

# REPORT

OF THE

SELECT COMMITTEE

APPOINTED

TO ENQUIRE AND REPORT UPON THE PRESENT SYSTEM OF MANAGEMENT

OF THE

## PUBLIC LANDS.

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Ordered, by the Legislative Assembly, to be Printed, 12th April, 1855.

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1855.

# REPORT.

LEGISLATIVE ASSEMBLY,

COMMITTEE ROOM,

*Friday, 18th May, 1855.*

The Select Committee appointed to examine and report upon the present system of management of the Public Lands, and the various dues arising therefrom, together with the present mode of selling, leasing, and otherwise disposing of the same,—

## BEG LEAVE TO REPORT :

That owing to the varied and extensive character of the subject referred to your Committee and the very important interests liable to be affected by such changes as might be recommended, it has not been possible to obtain sufficient evidence to warrant your Committee in arriving at a definite conclusion and general report on the matters referred to them. They are therefore obliged to report the evidence obtained to your Honorable House, accompanied by the unanimous expression of their opinion, that important modifications of the present system are imperatively required; and they therefore recommend that the subject, with the evidence herewith submitted, be again referred to a Select Committee of your Honorable House at the next meeting of Parliament.

With reference to the disposal of Timber on the Public Domain, your Committee strongly recommend, that no change whatever be made in the terms upon which present limits are held, pending the final decision of your Honorable House in reference to this most important question, as it is their unanimous opinion that, until the system be determined upon and regulated by Act of Parliament, a change of the present regulations would be detrimental to the public interests.

Your Committee further beg leave to report, that an immediate inspection of the accounts of all the Local Agents, by an Officer of the new Audit Board, should be at once ordered, as it appears in evidence, that no check whatever now exists, whereby their accuracy can be established, and they recommend that all moneys received by such agents be paid direct to the Receiver General, on account of the Crown Lands Department.

Your Committee further report, that in their opinion, all public moneys expended under the Crown Lands Department, should be provided for by vote of your Honorable House, in the same manner as other supplies are voted. The present system is conducted on entirely erroneous principles.

Your Committee further report, that all sales of public property,—except ordinary Farm Lots,—should be made by Auction, after advertisement in the local papers where the property is situate; and that no private sale of such property should hereafter be permitted.

All of which is respectfully submitted.

A. T. GALT,  
Chairman.



## EVIDENCE, &c.

Taken before the Select Committee, appointed to examine and report upon the present system of management of the Public Lands; and the various dues arising therefrom, together with the present mode of Selling, Leasing, and otherwise disposing of the same, with power to send for persons, papers and records.

*Letter from FREDERICK WIDDER, Esquire, Chief Commissioner of the Canada Company, at Toronto—to the Committee.*

CANADA COMPANY'S OFFICE,  
TORONTO, 22nd February, 1855.

SIR,—In November last, I had the honor to acknowledge the receipt of your communication, wherein, by direction of the Committee of the Legislative Assembly, appointed to enquire into the present system of "Selling, Leasing, and otherwise disposing of Public Lands in this Province," we are requested to reconsider the views expressed in the year 1845, and to inform the Committee whether we are prepared to offer any further remarks or suggestions, on the subjects referred to.

I should as promised, have long since taken up this matter, but the great pressure of business in this Office, and the expectation entertained that Parliament would have adjourned much earlier than it did, induced the postponement of this reply, for which purpose I had contemplated submitting to the Honorable Committee, a statement showing the annual progress made in the disposal of our Lands, and the settlement secured in consequence; but I find that it would be difficult to do so, without entering into a most voluminous detail of figures, which would occupy much labor and time. I shall therefore limit myself to saying, that our system of leasing, in operation upwards of twelve years, has been attended with the most successful consequences, in every point of view, under it. The Company's possessions are now reduced to about 480,000 acres in the Crown Reserves, and Huron Tract Lands together, including large quantities of Lands which, from situation, or badness of soil, are at present worthless, and of course perfectly unavailable for any purpose, and which from necessity, must remain for years, impervious to any principle of settlement.

From this position of the Company's affairs, resulting from our proceedings in operation for so many years, you may easily believe that our experience does not incline us in any manner, to alter our views, but since the Honorable Committee invite any remarks bearing generally upon settlement, I beg to submit a few observations connected with the Public Lands.

Most of the Public Lands that are immediately available, have been disposed of, and any material interference to the prejudice of the recent purchasers, with the system under which the sales were effected might be of doubtful expediency. The Regulations of 1852 call for amendment, limiting the quantity that each person is allowed to purchase to 200 acres, is an obstacle to the introduction of capitalists, and of the numerous, and most desirable class of wealthy settlers, who sell out farms in the improved, and older Townships of the Province, for the purpose of providing themselves and their rising families with future homes, whose anxiety is, to have them on lots adjacent to each other. Excepting

punctual payment of Instalments, all the conditions, such as actual occupation, and clearing, should be abrogated, and transfers encouraged. A large proportion of the purchasers of the public lands, are mere laborers whose means were exhausted on commencement, or in the first deposit of ten per cent, and they then return to the Railways, or other public works, whence they came—in many instances, trusting to realising a profit by selling their rights. If the first year expire without the conditions of sale being complied with, many valuable settlers might be discouraged from settling on the land at all, owing to an apprehension of the consequences attending default, if strictly enforced, whilst many work to accumulate enough money from their labor, to enable them at a future time, to occupy the land, and will visit any opposing claimants under resales of forfeited lands (if Government should resort to such a course) by violence.

The Government Regulations were no doubt framed for two purposes. 1stly, To obtain immediate settlement of the desirable class for the country. 2ndly, To render the lands available to taxation, so that the country should thereby be furnished with means for the requisite improvements. It is much questioned as already shown, whether any good and beneficial settlement will arise by an adherence to those Regulations, and consequently the second object will fail of accomplishment. It is suggested for consideration, whether all desired objects might not be effected, by abolishing all the regulations, upon condition that each purchaser, or assignee of a lot, should be bound to pay all taxes from time to time imposed and that the Government should make a return of the names of the holders of the lands, and further, that Patents should issue for any lands upon payment of the purchase money with interest. It is believed, that had some such plan been adopted, the lands, instead of yielding 7s. 6d. and 10s. per acre, upon deferred payment by Instalments of ten years, surrounded with trouble and embarrassment, they would have produced on an average 20s. per acre, and have very soon been paid for in full, freed from all the expected difficulties, whilst a healthy, and desirable class of settlers would have located on the public lands.

I have the honor to remain, Sir,

Your obedient servant,

FRED. WIDDER,  
Commissioner.

To the Clerk of the Committee,  
Lands Department.  
Quebec.

*Mr. Tarbutt, Crown Land Department, Examined.*

*Question*,—Will you state to the Committee your views as to the system under which the sale of lands is carried on under local agents; and also as to the steps which you would recommend in view of promoting the efficiency and accuracy of the Department?

*Answer*,—I am of opinion that it would be inadvisable to attempt to carry on the business of the Department without local agents. If you take into consideration the amount of money received annually, which, were the agencies abolished, would have to be sent by mail in small sums, averaging in all probability for this year from 30 to 40 daily payments, together with the necessarily attendant correspondence in acknowledging these receipts, answering inquiries, and in very many instances returning money because the lot applied for had been already disposed of; you will be able to appreciate (but

to a limited extent,) the business which would be entailed upon the Department. Under the present system there were 8,025 letters received last year, and 7,500 have already (14th November,) been received this year; therefore, were all applications to be made and correspondence addressed to the Commissioner of Crown Lands, the number would probably be increased to between 30,000 and 40,000 for Upper Canada alone.

Agents relieve the Department from an immense number of inquiries, being able to answer personal applications whether certain lots are for sale or not; as well as informing persons within the limits of their agencies the precise amount due on lots sold on credit, as have been the Clergy Reserves since the commencement of the sale (in 1829) of those lands.

Persons having local knowledge, such as the resident agents may be supposed to have, are required to check the valuations of surveyors employed by persons who are allowed to purchase at a valuation whether Crown Lands or Clergy Reserves; and to see that an appropriate price be paid for the latter description of land, included in the general inspection of 1843-44, under the order of the Queen in Council, the directions of the Government being; that those lands should be disposed of, not with reference to the up-set price of Crown Lands, but with reference to the prices at which the lands of private individuals, of a like quality and situation are sold.

In cases of conflicting claims to land, and which are numerous, I should say that it would be better that an investigation be made by a disinterested agent of the Department, with whom the parties could personally communicate, than that the Department should have to contend with the private agent, supplied with *ex parte* evidence.

As far as the public is concerned I should think that a person desirous of settling in the woods would prefer a personal application to a local agent for the purchase of land, to either travelling to the distant seat of Government or employing a private agent at a considerable expense, and a prolonged uncertainty whether he could obtain the land he desired; while he and his family are kept in suspense, they being it may be presumed, not resident in the neighborhood. Every facility, it is conceived, should be given to intending settlers, which is afforded by easy access to information respecting vacant lands in the neighborhood where they desire to remain; and this is the more particularly applicable to illiterate persons who would be unable to communicate their wishes in writing either to the Department or to private agents at the seat of Government.

It may, however, I think, be worthy of consideration whether it might not be advisable rather to diminish the number of agents by extending the spheres of those of known efficiency, than the contrary, as has been the case since "Districts" were abolished in Upper Canada; care being taken when new appointments are made, that men are selected more with regard to their intelligence and business habits than for their political predilections.

And as one argument in favor of the abolition of the local agents of the Government has been the expense, I am disposed to question whether it would cost the public (who, it may be admitted, I presume, now indirectly pay the agent's commissions) less were they required to visit the seat of Government or employ a private agent for the purchase of land, and to advocate their claims thereto in cases of dispute, which such a system would have a tendency to multiply; while at the same time an increased number of hands must be employed in the office.

*Letter from WILLIAM SPRAGGE, Esquire, Crown Land Department, to the Committee.*

CROWN LANDS DEPARTMENT,  
 QUEBEC, 28th March, 1854.

SIR,—In anticipation of the unusually extensive emigration from Europe, which recent intelligence assures us, may be expected; and in view also of the necessity which exists for providing lands suitable for settlement, and on favorable terms for such of the present Inhabitants of the Province, as may be desirous of engaging in clearing and cultivating the unappropriated public lands; I beg leave to place before you some observations and suggestions connected with that subject; premising them with the assertion of the fact, that no adequate facilities have hitherto been provided for the formation of new settlements upon a comprehensive scale; and that we are without any sound practical system for allotting lands to actual settlers; judiciously establishing them thereon, and rendering them any truly effectual aid, in contending with the difficulties inseparable from the organization of new settlements.

I now propose to demonstrate the possibility of accomplishing those various objects, without resorting to the unpopular and perhaps questionable policy of drawing from the public revenue, large sums of money to be employed in advancing such settlements.

An experience of now upwards of twenty-five years in the Land Departments, during which I have aided in remedying many errors in system and practice, which I found to exist, has convinced me, and enabled me to convince others, that the sanctioning or tolerating speculation in the public lands, and the accomplishing their actual settlement, are incompatible the one with the other; and that if Government must make sales to individuals who have immediate intention of settling, separate tracts are the only localities in which special privileges of that nature be exercised; of late years, the main consideration seems to have been the creation of a Land Revenue. But without sacrificing highly important interests, this can be attained only to a limited extent, and should be viewed as of secondary moment, and as not to be placed in competition with the great object at which we ought to aim; the increasing the Agricultural productions of Canada, and the adding to the numbers, of that best and most valuable class of all our Agriculturists. They add more than any other to the material wealth of the Colony; mainly contribute towards realizing that which our financial indebtedness is rendering more pressingly important; the balance of trade. And as the most moral, as well as superior, physically, to the other classes, are the source whence those other classes can be best reunited. *What does this mean*

To promote Agriculture, and encourage such as will embark in that pursuit, I would suggest the offering the public lands upon such terms, and accompanied by such inducements, as will be calculated to cause all who have it in their power to do so, to select this road to independence.

I would recommend that all the ordinary Public Lands in Upper Canada, extending from the Ottawa in the East, and to the Counties of Wellington, Gray and Halton on the West, and embracing also, in the first named County, the Townships of Melanethon, Luther, and Amaranth, should be placed at an uniform rate of five shillings per acre. By the term ordinary public lands, is included all but the detached lots in the old surveyed Townships.

Of the purchase money, it is desirable that a sufficient proportion should be paid down, to guard against the land being plundered of its timber, and then abandoned; which there is reason to believe is the course often pursued under the present system of one-tenth payments. Accordingly I would substitute payments of two-fifths, relieving the settler from any further payment until the expiration of three years, by which term, it may be assumed, that from the produce of his land he would then be in a condition to pay a



further instalment of another one-fifth. This I would exempt from interest, provided it be punctually paid when it falls due; and remitting interest also, on the balance, (being the residue or remaining two-fifths) if paid up at the same time; allowing however the 2nd, 3rd and 4th of their Instalments to be paid at intervals of one year between them with interest. This mode of waiving the right to interest, would doubtless produce a salutary effect, in operating as a spur to exertion.

Of the two-fifths which would constitute the first payment, I would propose that two-sixths thereof, equal to eight pence per acre, should be set apart as a Township Road Fund, to be expended under the direction of the Township Council, in the concession or range from the sale of the land in which the amount was raised. And that another one-sixth, making together one-half of the first payment, should go towards forming a fund for opening and improving leading roads, to or through such Township, and to be expended under the authority of the Government, or to be employed in re-imbursing the Government for any advances which might have been made for that purpose.

The establishing of road funds, and the certainty that a definite proportion of the purchase money must be expended for the benefit of the settlements, could not prove otherwise than a popular system, and while it would be highly beneficial to the settlers, would carry with it the recommendation of relieving the Revenue from all expenditure for those objects.

The surveys in Upper Canada having, during about the last twenty-four years, been made upon the double front system, the principle of which is, that two ranges of lots are made to face upon each concession road. The reserved proportion of eight pence per acre, would yield a sum of £6 3s. 3<sup>1</sup>/<sub>2</sub>d. to be expended towards cutting out and levelling, &c., each fifteen chains length of road allowance, (the frontage of each 100 acres,) and furnishing a total for a Township of 72,000 acres, of £2,400. And by consequence a sum for general leading roads at 4d. per acre of £1,200. The advantage of opening roads to their full width, and thereby fully admitting the action of the sun and air will be appreciated by all who have visited new settlements where this plan had not been pursued.

It would be necessary to fix a period within which it should be incumbent upon all persons taking up land on the proposed system, to enter into occupation, commence clearing, and erect a sufficient tenement for the abode of a settler. A period of four months, as a very ample one, might be given, within which the purchase of every ordinary allotment of 100 acres, (and it might be desirable that allotments of 200 acres should be the maximum) should be required to become resident on his purchase; and to proceed and clear within twelve months of the date of the expiration of the said period of four months, that is to say, within sixteen months from the purchase being effected, at least four acres per 100 acres, and continue clearing annually a like proportion, until a one-fourth part of the allotment be brought into cultivation. No patent to issue until satisfactory proof be filed of these conditions being fulfilled; but upon this being done, and payment in full made, a patent to be completed.

It will be observed, that under the regulations proposed, a payment in hand of ten pounds would secure to an intending settler one hundred acres of land, leaving at his disposal for the support of his family until his land began to yield supplies, whatever other means he might possess, and enabling him to purchase implements, stock, seed, &c., &c. To extract from the pocket of the settler the very last dollar he can command, and deprive him of the means of comfortable support, can scarcely have any other effect than to damp his exertions and compel him to drag on with impaired health, a wretched existence for several years, with insufficient food and clothing for himself and family, to enable them to retain that vigorous health and energy which the laborious employment of clearing wild land requires. And many of those pictures of squalid misery which the back woods present, result from the absence of that paternal solcitude for the welfare of the hum-



ble class of settlers, which the exercise of judgment, combined with practical knowledge, and the experience of responsible officers who felt a deep interest in that class of persons would have obviated; and would have changed the scene to one of happiness and contentment.

A desultory manner of settling the public lands, is to be carefully avoided. The aid and encouragement which a united and compact body of settlers furnish to each other, is productive of the best consequences, and a few remarks on the advantage of placing them on lands with that object in view, may not be out of place. The moral, social and religious condition, is, I believe almost universally found to become depreciated among those people, whether in the United States or Canada, who, debarred by their isolated situation from the privileges of education and religious instruction, have, as regards those of mature years become insensible of the restraints which they impose, while the younger members of families, having never enjoyed the opportunity necessary for the inculcation of the principles which they teach, exhibit the melancholy spectacle of responsible beings ignorant of the obligations and duties due from them to God, and to man.

The better class of settlers, it is true, will endeavor to avoid those localities, where there is little prospect of education and religious instruction being attainable; while the lawless and profane who must need both the influence and example of persons of orderly habits, and well regulated minds, are indifferent as to the localities they select, because they cannot value the privileges and advantages which they are not capable of comprehending: on every account therefore, whether as respects the better class of settlers, or those who have not yet learnt to estimate aright the objects which they so highly prize, it behoves the Government, in devising a mode for extending the interior settlements, to offer facilities for the introduction of education and religious instruction. It is manifest, that a scattered population cannot adequately maintain either those who disseminate the one, or promulgate the other; and no preliminary step in that direction can be more effectual, when throwing open a new section of country, than in peopling it in the first instance, as densely and compactly as circumstances will admit of, with industrious settlers, not entirely devoid of pecuniary resources; and by providing them with a means of direct communication, by opening out the roads laid off at the period of survey.

This is a practice generally understood by the term "squatting," which has prevailed in Upper Canada, to a very inconvenient degree, to which I would now refer. If it can be discontinued effectually, it ought to be; I am of opinion, and it is not now the first time that in an official capacity I have stated it. That were an additional charge of (say) twenty-five per cent. added to what under ordinary circumstances would be the amount of purchase money made in regard to land of which possession had been assumed in that unauthorised manner, and with an addition of five per cent. for each year's occupancy, these interlopers would be deterred in future from attempting to forestall the public lands.

The present mode of disposing of mill sites is decidedly unsatisfactory; in fact there does not seem to be any general rule which can be pointed out, as that which will be followed, and complaints are not infrequent on the subject. The great aim ought to be that as respects them, and town lots, &c., &c., there should be no preference or room for it. And the only way in which the public at large could be considered as placed upon an equal and safe footing, would be, that when the terms and conditions were decided upon, mill sites, town lots and other special public property, should be offered at an upset price at public competition. This mode would be alike fair to all, and no cause for suspicion could have existence.

In suggesting an uniform price for the lands eastward of the Counties of Wellington, Grey and Halton, I was sensible of the superior value which attaches to

the lands in those parts of Canada, (excepting from them as before explained, the Townships of Melancthon, Luther and Amaranth,) excluding these, the lands in those Counties, and those westward and south westerly thereof, might be placed at eight shillings and nine pence per acre; making thereby each one-fifth proportion, 1s. 9d., assigning them to actual settlers, subject to the same conditions, and upon the same principles of payment, as has been recommended in reference to the section of country lying to their eastward; but of course allotting at that price, only ordinary public lands, and not detached special lots in the old surveyed Townships.

If the system which has been propounded be sound, and would work well in Upper Canada, and I am confident and would be responsible for its doing so, if faithfully carried out, and which I would be prepared to undertake, there seems every reason for believing that a similar system might be rendered applicable to the disposal of the public lands in Lower Canada. Were suitable facilities to be offered, it is to be anticipated that many valuable settlers, who have now no alternative but to proceed westward, (many to the Western States,) would gladly avail themselves of the opportunity of acquiring lands at so short a distance from their port of debarkation, where an healthy and invigorating climate exists, and remunerative cash prices can always be obtained for every article of agricultural produce which the farmer can supply, and where, if he has to submit to any taxation, it is little else than nominal. It has, of late, been the practice to prognosticate that the population of Lower Canada will, very speedily, be greatly in the minority; such must inevitably come to pass, if emigrants from Norway, Germany, the Netherlands, the United Kingdom, &c., continue to be virtually debarred from settling among us. Their industry, intelligence and property might, by a judicious policy, be made to augment the material wealth of Lower Canada.

From my own observation it appears to me, that a decided improvement may be effected as respects the principles upon which surveys in Lower Canada are made, and I cannot refrain from availing myself of the opportunity which now offers, for alluding to the subject. The narrow frontages which are assigned to the lots, in laying them off in survey, are often, when the original homestead is separated into different properties among the family of the first owner at his decease, so divided and narrowed further, that agriculture in its order, and not after its improved principles, must unavoidably be followed. Draining, as the will of others must be consulted, is rendered more difficult, and tillage by cross-ploughing, the essence of good cultivation, is impracticable. As one who has ploughed many an acre, and has, from practical knowledge of farm draining, I can readily perceive the impediments which the old system of survey present to good cultivation and successful farming; in wet seasons, it is impossible to manage grain crops in a profitable manner, unless drainage be thoroughly attended to. The Upper Canada double front system of survey, and which also gives a liberal frontage to each lot, is peculiarly suitable to both divisions of the Province. By concentrating upon one line of road, two lines of farms, a wide opening adjacent to the road allowance, is quickly made by clearing, and it must often be a common object with several settlers, to carry out improvements which would benefit all. They unite their labor in opening and maintaining the same line of road, and combine the more readily in rendering aid to each other when united efforts are required; the population is less scattered, and schools and places of public worship can be frequented with less inconvenience.

With reference to the width of the road allowances, an improvement would be effected, were they to be invariably laid out, at least one chain in width, difficulties in forming roads could be then better avoided. The winter roads would be less liable to be choked up with snow, and as there would be double the number of settlers to track them, as well as to keep them in order, they would seldom be nearly impassable at that season of the year, while as regards their construction, although no necessity

would be imposed, in consequence of their superior width, to lay out as actual track, in turnpiking them, more than an ordinary breadth, yet in grading, levelling and otherwise improving the roads, a greater quantity of material would at all times be available.

Before concluding this letter, it becomes advisable to refer, generally, to the privilege of cutting and disposing of timber and other merchantable wood, previously to the land being paid for, in full. For the reason that the present system of one-tenth instalments, conveys by a payment to that extent, a species of right to the land, or a claim, the weight of which others, not concerned, do not chose to dispute, and under cover of which, it is understood, parties, in many instances, despoil the land of its timber, notwithstanding the prohibition to the contrary, and having accomplished their object, will, in those cases in which the land is not of superior quality, probably make no further payments. It is suggested that a permit to cut timber and merchantable wood be given to purchasers, under the system proposed, upon their depositing with the local agent, upon obtaining such permit, the amount of duty in advance upon the quantity of timber to be specified therein, as authorized to be cut and removed; the amount so deposited, to remain available towards the purchase, in the event of the required quantity of land being duly cleared in the proportion and within the time prescribed and the conditions of occupation fulfilled. But the amount to be forfeited, if compliance with the terms of settlement be not rendered, and also any fraud or misstatement as to the quantity actually cut, to render void the permit, and have the effect of cancelling the purchase, forfeiting such sums as may have been paid in, on account of it, and rendering liable to seizure, all timber and wood, particularly in the permit, or assumed to have been cut under its authority, and which can be attached. For the prevention and punishment of fraud, it is often found advisable to fence in by strongest regulations, the public rights, and probably there is no description of property which requires to be so carefully guarded, as the public lands and timber.

It will be observed, that I have recommended that the price of land in Upper Canada be increased. It will at the same time be perceived, that the advance suggested is but small; and by no means corresponding with the rates, at which private proprietors now hold their lands. From enquiry it will be found that private holders, the Canada Company, the Indian Department, &c., &c., have within the last two years added from 30 to 60 per cent. to the value which they formerly attached to their lands and this it is trusted will be considered a sufficient reason for the change proposed. Further, on special sales by this Department, at a valuation, a considerable advance in price is now generally obtained. And it does appear to me, that the settler would have no just cause to complain, if a small addition be made to the price at which many months since the bulk of the public lands were placed.

Additional labor is necessarily occasioned likewise, from payments being made by instalments. An exemption from a charge for interest, under the restrictions proposed, the benefits which would arise from the opening out the surveyed lines of road; and the advantages generally which would result from the improved system advocated, would justify a more considerable advance in the rates of purchase than those suggested. In the event of the Government giving its sanction to the system presented in this letter, it would remain to designate especially the lands which should be rendered subject to its operation, and those not ordinary public lands, which should be exempted, and be offered at public competition, or be sold at a valuation to those in occupation of them.

I have hastily thrown together those observations and respectfully submit them for your consideration.

I have the honor to be,

Sir,

Your obedient humble servant,

WM. SPRAGGE.

*David Gibson, Esquire, Provincial Land Surveyor, Examined.*

*Question.*—Would you state to the Committee your views as to the best mode of disposing of the waste Lands of the Crown, and especially whether such lands should be sold for cash or on credit (whether they should be subject to the condition of actual settlement); whether there should be any restriction as to the quantity sold to individuals; whether occupants should be restrained from cutting pine timber, and will you give generally your views on the whole land-granting system?

*Answer.*—I am of opinion that the present system of disposing of the waste Lands of the Crown, through agents, who can shew purchasers the lots that are for sale, the terms of payment, the position of the lots on the Plan of the Township, their contents, the conditions of sale, receiving the purchase money by instalments, take the risk of the remittances, furnish the purchasers with a license of occupation, and ultimately deliver them their deeds free from cost, is a system which gives less trouble to purchasers than any other that I could suggest.

Should the system to which I have referred, and which is now in force, be done away, the remittances would have to be sent at the expense and risk of the purchaser; it would moreover be very difficult for those who wished to purchase to discover what was for sale, or, without the plan of the Township, where they were situated; disputes, difficult to settle, would ensue, and heavy expenses would be incurred. Difficulties are now settled by the Agents or the Commissioner of Crown Lands, and with all the caution which is now exercised by the local agents, I believe the Department is harassed with correspondence and complaints arising from counter claims.

I would recommend a continuance of the credit system. It enables the person of small capital to get land for a home, to go on with its improvement, and from its products support his family. If his resources become exhausted before he can produce a surplus over the wants of his family, he works for his more wealthy neighbour, or in the western section of the Huron tract, finds employment with contractors who are opening roads in the School and Crown Lands, in which section there is great demand for labour, and a small supply.

The credit system has also this advantage, that it places the new and often poor settler on a par with his neighbour of a larger capital, not merely as to acquiring land, but as to deriving the advantage of its increase in value arising from other causes than the improvement he has made on it, and if the object to be attained be the settlement of the wild lands of the Crown, the system referred to should be continued.

Another advantage resulting from it is that of enabling the emigrant to go on land in one or two years after his arrival in Canada. Under the cash system it would require his savings for five or six years.

I am of opinion, that land suitable for actual settlement should be sold on no other condition; but there are swamps that are unfit for settlement which might be sold to those who want them for the timber whose lands are without it, such as Cedar for fencing, and parties owning Saw Mills require such lands as have Pine to enable them to supply the settlement with lumber. In these cases, I would not restrict these lands to actual settlement, as they would have to remain in the hands of the Crown, and would doubtless be plundered of their timber, producing neither statute labour nor the fifth of the money arising from their sale for the opening of highways.

