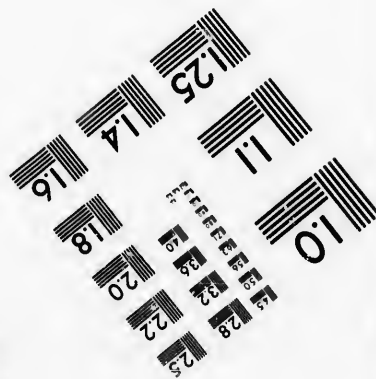
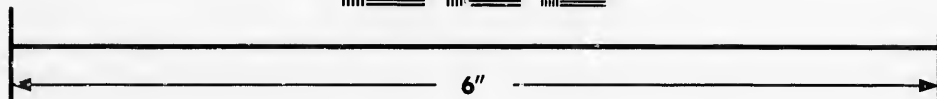
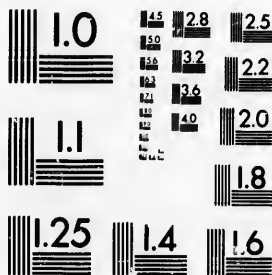


**IMAGE EVALUATION
TEST TARGET (MT-3)**



**Photographic
Sciences
Corporation**

23 WEST MAIN STREET
WEBSTER, N.Y. 14580
(716) 872-4503

14 28
16 32
18 36
20 40
22 44
25

**CIHM/ICMH
Microfiche
Series.**

**CIHM/ICMH
Collection de
microfiches.**



Canadian Institute for Historical Microreproductions / institut canadien de microreproductions historiques

11
10
9
8
7
6
5
4
3
2
1

© 1987

Technical and Bibliographic Notes/Notes techniques et bibliographiques

The Institute has attempted to obtain the best original copy available for filming. Features of this copy which may be bibliographically unique, which may alter any of the images in the reproduction, or which may significantly change the usual method of filming, are checked below.

L'Institut a microfilmé le meilleur exemplaire qu'il lui a été possible de se procurer. Les détails de cet exemplaire qui sont peut-être uniques du point de vue bibliographique, qui peuvent modifier une image reproduite, ou qui peuvent exiger une modification dans la méthode normale de filmage sont indiqués ci-dessous.

- | | |
|--|--|
| <input type="checkbox"/> Coloured covers/
Couverture de couleur | <input type="checkbox"/> Coloured pages/
Pages de couleur |
| <input type="checkbox"/> Covers damaged/
Couverture endommagée | <input type="checkbox"/> Pages damaged/
Pages endommagées |
| <input type="checkbox"/> Covers restored and/or laminated/
Couverture restaurée et/ou pelliculée | <input type="checkbox"/> Pages restored and/or laminated/
Pages restaurées et/ou pelliculées |
| <input type="checkbox"/> Cover title missing/
Le titre de couverture manque | <input checked="" type="checkbox"/> Pages discoloured, stained or foxed/
Pages décolorées, tachetées ou piquées |
| <input type="checkbox"/> Coloured maps/
Cartes géographiques en couleur | <input type="checkbox"/> Pages detached/
Pages détachées |
| <input type="checkbox"/> Coloured ink (i.e. other than blue or black)/
Encre de couleur (i.e. autre que bleue ou noire) | <input checked="" type="checkbox"/> Showthrough/
Transparence |
| <input type="checkbox"/> Coloured plates and/or illustrations/
Planches et/ou illustrations en couleur | <input type="checkbox"/> Quality of print varies/
Qualité inégale de l'impression |
| <input type="checkbox"/> Bound with other material/
Relié avec d'autres documents | <input type="checkbox"/> Includes supplementary material/
Comprend du matériel supplémentaire |
| <input type="checkbox"/> Tight binding may cause shadows or distortion
along interior margin/
La reliure serrée peut causer de l'ombre ou de la
distorsion le long de la marge intérieure | <input type="checkbox"/> Only edition available/
Seule édition disponible |
| <input type="checkbox"/> Blank leaves added during restoration may
appear within the text. Whenever possible, these
have been omitted from filming/
Il se peut que certaines pages blanches ajoutées
lors d'une restauration apparaissent dans le texte,
mais, lorsque cela était possible, ces pages n'ont
pas été filmées. | <input type="checkbox"/> Pages wholly or partially obscured by errata
slips, tissues, etc., have been refilmed to
ensure the best possible image/
Les pages totalement ou partiellement
obscurcies par un feuillet d'errata, une pelure,
etc., ont été filmées à nouveau de façon à
obtenir la meilleure image possible. |
| <input type="checkbox"/> Additional comments/
Commentaires supplémentaires: | |

This item is filmed at the reduction ratio checked below/
Ce document est filmé au taux de réduction indiqué ci-dessous.

10X	12X	14X	16X	18X	20X	22X	24X	26X	28X	30X	32X
					✓						

The copy filmed here has been reproduced thanks to the generosity of:

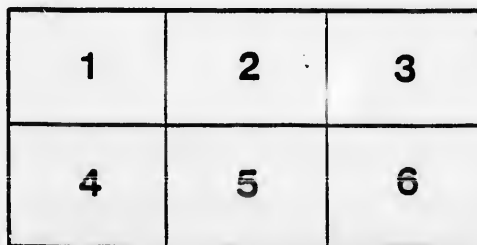
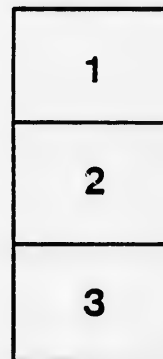
Archives of Ontario
Toronto

The images appearing here are the best quality possible considering the condition and legibility of the original copy and in keeping with the filming contract specifications.

Original copies in printed paper covers are filmed beginning with the front cover and ending on the last page with a printed or illustrated impression, or the back cover when appropriate. All other original copies are filmed beginning on the first page with a printed or illustrated impression, and ending on the last page with a printed or illustrated impression.

The last recorded frame on each microfiche shall contain the symbol \rightarrow (meaning "CONTINUED"), or the symbol ∇ (meaning "END"), whichever applies.

Maps, plates, charts, etc., may be filmed at different reduction ratios. Those too large to be entirely included in one exposure are filmed beginning in the upper left hand corner, left to right and top to bottom, as many frames as required. The following diagrams illustrate the method:



L'exemplaire filmé fut reproduit grâce à la générosité de:

Archives of Ontario
Toronto

Les images suivantes ont été reproduites avec le plus grand soin, compte tenu de la condition et de la netteté de l'exemplaire filmé, et en conformité avec les conditions du contrat de filmage.

Les exemplaires originaux dont la couverture en papier est imprimée sont filmés en commençant par le premier plat et en terminant soit par la dernière page qui comporte une empreinte d'impression ou d'illustration, soit par le second plat, selon le cas. Tous les autres exemplaires originaux sont filmés en commençant par la première page qui comporte une empreinte d'impression ou d'illustration et en terminant par la dernière page qui comporte une telle empreinte.

Un des symboles suivants apparaîtra sur la dernière image de chaque microfiche, selon le cas: le symbole \rightarrow signifie "A SUIVRE", le symbole ∇ signifie "FIN".

Les cartes, planches, tableaux, etc., peuvent être filmés à des taux de réduction différents. Lorsque le document est trop grand pour être reproduit en un seul cliché, il est filmé à partir de l'angle supérieur gauche, de gauche à droite, et de haut en bas, en prenant le nombre d'images nécessaire. Les diagrammes suivants illustrent la méthode.

