

waste and unproductive; and it is expedient that means should be adopted for clearing and cultivating the said land, and for that purpose his Majesty should be authorised to sell and dispose of certain parts thereof to the Company to be established as herein mentioned; and whereas, certain other lands in the said Province of Upper Canada have been reserved for the use of his Majesty, and are known in the said Province by the name of the Crown Reserves; and whereas, divers persons have united together to establish a Company for purchasing improving, settling and disposing of lands in Upper Canada, and especially for purchasing and settling the whole of the before-mentioned lands known by the name of the Crown Reserves, and such parts of the said lands known by the name of the Clergy Reserves, as his Majesty may be so authorised to sell and convey to them, and for such other lawful purposes as his Majesty shall deem meet." And further on, in the same Act, the following words are found (and nothing to the contrary in the whole Act);—"And be it further enacted, That all conveyances which shall be made by the said Canada Company to any individual or individuals, of any part of the lands to be granted to, or purchased, or held by the said Company, in the manner and subject to the restrictions aforesaid, shall and may be made according to the form following, or so near thereto as the circumstances of the case will admit, that is to say:—

"We, the Canada Company, incorporated under and by virtue of an Act made and passed in the sixth year of the reign of His Majesty King George the Fourth, entitled 'An Act to enable His Majesty to grant to a Company, to be incorporated by Charter, to be called the Canada Company, certain lands in the Province of Upper Canada, and to invest the said Company with certain powers and privileges, and for other purposes relating thereto, in consideration of the sum of..... to us paid, do hereby grant and release to.....all.....and all our right, title and interest to and in the same, and every part thereof, to have and to hold, unto the said.....and his heirs forever."

"And every such conveyance shall be valid and effectual in law, to all intents and purposes whatsoever."

It will thus be seen that by the form of conveyance which the Statute makes it imperative for the Company to use when parting with their land, it was never intended by the Act, nor had the Company any power to make leases of these lands, nor do I believe the Imperial Government could have been induced to pass an Act to entail on this new country the evils which such a system was sure to produce. Nor was it attempted for many years after the formation of the Com-