These I would sell on the cash system, restricting them to a moderate quantity to be sold to each, and relieving them of the condition of actual settlement.

The above system would be applicable to swamp lots in settled Townships, having Cedar and Pine on them; as regards the great Pineries such as on the Ottawa, I am not so conversant with them, nor could I give an opinion from experience on the subject.

But if the above were not to be adopted, I would suggest that the system of granting licenses to cut timber the same as that on the Ottawa, should be given by the County Crown Land Agents to parties requiring them.



The actual settlement system has many advantages; it settles every suitable lot, and enables the settlers to be near each other to assist in the erection of their buildings and rolling their heavy logs; it gives statute labour to highways, and enables the settlers to have schools, which in their settlements cannot be sustained.

I think the Government should not give countenance to a system of speculation in the lands of the Crown, by parties who do not wish them for cultivation. Few would purchase lands to settle upon and cultivate amongst the lands of absentees. No one would wish to be neighbour to these unoccupied lands, as they would be deprived of the neighbouring aid so much required in a new settlement. The absentee's lands have no tenants, excepting the Wolf and the Bear, and the backwoodsman finds, to his mortification, they are prowling thieves feasting on the product of his labour.

The system of limiting the quantity of land to be sold to one individual is of general benefit. In those instances in which persons of large capital may wish to locate his whole family by his side, the discretionary power granted to the Executive will enable him to do so. Were there no limit to the quantity, large tracts would be taken, and no more improvements would be made than what are absolutely required by law to enable them to retain them.

Cases are not wanting where lands were sold in large blocks, before the orders in Council limiting the quantity, which very materially impede the settlement.

As a general principle, occupants should be prohibited from cutting and carrying away pine or other valuable timber, unless they comply with the regulations now in force; that is, to pay the amount received for the timber, as a partial payment on the land.

The present land-granting system answers well; as a proof of which the lands in the Counties of Perth, Huron, Bruce, Gray and Wellington, have been sold on this system, within the last eighteen months, probably amounting to over a million of acres, all of which are to be occupied by actual settlers.

The great body of this land has fallen into the hands of settlers, who went on as squatters, before the lands came into market, and who have now purchased, some of whom have made extensive improvements on them. These pioneers form a very useful part of the back-woods community, they search up the good lands, open temporary roads to them, and encourage others to follow them. In many instances these pioneers carry their provisions on their back for ten miles; for their perseverance they deserve their choice of the land.

There is another class who go and explore, and find out the remaining lands unoccupied before the day of sale; these go on the lots, commence improvement, and construct a house or shanty to give them a preemption.

It is amongst this class the greatest difficulties arise, as to what constitutes a preemption; and with this class the Agents have the most trouble, each contending that he made the first improvements, but this is now brought nearly to a close, by the agents hearing witnesses in their respective cases and their receiving the first instalment from the person having the best claim.

This latter class are now removing their families and settling on this land in great numbers, particularly in the Counties of Huron and Gray.

Another class who may be called speculators, too large or incapable of exploring these lands, have purchased what have been rejected by these other two classes. They have generally got extensive swamps and unfit for settlement. They will probably forfeit the instalment they have paid; such lots at present are only valuable for their timber, generally cedar, fit only for fencing.

From what I have seen of the present system, I would recommend its continuance, and the extension of its application to the tract lately purchased from the Indians in the Counties of Bruce and Gray, lying North of Sydenham and Southampton.



## RETURNS AND STATEMENTS

Furnished in accordance with an Address of the Legislative Assembly of the 6th instant, by Mr. Spragge.

Statement shewing the several steps to be taken from the period when a tract of waste land is ordered to be surveyed, till the final delivery of a Patent for one hundred acres thereof, purchased on the usual terms, by a settler, including all the ordinary references in such case, and the same in case of a Free Grant and a Clergy Reserve.

Copies of the several regulations in force as regards the sale and disposal of mining limits, at 1st January, 1845, and up to the present time, with your views in explanation of the policy now pursued, and the reasons for such changes as have been made from time to time.

Return shewing the names of parties holding mining limits in Upper Canada the date when granted, the bonus paid, the extent, where situated, and general conditions; and the nature and extent of preemption secured to the holder.

Return of minerals now excepted and retained in any Patents issued for lands sold, together with form of Patent now issued.

(Signed,) JOSEPH CAUCHON,  
Commissioner.

Crown Lands Department,  
November, 1854.

*Statement shewing the several steps to be taken from the period when a tract of waste land is ordered to be surveyed, till the final delivery of a Patent for one hundred acres thereof, purchased on the usual terms, by a settler, including all the ordinary references in such case, and the same in case of a Free Grant; and a Clergy Reserve.*

Upon a survey being authorised, instructions are issued to a Licensed Surveyor, and the manner in which the work is to be conducted is specified. Upon the survey being completed, the Field notes, Diary, Map and Accounts, are examined and compared. Lists of the lots comprised in the Township surveyed are prepared; and upset prices affixed to them. They are advertized as for sale in the Official Gazette, and at least one local paper, for thirty days or more, preceding the day upon which, upon application to the Local Agent, in whose County or Division they lie, they may be purchased at the upset prices affixed to them. A payment, whether in full or of an Instalment, according to the terms of sale, is required down. In Townships surveyed since the Union of the Provinces, actual occupation and improvement pertains to the purchaser; with respect to lands surveyed previously to that period, no conditions attach, excepting as regards town lots and park lots. Upon payment in full being made, (and in cases in which settlement is required, its fulfilment being proved); the sale is carried out and referred for Patent. The draft of Patent by description, is then prepared in the Surveyor General's Office branch of the Crown Land Department. The Patent is then engrossed in the same office, is signed by the Commissioner of Crown Lands, is next forwarded to the Provincial Secretary for the Governor

General's signature, and the affixing of the Great Seal, and the Secretary's signature; it is sent from the Provincial Secretary's to the office of the Provincial Registrar, to be recorded; it is then returned to the Surveyor General's Office branch, where the requisite entries with a view to the taxation returns, and returns for local registry officers, office records, &c., are made; the Patent is then forwarded to its destination, and its transmission as well as completion duly noted. Whether as regards Crown, School or Clergy lands, the process as regards the sale and the preparation of a Patent is the same. By the term Free Grant, is apparently meant, free locations of 50 acres made to actual settlers on the new lines of road, for opening up the interior. The local Agents are authorized to make such locations to any persons of the proper age, upon condition of actual settlement. The 9th section of the Land Act, 16th Victoria, chap. 159, admits of Free Grants to the extent of 100 acres, in each case being allotted. The proportion required to be cleared before the Patent can be obtained as specified by Order in Council of 26th August, 1848, is in the proportion of 12 acres to 50, and the same to be completed within four years. The certificate of the local Agent is the evidence accepted of fulfilment of conditions. His certified return is laid before the Governor in Council, and an order for the issue of Patents is made, and their preparation is proceeded with, in the manner hereinbefore particularized.

*Copies of the several regulations in force as regards the sale and disposal of mining limits, at 1st January, 1845, and up to the present time, with your views in explanation of the policy now pursued, and the reasons for such changes as have been made from time to time.*

No regulations concerning mining limits had been established, on the 1st January, 1845. The regulations under which the system of allotting mining locations of ten square miles was established, were Orders in Council of 12th Dec., 1845, 9th May, 1846, 7th October, 1846, and 2nd November, 1846, copies of which are submitted herewith, as well as of the Deposit Certificates and Location Tickets which were issued to applicants for mining tracts, designating their selections, and making a deposit of £150, as arranged by the last named Order. Those regulations, as guiding the Department in assigning locations since the 23rd September, 1853, have been superseded by the regulations authorised by Order in Council of 21st Sept., 1853, which enabled persons to take up locations of 400 acres each, instead of compelling them to purchase tracts of ten square miles, comprising 6,400 acres. The former rate was four shillings per acre, that, under the new system, seven shillings and six pence.

My opinion being desired "in explanation of the policy now pursued, and the reasons for such changes as have been made from time to time," I will accordingly endeavour to supply the required explanations. The shores of Lakes Superior and Huron, I will premise, were in the first place explored by various persons acting individually, and under the sanction of licenses, which they obtained from the Government; but eventually the Associated Companies absorbed, with few exceptions, the locations which had been allotted to those persons, compensating them for the good will of their locations, by assigning to them shares of unassessed stock. Organized as these Companies were, without an adequate amount of paid up capital, it was impossible that they could comply, as regarded every location, with the condition which attached to it, of working the veins and lodes of copper therein, within the prescribed period, if at all. The balance of the first instalment, which, with the Deposit of £150 was required to be completed within two years from the location being made, was in a very limited number of instances paid up, although the time was extended by Order in Council, and Public Notice; and under an Order in Council of 21st March, 1853, which further extended the pe-

riod for completing payment of the first instalment, which fell due chiefly in the year 1849, to the 1st May, 1854, it was directed that such locations as were not paid upon by that date should be considered as finally resumed by the Government. The accompanying list exhibits the locations which remain still existing.

The system established by Orders in Council, in the years 1845 and 1846, was superseded by the Regulations authorised by an Order in Council dated 21st Sept., 1853, a copy of which is placed herewith. As declared therein, "neither the anticipations formed by the Government at the period of the promulgation of the former regulations, had been realized," nor, on the other hand, "had individuals desirous of engaging in mining pursuits been enabled to effect their object," without compelling them to purchase locations of so extensive an area as to occasion a needlessly large expenditure of capital, in acquiring a right to explore and mine, where the indications were favorable. I look upon the monopolies by a few not wealthy Companies, of nearly all the locations believed to possess metal or mineral of value, as singularly unfortunate, and had they been unable to retain them by carrying on the limited operations which the regulations demanded, and paid the purchase money, mining operations very possibly would have been repressed, and enterprize unfavorably acted upon for a long period to come. The area of ten square miles, two in front by five in depth, was such as seemed to enable one individual to forestall advantages, of an extent infinitely greater than could be required for any one mining establishment. Persons making enquires on the subject of Mining affairs, were in the habit of stating that they did not desire to be encumbered with tracts of so great a magnitude as the regulations compelled them to purchase; if they took up a location at all—and hence, to meet the views of individuals desirous of exploring the shores of the Upper Lakes, and other parts of Upper Canada, the proposition was placed before the Government to sanction the issue of licenses to explore; and upon a selection being made, to allot locations of 400 acres each. The nature of these licenses will more clearly appear on a perusal of the Public Notice dated 23rd Sept., 1853, a printed copy of which is attached hereto. The reason for a higher rate per acre being charged for the smaller than the larger location, is that in employing surveyors to establish the outlines, the comparative expense of survey in remote localities would be much more considerable as regarded the lesser tracts.

It may be desirable to observe, that persons desirous of exploring, have suggested, that upon the same system as is pursued in the United States, a general survey of the region of country bordering on Lakes Superior and Huron, should be instituted, laying it out into sections upon the principle there practised. In giving consideration to this proposition, it has appeared to me, that were a Geological Survey to be in the first instance made, of a division of the Country on each of those Lakes, materials would be procured for determining whether it would be desirable to incur the expense of a General Survey, into Townships and Sections. In the year 1846, the Provincial Geologist, Mr. Logan, inspected various Mining locations on Lake Superior, and visited a number of different locations, on its borders, and has since proceeded to examine the Bruce Mines. Doubtless that gentleman would have little difficulty in forming an opinion from the indications which present themselves, as to the division of country which would promise the most satisfactory results for a careful Geological examination; if the experiment proved encouraging, a survey into Townships and Sections might take place: and when the lands to some considerable degree were brought into the market and sold, the same system may be continued further.

As bearing upon the examination of the region of country bordering on the Upper Lakes, it may be desirable to remark, that a strong impression is entertained, and has been expressed by individuals who have frequented the Northerly Shore of Lake Huron, that fertile land is to be found within a very limited distance of its shores. Of this division of country no exploration has yet taken place, and as

the progress of survey and partial settlement comprises the largest portion of the organized Counties in Upper Canada, I would warmly recommend the examination, with a view to ultimate survey and settlement, of the lands on the North-erly and Easterly shores of Lake Huron, and extending inland about twenty-five miles.

*Return shewing the names of parties holding mining limits in Upper Canada the date when granted, the bonus paid, the extent, where situated, and general conditions; and the nature and extent of preemption secured to the holder.*

A return of the existing Mining locations in Upper Canada, covering Crown land, will be found appended hereto. They have each been allotted, as containing 6,400 acres; they are all situated upon the shores of Lakes Superior and Huron, and were assigned to the parties whose names appear against them, a deposit of £150 being paid down at the time of the location being claimed; the terms of purchase being at the rate of four shillings per acre, one-fifth to be paid within two years, the deposit to constitute a part of such instalment, and the remainder in five annual instalments, with interest. Failure to make payments as they fall due, or to commence and *bona fide* carry on, mining operations, within eighteen months of the date of location, to occasion forfeiture of the location and the amount previously paid in.

*RETURN of Minerals now excepted and retained in any patents issued for lands sold, together with form of Patent now issued.*

The Reservations in favor of the Crown, inserted at the present time in Land Patents, comprise "all Mines of Gold and Silver" and no other Mentals or Minerals. A form of Patent of the description now in use is placed herewith.

WM. SPRAGGE,  
Chief Clerk.

Crown Land Department,  
Quebec, 10th March, 1855.

Extract from a Report of a Committee of the Honorable the Executive Council, dated the 10th December, 1845, approved by His Excellency the Administrator of the Government, in Council on the 12th of the same month.

On the subject of the several applications for leases of occupation of tracts of country for mining purposes on the shores of Lake Superior and adjacent places, and the licenses of exploration granted for the same purposes:

Permission having been given to several parties resident in this Province to explore for ore on the Northern shore of Lake Superior, preliminary to granting licenses to work the beds and veins, on such terms as Your Excellency hereafter shall see fit, as may be discovered in the course of the several explorations, the Committee respectfully submit that the following *memoranda* be furnished to the several parties to whom permission to explore has been given, as the basis on which Your Excellency will be prepared to take such further steps to effect the premises, as, the first conditions being performed, shall then to Your Excellency seem desirable.

As the fact of having made these prior explorations will form the ground of application for license to occupy and open the mines, that each party will be



called upon to furnish the particulars of such exploration, the several steps taken to obtain information, the result in detail of their discoveries, the character of the various veins or beds of ore, their probable extent and richness, and such other particulars as a rough Geological enquiry by a scientific man might be expected to furnish.

The Committee are also of opinion that some steps to guard against a perversion of the intentions of the Government in granting these licenses, might with advantage at this time be taken, and, with this view, that the different applicants should be called upon to furnish the names of all the parties forming each association, and that they should be informed that no licenses will at present be granted to, or in favor of other than British Subjects, and that no transfer or assignment of interest shall take place or addition be made to the association without the sanction previously obtained of the Government, unless the parties are British Subjects.

It is further recommended to Your Excellency that no license of occupation be issued until the Provincial Geologist, or some other scientific agent of the Government, shall have had an opportunity of marking the boundaries of the several limits, and of examining and remarking upon the statements to be furnished by the several parties exploring, and a general Report framed for Your Excellency's information and future action. And in the meantime the Committee would advise your Excellency not to grant any new licenses of exploration, lest the increase of the number already issued may cause difficulty and misunderstanding not only among the parties holding them, but between them and the Government.

GOVERNMENT HOUSE,  
MONTREAL, 9th May, 1846.

PRESENT :

His Excellency the Governor General, in Council.

His Excellency was pleased to lay before the Board, the following Regulations on the subject of the Locations for Mining purposes intended to be granted on the shores of Lake Superior, which being approved were ordered to be entered in the minute Book of the Executive Council :

*Mining Locations.*

- 1st. Each License to explore, to have one Location.
- 2nd. A Location shall consist of five miles in length by two in breadth.
- 3rd. The intention is that the length shall be with the course of the mineral vein. The party claiming to point out the course of the vein.
- 4th. If different courses are pointed out by different parties on adjoining Locations, the Geologist to decide on the most convenient direction of the Location.
- 5th. Should several Locations be claimed near one another, the Geologist to determine whether one uniform direction shall be observed in regard to them, in laying them out.
- 6th. Land Surveyor shall measure the breadth of the Locations and mark the terminations of the side lines on the shore ; or he shall measure the length of the Location, and mark the terminations of the end lines, as most convenient. He shall describe the remaining lines of limit in words.  
He shall describe the general position of the Location by natural objects, and indicate the same on the general map of the Lake, by a reference to Latitude and Longitude, and forward the description to Government.
- 7th. Priority of discovery by exploration to be the foundation of priority of right to any Location claimed.



8th. Reports made in writing to Government or to the Provincial Geologist, pointing out and selecting a Location, to be classed according to receipt, to be the best evidence of discovery.

9th. Possession by the erection and occupation of a hut, to be the next best. A hut unoccupied shall be assumed to be abandoned, and it shall not be competent for a party to occupy more than one hut as a mark of Location at the same time.

10th. Priority of application to be the next best.

11th. The above Regulations to apply solely to parties holding Licenses, to each of whom the Provincial Secretary will furnish a copy.

Certified.

(Signed,)

E. PARENT.

*Copy of a Report of a Committee of the Honorable the Executive Council, dated 7th October, 1846; approved by His Excellency the Governor General, in Council, on the same day.*

On the application of the Honorable George Moffatt and W. C. Meredith, Esquire, urging the settlement of the terms on which possession of their mining locations will be conceded.

The Committee have given the subject of this application their utmost attention, with a view to the interests of the Province, as well as the proper encouragement of individuals who are willing to invest capital in working the minerals said to abound on the shores of Lake Superior, and they humbly advise your Excellency to instruct the Commissioner of Crown Lands, to inform the several license holders that they will be permitted to work the mines under the authority of the licenses which they now hold, with the option, either now, or at any time within the period of two years, to purchase the location of ten square miles, at the rate of 4s. per acre, payable one-fifth part in hand, and the balance in five yearly payments, with interest.

When the licenses which have been issued are all located, the Committee are further of opinion that the lands on Lakes Superior and Huron should forthwith be opened for sale at the minimum price of 4s. per acre, in blocks of ten square miles, to be designated by a Provincial Surveyor in the manner now practised by Mr. McNaughton, and on the foregoing terms.

Certified.

(Signed,)

E. PARENT.

*Copy of a Report of a Committee of the Honorable the Executive Council, dated the 2nd November, 1846; approved by His Excellency the Governor General, in Council, on the same day.*

On a letter from the Commissioner of Crown Lands, with reference to the Mines on Lakes Superior and Huron.

The Committee have given due consideration to the letter of the Commissioner of Crown Lands, on the subject of the minute of the 7th October instant, authorising the sale of the mineral Lands on the shores of Lakes Superior and Huron, and respectfully recommend, as instructions to that officer, the following regulations for Your Excellency's approval:

1st. That each license holder whose location shall be designated by the Provincial Geologist shall be entitled to a certificate of location from the Commissioner of Crown Lands, upon the payment to that officer of the sum of £150 to cover the cost of survey and other contingent expenses; this sum to be placed at

the credit of the locatee as a part of the first instalment when the sale shall be confirmed; and in the event of his declining to make a purchase of the location on the terms of the said minute, or of his failing to make good the payment of the first instalment within the period of two years, the above sum of £150 to be forfeited to the Government, and the land to be again offered for sale to any other applicant.

2nd. All future applicants for locations to be also entitled to purchase under the authority and upon the conditions of the minute of the 7th October, and they shall in like manner be entitled to a certificate of location so soon as the Deputy Provincial Surveyor, employed by the Government for that purpose, shall have reported to the Commissioner of Crown Lands the boundaries of such locations respectively, and upon the applicant having paid to that officer the sum of £150, to be applied, accounted for, or forfeited, according to the provisions of the foregoing regulation.

3rd. That before any further locations are surveyed the Commissioner of Crown Lands shall require of each applicant to point out on Bayfield's Map, the situation of the land which he may desire to obtain, and also to receive from him the sum of £150 above mentioned, when that officer shall direct the Surveyor to proceed with the survey of the location so applied for and pointed out.

4th. That the Commissioner of Crown Lands shall make report and plan of the best method of laying out the mineral locations in the tract of country under consideration, having due regard to the manner in which the locations of the present season have been described, and the future uniformity of its geographical subdivision.

5th. That all grants shall be subject to such regulations to ensure the working of the mines as may be hereafter enacted by Parliament.

Certified.

(Signed,)

E. PARENT.

## DEPOSIT CERTIFICATE.

### *Mining application.*

PROVINCE OF CANADA.

LAKE

I certify that

paid into the Office of the Department of Crown Lands, of the sum of one hundred and fifty pounds Provincial Currency, in accordance with the conditions expressed in the Official Notices, dated 7th November, 1846, and 29th January, 1847, as a deposit upon a Mining Tract applied for by \_\_\_\_\_ under date of \_\_\_\_\_ situate on Lake \_\_\_\_\_ at \_\_\_\_\_

the outlines of which as and comprises about ten square miles. And the said will, after the boundaries and outlines thereof shall have been marked and established by a Provincial Surveyor, under the authority of the Government, be permitted to purchase the same at the rate of four shillings per acre, upon furnishing, in accordance with the Order in Council of 9th May, 1846, "particulars of his exploration thereof, the several steps taken to obtain information; the result in detail of the discoveries made, the character of the several veins and beds of Ore, their probable extent and richness, and such other particulars as a rough geological enquiry by a scientific man might be expected to furnish."

The terms of purchase to be as follows: four shillings per acre, one-fifth to be paid down within two years from the date hereof, the deposit of £150 to constitute a part of such first instalment, and the remainder of the purchase money in five equal annual instalments with interest. But the Patent may be obtained

if the whole amount be paid at any earlier period than that before named, provided it be satisfactorily proved that the conditions as to working the Mines therein have been fully complied with.

Should the Government decline to carry into effect the sale of the tract, the deposit money will be returned; but should a purchase be authorized and the said

fail in making the several payments in accordance with the Orders in Council of 7th October and 2nd November, 1846, the deposit money will be forfeited to the Government.

The power is hereby reserved to the Executive Government of laying out any roads through the said tract which may be deemed necessary, and opening and dedicating the same to and for the use of Her Majesty's subjects; and all navigable waters lying within the same, and free access to the shore or beach of all Lakes, Navigable Rivers and Streams therein or adjoining thereto, for all Vessels, Boats and Persons, are also hereby reserved.

Upon a survey by a Provincial Surveyor being made, a Location Ticket will be issued, defining the boundaries and limits of the tract agreeably to such survey.

Crown Land Department,  
Montreal, 184  
Certificate No.

PROVINCE OF CANADA.

*Not transferable.*

*Mining Location Ticket.*

*Lake*

of *Lake* having by Petition dated the applied for a Mining Location, and having paid the deposit of £150, required by the Public Notices of the 7th November, 1846, and 30th January, 1847—

I do hereby assign to him the said *Lake* a Mining Location situate on *Lake* containing about ten square miles, the front angles whereof have been marked and established by Provincial Surveyor and the boundaries whereof are as follows, that is to say: commencing

And the said *Lake* is authorized to take possession of the said Location so above described, and to work all such Mines, and take to his own use and behoof all such Metals or Minerals as he shall discover thereon, subject always, nevertheless, to the several Rules and Regulations contained in the Orders in Council of the 7th of October, 1846, and the 2nd November, 1846, and to such other or further restrictions and conditions as may be hereafter enacted and imposed by any Act or Acts of the Legislature of this Province. And subject to the further reservation and condition, that any roads deemed necessary may be, under the authority and direction of the Executive Government, laid out, opened and dedicated to and for the use of Her Majesty's subjects, over and across the said location. Reserving also all navigable waters lying within the said location, and free access to the shore or beach of all Lakes, Navigable Rivers and Streams therein or adjoining thereto, for all Vessels, Boats and Persons.

And on this further condition, that if the said *Lake* shall neglect to commence and *bond fide* carry on Mining operations upon and within the said location, within the period of eighteen months from the date hereof, or to pay any of the Instalments of the purchase money as they severally become due, then the said *Lake* shall be held to have forfeited the Location and License, and also the deposit money herein acknowledged to have been paid.

The terms of purchase to be as follows : four shillings per acre, one-fifth to be paid down within two years from the date hereof, the deposit money of £150 to constitute a part of such first Instalment, and the remainder of the purchase money in five equal annual Instalments with interest. But the Patent may be obtained if the whole amount be paid at any earlier period than that before named, provided it be satisfactorily proved that the conditions as to working the the Mines therein have been fully complied with.

In the event of the Locatee failing to pay the first Instalment in full, with interest, within the time prescribed, the deposit will be forfeited to the Government.

Ticket No.

Crown Lands Department,  
185

In Council, 21st September, 1853.

On the communication from the Crown Land Department dated 15th September instant, representing that the existing system relative to the allotment of Mining Tracts not having realized the anticipations formed by the Government, at the period of their promulgation, nor, on the other hand, enabled individuals desirous of engaging in Mining pursuits to effect their objects, without compelling them to purchase Locations of so extensive an area, as to occasion a needlessly large expenditure of Capital, in acquiring a right to explore, and mine where the indications were favorable, it is respectfully submitted by the Department, whether it may not be desirable, on substitution of the system laid down on the Orders in Council, of 18th April, 1846, 9th May, 1846, and 7th October, 1846, to devise regulations combining, with a right to explore during a limited period on favorable terms, the privilege of purchasing Tracts of very moderate extent, provided the exploration proves satisfactory.

The Committee recommend that on payment into the hands of the Commissioner of Crown Lands of the sum of twenty-five pounds, that Officer be permitted to issue a License to any individual, authorizing him to explore upon any unceded lands within the limits of any such county, or section of country, as he may desire to be inserted, situated within the boundaries of Upper Canada, for Copper, Lead, Iron, Tin, Marble, Gypsum, Earth, or Minerals. Such License to remain in force for a period of two years, and to authorize the individual in whose favor it issued, to take possession of a Tract, not exceeding four hundred acres, and not already occupied by any other person. Such Tract to be in the proportion of forty chains front, by one hundred chains in depth. The License holder to report his discovery and selection accurately by letter and Map, within six months from the issue of his License, accompanied by an affidavit made by himself, and some other credible person, proving that no counter occupation or workings exist. And at the expiration of the said term of two years, during which the License shall have force, he shall complete a purchase, paying the consideration money, in one sum, at the rate of seven shillings and sixpence per acre, or failing to do so, he shall be regarded as having abandoned such right to purchase.

Certified.

(Signed.)

W. H. LEF,

C. E. C.



## SCHOOL SALE.

*Grant to* \_\_\_\_\_ *Township of* \_\_\_\_\_ *County of* \_\_\_\_\_  
*Recorded* \_\_\_\_\_ *Lib.* \_\_\_\_\_ *Fol.* \_\_\_\_\_ *Deputy Registrar.*

PROVINCE OF CANADA.

