

PROVINCE OF QUEBEC
CITY OF BEACONSFIELD



BY-LAW BEAC-152
BY-LAW CONCERNING DEMOLITION

Enacted at the regular meeting of the City Council
held on May 23, 2023



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At a regular meeting of the City Council of the City of Beaconsfield, held at City Hall, 303 Beaconsfield Boulevard, Beaconsfield, Quebec, on May 23, 2023, at 8:00 p.m.;

WERE PRESENT: His Honour the Mayor Georges Bourelle, Councillors Dominique Godin, Martin St-Jean, Robert Mercuri, David Newell, Roger Moss, and Peggy Alexopoulos

WHEREAS Bill 69, entitled *An Act to amend the Cultural Heritage Act and other legislative provisions* came into force on April 1, 2021;

WHEREAS the City of Beaconsfield must adopt the by-law stipulated in Chapter V.0.1 of Title I of the *Act respecting land use planning and development* (CQLR, c. A-19.1) to control the demolition of immovables by April 1, 2023;

WHEREAS the City of Beaconsfield must establish a Demolition Committee to decide on applications in compliance with the *Act respecting land use planning and development* (CQLR, c. A-19.1);

CONSIDERING that the purpose of this by-law is to ensure the protection of the built heritage and the proper utilization of vacated land;

WHEREAS a draft by-law was tabled and a notice of motion of this by-law was given at the regular Council meeting held on March 27, 2023;

WHEREAS a draft by-law BEAC-152 entitled "By-law concerning demolition" was adopted at the regular meeting of Council held on Monday, March 27, 2023;

CONSIDERING that the applicable procedure for the adoption of the by-law was followed and that a public consultation meeting concerning this by-law was held by Council on Monday, April 24, 2023, in accordance with the *Act respecting land use planning and development* (CQLR, c. A-19.1);

CONSIDERING that the City must amend its by-law provisions concerning the demolition of immovables included in By-law BEAC-045 concerning permits and certificates, to comply with new requirements for the protection of heritage immovables;

It is moved by Councillor Roger Moss, seconded by Councillor Peggy Alexopoulos and UNANIMOUSLY RESOLVED:

THE COUNCIL ENACTS AS FOLLOWS:

SECTION 1 DECLARATORY PROVISIONS

SECTION 1.1 Title of the by-law

The present by-law is entitled By-law concerning demolition.

SECTION 1.2 Applicable territory

The present by-law, the provisions of which are incumbent upon natural and legal persons of public or private law, applies throughout the territory of the City of Beaconsfield.

SECTION 1.3 Purpose

The purpose of this by-law is to regulate the demolition of certain immovables in compliance with Chapter V.0.1 of Title I of the *Act respecting land use planning and development* (CQLR, c. A-19.1).

SECTION 1.4 Attached documents

The following annexes form an integral part of this by-law:

1. Calculation sheet - Demolition of immovables or heritage immovables
2. Inventory of heritage immovables



SECTION 2 INTERPRETATIVE PROVISIONS

SECTION 2.1 References

All references in this by-law to other by-laws are open-ended, meaning they extend to any amendment that may be made to another by-law that is the subject of the reference after the coming into force of the by-law.

SECTION 2.2 Precedence of a provision

In this by-law, unless otherwise specified, the following rules apply:

- a) In case of a conflict between the text and a title, the text prevails;
- b) In case of a conflict between the text and any other form of expression, the text prevails.

SECTION 2.3 Precedence of a specific provision and a limiting provision

In case of a conflict between two provisions of the by-law or between a provision of the by-law and a provision contained in another by-law, the specific provision prevails over the general provision.

In case of a conflict between restrictive or prohibitive provisions of the by-law or between a restrictive or prohibitive provision of the by-law and a provision of another by-law, the more restrictive or prohibitive provision shall prevail unless otherwise specified.

SECTION 2.4 Terminology

Terms and expressions used in this by-law have the meaning and application ascribed to them in the Terminology section of the Zoning By-law 720 currently in force. If a word or expression is not specifically defined in this chapter, it shall be given its common dictionary meaning.

Notwithstanding the foregoing, the following words or phrases shall have the meaning ascribed to them in this by-law:

“Demolition Committee” (hereinafter the Committee): The Committee responsible for authorizing applications for demolition of immovables and exercising any other powers conferred upon it by the *Act*.