1896

35

MUNICIPAL BUREAU

OF

INSURANCE

Adopted by the Council of the Corporation of
the City of Toronto, July 17th, 1894.



TORONTO :

THE CARSWELL CO. (LIMITED), CITY PRINTERS, 22 ADELAIDE STREET EAST.

1896.

F

F
s
r

T

F
t

y
l
t

C

C
r
r
y
t

EXTRACT
FROM
REPORT No. 21 OF THE EXECUTIVE COMMITTEE

ADOPTED IN COUNCIL

JULY 17TH, 1894.

MUNICIPAL BUREAU OF INSURANCE.

Your Committee have again considered the Report *re* Fire Insurance Premiums in City of Toronto, referred for further consideration ; also the supplementary report presented in the Sub-Committee report herewith, and recommend the concurrence of Council therein :

SUB-COMMITTEE *re* MUNICIPAL BUREAU OF INSURANCE.

To the Chairman and Members of the Executive Committee :

GENTLEMEN,—Your Sub-Committee have given careful attention to the Report *re* Fire Insurance Premiums, referred for their consideration, and also to the supplementary report herewith submitted.

The statistics presented are of so reliable and interesting a character, your Sub-Committee unanimously endorse these reports, and recommend that legislation be obtained to enable the Council to carry out the recommendations therein contained.

Respectfully submitted.

DANIEL LAMB,
Chairman.

COMMITTEE ROOM,
Toronto, July 4th, 1894.

MUNICIPAL BUREAU OF INSURANCE.

The following supplementary report gives the principal fire insurance companies doing business in this City, and also shows the small capital required to carry the millions of dollars of risks, and the large profits made, ranging from 10 to 75 per cent. on the capital invested by the shareholders, which is paid by the property holders and ratepayers, as well as maintaining their expensive offices, with an army of highly-paid agents and officials.

The citizens of Toronto have provided a high pressure water works system at a cost of \$4,000,000. This involves an annual expenditure of \$225,000 for interest and sinking fund, and for maintenance \$175,000, making a total (annually) of about \$400,000.

The fire halls are valued at \$210,440, and the annual cost of maintenance of the Fire Department is about \$160,000.

The Police Department (with its extensive patrol and telegraph system), patrolling the City day and night, has proved itself of immense service in reporting fires in their incipient stages, thereby preventing them from gaining headway. This department, which is larger than it might otherwise be were it not for their services in this direction, costs the City for maintenance about \$230,000 annually.

Nearly all the above protection against fire has been provided within the last 20 years, without any corresponding advantages to the City in the shape of lower rates, and adds very materially to the profits of the companies doing business in this City.

There has unquestionably been paid since the incorporation of the City an amount in premiums in excess of fire losses which, with interest, would more than pay the whole of the present debenture debt, general and local improvement.

ABSTRACT OF STATISTICS OF THE FOLLOWING INSURANCE COMPANIES, SHOWING AMOUNT OF CAPITAL INVESTED, DIVIDENDS PAID, ETC., AS PER STOCK EXCHANGE YEAR BOOK, 1893, AND DOMINION GOVERNMENT BLUE BOOK.

Alliance Assurance Company.

Subscribed capital, £5,000,000, in shares of £20, with £550,000, or £2 4s. per share, paid up. For 1884, 1885, 1886, 1887 and 1888 a 15% dividend was paid each year, and for 1889, 1890 and 1891, 8s. per share.

Capital paid up, £550,000, or \$2,676,666.

Canadian risks carried in 1893, \$24,195,018.

Amount deposited with Receiver-General, \$292,000.

Commercial Union Assurance Company.

Subscribed capital, £2,500,000, in shares of £50, with £250,000, or £5 per share, paid up. For the four years ending with 1881 a 20% dividend was paid; 15% for the four years ending with 1885; 20% for 1886 and 1887, and 25% for the four years ending 1891.

Reserve fund, £2,740,949.

Capital paid up, £250,000, or \$1,216,666.

Canadian risks carried in 1893, \$40,910,737.

Amount deposited with Receiver-General, \$417,073.

Guardian Assurance Company.

Subscribed capital, £2,000,000, in shares of £100, with £1,000,000, or £50 per share, paid up, of which £40 per share was paid out of profits. For 1882 and 1883 a dividend of £2 10s. per share was paid each year; 1884, £2 10s. and a bonus of £2; 1885, £3; 1886, 1887 and 1888, £3 10s.; 1889, 1890 and 1891, £4 5s.

Capital paid up, £1,000,000 (£400,000 out of profits), or \$4,866,666.

Canadian risks carried in 1893, \$37,400,004.

Amount deposited with Receiver-General, \$216,567.

Lancashire Insurance Company.

Subscribed capital, £2,729,860, in shares of £20, of which £272,986, or £2 per share, has been paid up. In 1879, 1880 and 1881 a dividend of 20% was paid; 1882, 15%; 1883 and 1884, 10%; 1885, 11½%; 1886, 13¼%; 1887 and 1888, 15%; 1889 and 1890, 17½%; 1891, 12½%.

Capital paid up, £272,986, or \$1,328,531.

Canadian risks carried in 1893, \$32,052,140.

Amount deposited with Receiver-General, \$192,333.

Liverpool, London and Globe Insurance Company.

Capital, £245,600. The dividend for 1883, 1884 and 1885 was 57½% each year; 1886 and 1887, 65%; 1888, 70%; 1889, 1890 and 1891, 75%.

Capital paid up, £245,600, or \$1,195,253.

Canadian risks carried in 1893, \$49,021,658.

Amount deposited with Receiver-General, \$320,533.

North British and Mercantile Insurance Company.

Subscribed capital, £2,750,000, in shares of £25, of which £687,500, or £6 5s. per share, has been paid up, including £325,000 out of profits. In 1882 a dividend of £1 5s. per share was paid; 1883 and 1884, £1 10s.; 1885, £2 5s.; 1886, 1887 and 1888, £1 15s.; 1889, £2; 1890, £2 7s. 6d.; 1891, £1 10s.

Reserve fund, £9,375,327.

Capital paid up, £687,500 (£325,000 out of profits), or \$3,345,833.

Canadian risks carried in 1893, \$52,626,021.

Amount deposited with Receiver-General, \$713,993.

Phoenix Fire Assurance Company.

Capital, £71,918 15s. Net assets, £1,383,302. For 1881-2 the total distribution for dividend was £15 per share ; 1882-3, 1883-4, 1884-5, £10 10s. ; 1885-6, £12, and each of the six years to 1891-2, £13 10s.

Capital paid up, £71,918 15s., or \$350,004.

Canadian risks carried in 1893, \$31,300,510.

Amount deposited with Receiver-General, \$187,043.

Royal Insurance Company.

Subscribed capital, £2,444,680, in shares of £20. Capital paid up, £366,702, or £3 per share having been paid out of profits. For each of the five years ending with 1883 the distribution was 25s. per share ; 1884 and 1885, 28s. ; 1886 and 1887, 30s. ; 1888, 32s., and for 1889, 1890 and 1891, 35s.

Capital paid up, £366,702 (£122,234 out of profits), or \$1,784,616.

Canadian risks carried in 1893, \$84,076,506.

Amount deposited with Receiver-General, \$689,533.

Sun Insurance Company.