VICTORIA, *by the Grace of God, of the United Kingdom of Great Britain and Ireland, Queen, Defender of the Faith.*

To all to whom these presents shall come—Greeting:

## WHEREAS

hath contracted and agreed for the absolute purchase of the Lands and Tenements hereinafter mentioned and described, and whereof We are seized in right of Our Crown, and which we have directed should be set apart and appropriated for the maintenance of Education, at and for the price or sum of \_\_\_\_\_ well of lawful money of our said Province, by him the said \_\_\_\_\_ and truly paid to Our use, at or before the sealing of these Our Letters Patent, We have granted, sold, aliened, conveyed and assured; and by these Presents do grant, sell, alien, convey and assure, unto the said \_\_\_\_\_ his heirs and assigns for ever, all that parcel or tract of Land, situate, lying and being in the \_\_\_\_\_ in the County of \_\_\_\_\_ in the \_\_\_\_\_ of Our said Province, containing by admeasurement \_\_\_\_\_ be the same more or less; which said parcel or tract of \_\_\_\_\_ land may be otherwise known as follows, that is to say: \_\_\_\_\_ being composed of \_\_\_\_\_

To have and to hold the said parcel or tract of land hereby granted, conveyed and assured unto the said \_\_\_\_\_ his heirs and assigns for ever; saving, excepting and reserving, nevertheless, unto Us, Our Heirs, and Successors, all Mines of Gold and Silver, and the free uses, passage and enjoyment of, in, over and upon all navigable waters that shall or may be thereafter found on or under, or be flowing through or upon any part of the said Parcel or Tract of Land hereby granted as aforesaid.

GIVEN under the Great Seal of Our Province of Canada: Witness, Our Trusty and Well-Beloved Sir Edmund Walker Head, Baronet, Governor General of British North America, and Captain General and Governor in Chief in and over our Provinces of Canada, Nova Scotia, New Brunswick and the Island of Prince Edward, and Vice-Admiral of the same, &c., &c., &c. At Quebec, this \_\_\_\_\_ day of \_\_\_\_\_ in the year of Our Lord one thousand eight hundred and \_\_\_\_\_ and in the \_\_\_\_\_ year of Our Reign.

*By Command of His Excellency in Council.*

*Ref. No.* }  
*Des. No.* }

Secretary.

Commissioner of Crown Lands.

## MINING LOCATIONS—PUBLIC NOTICE.

CROWN LANDS DEPARTMENT,  
Quebec, 23rd September, 1853.

His Excellency the Administrator of the Government, by Order in Council, has been pleased to direct, that on payment into the hands of the Commissioner of



Crown Lands, of the sum of Twenty-five pounds, that Officer be permitted to issue a License to any individual, authorizing him to explore on any unconceded lands within the limits of any such County, or section of country, as he may desire to be inserted, situated within the boundaries of Upper Canada, for Copper, Lead, Iron, Tin, Marble, Gypsum, Earths or Minerals; such License to remain in force for a period of two years, and to authorize the individual in whose favor it issued to take possession of a tract not exceeding four hundred acres, and not already occupied by any other person, such tract to be in the proportion of forty chains front, by one hundred chains in depth; the License holder to report his discovery and selection accurately by Letter and by Map\* within six months from the issue of his License, accompanied by an affidavit made by himself and some other credible person, proving that no counter occupation or workings exist.

And at the expiration of the said term of two years, during which the License shall have force, he shall complete a purchase, paying the consideration money in one sum, at the rate of Seven Shillings and Six Pence per acre, or failing to do so, he shall be regarded as having abandoned such right to purchase.

\*As regards tracts in the vicinity of the Upper Lakes, (such Map shall represent the location desired, conformably to Captain Bayfield's charts of the coast.)

*Mining Locations on Lakes Huron and Superior, upon which the required payments have been made good to the 31st December, 1854.*

No.	Name.	Locality of Tract.
<i>Lake Huron.</i>		
1	Henry Starnes, Assignee of William Wilson, transferred to Canada Mining Company	North-Easterly, St. Joseph's Island
2	George Hendry, transferred to the Hon. Francis Hincks	North, St. Joseph's Island
3	Oliver Tiffany, transferred to Upper Canada Mining Company	North of La Oloché Island
4	H. B. Wilson, transferred to Upper Canada Mining Company	Northerly, La Oloché Island
5	Theodore Hart, Assignee of John Stewart, transferred to Upper Canada Mining Company	North, St. Joseph's Island
6	James Outhbertson, transferred to Montreal Mining Company	Bruce Mines.
7	J. W. Keating, transferred to Huron Copper Bay Company	Copper Bay.
<i>Lake Superior.</i>		
1	John Prince, transferred to British N. A. Mining Company	North-West Shore.
2	Allan MacDonald, transferred to Quebec Mining Company	Mamainic.
3	William C. Meredith, transferred to Montreal Mining Company	Mamainic.
4	James Ferrier, transferred to Montreal Mining Company	North Point, St. Ignace Island.
5	John Ewart, do do do	Neepigeon Strait.
6	James Hopkirk, do do do	Huron Island.
7	Arthur Rankin, transferred to Quebec Mining Company	Pointe aux Mines.
8	John Stuart, transferred to Montreal Mining Company	Pigeon River.
9	Samuel B. Harrison, transferred to Montreal Mining Company	Easterly, St. Ignace Island.
10	Thomas Ryan, transferred to Montreal Mining Company	Cape Gargantua.
11	William H. Merritt, do do do	North-East, Neepigeon Strait.
12	Abner C. Stanley Bagg, do do do	South-West do do.
13	Joseph Woods, do do do	North-east, Thunder Bay.
14	Hon. Peter McGill, and others, do do do	South Point, Simpson's Island.
15	Stewart Derbyshire, do do do	Point Porphyry, &c.
16	S. Jones Lyman, do do do	Opposite Verte Island.
17	James Hamilton, transferred to Quebec Mining Company	South-East from Point St. Ignace.
18	Charles Jones, do do do	South-Westerly Pt., Michipicoton Isl'd.
19	Henry MacKinstry, transferred to Upper Canada Mining Company	Main Land or State Island.
20	James Wilson, transferred to Montreal Mining Company	Copper Island.
21	Thomas A. Stayner, transferred to David Torrance, Canada Mining Company, adjoining	Veri Island and Main Land.
22	Benjamin H. Lemoine, transferred to Andrew Shaw, Canada Mining Company, adjoining	Zecotte Point.
23	Benjamin Holmes and John Young, transferred to John Glass, Canada Mining Company, adjoining	Island Neepigeon.
24	John W. Gynns, transferred to Upper Canada Mining Company	Main Land or State Island.
25	Robert S. Turner, transferred to Montreal Mining Company	Simpson's Island.
26	John Bonner, Junior	Michipicoton Island.
27	William B. Jarvis, and others, transferred to Montreal Mining Company	Main Land opposite Victoria Island.
28	John Douglas, transferred to Quebec Mining Company	Mamainic.
29	Edward Ryan, do do do	South Point aux Mines.

*Letter of ALEXANDER T. GALT, Esquire, Commissioner of the British American Land Company, Lower Canada.*

BRITISH AMERICAN LAND COMPANY,

MONTREAL, 7th March, 1855.

The Clerk Committee on Crown Lands.

SIR,—I have the honor, in obedience to the Order of the Committee, to submit to them my views on the subject of the management and disposal of the Public Lands,—but in so doing, I desire to be understood as speaking solely from my own experience, as Manager for the British American Land Company, and as in no respect relinquishing my right and duty as a Member of the Committee, of modifying or altering my opinions, according to the evidence which may be hereafter adduced before the Committee.

The subject naturally divides itself into two distinct enquiries.—First, the Departmental management—and Secondly, the system under which the Public Lands are disposed of.

*First,—The Departmental Management.*

On this point it is unfortunately notorious that the present system is defective in the most essential respects:—instead of being simple, speedy, accurate, and economical; it is complex, tardy, productive of error, and expensive. It is not my province to examine the management in detail, but to suggest such modifications as, in my opinion, are required to remedy the evils complained of.

The first and essential requisite for proper management of the lands, is to obtain an accurate statement of what they consist in. This can only be done through the preparation of a General Land Roll, or Register of all surveyed Lands of the Province, shewing the disposition and present state of every lot. I would therefore suggest that a Register of Lands be opened in the Crown Lands Department, for each County in the Province, designating therein, the Township, Concession and lot, with columns for entering Applications, Sales, Leases, Titles issued, &c. This book ought to be the Ledger, as it may be termed, of Crown Lands.

As the Land Register will contain in the first place, a list of all lands, it is necessary that an accurate statement be prepared of those disposed of. To avoid unnecessary labor, it may be sufficient, in respect of lands already under patent, that the Date, Grantee, and description of Grant be entered in a Book, with numerals prefixed: when complete, the entry of the numeral in the column of the Register for Lands Patented, will shew the disposal of each lot, and afford ready reference to the more essential particulars of the Grant.

All lands disposed of but not patented, must be comprehended either as Sales, Free Grants, (in which locations may be classed) or Leases. For each of these classes, it is necessary to have a Book, in which the date, name, description of property and terms, shall be entered with numerals prefixed. As in the case of Patents, the entry of the numeral in the proper column of the Register will direct immediate attention to the proper Book, and particulars.

As Lands are from time to time afterwards patented, they will be entered in the Patent Book, and thence posted into the Register.

When these Books are prepared, it is evident that the Register will shew at a glance the position of any lot in the Province.

From time to time as new Lands are surveyed, they will in like manner be entered in the Register.

By this system, it will be a matter of perfect ease to furnish the different municipalities with all information required in reference to the Public Lands, and any ordinary applicant could in one moment be informed whether a lot be for sale, and the terms upon which it is held.

Of the three Books above referred to, as those in which Sales, Free Grants, and Leases are proposed to be entered, I will treat separately.

The Sales Book will embrace an abstract of each sale, and books of this description are no doubt now in use in the Department. It is not, however, sufficient in itself to give that prompt knowledge of the state of each sale which is desirable, nor will it afford the means of knowing readily the gross amount due to the Province on Lands sold. It is therefore necessary in connection with it, that subsidiary books of account shall be kept, in which each sale should be entered on the Debit side, and the payments from time to time, on the Credit side; thus shewing the exact state of each purchaser's account whenever it may be desired. On the Debit side from time to time, the interest on amounts remaining unpaid, may be entered. The numeral prefixed to the sale, applying also to the account, it will be perfectly easy to refer at once from the Land Register to the account of the purchaser; and as all papers connected with the sale will be designated by the same number, reference can be had with equal facility, to them also, when desired.

Under the present system of accounts in the Crown Lands' Office, it is a matter of vast labor, without any check as to accuracy, to prepare any statement shewing the gross indebtedness of parties to the Province, and if such statement were required with calculations of interest, it probably could not be furnished without many months' delay. This ought to be obviated, and the Legislature should have laid before them every year, statements shewing exactly the business done, and vouched for by a Balance Sheet. Under the system hereby suggested, it is perfectly simple; in the General Ledger, an account of sales should be opened, to the Debit of which the gross amount of each day, week, or month's sales should be placed; on the Credit side of the same account should be placed the instalments and money received; the balance will shew the exact amount remaining due to the Province, and will correspond with the aggregate balances of the subsidiary account books in which each sale with the payments thereon, has been entered. In fact, as the General Account Books of the Department are properly the test of its accuracy, the sales and receipts when duly journalized and posted into the Ledger, form the data upon which the subsidiary Account Books are made up, and error must be detected, in striking the balance sheet of each of books. The calculation of interest should also be made and entered from time to time.

The Free Grant Book will contain the abstract of the conditions on which the lands are so disposed of, with the names of parties, &c. As these grants do not involve money, there does not appear any necessity for subsidiary Books, reference being had direct from the Register to this Book; but the papers connected with such grants should be distinguished with corresponding numerals for the sake of easy reference.

The Lease Book, will, like the Sales Book, require Account Books in connection with it, and in like manner the aggregate results should appear in the General Books of Account of the Department.

In case the system recommended should seem to involve an increase in the Books kept in the Department, I would observe that all the information hereby provided, must be supplied at least once in each case, and in most cases very frequently; it is therefore evidently less labor to do the whole business systematically, and thereby reap the advantages of securing immediate and accurate information on all points connected with the Public Lands. I have no hesitation in affirming that, under the system suggested, the labor of the Department would be very greatly reduced.

Independent of the record of the transactions of the Department, it is necessary to consider the channels through which they take place, which I understand at present to be by one Head Office at the Seat of Government, with numerous agencies in various parts of the Province.



Very great difference of opinion exists as to the propriety of entrusting the Public Lands to the almost exclusive control of local agents. Under the present system, I believe, it is the means of great favoritism and jobbing, as well as a powerful political engine in the hands of the Government, especially where free grants are made. I do not, however, believe it possible to do away with local agencies at once altogether, considering the system under which the Lands have hitherto been disposed of, and which render a certain amount of local supervision needful. It may, however, be possible, by adopting a simple and uniform system, to render local agencies unnecessary for the future, and to meet the exigencies of the past as well, I am inclined to recommend a medium course, somewhat akin to that of the United States.

The Head Office of the Department ought to be permanently settled: and if the system of alternate Seats of Government be continued, it appears to me that in the case of the Crown Lands' Office, removal is attended with such great interruption to public business, that it should at least be made an exception. Montreal, from its central position, and relation to the great valley of the Ottawa, appears to me the most proper place, and that which would be selected by any one having simply the efficiency and convenience of the Department in view.

The General Books of Account and of Lands would be kept at the Head Office, as well as records of all description, surveys, &c., and I would propose that from this office, all Patents should issue, doing away entirely with the present system of reference from one Department to another, and authorizing the Commissioner of Crown Lands to grant titles, whenever by the Books of the Department it appeared that parties were entitled to receive them. An immense amount of needless labor and delay would be thus saved, and a party purchasing Public Lands would receive his titles as readily, and with as little expense as if he had bought from an individual or a private Company.

For the convenience of the public, I propose to establish Branch Offices at Quebec, Toronto, Ottawa City (Bytown) and Lake Huron, each of which offices should be supplied by the Head Office, with counterparts of the Accounts and Books pertaining to each District, and each Branch should report monthly or oftener to the Head Office. The decision of all local questions, purchasers accounts, &c., should be left to the local office, but the actual patent should only issue from the Head Office.

The local agencies I would at once abolish; but for the convenience of the public, it might be desirable in each of the four Districts named, to employ for a time, one or more itinerant agents who should attend at stated intervals at the ordinary places where agencies had previously been held, restricting their duties however, to past transactions, and requiring all new ones to be made at the local District Office.

The amount now paid for commissions and salaries to Agents, far exceeds what would be required for the establishment of such offices, with an efficient staff, especially when the great reduction thereby effected in the expenses of the Head Office be considered. Apart from the costs of surveys which necessarily depend on their extent, it really appears that a sum of £10,000 per annum, should be adequate, exclusive of the salary of the political head. And with a moderate addition for Inspectors of Timber, the business of Timber sales should also be managed satisfactorily.

For the really efficient discharge of duty, it does not appear to me that the political head of the Department is ever likely, under our present system of Government, to be chosen. Instead therefore of charging him with detail duties, I propose to constitute him General Inspector of the Branch Offices, all the transactions of which he should review, and report upon at stated times. This duty must be performed to secure good management, and with the oversight of the Head Office, would probably be as much as could be well and ably performed by any gentleman, holding at the same time a seat in the Executive Council.

*Secondly,—The System under which the Public Lands are disposed of.*

I believe that the principal object in view ought to be the settlement and improvement of the Country, because it can be readily shewn that the increase in its material wealth, and revenue arising from the successful settlement of a family on each 100 acres, is vastly greater than the value of the land itself; the one being productive, the other unproductive. Even the dutiable articles consumed by each family, will yield in most cases a greater revenue than the interest on the value of the land occupied. The object therefore, it appears to me, is to seek for such a system as will most speedily cause the occupation of the waste lands of the Province by industrious settlers, regarding revenue from the sale of lands as only incidental.

The great majority of intelligent persons in the Province, I believe, concur in this view, and to attain it three several systems are proposed: 1st. Free grants with conditions of settlement: 2nd. Sales with like conditions: 3rd. Unrestricted sales. Each of these plans has at one time or another, been tried by the Crown Lands Department, but in no case with such decided success as to warrant general adoption. Onerous conditions, wearisome delays, and faulty administration, have most frequently prevented a fair trial, and I therefore prefer offering the views my own experience has led me to form, premising that if it differ from the system pursued by myself in the management of the estate in my charge, the difference arises from the circumstance, that although in both cases the settlement of the land is the condition of success, yet in the case of the Province, ulterior and indirect advantages counterbalance those more immediate to which a private company must naturally look.

Free grants, with or without conditions of settlement, I regard as objectionable. The party to whom the grant is made, has no interest in the land, he has given no pledge by payment, that he will persevere in its cultivation; he very frequently abandons it, or transfers his claim for a mere trifle to some speculator, who calculates on the Government either releasing him from the conditions, or, on his being able to dispose of it to some other party at a profit. The whole system of Free Grants and Location tickets is fraught with endless trouble, arising from disputed possession, and the thousand claims which invariably spring up, when that becomes valuable, which was a short time before valueless, as is the case in most of these lands. These grants also entail an immense deal of labor on the Department, who require, before a title can issue, to be satisfied of the performance of the conditions. Thus the perpetuation of local agents almost necessarily arises, together with endless references to them; and among other evils, not the least, may be stated is the influence that local agents exercise at elections, an influence that is most injurious, and which is based upon the hope of the agent inducing the Department to do that which it may be safely assumed it ought not to do. Singularly enough also, the districts where the Department have made Free Grants, that is, have given the lands for nothing, are precisely those to which Parliament is constantly called upon to vote money for roads &c., proving clearly enough, that the self-dependence of the settler is not increased under this system. The policy, however, of devoting money to open roads, is a separate question, and I have no wish to connect it with that of Free Grants.

The plan of sales, subject to conditions of settlement and limitation in quantity, has manifest advantages over that of Free Grants. It seems natural that where the design is to sell with the view of settlement, that should be made a condition, and it also appears reasonable in the same view to limit the quantity disposed of to any one party. In theory this is what is wanted, but in practice the necessity of preventing evasion of these essential conditions, has compelled the plan to be surrounded by so many safe-guards and stipulations that it cannot be said to offer any good guarantee for success.

Conditions of settlement are known to involve so many troublesome formalities that the effect of prescribing them is not to ensure settlement, but only to diminish the price the Government receive for the land. Lands are never forfeited for non-performance of these conditions, which therefore offer no bar to the speculator acquiring them. The real security for actual settlement is, that wild land being unproductive, it is an essential element in the success of wild land speculation that it should as soon as possible be made productive by occupation; as whatever profit there may be in the transaction, it is clear that that profit can never be actually realized until the produce of the land yield it. Of course, scattered lots of wild land may be held unsold to advantage in the midst of rising settlements, but this never can be done with large tracts, and certainly not if they are subject to local taxation on their value.

Limitation of quantity is also practically inoperative; it can only exist until the patent issue, and up to that time is open to the easiest possible evasion. Undoubtedly the design has been by connecting it with conditions of settlement, thereby to make both effective; but as I have said, these conditions are no bar to the speculator, who knows they are not enforced, and they only take effect against the honest farmer, who may wish to buy 400 or 500 acres near his own homestead for his rising family, but who perceives no present mode of gaining his object.

In this case also, the effect of limitation is simply to decrease the original price of the land by encumbering its purchase with detail. I have reason to believe that owing to the conditions named, a vast number of lots are now in other hands than the original purchasers, and that the Department will either be forced to abandon both conditions, or to incur general reproach and discredit in attempting to enforce them.

If these conditions are to be carried out, the local agencies can never be suppressed, and the worst evils of that system will be perpetuated. In suggesting therefore the abolition of the local agencies, I propose to adjust the question of actual settlement by ascertaining the lots on which it has not been performed, and in lieu of forfeiture, to compound for the non-performance by an equivalent money fine. To effect this object, I have suggested the employment of itinerant agents for a time, but there can be no great difficulty in ascertaining the cases where lands are not actually occupied, as the Municipalities might be required to furnish the information.

Having expressed briefly the objections I entertain to the systems of Free Grants, and of sales under conditions, it is evident I am reduced to the remaining plan of sales unrestricted, except by price and terms of payment, and this I urge on the following grounds: That in cases where poverty prevents a party from making a payment on his land, it is better both for the individual and the country, that he should continue in the labor market, until he has acquired the necessary means. That settlement on wild land is rarely attended with success, if the party be so poor as to be unable to make a payment. That progressive improvement is very materially induced by the circumstance of the occupant having to incur (to him) a considerable pecuniary sacrifice by the abandonment of his land. That a larger price will be obtained for the land if unburdened with conditions; and that thereby the inducement to purchase large tracts of public lands, to be held on speculation is reduced, and such speculations if made, must, to prove successful, be very speedily followed by actual settlement.

Among the incidental advantages may be stated the additional simplicity and directness which will be given to the transactions of the Department with the public; a matter of much greater importance in promoting the settlement of the country than may be generally supposed. Experience has long satisfied me, that in the Eastern Townships the British American Land Company are enabled to enjoy almost a monopoly of the sale of wild lands solely from the ease, speed, and accuracy which characterize their transactions with settlers.

Having thus arrived at this conclusion, that both actual settlement and revenue will be promoted by adopting a system of sales for money, independent of any condition whatever, another and very important question arises. Is it desirable to sell on credit?

Were the position of the public lands of Canada analogous to that of the United States, I should unhesitatingly adopt the cash system, with a moderate uniform price, accompanied with the pre-emptive rights which are there allowed to squatters. Indeed for that vast portion of the public domain which remains unsurveyed, and unopened, I most strongly urge the immediate adoption of their system, as one that has been found to work well; fixing such price on the land in the several sections of this Province, as circumstances might warrant. But for the scattered public lands now surveyed, the application of this principle would be followed probably by the rate being so low, as to induce the purchase of the whole on speculation, and although I have no fear of this causing any serious retardation in the settlement of the country, still it would be attended with unnecessary loss to the revenue. The prices of these lands might therefore be probably continued at such rates as the Department are warranted in assuming as their value.

Apart from the vast labor of collecting a series of small instalments, it is a very serious objection to the credit system that it places so large a number of the population in the position of debtors to the Government, thereby engendering a desire for relief by other means than payment, while it is further objectionable as interfering with the proper assessment and collection of local taxes, for which land, whose title is in the Crown, cannot be sold.

The effect of selling lands for cash only, must evidently be to cause a reduction in price; and to debar a certain class of settlers from immediate purchase. The former result would, however, in my opinion, be more than counterbalanced by the avoidance of the labor and expense of collecting instalments; and in the latter case, settlers would either remain for a longer period in the labor market, which can scarcely be considered a disadvantage to the general interests of the country—or, he would purchase on credit lands now held by private individuals. I do not believe that the exaction of cash for public lands would in any case induce parties to leave Canada, and this is the only result which is to be dreaded.

Besides, as simultaneously with this change in our system, I propose to introduce the preemptive law in favor of squatters on unsurveyed lands, it is not unlikely that the effect would be to stimulate settlement in the more remote districts, an object certainly to be desired.

For the future, therefore, I recommend the sale of all Public Lands for cash only—in the present surveyed districts—and the introduction of the American system for the whole remaining Provincial Domain.

By this plan, in the course of a few years, all the present difficulties of the Department would be removed, and a simple direct mode of acquiring land established. While the revenue instead of being frittered away in expenses of one kind and another, would speedily rise to an amount commensurate with the increasing value of the Public Lands, and afford that support to our Common and the Grammar Schools, to which the Legislature has wisely devoted it.

As, however, there are now a vast number of sales effected on credit, the system of book-keeping suggested in regard to them, will I think, be found extremely useful, and if a continuance of the credit plan be decided upon, it will be indispensable.

To remove in these cases the difficulty under which the municipalities labor, in collecting rates especially on unoccupied lands, I suggest that they be authorized in all such cases, to sell the land itself, subject to the claim of the Crown, the amount of which can be regularly furnished to the Secretary-Treasu-



rer, and to account to the original purchaser for the sum received, less the taxes. This would certainly accelerate the settlement of these lands, and no substantial injustice would be done, as the original holder would receive the full value, less only that which he himself owed to the Crown and to the Municipality.

Before leaving the subject of sales or credit, and conditions, it may not be amiss to advert to the denial to the occupant of the right of selling timber. This restriction, where enforced, is a very great hardship to the individual, if he be really a *bond fide* settler, as it prevents his realizing that part of his property, which can be most readily sold; and it may be safely assumed, that when he is not an actual settler, the condition is entirely disregarded. The plan adopted in my own management, and which might, I think, be followed with advantage, is to require the party purchasing the Timber to account for it, at the usual rate of stumpage, and the amount is thereupon passed to the credit of the purchaser of the land.

The conclusion I arrive at in the foregoing remarks, may be briefly summed up;

- 1st. The adoption of a plain, intelligible system of book-keeping.
- 2nd. The abolition of all local agencies, and the substitution of a head office, with branches, all officers being paid by salaries.
- 3rd. The issue of titles direct from the Land Office.
- 4th. The cessation of all Free Grants.
- 5th. The abrogation of all conditions of settlement, and in the case of lands now unoccupied, the substitution of a money payment.
- 6th. The abolition of restriction as to the quantity to be sold to any one individual, leaving the limit solely to the discretion of the Department in each case.
- 7th. The future disposal of Public Lands to be solely for cash.
- 8th. The adoption of a fixed uniform rate for lands hereafter surveyed and brought into market.
- 9th. The grant of preemptive rights to squatters on unsurveyed lands.
- 10th. The sale of Public Lands by Municipalities for Taxes due by original purchasers, subject to claim of Crown.
- 11th. The permission to existing purchasers to sell timber, the proceeds being payable to the Land Office, on account of the purchase money of the land.

With the permission of the Committee, I venture to offer some observations on the system of selling timber from the Public Lands.

The timber Trade of Canada, until the development of the American market, was almost confined to the export of square timber and deals. Apart from the indirect advantages of thus employing a large number of ships, giving cheap passage to Emigrants, I have always regarded the export of square timber as a profligate waste of one of the greatest sources of Provincial wealth. I believe it is, at this day, quite unnecessary to enter into any argument to prove that the value of our Forests to this Country, is precisely in proportion to the amount of labor expended in preparing the timber for market, and that therefore the more crude and raw state in which it is exported, the less value the trade is to the Province. It must be conceded that it is most desirable to adopt such a policy as will cause capital, skill, and labor to be most generally embarked in the trade, and this can only be done by holding out in the disposal of the timber, greater inducements to manufacture it into sawn lumber than into square timber, which latter wastes the finest portion of the wood, and represents the smallest amount of fixed capital, and labor in its preparation.

The importance of this distinction, it appears to me, has never been sufficiently realized in the conditions under which timber limits have been disposed of. And I would strongly urge the consideration of it on the Committee, with

the view of their recommending such rates as may have a tendency to induce the export of timber in a manufactured state. One of two things must at present arise, either an inadequate rate must continue to be charged for saw logs, or an absolute bonus must be given to encourage the manufacture of that class of timber which is least valuable to the Province.

