

LOWER CANADA.

Visct. Goderich to
Lord Aylmer.

If the instalments are not regularly paid, the deposit money will be forfeited, and the land again referred to sale.

6. Public notice will be given in each district in every year, stating the names of the persons in each district, who may be in arrear for the instalments of their purchases, and announcing that if the arrears are not paid up before the commencement of the sales in that district for the following year, the lands in respect of which the instalments may be due, will be the first lot to be exposed to auction at the ensuing sales; and if any surplus of the produce of the sale of each lot should remain after satisfying the Crown for the sum due, the same will be paid to the original purchasers of the land who made default in payment.

7. The patent for land will not be issued, nor any transfer of the property allowed, until the whole of the instalments are paid. The lands sold under this regulation are not to be chargeable with quit-rents, or any further payment beyond the purchase money, and the expense of the patent.

8. Persons desirous of buying land in situations not included in the tract already surveyed, must previously pay for the expense of survey, and the price must, of course, depend upon the quality of the land and its local situation.

9. The Crown reserves to itself the right of making and constructing such roads and bridges as may be necessary for public purposes in all lands purchased as above; and, also, to such indigenous timber, stone, and other materials, the produce of the land, as may be required for making and keeping the said roads and bridges in repair, and for any other public works. The Crown further reserves to itself all mines of precious metals.

10. The regulations for granting licences to cut timber will be learned by application to the Surveyor-general's Office in the province.

— No. 2. —

Copy of a DESPATCH from Viscount *Goderich* to Lord *Aylmer*.

My Lord,

Downing-street, 21 Nov. 1831.

Visct. Goderich to
Lord Aylmer.

In my despatch of the 7th July, in which I adverted to the various complaints contained in the petition addressed to His Majesty by the Assembly of Lower Canada, I informed you that I would make what is there termed "the vicious and improvident management of the Crown lands," the subject of a separate communication. In proceeding to do so I will, in the first place, consider separately what I believe to be the most prominent of the particular grievances which the Assembly intended to comprehend under this general head. These are,

1. The difficulties in the acquisition of land under a secure title, encountered by the *bonâ fide* settler:

2. The abuse by which large tracts of land have come into the possession of persons unable or unwilling to improve them, and have in consequence been rendered useless to the province, and injurious to the real settlers, by separating them from each other, and interrupting their communications: and,

3. The similar inconvenience which has arisen from the clergy reserves.

Upon each of these subjects I shall proceed to offer some remarks, in the order in which I have mentioned them. Difficulties are, I believe, at present met with by the *bonâ fide* settler in acquiring land under a secure title, in consequence of the forms of conveyance now in use, which seem calculated to cause needless delay and expense. I entirely concur with the Assembly that this is an inconvenience which ought immediately to be got rid of. I have had under my consideration the best means of doing so, and I trust if the measure I shall propose in a subsequent part of this despatch is adopted by the Assembly, I shall be able without delay to furnish you with instructions by which this important improvement may be effectually accomplished. The complaint, however, which I am now considering, seems to relate not only to the delay experienced in obtaining patents for land, and to the fees which are charged upon them, but also to the practice which has of late years been introduced of selling the Crown lands instead of parting with them gratuitously. In recapitulating at the end of their petition the principal grievances of which they complain, the Assembly particularly advert to the "management of the waste lands of the Crown, in consequence of which applicants for actual occupation are prevented from freely possessing the same under secure titles, in sufficient quantities for cultivation, without unnecessary delay, and without any expense

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