Subscribed capital, £2,400,000, with £120,000 paid up, the same having been taken from dividend reserve fund. At the end of 1891 there were 4,800 shares with nothing paid up, what was paid having been returned out of profits. As from January 1st, 1892, there were issued 50 new shares of £10 each, with 10s. credited as paid in exchange for each old share, 2,500 new shares being held by the company. In each of the nine years to 1891 the shareholders received £22 per old share. In January, 1892, a distribution of £5 per old share was made, and in July, 1892, a balance distribution of 6s. 6d. per new share, the total distribution in respect of 1891 being equivalent to 85% on the paid-up capital as it now stands. Reserve fund, £1,589,213.

Capital paid up, £120,000 (taken from reserve fund), or \$584,000.

Canadian risks carried in 1893, \$9,000,913.

Amount deposited with Receiver-General, \$292,000.

CANADIAN COMPANIES.

British America Assurance Company.

Capital paid up, \$750,000. Reserve fund, \$26,768, after deducting \$445,165 for re-insurance. Dividend paid for the last half-year ending January, 1893, 3½%. Net amount of insurance in force 1893, \$107,169,417.

Eastern Fire Insurance Company.

Capital, \$250,000. Net amount of insurance in force 1893, \$19,831,172.

Mercantile Fire Insurance Company.

Capital, \$40,000. Net amount of insurance in force 1893, \$14,214,778.

Quebec Fire Insurance Company.

Capital, \$99,920. Net amount of insurance in force 1893, \$13,880,049.

Western Assurance Company.

Capital, \$1,000,000. Reserve fund, \$349,164, after deducting \$748,872 for re-insurance. Net amount of insurance in force, 1893, \$165,134,710.

The following extracts from letters received by the Chairman of the Committee *re* Fire Insurance show the rates paid by different companies and individuals:

CANADA PERMANENT LOAN AND SAVINGS COMPANY.

J. Herbert Mason, Manager.

The amount of insurance carried by this company in this City is about one and a half millions of dollars. The rates range from 35 cents to 7 per cent. per annum, and average about 90 cents per \$100 per year. We are of opinion that the rates charged in this City are higher than is required by the risks incurred, and it would appear that the profits made out of the citizens of Toronto go towards meeting losses where less effective means of preventing fires prevail. If the City authorities during the last forty years had applied to an insurance fund what they have paid out in premiums, less losses incurred, we have little doubt but that they would now have a fund, the interest upon which would go far towards meeting any losses that are likely to occur.

CONFEDERATION LIFE ASSOCIATION.

J. K. Macdonald, Manager.

The rates paid by this company for fire insurance are as follows:

On first-class dwellings, if detached, a rate of 65 cents for three years. If semi-detached, 70 cents. If three or more houses together, 75 cents.

On second-class dwellings, under similar conditions with the above, the rates are 75 cents, 75 cents and 80 cents respectively.

On rough-cast and brick veneered dwellings, under similar conditions, the rates are 80 cents, 90 cents and \$1.00 respectively.

On manufacturing properties the rate varies from 94 cents to \$3.50 per annum, according to nature of risk.

WESTERN CANADA LOAN AND SAVINGS COMPANY.

W. S. Lee, Manager.

The company has invested rather more than a million dollars in City property, which, with a small exception, is house and shop property. We have paid directly to different insurance companies ourselves about \$7,500 in premiums during the year 1893, and probably there has been nearly as much more paid by our borrowers themselves to the insurance companies direct.

The rate of premium varies according to the class of property, and runs from 65 cents to \$1 per \$100 for three years.

We have very few loans upon factory property, but the rate charged upon such risks as we have is $1\frac{1}{2}$ per cent. for one year.

Not being interested in the insurance of contents, we cannot give any information upon that point.

The amount of our policies upon City of Toronto property would probably be in the neighborhood of \$750,000.

Setting aside any losses by fire upon factory property, the percentage of losses upon house and store property has been very small indeed in the history of this company.

MR. C. POWELL.

I beg to say the gross amount of insurance I carry is \$41,275, and the amount of annual premium is \$142.63, say about $34\frac{1}{2}$ cents per \$100 per annum.

DR. E. J. BARRICK.

The total amount of insurance upon eight brick stores, two rough-cast brick-fronted stores, two detached brick dwellings, one brick dwelling in a row, four rough-cast houses, and two rough-cast cottages, amounts to \$30,600, and the annual premium \$179.03, or an average rate of $58\frac{1}{2}$ cents per \$100 per annum.

MR. D. M. DEFGE.

I find that my total insurance amounts to \$66,500, of which \$25,000 is insured on the three-year plan. I have equalized the rate on the gross amount insured and the gross premium paid, and I find that the annual rate is $74\frac{1}{2}$ cents per \$100.

MR. DAVID WALKER.

Amount of insurance, \$91,850; annual premium, \$666.84, or $72\frac{1}{2}$ cents per \$100 per annum. The above does not include plate glass.

MR. JOHN DENNY.

I have seventeen houses insured, eight of which are semi-detached and nine in terraces. I am paying an average rate of 65 cents per \$1,000 for three years.

FREEHOLD LOAN AND SAVINGS COMPANY.

S. C. Wood, Manager.

We pay annually $21\frac{1}{2}$ cents for every \$100 of insurance.

UNION LOAN AND SAVINGS COMPANY.

Wm. Maclean, Manager.

We find that the average rate of insurance on property in the City of Toronto covered by this Company's mortgages is $83\frac{1}{2}$ cents for three-year risks, equal to about 28 cents per year. On one-year risks, which cover stores, etc., the rate appears to average about \$1.05 per annum.

MESSRS. JOHN TAYLOR & Co.

The following will show the rates of insurance paid by this firm on their factory and stock :

On soap works (brick portion)	\$18,100, at $1\frac{1}{2}$ % per annum.
On annex (covered with galvanized iron)	21,500, at 2% " "
On stock in warehouse (77 Front St. E.)	32,000, at 70c. " "

The amount varies slightly from year to year, but the rates remain fairly stationary.

MR. J. R. STRATHY.

The insurance on property owned or managed by me amounts to about \$115,000. The shops are insured for one year and the dwellings for three years.

Insurance on shops	\$45,450	Premium for one year . . .	\$332 25
" dwellings	67,150	" three years	538 65

So it appears that the average rate of insurance for shops for one year is a little under the 74th part of one per cent., and on dwellings for three years a little under eight mills on the dollar.

THE PEOPLE'S LOAN AND DEPOSIT COMPANY.

James Watson, Manager.

The premiums which we have paid for the past three years amount to \$6,768.60, or \$2,256.20 average per year, and the amount of insurance at present is \$688,175, which makes the average about 33 cents per \$100 per year. Our business is what you would call a first-class insurance business, as we have no mills or manufacturing concerns, and our rates are the lowest that can be got.

MESSRS. W. A. MURRAY & Co.

We beg to say that all large establishments such as ours have special rating. We pay 75 cents on our stock and 65 cents on the building.

MR. WILLIAM RANKIN.

The following will show the rates paid by the above gentleman :

Mill property	\$3,300 at 6 per cent	\$198 00
Stores	9,000 at 1 "	90 00
Dwelling houses	16,600 at $\frac{1}{4}$ "	41 50
Storehouse	1,500 at $2\frac{1}{2}$ "	37 50
	\$30,100	\$367 00

An average of about $1\frac{1}{4}$ per cent.

MR. A. W. GODSON.

The gross amount of insurance carried by me amounts to \$115,000, and for the most part the premiums are payable every three years. I find that I pay an average rate of 75 per cent. per \$100 per annum.

MR. JAMES CROCKER.