I regard the present rates charged by the Crown for timber, as generally much too low, and believing that an increase would fall not on the trade, but on the consumer, I suggest an immediate and considerable advance, which, if it should have the effect of causing greater attention to be given to the manufacture of sawn lumber, would tend to the more rapid settlement and prosperity of the great Ottawa Valley. Undoubtedly the increase of our lumber trade with the United States will be in the direction of sawn lumber, and it fully justifies the Government in seeking to obtain a price commensurate with the increased value of the timber.

The almost absolute monopoly of timber limits, enjoyed by a few large operators, appears to me an evil of very great magnitude, and which must be removed, if we expect to see the resources of our timber districts adequately developed. I am not in possession of sufficient information to offer an opinion as to how this evil can be remedied, but I apprehend means can be devised, and may be applied without interfering with the just rights of parties.

Of all the varied branches of the Crown Lands Department, which imperatively demand inspection and revision, there is none in my judgment that exceeds in importance the disposal of timber; and that it has not met with the attention it deserves, can only be attributed to the fact, that from this source alone, has the Department been enabled to obtain any available revenue. The magnitude of the revenue of late years derived from timber, and the rapid growth of the trade, may be received as evidence of the vast wealth, which it may be made to produce to the Country, if properly developed.

I have the honor to be,  
Sir,

Your obedient servant,

A. T. GALT,  
Commissioner.

A.—RETURN OF OFFICERS IN THE CROWN LAND DEPARTMENT 31st DECEMBER, 1854, FURNISHED BY THE HON. COM. OF CROWN LANDS.

Branch.	Name of Officer.	Designation of Office.	Appointed.	By whom appointed.	Salary per annum.
Accts.	Hon. A. N. Morin.	Commissioner.	17th August, 1853	By the Commissioner	800 0 0
	William Ford.	Accountant and Cashier	10th April, 1852	Do	350 0 0
	Jer Alley	Assistant-Accountant	Feby, 1848	Do	225 0 0
	C. S. Waicot	Clerk	16th Oct., 1854	Do	225 0 0
Corres. W.	Bertheley Powell.	Temporary Clerk	1st Sept., 1853	Do	150 0 0
	Arthur J. Taylor	1st Clerk Corresp. West	29th Oct., 1854	By the Governor General	7s. 6d. per diem.
	J. C. Turbint	Clerk	17th March, 1842	By the Commissioner	250 0 0
	Alexr. Kirkwood	1st Clerk Corresp. East	21st March, 1854	By Sir Chas. Bagot	150 0 0
Corres. E.	Jean Languevin	Registrar	20th April, 1843	By the Commissioner	375 0 0
	Thos. Hammond	Temporary Clerk	24th Jan'y, 1842	Do	175 0 0
	V. E. Tessier	Accountant East	17th Augt., 1852	Do	175 0 0
	F. Dez. Dugal	Assistant do	18th Feby, 1854	By the Commissioner	250 0 0
Accts. E.	W. F. Collins.	1st Clerk	7th August, 1833	Do	175 0 0
	Prof. Cherrier	2nd Clerk	6th Oct., 1852	By Sir Jno. Colborne	400 0 0
	William Spragg	3rd Clerk	1st Jan'y, 1839	By Sir George Arthur	325 0 0
	Thomas Hector	4th Clerk	17th June, 1839	Do	250 0 0
J. S. G. O.	H. J. Jones	5th Clerk	9th Nov., 1840	By the Commissioner	175 0 0
	Fred. T. Roche	Sent Surveyor and Draftsman	1st Jan'y, 1847	By Mr. Secy. Daly	175 0 0
	F. A. Hall	Temporary Clerk	22nd Nov., 1839	By Lord Sydenham	375 0 0
	Andrew Russell	Assistant	4th March, 1850	By the Commissioner	200 0 0
Surveys. W.	Thomas Davine	Sent Surveyor and Draftsman	1st August, 1851	By Sir J. C. Sherbrooke	375 0 0
	J. Prentergast	Assistant	18th March, 1816	By Survr. Genl. Park	209 0 0
	Joseph Bouchette	Copying Clerk	10th Sept., 1847	By the Commissioner	200 0 0
	E. P. Fletcher	Temporary Clerk	1st Jan'y, 1851	Do	160 0 0
Surveys. E.	P. L. Morin	Temporary Clerk	1st Jan'y, 1854	By the Commissioner	250 0 0
	J. B. Raymond	1st Clerk J. Esds. and Q. Dn.	24th April, 1854	Do	350 0 0
	G. G. Dunivre	Timber Superintendent	12th Jan'y, 1849	Do	250 0 0
	J. R. Bouchette	2nd do and Accountant	1st Jan'y, 1854	Do	250 0 0
J. E. & Q. D.	S. P. Beausset	3rd do and Genl. Registrar.	28th Oct., 1853	Do	175 0 0
	Félix Fortier	Messenger	May, 1852	Do	75 0 0
	F. S. Judah	Messenger	Sept., 1844	Do	75 0 0
	Wm. McDawson	Messenger	Nov. 1848	Do	60 0 0
Wds & Forsts.	E. A. Gagnéux	1st Clerk	12th June, 1849	By the Commissioner	200 0 0
	John Tolmie	2nd do	1st Jan'y, 1854	Do	350 0 0
	John Bradshaw	3rd do	28th Oct., 1853	Do	250 0 0
	George Fisher	Messenger	May, 1852	Do	175 0 0
Messengers.	John Innes	Messenger	Sept., 1844	Do	75 0 0
	John Innes	Messenger	Nov. 1848	Do	60 0 0

## B.

RETURN of Crown Land Agents for Canada West, date of their appointment, and Commission allowed to each on Collections made during the year ending the 30th of December, 1854, furnished by the Honorable Commissioner of Crown Lands.

Agents.	Counties.	Appointed.		Commission.
Alexander, John ..	Simcoe .....	April 18, 1853	Land and timber 5 per cent. on first £500 Cy.; 2½ for next £7000 Cy.; and 1½ for any sum exceeding £7400 Cy.	£ s. d. 256 4 1
Ambridge, T. A. . .	Wentworth .....	April 27, 1853		59 6 6
Askin, J. B. . . . .	Middlesex .....	July 1839		243 8 6
Baines, Thomas . . .	York .....	July 1841		269 17 7
Ballard, Norman . .	Prince Edward .....	July 6, 1854		6 3 6
Brooke, J. E. . . . .	Kent .....	Aug. 24, 1853		218 1 0
Campbell, Duncan . .	Norfolk .....	July 1839		108 16 2
Carroll, John . . . .	Oxford .....	Novr. 20, 1844		172 3 9
Clarke, John . . . . .	Huron .....	Novr. 25, 1846		140 17 1
Clarke, Samuel . . . .	Halton .....	April 27, 1853		40 16 4
Crawford, Walter . .	Peterborough .....	April 11, 1849		176 14 7
Durie, John . . . . .	Carleton .....	March 10, 1845		140 16 0
Eby, Peter . . . . .	Waterloo .....	April 27, 1853		Nil . . . . .
Gibson, David . . . .	Inspector of Agencies, West	April 4, 1854		Salary 400 0 0
Geddes, Andrew . . .	Wellington .....	June 8, 1845		373 0 7
Harris, William . . .	Renfrew .....	January 1851		100 18 7
Hart, Samuel . . . . .	Stormont, Dundas, and Glen-			
	gary .....	Novr. 20, 1844		65 8 3
Jackson, George . . .	Grey .....	Sept. 12, 1848		200 12 2
Jackson, William . .	Grey .....	Novr. 3, 1854		217 11 2
Leslie, Anthony . . .	Lanark .....	April 30, 1844	76 9 4	
McAnany, F. . . . .	Hastings .....	May 1840	72 14 5	
McCann, H. W. . . . .	Prescott .....	Jany. 8, 1845	57 2 7	
McNab, Alexander . .	Bruce .....	April 29, 1851	Salary 300 0 0	
McPherson, Allan . .	Frontenac, Lennox, and Ad-			
	dington .....	Novr. 20, 1844	Land & Tim 106 4 11	
Moynahan, Dennis . .	Essex .....	April 21, 1853	116 7 3	
Roblin, J. P. . . . .	Prince Edward .....	July 29, 1846	29 0 3	
Scott, W. J. . . . .	Leeds and Grenville .....	July 1839	148 17 1	
Scott, Alexander . . .	Lambton .....	May 31, 1854	0 8 2	
Sharman, J. . . . .	Perth .....	April 27, 1853	101 10 2	
Smith, E. P. . . . .	Northumberland and Dur-			
	ham .....	Feby. 20, 1843	208 10 2	
Smith, Henry . . . . .	Lincoln, Haldimand, & Wel-			
	land .....	June 6, 1850	61 0 0	
Snider, George . . . .	Grey and Wellington .....	Sept. 12, 1848	71 18 0	
Stewart, C. R. . . . .	Prescott .....	Sept. 22, 1854	39 8 8	
Wilson, Joseph . . . .	Sault Ste. Marie .....	July 25, 1845	Nil . . . . .	

Duties—Sale of Crown, School and Clergy Reserves, and collecting Arrears of old Sales.



## C.

RETURN of Crown Land Agents for Canada East, date of their appointment, and Commission allowed to each on Collections made during the year ending the 30th December, 1854.—Received from the Hon. Commissioners of Crown Lands.

Agents.	Counties.	Appointed.		Commission.
				£ s. d.
Arcand, J. O. O.	Megantic (part) . . . .	Decr. 13, 1849	Nil . . . . .	Old Agent re-app.—Nil . . . . .
Barron, Thomas.	Pt. of Two Mountains	Aug. 4, 1845		
Bastien, F. X. . . . .	Ottawa (part) . . . . .	Aug. 4, 1845	£7,500 Cy.	6 5 3
Bochet, Amable . . . . .	Portneuf and Champlain . . . . .	June 30, 1843		
Blanchet, Cyprien	Megantic (part) . . . .	March 1, 1846	for any sum exceeding	13 8 3
Bourgeois, G. A. . . . .	Drummond (part) . . . .	March 23, 1850		
Boutillier, Thomas	Inspector of agencies, East . . . . .	March 30, 1854	Salary . . . . .	400 0 0
Beaudet, N. A. . . . .	Arthabaska . . . . .	April 7, 1854		0 3 0
Daly, Alexander . . . . .	Leinster (part) . . . . .	Jan'y. 12, 1844	Land and Timber . . . .	13 6 11
Derry, J. P. . . . .	Portneuf (part) . . . . .	July 12, 1844	Nil . . . . .	0 11 2
Deguisse, Florence	Kamouraska (part) . . . .	May 25, 1850	Acting—Nil . . . . .	
Dubenger, George	Saguenay (part) . . . . .	June 30, 1843	Nil . . . . .	
Eden, John . . . . .	Gaspé (part) . . . . .	April 24, 1851	Old Agent re-appointed 30th June, 1845.	78 11 7
Felton, John . . . . .	Sherbrooke, Stanstead and Drummond (parts) . . . . .	June 30, 1843	Land and Timber . . . .	13 11 11
Fleming, William	Huntingdon . . . . .	Aug. 21, 1852	Acting—Land & Timb.	26 9 8
Gauvreau, N. N. . . . .	Rimouski (part) . . . . .	July 22, 1848	Balance . . . . .	37 1 0
Gauvreau, Pierre . . . . .	Gaspé and Rimouski (part) . . . . .	Feb'y. 12, 1845	Salary . . . . .	£191 13 4
Hume, John . . . . .	Megantic (part) . . . . .	June 21, 1852	Commission . . . . .	8 6 8
Kane, John . . . . .	Saguenay (part) . . . . .	June 30, 1843	200 0 0	200 0 0
Kemp, Orin J. . . . .	Stanstead, Missisquoi and Shefford (pts.) . . . . .	April 15, 1848		48 0 11
Lafontaine, A. . . . .	Ottawa (part) . . . . .	Oct'r. 11, 1845		2 6 2
Lavallée, A. B. . . . .	Two Mountains and Terrebonne . . . . .	Aug. 12, 1843		3 10 3
Lupien, Bazile . . . . .	Sherbrooke & Drummond . . . . .	May 31, 1852	Replaced by J. S. Lebel, March 24, 1854.	2 12 2
Lynch, John . . . . .	Ottawa (part) . . . . .	June 20, 1849		13 9 1
Lor, Henry . . . . .	St. Maurice . . . . .	March 4, 1848		16 2 7
Lewis, J. S. . . . .	Beauharnois . . . . .	Decr. 16, 1848	Balance—Nil . . . . .	
			Salary . . . . .	£75 12 0
			Commission . . . . .	1 7 3
LeBel, J. P. . . . .	Drummond and Sherbrooke (part) . . . . .	March 24, 1854	75 0 0	75 0 0
McLean, Donald . . . . .	Ottawa (part) . . . . .	Aug. 4, 1845	Old Agent re-appoint'd	17 8 0
Morrison, William	Berthier . . . . .	June 12, 1843		3 8 11
Martel, Etienne . . . . .	Bonaventure . . . . .	July 23, 1843		
Quinn, W. H. . . . .	Two Mountains (pt.) . . . .	July 17, 1852		15 19 10
Radford, Walter . . . . .	Ottawa . . . . .	Aug. 4, 1845	Old Agent re-appoint'd	31 8 1
Richard, Louis . . . . .	Drummond (part) . . . . .	Novr. 24, 1845		3 8 2
Ross, Andrew . . . . .	Megantic, Dorchester & Bellechasse (pts.) . . . . .	June 30, 1843	Old Agent re-appoint'd	2 8 7
Starrs, John . . . . .	Ottawa . . . . .	June 5, 1852		15 9 3
Stewart, McLean . . . . .	Quebec . . . . .	Sept. 27, 1845		0 13 0
Sheppard, C. O. . . . .	Drummond (part) . . . . .	Decr. 7, 1850		16 1 9
Tétu, François . . . . .	L'Islet and Bellechasse (parts) . . . . .	May 25, 1850	£500; 2½ for next £7,000 Cy., and ¼ per c. for any sum exceeding £7,500 Cy., and ¼ per c. for next £7,000 Cy., and ¼ per c. for any sum exceeding £7,500 Cy.	23 15 6

Duties—Sale of Crown and Clergy Reserves, and collecting Arrears on old Sales.

**D.—Returns of Crown Timber Agents in Canada East and West, date of their Appointment, and Salary allowed to each, for Services during the year ending 31st December, 1854, furnished by the Honorable Commissioner of Crown Lands.**

Agents.	Agencies.	Appointed.	Salary.
Russell, A. J. ....	Ottawa and Tributaries .....	June, 1846.....	£ s. d. 400 0 0
Stewart, McLean .....	General Collector at Quebec .....	27th September, 1845 .....	350 0 0
Wells, Oliver .....	St. Maurice Territory .....	11th October, 1852 .....	300 0 0
Way, Jas. Fraser .....	Ontario Territory .....	6th May, 1854 .....	300 0 0
Belle, Chas. E. ....	Lower Ottawa .....	6th May, 1854 .....	250 0 0
Duberger, George .....	Saguenay Territory .....	30th May, 1854 .....	250 0 0
Nagle, Jerrard J. ....	St. Francis Territory .....	30th May, 1854 .....	250 0 0
Hammond, Nat. ....	Peninsula of Canada West .....	13th October, 1854 .....	Appointed permanently since October, 1854 —Salary not fixed.
Torney, Jno. A. ....	Madawaska and Chaudière .....	12th March, 1852.....	250 0 0

The duties of the Crown Timber Agents are to grant Licenses to cut Timber, collect the Crown Dues, protect the Public Domain from Trespass, as regards the Woods and Forests within their respective Agencies, and general Administration of the Timber Regulations, &c.

**E.—Return of the gross amount of money received from the sources of revenue herein enumerated, without any deduction, for the year 1854.**

	£	s.	d.	£	s.	d.					
Amount received from sale of Clergy Lands, Canada West.....	101	14	9	6	Amount received on account of Casual Fees.....	39	14	9			
Amount received on account of Clergy Timber Dues, Canada West,	155	9	10	1	Amount received on account of gain on Scrip .....	0	10	0			
Amount received from sale of Clergy Lands, Canada East .....	47	13	19	3	Amount received on account of Mines for the year 1854 .....	198	7	10			
Amount received on account of Clergy Timber Dues, Canada East .....	197	7	2	2	Amount received on account of Location Fees, Lower Canada.....	9	15	0			
Amount received from sale of School Lands, Canada West.....	32	93	10	7	Amount received on account of Gaspé Fees .....	3	15	0			
Amount received on account of Crown Domain .....	41	97	8	11	Amount received on account of Woods and Forests .....	45	80	2			
Amount received on account of Jesuits' Estates, Canada East.....	7	80	13	0							
Amount received on account of Seignior of Lauzon.....	3	93	10	1	<i>Amount received not considered as sources of Revenue.</i>						
Amount received from the Sureties of W. Ronke .....	368	12	11	1	Amount returned per A. E. Larocque, being surplus of £100 adv- anced on the Abercrombie Colonization Road.....	34	0	0			
Amount received on account of Mines for the year 1859 .....	63	8	10	0	Amount of Commission on Clergy Sales, Canada West, 6 per cent.....	60	78	0			
Amount received from the Hudson's Bay Company .....	50	0	0	0	Amount of Commission on Clergy Sales, Canada East, 6 per cent.....	294	13	6			
Amount received on account of sale of Crown Lands, Canada West.....	37	14	9	1	Amount of Commission on Grammar School sales, 6 per cent.....	35	7	1			
Amount received on account of sale of Crown Lands, Canada East.....	49	48	14	7	Amount of Commission on Common School sales, 6 per cent.....	15	64	18			
Amount received on account of Crown Quit Rent .....	290	2	9	0							
Amount received on account of Crown arrears of Rent.....	102	12	0	0							
Amount received on account of Fee Fund.....	483	12	4	4							
								£258	449	0	4

F.

STATEMENT of the amount of money disbursed or transferred, and of the amount of money received from sundry sources of Revenue, during the year 1854, furnished by the Honorable Commissioner of Crown Lands.

Disbursements.		Receipts.	
£	s. d.	£	s. d.
Clergy Lands C. W. Payments	6441 5 0	Clergy Lands, C. West	101145 9 6
Do transferred to Receiver General	94704 4 6	Clergy Timber Dues, C. West	155 9 10
Clergy Timber Dues C. W. Payments	35 14 0	Clergy Lands, C. East	4718 19 8
Do transferred to Receiver General	116 15 10	Clergy Timber Dues, C. East	197 7 2
Clergy Lands C. F. Commission	282 16 8	School Lands, C. West	4911 6 5
Do transferred to Receiver General	4431 2 7	Crown Domain, C. East	32083 10 7
Clergy Timber Dues C. E. Commission	11 16 10	Jesuits' Estates	7850 13 0
Do transferred to Receiver General	185 10 4	Seignior of Lazon	8931 10 1
School Lands Payments	2148 1 11	Amount from Sureties of W. Rorke	15909 12 0
Do transferred to Receiver General	39865 8 8	Mines for the year 1853	368 12 11
Crown Domain Payments	388 14 10	Amount from the Hudson's Bay Company	6951 8 10
Do transferred to Receiver General	3738 14 1	Crown Lands, C. West	50 0 0
Jesuits' Estates Payments	1633 4 4	Crown Lands, C. East	37141 9 1
Do transferred to Receiver General	6217 8 8	Crown Quit Rent	4048 14 7
Signior of Lazon Payments	551 2 10	Crown Arrears of Rent	290 2 9
Do transferred to Receiver General	3360 7 3	Fee Fund	102 12 0
Government Sundries		Casual Fees	4441 9 4
Woods and Forests Sundries		Amount gain on Scrip	483 12 4
Land Scrip C. F. redeemed	35 0 0	Mines for the year 1854	39 14 9
Do C. W. do	723 10 0	Location Fees, L. C.	0 10 0
		Gaspe Fees	1267 7 10
		Woods and Forests	15 10 0
			45807 2 11
Carried forward	167870 19 2	Carried forward	250120 6 4

STATEMENT of the amount of money disbursed or transferred, &c.—(Continued.)

Disbursements.		£	s.	d.	Receipts.	£	s.	d.
Brought forward...	...	1678	0	19	Brought forward...	...	...	...
Surveys, C. East...	...	7398	9	5	Sundries not from sources of Revenue.	...	...	...
Do C. West	...	2970	2	0	Received from A. E. Laroque, surplus of £100 'advanced to him on exploration of the Abercrom- bie, Colonization Road	34	0	0
Exploration, Colonization Roads, C. East	...	1378	18	4	do	6078	0	7
Do C. West	...	1043	10	9	Amt. Commission, sp. ct., Clergy Lands, C. W.	294	18	6
Crown Inspection...	...	123	7	2	Do	1921	19	11
Crown Advertising, C. East	...	111	6	11	do	8328	14	0
Do C. West	...	561	19	11				
Inspection of Agencies, C. East	...	640	8	4				
Do C. West	...	1207	7	1				
Commission, Sundries	...	4097	18	6				
Do C. West	...	470	19	8				
Do C. East	...	4	12	2				
Postage of Agents, C. East	...	18	6	6				
Do C. West	...	...	...	...				
Office Postage	...	800	0	0				
Salaries, Commissioner	...	7369	15	0				
Do Sundries	...	...	...	...				
General Disbursements	...	8169	15	0				
Amount paid to Receiver General pr. M. L. Stewart	...	3652	5	13				
Amt. transferred to Reer. Genl., Territorial Revenue.	...	15178	1	8				
Amount Balance Government Account.	...	36139	6	8				
	...	7950	10	8				
	...	£ 258449	0	4				
	...							£ 258449 0 4

C



STATEMENT of the persons who were allotted locations of 6400 acres each, for the purpose of opening and working Mines on Lakes Huron and Superior, shewing the price paid or agreed to be paid for each location, prepared for the Committee on the Land Department appointed by the Honorable the Legislative Assembly.

Number.	Name.	Locality of Tract	Date of assignment of location.	Price agreed to be paid.	First payment as deposit.	Subsequent payment.	Remarks.
					£ s. d.	£ s. d.	
1	Theodore Hart, assignee of John Stewart	Lake Huron.					
2	James Cuthbertson	North St. Joseph Island Copper Bay	30th April, 1847. 24th Feby., 1847	4s. per acre do	150 0 0 150 0 0	148 5 2 1141 14 0	Paid up to the 1st December, 1854. Patented to Montreal Mining Company, 20th October, 1852. Paid up to 1st December, 1854.
3	S. W. Keating	Copper Bay	7th April, 1837	do	150 0 0	387 6 6	
4	David Davidson	North of L'acloche Island	26th May, 1847	do	150 0 0		
5	George Desbarats	Port Lock Harbour	10th April, 1847	do	150 0 0		
6	Moses Samuel	North of St. Joseph Island	26th May, 1847	do	150 0 0		
7	John Simpson	Do.	26th May, 1847	do	150 0 0		
8	B. H. Lemoine	Do.	26th May, 1847	do	150 0 0		
9	Henry Chapman	Spanish River	7th May, 1847	do	150 0 0		Reservation set apart for the Indians under Treaty dated 9th Novr., 1850.
10	Henry Starnes, assignee of William Wilson	Spanish River	7th May, 1847	do	150 0 0	147 6 9	In deposit, Indian Reservation.
11	Honorable Francis Hincks, assignee of George Hendry	N. E. of St. Joseph Island	27th April, 1847	do	150 0 0	147 6 9	Paid up to the 1st December, 1854.
12	George S. Tiffany	Ny. of St. Joseph's Island	27th April, 1847	do	150 0 0	148 4 6	Do. do. do.
13	Thomas Brongeeest	Mouth of Spanish River	6th July, 1847	do	150 0 0		
14	S. V. Delorme	Echo Lake	25th October, 1847	do	150 0 0		
15	James Ferrrier, Junior	N. W. of Point Thessalon	3rd August, 1846	do	150 0 0		
16	George Ferrier	Point Thessalon	31st August, 1847	do	150 0 0		
17	Michael Meighan	Do.	31st August, 1847	do	150 0 0		
18	W. S. MacFarlane	Spanish River	9th August, 1847	do	150 0 0		
19	Oliver Tiffany	Thessalon River	31st August, 1847	do	150 0 0		
20	H. B. Wilson	North of L'acloche Island	4th August, 1847	do	150 0 0		
21	Francis Bellanger	Do.	9th Decr., 1847	do	150 0 0		
22	William H. Boulton and others	Thessalon River	31st August, 1847	do	150 0 0		
23	Charles Thompson	N. E. of L'acloche	30th Sept., 1847	do	150 0 0		
24	Jean F. Ediot	Spanish River	4th Novr., 1847	do	150 0 0		
25	F. C. Clarke	South of St. Mary's River and Little Lake George.	9th Decr., 1847	do	150 0 0		
		River St. Mary	27th Novr., 1847	do	150 0 0	144 0 0 144 8 9	In deposit, Indian Reservation. In deposit, a small part falls within Indian Reservation.
1	John Prince	Lake Superior.					
2	Alexander D. McLean	N. W. Shore	8th April, 1847	do	150 0 0	1280 0 0	Patented to British N. A. Mining Company, 21st April, 1853.
3	Allan MacDonell	N. E. of Pigeon River	16th March, 1848	do	150 0 0		
		Marmaine	22d Feby., 1848	do	150 0 0	147 12 0	Paid up to 1st December, 1853.

