

tivation within a limited period. The Fee to be paid by this class of settlers is intended merely to reimburse the expence of Survey.

11th.—The restrictions placed on large Tracts of Land, at the recommendation of Colonel Cockburn, to be removed.

12th.—Patents to be issued to persons who have paid the whole of their Purchase money, under the regulations of 1827, and Public Notice to be given to persons whose Instalments are in arrear, that the Deposit money will be forfeited, and the Land again sold, if the conditions of sale are not fulfilled.

13th.—Licenses for cutting Timber are not to be granted, except on a proper Survey of the ground, and precaution to be taken against waste in the destruction of the Timber, and as the Offices of Surveyor General and Commissioner of Crown Lands are now united, it is presumed that this desirable object may be effected, even at a considerable reduction of the expence at present incurred.

14th.—In particular situations of local advantage, as to the convenient transport of the Timber, or in the immediate vicinity of settlements, the Commissioner will recommend, for the sanction of the Lieutenant-Governor, such an addition to the usual price as may be consistent with the fair interest of the Crown, and the Purchaser. The Commissioner may also recommend, in certain cases, that the Purchaser may be allowed to pay for the Timber by two Instalments, at intervals of a few months, to be fixed by the Lieutenant-Governor, on finding good Security for the payment of the sum due to the Crown on his Licence.

*Downing-Street, 2nd February, 1832.*

SIR,—I have the honor to transmit to you herewith an additional Instruction under the Royal Sign Manual for your future guidance in the disposal of the waste Lands of the Crown in the Province of New-Brunswick.

These Instructions have been drawn up with the object of improving and simplifying the system now pursued in the sale of Lands, from which any sudden departure might be attended with inconvenience to the Inhabitants, and to the Land Department. I am, however, anxious that you should fully understand the general views which I entertain with respect to the disposal of the Crown Lands in the several North American Colonies, for which purpose I enclose an extract of a Despatch which I have recently addressed to Sir John Colborne on the subject.

I am aware that various causes have hitherto operated against the sale of Land in New-Brunswick, and that consequently any sudden rise in the price might be attended with injurious effects: As the present Instructions however abolish the Fees on Location Tickets, and the conditions of cultivation being now omitted, it appears to me that the price which has been heretofore asked is hardly a sufficient security to prevent large tracts of Land from getting into the hands of persons whose object is not to improve it, but to sell the Timber on speculation, reserving the land for disposal when it shall have acquired an increased value by the settlement and improvement of the vicinity.

I therefore think that a moderate advance ought to be immediately made, and it has been suggested to me that no lands ought to be disposed of under 2s. 6. an acre, receiving the Dollar at 4s. 4d. and I trust that by judicious arrangement in the Survey and selection of eligible Tracts for sale, the sale price of the best land may at no distant period be fixed at 5s. per acre.

You will perceive that the present instructions do not bind you to an exclusive mode of disposing of the Crown Lands, but leave it open to you to submit to Auction those Lands which may possess such local or other advantages as in your opinion would render it desirable to offer them for sale by the simple, and in many respects preferable mode of Public competition.

That clause of the Royal Instructions giving you the power to grant Leases, is of course intended to apply chiefly to such positions as may point out the site of a future Tower, a Fort, or Dock Yard; and also to such other situations as may be likely at a future period to prove highly valuable to the Crown.