I beg to state that the gross amount of insurance on my property is \$91,600, and the yearly premium \$605. I think you are making a move in the right direction, and you have my sympathy.

MR. R. J. KENNEDY.

The gross amount of insurance carried by me is \$40,000, for which I pay \$360 every three years, or in other words, 90 cents per \$100 per annum.

MR. J. SINGER.

I beg to say that I pay on \$23,050 for three years, \$236.80, and on \$21,500 for one year, \$293. I may also mention that the Board of Underwriters made me pay this year 2 per cent. per annum on my property on corner Queen and York Streets, instead of \$1.25 (which I have been paying the last ten years), and I can see no reason for it.

MESSRS. JOHN FISKEN & Co.

Thirty of our properties were insured last year for \$251,552, at a cost of \$2,143 per annum. A few of the properties included in the general list are dwelling houses, consequently the rate on the whole would be something less than given, owing to isolated dwellings being insured for three years.

The premium on small manufactories range from 1 to 2 per cent. per annum ; and on large buildings used for manufacturing purposes. 2 to 4 per cent.; on opera houses, 4 per cent. ; and on planing mills and other hazardous risks, 4 to 8 per cent. per annum.

REPORT RE FIRE INSURANCE.

Presented to Executive Committee May 17th, 1894, and ordered to be printed for consideration at next meeting.

The undersigned beg to report that they had a conference with the Fire Underwriters at the Board Room, Board of Trade Building, there being twenty-five gentlemen present, representing about forty insurance companies doing business in the City of Toronto. It was explained to the underwriters that they had been appointed in response to a public expression of opinion that the rates of insurance exacted from the property owners of the City of Toronto were far in excess of what they should be, considering the favorable class of risks, the first-class fire plant, a most efficient fire brigade, a diligent police force, and above all a splendid supply of water at high pressure. Under these circumstances the premium rates charged were fully twenty-five per cent. too high, and the profits made by the insurance companies on the City of Toronto risks were used to pay off losses in other parts of the country, which was not fair to the City of Toronto.

After a desultory discussion amongst the different representatives of the Fire Underwriters, the President, Mr. Thompson, stated that the matter would be given serious consideration, and the result communicated to us.

This came under a letter dated April 30th, and was simply a complaint that the Toronto equipment is inferior, especially in the matter of steam fire engines, to that of other cities, and that before it would be up to a higher standard it would be necessary to have the following additions made to the fire brigade :

“ 1 STEAM FIRE ENGINES.

“ At least three steam fire engines are necessary for the adequate protection of the City, one each for the east, centre and west. Your very efficient Fire Chief, Mr. Ardagh, has repeatedly urged the purchase of one or more steam fire engines as being absolutely essential to the protection of the City.

“ 2. CHEMICAL ENGINES.

“ At least three more standard chemical engines are required to cover the whole area of the City.

“ 3. FIRE BOAT.

“ One fire boat should be procured for the protection of the water front.

“ 4. WATER TOWER.

“ In view of the number of high buildings that are being erected a water tower should be provided.

“5. SALVAGE CORPS.

“In the interest of the citizens much more than in the interest of the companies a salvage corps should be established.

“6. FIRE APPARATUS.

“It is also essential that the above and all the fire apparatus in the City should be efficiently manned and maintained. Some of the appliances are at present practically useless through this not being done.”

We communicated with Chief Ardagh of the fire brigade for information regarding losses by fire, etc., and to Mr. Maughan for valuation of buildings within the City limits, and herewith submit the following figures for comparison and general information on the subject of insurance :

LOSSES BY FIRE, BUILDINGS AND CONTENTS INCLUDED.

Year.	Losses.	Insurance.
1886	\$280,902	\$1,164,153
1887	74,785	638,149
1888	215,192	967,979
1889	134,760	1,016,138
1890 (University fire).....	487,186	1,184,473

The losses on buildings and contents separate, being the only three years that these have been kept distinct :

Year	Loss on Buildings.	Insurance.	Loss on Contents.	Insurance.	Total Loss.
1891	\$40,723	\$432,649	\$169,392	\$717,557	\$210,115
1892	67,048	541,563	153,460	569,543	220,509
1893	60,617	426,545	134,786	594,536	195,403
	\$168,388	.....	\$457,638	.....	.....

The following figures are taken from the assessment rolls, and show the value of all buildings in the City of Toronto, dividing the same into taxable and exempt buildings :

Year.	Taxable Buildings.	Exempt Buildings.	Total Value.
1891	\$49,836,181	\$ 8,108,208	\$57,944,389
1893	53,339,015	10,754,530	64,093,545
1894	54,590,214	10,700,000	65,290,214

Insurance is generally effected on buildings for about two-thirds of the assessed value. Merchants and manufacturers generally carry on stocks and machinery an amount equal to about ten times the value of the buildings.

Statements showing the loss for the past three years show losses about two or three times greater on contents (merchandise, etc.) than on buildings.

It may be assumed that there is three times the amount placed on merchandise, etc., than on buildings. Rate of insurance ranges from one-third to eight %, but it is understood the average rate, except for a hazardous risk, is 60 cents per \$100.

STATEMENT SHOWING THE AMOUNT OF INSURABLE BUILDINGS AND CONTENTS
IN TORONTO FOR 1894.

Buildings (two-thirds average assessed value)	\$43,526,811	at '60 prem. =	\$261,160 86
Contents, merchandise, etc., three times the value of buildings.....	130,580,428	"	= 783,482 56
			<u>\$1,044,643 42</u>
Average loss for eight years.....	227,334		
Amount received by Insurance Companies, after paying all losses	717,309		

COMPARATIVE STATEMENT OF LOSS BY FIRE AND RATE OF PREMIUM.

City.	Average rate.	Fire loss.	Year.
Buffalo	'50 per cent	\$1,050,176	1893
Toronto	'60 "	220,000	
Syracuse	'50 "	317,510	1891
Albany	'50 "	560,910	
Detroit	'50 "	630,976	

After most careful and mature consideration, we can only come to one conclusion, that the forty different insurance companies doing business in the City of Toronto have united in a close corporation, "Fire Underwriters," in which they have a combination to control the fire insurance for their own gain and profit, and that the present rates charged for insurance are fully fifty per cent. too high.

That in view of these facts we would recommend that the City Council apply to the Legislature to obtain power to give the citizens of Toronto, represented by the Municipal Council for the City, a municipal bureau of insurance, to consist of three commissioners, two to be appointed by the City Council and one by the Board of Trade, who will appoint manager, inspectors, treasurer, chief accountant, and such other staff that may be necessary. That this commission have power to assess all buildings for insurance purposes, and effect insurance on merchandise, stock, machinery, furniture, etc. That the commission will have charge of the Fire Brigade.

That debentures be issued to the extent of one million dollars, to be sold and invested in other negotiable securities, for a reserve fund to meet extraordinary losses.

The following is a statement showing an estimate of the operation of such municipal bureau of insurance, charging only one-half of the present rates,

interest of the

us in the City
liances are at

or information
a of buildings
s for compari-

ED.

insurance.

164,163

638,149

967,979

016,138

184,473

y three years

e. Total Loss.

7 \$210,115

3 220,509

6 195,403

.....

and show the
into taxable

Total Value.

\$57,944,389

64,093,545

65,290,214

thirds of the
on stocks and
buildings.

y losses about
on buildings.

maintaining Fire Brigade, and still adding a large amount every year to the reserve fund :

MUNICIPAL BUREAU OF INSURANCE.