3	William C. Meredith	Marmine	19th Feby, 1848	do	150	0	0	148	5	6	Do.
5	James Ferrier	Ny. of St. Ignace Island	27th May, 1847	do	150	0	0	148	5	6	Do.
6	John Ewart	Neepigeon Strait	7th May, 1847	do	150	0	0	148	5	6	Do.
7	James Hopkin	Flour Island	8th May, 1847	do	150	0	0	148	5	6	Do.
8	George K. Smith	S. W. Pt. of St. Ignace Island	16th March, 1847	do	150	0	0	147	12	0	Paid up to 1st December, 1854.
9	Arthur Rankin	Point aux Mines	29th Feby, 1848	do	150	0	0	148	5	6	Do.
10	John Smart	Pigeon River	8th May, 1847	do	150	0	0	148	5	6	Do.
11	Samuel B. Harrison	Ny. of St. Ignace Island	7th May, 1847	do	150	0	0	148	5	6	Do.
12	Thomas Ryan	Cape Garantun.	6th March, 1847	do	150	0	0	148	5	6	Do.
13	William H. Merritt	N. E. of Neepigeon Strait.	8th May, 1847	do	150	0	0	148	5	6	Do.
14	Almer and Stanley Bagg	S. W. Pt. of do.	7th May, 1847	do	150	0	0	148	5	6	Do.
15	Joseph Woods	N. E. of Thunder Bay	8th May, 1847	do	150	0	0	148	5	6	Do.
16	Edward Ryan	South of Point aux Mines	10th April, 1847	do	150	0	0	147	8	10	Do.
17	Isaac Bell Forsyth	Mainland, N. E. of P. geon R.	8th April, 1847	do	150	0	0	148	5	6	Do.
18	Honorable Peter McGill and others	South Pt. of Simpson's Island	7th May, 1847	do	150	0	0	148	5	6	Do.
19	Stewart Derbishire	Poirt Porphyry Island	8th May, 1847	do	150	0	0	148	5	6	Do.
20	Stephen J. Lyman	Opposite Verré Island.	7th May, 1847	do	150	0	0	148	5	6	Do.
21	Wm. B. Jarvis and others.	Main land, opp. Victoria Isl.	6th March, 1847	do	150	0	0	147	12	0	Do.
22	John Douglas	Marmine	29th Feby, 1841	do	150	0	0	147	12	0	Do.
23	Alexander McDonell	Center pt. of Michipicoton I.	6th June, 1848	do	150	0	0	147	12	0	Do.
24	James Hamilton	S. E. of Isle St. Ignace	9th July, 1847	do	150	0	0	147	12	0	Do.
25	Charles Jones	S. W. pt. Michipicoton Isl.	22nd July, 1847	do	150	0	0	148	5	6	Do.
26	Wharton Metcalfe	Sy. part of do.	22nd July, 1847	do	150	0	0	148	5	6	Do.
27	August MacDonell	Ey. part of do.	9th July, 1847	do	150	0	0	146	0	8	Do.
28	Henry MacDonell	Main land, N. of State Island	17th August, 1847	do	150	0	0	148	5	6	Do.
29	James Wilson	Copper Island	9th May, 1847	do	150	0	0	148	5	6	Do.
30	Thomas A. Staylor who transferred to David Torrance	Vein Island, C. Main land adjoining	6th March, 1847	do	150	0	0	148	5	2	Do.
31	Benjamin H. Lemoine transferred to Andrew Shay	Zeoite Island.	6th March, 1847	do	150	0	0	148	5	2	Do.
32	Benjamin Holmes and John Young to John Glass	Island, Neepigeon Bay	6th March, 1847	do	150	0	0	145	18	1	Do.
33	John B. Gwynne	Mainland N. of State Island	17th March, 1847	do	150	0	0	145	18	1	Do.
34	Sir Allan N. MacNab	North of State Island	22nd Sept., 1847	do	150	0	0	Refunded			do.
35	Hon. W. R. Robinson	None appropriated		do	150	0	0	Unpaid			
36	W. H. Griffin	Sturgeon Bay and Albert I	10th April, 1847	do	150	0	0				
37	Thomas Bell Ewart	Batchewanaung Bay		do	150	0	0				
38	Thomas Brunskill	Black River	22nd Sept., 1847	do	150	0	0				
39	John Bonner	Michipicoton Island	23rd July, 1847	do	150	0	0	1280	0	0	Patented to John Bonner, junior, 24th June, 1854.
40	C. J. MacDonald	Sturgeon Bay	6th August, 1847	do	150	0	0				
41	Peter Paterson	Michipicoton Island	No date	do	150	0	0				
42	Henry LeNeuiter	Do.		do	150	0	0				
43	Robert S. Turner	Simpson's Island	8th May, 1847	do	150	0	0	128	5	6	Paid up to 1st December, 1854.

Crown Land Department,  
Quebec, 20th March, 1855.

WM. SPRAGGE,  
Chief Clerk.

RETURN of amounts disbursed or deducted for Agency or otherwise, from the services herein enumerated, during the year 1854.

	C. W.	£	s.	d.	£	s.	d.	
Amount transferred to Rec. Genl., account Clergy Lands, do	C. W.	94704	4	6	Amount paid L. R. Fortier's salary, one-third, Crown Domain.	3	17	6
Amount deducted, Commission, do	do	6068	14	0	Amount paid J. P. Bureau, survey between Radnor and the Se-			
Amount refunded, E. P. Smith, Ordnance Dept. do	do	1	13	6	guelery, Cap de la Madeleine; account Jesuits' Estates.			
Amount refunded, E. P. Smith, Ordnance Dept. do	do	32	5	0	Amount paid do do	50	0	0
Amount refunded, J. Potts, do	do	25	10	0	Amount paid D. P. Crofteau, survey of St. Gabriel, do	296	0	10
Amount refunded, A. Cameron, do	do	10	15	0	Amount paid J. Prendergast, one-third salary do	121	10	0
Amount refunded, S. Smith, O. C. 9th May, 1852, do	do	300	0	0	Amount paid H. S. Legendre, survey of N. E. Boundary of Seig-	9	5	0
Amount refunded, J. S. Kennedy, O. C. 24th March, 1854. do	O. W.	116	16	10	niory of Batiscan, Jesuits' Estates	289	12	4
Amount debited, correcting error, account Clergy Lands, do	C. W.	9	6	7	Amount paid J. T. Brousseau, stationery, one-third, Jesuits' Estates	7	10	3
Amount deducted, Commission, do	do	29	7	5	Amount paid Le François, survey of St. Gabriel, do	181	6	0
Amount transferred to Receiver General, Clergy Lands, do	C. E.	4481	2	7	Amount paid W. H. Rowen, advertising, one-third do	1	12	0
Amount deducted, Commission, do	do	282	16	8	Amount paid E. R. Fréchet, advertising, one-third do	0	19	8
Amount transferred to Receiver Genl., Clergy Timber dues, do	C. E.	185	10	4	Amount paid E. R. Fréchet, advertising and printing do	0	12	0
Amount deducted, Commission, do	do	11	16	10	Amount paid L. R. Fortier, account salary, one-third do	3	17	6
Amount transferred to Receiver General, School Lands, do	C. W.	29885	8	8	Amount paid F. Fortier and F. J. Judah, acc. salaries & do	179	3	4
Amount deducted, Commission, do	do	1921	19	11	Amount paid L. Panet, account disbursements, do	72	4	5
Amount refunded, R. Bordsell, Ordnance Dept. do	do	6	17	9	Amount paid L. Panet, account commission, do	266	7	8
Amount paid F. W. Prynasse, account commission do	do	50	0	0	Amount paid L. Guillet, account disbursements, do	30	18	3
Amount refunded, J. Keyworth, O. C. 8th Nov. '54 do	do	0	12	0	Amount paid J. E. Varin, account disbursements, do	68	14	4
Amount refunded, A. McNabb, Ordnance Dept. do	do	3	0	0	Amount paid J. B. Varin, account commission, do	27	16	3
Amount paid F. McAnbury, expenses, Ordn. Dept. do	do	148	8	6	Amount transferred to Receiver General, do	74	16	3
Amount paid J. Grant, survey of Lima, do	do	6	8	6	Amount paid J. Prendergast, acc. salary, one-third, Sy. of Lauzon	6217	8	8
Amount paid D. Gibson, survey of Normandy, do	do	0	16	3	Amount paid J. T. Brousseau, stationery acc. do	9	5	0
Amount paid W. Furby, advertising, do	do	10	0	0	Amount paid F. Doungbue & Co., advertising do	7	10	3
Amount debited, correcting error, do	do	8788	14	1	Amount paid W. H. Rowen, advertising do	0	19	7
Amount transferred to Receiver General, account Crown Domain	Crown Domain	112	18	3	Amount paid R. & G. Langan, advertising do	0	12	0
Amount paid F. W. Prynasse, account commission do	do	179	3	4	Amount paid E. R. Fréchet, advertising do	1	18	2
Amount paid one third Fortier and Judah's salaries, do	do	5	0	0	Amount paid L. R. Fortier, salary, one-third do	3	17	6
Amount paid J. Hannel, O. C. 22nd June, 1853, account do	do	2	10	0	Amount paid D. Fortier, disbursements do	846	5	9
Amount paid W. Ware, survey, Chapman's cove do	do	9	6	0	Amount paid T. Fortier and F. Judah's salaries, one third do	179	3	4
Amount paid J. Prendergast one-third salary do	do	4	18	1	Amount transferred to Receiver General do	3880	7	3
Amount paid J. Kane, Tinsmith account, do	do	3	5	7	Amount paid J. Riehard's law costs, in suit, the Queen vs. the			
Amount paid L. & N. Hlanveux mounting Maps do	do	1	0	0	survettes of W. Parke	5	1	10
Amount paid J. O. Vallier's account do	do	7	10	8	Amount refunded A. Sutherland, payment on E; 12 in 4 Ramsay,			
Amount paid J. T. Brousseau, stationery, one-third do	do	54	10	0	Ordnance Department	4	0	0
Amount paid F. F. Legendre, survey Myer St. Charles do	do	1	12	0	Amount refunded M. Bourk, Ordnance Department	3	15	0
Amount paid F. Doungbue & Co., advertising, one third do	do	0	19	8	Amount refunded R. Dickson, Order in Council, 26th August, '51	15	0	0
Amount paid W. H. Rowen, advertising, one third do	do	0	12	0	Amount balance 31st December, 1853, sp. Mines	322	16	6
Amount paid R. & G. Langan, advertising, one-third do	do	1	17	2	Amount transferred to Receiver General do	6028	12	4

Return of Amounts disbursed or deducted for Agency or otherwise, from the services herein enumerated, during the year 1854.

	£	s.	d.		£	s.	d.
Amount refunded N. S. Nichols, O. C., 22nd March, 1854.	125	0	0	Amount paid J. A. Terney, amount of salary for the year 1852.	362	5	10
Amount paid P. F. McQuig, O. C., 7th October, 1853.				Amount paid McLean Stewart, amount of salary, Order in Council, 1st July, 1854.	145	18	6
Amount overpaid on lot A, augmentation of Milton, applied on lot C, per O. J. Kemp, patent, September, 1854.	12	0	0	Do. do. do. inspecting timber, W. Toronto.	285	12	6
Amount paid S. Smith, O. C., 11th December, 1854.	250	0	0	Do. do. do.	50	0	0
Amount refunded, J. M. Dermaid, per A. Leslie's patent, December, 1853.	4	0	0	Amount paid F. Donoghue & Co., advertising in "Colonist."	0	13	9
Amount refunded R. Shaw, account 21 in 7, S. Sherbrooke.	8	0	0	Amount paid A. N. Striker, advertising in "Cobourg Star."	0	17	7
Amount refunded J. Strathy, account 31, Back South Barrie.	81	17	6	Amount paid W. Till, advertising in "Newbrunswick."	0	10	0
Amount refunded W. Tilford, per W. Crayford's account, patent, 1854.	30	0	0	Amount paid H. W. McCann, account of forest ranging, 1853.	80	5	0
Amount refunded S. Stannacke, 12 in 2, S. Sherbrooke.	5	10	0	Amount paid C. P. Freadwell, account of timber duties.	15	6	3
Amount refunded, M. Boland, amount overpaid in fee on S. 24 in 2, Carragee.	0	19	1	Amount paid W. H. Rowen, "L'Ere Nouvelle," advertising.	0	8	9
Amount credited erroneously in account of George Graham, fee on N. W. 4, South-Perth.	7	8	4	Amount refunded J. W. Russell, account Timber births, Sault Ste. Marie.	56	5	0
Amount refunded Thomas Kerr, fee paid on 10 in 2, Caistor and F.	10	0	0	Amount paid G. Laing, "Inquirer," Three Rivers, advert. acc.	0	15	7
Amount paid N. Hammond, expenses for inspecting Timber, W. and F.	45	0	0	Amount paid E. Mills, "Hastings Chronicle," advertising account.	0	8	9
Amount paid A. Duchesnay, for inspecting Timber, River Batiscan.	15	0	0	Amount paid McLean Stewart, Order in Council, 1st July, 1854.	75	0	0
Amount paid proprietors "International Journal," account for advertising.	0	15	0	Amount paid J. Patterson, services Timber O. Bytown.	25	0	0
Amount paid S. V. Lavue, expenses for inspecting Timber.	25	0	0	Amount paid J. Kane, balance salary for 1854.	191	13	4
Amount debited, Woods and Forests, correcting error.	80	0	0	Amount paid G. J. Neagle, account salary 1854.	145	16	8
Amount paid A. Duchesnay, for inspecting Timber, River Batiscan.	200	12	6	Amount paid G. J. Neagle, contingent account, 1854.	313	8	6
Amount paid J. Devine, compiling map, Indian Reserves, Lake Huron.	5	0	0	Amount paid G. Duberger, salary, 1854.	145	16	8
Amount paid G. A. Bourgeois, cash advanced to predecessor and self.	11	9	3	Amount debited W. & F., correcting error, L. Richard.	35	11	6
Amount paid A. J. Russell, account of salary.	200	0	0	Amount debited W. & F., correcting error, W. Morrison.	30	8	0
Amount paid A. J. Russell, contingent account.	398	13	8	Amount paid A. J. Russell, amount salary half year 1854.	200	0	0
Amount paid C. C. Sheppard, amount of Postage account.	0	0	6	Amount paid A. J. Russell, contingent account do.	601	6	10
Amount paid F. McAnulty, amount of contingent account.	32	1	8	Amount paid J. F. Way, amount salary 1854.	196	13	4
Amount paid G. A. Bourgeois, amount of contingent account.	15	15	0	Amount paid J. F. Way, contingent account, 1854.	193	3	10
Amount paid A. McPherson, amount of contingent account.	111	11	10	Amount paid O. Wells, amount salary to 30th June, 1854.	150	0	0
Amount paid John Edon, amount of contingent account.	6	15	0	Amount paid O. Wells, contingent account.	721	8	5
Amount paid D. McLean, amount of contingent account.	10	6	3	Amount paid C. E. Belle, amount salary, 1854.	162	15	4
Amount paid S. Hart, amount of contingent account.	2	12	6	Amount paid C. E. Belle, contingent account.	233	17	6
Amount paid G. Duberger, amount of contingent account.	49	17	6	Amount paid L. M. Stewart, amount salary, 1854.	350	0	0
Amount paid J. B. Williams, amount of contingent account.	6	0	0	Amount redeemed, Land Scrip, Canada East.	55	0	0
Amount paid J. A. Terney, amount of contingent account.	31	8	5	Amount paid C. F. Fournier, Ashford surveys, Canada East.	723	10	0
				Amount paid J. P. Bureau, line between Radnor and Cap de la Madeleine survey, Canada East.	75	0	0
				Amount paid C. J. Bouchette, per Bristol survey, Canada East.	50	0	0
				Amount paid C. J. P. Duberger, boundary of Montmorency and Saguenay survey, Canada East.	155	3	0
				Amount paid H. G. Hall, Thetford survey, Canada East.	94	17	0
					19	7	1

RETURN of Amounts disbursed or deducted for Agency or otherwise, from the services herein enumerated, during the year 1854.

	£	s.	d.		£	s.	d.
Amount paid D. Sinclair, Derry do	150	0	0	Amount paid S. P. Bureau, Boundary of Cap de la Magdeleine and Radner, Crown surveys, E.	285	3	8
Amount paid J. E. Turcotte, Radnor do	73	11	0	Amount paid D. P. Croteau, Martin, Crown surveys, E.	100	0	0
Amount paid C. F. Fournier, B. of Ashford, Ch. surveys, East.	285	8	8	Amount paid A. Bochet, Radner, do	50	0	0
Do do do	60	0	0	Amount paid P. Daly, Radner, do	46	5	6
Amount paid A. Larue, Bugot and Raudest do	166	0	4	Amount paid P. Tétu, Roux, do	125	0	0
Amount paid A. Larue, Seigneurie of Isle Verte and Trois Pistoles, Crown surveys, East.	97	12	6	Amount paid P. Daly, Hamden, do	50	0	0
Amount paid D. S. Ballantyn, Arago, Crown surveys, East	50	0	0	Amount paid A. Dossét, Blake, do	214	1	7
Amount paid C. J. Bouchette, Temiscamungue do	75	0	0	Amount paid C. J. Bouchette, Temiscamungue, do	12	10	0
Amount paid A. Boss, Dorset do	25	0	0	Amount paid D. S. Ballantyn, Hebnelle, do	155	0	9
Amount paid J. Dignab, Peterboro' do	283	17	6	Amount paid D. S. Ballantyn, Arago, do	50	0	0
Amount paid J. T. Roney, Egan do	50	0	0	Amount paid, C. B. Fournier, Harvey, do	50	0	0
Amount paid D. S. Ballantyn, Arago do	75	0	0	Amount paid A. Larue, Beyin, do	50	0	0
Amount paid J. A. Bradley, Pluman do	60	0	0	Amount paid V. Desrochers, Woodbridge, do	40	0	0
Amount paid J. Slattery, boundary of St. Regis and Godmanchester, Crown survey, East	81	9	0	Amount paid C. J. Bouchette, Temiscamungue, do	270	19	2
Amount paid J. Bignell, Stratford and Winslow, C. surveys, East.	70	0	0	Amount paid J. Bignell, Cent Village, Winslow, do	90	0	0
Amount paid L. G. Fortin, Lasalle do	60	0	0	Amount paid F. Bélanger, Cap Châta, do	50	0	0
Amount paid C. F. Fournier, Garneau do	147	13	6	Amount paid J. J. Roney, Egan, do	90	0	0
Amount paid A. Ross, Dorset do	50	0	0	Amount paid J. A. Bradley, Pluman, do	40	0	0
Amount paid H. G. Hall, Adstock do	55	0	0	Amount paid F. F. Quinn, Chilton, do	40	0	0
Amount paid A. Daly, Weedon do	35	0	0	Amount paid E. N. Legendre, Matapédia, do	80	0	0
Amount paid F. P. Quinn, Chilton do	50	0	0	Amount paid A. Wallace, Simard and Bourget, do	80	0	0
Amount, pd. H. L. Legendre, bdy. of the Sy. of Battiscan do	55	10	2	Amount paid A. H. Sims, St. Lawrence and River Ristigouche, Crown surveys, E.	106	2	10
Amount paid F. W. Blaiklock, line between Crown Lands and Seigneurie of Berthier, Crown survey, East.	9	18	0	Amount paid A. Ross, Dorset, Crown surveys, E.	75	0	0
Amount paid A. Bochet, Colbert do	369	7	11	Amount paid A. Bochet, Radner, do	50	0	0
Amount paid D. Sinclair, Derry do	302	7	1	Amount paid P. Daly, Hamden, do	80	0	0
Amount paid J. T. Torney, Egan do	65	0	0	Amount paid V. Desrochers, Woodbridge, do	100	0	0
Amount paid D. S. Ballantyn, village of Adfains, survey, East.	12	4	9	Amount paid J. Bignell, Winslow, do	90	0	0
Amount paid J. P. Dery, Colbert do	15	0	0	Amount paid F. P. Quinn, Chilton, do	225	0	0
Amount paid H. G. Hall, Adstock, Crown surveys, E.	60	0	0	Amount paid H. G. Hall, Adstock, do	194	12	6
do do	25	0	0	Amount paid S. G. Fortin, Lasalle, do	100	0	0
Amount paid A. Bochet, Point of Radner, do	50	0	9	Amount paid F. P. Quinn, Chilton, do	86	14	0
Amount paid J. A. Maure, Sheen, do	50	0	0	Amount paid D. S. Ballantyn, Arago, do	50	0	0
Amount paid V. Desrochers, Woodbridge, do	50	0	0	Amount paid J. R. Main, Sheen, do	30	0	0
Amount paid C. T. Bouchette, Temiscamungue, do	100	0	0	Amount paid H. G. Hall, lakes in Adstock do	15	0	0
Amount paid C. F. Fournier, Dionne, do	75	0	0	Amount paid A. Gilmore, Howard, do	60	0	0
Amount paid J. Bignell, Winsten and Stratford, do	10	0	0	Amount paid G. Duberger, Escoumains do	142	11	6
Amount paid H. G. Legendre, Radner, do	39	0	0	Amount paid C. T. Bouchette, Kensington, do	80	0	0
Amount paid J. Nielson, Ham, do				Amount paid J. Newmin, Low, do	250	0	6
				Amount paid J. S. Dennis, Ird. Reserve, Lk. Huron, C. surveys, W.	60	14	0



## RETURN of amounts disbursed or deducted for Agency or otherwise, &amp;c.—(Continued.)

	£.	s.	d.		£.	s.	d.
Amount paid P. V. Elmore, line of Rd. N. of Mador, Cr. surv. W.	180	0	0	Amount paid J. E. Defoy and N. Purvis, exp. Rd., Alton do	20	6	2
Amount paid T. N. Molesworth, Island of St. Joseph, do	188	18	6	Amount paid R. Gilmour, Morin, do	19	4	5
Amount paid O. P. Salter, Road from Rondeau to Road Ste. Claire, Crown surveys, West	134	9	0	Amount paid C. Pechi, Brandon, do	25	0	0
Amount paid E. V. Elnore, Road of Mador, Crown surveys, W.	200	0	0	Amount paid W. Kings, Existol to Thorn, do	10	0	0
Amount paid F. Kerr, Township lot of Mount Forest, do	8	1	0	Amount paid Laurence, superint. Bridge at Frampton, do	12	10	0
Amount paid H. P. Savigny, do	150	5	8	Amount paid P. Wilson, Thorn and Clarendon, do	20	0	0
Amount paid J. W. Bridgeland, Ind. Res., Lake Superior do	90	0	0	Amount paid P. Thénault, St. Denis and St. Paschal do	16	16	5
Amount paid J. Ryan, Amsterdam and Bradford, do	86	9	0	Amount, paid A. B. Perry, Camden and Hinchinbrook, to Road Madawaska, exploration of Roads, Canada West	227	10	0
Amount paid D. Sinclair, Kenfrew, Crown surveys, West	23	10	8	Amount paid J. P. Dery, Portneuf do	25	0	0
Amount paid J. W. Bridgeland, Mining Locations and Indian Reserves, Lake Superior, Crown surveys, West	8	3	9	Am't, pd. J. McLaren, Malbaie to St. Urbain, do	30	0	0
Amount paid D. Gibson, Metanethon, do	132	1	6	Amount paid D. Sinclair, Harrington and Wentworth, do	35	0	0
Amount paid R. Hamilton, Petawawa do	200	0	0	Amount paid J. E. Defoy, Alton and Montauban, do	37	10	7
Amount paid James Black, Long Point, do	250	0	0	Amount paid J. Kennedy, Templeton and Gafineau, do	20	0	0
Amount paid R. Hamilton, Petawawa, do	110	0	0	Amount paid J. A. Cameron, Lochaber and Derry, do	12	0	0
Amount paid D. Sinclair, Matthew and Nipissing Road lots, do	250	0	0	Amount paid A. Jété, Brandon, do	11	15	8
Amount paid Jas. Lyons, Buchanan, Crown surveys, W.	126	15	0	Amount paid P. C. Pechi, Brandon, do	1	17	8
Amount paid P. D. Salter, do	58	10	1	Amount paid J. B. Poupan, Calumet and Sheen, do	103	19	10
Amount paid J. W. Bridgeland, Muskako River, do	12	4	3	Amount paid J. J. McLaren, Traverse Road, Saguenay, do	2	2	3
Amount paid J. Robertson, Crown surveys, West	200	0	0	Amount paid J. P. Dery, Gossford, Explor. of roads, C. East, do	15	0	0
Amount paid J. J. Morrison, Alice, do	400	0	0	Amount paid J. Hume, Kamouraska, do	40	0	0
Amount paid D. S. Ballantyn, Woodbury and Kamouraska, Exploration Roads, Canada West	14	6	0	Amount paid I. Nielson, Ham. Wolfstown, and Chester, do	115	2	1
Amount paid P. Laurinal, River Famine, for Bridge site, exploration of Roads, Canada W.	16	8	9	Amount paid E. Ardet, Maillois, and Arnagh, do	5	0	0
Amount paid W. Bignell, Thorn, explor. of do, C. W.	30	0	0	Amount paid Lespenayo and Lepage, Cap Chat, do	62	15	4
Amount paid L. Martineau, Backland do	28	13	11	Amount paid J. McLaren, Chicoutimi, do	14	19	3
Amount paid J. B. Lepage, Rimouski, do	30	5	9	Amount paid Robert Hamilton, Pembroke, to Deux Joachims, Exploration of Roads, C. West	240	0	0
Amount paid J. Hume, Baie St. Paul, Malbaie and la Grande Baie, exploration of Roads, Canada, West	34	14	9	Do do do do do do do	150	0	0
Amount paid C. A. Verrault, Elgin Road, exploration Rd., C. W.	47	18	11	Amount A. B. Perry, to Madawaska from Camden, do	220	0	0
Amount paid S. Legendre, Ste. Croix Road do	64	0	2	Amount paid A. H. Sims, Pembroke and Mattawan Road, do	159	3	5
Amount paid J. F. Penner, Aston and Aug. of Balstrode do	18	18	0	Amount paid A. H. Sims, Ottawa and Optong Road, do	253	15	10
Amount paid P. Dagnéault, Arnagh, do	28	15	0	Amount of Crown Inspections, East, paid O. J. Kemp, do	3	15	0
Amount paid A. Russell, Quebec, Portneuf and Montmorencé do	56	15	2	Amount paid DeMontigny & Co., "Monteur Canadien," Crown Advertis'g, Canada East	2	7	10
Amount paid A. Daly, Leinster, exploration of Roads, Canada W.	9	18	6	Amount paid R. Campbell, "Pilot," do	40	4	0
Amount paid J. B. Lepage, Rimouski, do	72	11	2	Amount paid J. Watson, "Ottawa Argus," do	1	17	11
Amount paid A. Russell, Eastern Townships, do	16	1	7	Amount paid W. & F. Dalton, "Montreal Freeman," do	19	15	7
Amount paid P. Laurence, Frampton Bridge, do	29	11	0	Amount paid D. McDonald, "Montreal Transcript," do	7	15	3
	6	9	9	Amount paid W. W. Smith, "St. Johns News," do	22	8	6
				Amount paid Duverney, "La Minerve," do	15	1	7











SAMUEL HART, Agent for

1854.	Clergy Sales, Canada West.			Grammar School Sales.		
	Number of Acres.	Amount received on new sales.	Amount received on old sales.	Number of Acres.	Amount received on new sales.	Amount received on old sales.
January		£ s. d.	£ s. d.		£ s. d.	£ s. d.
February	500	21 6 0	9 18 5			
March		60 9 4	163 18 1			
April	350	68 10 0	145 13 5			7 8 5
May			94 15 10			
June			126 7 4			
July	400	86 11 2	91 9 10			
August	144	36 8 7	130 4 6			
September	463	37 7 6	80 8 8			
October	400	74 15 0	187 15 2			
November		56 13 7	217 9 11			
December	150	79 18 8	217 13 0			
	2406	521 19 10	1439 16 7			7 8 5

SAMUEL CLARKE, Agent

January	Nil.				
February	Nil.				
March	Nil.				
April					
May			131 10 9		
June	Nil.				
July			313 19 5		
August			127 8 7		
September	Nil.				
October			26 1 2		
November	Nil.				
December			533 16 11		
			1132 16 10		

J. B. WILLIAMS, Agent for the

January	23087	1273 12 6	1546 18 2		
February		Nil.			
March			1 5 0		
April		Nil.			
May		Nil.			
June		Nil.			
July					
August					
September		Nil.			
October		Nil.			
November		Nil.			
December		Nil.			
	23087	1273 12 6	1548 3 2		

the County of Glengarry.

Common School Sales.			Crown Sales.			Total.
Number of Acres.	Amount received on new sales.	Amount received on old sales.	Number of Acres.	Amount received on new sales.	Amount received on old sales.	
	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
						31 4 8
						275 2 10
			50	43 17 0		145 13 2
						163 5 10
						126 7 2
						91 9 10
						216 15 2
						116 17 2
						195 2 2
						262 4 10
						274 5 7
			100	77 1 3	11 10 0	203 12 2
			150	120 8 3	11 10 0	2101 3 1

for the County of Halton.

