

Europe, is an insuperable obstacle to the class of men who would most benefit by emigration. Few of them would be able, after converting the whole of their effects into money, to do more than procure a conveyance for themselves and their families to the distant shores of the Pacific; and they would find themselves, upon landing, without the means requisite to start them in their new venture. It is precisely to meet the case of this class of settlers, that the present scheme is projected. The plan of settlement which I propose, is to procure grants of land in different parts of the Colony, where facilities of communication exist (by no means wanting in British Columbia,) to be obtained from time to time, as they may be required for the purposes of settlement, and to lay out about fifty farms in each locality. The tillable land for the farms will be parcelled out in plots containing 100 contiguous acres, (from the large tracts of prairie land found in various parts of the country); while the woodland can be taken from portions of the neighboring forests, according to locality and requirements. It is proposed that each tract of land, when acquired from the Government, should be vested in the Association in fee simple, who would thereby become Land or *Leud*-lords of the future settlers, under the conditions to be prescribed by and agreed upon with the Government, the tenants severally paying to the Association, by way of rent, one-half the net produce of their farms, until they are in a position to repay, from their own resources, the amount expended on them respectively, in the manner set forth in the Prospectus, in conformity with the By-laws of the Association, and the contract signed by the settlers. Each settler, so soon as he shall have thus re-imbursed the Company's outlay, will be entitled to receive a deed of his farm, in fee simple, and will be exonerated from any further rent or payment whatever, no charge being made against him for interest or profit, which are fully provided for in the rent payable in kind, which must necessarily be payable for several years, before he can expect to find himself in a position to pay off his indebtedness to the Company; in the meantime he remains their tenant, removable only in case of notorious neglect or mismanagement.

After the establishment of the two first settlements of 50 farms each (comprising the first grant), it is proposed to apply for a second one of