on a Westerly direction following the South line of the said lane No. 203-5 and continuing through De Montigny Street to follow the South line of lots Nos 203-103 and 203-3a; thence, on a Southerly direction and following the East boundary line of lot No. 204; thence, on a North westerly direction, following the Gomin Road as far as its meeting with the prolongation of St. Cyrille Street or South boundary line of the City of Quebec; thence, on a Easterly direction, following that said South boundary and St. Cyrille Street to the starting point.

No. 5 — **Class D**: — Starting at a point of the Cap-Rouge Road where the Belleborne creek is crossing the said Road, and following that said creek on an Easterly and Southerly direction as far as the top of of the Foulons cliff; thence, on a Westerly direction, following the top of the cliff as far as the East boundary line of lot No. 55; thence, on a Northerly direction, following that said East boundary line of lot No. 55 as far as the Cap-Rouge Road; thence, on an Easterly direction following the Cap-Rouge Road to meet the East boundary line of the unsubdivided part of lot No. 61; thence on a Northerly direction and following that said East boundary line as far as the North line of lot No. 61-4; thence, on an Easterly direction, following that North line of lot No. 61-4 and Sheppard Street to the starting point.

No. 6 — **Class E**: — Starting from a point at North and East corner of lot No. 203-51 on a Southerly direction, and following the West side of Holland Avenue (203-2) to Cap-Rouge Road; thence, on a Westerly direction, following the North side of Cap-Rouge Road to the East boundary line of lot No. 204; thence, going North and following that said East boundary line as far as the South boundary line of lot No. 203-3a; thence, on an Easterly direction, following the said South boundary line of lot No. 203-3a and the South line of lot No. 203-103;

thence, following the prolongation of the said South line through De Montigny Street and continuing along the South line of a lane, being lot No. 203-50 to the starting point.

No. 7 — **Class F**: — Being all the lands between the top of the Foulons cliff and the River St. Lawrence, and from the city of Quebec to the Parish of Ste-Foy.

BUILDING INSPECTION

No. 8 — The Building Inspector shall exercise the powers delegated to him by this By-Law.

No. 9 — The Building Inspector shall be charged with the enforcement of this By-law, including the inspection of buildings. He shall have full power to decide any question arising under the provisions of this By-law, relating to the manner of construction or sanitation or the materials used in the erection, alteration or repair of or addition to any building or other structure. He shall also issue permits for the erection of, addition to and alteration and repair of buildings in accordance with the provisions of this By-law or other By-laws concerning building, building lines and levels thereof. — It shall be the duty of the Inspector to enforce the provisions of this By-law.

No. 10 — The Building Inspector shall keep a record describing the construction, additions or alterations to all buildings, including sanitary appliances and heating apparatus of said buildings.

No. 11 — Every person, firm or company desiring to construct or erect a building, or to add to or alter an existing building shall make application for a permit therefor to the Building Inspector, on a form supplied by him, and shall submit with the application such plans of the proposed work as will enable him to determine whether or not such work will be in compliance with the provisions of this By-law.

No. 12 — If the Building Inspector, after examining such plans, is satisfied that they comply with this By-law and that the approval of the Council has been obtained, he shall issue a permit as herein provided for and advertising poster or signs. If the plans are not in compliance with this By-law he shall refuse to issue such permit and shall report his reasons therefor to the Council. Every permit shall be non-transferable and shall expire and become invalid at the end of six months from the date of issue if the work has not been commenced and continuously carried on within that period.

No. 13 — The Building Inspector shall examine all buildings in course of construction or undergoing additions, alterations or repairs, as often as practicable and as he may consider necessary to determine the manner in which they are being constructed, added to, altered or repaired.

No. 14 — When the Building Inspector finds that any building, structure or staging is being erected, or added to, altered or repaired, or has been erected, added to, altered or repaired otherwise than in compliance with this By-law or with the plans or application submitted to and approved by him, or if any permit issued or any order or direction given respecting the construction or sanitation has not been complied with, he shall serve the owner, agent, architect, builder or other party interested with an order to suspend all work on such building and to remove the work so done and to conform to the provisions of this By-law within two days after serving such notice. Any such persons who refuses or neglects to comply with such order of the Building Inspector within the said delay shall be guilty of an offence under this By-law and the Building Inspector may furthermore cause the demolition of the building so erected or the work so done otherwise than in compliance with this By-law or with such plans, application, permit, order or direction filed or given as aforesaid, or he may apply to a Court of competent jurisdiction for any such remedy or relief.

No. 15 — The Building Inspector shall have the right to enter any building in course of construction, or addition, alteration or repair and any other building or other structure which has been damaged by fire or accident, or any building, structure or staging which he has reason to believe to be in a dangerous or defective condition in regard either to its structure or sanitation.