						131 10 9
						313 19 5
						127 8 7
						26 1 2
						533 16 11
						1132 16 10

Counties of Kent and Lambton.

	8776	204 6 1	142 3 8	3168 0 3
	200	10 17 3		12 2 4
	140	4 10 0		4 10 0
	2913	134 0 10		134 0 10
	12029	354 4 2	142 3 8	3318 13 0

WILLIAM HARRIS, Agent for

1854,	Clergy sales, Canada West			Grammar School Sales.		
	Number of Acres.	Amount received on new sales.	Amount received on old sales.	Number of Acres.	Amount received on new sales.	Amount received on old sales.
		£ s. d.	£ s. d.		£ s. d.	£ s. d.
January	446	28 17 6	23 4 10			
February	300	21 13 0	81 18 6			
March			44 11 0			
April	140	37 16 2	68 11 1			
May	100	13 12 6	67 11 7			
June	200	40 0 0	7 6 11			
July	300	12 16 8	24 11 1			
August			23 7 10			
September	200	10 2 4	19 16 11			
October	300	31 12 6				
November			116 6 3			
December			2 2 5			
	1986	196 10 8	479 8 5			

GEORGE JACKSON, Agent for

1854,	Number of Acres.	Amount received on new sales.	Amount received on old sales.	Number of Acres.	Amount received on new sales.	Amount received on old sales.
January		Nil				
February		Nil				
March		Nil				
April		Nil				
May	400	26 15 0				
June	416	25 0 7				
July		Nil				
August		Nil				
September		Nil				
October		Nil				
November		Nil				
December		Nil				
	816	51 15 7				

GEORGE SNIDER, late Agent for parts of

1854,	Number of Acres.	Amount received on new sales.	Amount received on old sales.	Number of Acres.	Amount received on new sales.	Amount received on old sales.
January	100	13 15 0	5 15 6			
February			117 4 3			
March	200	17 5 0	65 11 2			
April	100	7 7 1	156 13 6			
May			55 5 9			
June		Nil				
July		Nil				
August		Nil				
September		Nil				
October		Nil				
November		Nil				
December		Nil				
	400	38 2 6	400 10 2			

the County of Renfrew.

Common School Sales.			Crown Sales.			Total.
Number of Acres.	Amount received on new sales.	Amount received on old sales.	Number of Acres.	Amount received on new sales.	Amount received on old sales.	
	£ s. d.	£ s. d.		£ s. d.	£ s. d.	
			2953	155 4 10	23 19 9	231 3 11
			2438	138 16 2	62 4 5	304 12 1
			2088	147 11 5	25 8 0	217 10 5
			945	133 12 1	60 4 2	300 3 6
			3750	156 10 2	32 9 8	320 3 11
			2324	96 5 6	51 5 7	194 18 0
			6264	266 12 1	91 5 2	395 5 0
			3884	164 8 11	128 14 1	316 10 10
			1542	64 13 7	61 14 9	156 7 7
			3885	156 14 6	56 7 5	244 14 6
			2988	120 13 3	214 1 5	451 0 11
			1515	87 12 0	218 10 5	308 4 10
			34556	1688 14 6	1071 4 10	3435 18 6

the County of Grey.

1854,	Number of Acres.	Amount received on new sales.	Amount received on old sales.	Number of Acres.	Amount received on new sales.	Amount received on old sales.	Total.
January		417 14 6	80 13 8	1487	90 15 3	3 18 3	593 1 3
February		358 18 0	150 3 7	707	248 10 0	7 14 0	765 5 7
March		362 15 6	436 2 4				798 17 10
April		562 12 9	307 1 1	1089	122 13 0	22 17 8	1015 4 6
May		107 16 2	552 12 0	1884	104 3 0		764 11 2
June	400	731 14 7	98 2 3	2934	170 4 9	2 0 0	1023 16 7
July	416	910 12 0	92 1 10	3409	349 15 6	100 11 11	1478 1 10
August		408 0 0	165 5 11	3069	429 1 6	97 8 6	1099 15 11
September		Nil			Nil		
October		5 0 0			Nil		5 0 0
November		Nil			Nil		
December		Nil			Nil		
	816	3865 3 6	1882 5 3	17079	1515 3 0	284 10 4	7548 14 8

the Counties of Wellington and Waterloo.

1854,	Number of Acres.	Amount received on new sales.	Amount received on old sales.	Number of Acres.	Amount received on new sales.	Amount received on old sales.	Total.
January				4717	281 7 0	54 2 8	355 0 3
February				9144	404 19 9	118 11 8	540 15 8
March				3595	184 3 9	170 1 1	436 16 5
April				4228	393 3 6	68 17 6	626 6 7
May				5805	234 3 9	27 13 2	317 2 3
June					Nil		
July					Nil		
August					Nil		
September					Nil		
October					Nil		
November					Nil		
December					Nil		
	400			27239	1498 2 9	439 6 1	2376 1 8

Estate of the late

1854.	Clergy Sales, Canada West			Grammar School Sales.		
	Number of Acres.	Amount received on new sales.	Amount received on old sales.	Number of Acres.	Amount received on new sales.	Amount received on old sales.
		£ s. d.	£ s. d.		£ s. d.	£ s. d.
January	95	19 11 7				
February			56 9 7			
March			7 10 2			
April		NIL				
May		NIL				
June		NIL				
July	100	8 19 2				
August		NIL				
September		NIL				
October		NIL				
November		NIL				
December		NIL				
	195	28 10 9	63 19 9			

D. MOYNAHAN, Agent

January	1770	112 7 2	1094 16 11			
February		NIL				
March		NIL				
April	966	162 0 0	859 8 2			
May	13213	577 1 9	364 11 6			
June		NIL				
July	1364	55 12 6				
August		NIL				
September		NIL				
October			19 5 5			
November		10 0 0	532 10 4			
December		NIL				
	17813	917 1 5	2870 7 5			

J. B. ASKIN, Agent for the

January			567 13 8			199 17 9
February	1996	205 16 0	3584 9 1	128	7 18 0	810 19 4
March		NIL				
April	800	91 2 11	2856 2 2			894 1 6
May	872	16 17 10	94 15 4			
June			41 17 0			83 4 0
July	113	12 15 0	13 5 6			
August						
September						
October	700	125 0 0	69 0 0			
November		NIL				
December			1154 0 11			874 19 8
	4481	451 11 9	7981 3 8	128	7 18 0	2865 2 3

P. McMULLEN.

Common School Sales.			Crown Sales.			Total.
Number of Acres.	Amount received on new sales.	Amount received on old sales.	Number of Acres.	Amount received on new sales.	Amount received on old sales.	
	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
						19 11 7
						56 9 7
						7 10 2
						8 19 2
						92 10 6

for the County of Essex.

			672	36 0 0		1243 4 1
				NIL		
				NIL		
			3010	133 1 10	35 8 6	1189 13 4
				NIL		941 13 4
				NIL		55 12 6
				NIL		
				NIL		
			2301	136 19 9	25 12 5	19 5 6
				NIL		705 2 6
			6483	306 1 7	61 0 11	4154 11 4

Counties of Middlesex and Elgin.

			265	11 0 0		578 11 0
			165	50 8 0		4659 10 5
				NIL		
			400	27 10 0		3668 16 7
						111 13 3
						125 1 0
						26 0 6
				21 15 3	10 13 6	32 8 3
					49 2 8	49 2 8
				NIL		194 0 0
						1529 0 7
			830	110 13 3	59 16 2	10974 4 6



THOMAS BAINES, Agent for the

1854.	Clergy Sales, Canada West.			Grammar School Sales.		
	Number of Acres.	Amount received on new sales.	Amount received on old sales.	Number of Acres.	Amount received on new sales.	Amount received on old sales.
		£ s. d.	£ s. d.		£ s. d.	£ s. d.
January	4830	445 9 7	516 2 2			
February	450	198 5 0	916 17 9			
March	350	66 2 6	1589 12 8			
April		236 15 6	1814 15 8			
May	500	11 12 6	784 11 8			
June	200	800 1 10	1209 6 1			
July	132	98 12 0	940 0 11			
August	80	12 0 0	214 1 5			
September	200	192 19 0	150 6 3			
October	200	81 15 0	511 15 9			
November			686 13 11			
December	165	48 15 0	1132 13 6			
	7107	1887 7 11	10466 15 7			

THOMAS A. AMBRIDGE, Agent

January			100 12 2			
February	250	143 5 8	86 16 2			
March	100	8 10 0	38 18 11			
April	50	16 11 3	519 11 0			
May			52 17 9			
June	188	22 3 0	48 5 9			
July			38 14 5			
August		Nil.				
September		Nil.				
October	150	132 15 0	33 17 0			
November	150	15 7 6	160 15 5			
December	125	56 5 0	268 5 6			
	913	394 17 8	1333 14 1			

J. SHARMAN, Agent

January	750	70 16 3	7 7 9			
February	400	48 2 6	5 6 0			
March			18 18 9			
April			68 0 9			
May			155 2 5			
June	200	21 0 0	14 19 0			
July	352	109 4 9				
August		Nil.				
September	200	81 13 9				
October	200	26 15 0	44 2 3			
November			64 17 7			
December	250	93 8 9	60 18 5			
	2352	451 1 0	439 12 11			

Counties of York, Ontario and Peel.

Common School Sales.			Crown Sales.			Total.
Number of Acres.	Amount received on new sales.	Amount received on old sales.	Number of Acres.	Amount received on new sales.	Amount received on old sales.	
	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
			2957	108 7 9	47 4 0	1112 3 6
			718	26 18 6		1142 1 3
			2775	120 0 0		1775 15 0
				139 14 8		2191 3 10
			1175	29 1 3		325 5 5
			60	2 5 0	8 9 0	1520 1 11
						1387 12 11
			1780	59 5 0		285 6 5
			600	22 10 0		365 15 3
					4 0 6	597 11 3
			330	9 10 0	3 19 9	700 3 8
			100	3 15 0	2 9 4	1187 12 10
			10485	516 7 2	420 2 7	13090 13 3

for the County of Wentworth.

			136	128 18 6		229 10 8
						230 1 3
						47 8 11
						536 2 3
						52 17 9
						65 8 9
						28 14 5
						166 12 0
				15 12 6		191 15 5
						324 10 6
			136	144 11 0		1373 2 4

for the County of Perth.

						78 4 0
						53 8 6
						18 18 9
						88 0 9
						155 2 5
						35 19 0
						109 4 9
						81 13 9
34029	1894 7 0		11801	469 10 0		2434 14 8
928	50 15 6		4488	171 6 0		286 19 1
700	35 0 0		1453	48 17 3		238 4 5
35657	1980 2 6		17742	689 13 3		3560 9 8

WALTER CRAWFORD, Agent for

1854.	Clergy Sales, Canada West.			Grammar School Sales.		
	Number of Acres.	Amount received on new sales.	Amount received on old sales.	Number of Acres.	Amount received on new sales.	Amount received on old sales.
		£ s. d.	£ s. d.		£ s. d.	£ s. d.
January	500	57 6 1	241 14 1			
February	800	104 10 0	253 8 1			
March	600	52 9 6	748 1 5			
April	1451	272 7 9	762 3 1			
May	200	23 5 0	146 9 7			
June	700	161 4 10	120 2 5			
July	334	75 1 7	206 11 9			
August	293	20 17 8	58 10 9			
September			24 19 4			
October			57 17 5			
November			20 17 10			
December	450	42 7 6	11 4 11			
	5328	809 9 11	2652 0 8			

JOHN CLARKE, Agent

January			65 2 7			
February			289 6 11			
March			180 12 9			
April			158 10 1			
May			222 12 4			
June			138 0 6			
July	91	28 12 0	216 7 10			
August	100	55 7 6	70 19 7			
September			95 6 3			
October	NIL					
November	NIL					
December	NIL					
	191	83 19 6	1416 18 10			

A. McPHERSON, Agent for the Coun

January	200	14 18 9	320 2 0			50 0 6
February			214 2 11			58 19 4
March			85 9 4			80 19 4
April	100	11 3 0	318 5 5			99 16 2
May			251 14 9	100	34 0 0	47 8 2
June			104 14 8			164 14 11
July	285	44 16 7	81 10 10			70 16 2
August	600	121 5 0	81 12 7	700	205 3 7	77 13 4
September			19 17 10			
October	100	14 10 0	64 14 4	100	34 2 6	25 12 2
November	200	18 3 8	83 6 5	100	21 3 3	
December			101 16 4	100		17 2 6
	1485	222 17 0	1707 7 5	1100	294 9 4	648 2 7

the Counties of Peterboro' and Victoria.

Number of Acres.	Common School Sales.		Number of Acres.	Crown sales.		Total.
	Amount received on new sales.	Amount received on old sales.		Amount received on new sales.	Amount received on old sales.	
	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
4867	445 19 2	52 16 5	4867	445 19 2	52 16 5	797 15 9
1460	237 9 0	106 19 5	1460	237 9 0	106 19 5	702 6 6
2049	187 11 9	458 9 2	2049	187 11 9	458 9 2	1446 11 10
80	210 5 4	82 10 0	80	210 5 4	82 10 0	1327 5 2
1815	102 12 0	131 10 4	1815	102 12 0	131 10 4	403 16 11
212	9 9 7	131 15 10	212	9 9 7	131 15 10	422 12 6
1400	480 0 0	15 4 10	1400	480 0 0	15 4 10	376 18 12
1186	100 11 7		1186	100 11 7		180 0 0
170	6 16 0	32 4 7	170	6 16 0	32 4 7	63 19 11
1973	78 18 3	12 8 10	1973	78 18 3	12 8 10	149 4 6
640	54 18 6	26 18 0	640	54 18 6	26 18 0	162 14 4
6127	338 9 3	58 4 8	6127	338 9 3	58 4 8	450 9 4
			21999	1858 0 5	1109 2 1	6423 13 1

for the County of Huron.

800	40 0 0	355 14 1	255	18 11 7	3 13 4	478 1 7
1200	60 0 0	371 19 8				701 6 7
800	50 0 0	249 19 11		34 14 0		515 6 8
1361	75 0 0	449 13 8		15 0 0		698 3 9
550	22 10 0	182 7 1				427 9 5
		381 6 4			3 19 6	523 6 4
3120	155 10 0	270 9 8	180	9 17 6	11 16 0	692 13 0
		238 6 5		20 0 0		384 13 6
4092	430 16 10		1195	181 1 4		713 4 6
11923	833 16 10	2499 16 10	1580	280 4 5	19 8 10	5134 5 8

ties of Frontenac, Lennox and Addington.

			300	12 0 0		397 1 8
			400	16 0 0	4 4 8	293 6 11
						116 8 8
			300	12 0 0	7 9 3	448 13 10
				79 16 0	19 1 11	425 0 10
					8 9 7	277 19 2
						197 2 7
			568	37 12 5		523 6 11
			100	4 0 0		28 17 10
			200	8 0 0		143 19 0
			100	4 0 0	8 8 0	118 1 4
						118 18 10
			1968	173 8 5	40 13 5	8081 18 2



E. P. SMITH, Agent for the Coun

1854.	Clergy Sales, Canada West.			Grammar School Sales.		
	Number of Acres.	Amount received on new sales.	Amount received on old sales.	Number of Acres.	Amount received on new sales.	Amount received on old sales.
		£ s. d.	£ s. d.		£ s. d.	£ s. d.
January	770	227 6 8	457 6 11		20 6 9	
February	880	203 4 1	965 2 10		15 6 0	
March	413	223 12 6	1188 5 11		80 13 4	
April	2334	307 12 6	560 2 8		159 5 10	
May	242	58 11 9	296 13 10		34 9 0	
June	300	39 17 6	596 5 9		12 17 6	
July	100	8 10 0	251 6 10	262	19 7 6	
August	200	25 2 6	376 14 3			
September	119	55 3 0	241 10 9			
October	260	48 0 0	165 5 7			
November	113	8 1 3	141 9 6			
December	793	275 10 10	869 4 10			
	6524	1480 12 7	6109 9 8	262	19 7 6	322 18 5

ANTHONY LESLIE, Agent

January	720	31 18 6	98 1 4			
February	600	27 2 0	80 15 9			
March	250	11 6 2	155 11 0			
April	300	25 10 6	108 7 4			
May	615	88 19 4	122 5 3			
June			20 7 0			
July	300	21 1 0	151 7 7			
August	200	12 3 3	16 10 1			
September			197 11 11			
October	450	32 18 3	35 5 9			
November	700	106 8 9	108 16 0			
December	200	11 15 0	169 14 6			
	4335	319 2 9	1169 11 6			

HENRY SMITH, Agent for the Coun

January	250	151 15 9	323 11 5			
February			222 8 3			
March			196 13 3	4		
April			38 1 4			
May			90 5 4			
June			41 17 6			
July			226 13 7			
August		Nil				
September		Nil				
October			94 8 2			
November		Nil				
December			250 5 3			
	250	151 15 9	1484 7 6			

es of Northumberland and Durham.

Common School Sales.			Crown Sales.			Total.
Number of Acres.	Amount received on new sales.	Amount received on old sales.	Number of Acres.	Amount received on new sales.	Amount received on old sales.	
	£ s. d.	£ s. d.		£ s. d.	£ s. d.	
			300	88 0 0	26 9 0	793 0 4
			100	8 0 0	10 12 6	1210 1 11
					19 7 10	1511 4 3
			66	15 5 0	21 4 0	1046 8 10
						389 14 7
						685 9 9
						279 4 4
						401 16 9
						296 13 9
			77	48 7 11		213 5 7
						197 18 3
						1144 15 8
			643	159 12 11	77 13 4	8169 14 5

for the County of Lanark.

			2080	115 5 7	15 5 0	260 10 5
			885	75 3 1	46 10 3	229 9 1
			708	68 18 0	70 18 7	301 13 9
			880	60 14 0	48 3 3	242 15 1
			2017	124 8 9	122 16 5	408 9 9
			1102	72 2 0	14 7 6	106 16 3
			700	28 0 0	12 13 0	213 1 7
			200	8 0 0	9 17 8	45 11 0
			540	37 12 0	10 18 6	156 2 5
			200	8 0 0	20 19 10	97 3 10
			630	49 4 0	29 18 4	239 7 1
			692	19 14 0	6 7 2	207 10 8
			10634	662 1 5	407 15 6	2558 11 2

ties of Lincoln, Haldimand and Welland.

					8 17 5	484 4 7
				20 0 0		242 8 3
						196 13 8
						38 1 4
						90 5 4
						41 17 6
			100	225 0 0		451 16 7
				Nil		
				Nil		
			200	50 0 0		144 8 2
				Nil		
						250 5 8
			300	295 0 0	8 17 5	1940 0 8



JOHN ALEXANDER, Agent

1854.	Clergy Sales, Canada West.			Grammar School Sales.		
	Number of Acres.	Amount received on new sales.	Amount received on old sales.	Number of Acres.	Amount received on new sales.	Amount received on old sales.
		£ s. d.	£ s. d.		£ s. d.	£ s. d.
January	13250	812 16 0	436 9 0			
February	400	59 5 0	1824 5 8			
March	797	52 10 2	498 13 7			
April	1350	253 10 0	1049 13 9			
May	1110	102 13 8	250 3 0			
June	500	42 17 6	156 2 5			
July	200	39 6 8	251 19 1			
August			185 11 1			
September			74 9 3			
October			158 6 2			
November			91 8 9			
December	68	6 12 0	277 11 11			
	17675	1369 11 0	4704 13 8			

ANDREW GEJDES, Agent

January	2163	304 3 0	932 5 7			
February	600	138 13 3	591 0 1			
March	1564	197 3 11	3710 7 10			
April	1857	417 17 0	2575 1 7			
May	300	50 13 7	1028 17 7			
June	500	72 15 0	358 1 6			
July	720	164 4 3	1072 16 3			
August	900	136 7 2	826 5 0			
September	500	170 7 6	94 10 3			
October	850	134 11 3	369 14 3			
November	857	156 12 6	900 10 9			
December	538	123 10 0	509 18 0			
	10849	2065 18 10	12969 8 8			

DUNCAN CAMPBELL, Agent

January	318	20 2 6	185 9 4			28 9 7
February	100	46 2 6	155 12 2			39 7 5
March			666 2 11	600	47 18 8	43 5 5
April			430 2 7	641	73 10 6	27 16 5
May	100	13 10 0	83 15 2			30 4 10
June	200	22 7 6	104 1 2			43 14 9
July	50	5 10 0	182 10 0			247 12 3
August			100 2 9			
September			178 16 7			20 8 4
October			9 3 6			14 2 0
November			136 3 0	145	23 0 0	224 13 6
December	100	7 17 6	513 13 3	100	10 1 3	16 16 10
	868	115 10 0	2735 15 5	1486	154 10 5	736 11 4

for the County of Simcoe.

Common School Sales.			Crown Sales.			Total
Number of Acres.	Amount received on new sales.	Amount received on old sales.	Number of Acres.	Amount received on new sales.	Amount received on old sales.	
	£ s. d.	£ s. d.		£ s. d.	£ s. d.	
			12376	506 12 0	38 5 7	1794 3 7
			9459	584 14 3	229 1 1	2197 6 3
			7607	442 17 9	54 17 0	1048 13 6
			9226	384 14 6	209 16 5	1897 14 3
			7686	438 9 1	112 8 9	903 14 3
			7730	376 7 6	29 9 11	604 17 14
			36520	1369 10 0	20 1 7	1680 17 14
			3384	141 17 8	4 1 0	281 9 4
			4245	164 3 0	37 1 3	275 14 3
			519	18 3 4	65 9 8	241 19 3
			4288	297 13 6	161 15 2	550 17 5
			1800	67 10 0	113 18 4	465 12 13
			108840	4792 13 9	1076 5 9	11943 4 1

for the County of Wellington.

						1240 8 4
			113	4 4 9	3 19 9	733 13 6
			300	11 5 0	11 18 6	3930 15 3
						2992 13 7
			131	4 18 3		1084 9 5
			271	23 2 0		453 13 6
838	105 8 6	73 2 3	21969	835 1 0	7 19 6	2258 12 7
Town	20 0 0	69 15 9	12900	487 10 0	35 18 9	1574 16 11
Town	97 0 0	62 4 3	13700	610 15 0		1034 16 9
100	9 0 0		73178	2649 13 8	4 0 9	3166 13 11
1100	55 0 0	37 10 9	17841	666 3 6	86 12 9	1902 10 3
		86 16 3	3022	98 6 6	149 19 6	968 10 3
2038	286 8 6	329 9 3	143125	5391 0 6	300 9 6	21842 15 3

for the County of Norfolk:

						234 1 5
						281 2 1
						762 16 9
					5 9 9	605 14 6
					74 5 0	127 10 0
						135 18 5
						435 12 3
						100 2 9
						213 16 9
					14 11 10	23 5 6
						383 16 6
						548 11 10
					110 1 7	3852 8 9





W. J. SCOTT, Agent for the

1854.	Clergy Sales, Canada West.			Grammar School Sales.		
	Number of Acres.	Amount received on new sales.	Amount received on old sales.	Number of Acres.	Amount received on new sales.	Amount received on old sales.
January	2957	£ s. d. 156 7 7	£ s. d. 886 16 6	100	£ s. d. 29 17 6	£ s. d. 60 8 7
February	285	15 4 5	360 0 1			
March	708	106 19 7	502 13 0			7 8 0
April	278	77 5 1	661 8 7			7 8 6
May	280	56 14 0	661 12 0	104	27 15 8	91 19 6
June	106	28 2 4	200 0 3	4	2 11 6	57 16 0
July	170	12 15 3	163 12 8			
August	150	62 0 0	84 9 7			
September	180	31 17 6	47 13 7			
October	50	3 8 9	66 4 11			
November	249	59 16 0	242 16 4			23 14 1
December	623	163 17 0	103 6 9			
	3179	624 10 6	3600 14 5	208	30 7 2	221 9 8

JOHN DURIE, Agent

January	400	38 0 0	168 17 2			
February	300	34 0 0	310 13 1			
March	400	120 8 9	159 11 7			
April	441	67 12 10	478 7 3			
May	350	141 12 6	80 14 2			
June	1000	255 19 10	75 15 10			
July	600	274 12 6	182 9 5			
August	1195	147 7 6	391 17 0			
September			26 1 9			
October	100	3 0 0	74 9 10			
November	150	40 8 9	331 17 6			
December	68	59 9 0	269 8 11			
	5004	1182 11 8	2550 3 6			

ALEXANDER McNABB, Agent

January						
February						
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						

Counties of Leeds and Grenville.

Common School Sales.			Crown Sales.			Total.
Number of Acres.	Amount received on new sales.	Amount received on old sales.	Number of Acres.	Amount received on new sales.	Amount received on old sales.	
	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
			1566	160 18 4	44 15 11	1399 4 5
			350	27 0 0		402 4 6
			6	10 0 0		626 15 7
			100	36 2 6	11 0 9	793 0 5
				11 8 6		849 9 8
						295 18 7
						178 19 5
			42	72 2 8	6 6 0	146 9 7
						167 19 5
			200	8 0 0	2 2 0	328 6 5
						277 6 4
			1975	224 3 8	19 8 9	4720 14 2

for the County of Carleton.

			3571	186 16 10	38 1 5	381 15 5
			2754	230 3 3	29 15 10	604 12 2
			1460	54 16 0	83 1 5	417 17 2
			875	42 8 0	63 4 1	651 12 2
			400	16 0 0	17 8 0	255 14 8
			1000	103 1 11		434 17 7
			200	8 0 0	12 13 7	477 15 6
			570	30 18 0	37 5 1	607 7 7
			100	4 0 0	89 11 3	149 13 0
			363	14 10 5	55 3 7	147 3 10
			1210	48 8 0	62 15 6	493 9 9
			915	87 2 7	134 10 9	550 11 3
			18418	776 5 0	625 10 6	5132 10 2

for the County of Bruce.

2960	329 17 0	129 4 9			459 1 9
3490	218 16 6	265 12 8			484 9 2
2724	220 19 0	638 6 5			909 5 5
10844	780 3 2	473 18 11			1254 2 5
12858	780 14 6	445 1 10			1175 16 4
14282	583 5 10	215 2 11			803 8 9
14879	483 6 11	250 2 10			865 9 9
9397	433 8 0	88 17 6			572 6 6
6284	484 6 10	140 11 2			624 18 0
21130	1144 19 0	202 9 2	29887	1128 8 6	2475 16 8
(*)	Nil			Nil	
(*)	Nil			Nil	
48428	5616 16 9	2899 8 2	29887	1128 8 6	9644 13 5

(\*) Returns not received in time for this Statement.



Estate of WIL

1854.	Olergy Sales, Canada West.			Grammar School Sales.		
	Number of Acres.	Amount received on new sales.	Amount received on old sales.	Number of Acres.	Amount received on new sales.	Amount received on old sales.
June	100	£ s. d. 8 0 0	£ s. d.		£ s. d.	£ s. d.

