

An Act to afford relief and make compensation to persons who, as Tenants under *Emphyteotic* Leases, improve their houses and buildings in obedience to certain By-laws of the City of Quebec, passed for the prevention of accidents by Fire.

WHEREAS a large portion of the real estate situate within the limits and in the vicinity of the City of Quebec, is held under the tenure of *Emphyteotic* Leases, by virtue whereof the Lessee is bound, at the expiration of the specified period, to restore and deliver up the premises to the Lessor in good order and condition, and with all the buildings, erections, and improvements thereon: And whereas by the forty-first Section of the Ordinance incorporating the City of Quebec, passed in the fourth year of Her Majesty's Reign, and intituled, "*An Ordinance to incorporate the City of Quebec*," it was ordained and enacted, That it should be lawful for the Council of the said City to make such By-laws as to them should seem meet for the good rule, peace, welfare and government of the said City: And whereas by a By-law duly made and passed by the Council of the said City, on the nineteenth day of June, in the year of Our Lord, one thousand eight hundred and forty-five, intituled, "*A By-law to prevent Fires*," it was ordained, that whereas it was necessary to prevent, by all possible means, the extension of Fire, and whereas one of the most efficient to attain that end, was to limit the use of wood in the construction of the buildings of the said City, from the day of the passing of the said By-law, no wooden house or other building for any other purposes whatsoever, should be constructed within the limits of St. Lewis', Palace and St. Peter's Wards, and in that part of Champlain Ward extending from St. Peter's Ward to the Mariners' Chapel, save and except out-houses, which it would be lawful to build thereafter on the wharves which were or might be thereafter constructed in that part of Champlain Ward, lying South and South West of the house of the Widow Robert Martin, No. 293 of said Street, and that if any person should build or cause to be built any wooden house or other building within the said limits, such person should incur a penalty of five pounds for each offence, and for each day that such house or building should be allowed to stand; and that any person who should employ or use any wooden beam, lintel, post or supporter to permanently sustain or support any brick or stone wall, or part of a wall of any house or other building within the limits of the said Wards or portions of Wards, or should mix externally in the construction of the face or gable end wall of any house or other building, any wooden jamb (*jambe étrière*) frame in use in the said City, and employed as well externally as internally to form the lintels, jambs and basement (*appui*) of the windows and doors, should incur a penalty of five pounds currency, with costs, for each offence and

Preamble.  
Recital.

Ordinance 3 &  
4 V., c. 35  
cited.

By-law of the  
City, for pre-  
venting fires,  
made on 19th  
June, 1845,  
recited.