No. 16 — The Building Inspector shall examine any building damaged by fire, decay or other causes with a view of ascertaining the origin of the fire or cause of the damage and the condition of the building and shall make a report of the same to the Council. The Building Inspector shall examine any building staging or construction that has been damaged or which he has reason to believe to be in a dangerous condition, either in regard to its construction or sanitation, and shall require the owner or agent, by notice in writing, to do and perform such work or repair as he may deem necessary for the safety of the building or structure.

No. 17 — Whenever the Building Inspector, by examination, survey, or otherwise ascertains that any house or building, or any part thereof, is in a condition which endangers life, or has been damaged by fire, decay or otherwise to the extent of one-half the value, or is no longer fit for human habitation or occupation, he shall, upon the order of the Council, cause notice in writing to be given to the owner or agent requiring him to repair, secure, demolish or take down such

house or building, as the case may require, within two days from the service of such notice. If such owner or agent shall fail or neglect to comply with such notice within the said delay, he shall be guilty of an offence under this By-law, and the Building Inspector may furthermore, at the cost of such owner, cause such repairs to be made to said house or building as may be necessary for its safety, or cause the demolition of said house or building if it endangers life, or he may apply to a Court of competent jurisdiction for any such remedy or relief. The owner of any such building shall be liable to the Municipality for the cost of any such repairs or of such demolition as fore-said, and such cost of demolition may be levied by privilege upon the land on which the building stood.

No. 18 — No building shall be erected, or added to, altered or repaired, and no work affecting the strength, fire risk or sanitation of any building or part thereof shall be done without a permit from the Building Inspector, nor except in conformity with the provisions of this By-law.

No. 19 — Before commencing the excavation for, erection of, addition to or alteration or repair of any building, the owner, architect, or builder thereof shall file with the Building Inspector a statement in writing, on a blank form supplied by such Inspector, giving the information asked for on said form. They shall also file two sets of the plans prepared for said building, addition, alteration or repairs. The aforesaid statement and plans must be sufficient to enable the Building Inspector to obtain full and complete information as to the construction, strength and sanitation of said building. Should the plan thus submitted conform to the provisions of this By-law, the Building Inspector shall issue a permit for such erection, addition, alteration or repair. The plans filed under this clause must be clearly and legibly drawn in ink on drawing paper or tracing linen or they may be blue prints. The scale to which they are drawn shall not be less than one-eighth ($\frac{1}{8}$) of an inch to the foot. Along with the building plan there is to be submitted a small key plan, on a scale of not more than ten (10) feet to one inch, showing the location of the building on the lot or lots with figured dimensions and areas and official lot numbers.

No. 20 — One full set of approved plans shall be kept at the building while the work is proceeding and the Building Inspector or his Assistant shall have full access to them. The other set of plans will remain on record in the Building Inspector's office.

No. 21 — It shall be unlawful to erase, alter or modify any lines, figures, or descriptions contained upon plans approved and stamped by the Building Inspector. No deviation from the approved plans of a nature to affect the construction, sanitation, fire risk or any essential details will be permitted unless with the written consent of the Building Inspector.

No. 22 — If the Building Inspector finds, or has reason to believe, after a permit has been granted, that any person is erecting or proceeding to erect or complete a part only of the building, buildings or other work specified in the application for such permit in such a manner that the work, when completed, is likely to be materially and substantially different from the work described in such application, the Building Inspector shall serve the owner, agent, architect, builder or other party interested, with a notice to suspend all work under such permit until a satisfactory undertaking in writing is given to the Building Inspector, signed by one or more of such persons, that the work will be completed according to the permit. Upon receipt of such undertaking the Building Inspector shall issue his written consent to the continuance of the work according to said permit. Any person who, after receipt of the notice as aforesaid, shall continue any such work before the Building Inspector has given his consent thereto, in writing, shall be guilty of an offence under this By-law.

No. 23 — Simultaneously with the taking out of the building permit, the owner, architect or builder must in all cases obtain a certificate for the lines and levels.

No. 24 — The following charges are hereby authorized to be made for each permit under this By-law :

Dwelling, each.	\$ 1.00
Factory.	5.00
Store, each store.	2.00
Public garage.	5.00
Private garage.	1.00
Private stable.	1.00
Theatre.	25.00
Concert Hall.	20.00
Building not specified (under \$5,000 valuation).	1.00
Building not specified (over \$5,000 valuation).	2.00
Alterations (under \$2,000).	1.00
Alterations (over \$2,000).	2.00
The charge for giving building line and level.	5.00

PENALTIES

No. 25 — Every person, firm or company infringing any provision of this By-Law shall be liable to a fine, not exceeding Twenty Dollars with costs, for every such infraction, and in default of immediate payment of such fine and costs, every person shall be liable to imprisonment for not more than one month, but such imprisonment shall cease on payment of such fine and costs. If the infraction continues, such continuance shall constitute a separate offence day by day.

That this By-Law ~~be~~ shall become into force after the legal delay and Public Notice given.

+ This By-Law is then read first, second and third time, and declared by the Mayor unanimously adopted.

And the meeting is adjourned.

Pierre Lévesque
Sec. Trés.

J. Ant. Gauthier, Mayor