Estate of the late

June	100	8 15 0				
------	-----	--------	--	--	--	--

J. S. GILKISON, Agent for the

January		Nil				
February	100	111 4 8				
March	150	23 5 0	942 7 6			
April		Nil				
May		Nil				
June		Nil				
July	100	8 15 0	298 0 7			
August		Nil				
September		Nil				
October		Nil				
November		Nil				
December		Nil				
	850	143 4 8	1240 8 1			

C. R. STEWART, Agent for the

October			60 0 0			
November			465 4 3			
December	300	12 0 0	104 9 11			
	300	12 0 0	629 14 2			

WILLIAM JACKSON, Agent

September			6 15 0			
October			26 16 0			
November			123 0 3			
December			156 11 3			

A. MANAHAN, late Agent

September			4 11 9			
-----------	--	--	--------	--	--	--

PETER CARROLL, late Agent

October			79 5 6			
December	200	38 18 10				
	200	38 18 10	79 5 6			

A. SCOTT, Agent for

August						
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W. HAWKINS, late Agent

September	100	5 0 0				
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LIAM RORKE.

Grammar School Sales.			Common School Sales.			Total.
Number of Acres.	Amount received on new sales.	Amount received on old sales.	Number of Acres.	Amount received on new sales.	Amount received on old sales.	
	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.
						8 0 0

THOMAS TALBOT.

						18 15 0
--	--	--	--	--	--	---------

Counties of Wentworth and Halton.

			48	12 8 0		12 8 0
			200	66 5 0	8 19 2	111 4 8
						1035 17 3
						306 15 7
			248	78 13 0	3 19 9	1466 5 6

Counties of Prescott and Russell.

						60 0 0
			5362	60 17 11	206 4 0	732 6 2
			3655	17 3 1	153 8 10	287 1 10
			9017	78 1 0	359 12 10	1079 8 0

for the County of Grey.

10202	588 7 6	44 3 2	1483	421 15 10	5 18 1	1066 19 7
23630	1246 13 0	229 5 9	2701	278 4 9	37 2 11	1818 2 5
38503	1977 0 0	403 12 9	4704	456 3 6	635 9 2	3595 5 8
20040	1016 10 0	383 1 3	5709	549 0 3	475 14 8	2424 6 2
92375	4828 10 6	1080 2 11	14597	1705 4 4	1154 4 10	8004 13 10

for the Midland District.

						4 11 0
--	--	--	--	--	--	--------

for the Gore District.

						79 5 6
						38 18 10
						118 4 4

the County of Lambton.

					8 4 6	8 4 6
--	--	--	--	--	-------	-------

for part of the County of Huron.

						5 0 0
--	--	--	--	--	--	-------

RECAPITULATION OF THE FOREGOING RETURNS.

1884.	Clergy Sales, Canada West.			Grammar School Sales.			Common School Sales.			Crown Sales.			Total.
	Number of Acres.	Amount received on new sales.	Amount received on old sales.	Number of Acres.	Amount received on new sales.	Amount received on old sales.	Number of Acres.	Amount received on new sales.	Amount received on old sales.	Number of Acres.	Amount received on new sales.	Amount received on old sales.	
		\$	¢		\$	¢		\$	¢		\$	¢	
Samuel Hart	2408	631 19 10	1439 16 7	...	...	...	150	128 9 3	...	150	128 9 3	...	2101 3 1
Samuel Clarke	23087	1913 12 6	1132 16 10	...	...	...	19229	365 4 3	...	19229	365 4 3	...	1322 16 10
J. B. Williams	1886	106 10 5	1948 3 2	...	...	...	34568	1698 14 3	...	34568	1698 14 3	...	3318 13 6
William Harris	316	41 18 7	479 8 5	...	...	...	29084	3695 3 6	1892 2 3	29084	3695 3 6	1892 2 3	3437 18 6
George Jackson	400	38 2 6	...	...	...	...	20958	1498 2 3	...	20958	1498 2 3	...	7648 14 8
George Snider	165	78 10 2	...	...	...	...	...	...	...	...	...	...	2376 1 6
Estate P. McMullen	17313	917 1 0	400 10 2	...	...	...	6453	306 1 7	...	6453	306 1 7	...	92 10 6
D. Moynahan	4481	63 18 9	2870 7 5	...	...	...	...	...	...	...	...	...	4164 11 4
J. B. Askin	913	41 11 3	7558 2 4	...	...	...	303	30 18 9	2393 2 8	303	30 18 9	2393 2 8	10974 4 8
Thomas Ambridge	7107	524 17 3	1338 14 1	...	...	...	...	...	...	...	...	...	1873 2 4
Thomas Baines	5352	1247 7 11	10466 16 7	...	...	...	85657	1980 9 6	...	85657	1980 9 6	...	13060 13 3
J. Sharman	5328	481 1 0	439 12 11	...	...	...	...	...	...	...	...	...	420 2 7
W. Crawford	191	69 9 11	2852 0 8	...	...	...	...	...	...	...	...	...	3860 9 8
John Clarke	1489	43 19 6	1416 18 10	...	...	...	11823	838 16 10	2409 16 10	11823	838 16 10	2409 16 10	6154 5 3
A. McPherson	6524	222 17 0	1707 7 5	...	...	...	...	...	...	...	...	...	3081 18 2
E. P. Smith	4345	319 2 9	6109 9 8	...	...	...	...	...	...	...	...	...	8169 14 5
Anthony Leslie	200	151 15 9	1169 11 6	...	...	...	...	...	...	...	...	...	2568 11 2
Henry Smith	1429	146 19 9	785 2 1	...	...	...	...	...	...	...	...	...	8 17 5
H. W. McCann	137	449 17 6	1484 7 6	...	...	...	...	...	...	...	...	...	1766 11 5
John Carroll	17478	1349 11 0	4709 6 2	...	...	...	...	...	...	...	...	...	6337 12 9
J. P. Roblin	10849	2095 18 10	4704 13 7	...	...	...	...	...	...	...	...	...	66 11 4
A. Alexander	888	115 0 0	3735 15 5	...	...	...	2638	268 6 6	329 9 3	10840	4792 13 9	1076 5 9	21343 4 1
Andrew Geddes	1193	149 18 11	1603 17 9	...	...	...	...	...	...	143123	5391 0 6	300 9 6	13342 15 3
D. Campbell	2416	522 13 1	123 11 7	...	...	...	...	...	...	...	...	...	2201 15 0
F. McManamy	2536	774 8 1	3980 14 3	...	...	...	...	...	...	...	...	...	80 13 5
N. Ballard	6004	1184 11 8	2550 5 6	...	...	...	...	...	...	7827	323 4 11	...	2201 15 0
John E. Brooko	216	421 19 1	1639 5 7	...	...	...	...	...	...	...	...	...	123 11 2
W. J. Scott	950	575 8 5	3980 14 3	...	...	...	...	...	...	...	...	...	9924 1 4
John Durbie	100	6 0 0	2550 5 6	...	...	...	...	...	...	...	...	...	64 4 8
A. McNeil	390	145 4 8	1246 3 1	...	...	...	...	...	...	...	...	...	5463 8 4
Edmund W. Parks	390	12 0 0	623 14 2	...	...	...	...	...	...	...	...	...	5133 0 8
Edmund W. Parks	200	38 18 10	78 5 6	...	...	...	...	...	...	...	...	...	623 6 6
Edmund W. Parks	100	5 0 0	...	...	...	...	...	...	...	...	...	...	9644 13 5
John T. Rabot	390	145 4 8	1246 3 1	...	...	...	...	...	...	...	...	...	8 0 0
W. Jackson	390	145 4 8	1246 3 1	...	...	...	...	...	...	...	...	...	18 15 0
A. Maclean	390	12 0 0	623 14 2	...	...	...	...	...	...	...	...	...	1466 5 8
C. E. Stewart	200	38 18 10	78 5 6	...	...	...	...	...	...	...	...	...	804 11 9
Peter Carroll	100	5 0 0	...	...	...	...	...	...	...	...	...	...	4 11 9
W. Hawkins	17698	1689 13 3	85288 16 3	...	...	...	...	...	...	...	...	...	1079 8 0
				578 5 8	17410 18 7	8670 19 6	30498	17410 18 7	8670 19 6	30498	17410 18 7	8670 19 6	17013 9 0
				3866				28404 7 3			28404 7 3		8737 1 10

## RECAPITULATION.

		Total amount of Acres.	Total amount received:	
			£	s. d.
	6296	January.....	1172	1 10
	18336	February.....	1237	14 7
	3991	March.....	454	15 1
	4644	April.....	1080	3 6
	19611	May.....	856	8 10
	2963	June.....	859	1 11
	4134	July.....	996	13 10
	1001	August.....	236	15 11
	4492	September.....	526	10 8
	17091	October.....	616	3 7
	5787	November.....	739	15 1
	3098	December.....	366	8 9
	91444		£9142 13 7	
Free Grants—J. T. Lebel.....	5700			
	97144			

Sold in 1854.				Received on account of previous sales.	Total.
	Acres.	Total amount of sales.	Received on account.		
		£ s. d.	£ s. d.	£ s. d.	£ s. d.
Clergy.....	19501	4997 11 4	1372 4 0	3341 15 3	4713 19 3
Crown.....	71943	8365 15 0	3024 6 8	1404 7 8	4428 14 4
					£9142 13 7

RETURN shewing the number of acres sold, amount of sale and amount of money received on account thereof, during the year 1854.

	Acres.	Amount Sale.	Amount received.
Clergy Lands, Canada West ... ..	127638	£ 61671 0 0	£ 15858 13 3
Clergy Lands, Canada East ... ..	19501	4997 11 4	1372 4 0
Crown Lands, Canada West ... ..	529180	184000 4 2	28404 7 3
Crown Lands, Canada East ... ..	71943	8365 15 0	3024 6 8
School Lands, Common ... ..	304985	153665 7 0	17410 18 7
School Lands, Grammar ... ..	3369	1514 8 3	578 5 8

Crown Lands Department, Quebec.

CANADA EAST.

RETURN of Surveyed Crown and Clergy Lands undisposed of in Lower Canada, 1st January, 1855, furnished in conformity to the request (6th November, 1854,) of the Committee of the Honorable Legislative Assembly, appointed to examine and report upon the present system of management of the Public Lands.

Clergy Lands ... ..	503500
Crown Lands ... ..	2464700
(Estimated.)	Acres... 2968200
Crown Lands, under control of Agents ... ..	1665900
Clergy Lands, do do ... ..	503500
	Acres... 798800

RETURN relative to Township Surveys, for the year ending 31st December, 1854.

Surveyors' Names.	Townships.	Salary.	Allowances.	Total land surveyed.	Total expense.	Average cost per acre.
A. Bochet ... ..	Colbert ... ..	...	...	...	...	...
C. J. Bouchette ... ..	Bristol and Temiscamingue ... ..	...	...	...	...	...
P. Daly ... ..	Weedon ... ..	...	...	...	...	...
F. P. Quinn ... ..	Chilton ... ..	...	...	...	...	...
Dignan & Martin ... ..	Peterborough ... ..	...	...	...	...	...
J. B. Legendre ... ..	Radnor ... ..	...	...	...	...	...
A. Larue ... ..	Begon ... ..	...	...	...	...	...
A. Driscoll ... ..	Blake ... ..	...	...	...	...	...
H. G. Hall ... ..	Adstock and Thetford ... ..	...	...	...	...	...
C. F. Fournier ... ..	Garneau ... ..	...	...	...	...	...
D. Sinclair ... ..	Derry ... ..	...	...	...	...	...
		15s. per diem, and in special cases, 20s.	1s. 6d. per diem for rations, and in special cases, 2s. 6d.	344055 acres.	£8604 18s. 6d.	24d.

J. W. BOUCHETTE,  
for the Com. Crown Lands.

Crown Lands Office,  
Surveying Branch, East,  
Quebec, 24th March, 1855.

**RETURN relative to Surveyors and Surveys, for the year ending 31st December, 1853.**

Surveyor's Names.	Surveys (Townships, &c.)	Salaries of Surveyors.	Allowances for rations	Total land surveyed.	Total expense.	Average cost per acre.
D. S. Ballantyne ...	Mesy, Metabetchouan, Caron, and Charlevoix.. ... ..	15s. per diem.	1s. 6d. per diem.	355000 acres.	£5192 13s. 6d.	34d. per acre.
J. J. Roney ...	Portland ... ..					
T. Tétu... ..	Roux and Daaguam ... ..					
V. DesRochers ...	Woodbridge ... ..					
L. Fortin ... ..	Patton ... ..					
J. Bignell ... ..	Gayhurst ... ..					
J. A. Maçon ... ..	Villeneuve ... ..					
F. W. Haiklock ...	Exploration in rear of Quebec					
C. J. Bouchette ...	Outlines on River du Liedre... ..					
D. P. Croteau... ..	Bourdages ... ..					
P. Griffin ... ..	McGill ... ..					
G. Duberger ... ..	Tadoussac, Iberville and Village of Escoumains ... ..					
H. M. Perrault ...	Bigelow... ..					

**J. W. BOUCHETTE,**  
for the Com. Crown Lands.

Crown Lands Office,  
Surveying Department, East,  
Quebec, 1st March, 1855.

**JOSEPH CAUCHON,**  
Com.



## UPPER CANADA.—Return of Land surveyed in 1854.

Locality.	Surveyors.	Cost of Survey.	Acres Surveyed.	Miles of exploring and Road Lines Surveyed.	Remarks.
Rond'ean and St. Clair Road.	A. P. Salter.	£ 134 9 0	977	42½	As this is the total amount of the accounts for Surveys completed, and audited and examined during the year 1854, partial payments on account of which were made in the year 1853, it does not correspond with the Accountants' Return of Moneys paid for Surveys in 1854, which includes payments on account for Surveys in progress.
Town Plot, Mount Forest.	Francis Kerr	148 1 0	68503	60	
Howick	Hugh P. Savigny	652 15 9	311	163	
Mattawan and Deux Joachim's Road.	John A. Snow	420 11 6	142988	50½	
Amsterdam and Bradford.	John Ryan	86 9 0	30346	76½	
Outlines, County of Renfrew.	Duncan Sinclair.	673 10 8	68132	39½	
Indian Reserves, Lake Superior and Mining Locations.	J. W. Bridgland.	431 0 7			
Melanchou.	David Gibson	382 1 6			
Elma.	John Grant.	565 18 9			
Pembrooke and Mattawan Road.	Robert Hamilton	319 6 11			
Lihe	Philo. D. Salter	58 10 1	119		
Corunna.	J. W. Bridgland	472 4 3			
Muskoka Exploration.		£ 4344 19 0	311326		

JOSEPH CAUCHON,  
Commissioner of Crown Lands.

Crown Lands Department,  
Quebec, 10th March, 1855.

UPPER CANADA.—Return of Land surveyed in 1853.

Locality.	Surveyors.	Cost of Survey.	Acres Surveyed.	Miles of exploring and Road Lines Surveyed.	Remarks.
Ottawa and Opeongo Road	Robert Bell	£ s. d. 1656 17 5	54500	200	*As this is the total amount of the accounts for Surveys completed, and audited and examined during the year 1853, (partial payments on account of which were made in 1852,) it does not correspond in amount with the Accountant's Return of monies paid for Surveys in 1853, which includes payments on account of Surveys in progress.
Holland and Marsh in W. Gwillimbury and King	John Ryan	196 11 71	10757		
Township of Bruce	Clasholm Miller	312 13 3	35416		
Township of Carrick	John D. Daniell	419 4 9	59362		
Township of Kinless	E. R. Jones	388 0 6	41079		
Town Plot of Priceville	David Gibson	179 7 6	563		
Township of Minto	Charles Rankin	438 12 6	71053		
Township of Grey	P. S' Lounelly	527 13 6	65200		
Culross and part of Elderslie	George McPhillips	494 13 4	62192		
A few Town Lots in Peterborough	John Reid	6 5 9	6		
Township of Oran	Robert Hamilton	447 7 6	40994		
Bytown, Lot 39	R. Bell and D. Sinclair	44 9 10	42		
Outlines of Indian Reserves on Lake Huron	J. S. Dennis, J. W. Keating and Charles Unwin	1418 1 0	453548		
Township of Normanby	David Gibson	456 8 6	46813		
Town of Charlotteville	James Black	47 5 0	306		
Township of Greenock	Robert Walsh	614 17 9	55976		
Township of Turnberry	Wm. McCleary and C. Fraser	516 10 9	35493		
Exploring and Road Line from Hinchinbrooke to the River Madawaska	Thomas F. Gibbs	363 4 6		111	
Mattawan and Nipissing Road	Duncan Sinclair	281 5 8		44 m. 27 chs.	
		*9039 10 7½	1034906	355 m. 27 chs.	

JOSEPH CAUCHON,  
Commissioner of Crown Lands.

Crown Lands Department,  
Quebec, 3rd March, 1855.



## CANADA EAST.

RETURN shewing the quantity of Land under the control (under the Regulations and Instructions of the Department), of each Agent for the sale and disposal of Lands—furnished in conformity to the request (6th Nov., 1854) of the Committee of the Legislative Assembly, appointed to examine and report upon the present system of management of Public Lands.

Name of Agent.	Agent for	Clergy.	Crown.	Total.
Arcand, J. O. C.	Part of Megantic.	36200	3000	44200
Barrow, Thomas	Part of Two Mountains	9700	26800	36500
Bastien, F. X.	Part of Ottawa		13000	13000
Bochet, Amable	Portneuf and Champlain		3500	3500
Blanchet, Gyprien	Part of Megantic.	17764	38000	55764
Bourgeois, G. A.	Part of Drummond	6000	2400	8400
Beaudet, N. A.	Arthabaska	18500	12400	30900
Daly, Alexander	Part of Leinster	12200	34000	46200
Déry, J. P.	Part of Portneuf	4000	12300	16300
Deguisse, Florence	Part of Kamouraska.	2800	48100	50900
Dubéger, George	Part of Saguenay	2900		2900
Eden, John	Part of Gaspé	7300	84600	91900
Felton, John	Pts. Sherbrooke, Stanstead and Drummond	87100	77900	165000
Fleming, William	Part of Huntingdon	200		200
Gauvreau, L. N.	Part of Rimouski		21700	21700
Gauvreau, Pierre	Parts of Gaspé and Rimouski.	28800	165200	194000
Hume, John	Part of Megantic.	13900	17500	31400
Kané, John	Part of Saguenay		225500	225500
Kemp, Orin, J.	Parts of Stanstead, Missisquoi and Shefford	29200	5500	34700
Lafontaine, Aimé	Part of Ottawa	13600	112600	126200
Lavallée, A. B.	Pts. Two Mountains, Terrebonne & Leinster	1790	19100	20890
Lynch, John	Part of Ottawa		57200	57200
Lor, Henri	St. Maurice.	900	21600	22500
Lewis, J. S.	Beauharnois	6366		6366
Lebel, J. T.	Parts of Drummond and Sherbrooke		96700	96700
McLean, Donald	Part of Ottawa	3400	11600	15000
Morrison, William	Berthier	12100	18900	31000
Martel, Etienne	Bonaventure.	51300	128800	180100
Quinn, W. H.	Part of Two Mountains	11900	38500	50400
Radford, Walter	Part of Ottawa	6500	29300	35800
Richard, Louis	Part of Drummond	18800	49000	67800
Rojo, Andrew	Pts. of Megantic, Dorchester and Bellechasse	33600	111300	144900
Starrs, John	Part of Ottawa	22600	19300	42500
Stewart, McLean	Québec	15900	61200	77100
Sheppard, C. C.	Part of Drummond	17000	7400	24400
Téu, François	Parts of L'Islet and Bellechasse.	11180	65100	66280
Larue, S. V.	Part of Bellechasse.		31000	31000
		508300	1665900	2169400

*Canada East.*

Statement shewing the several steps to be taken from the period when a tract of waste land is ordered to be surveyed, till the final delivery of a Patent for 100 acres thereof purchased on the usual terms by a settler, including all the ordinary references in such a case, and the same in case of a free grant and of a Clergy Reserve, furnished in conformity to the request (6th, Nov., 1854) of the Committee of the Legislative Assembly, appointed to examine and report upon the present system of management of Public Lands.

*Respecting Crown Land sold.*

1. Instructions with plan of the projected Township, by surveying Branch, to the surveyor chosen for the survey.
2. Return with plan of survey, field book &c., from surveyor;
3. Examination of the same, for approval or correction, as the case may be.
4. Erection of Township by Proclamation.
5. Transmission to corresponding Branch of copy of specification and plan.
6. Publication, during one month in Canada Gazette, and certain other papers, of the notice laying the lands open for the sale.
7. Transmission to the local agent, for his guidance in effecting sales, of a manuscript copy of the specification containing the names of the occupants, if any, with the copy of plan received from surveying branch; also printed copies of the notice on slips, for circulation, and forms of permit.
8. Agent's return of sales, and of receipt of first instalment.
9. Agent's successive returns of the other instalments being paid up, with interest, and of settlement duties being performed.
10. Examination and entry of those returns in the receipt book and the sales books of the office.
11. Transmission to the Provincial Secretary's Office, of the usual reference and description for the issue of a Patent.
12. Filling up at the Provincial Secretary's office of the Patent; procuring the Governor and Secretary's signatures; affixing the great seal thereto; and transmitting said Patent to Provincial Registrar's Office for enregistration.
13. Enregistering the Patent in the latter office, and transmitting the same to Crown Land's Office; where.
14. The Patents are compared with the references previously issued, then entered in a Book under the date on which they are received and finally transmitted to the proper Local Agent for delivery.

*Respecting a free grant of Crown Land.*

Preliminary action, same as that for Crown Land sold, and explained above by Nos. 1 to 5.

Further action, same as per Nos. 6 and 7, with the required modifications Agent's Report recommending party for a location ticket.

Preparing, entering and forwarding ticket to Agent.

Agent's Return of locatee having performed settlement duties, and being entitled to his Patent.

Crown Lands Commissioner's adjudication under order in Council of 22nd March 1854, confirming location, and authorizing issue of Patent.

Remaining action as that for Crown Land sold, and explained above under Nos. 10, 11, 12 and 13.

Respecting Clergy land sold, same process as that for Crown land sold, except that no settlement duties are required.

*Copies of the Regulations under which Lands are now sold, or otherwise disposed of, together with copies of instructions to Agents:—Also, Copies of the said Regulations and Instructions as in force, prior to those now adopted.*

(Copy.)

*Extract.*—From a Report of a Committee of the Hon. the Executive Council on Land applications, dated 22nd July, 1852; approved by His Excellency the Governor General in Council, on the 23rd July, 1852.

On the subjoined Memorandum of the Commissioner of Crown Lands, dated 22nd July, 1852, suggesting new regulations respecting the price and sale of Crown Lands in Upper and Lower Canada.

*Memorandum.*

“ Suggestions respectfully submitted by the Commissioner of Crown Lands.”

*Upper Canada.*

“ All Crown Lands in Upper Canada, West of Durham and Peterborough Counties, exclusive of the tract mentioned in the former memorandum, to be sold at 7s. 6d., payable in ten years with interest.”

“ All other Crown Lands in Upper Canada at 4s., payable in five years with interest.”

“ In special cases, the Government to fix such higher prices, by order in Council, as may seem proper under the circumstances.”

“ The conditions as to the Timber, and as to improvements, &c., to be made to agree with those adopted in the preceding memorandum, on 7th July, inst.”

“ The extent to be sold to any one individual to be limited to 200 acres.”

“ It is also suggested that the application to Parliament for money to help in making roads and other improvements, towards the settlement of Lands, be £15,000 for each section of the Province.”

The Committee advise that the suggestions contained in the above memorandum be approved and adopted.

Certified,

(Signed)

WM. H. LEE.

CROWN LANDS DEPARTMENT,

Quebec, 30th July, 1852.

Notice is hereby given, that the School Lands in the Counties of Bruce, Grey, Wellington and Huron, are now open for sale to actual Settlers on the following terms, viz:

The price to be Ten Shillings per-acre, payable in ten equal annual instalments, with interest: the first instalment to be paid upon receiving authority to enter upon the Land. Actual occupation to be immediate and continuous; the land to be cleared at the rate of five acres annually for each hundred acres during the first five years; a dwelling-house, at least eighteen feet by twenty-six, to be erected; the timber to be reserved until the land has been paid for in full and patented, and to be subject to any general timber duty thereafter; a License of occupation, not assignable without permission, to be granted; the sale and license of occupation to become null and void in case of neglect or violation of any of the conditions; the Settler to be entitled to obtain a patent upon complying with all the conditions; not more than two hundred acres to be sold to any one person upon these terms.



CROWN LANDS DEPARTMENT,  
Quebec, 6th August, 1852.

Notice is hereby given that future Sales of Crown Lands will be at the prices and on the terms specified in the respective localities mentioned below :

West of the Counties of Durham and Victoria, at Seven Shillings and Six Pence per acre, payable in ten annual instalments, with interest, one tenth at the time of Sale.

East of the County of Ontario, within Upper Canada, Four Shillings per acre : In the County of Ottawa, Three Shillings per acre ; from thence, north of the St. Lawrence to the County of Saguenay, and South of the St. Lawrence in the District of Quebec, East of the Chaudière River and Kennebec Road, One Shilling and Six Pence per acre : In the District of Quebec, West of the River Chaudière and Kennebec Road, Two Shillings per acre : In the Districts of Three Rivers, St. Francis and Montréal, South of the St. Lawrence, Three Shillings per acre : In the District of Gaspé and County of Saguenay, One Shilling per acre, in all cases payable in five annual instalments, with interest, one fifth at the time of Sale.

For Lands enhanced in value by special circumstances, such extra price may be fixed as His Excellency the Governor General in Council may direct.

Actual occupation to be immediate and continuous, the Land to be cleared at the rate of five acres annually for every hundred acres during five years, and a dwelling house erected not less than eighteen feet by twenty-six feet.

The timber to be subject to any general timber duty that may be imposed.

The sale to become null and void in case of neglect or violation of any of the conditions.

The settler to be entitled to obtain a patent upon complying with all the conditions. Not more than two hundred acres to be sold to any one person.

(Copy.)

CROWN LANDS DEPARTMENT,  
QUEBEC, 20th September, 1852.

SIR,—The enclosed printed form is the only one which will henceforth be used as a license or permission to enter upon and occupy any public land.

Every such license will hereafter issue under the signature of the Commissioner of Crown Lands.

You will therefore transmit the first instalment with a written application from each intending purchaser, stating the number of the lot he desires to occupy in conformity with the notice (of 30th July or 6th August) and all such information as may be necessary to fill up the instrument, on receipt whereof the license will be immediately forwarded to you for delivery.

You will in each case be furnished with a duplicate to be signed in every instance by the intending purchaser, whose signature or mark you must witness and certify that the document has been read or explained to him, and that he has consented to the conditions before delivery of the copy signed by the Commissioner, and such duplicate you will remit back duly executed to the Department.

(Signed,) JOHN ROLPH.

