

REPORT RESPECTING THE

The rough statement, in large bodies, is,

	Acres.
In townships not surveyed, from Luther to Zero - - -	730,000
In the Newcastle district, and joining the Home ditto - - -	550,000
In the Western district, west of the Canada Company - - -	350,000
In the London district, north of the Canada Company - - -	340,000
In ditto, not yet purchased from the Chippewa Indians, say - - -	2,500,000
Acres	4,470,000

And as I understand this does not include the lots remaining ungranted, in the surveyed townships before-mentioned, it is fair to presume that between five and six millions of acres may be made ultimately available in this province.

The general size of a township is 36,000 acres, 12 miles by nine; say with nine lines of nine miles each, called concession lines, 400 rods apart, upon each of which a narrow line for a road is reserved. There are also two cross or check lines, of 12 miles each, at right angles to the concession lines, and three miles apart, upon which the corners of the lots are marked, 80 rods apart; thus 400 rods deep, with 80 rods front, gives 200 acres to each lot, with a road in front and rear of it.

Such was the original plan by which the whole province was settled.

The Surveyor-general's Office was in good order, and well kept, upon the principles of its first establishment; but I should think the system capable of simplification, both as regards the office and mode of giving location tickets, &c.

These tickets contain the duties required by a settler; viz. to clear and fence five acres for every 100; to erect a dwelling-house, 16 feet by 20; and to clear half the road in front of each lot. *The whole to be performed within two years.*

The Commissioner of Crown lands, who superintended the emigration of 1823 and 1825, showed me also Sir J. Colborne's instructions for settling the township of Ops, which was begun last year. These settlers had a house or shanty built for each, which only costs about 30 s., and were supplied with provisions, not to exceed two months to any one family; in consequence of which, 39 lots, of 100 acres each, were taken up by the 15th October; and the township, before vacant, then contained 127 souls. The whole expense incurred is about 400 l. or 3 l. 2 s. 6 d. per head. His expense for the emigration of 1823, deduction made for *cost of passage out*, was 15 l. 8 s. 9 d. per head, and in 1825 was 13 l. 11 s. 8 d.

The township of Ops goes on prosperously, and ceases to be an expense. In this case, the land was sold to the settler at 4 s. per acre, payable in five years, clear of fees.

The province of Upper Canada appears to have been considered by Government as a land-fund, to reward meritorious servants. Lots are given to reduced officers; say, 1,200 acres to a colonel, 1,000 to a major, 800 to a captain, 500 to a lieutenant, 200 to a serjeant and 100 to a disbanded soldier, and to the U. E. Loyalists, their sons and daughters, 200 acres each.

When it is considered that these grants have been dealt out most liberally for so many successive years, some owned by people living in Europe, and some by residents in the province, who have bought them up, it is not surprising that so large a portion of it is now beyond the control of Government.

The Canada Company, after some doubts of their being satisfied with the purchase, appear to be going on with it; the general opinion is, that they will in the end make it profitable; but that much time must elapse before their receipts can come round. It would be very desirable if the large tracts adjoining their's could be also disposed of to individuals or companies, who might then act in unison with them; whereas, if His Majesty's Government were to open sales in this quarter, at the same rate as elsewhere, they would undersell and injure the Canada Company; and if they sold at the same rate as the Canada Company, Government would become unpopular.

It has been the custom to exact fees upon grants of land, leases, surveys, patents, &c. from the first settlement of the province. These were probably originally imposed upon expectation of the conveyance of large bodies of land, but when applied to settlement by retail, are onerous and hard. I observe with great pleasure the steps taken of late to get rid of them. An entire abrogation cannot fail to increase the popularity of His Majesty's Government, and the comfort of the new settler; and when effected, it may be more than met by an extra charge upon the land.

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