Statement of Estimated Receipts and Expenditures.

Cr.

By premium on \$43,526,811, being two-thirds of value of buildings, at 30%	\$130,580 43
By premium on \$130,580,426, being value of contents, merchandise, etc., and three times the value of assessed value of buildings, at 30%	391,741 28
By interest on \$1,000,000 securities, invested at 4%	40,000 00
	\$562,321 71

Dr.

To interest on \$1,000,000 debentures, at 4%	\$ 40,000 00
“ average fire loss, 8 years	227,334 00
“ officials and office expenses	35,000 00
“ maintenance of Fire Brigade	161,535 00
“ additional fire plant, annually	10,000 00
“ maintenance of two salvage corps	15,000 00
	\$488,869 00
Net annual profit to be invested and added to reserve fund	\$73,452 71

Respectfully submitted.

DANIEL LAMB,
 JAMES GOWANLOCK,
Aldermen.

CITY HALL,
 Toronto, May 17th, 1894.

EXTRACT FROM TORONTO "GLOBE," JULY 17, 1894.

The most interesting matter to come before the City Council at the meeting this afternoon is Ald. Lamb's civic insurance project. It will be brought up on a report to the effect that the Fire Underwriters of Toronto have united in a close corporation, and have a combination for their own gain and profit, the result of which is that insurance rates are fully fifty per cent. too high. So runs the report, and the Council is asked in view of these facts to apply to the Legislature for power to establish a Municipal Bureau of Insurance, to be managed by a commission. When it is remembered that in rural Ontario the farmers, through the township mutual insurance companies, do their own insurance at exceedingly low rates, and that the new Legislature is more largely than ever before a farmers' House, the importance of the

present movement and the possibility of the adoption of very radical legislation appears so great that for some time past "The Globe" has urged the insurance companies to meet the agitation by a reasonable reduction of rates in Toronto.

There seems to be a disposition among the insurance men, however, to fight the matter out, and the figures of Ald. Lamb, in which he showed by a calculation based on very general enquiry, that, in his opinion, over a million a year was paid in insurance premiums in Toronto, have been keenly attacked. In the report these figures are given as follows :

Buildings (two-thirds average assessed value), \$43,526,811, at '60 premium, \$261,160.86 ; contents, merchandise, etc., three times the value of buildings, \$130,580,428, at '60 premium, \$783,482.56 ; total, \$1,044,643.42. Average annual loss for eight years, \$227,334 ; yearly amount received by insurance companies, after paying all losses, \$717,309.

These figures were at once assailed on the ground that they were fifty per cent. too high, but up to the present time no figures in contradiction have been published, insurance men confining themselves to a general denial. Perhaps the best example of the manner in which the companies seek to controvert the figures is to be found in the letter addressed to "The Globe" on Saturday by Mr. J. J. Kenny, Managing Director of the Western Insurance Company. Mr. Kenny said :

THE OTHER SIDE.

I have read with interest your editorial in to-day's issue in which you undertake to demonstrate, in support of a statement made in a previous issue, that the property owners of Toronto are paying annually fire insurance premiums of at least \$1,000,000, notwithstanding the fact that the Dominion Government Blue Book shows that the total premiums collected by all the companies reporting to the Insurance Department on their entire Canadian business, from Halifax to Victoria, is less than \$7,000,000.

"I am confident that no unprejudiced mind will be convinced by such arguments and calculations as you use, or, in fact, by any method of reasoning, that Toronto, where the rates of premium are much below the average of the Dominion, is paying one-seventh of the entire premium collected by the companies in Canada. Be this as it may, however, you have certainly failed to give due weight to the figures showing the total amounts insured in Canada. Taking \$687,553,689, as shown by the Dominion Blue Book, and \$140,000,000 as the amount insured by mutual companies not reporting to the Dominion Insurance Department, we have a total amount insured for one year in Canada of, say, \$830,000,000. Now, your arguments throughout the discussion have been based upon the statement that the amount of insurance upon property in this City is at least \$200,000,000, but even Ald. Lamb, in

his wildest mathematical flights in connection with his civic insurance scheme, has never gone quite so far as to maintain that nearly one-fourth of the property insured in the Dominion is situated within the limits of the City of Toronto.

"It is, perhaps, too much, Mr. Editor, to expect, when your attention is called to this feature in the official returns, demonstrating beyond question that your whole argument is based upon false premises, that you would frankly admit, as an ordinary mortal would do, that you were wrong. The infallibility of the editorial 'we' must, of course, be maintained; but I trust you will have no objection to my placing these figures in this form before the public through the medium of your columns, allowing them to draw their own conclusions."

DENIAL NOT SUFFICIENT.

From the conclusion that the doctrine of editorial infallibility has any place in these columns or in framing the arguments to be found in them, "The Globe" must respectfully dissent. It is prepared at any time frankly to retract a statement shown to be founded on false premises. It is to be regretted, however, that the attitude of the gentleman engaged in the defence of the fire insurance interest does not warrant the acceptance of their view of the case. In effect they say: We do not know how much Toronto pays yearly for fire insurance. We have never compiled the figures. We at the best can but guess at the amount. Our guess is \$500,000, yours is \$1,000,000. Your guess is absurdly high, ours is just about right. The Board of Underwriters will pardon the citizens if they refuse to accept any such method of arguing out the case, and the more so because they have at hand a simple enough way of finding out their Toronto income by examination of the books of the various companies.

Turning to Mr. Kenny's figures as presented above, it must be observed that he very greatly underestimates the premiums paid and the insurance carried in the Dominion. The straight premium companies received last year \$6,783,000 on \$687,553,000 of risks. In addition to this in Ontario alone there were risks to the amount of \$140,000,000 carried by mutuals. Of the cost to those so insured no condensed record is given, but assuming it to be half that of the stock companies' insurance, or one-half per cent, yearly, \$700,000 fall to be added to the yearly cost of insurance. Of the operations of the mutuals in Quebec no complete record is available, and in the other Provinces there is a considerable amount of unorganized co-operative insurance that does not come under the cognizance of the law. So that while \$830,000,000, the amount insured by stock companies and by Ontario mutuals, represents the bulk of the fire insurance of Canada, it does not by any means represent it all, as Mr. Kenny's argument would lead the casual reader to suppose. Nor does "The Globe" assert that Toronto is paying one-seventh

of the entire cost of the insurance in Canada, for the annual cost, including mutuals, throughout the Dominion, is probably much nearer nine than seven millions yearly.

ASSESSMENT OF ONTARIO.

Coming back to Ontario, we have something tangible upon which to base an estimate. Ontario, with a population of 2,114,321, out of a total for the Dominion of 4,833,239 persons at the last census, is generally conceded to have half the wealth of the Dominion, and therefore may reasonably be supposed to carry half the insurance done by stock companies. This is some \$343,776,000. In addition, it has some \$140,000,000 of insurance on the mutual plan, a total of \$483,776,000 of both sorts. It is admitted that the mutuals have almost a monopoly of farm insurance, and that, to use the words of the Provincial Inspector of Insurance, the stock companies get only the "culls" of the farm business. The mutuals, therefore, practically assume the risks in the townships, and the stock companies in the cities, villages and towns.

