

to place stoves or other receptacles for fire, or to use fire in the yards or streets in the vicinity of any building, or in the interior of any building which should not have been constructed as above directed; that all houses or other buildings of wood within the limits of the City of Quebec should
 5 be lathed and plastered at least one inch in thickness, on the side next to the street, between the said day and the 1st September, 1847, and all buildings which should be constructed of wood in those Wards in which the use of that material was permitted by law should be lathed and plastered as above mentioned, and that the said last mentioned By-law
 10 should have full force and effect from the date of its adoption throughout the whole extent of the said City, with the exception of that part of St. Roch's Ward situate to the west of Crown Street, in which the article of the said By-law, requiring houses and other buildings of wood to be lathed and plastered at least one inch in thickness on the side next the
 15 street, should be nevertheless observed; and that any undertaker, mason, carpenter or workman who should construct any part of a house or other building, otherwise than in conformity with the said last mentioned By-law should incur a penalty of five pounds currency, for each day that such infraction of the By-law should subsist: And whereas the enactments and provisions of the said By-laws, so made by the Council of
 20 the said City of Quebec, were and are just and reasonable, and conducive to the welfare of the said City, and to the protection of property from accidents by fire: And whereas by reason thereof, for the benefit of the whole community of the said City and of the environs thereof,
 25 persons holding property *par bail Emphyteotique* are compelled to make alterations and ameliorations in and upon the houses and other buildings erected and being upon the land so occupied by them, which alterations and improvements form no part of the obligations imposed upon them by their contract with the proprietor of the land, and which, though
 30 made at the cost and expense of the lessee enure, eventually, at the termination of the lease, to the benefit of the lessor, or according to the terms of the lease; And whereas it is right and just that the party receiving such benefit and advantages unforeseen and un contemplated by either party at the time of the making of the lease, should make compensation for the same to the party from whom it has been or may be
 35 derived or obtained: Be it therefore enacted, &c., as follows:

That at the expiration of each and every Emphyteotic Lease of land situate within the limits of the City of Quebec, by the terms of which lease or by virtue whereof the lessee is bound to restore and deliver up
 40 to the lessor, the land and premises so leased, with all the houses, buildings and improvements thereupon, where the lessee shall have altered the houses or buildings or improved the same or any part thereof, or erected houses or other buildings, in conformity with the above mentioned and in part recited By-laws, or any of them, such lessee shall be
 45 entitled to have and receive of and from such owner or lessor, compensation for the additional value imparted to the said houses or buildings, or parts thereof, by such changes or improvements or mode of building made or followed in conformity with the requirements of the said By-laws.

Lessee entitled to compensation for the additional value given to property by improvements made under said By-laws.

II. In order to ascertain the just amount of such additional value, each
 50 party shall, within one month from and after the expiration of such Emphyteotic Lease, appoint an Arbitrator, and if either party shall refuse or neglect so to do within the period aforesaid, having been thereto duly required by the other, it shall be lawful for any Judge of the Superior Court or of the Circuit Court, upon petition to name such Arbitrator;
 55 and the Arbitrators so named by the parties, or by one of the parties and

Amount of compensation to be settled by arbitration.