

all similar buildings of at least fifteen feet in height should, nevertheless, **Sic.**
 be covered with incombustible materials between that date and the first
 day of September, one thousand eight hundred and forty-seven, and that
 it should not be lawful to construct chimnies, ovens or furnaces, or to
 5 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 Que-
 bec should be lathed and plastered at least one inch in thickness, on the
 10 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
 should have full force and effect from the date of its adoption throughout
 15 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 street, should
 be nevertheless observed; and that any undertaker, mason, carpenter or
 20 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 provi-
 sions of the said By-laws, so made by the Council of the said City of
 25 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 commu-
 nity of the said City and of the Environs thereof, persons holding property
par bail Emphyteotique are compelled to make alterations and ameliora-
 30 tions 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 pro-
 prietor of the land, and which, though made at the cost and expense of
 the lessee enure, eventually, at the termination of the lease, to the benefit
 35 of the lessor, according to the terms of the lease; And whereas it is right
 and just that the party receiving such benefit and advantage 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 derived or obtained; Be it therefore enacted, &c.

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