

themselves the task of preparing villages for the reception of emigrants. Proprietors making such agreements would of course look to obtaining from the emigrants the means of ultimately repaying the advances received from the public, and with the arrangements made between the parties for that purpose, the Government would have no right to interfere; but, without doing so, it would be proper to endeavour by advice to lead them to adopt such arrangements as would be most likely to promote the success of the measure. With this view it would, I think, be right to call the attention of the landowners to the considerations to which I have already adverted, as to the inexpediency of a settler's being induced to commence his new career under the burthen of debt, pointing out, at the same time, that this might be avoided by their becoming in the first instance not purchasers upon credit of the cottages in which they were placed, but tenants paying a moderate rent, which probably should not commence till the termination of the first winter after their arrival, and then be payable at short intervals, perhaps weekly or monthly. It would be expedient further to grant them the privilege of purchasing, whenever they had saved the means of doing so, not only their cottages, but also all ornaments of land attached to them, the price of which should be settled beforehand. I have no doubt that an arrangement of this sort would afford a far greater stimulus to industry, and that the desire to become a proprietor would be a far stronger motive with the emigrant to exertion than the mere wish to pay off a debt, if he were at once placed in possession of his cottage and land. Landowners might thus, I am persuaded, with good management, calculate upon receiving from the settlers the means of repaying the advances made to them by the Government; but it is not to be overlooked that this would form but a small part of the advantage to be obtained by them, their chief profit would arise from the increased value given to the adjoining wild lands from the formation of the proposed settlements. To carry these views into effect, I have to authorize you to make it known, both in Canada and in New Brunswick, that you are prepared to make advances out of British funds to proprietors, upon the security of their lands, on condition of their undertaking the construction of villages of the required description. The managing agents of any of the chartered companies would of course be entitled to be viewed for this purpose like any other proprietors.

It is proposed that officers of the army upon full pay, whether of the line or other branches of the service, and also officers of the Commissariat service, should be employed in carrying out this service. One of them should be sent into Gaspé, two to the Eastern Townships, and two into Western Canada. They will, while so employed, be allowed, in addition to their full pay, extra pay at the rate of £1 per day, and their actual expenses in travelling. This extra pay may be paid by the officer in charge of the Commissariat in each province, on abstracts approved by the Governor.

These officers must be furnished with instructions which your Lordship will best know how to adapt to local circumstances, founding them upon the general views already explained.

In no case should any officer be allowed to conclude an agreement with a proprietor for the formation of a village until the agreement has been submitted to and approved by your Lordship. Officers should especially be cautioned to ascertain that the proprietors seeking advances are in earnest in their intentions, and likely to be capable of carrying them out successfully. And I must here especially observe, that officers should never fail to bear in mind that one essential element of success is, that villages should only be erected in situations where either the proprietor himself has such capital and opportunities of employment, that he will be able from the first arrival of the people to afford them work which shall continue at least during the first winter; or else where public and other means of constant employment will be within easy reach of the village.

Before any advance of money is made, a certificate should be furnished by the Inspecting officer that work has been already executed to the extent of at least half the estimated cost of the village. Upon the production of such a certificate, one moiety of the estimated cost of the village may be advanced, and the remaining moiety when the village shall be reported to have been completed. The sum to be advanced for the construction of each village, including the church or chapel, and the residence of the clergyman, is not to exceed the rate on the whole of £5 a-head on each settler to be located, including women and children, and assuming, in the absence of more specific information, that each family will consist of five persons.

The sums to be advanced to landowners for this purpose are to be repaid in not