

I.

REGULATIONS

FOR GRANTING LANDS IN THE BRITISH NORTH AMERICAN PROVINCES.

FOR the information of Persons desirous of proceeding as Settlers to His Majesty's Provinces in North America, the following summary of the Rules which have been established for the future regulation of Grants of Land, has been prepared by direction of the Earl Bathurst, His Majesty's Principal Secretary of State for the Colonial Department:

The Commissioner of Crown Lands will, from time to time, and at least once in every year, submit to the Governor a Report of the total quantity of each district of Crown property, so far as he may then have ascertained the same, together with his opinion of each description of property which it may be expedient to offer for sale within the then ensuing year, and the upset price per acre at which he would recommend the several descriptions of property to be offered, provided that the land proposed to be offered for sale does not contain any considerable quantity of timber fit for His Majesty's navy, or for any other purposes, it being the intention that no Grant of the Land upon which such timber may be growing should be made until the timber is cleared.

If the Governor should be pleased to sanction the sale of the whole or any part of the land recommended to be sold at the upset price proposed, or at any other price which he may name, the Commissioner of Crown Lands will proceed to the sale in the following manner:

He will give public notice in the Gazette, and in such other newspaper as may be circulating in the Province, as well as in any other manner that circumstances will admit of, of the time and place appointed for the sale of the lands in each district, and of the upset price at which the lots are proposed to be offered; that the lots will be sold to the highest bidder, and if no offer should be made at the upset price, that the lands will be reserved for future sale in a similar manner by auction.

That no lot should contain more than 1,200 estimated acres.

The purchase money will be required to be paid by four instalments, without interest; the first instalment at the time of the sale, and the second, third and fourth instalments, at intervals of a year.

If the instalments are not regularly paid, the deposit money will be forfeited, and the land again referred to sale.

Purchasers of land at any sale, not exceeding two hundred acres, being unable to advance the purchase money by instalments, as proposed, the Commissioner may permit the purchaser to occupy the same upon a quit rent, equal to five per cent upon the amount of the purchase money; one year's quit rent to be paid at the time of sale in advance, and to be paid annually in advance afterwards. Upon the failure of the regular payment, the lands to be again referred to auction and sold. The quit rent upon lands so purchased in this manner to be subject to redemption, upon payment of twenty years' purchase, and parties to be permitted to redeem the same by any number of instalments, not exceeding four, upon the payment of not less at any one time than five years' amount of quit rent, the same proportion of quit rent to cease.

In case, however, the parties should fail regularly to pay the remainder of the quit rent, the same to be deducted from the instalment paid, and the lands to be re-sold by auction whenever the instalment may be absorbed by the accruing payment of the remainder of the quit rents.

Public notice will be given in each district, in every year, stating the names of the persons in each district who may be in arrears, either for the instalments of their purchases or for quit rents, and that if the arrears are not paid up before the commencement of the sales in that district for the following years, the lands in respect of