“Demolition”:

The following is considered a demolition:

- a) The relocation of an immovable to another landsite;
- b) The destruction or dismantling of more than 50% of the surface of all exterior walls, including openings, but not the foundations, roof or party walls;
- c) The destruction or dismantling of 50% of the area, in horizontal view, of the roof of a building;
- d) The destruction or dismantling of more than 33% of the main building area;
- e) A combination of the actions set forth in subsections b), c), and d) of this Section that total 100% or more;
- f) The cumulative destruction or dismantling of parts of the immovable over 36 months that has the effect of constituting any of the actions referred to in the first paragraph and subsections b), c), d), and e) of the second paragraph.

For a heritage immovable referred to in Annex 2 of this by-law, the following is considered a demolition:

- a) The relocation of an immovable to another landsite;



- b) The destruction or dismantling of more than 50% of the surface of all exterior walls, including openings, but not the foundations, roof or party walls;
- c) The destruction or dismantling of all or part of the building with respect to the roof or exterior walls visible from the street;
- d) The destruction or dismantling of more than 15 % of the main building area;

“Immovable”: The building in which the landsite main use is or was carried out;

“Heritage Immovable”: an immovable cited in compliance with the *Cultural Heritage Act* (c. P-9.002), located in a heritage site cited in compliance with that *Act* or registered in an inventory referred to in the first paragraph of Section 120 of that *Act*;

“Dwelling”: dwelling as defined in the *Act respecting the Administrative Housing Tribunal* (c. T-15.01).

“Applicant”: The owner of the immovable that is covered by the application for a certificate of authorization for demolition or their authorized agent.

SECTION 3 ADMINISTRATIVE PROVISIONS

SECTION 3.1 Administrative responsibility

The responsibility for the administration and application of this by-law is incumbent upon the Director of the Urban Planning and Municipal Patrol Department of the City of Beaconsfield, under the title of officer in charge.

Any employee of the Urban Planning and Municipal Patrol Department and any employee of the Public Works Department of the City of Beaconsfield, of the *Service de Sécurité Incendie de Montréal* (Montréal Fire Safety Department), or of the City of Montréal Police Department (SPVM) is considered as an assistant to the Director of the Urban Planning and Municipal Patrol Department of the City of Beaconsfield and is considered as an officer in charge herein.

The Council may, by resolution, appoint other natural or legal persons, in addition to those mentioned in the present Section, for the application of the current by-law.

SECTION 3.3 Functions and powers of the officer in charge

The powers of the officer in charge are those assigned to them in the by-law concerning permits and certificates and its amendments in force.

SECTION 4 DEMOLITION COMMITTEE

SECTION 4.1 Mandate

The function of the Demolition Committee of the City of Beaconsfield, referred to as the Committee in this by-law, established under this Section, is to review applications for demolition, accept or refuse applications for a certificate authorizing demolition, set the conditions necessary for the issuance of a certificate authorizing demolition, and exercise any other powers conferred upon it by this by-law.

SECTION 4.2 Composition of the Committee

The Committee is composed of three members of Council, designated by Council resolution.

SECTION 4.3 Term of Office

The mandate of the Committee members is for a duration of one year and is renewable by Council resolution.



SECTION 4.4 Resignation, vacancies, renewal

A member of the Council who ceases to be a member of the Committee before the end of that member's term of office, is unable to act, or has a direct or indirect personal interest in a matter of which the Committee has been referred, is replaced by another member of the Council designated by the Council for the unexpired portion of the term, for the duration of the inability or for the duration of the hearing of the matter in which the member has an interest, as the case may be.

SECTION 4.5 MEETINGS

The Committee must hold a public hearing when the application for authorization relates to a heritage immovable and in any other case where it considers it advisable to do so.

Meetings are public.

SECTION 5 DEMOLITION WORK REQUIRING AUTHORIZATION

SECTION 5.1 Mandatory Certificate of Authorization

No one may proceed with the demolition of an immovable unless the owner has first obtained a certificate of authorization to this effect, in accordance with the By-law concerning permits and certificates in force.

