

QUERIES.

ANSWERS.

bring a much better price from the next that desires to purchase them.

As the tracts are thus improved, the lots which were at first considered of little value by settlers, are gradually made more valuable, insomuch that those which remain longest in the hands of the speculators, generally bring the greatest prices. Now, on the other hand, with regard to Canada, the crown and clergy reserves, and the concessions granted to military claimants, keep more than three-fourths of the whole province in a state of nature, and deprive the settler of the assistance of his neighbours in making bridges and roads, to bring his produce to market, and from the towns such things as his family requires; prevent mills and other accommodations from being erected; thus cramping the exertions of the settlers; insomuch that many after clearing the lands and working for years on them, abandon them in despondency.

But you have said that there are no speculators with capital in Canada, similar to the Americans: of what avail then will it be, that these waste lands are brought to sale, when the energy is wanting that is required to animate the country?

If those obstructions, of which I have spoken, were removed, and the lands free to be sold, capitalists would soon rise to render them profitable subjects of speculation. I do even conceive that men of capital would come from England and Europe, and deal in the American manner with those lands: besides, the natural progress of the agricultural population of the province would create a market; for it may be justly said, that the youth of Canada all aspire to become possessors of land, and there are no spots so desirable as those very reserves which are a dead weight on the prosperity of the province.

Do you know any thing of the Pulteney Lands on the American side of the St. Lawrence?

Yes: I had an opportunity many years ago of reading the correspondence of the agent of Sir W. Pulteney, respecting those settlements. From that correspondence it appeared that the progress of their operations were, as I have described the process of the American speculators. It also appeared that Sir W. Pulteney and his associates had laid out large sums of money, perhaps as much as sixty or eighty thousand pounds in building inns and mills; and making roads and bridges before