

There are no Clergy reserves in New Brunswick, but certain grants for *Glebes* have been made at different times, which in the whole will not exceed 15,000 acres.

This Province was begun in 1784, and Lands were let on Quit Rents at the rate of 2s. per annum for every 100 acres, which practice is still continued, as I saw an account of 52,030 acres having been let in 1829 in 111 Grants to 283 Grantees, for the annual rent of £58 1 8½. These Grants I understand to have been made under old Minutes of Council, and for the usual rate of Fees, and it seems surprising that they should have been permitted in opposition to the decided spirit of the new system of sale, and so much at variance with the Crown's interest in its Wild Lands.

Of all the inventions calculated to check the natural advance or growing prosperity of a Colony, I should think the *Quit Rents* system the most effectual, and considering the experience of 43 years, obtained from 1784 to 1827, during which time no Revenue has been received, one would not expect to see it still continued. In 1827 it is stated that orders came out from home cancelling all previous arrears of *Quit Rents* then due.

It is also to be remarked that while the system of granting Lands on *Quit Rent* has been preserved, the value of Land has not increased in the least. Lands are let with all the advantages and improvement of New Brunswick at 2s. for 100 acres, the same rate as at its first settlement in 1784, and the Tenants have not paid and take due care not to pay their rents, but if applied to relet their Lands or sell out to others, their ideas of value immediately change. While New Brunswick and Nova Scotia have remained as they were in 1784, in regard to the value of their wild lands, what a difference is to be seen in the United States, where lands have been sold on freehold, their advance has been from 6d. the acre to £1 and £2.

Many Squatters are also upon the lands who would buy at the going price, or pay 5 per cent. interest, and in the end purchase their lots as in Canada; the Commissioner thinks it would be well to grant them the indulgence.

The natural turn of things is for a settler to be unable to pay any thing for the first five or six years, then as they term it, he begins to sell, or has in other words more produce than required for subsistence, and as this lasts for a few years only, his payments ought to be arranged to come round at the same time. Proprietors who sell lands have this always in view, and the settler can far better afford to pay 5s. per acre with a liberal credit, than 2s. with the location ticket and conditions of sale.

To many settlers this is the only contract in their lives, and it frequently occupies a life to discharge it. After the settler has invested labour on the land he is not likely to abandon it, and every one knows by the growth of the trees upon the lot taken up whether his object is to make a farm or to get lumber. Many sales of lots were also made under the present system in desultory places, in the middle of the wilderness, unattached to other settlements, or in a way of being so, all which is of so injurious a tendency, that I cannot help pointing them out before I recommend a scheme which I trust is far preferable.

I would never offer land for sale until previously surveyed, nor have it surveyed until the country has been previously explored; that being done, I could recommend the opening of a road or path for horses, called a winter sled road, to connect two points of natural indication for a town, or to connect towns already built. This would cost about £3 or £4 the mile.\* Upon each side of it I would then lay out lots of one hundred acres each with 80 rods front, but not crossing it, and whenever circumstances render it advisable, I would expand the settlement to any width that might be wished, or branch off in the lateral roads upon the same plan to places peculiarly adapted to other towns or villages, and either follow the feelings and bent of the advancing population, or continue on my original line. This would be in effect a systematic adoption of that practice which has accidentally governed the settlement of the United States, and either carried them on in a narrow line, or expanded them over large tracts, as a poor or fertile soil, &c. &c. has made it the interest of the occupiers.

It is the same principle upon which the Talbot Country in Upper Canada is also settled.† It would also give to the Crown Officer

\* If the resources of the Settlers are sufficient to enable them to stump, cut and turnpike the Road, it would economize in the end, or if funds be applied to this object.

† The following extract from the Report on Canada, is descriptive of the Talbot Settlement on Lake Erie:—

"From the Otter Creek to Colonel Talbot's the lands and crops were as fine as possible, the growth of the woods of the very first quality, black walnut abundant; new houses and barns either finished or building; good roads in straight lines, the openings about a mile in width; and this we were told was the case all along the south Talbot road to Sandwich, a distance of about 150 miles, and that the north Talbot road is nearly as long: so that Colonel Talbot has made from 250 to 300 miles of road in all. He is rigid in the exaction of selling duties, and exhibits the best if not the only good road in the Province.

We found Colonel Talbot's house on a beautiful commanding eminence of about 120 feet high, overlooking Lake Erie. Although his Settlement was begun before the late war with America, it was then so much broken in upon that he did not restore it till 1817. He has located in the whole about 30,000 souls or 6,000 families: he makes no reservations, but allows the settler to choose his lot where he pleases, by which he will secure all the advantages

the advantage of distributing and placing on the population as best adapted to the public good, in which the defence of the Province would not be overlooked, and every settler would prefer a location on a public road. The peculiar advantage to be derived from it in this Province is, that such a road might be occupied from St. Andrews to Fredericton, from Fredericton to the Madawaska Settlement on the St. John, thence to Lower Canada by the Tamisquata Lake, and again from the Head of the Bay of Fundy along the Eastern shore of the Province, to meet the road begun by Sir James Kempt.\* Instead of going to expense in surveying large tracts into Townships as heretofore in the Canadas, it would suffice to keep only one or two years in advance for the Lots required by the supply.

