

applied for by him and containing certain conditions of settlement which had to be fulfilled before the letters patent could be issued. At the onset these conditions required, in addition to the building of a house, the clearing and cultivation of four acres per lot, as well as permanent residence for three years on the land so cleared. But this condition was soon abandoned and all that was required of the grantee to obtain his letters-patent was to build a hut and cut down four acres of forest.

INSTRUCTIONS OF 1826.

Up to 1826, all the public lands had been granted free of charge. That year the Treasury Board with the object of increasing the provincial revenue, ordered that, in future, public lands should be sold by auction and be payable in four instalments without interest. In virtue of these inspections the only lands to be offered to purchasers were those selected for the purpose by the Governor on the recommendation of the Commissioner of Crown Lands, an office instituted that very year. Those instructions also allowed small lots of land to be sold to *bona fide* settlers for what was called a constituted rent and which was in reality only interest at 5 per cent on the estimated value of the land.

INSTRUCTIONS OF 1831 AND 1837.

In 1831, Lord Goderich sent new instructions to the Governor, ordering that, in future, the price of public lands was to be paid by half-yearly instalments with interest. But these instructions were not followed. On the recommendation of the Commissioner of Crown Lands, the Governor gave orders that the old system be followed and the price of Crown Lands be received by annual instalments without interest.

In 1837, Lord Glenelg ordered the Provincial Government to receive the full amount of the price of the land at the time of the sale. These instructions remained in force until 1840 but the troubles which arose in the county paralysed all business and no new sales were made during the three years.

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