The total population of townships is, according to the assessors' returns, which vary from those of the census, \$1,105,471, and the total assessment \$452,083,000. The value of farm buildings, as stated by the owners to the Bureau of Industries, is \$195,644,000, and the insurance, on the assumption that the mutuals cover the field, is \$140,000,000. Here, then, is over one-half of the population of the Province with but 29 per cent. of its insurance. Turning to the villages and towns, we find the population set down at 422,425, and the assessed value at \$125,597,000, or a trifle under \$300 per head, as compared with \$450 per head of the township or farming population. Turning to the cities, we find the population set down at 386,979, and the assessed value at \$247,724,000, or an average of \$644 per head of population. These figures show the concentration of wealth in cities in a striking fashion, and lead naturally to the inference that insurance must attend this concentration.

DISTRIBUTION OF URBAN WEALTH.

Toronto in 1892, the year for which the figures are given, had \$151,158,000 of assessment, or 42 per cent. of the assessment of all cities, towns and villages in Ontario. Is there anything unreasonable in the assumption that it had at least a like proportion of the insurance carried in the stock companies? The presumption is so reasonable that we refuse to be laughed out of it by Mr. Kenny or any other person. Or take the assessment of the whole Province for 1892. Assuming that Ontario carries half the insurance in Canada, here are the figures: Assessment of all Ontario, \$825,405,000; of Toronto, \$151,158,000, or 18 per cent. of the total. Premiums paid by all Ontario, \$3,343,000 to stock companies, at an average of 1 per cent., shown by Dominion returns, and \$700,000 to mutuals at a suppositious average of $\frac{1}{2}$

per cent., or a total of \$1,043,000. Toronto's share of cost of insurance, at ratio of 18 per cent., \$727,000.

Thus, upon the assumption that assessment is a fair basis of tangible wealth, 18 per cent. of the wealth of Ontario is gathered together in this City, and if followed by 18 per cent. of the ascertained insurance, the annual premium at average rates would be \$727,000. This leaves entirely out of consideration the fact that Toronto is the storehouse of Ontario, and that a vast amount of the wealth in the warehouses of the City is not assessed, as it represents borrowed capital, but is the more heavily insured because of that fact.

FROM THE COMPANIES' RETURNS.

Laying aside, however, the dispute as to whether the annual premium collected in Toronto is half a million, as Mr. Kenny states it, three-quarters of a million, as a calculation based on the assessed value of the Province would make it, or one million dollars, there still remains a mode of proving how excessive insurance rates are in Toronto that the companies can hardly object to, as the figures are their own. In the annual report of the stock companies to the Dominion Government it is shown that the premiums received during the year totalled \$6,783,000, and the losses paid amounted to \$5,010,000. The people of the Dominion, therefore, received back in payment of fire losses 73 cents for every dollar invested, the remaining 27 cents being the charge for expenses and profits on the part of the companies. In the previous year the amount returned to the insured was 64 cents for every dollar of insurance. How do these figures compare with the totals in Toronto? Taking the calculations of Mr. Kenny that Toronto premiums are \$500,000 yearly, it is found that the people of Toronto for every dollar paid in to the companies got barely 39 cents back in fire losses, a little over half the average for the Dominion, leaving to the companies 61 per cent. of the total premium receipts for expenses and profits. The fire losses in 1893, according to the figures furnished by the Chief of the fire brigade, on information supplied by the underwriters, were but \$195,000. Nor is this an exceptional condition of affairs. The average losses for the past eight years have been \$227,000 yearly, so that the companies, on the basis of Mr. Kenny's figures, are making double the profit out of their Toronto business that they are making out of their business in the Dominion at large

LETTER FROM MR. ROBT. McLEAN, SECRETARY BOARD OF FIRE
UNDERWRITERS.

EXTRACT FROM TORONTO "EMPIRE," MAY 18TH, 1894.

To the Editor of the "Empire":

SIR,—In common with other citizens I read with some degree of interest the new insurance scheme published in the City press as recommended by Ald. Lamb for adoption by the City Council. Not knowing the various sources from which he obtained his information, I am not in a position to check the correctness of his figures. If he is not more correct in his other figures than he is in regard to the average rate of insurance paid in Toronto, as compared with other cities, very little dependence can be placed on the worthy alderman's other fanciful calculations. When he wrote his report he had in his possession the average rates paid in Montreal and in fifteen American cities, showing that the average rates paid in Toronto were lower than in any of these cities; there was, therefore, no excuse for his misrepresentation. He named the only six cities in the States in which the rates of the buildings of first-class warehouses are less than in Toronto, suppressing the fact that in five of the other cities named the rates were the same as in Toronto, and that in the four remaining cities the rates were much higher. He further ignores the still more important fact that the rates on stocks of all kinds (the insurance on which amounts to at least four times that on buildings) are lower in Toronto than in any of the other cities named. Probably this information, if given to the public, would be too damaging to his case.

As there is a good deal of misapprehension, if not misrepresentation, regarding insurance rates here and elsewhere, would you kindly publish the accompanying tabulated statement regarding rates, which speaks for itself:

Minimum Rates on Mercantile Risks.

City.	Wholesale Dry Goods.		Wholesale Groceries.		Retail Stores.	
	Building.	Contents.	Building.	Contents.	Building.	Contents.
	\$ c.	\$ c.	\$ c.	\$ c.	\$ c.	\$ c.
Cleveland	50	75	50	80	80	90
Buffalo ..	50	70	55	80	70	90
Rochester	50	75	50	85	65	90
Syracuse	50	65	60	80	75	90
Albany	50	75	55	85	75	90
Boston	50	80	60	85	75	90
Hartford	75	90	60	75	70	90
Pittsburg	60	85	60	75	70	85
Detroit	60	75	60	75	75	90
St. Louis	1 00	1 30	1 00	1 35	1 20	1 45
Chicago	60	75	70	90	75	95
Milwaukee	1 00	1 25	1 05	1 15	1 00	1 25
Minneapolis	75	90	90	1 20	1 00	1 30
Cincinnati	60	85	60	90	60	75
Washington	60	85	60	85	60	75
Montreal	52½	75	52½	75	57½	1 17½
Wholesale fancy goods	52½	87½	.....	.....	.....	.....
Toronto	60	60	60	60	65	75
Wholesale fancy goods	60	70	.....	.....	.....	.....

It is worthy of remark that the president and council of the Board of Trade, representing the mercantile community, "strongly endorse the representations made by the Toronto Board of Fire Underwriters," in reference to the necessity of better fire protection for our City.

ROBERT McLEAN.

Toronto, May 18.

DRAFT BILL, MUNICIPAL FIRE INSURANCE.

Whereas it is desirable that power should be given to Municipalities to enable them to establish and provide for Municipal Bureaus of Fire Insurance to insure the ratepayers of such Municipalities against loss by fire, and to provide for, regulate and govern such Bureaus of Fire Insurance.

Therefore Her Majesty, by and with the advice and consent of the Legislative Assembly of the Province of Ontario, enacts as follows :

1. This Act may be cited as the Municipal Fire Insurance Act.

2. The Municipal Council of every county, city or town, desirous of adopting the provisions of this Act, may submit a By-law to the vote of the electors qualified to vote on money By-laws under the provisions of the Consolidated Municipal Act, 1892, and amending Acts in that behalf, adopting the provisions of this Act, and for the establishment of a Bureau of Fire Insurance for such Municipality.

3. The said Bureau shall consist of three members to be called Fire Insurance Commissioners, two to be appointed by the Council of the Municipality, and the third by the Local Board of Trade.