In regard to the sale price, I should suggest 5s. the acre, or £25 for 100 acres, whereof £2 cash down. The first instalments due should be received in labor upon the Road in front of his own Lot, which would be another inducement for the settler to exert himself to give satisfaction to the Province, whose Roads would thus be made, and he would not be called upon for money till his farm was in a condition to afford it. For the erection of Mills other arrangements might be given, as well as for Schools and Ministers.

Upon this plan eight settlers would occupy a mile, eighty 10 miles, eight hundred 100 miles, &c.; and the first instalment of £7 10s. by eighty settlers, or £60 for the mile, would be sufficient to make it a good waggon road.

By these means the value of the wild lands might be got up to yield 3s. the acre, instead of 8d. as at present; we should operate on a surface of ten millions in New Brunswick, and if it succeeded, the same principle might be carried into the other Provinces; meanwhile it would be the cheapest mode.

The wording of the Instrument and mode of giving Deeds also may be much simplified, to the satisfaction of the settler, and the despatch of business.

The charge of surveying is higher every where in the Provinces than in the States, and higher in New Brunswick than in some of the other Provinces; there can be no occasion for this,—it ought to be set right.†

I also beg to hand in a statement of sales of Land by the Commissioner of Crown Lands from June 1825 to June 1830, by which it will be seen that he had sold 50,520 acres to 279 persons, for the gross amount of £6,285 11 9, upon which the charges were £1,474 8 2, leaving £4,811 3 7, net, upon which he had received £2,878 5 2, and there remained due £1,932 18 5. The average sales of 1828 were at 3s. 6d. per acre, of 1829 at 2s. 6d., and of 1830 at 1s. 11d. The purchasers take upon an average 181 acres each, and 181 acres at 1s. 11d. clear of fees, net 6d. per acre.

I was informed that Colonel Cockburn had laid out his 300,000 acres upon the Eastern part of this Province, where the Land is good and of easy access from Europe.

The Commissioner of Crown Lands also receives the Timber dues. His practice is to issue a Licence for cutting Timber, for which the applicant pays 45s., and if not used, the sum is forfeited; but if availed of, the amount is carried to the credit of the applicant as so much paid on account of rent. Nearly 1-3d of the Licences appear to be forfeited in this way.‡

The New Brunswick Timber rents produce more in proportion to the population than the other Provinces. I beg leave to hand in a statement of these accounts from 1825 to 1829, both inclusive, in the note, No. 1, in which it will also be seen that the charges upon the transactions are by no means inconsiderable. The soil is remarkably favorable to the growth of Pine, as are the numerous streams intersecting it for bringing it to market; the Ports are not so numerous as to render it difficult of collection, and its capabilities of being shipped to Europe or the West Indies uncommonly fine. The number of vessels and men cleared from their Ports in 1829 was about double those of Lower Canada.

So great a proportion of their labor is devoted to the supply of Lumber, that farming is neglected and the Colony has been for some time considered incapable of raising its bread. The climate is certainly severe, and liable to frost both late and early. It is however represented as neither so cold nor so hot as Lower Canada, where the clearings were large. I saw large fields of good wheat which

\* These Roads have been since opened, through the spirited exertions of the Province. They require to be completed, and are in progress of survey.

† The charges for surveying the new locations are considerably reduced.

‡ The Crown Lands and Timber are now administered by the Lieutenant Governor and Executive Council.

of a dense population. He has laid out his Crown and Clergy reserves in large blocks.

We saw few settlers with less than 30 or 40 acres cleared, and some with 100. This however is a small part of the Settlement. Cost of clearing land, about 12 dollars per acre; monthly wages, 12 dollars. One gentleman assured me that he had 80 bushels of shelled corn to the average acre; that he had grown wheat 12 years in succession upon the same land, that his last crop averaged 30 bushels to the acre, that he considers 25 an average and 40 a good crop.\* Some reckon the yield by the sheaf, and another said that he generally expects 100 sheaves to yield 6 bushels; that last year's, which was a remarkably good one, they yielded 9½, and that a neighbour has had 71½ from 650 sheaves. There is an Agricultural Society now established here, which, among other premiums offers one for the best road before any man's lot.

At Port Talbot they were loading a small vessel with wheat to go through the Welland Canal.

\* Forty bushels per acre of fine winter wheat were raised by a Gentleman on his farm near Fredericton in 1841.