

(date)

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The reform of the Québec cadaster
LET US KNOW HOW YOU WISH TO PROCEED

About one year ago, you received notification from the Ministère de l'Énergie et des Ressources naturelles (MERN) that cadastral reform work was about to begin in your sector. The objective of the work was, among other things, to simplify the cadastral plan by grouping together, under a single lot number, all the adjacent parcels of land belonging to the same owner. When carried out as part of the cadastral reform project, this grouping of lots is carried out free of charge. Owners who decide to group lots at a later date will have to pay the cost of the work.

The MRN's approach is to group lots together whenever possible, and this reflects certain zoning regulations. Some municipalities, for example, require lots to be registered under a single number before they issue a construction permit.

In addition, the *Act respecting the preservation of agricultural land and agricultural activities* allows the sale of part of a property only if the part sold, and the residual part, are both at least one hundred hectares in area. This restriction does not apply, however, to land that is bequeathed by testament or sold to adjacent property owners.

In certain circumstances, however, the grouping of lots could be disadvantageous for the property owner, and could cause complications in regard to future transactions.

This could be the case for your property for any of the following reasons:

- You have vested rights in some of the lots
- You plan to sell the lots separately
- You have mortgaged, or plan to mortgage, the lots separately
- You use the lots for different purposes

You may wish not to group your lots for any of the above reasons. If this is the case, you should contact the land surveyor responsible for the work in your sector, who will advise you on the grouping process. If the land surveyor has not heard from you by (date), your lots will be grouped based on the information available to the land surveyor.

Let us know how you wish to proceed

The land surveyor responsible for the cadastral reform work in your sector can be contacted at the address below:

(nom du fournisseur responsable)

(nom de la firme)

(adresse de la firme)

(adresse de la firme)

(adresse de la firme)

(téléphone)