

their families, and by charging the expense of the works on the allotments, together with the price of the land, to grant at once a title to the lot, endorsing on the grant the charges to which it would be subject, whereby the settler would be encouraged by the possession *on credit* of an improved property, on which he would at any time, if compelled to quit it, be enabled to realise the value of any further improvements he might make. Such transfers are sometimes unavoidable, and often frequent, from the casualties which occur; and by these arrangements the parties are not liable to lose the value of their intermediate labour, while the public interests are secure by the transfer of the location to a more effective settler, who, if he should neglect it, or fail to pay the interest, would be liable to the foreclosure of the mortgage.

The clearing the road of the stumps of trees, levelling and ditching it, would be a work which the settlers could perform in the intervals of their occupation, in fencing and planting their cleared lands; and if such settlements were in progress, I entertain no doubt that the Assembly would readily accede to the appropriation to the roads of the proceeds of the land sales, which as the settlers would have the full benefit of these roads, and could not, indeed, settle in the wilderness without opening them, would make the concession equal to a free grant.

From the obstacles raised in carrying out the regulations of 1st December, 1842, for the previous survey and settlement of locations, and not from any doubt of the views under which they were framed, the Regulations of the 11th May, 1843, were promulgated, by which individual settlers were again allowed to apply for lands and provide for the expenses of survey, reserving to the Government, for special consideration, where parties of settlers might associate for the purpose of occupying tracts of wilderness lands. Since that period, two or three large tracts have been sold to individual purchasers, and one for actual settlement, but no new settlements have been formed, although the older settlements have been progressively extended by the sale of contiguous allotments.

From the foregoing account of the preparation required for the occupation of wilderness lands by emigrant settlers, your Lordship will comprehend that a considerable outlay would in the first instance be required, from which no immediate available return could be expected; but if possessed of the means of maintaining themselves till their lands could be rendered productive, or having profitable employment provided for them, they would annually be able to augment their resources, and thus add to the security for the sums advanced; and, if after the formation of the first settlements, other locations should be laid out for the reception of new families of emigrants, and those already settled should have acquired the necessary experience to enable them to take the contracts for extending the roads, clearing the lands, and erecting the first buildings, they would thus be enabled to redeem the principal and interest due by them, and secured on their own locations; and thus the first advances would become the means of effecting the progressive formation of prosperous settlements in the wilderness, by which the aggregate resources of the country would be improved. To form an estimate of these, I need only refer to the accurate returns made by Mr. Wilmot in 1844, and which were laid before the Assembly, in regard to settlements which derived their only advantage from the funds advanced for the construction of the roads which traverse them, being the present high road between Fredericton and St. Andrews; and your Lordship will hence comprehend that the reluctance of the Assembly to provide for an extension of these new settlements does not proceed from any failure to appreciate the advantages derived from them, but from a reluctance to charge the commercial revenue of the Province with a greater burthen than that of maintaining the roads essential to the settlements already formed, and where the repayment of any advances except in labour, if executed on credit, is known to be impracticable.

In the neighboring States where such works are defrayed altogether by assessment, the practice is to dispose at once of the vacant lands in townships, and to make them chargeable for the roads, under certain regulations which enable the settlers upon them to contribute by their labour; and as each township is a corporation, and as squatters cannot be dispossessed without the payment of the value of their improvements or "*betterments*," and as they are directly interested in opening roads, they are soon in a condition by their votes to put the law in force, assessing the proprietor, or compelling the sale of the land, to defray the assessments.

The provincial laws, however, not being so stringent on the proprietors of wild lands, a different system is necessarily pursued; and except in the application of the statute labour to repairs, the opening of roads is wholly dependent on the appropriations which are annually made by the Assembly, and which are necessarily regulated by the demands of the people, and the influence they are enabled to exert through the members of their respective counties in obtaining small grants; a system which, however objectionable and inadequate as a means of settling the Province, cannot under existing circumstances be superseded.

That new lines of road through fertile tracts of land might be opened in every district of the Province is, however, unquestionable, and if locations were thus to be laid out in connection with existing settlements, not only would the preparation of the locations be readily effected by the inhabitants, but their assistance be given in locating the emigrants; and in this manner they might be advantageously distributed and settled along connecting lines of road, and be able not only in a few years to provide for themselves,

but to redeem by their labour the advances made and chargeable on their locations.