4. Of the Commissioners appointed as hereinbefore provided, one shall retire annually in rotation, and at the first meeting of the Commissioners, or so soon thereafter as possible, it shall be determined by lot which of them shall hold office for one, two or three years respectively, and the determination shall be entered as of record as part of the minutes of said meeting.

5. An appointment shall be made forthwith after the expiration of the term of office of any of the said Commissioners, and shall be so made that the said Bureau shall always consist of three Commissioners, two being the appointees of Municipal Council, and one the appointee of the Local Board of Trade as aforesaid. In case of the death or resignation of a Commissioner a successor shall in like manner be appointed for the balance of such Commissioner's unexpired term.

6. Retiring Commissioners shall be eligible for reappointment, and shall hold office until their successors are appointed.

7. Commissioners appointed in any Municipality shall be a Corporation with all the powers mentioned and set forth in sub-section 25 of section 8 of "The Interpretation Act of Ontario," and their corporate name shall be The Municipal Bureau of Fire Insurance of (as the case may be).

8. The said Commissioners shall, at the commencement of each business year, and forthwith after the appointment of the incoming Commissioner shall be made as aforesaid, elect a chairman from amongst themselves.

9. The Commissioners may from time to time appoint a Manager, Secretary, Treasurer, Solicitor, Inspectors and such other Officers, Agents and Assistants as to them seem necessary; prescribe their duties; fix their compensation, salary or allowance; take such security from them as is required by this Act for the faithful performance of their duties, and remove them and appoint others in their stead; the Commissioners may hold their meetings weekly, or oftener, if necessary, for transacting the business of the Bureau; and they shall keep a record of their proceedings.

10. The Commissioners may from time to time make and prescribe such By-laws as to them appear needful and proper respecting the funds and

property of the said Bureau, the duty of the officers, servants and assistants thereof, the effectual carrying out of the objects contemplated by this Act, and all other matters that appertain to the business of the Bureau, and are not contrary to law ; and may from time to time alter and amend the said By-laws.

11. The Commissioners shall superintend and have the management of the funds and property of the Bureau and of all matters relating thereto and not otherwise provided for.

12. All moneys received by the Commissioners shall be forthwith deposited to the credit of the Bureau in a chartered bank, and shall only be withdrawn therefrom on the authority of the Commissioners and upon a cheque signed by the Chairman, or one of the Commissioners acting as Chairman, the Treasurer and Accountant of the Bureau.

13. The Commissioners may, in the name of the Bureau, invest the moneys and funds of the Bureau in any stock, debentures or other securities in which trustees may invest trust money.

14. No Bureau shall contract with any commissioner or officer thereof for any loan, credit or borrowing of money ; and every such attempted loan, credit or borrowing of money is hereby prohibited, and any contract in violation of this section shall be void.

15. Each Commissioner shall give security to the satisfaction of the Treasurer of the Municipality in the sum of not less than \$10,000 for the faithful discharge of his duties, and the Treasurer of the Bureau and any other officers having charge of the moneys of the Bureau shall give security to the satisfaction of the Commissioners in a sum not less than \$4,000 for the faithful discharge of their duties.

16. The Commissioners may by By-law fix and allow the remuneration to be paid to them, which remuneration for the Chairman shall not, however, exceed the sum of \$5,000 per annum, and for the other Commissioners the sum of \$3,000.

17. All buildings and erections within the limits of the Municipality and shown on the Assessment Roll of the Municipality, except as herein otherwise provided, shall be insured in the Municipal Bureau of Fire Insurance to the amount of two-thirds of their assessed value at such premium or rate as shall be fixed by the Commissioners.

(2) The Commissioners may, by By-law, exclude from the operation of this Act and refuse to insure buildings and erections of a hazardous nature or character.

18. The Commissioners may pass By-laws regulating the storage of gun-powder, dynamite, oils and other dangerous or inflammable goods or materials.

19. The Commissioners shall pass By-laws--

(1) Classifying all buildings shown on the Assessment Roll as to the probable risk in insuring the same, in which classification the use to which the building is put, as well as its construction, surroundings and locality shall be considered.

(2) Fixing the rate of percentage to be charged on the buildings according to their classification.

(3) Assessing the amount to be paid on all buildings for the insurance thereof, according to the classification made and rate struck by the Commissioners.

20. The owners of all new buildings and buildings in course of erection, and which have not appeared on the Fire Insurance Roll of the Municipality, and of all buildings which have been improved or enlarged since the making of the then Fire Insurance Roll, may apply to the Bureau for insurance on such new buildings and for increased insurance on such improvements or enlargements, and the Commissioners shall forthwith ascertain the value of such buildings or of such improvements or enlargements, and shall classify such new buildings or improvements according to the By-laws of the Bureau, charging the premium according to such classification for insuring such new buildings or improvements, which premiums shall be for the current term of the then Fire Insurance Roll, and shall be forthwith paid by the insured, who shall be entitled to a receipt therefor.

21. The Commissioners may insure on application business stock, merchandise, furniture and other contents of buildings, excepting, however, the articles and effects mentioned in Sub-sections 6 and 7 of Section 114 of the Ontario Insurance Act, in such sums and at such rates as the Commissioners deem advisable. The premium for such insurance shall be forthwith paid and the insured entitled to a receipt therefor; provided that no insurance effected under this section shall exceed the sum of \$10,000 on any one risk.

22. The Commissioners shall cause to be prepared a Fire Insurance Roll, in which they shall set down:

(1) The names and surnames in full, with the addresses of the owners of all property insurable hereunder, as shown by the current Assessment Roll of the Municipality, and also the names and addresses of all parties to whom, by notice or assignment, losses are to be paid.

(2) The description and extent or amount of insured property assessed against each, as shown by said Assessment Roll.

(3) The classification and rating made by the Commissioners of the property for Fire Insurance purposes.

(4) The amount of premium charged for insurance of the property according to such classification and rating.

23. Such Fire Insurance Roll shall be delivered to the Clerk of the Municipality on or before the 31st day of December in each year.

24. The Council of the Municipality shall levy and collect upon the insured property within the Municipality in the manner provided in the Municipal and Assessment Acts the amounts or premiums chargeable against said insured properties, as shown by the said Fire Insurance Roll.

25. The Clerk of every Municipality, in annually making out the Collector's Roll, shall place columns therein so that under the head of Fire Insurance Rate the amounts charged for Fire Insurance may be distinguished from the general taxes, school and other rates, and the proceeds of any such Fire Insurance Rate shall be kept distinguished by the Collector and accounted for accordingly.

26. The Council of the Municipality shall not allow any discounts on the payment of such insurance rates, but the same shall be collected in full without rebate or deduction.

27. In case of insurance rates remaining unpaid after the day appointed for the payment of the taxes of the Municipality, all additional percentages or charges made on the general taxes or other rates of the Municipality shall be charged on such insurance rates.

28. All insurance rates shown on said Fire Insurance Roll, with any additional percentages or charges thereon levied and collected by the Council of the Municipality, shall be paid by the Municipal Council to the Bureau on the last day of every month, or in such instalments as the Commissioners may desire.

29. On the institution of a Bureau in any Municipality all owners of property, otherwise insurable under this Act, which may be under insurance in a Fire Insurance Company, may furnish the Bureau with a list of their properties, showing the amount of insurance effected and the names of the companies carrying such insurance with a request that such property be not then insured in the Bureau.