SECTION 5.2 Exceptions

Notwithstanding the prohibition provided for in Section 5.1 and unless the demolition is for a heritage immovable, this by-law does not apply to the following cases:

- a) The demolition of a temporary building within the meaning of the urban planning by-laws in force;
- b) The demolition of an ancillary building, except for a detached garage and an ancillary building of special interest;
- c) The demolition of a burnt building built after 1940 and having lost more than 50% of its value indicated on the property assessment roll and of which proof (copy of the assessment report carried out by a chartered appraiser or an extract from the property assessment for the current fiscal year) confirming the total loss has been forwarded to the City;
- e) The demolition of a City-owned immovable;
- f) A demolition ordered under sections 227, 229, or 231 of the *Act respecting land use planning and development* (CQLR, c. A-19.1);
- g) A demolition of an immovable threatened by the imminence of a major disaster within the meaning of the *Civil Protection Act* (CQLR, c. S-2.3);

SECTION 6 PROCEDURE APPLICABLE TO THE FILING OF AN APPLICATION

SECTION 6.1 Content of the application

The application for a certificate of authorization for demolition must be signed by the owner or his authorized representative and be accompanied by the following information and documents:

- a) The surname, name and phone number of the owner or their representative;
- b) The power of attorney signed by the owner when the application is submitted by an agent;
- c) A copy of any title establishing that the applicant is the owner of the immovable in question or a document establishing that they hold an option to purchase this immovable;
- d) The certificate of location of the immovable to be demolished, completed within the five (5) years preceding the filing of the application;
- e) The reasons justifying the demolition relating to the assessment criteria stipulated in this by-law;
- f) The name, address, and telephone number of the general contractor in charge of the demolition or of the person who will carry out the demolition work;



- g) The schedule and anticipated cost for the completion of the demolition work;
- h) A description of the proposed measures for demolition, site clean-up, and, if applicable, salvage of materials;
- i) Colour photographs of each elevation of the immovable, taken within the three (3) months prior to the filing of the application;
- j) Photographs showing each interior room of the immovable, taken within the three (3) months prior to the filing of the application;
- k) Photographs of the neighbouring immovables to understand the context of the insertion, taken within the three (3) months prior to the filing of the application;
- l) In the case of an immovable with one or more dwellings, the number and size of the dwellings in the immovable;
- m) In the case of an immovable with one or more dwellings, the owner's statement indicating that each of the lessees has been notified, either by registered mail or by certified mail, of their intention to obtain a demolition permit from the Committee;
- n) In the case of an immovable, including one or more dwellings, the conditions for the relocation of the lessees;
- o) A report on the condition of the building, prepared by an architect or a specialized engineer with expertise in the field of built heritage and designated by the City, carried out within 12 months preceding the submission of the complete application;
- p) A detailed economic analysis indicating the restoration costs to be incurred to restore the immovable to its full value and demonstrating that the immovable is in such a state that it cannot reasonably be renovated, prepared by an expert designated by the City;
- q) An analysis of the impact of the project on trees and the preservation measures implemented, in compliance with the urban planning by-laws in force;
- r) In the case of a contaminated landsite, the schedule of decontamination work and the probable cost of this work;
- s) A heritage study conducted by an expert in the field, designated by the City;
- t) Any other document that the applicant deems appropriate to support their application.
- u) A preliminary program for the utilization of vacated land

SECTION 6.2 Content of a preliminary program for the utilization of vacated land

The program for the utilization of vacated land shall be sufficiently clear and explicit to allow the Committee to determine whether the program complies with the by-laws in force.

In particular, the program shall include the following information:

- a) A description of the use for which the lot will be utilized or for which a new immovable will be erected;
- b) A complete description of the work involved in the construction and establishment of the new immovable, if applicable, including plans and elevations, to ensure a clear understanding of the project;
- c) The location of any other construction on the landsite other than the new immovable;
- d) A visual simulation or mock-up showing the insertion into the built fabric of the replacement project planned in the preliminary program for the utilization of the vacated land;
- e) Development phases, investment and economic impact estimates;
- f) Landscaping of the landsite prior to construction and details of the impact of the implementation of the replacement project on, among other things: the spaces to be cleared or excavated, the trees to be preserved, and the location and description of hedge, tree, and shrub plantings, vegetation strips, and buffer strips;
- g) Any other document that the applicant deems appropriate to support their application.

Notwithstanding the foregoing, if the applicant submits the application for a building permit at the same time as the application for demolition, the application for a building permit may constitute the preliminary program for the utilization of vacated land.



SECTION 6.3 Objectives applicable to the preliminary program for the utilization of vacated land

During the study of the application for a certificate of authorization to demolish an immovable, the demolition Committee shall study the preliminary program for the utilization of the vacated land, considering the following objectives:

- a) Ensure the implementation of a utilization compatible with the host environment;
- b) For a preliminary program for the utilization of vacated land that does not include the construction of a new immovable, ensure the preservation of existing quality vegetation and optimize the presence of vegetation on the landsite to improve the visual aspect of the site.