To elucidate this, I may observe that the charge for cutting out a mile of road through the forest by contract, 66 feet wide, in order to secure sufficient "*skirting*" to admit air and light, is £26 sterling; and for stumping, ditching, and "*turnpiking*," or levelling, is £60 sterling, and as the contract price for cutting down and burning forest land for cropping, is from £2 to £3 sterling per acre, and for erecting a log-house, £8 to £10, an estimate may readily be formed of the whole charge of preparing to whatever extent required for the location of emigrant settlers. Where the land is good, "*frontage*" of 10 chains, or one-eighth of a mile, would be sufficient for each location of 50 acres; thus allowing 16 locations for each mile of road. Where the land is inferior, the number would necessarily be reduced by enlargement of the "*frontage*," and as the emigrants might remove to the location where the road had been opened by cutting down the trees, they would have the benefit of employment in the work of "*stumping*, ditching, and levelling it." If accompanied by their families, a further expense would necessarily be incurred in the erection of temporary buildings, or "*shanties*," for their accommodation, which, however, would afterwards serve for stores or barns; and a building of 50 feet square and 20 wide, of this description, would cost about £25 sterling.

In order to secure success to settlements thus formed, it would be necessary, after ascertaining the charge for improvements at the foregoing rates, to provide for the occupation of the allotments along *one side* of the road, recording or endorsing on the grant for each allotment the proportional charge for the land and improvements, for which the settler would execute a bond; and in addition to the immediate advantage of public works in completing the road, he would look forward, when he had acquired sufficient experience, and his land had yielded the means of subsistence, to be able to redeem the mortgage by taking the contracts for similar clearances and improvements on the opposite side of the road, for the benefit of future settlers, and also for the extension of the lines of road and the transverse roads at every two or three miles required to open the rear allotment for new settlers. By this method, the settler would be relieved from anxiety arising from a doubtful tenor, which a demand for the payment of the principal and interest of the debt in money would occasion; and any funds which he possessed might be made available to him in the purchase of stock and implements of husbandry, as he progressively required them, although in some cases they might be applied at once in redeeming the mortgage, and thus cancelling the future demand for interest. It is not unusual in the United States for experienced axemen in this manner to prepare locations and dispose of them to settlers; and this system would probably obtain where a class of emigrants came out in possession of funds, enabling them to pay for such improvements; but in any event it will be apparent, that in the progress of the settlements thus formed, the advances made at the outset would become the means of progressively extending the settlements in the opportunities afforded to the settlers of redeeming them *by labour*, first, in the construction of the roads, and ultimately as they acquired the necessary experience and skill in opening new locations further in the forest, for the occupation of others.

It will be observed in the printed regulations of 1842 and 1843, that provision has been made for reserving suitable allotments in each location for schools and places of worship, and these I have no doubt will be gratuitously conceded by the Assembly; and if, in addition to the provincial allowance for a schoolmaster or a teacher in each settlement thus formed, a small allowance or stipend could be granted for a clergyman or minister of the religious denomination of the associated party, where the numbers located together might amount to four or five hundred, a bond of union amongst them would thus be secured, which would be conducive to their spiritual and temporal welfare. There is, however, another point which I cannot permit myself to overlook in detailing the measures by which the settlement of the country may be practically promoted.

In the military settlements formed in this Province after the American Revolution, there was no municipal organization, and hence the settlements have failed to possess that self-dependence, and that corporate spirit, which is so strikingly evinced where those elementary forms of the English Constitution have been preserved; and to this cause the slow progress in which the country has since been settled may partly be ascribed.

If your Lordship will refer to my Despatches (No 37, of the 15th July and 29th September, 1841), you will observe the importance which I have attached to this defect, and having obtained the passage of a Bill through the Assembly in 1842, founded on the voluntary principle of the English Corporation Reform Act, I regretted that it was lost in the Legislative Council; and the failure to revive it has arisen solely from the apprehension raised that the people would be liable to assessment for their roads, &c.

Considering that British subjects who remove to the colonies so situated are thus virtually disfranchised, I submit to your Lordship whether it is not constitutionally just to secure to them on their emigration the privilege of carrying out the laws of their country, so far as they may be found applicable; and if an Act of Parliament should be passed authorizing such associations to incorporate in the United Kingdom, and conferring on such bodies certain pecuniary advantages for a term of years on their emigration to the provinces, I entertain no doubt that the Legislature of this Province would readily co-operate in a *general* measure of the kind, if made appli-