

(3.) Or by an annual rate of so much per foot, equally, according to the frontage of the real property so benefitted, without reference to the comparative value of the different portions thereof;

(4.) Or by an annual rate on each portion of the real property so benefitted in proportion, as nearly as may be, to the benefit derived by such portion;

(5.) Or partly by each of these methods, or partly by each of any two or three of them.

3. For regulating the time or times and manner in which the assessments to be levied under this Act are to be paid, and for arranging the terms on which parties assessed for local improvements may commute for the payment of their proportionate shares of the cost thereof in principal sums.

4. For effecting any such improvement as aforesaid with funds provided by parties desirous of having the same effected.

Under what conditions such improvements may be undertaken.

II. No such local improvement as aforesaid shall be undertaken by the Council of any City or Town, except under a By-law passed in pursuance of the fourth sub-section of the preceding section, otherwise than on the petition of two-thirds in number and one-half in value of real property to be directly benefitted thereby, of the owners of such real property, the number of such owners, and the value of such real property having been first ascertained and finally determined in the manner and by the means provided by By-law in that behalf; and if the contemplated improvement be the construction of a common sewer of more than having a sectional area of four feet, one-third of the cost thereof shall also first be provided for by the Council of the City or Town, by By-law for borrowing money, which every such Council is hereby authorized to pass for such purpose, or otherwise.

What conditions shall be requisite to the validity of the By-laws.

III. It shall not be essential to the validity of any By-law passed in virtue of the first section of this Act, that it be in accordance with the restrictions and provisions contained in the two hundred and twenty second section of the said Act; but no such By-law shall be valid which is not in accordance with the following restrictions and provisions:

1. The By-law shall name a day in the financial year in which the same is passed when it shall take effect.

2. The whole of the debt and the obligations to be issued therefor shall be made payable in *twenty* years at furthest from the day on which such By-law takes effect;

3. The By-law shall settle an equal special rate per annum, in addition to all other rates, to be levied in each year on the real property described therein and rateable thereunder for paying the debt and interest.

4. Such special rate shall be sufficient, according to the value of such real property, as ascertained and finally determined in virtue of this Act, to discharge the debt and interest when respectively payable, irrespective