SECTION 6.4 Fees

The fees payable for the study and processing of an application for a demolition permit are set out in the current By-law on Tariffs. The applicant shall pay the applicable fee upon filing the application and the required accompanying documents. The fee is not refundable.

SECTION 6.5 Complete application

The application for demolition is considered complete when all required documents and plans have been filed with the officer in charge and the required fees have been paid.

At the request of the officer in charge, the applicant shall provide any additional information required for a complete understanding of the application. The application is forwarded to the Committee when complete.

If the documents and plans are incomplete or inaccurate, consideration of the application shall be suspended until the applicant has provided the required information and documents.

SECTION 6.6 Expiry of the application

An application for authorization expires if the applicant has not filed all the required documents and information within six (6) months from the filing of the application.

Once an application for authorization has expired, the applicant must pay the application fee again. Failure to do so within six (6) months of the expiration of the period shall be considered a withdrawal of the application.

SECTION 7 REVIEW OF THE DEMOLITION APPLICATION

SECTION 7.1 Public notice

As soon as the Committee receives an application for demolition, it must publish a public notice of the application and post a notice easily visible to passers-by on the immovable covered by the application.

The public notice and sign shall include the following:

- 1. A description of the immovable concerned using the public thoroughfare designation and the civic number or, if this is not possible, the cadastral number;
- 2. The date, time, and place of the sitting of the public meeting during which the Committee will decide on the application for demolition authorization;
- 3. The following wording: "A person wishing to oppose the demolition must do so by writing to the City Clerk and Director of Registry and Public Affairs, giving the reasons for objecting, within 10 days of publication of the public notice or, failing such notice, within 10 days following the posting of the notice on the immovable concerned."



SECTION 7.2 Transmission of the public notice to the Minister

If the application relates to a heritage immovable, a copy of the public notice stipulated in Section 7.1 must immediately be sent to the Minister of Culture and Communications.

SECTION 7.3 Notice to lessees

The applicant must send a notice of the application to each of the lessees of the immovable, where applicable.

SECTION 7.4 Opposition to the demolition

A person wishing to oppose the demolition must do so by writing to the City Clerk and Director of Registry and Public Affairs, giving the reasons for objecting, within 10 days of publication of the public notice or, failing such notice, within 10 days following the posting of the notice on the immovable concerned.

SECTION 7.5 Acquisition of an immovable targeted for demolition

When the immovable that is the subject of the application includes one or more dwellings, a person wishing to acquire that immovable and preserve it as a rental dwelling may, as long as the Committee has not rendered its decision, intervene in writing with the City Clerk and Director of Registry and Public Affairs to ask for time to undertake or pursue negotiations to acquire the immovable.

Such an intervention may also be made by a person wishing to acquire a heritage immovable that is the subject of an application for authorization to demolish so as to preserve its heritage character.

The Committee shall postpone its decision if it believes that the circumstances justify it and shall grant the intervener a period of not more than two months from the end of the hearing to conclude the negotiations. The committee may not postpone its decision for that reason more than once.

SECTION 8 COMMITTEE DECISION

SECTION 8.1 Application assessment criteria

Before deciding on an application for a certificate of authorization for demolition, the Committee must consider the following criteria:

- a) the state of the immovable;
- b) the heritage value of the immovable;
- c) the estimated costs of eventual restoration of the immovable with respect to its current value and the demonstration that demolition is unavoidable;
- d) the intended utilization of the vacated land;
- e) the compatibility of the intended use of the landsite with the neighbouring uses;
- f) the deterioration of the quality of life of the neighborhood;
- g) when the immovable includes one or more dwellings, the prejudice caused to lessees and the effects on dwelling needs in the area;
- h) the deterioration of the architectural appearance;
- i) the safety of the immovable subject to demolition;
- j) the architectural or historical significance of the immovable subject to demolition, both individually and collectively;
- k) the visual and historical impact for the City;
- l) the impact on the existing vegetation, particularly concerning the conservation of mature or exceptional trees in good health on the landsite concerned;
- m) the environmental sustainability of the demolition project, including the opportunity to salvage and reuse the building's materials and equipment;
- n) the opportunities for salvage and reuse of the materials and equipment of the immovable to be demolished;
- o) any other pertinent criterion.



