

restedness so far as to deteriorate the income of their successors, by curtailing the source of that income. It is the reason why in this country the rank of a habitant in point of wealth, and of course of influence in his parish is not derived from his real possessions, but from the number of *minots* of wheat which he annually sows.

In former days the rank and influence of a *Seignior* were supported first by his name and situation, and secondly, no less powerfully, by certain *seigneurial* rights which were attached to his title of Seignior, amongst which that of having Justice administered in his own name and by his own officers, was one of the most honorable and lucrative: this is entirely lost to them. Another no less lucrative, which is indeed yet possessed by them is that of the fisheries. But their produce being in general almost reduced to nothing, can hardly be considered as now worth mentioning. So that both the seigniors and the clergy in this province, far from having any interest in this wished for agricultural amelioration, dread them as utterly detrimental to them. The tenure of estates and the nature of tythes must therefore be altered before we can expect real and effective improvements in the provincial agriculture.

We know that in opposition to this we shall be told that on the list of the members of the agricultural societies lately formed, the names of *Seigniors* and *Curés* do appear. We give the most unbounded latitude of praise to such truly patriotic disinterestedness, and go even farther, we believe them to be sincerely well wishers to the success of agricultural improvements; but it is not sufficient. One single example is of more avail than millions of the best wishes, and a thousand precepts. Shew our habitants a positive success and they will spare nothing to obtain it; but promises of conditional profit will never be listened to by them. Satisfied in general with what they have, they will not venture even the smallest share of their superfluity to increase it. So long therefore as there will be no industrious and wealthy people residing among them to set them the example of improvements, and to convince them of the certainty of benefit which will be the consequence of their following, so long shall we consider all attempt at improvements as unavailing and fruitless.

We shall conclude this enumeration of the causes of probable impediments to the progress of agriculture in this colony by adding the two following. The first is, that the habitant being to all intent and purpose the owner and proprietor of the farm he occupies, is in no ways compelled to extraordinary exertions like the farmers in other countries, by the fear of being turned out by his landlord, or of having his rent raised at the expiration of his lease; and as his lands are sufficient such as they are for his maintenance, he naturally concludes, that in that same state they will likewise be so to him who shall enjoy them after him. The second is the want of regular markets for the overplus of produce