(1) On receiving such list, accompanied with such information, the Commissioners shall not insure such properties until the expiration of such existing insurance, when the said properties shall forthwith become insurable hereunder; provided, however, that such list shall be given to the Bureau within one month after the institution thereof, and that all properties whatever, notwithstanding anything in this section to the contrary, shall, on the expiration of two years after the institution of the Bureau, be insurable therein as in this Act provided.

30. The Commissioners shall have power to summon and examine witnesses on oath on all matters connected with the effectual carrying out of the objects of this Act and all other matters appertaining to the business of the Bureau and the administration of their duties, and they shall have the same power to enforce the attendance of such witnesses and to compel them to give evidence as is vested in any court of law in civil cases. A notice to attend before the Commissioners shall be sufficient, if signed by the Chairman or any of the Commissioners.

31. A majority of the Commissioners shall constitute a quorum, and the acts of the majority shall be considered acts of the whole.

32. All meetings of the Commissioners shall be open to the press and public unless otherwise decided by them.

33. All By-laws of the Bureau shall be sufficiently authenticated by being signed by the Chairman of the Bureau which passes the same; and a copy of such by-law written or printed and certified to be a true copy by any one of the Commissioners shall be deemed authentic and be received as *prima facie* evidence in any court of justice without proof of such signature.

34. In all cases where the Commissioners are authorized to make by-laws they shall have the power in and by such By-laws to attach penalties for the infraction thereof to be recovered and enforced by summary proceedings, before any Police Magistrate or Justice of the Peace having jurisdiction in the Municipality for which the same are passed in the manner and to the same extent that By-laws of the City Councils may be enforced under the authority of the Consolidated Municipal Act, and the convictions in such proceedings may be in the forms in the said Act set forth.

35. All By-laws of the Bureau relating to matters over which such Bureau may have jurisdiction shall supersede all By-laws conflicting therewith which may be passed by the Council of the Local Municipality.

36. The members of the Fire Brigade of the Municipality shall be appointed by and hold their offices at the pleasure of the Commissioners and be subject to their lawful regulations, and the Commissioners shall have the control, ordering and management of the fire halls and fire brigade equipments.

37. The Municipal Council shall appropriate and pay such remuneration for and to the respective members of the fire brigade as may be required by the Commissioners, and shall provide and pay for all such buildings, signal boxes, clothing, reels, engines, horses, equipments and other necessaries as the Commissioners may from time to time deem requisite.

38. The Commissioners shall apply in part payment of the costs of the maintenance and equipment of the Fire Brigade such an amount of the premiums to be received by them as they may deem advisable.

39. The Municipal Council shall establish and maintain water hydrants on all streets, squares and public places at such places as the Commissioners may by By-law require.

40. The Commissioners shall from time to time advise and confer with the Municipal Council upon all matters relating to the erection of buildings and the establishment of fire limits.

41. The Commissioners shall prepare, at the end of each year of the operation of the Bureau, a statement of the condition and affairs of the Bureau up to such time, exhibiting its assets, liabilities, receipts and expenditures, such statement to be deposited in the office of the Clerk of the Municipality, and be accompanied by the affidavits of the Commissioners that they have each, individually, verified the correctness of the said statement, and that the same is a full and correct exhibit of all the assets and liabilities and of the income and expenditure of the said Bureau and of the general condition and affairs of the said Bureau for the year then ending.

42. The Commissioners shall cause the books, vouchers and papers of the Bureau to be open for the inspection and supervision of the auditors of the Council, and shall do all in their power to facilitate such inspection, and the said auditors shall, at least once in each month, audit the books of such Bureau and report each audit to the Council as soon as completed.

43. The Commissioners and their officers shall have like protection in the exercise of their respective offices and the execution of their duties as Justices of the Peace now have under the laws of this Province, and the Inspectors and other Officers of the Bureau when in the discharge of their duties shall be ex officio possessed of all the powers and authority of constables.

44. Every action against the Bureau for the partial or total loss of any insured property shall be brought within six months after the loss occurs, or otherwise the claim therefore shall be absolutely barred.

45. Two or more Municipalities may by concurrent By-laws, which shall be submitted to the vote of the ratepayers, unite their respective Municipalities into a district for Fire Insurance purposes, and any such Municipality may withdraw from the district after a By-law for such withdrawal has been adopted by the ratepayers of the Municipality on application to the Lieutenant-Governor in Council and on such terms as shall on such application be imposed.

46. The members of the district Municipal Bureau of Fire Insurance shall consist of two Commissioners for each several Municipality, one to be appointed by the Municipal Council and one by the Board of Trade of each several Municipality included in the district.

47. The Commissioners appointed by each Municipality shall prepare the

year
and
Mun
ceed
by th
be st
whol
the m
pali

Cou

wh
Fire
plac
pay

acc
cen
loss
in t
to t
Dis
by

san
pro

sio

wh
thi

ne
no
an
re
to

es

yearly Fire Insurance Roll for such Municipality as hereinbefore provided, and have the conduct of all the business of the Bureau relating to the Municipality represented by them. Provided that all such actions and proceedings and business shall be submitted to the supervision of and endorsed by the Commissioners for the whole district. All Fire Insurance Rolls shall be submitted to the supervision of and endorsed by the Commissioners for the whole district, who shall equalize all classifications and ratings according to the respective insurable risk of the insured properties in the several Municipalities.

48. All rates for insurance in each Municipality shall be collected by the Council of such Municipality, in the manner hereinbefore provided.

49. The sums received from the various Municipalities of the district, whether for insurance rates or for the establishment and maintenance of the Fire Brigade and appliances, shall be kept separate and distinct, and shall be placed by the said District Commissioners to the credit of the Municipality paying the same.

50. All fire losses, so soon as the same shall be adjusted, ascertained and accepted by the District Commissioners, shall be paid as follows: Fifty per cent. of such loss to be paid out of the funds of the Municipality in which the loss has occurred, and the balance out of the funds of the other Municipalities in the district, which balance shall be levied on such funds rateably according to the amount of insurance the last mentioned Municipalities shall carry in the District Bureau; or in such other manner as the District Commissioners shall by By-law, to be approved of by the Inspector of Insurance, adopt.

51. Every District Bureau shall have the same powers, be subject to the same regulations and perform like duties as a local Bureau, except as above provided.

52. In Municipalities where there may be no Board of Trade, all Commissioners shall be appointed by the Municipal Council.

53. The provisions of Section 114 of the Ontario Insurance Act, except when inconsistent with this Act, shall apply to all insurance effected under this Act, and be binding on the insured.

54. Where a Solicitor or Counsel is employed by the Bureau, whose remuneration is wholly or partly by salary, annual or otherwise, the Bureau shall notwithstanding have the right to recover and collect lawful costs in all actions and proceedings in the same manner as if the Solicitor or Counsel was not receiving a salary, when the costs are, by the terms of his employment, payable to the Solicitor or Counsel as part of his remuneration in addition to his salary.

55. In the event of a majority of the ratepayers voting in favor of the establishment of a Municipal Bureau of Fire Insurance, the Municipal Coun-

cil of the Municipality shall issue debentures to an amount to be fixed by the Inspector of Insurance for Ontario ; and in the case of cities having a population of over one hundred thousand, to the amount of \$1,000,000, and no By-law for the issue of such debentures shall require to be submitted to a vote of the ratepayers before the final passing thereof, anything in the Consolidated Municipal Act and amendments thereto or any other Acts notwithstanding. All such debentures shall be transferred to the Commissioners and shall be utilized by them in forming a rest fund for the Bureau.

56. The Bureau shall be chargeable with and shall pay all interest on the said debentures.