SECTION 8.2 Evaluation criteria for an application for a heritage immovable

For an application for authorization relating to a heritage immovable, the Committee shall consider, in addition to the Section 8.1 criteria, the following criteria:

- a) The immovable's history;
- b) The immovable's contribution to local history;
- c) The immovable's degree of authenticity and integrity;
- d) The representativeness of a particular architectural movement;
- e) The contribution to an ensemble to be preserved.
- f) Any other relevant criterion.
- g) If applicable, the committee must consider the objections received upon issuance of the certificate of authorization for demolition.

SECTION 8.3 Committee decision

The Committee grants or refuses the application for authorization.

The decision of the Committee concerning the demolition must be substantiated and transmitted without delay to any party in question, by registered mail.

The decision must be accompanied with a notice explaining the rules that are applicable from among those set out in Section 9.

This decision is applicable for twelve (12) months.

SECTION 8.4 Conditions concerning the authorization of the application

If the committee grants the authorization, it may impose conditions for the demolition of the immovable or the utilization of the vacated land.

It may, in a non-limiting manner:

1. Require the applicant to take certain additional measures to ensure the protection of certain parts of the building or certain features of the land or the safety of the public, including compliance with the demolition standards set out in the construction by-law in force;
2. Determine the conditions on which a lessee may be relocated when the immovable includes one or more dwellings;
3. Prescribe that the owner must provide the municipality, prior to the issuance of an authorization certificate, with a financial guarantee to ensure that all conditions set by the Committee are complied with.

SECTION 8.5 Demolition period

When the Committee grants authorization, the periods within which the demolition work must be undertaken, performed, and completed are as follows:

1. Three (3) months from the date of issuance of a building permit;
2. In the event that a building permit is not required, three (3) months from the date of the Committee's decision.

The Committee may change the period set in the first paragraph, provided that the application for the change is made before the expiry of this period and for reasonable grounds.

SECTION 8.6 Financial guarantee

When the Committee prescribes that the owner provide the City a financial guarantee to ensure compliance with the conditions concerning the demolition of the immovable or the utilization of the vacated land, this must be done prior to the issuance of an authorization certificate for the demolition and must comply with the modalities determined by the Committee.

This guarantee must be a minimum amount of \$20,000.



SECTION 8.7 Transfer to a third party

Where the immovable or any part thereof is transferred to a third party prior to the completion of the work, the new purchaser shall not proceed with the work until the purchaser has agreed in writing to comply with all of the conditions of the demolition authorization.

Where the immovable is transferred to a third party, in whole or in part, during the work or after completion of the work, the person who provided the City with the required financial guarantee shall continue to be subject to the obligation to maintain it in force until the conditions imposed by the Committee are complied with, unless the new purchaser provides the new financial guarantee required by the Committee, which guarantee shall comply with Section 8.6 of this by-law.

Where the immovable is transferred, in whole or in part, to a third party, the City may collect the financial guarantee, which was provided by the vendor, if the new purchaser fails to perform the work undertaken or fails to meet the conditions prescribed by the Committee.

SECTION 9 REVIEW AND DISALLOWANCE PROCEDURE

SECTION 9.1 Review period

Any person may, within 30 days of the Committee's decision, ask Council to review this decision

The Council may, on its own initiative, within 30 days of a decision of the Committee authorizing the demolition of a heritage immovable, pass a resolution stating its intention to review the decision.

Any member of the Council, including a member of the Committee, may sit on the Council to review a decision of the Committee.

SECTION 9.2 Council decision

Council may confirm the Committee's decision or render any decision that the latter should have taken.

SECTION 9.3 Transmission of a notice to the Urban Agglomeration of Montréal

If the committee authorizes the demolition of a heritage immovable and that decision is not the subject of a review under Section 9.1, a notice of the decision must be provided without delay to the Urban Agglomeration of Montréal.

A notice of the decision by the Council in the review of a decision by the committee must also be notified without delay to the Urban Agglomeration of Montréal.

The notice must be accompanied by copies of all the documents produced by the owner.

SECTION 9.4 Powers of disallowance

The Council of the Urban Agglomeration of Montréal may, within 90 days after receiving the notice, disallow the decision of the Committee or Council. It may, if the Urban Agglomeration of Montréal has a local heritage council within the meaning of Section 117 of the *Cultural Heritage Act* (CQLR, c. P-9.002), consult that council before exercising its power of disallowance.

SECTION 9.5 Transmission of the decision of the Urban Agglomeration of Montréal

A resolution passed by the Urban Agglomeration of Montréal under section 9.4 must include reasons, and a copy must immediately be sent to the municipality and to every party concerned, by registered mail.

SECTION 9.6 Period for issuance of a certificate

No demolition authorization certificate may be issued by the officer in charge before the expiry of the 30-day period provided for in section 9.1 of this by-law or, if there has been a request for review, before the Council has rendered a decision authorizing the demolition.



When the application concerns a heritage immovable, no certificate authorizing demolition may be issued before the earlier of the following:

- (1) the date on which the Urban Agglomeration of Montréal notifies the municipality that it does not intend to avail itself of the power of disallowance;
- (2) the expiry of the 90 days provided for in section 9.4 of this by-law.

SECTION 10 OBLIGATIONS OF THE LESSOR

SECTION 10.1 Eviction of a lessee

The lessor to whom authorization to demolish has been granted may evict a lessee in order to demolish a dwelling.

However, no lessee may be compelled to leave a dwelling before the term of the lease or before the expiry of three months from the issuance of the authorization certificate, whichever is later.

SECTION 10.2 Indemnity

The lessor must pay an indemnity equal to three months' rent and moving expenses to a lessee evicted from a dwelling. If the damages resulting from the prejudice caused to the lessee exceed that sum, the lessee may apply to the Administrative Housing Tribunal to set the amount of the damages.

The indemnity is payable when the lessee leaves the dwelling, and the moving expenses, on presentation of the supporting documents.

SECTION 11 SANCTIONS, APPEALS, PENALTIES

SECTION 11.1 Work not started

If the demolition work is not undertaken before the expiry of the time set in section 8.5 or set by the Committee under the same section, the authorization is without effect.

If a lessee continues to occupy a dwelling on the expiry date, the lease is extended as of right and the lessor may, within one month, apply to the Administrative Housing Tribunal to set the rent.

SECTION 11.2 Work not completed

If the work is not completed within the time fixed, the Council may cause them to be carried out and recover the cost of the work from the owner. These costs constitute a prior claim on the land where the building was located, in the same way and according to the same rank as the claims referred to in paragraph 5 of article 2651 of the Civil Code of Quebec. These costs are secured by a legal hypothec on this land.

SECTION 11.3 Inspection

Throughout the demolition work, a copy of the authorization certificate must be in the possession of a person in authority on the premises. A municipal officer designated by the Council may enter the premises where the work is being carried out at any reasonable time to ascertain whether the demolition is in conformity with the committee's decision. On request, the officer must provide identification and produce a certificate issued by the municipality attesting to the authority vested in the officer.

Is liable to a maximum fine of \$500:

1. anyone who prevents a municipal official from entering the premises where the demolition work is being carried out;
2. the person in authority responsible for carrying out the demolition work who, on the premises where the work is to be carried out, refuses to show, at the request of a municipal official, a copy of the certificate of authorization.



SECTION 11.4 Penalties

Anyone who demolishes an immovable or causes it to be demolished without authorization from the Committee or contrary to the conditions of authorization is liable to a fine of at least \$10,000 and at most \$250,000. However, the maximum fine is \$1,140,000 in the case of the demolition, by a legal person, of an immovable recognized in accordance with the *Cultural Heritage Act* (CQLR, c. P-9.002) or situated on a heritage site recognized in accordance with that *Act*.

SECTION 11.5 Restoration of the immovable

The Council may oblige anyone who demolishes a building or has it demolished without the authorization of the Committee or contrary to the conditions of authorization to reconstruct the building thus demolished at his expense.

If the offender fails to reconstruct the building in accordance with the by-law, the Council may have the work carried out and recover the latter's costs. These costs constitute a prior claim on the land where the building was located, in the same way and according to the same rank as the claims referred to in paragraph 5 of article 2651 of the Civil Code of Quebec. These costs are secured by a legal hypothec on this land.

SECTION 12 TRANSITIONAL AND FINAL PROVISIONS

SECTION 12.1 Certificate already issued

Where a certificate of authorization has already been issued under a previous City planning by-law, the work may be carried out in compliance with that by-law, provided that the work is carried out during the period of validity of the certificate of authorization.

SECTION 12.2 Entry into force

This by-law will enter into force in compliance with the law.

MAYOR

CITY CLERK



ANNEX 1 - CALCULATION SHEET - DEMOLITION OF IMMOVABLES OR HERITAGE
IMMOVABLES



ANNEX 2 - INVENTORY OF HERITAGE IMMOVABLES

(FINAL DOCUMENT TO BE SUBMITTED BY THE AGGLOMERATION OF MONTREAL)