P. S. The receipt to be given by you in the first instance will be for a deposit on account of a certain lot and an Official Receipt will be endorsed on the license sent to you for delivery to the purchaser when he executes the duplicate.

(Signed,) JOHN ROLPH.

To  
Crown Land Agent,  
Upper Canada.

School,

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To \_\_\_\_\_ Agent

Herewith you will receive the sum of £ \_\_\_\_\_ as a deposit on account of \_\_\_\_\_ which I hereby apply for permission to occupy and cultivate with a view of purchasing in conformity with the notice issued from the Crown Lands Department, and published in the Official Gazette, under date 31st July, 1852.

Witness,

Crown.

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To \_\_\_\_\_ Agent,

Herewith you will receive the sum of £ \_\_\_\_\_ as a deposit on account of \_\_\_\_\_ which I hereby apply for permission to occupy and cultivate with a view of purchasing in conformity with the notice issued from the Crown Lands Department, and published in the Official Gazette, under date 6th August, 1852.

Witness,

## WHEREAS,

is desirous to occupy and cultivate Lot number \_\_\_\_\_ in the \_\_\_\_\_ Concession, of the Township of \_\_\_\_\_ in the County of \_\_\_\_\_ with a view to purchase and obtain a Deed in Fee for the said Lot on the terms hereinafter mentioned :

Know Therefore, that the Commissioner of Crown Lands, by this Instrument, grants full License and permission to the said \_\_\_\_\_ to enter upon and clear and cultivate the said lot of Land for the term of \_\_\_\_\_ years, subject to the following conditions, reservations, and restrictions, viz :

*First* :—That he shall pay an Instalment of one \_\_\_\_\_ of the purchase money at the rate of \_\_\_\_\_ per acre upon execution hereof; and an instalment of one \_\_\_\_\_ annually, with interest, until the whole shall be paid.

*Second* :—That he shall enter upon the said Lot immediately and occupy it continuously, and shall, during the first five years, clear thereon at the rate of not less than five acres annually for every hundred acres, and build a dwelling house, not less than eighteen feet by twenty-six feet.

*Third* :—That he shall not cut any of the growing wood on the said Lot, except for the clearing of the ground, for fuel, buildings, and fences thereon, nor dispose of it in any manner, until the land has been paid for in full and Patented, and any wood cut in violation of this condition shall be deemed to have been cut by the said \_\_\_\_\_ and be dealt with as by law provided in respect to timber cut upon Public Lands without authority.

*Fourth* :—That should the said \_\_\_\_\_ violate or neglect to fulfil any of the foregoing conditions, this Instrument shall become null and void and the Commissioner of Crown Lands may revoke the same, and he or his Agent may enter upon and take back the said parcel of Land without any formality whatever, and without any other proof than such as may be satisfactory to the Governor General in Council.

*Fifth* :—That the said \_\_\_\_\_ shall not transfer or assign this instrument, unless with the written consent of the Commissioner of Crown Lands so to do.

*Sixth* :—That upon compliance with the foregoing conditions the said \_\_\_\_\_ shall be entitled to receive a Deed in fee for the said Lot, but the timber, though owned thereafter by the Patentee, shall be held subject to any general duty the Legislature may hereafter impose upon timber.

In witness whereof we have herunto set our hands and seals this  
 day of \_\_\_\_\_ in the year of our Lord one thousand eight hundred and  
 fifty

In presence of

}

(Copy.)

CROWN LANDS DEPARTMENT,  
 Quebec, 18th February, 1854.

SIR,—I am instructed by the Commissioner of Crown Lands to inform you  
 that, (as a general rule,) transfers from purchasers of Land under the regulations  
 [of 30th July, or 6th of August, 1852,] will not be admitted unless accompanied  
 by satisfactory evidence that the conditions of sale have been complied with.

(Signed,) J. C. TARBUTT.

To \_\_\_\_\_  
 Crown Land Agent,  
 M. C.

CROWN LAND DEPARTMENT,  
 Quebec, March, 1855.

*Memorandum.*

In the absence of any general regulations, required to be made by the 2nd  
 and 25th sections of the Land Act of 1853, an order in Council was passed 3rd  
 July, 1854, reducing the number of acres to be cleared annually from five to two  
 acres, on lots in several Townships in the Counties of Perth, Bruce, Grey and  
 Wellington, the surveys of which had recently been completed, and which it  
 was desirable should be opened for sale without further delay. And on the 3rd  
 ultimo, it was decided by order in Council, that the regulations published 6th  
 August, 1852 (respecting Crown Lands) should now be applicable only to those  
 Townships which have been surveyed since the Union of the Provinces.

J. C. TARBUTT.

DEPARTMENT OF CROWN LANDS,  
 Montreal, November, 1845.

*General Instructions to the District or Resident Agents of the Department of  
 Crown Lands.*

*Agents' Duties.*

1.—The duties of the local Agents of this Department consist, in selling such  
 of the Crown, Clergy, or other public Lands as may from time to time be placed at  
 their disposal, collecting instalments on former Sales, as well as rents now or here-  
 after to become due on lots given on lease, or sold on quit rent, and granting li-  
 censes to cut timber.

II.—They are to perform, in addition to the duties prescribed by the Land Act, such inspection and other special services, and give such information as may be required of them by the Governor of the Province or by this Department.

III.—It is their duty to see that no depredations or trespasses are committed on the Lands, Woods, Mines, Ores, Quarries or other property of the Crown and Clergy, to prevent such trespasses as far as may be in their power, and in all cases to give information of the same to this Department.

IV.—They are also expected to give applicants generally such advice and information as they are enabled to afford, (not of a confidential nature) respecting the sales and grants of public Lands. But any direct or indirect understanding on their part for participating in the benefits claimed by the individuals, any receipt of money for their own benefits no matter from whom, to secure to the parties the obtaining of any lot of Land, would subject them to the loss of their situation, as would also all speculation in land within their Agency not actually under Patent.

V.—In many particularly cases the valuing of certain lots improved or not, is imposed on this Department, a duty however which it can only accomplish through its sub-delegates. The responsibility in these cases resting entirely with the local Agents, they are to proceed to this valuation with much attention and caution, avoiding all favor or acception of persons, and avoiding equally too high a valuation which might deter or overcharge purchasers, or too low a one, which would diminish the fair proceeds of the public property.

VI.—In the inspecting and valuing of the parcels of Land reserved for villages and surveyed in small lots, they are to be guided, not by the average price of Land per acre, but by the particular circumstances which have induced the laying apart those tracts, and which have reference to their present state, by the resources which they hold out and the object of their establishment. The improvements which may exist on any of those lots are to be valued separately.

### *Sales of Crown Lands.*

I.—The Sales of Crown Lands are strictly to be confined to the Lots put on Sale and inserted in the lists or tables already or hereafter to be published, with copies of which the Resident Agents are furnished; any occasional deviation from this rule will be made known in a special manner.

II.—The Lots are to be sold at the contents and prices specified in the lists to the first applicants who offer payment in full, either in Cash or Scrip. No application to purchase is to be entertained unless accompanied with the whole of the purchase money.

III.—The lots generally contain 200 acres while the applicant may only require 100. In such cases, and when the lot is not in a particular condition, sales of half Lots may be effected, the division being always made lengthwise, unless otherwise directed.

IV.—Broken or irregular Lots are not to be divided, unless the applicants furnish at their own cost a Plan or Certificate of Survey of the portion they require, to be transmitted to the Department for approval. No Lot is to be divided, the contents of which are less than 150 acres.

V.—Whenever a Lot is supposed to contain less than the quantity of acres mentioned in the printed List, the purchaser or party interested is to furnish the Agent with a Certificate and Plan of Survey shewing the exact contents of the Lot, which is to be transmitted to the Department for consideration.

VI.—In all the Lists of Crown Lands advertised for Sale, a notice of not less than 30 days is given, before the expiration of which no sale can be effected; and no adjudication should be made before 10 o'clock, A. M., of the day of Sale.

VII.—It may therefore happen that on or previously to the day and hour appointed, applications may be made by more than one person for the same Lot. In



such cases, *should none of the parties have a right of pre-emption*, the Lots so applied for will have forthwith to be put up to Public Auction, beginning at the fixed price, and adjudged to the highest bidder. The sale however of such lots may be postponed to some future time, should it be found necessary or more convenient to do so, on giving notice to that effect in the neighbouring places, and particularly to the applicants, who ought to be notified by letter if possible.

VIII.—All persons will be admitted to bid at the public Sales. Should the last bidder not pay within one half hour after adjudication, and that from the disproportion between his bid and the preceding one, or from other causes, there should be reason to suspect collusion or a design to prevent fair competition, the sale may be declared null and void, and the lot put up again, either instantly or on a future day, by giving notice to that effect.

IX. The Agents are authorized on such occasions to refuse any exorbitant bid, unless the whole of the purchase money be immediately deposited. And as the above precautionary measures will be insisted upon, they should be announced publicly before the Sale.

X.—The Sale of Village Lots, when disposed of by Auction, will be regulated by the same conditions.

XI.—No direct or even vague sufferance or permission is to be given which might authorize persons to settle themselves provisionally on Public Lands.

XII.—No advice is to be given by the Agents on the choice of Lots, they are merely to point out which are vacant: misunderstandings on those points might expose the Department to a useless or even disagreeable correspondence.

XIII.—Squatters and others in the unauthorized possession of Public Lands must be informed that the only way for them to secure the property thereof is to purchase them at once. Occupants in good faith however or with improvements should be afforded an opportunity of effecting their purchase within a short delay; and no lot with any considerable improvements on the same, should be sold to any other than the occupant, without first communicating with the Department on the subject.

XIV.—Whenever it shall appear that a Lot put on Sale should be withdrawn from the list for further consideration, either on account of some special claim or from its containing Mines, Quarries or other particular productions, or from its being likely to be required for Military or other Public Works, or from its affording important sites for Villages, Mills, or Manufactories, or lastly from its having been previously disposed of, the Agents are authorised and required provisionally to withdraw such Lot from the list of Lands for Sale, and to inform this Department of the same, accompanying the information with the necessary details.

XV.—Sales of Crown Lands, *not advertised*, may be sanctioned to occupants or to parties who from the peculiar position of the Land would be injured by the Sale of it to others, on special application to that effect being made to the Governor in Council.

XVI.—Whenever a Sale is so made under an Order in Council, allowing the applicant to purchase at the valuation of the Commissioner of Crown Lands, the cost of valuation or inspection must be borne by the party interested; when paid, the Sale may be carried out subject to the approval of the Department. At the same time a reason is to be assigned for the valuation fixed and the costs of valuation to be stated.

XVII.—As it often occurs that persons who have obtained Orders in Council to purchase, remain satisfied with the security to the Land which it confers, and delay completing the Sale, it is to be understood that if the purchase money be not paid within three months from the time the application was allowed in Council, interest is to be charged from the date of the order.

XVIII.—The agents are to give as much publicity as possible to the lists of Lands offered for sale by distributing them in the various Townships of their

Agencies, and having them put up in the most frequented places, such as Court Houses, Churches and Taverns in remote Townships.

### *Sales of Clergy Reserves.*

I.—The Sales of Clergy Reserves are regulated by order of the Queen in Council of 21st October, 1841, and 10th December, 1842, according to which no Clergy Land is to be sold without having been previously inspected and valued by competent persons, and the price thereof approved by the Governor in Council.

\* II.—A portion of the reserves have been so inspected and valued under instructions from this Office, and Copies or Abstracts of the Returns of Inspection are furnished to the Agents for their guidance. The Lots are to be sold at the prices affixed to each, provided they are not below the upset price of Crown Lands for the District in which the Lot is situated, as no Clergy Reserves are to be sold under that price.

III.—The terms of payment are inserted in the various notices of sale published in the Gazette and other papers, and are as follows, viz:

† Two sixths, or one third of the purchase money is to be paid in hand, and the remainder in four equal annual instalments of one sixth each, payable on the 1st of January in each year, with interest from the date of sale, the first of which to fall due and be payable on the 1st of January next ensuing, after the day of sale.

IV.—No Scrip is to be received in payment of Clergy Lands.

V.—On such of the reserves as have been leased in addition to the price per acre, the rent, if any due, must be paid down with the first instalment to the expiration of the lease, together with interest at six per cent. per annum, on the purchase money from the expiration of the lease to the time of sale.

VI.—Parties claiming under the leases must prove their title thereto, by producing transfers, as well as a receipt from the authorised agent for the back rent.

VII.—On improved lots not leased, interest on the purchase money is to be exacted for the whole period of occupation, and must be paid in full with the first instalment.

VIII.—Lessees and parties generally, who have been in occupation of Clergy Lands for the space of five years next before the 1st of January, 1841, have a right of pre-emption to their respective lots, for the space of 12 months from the date of the notice of sale.

IX.—In all instances where the inspectors have neglected to state the period that the parties who occupy the land without authority have been in possession in order to regulate the charge of interest on the purchase money, it will rest with the Agents to take the best means in their power to satisfy themselves on this point, before permitting parties to purchase.

X.—When lots are represented to be in the occupation of various individuals in irregular portions, it is desirable that the parties should make an amicable arrangement among themselves, so that patents may not be required, excepting for the regular half lots.

† XI.—Should the purchaser be either the lessee or the occupant, the value of the improvements is to be claimed, besides the price per acre unimproved.

XII.—In order that the expense attending the inspection may be reimbursed, it has been decided that, upon such lots as have been inspected, an addition be made to the valuation of 20 shillings on lots containing 100 acres or less, and 30 shillings on those containing more, for land in Upper Canada, and 15 shillings and 25 shillings for the same description of lots respectively in Lower Canada.

§ XIII.—Where lots have not been inspected, the parties in occupation must

\* Altered by circular of 31st March, 1851.

† Altered by circular of 14th March, 1846.

‡ Revoked by circular of the 23rd Decr., 1846.

§ See also circular of 6th May, 1846.

make a special application to the Governor General in Council, for permission to purchase, proving their claim to pre-emption, and that there is no adverse claim on account of improvements, by the certificate of a licensed surveyor (to be obtained by them at their own proper cost) which should state the extent and nature of said improvements; what the character of the land is, and his opinion of its value, to which the Agent will add his report upon the opinion of the Surveyor.

XIV.—Applications for vacant uninspected Clergy Reserves are to be made in the same manner, the vacancy and value of the land to be proved by the certificate of a licensed surveyor, as in preceding paragraph.

XV.—Parties conceiving themselves aggrieved by the returns of inspection have a right to have their case considered upon petition to the Governor in Council; such appeals, however, ought not to be encouraged except in cases of evident error or injustice.

XVI.—All new sales of Clergy Reserves are to be returned monthly, but in separate statements.

#### *Sales of Timber Licenses:*

Separate Agencies have more recently been appointed for the Management of Timber Licences.

#### *Collection of Arrears.*

I.—Lists of arrears on former sales of Public Lands, as well as on Rents, are furnished to the Agents, and it is their duty to attend to the collection of the same, by notifying the parties indebted to call and pay at the office of the Agents.

II.—It is desirable that they should see occasionally the debtors of the Department, and make themselves acquainted with the residence of each of them, and with their means of paying; but this they must do without incurring any expense to be charged to the Department.

III.—It is to be observed, that interest when chargeable, is to be calculated on each instalment from the day of sale to the day of payment.

IV.—Full instalments only, with interest, are to be received by the Agent,—all moneys offered in part payment of such instalments should be declined by the Agents,—neither are they to receive instalments on portions of lots, when not divided at the time of sale, as subdivisions of sales are not permitted.

V.—Transfers and Assignments of lots are frequently sent to this Office for registration; when forwarded through the Agents, they ought to see that they are duly executed, and have the affidavit attached required by the 30th Clause of the Land Act.

VI.—Lots can only be transferred as originally disposed of.

VII.—Transfers of lots sold will not be registered unless all the instalments actually due are paid up.

#### *Remuneration.*

\* I.—The remuneration of the District Agents is fixed by an order in Council of the 8th January, 1843, at a commission of 5 per cent. on the first two thousand pounds collected, at 2½ per cent. on all subsequent receipts on account of sales and instalments.

II.—On collections on account of rents, a commission of 10 per cent. is allowed, without reference to the amount of commission which may be derived from other sources.

\* Altered in August, 1846, to 5 per cent on the first £500,—on the next £7000, 2½ per cent, and on all sums exceeding £7, 500, 1½ per cent.

III.—This per-centage is to be calculated on the 31st December, on the aggregate proceeds during the year, of all Public Lands and Timber, (when subject to a commission) and is intended as a full compensation not only for the management of Sales and Collections generally, and attending to what may be deemed necessary for the protection of the public property under their charge, but also for all the other ordinary duties which the District Agents are called upon to perform such as reporting in all cases referred to them by the Department, receiving and delivering Patents, and giving applicants generally the information they may require in all matters connected with Public Lands.

IV.—It is particularly to be observed, that on credit sales the Agent will be entitled to a commission on that portion of them only which he will collect at the time of sale; the commission on subsequent instalments, when collected will be received by him, or his successor in office, as the case may be.

V.—When employed on inspections, or other extraordinary duties, under special instructions from this office, the Agents will be entitled to a pay of 15s. per day, which is to cover all travelling and other expenses.

VI.—In making out their charges for inspections, they will invariably state the number of days employed on each service, and the distance in miles travelled from their residence to the extreme point visited; the account to be sworn to at foot before a Justice of the Peace, as practised by Land Surveyors.

VII.—Postages, which they may have to pay on letters addressed to them on official business, will be reimbursed to the Agents; they are, therefore, to transmit quarterly, on the last day of March, June, September and December, of each year, a statement of Postages so paid by them, mentioning the date of the letter—the name of the writer—and the amount paid on each. These accounts will be certified at foot. All letters so paid for, will be considered as records of the office and will have to be produced when required.

VIII.—Agents are not to pay the postage on letters sent by them, unless written by order of or for the benefit of the Department.

IX.—They are to provide themselves, at their own cost, with all the necessary Books and Stationery.

#### *Monthly Returns.*

I.—As soon as possible after the last day of every month, each Agent is required to prepare and transmit a return, according to the form furnished, of all his Sales and Collections on account of this Department, during that month.

II.—The Returns to be made in duplicate, one copy to remain in this office and the other to be returned to the Agent, approved or with corrections if necessary.

III.—All transactions, whether Crown or Clergy Sales or instalments (with the exception mentioned under the head of Clergy Sales, Section XVI,) are to be entered as they occur in their regular order of date, specifying distinctly in the column headed "Description," the particular service on account of which the sum is received. The date of each transaction is to be inserted in the proper column.

IV.—These returns should be prepared with care, and the interest when any, calculated correctly, stating the number of years and days for which it is charged.

V.—As they are intended to be a mere copy of each day's transaction, the returns may be commenced a few days before and closed on the last day of the month, there is nothing therefore to prevent their being mailed for transmission within the first three or four days of the following month, and it is expected that this will invariably be done.

VI.—In the first money column the full amount of each sale or collection is to be entered, principal and interest in distinct items; and in the others respectively must be specified what proportion of the same has been paid in cash or scrip,



writing on the face of the scrip the particular sale on account of which it has been paid.

VII.—In all payments in scrip the exact amount due only must be received, unless the party tendering it is willing to forfeit all excess to the profit of the Crown, as no change is to be returned either in scrip or cash for any such excess: all balances so given up are to be carefully noted in the returns. All over payments in money to be applied on subsequent instalments are also to be declined by Agents.

VIII.—All scrip received during the month must invariably be enclosed within the return of that month; sending it either before or after is apt to create confusion.

Moneys are to be paid over whenever they amount to twenty-five pounds, and all balances under that sum sent with the returns. And as the forwarding of money by mail may be attended with some risk, remittances will be considered as duly made if deposited into any of the Banks authorised to receive Government deposits, (whenever such exist at or near the residence of the Agent) transmitting the Bank's receipt for the same.

IX.—At the foot or on the back of the return, the different sums transmitted with it, in cash or scrip, or during the month should be stated, shewing the exact amount retained by the Agent on account of each return for his commission.

X.—Collections on account of Timber will also be reported monthly but in separate returns.

XI.—Should it happen that no sale or collection had been made, a report to that effect will be made in the following terms:

“I have to report that I have made no sale, and collected no money whatever on account of the Department of Crown Lands during the present month of “ ”

(Date and Signature.)

XII.—Correct Copies of their returns should be preserved by the Agents, as subsequent reference may occasionally have to be made to them.

XIII.—In all new sales it is necessary that the names, surnames and additions of the purchasers should be inserted at length, as also their place of residence, that the parties may be referred correctly for Patent.

XIV.—With the exception of their per-centage, Agents are in no case to retain in their hands, out of their collections, any sum whatsoever for any claim or account they may have against the Department—should they have any just demands to prefer against it, either for themselves or others, they will transmit the same, and when approved the amount will be passed to their credit or a cheque sent in payment.

XV.—All accounts against the office are to be transmitted in duplicate, and separate and distinct accounts are to be made for each different charge.

XVI.—No charge will be admitted unless previously sanctioned by the office.

XVII.—All official communications, bank cheques, &c., &c., should be directed to the *Commissioner of Crown Lands*, as in cases of absence, inconveniences or delays may arise when addressed nominally to any other officers of the Department.

XVIII.—Letters accompanying monthly returns should allude to no subject not immediately connected with the account part of those returns, and generally when an Agent has to address the Department on several distinct matters, it is desirable that he should do so, by so many separate communications, as without this precaution, much inconvenience may result to the public offices, each case having frequently to be considered or referred to other Departments separately.

XIX.—The books and other papers or records of their agencies are to be kept apart from the Agents' private papers and considered as public property, to be pro-

duced or handed over to their successor in office or to the Department whenever required to do so.

(Circular.)

DEPARTMENT OF CROWN LANDS,  
MONTREAL, 14th March, 1846.

Sir,—The Executive, on the representations made to them from various parts of the Province, have deemed it advisable to modify the terms lately established for the sale of Clergy Reserves, and a public notice to that effect will appear in the Gazette of this day. Your attention is therefore requested to the following directions, which supersede part of your former instructions respecting the sales of Clergy Reserves.

1st—*One Tenth* only, (instead of *One Third*) of the Purchase Money will, from this date, be required in hand, and the remainder in nine equal annual instalments of *One Tenth* each, payable on the 1st of January in each year, with interest, from date of Sale, the first of which to fall due and be payable on the 1st of January next ensuing after the day of Sale.

2nd—On Lots occupied without authority, in place of interest, as required by the late regulations, rent will be charged for the time of occupation, at the following rates, viz.:

*In Upper Canada,*

For the First	7 years,	35s. per annum,	}
Second	7 ditto,	70s. ditto,	
Third	7 ditto,	105s. ditto,	

*In Lower Canada,*

For the First	7 years,	25s. per annum,	}
Second	7 ditto,	50s. ditto,	
Third	7 ditto,	75s. ditto.	

On Lots of 200 Acres, and in proportion for half Lots.

3rd—The privilege of pre-emption granted by the late regulations to lessees or their assigns whose leases expired previous to the 1st day of January 1841, as also to occupants of Clergy Lots without authority previous to same date, shall not be considered to extend to such lessees or their assignees, or to such Occupants as do not on or before the 1st January 1847, make application to the Commissioner of Crown Lands for the purchase of the Clergy lots which they respectively occupy, and who do not on or before that day pay all rents which may be due, according to the present regulations.

4th—It will be an express condition of all Sales of Clergy Reserves, that the purchaser shall not cut or remove any timber (except for the purposes of clearing and building on the land) until the whole of the purchase money shall have been paid.

The rent to be charged is uniform in each section of the Province upon all lots occupied without reference to their respective value; there may therefore be cases in which, owing to the distance of the land from any market, the badness of the soil or other circumstances, the full rent, at the rate specified, would be a heavier charge than the land could bear, and might swell the price of it beyond its actual value including improvements.

It will be your duty to report such cases for the consideration of the Department, stating particularly the circumstances of each, and suggesting at the same time what would be in your opinion a fair and equitable charge.

In some instances, Occupants, although willing, have represented themselves unable to pay down the One Third of the Purchase Money required by the late regulations, together with all the arrears of Rent. The extension now granted for the payment of the principal will in a great measure meet the requirements of such cases.

It would be more in accordance with the wishes of the Government, and no doubt more for the interest of the purchasers, that the entire amount of arrears should be paid at the time of purchase, and this rule must be adhered to when practicable. Yet, in particular cases when the arrears will amount to a large sum, when from other causes the occupant will be totally unable to pay the amount of arrears in hand, the Department will not object to add the latter to the principal, and receive instalments on the whole. In all such cases two in place of *one* instalment of ten per cent. will be required.

For instance, on a lot of 100 Acres valued at 10s. per Acre the price will amount to ..... £50 0 0

Supposing this lot to have been occupied 8 years, the charge for arrears will be as follows:—

Seven years at 17s. 6d. (for U. C.).....	£6 2 6
One year at 35s. do .....	1 15 0
	£ 7 17 6

Making altogether the sum of ..... £57 17 6

Two Tenths of which will be £11 11s. 6d., and £5 15s. 9d. for each following instalment.

It will be necessary in all such cases that the arrears of Rent should be represented by a proportionate increase, on account of improvements, in the price of the Lot per Acre, and returned as such.

The sale of the above Lot might therefore be inserted in the Monthly Return as made for 11s. 6<sup>2</sup>/<sub>10</sub>d. per Acre, to cover Principal and Arrears. To simplify the operation, any fraction under or over a *half-penny* might be left out in the calculation of the rate per Acre. The price of the above Lot would in that case be reduced to 11s. 6<sup>1</sup>/<sub>2</sub>d. per Acre, and amount altogether to £57 17s. 6d.

In all cases of application for the purchase of occupied Clergy Reserves, the parties in possession must be required to furnish to the Agent an affidavit from two neighbours, shewing the period of occupation, and the nature and extent of improvements made, to be transmitted with the returns.

It has been found that when the ten instalment system formerly prevailed, many Clergy Reserves were purchased, and the first instalment paid merely with a view to obtain the Timber thereon, which was accordingly removed, the Land was subsequently abandoned, and now remains to be resumed by the Government spoiled of its principal value.

To guard against a repetition of this evil, all future Sales must be made subject to the express condition that no Timber (except for the purpose of clearing or building on the Land) shall be removed until the whole of the Purchase Money is paid up.

Should an Occupant desire to sell any marketable Timber, he will have to apply for permission to do so to the Resident Agent, who, before granting the same, will insist on the value of the Timber to be cut being paid in hand, or will secure the amount thereof by Bonds payable within a period of nine months from the date of the permission, to be signed by the Applicant, with two good sureties; the proceeds to be applied in part liquidation of the Purchase Money.

Sales already made under the late regulations, and on which interest and One Third of the Purchase Money have been paid, are not to be disturbed, but, if desired, the payment of future instalments may be delayed and divided so as to extend them over the term of nine years now allowed to Purchasers, taking care to bring all such future instalments into decimal portions of the original amount of purchase.

Rents on *leased* Clergy Reserves in Upper Canada are, as heretofore, to be collected by Mr. BAINES, at Toronto.

You will give as much publicity as possible to the notice before alluded to, copies of which will be sent to you for that purpose, and particularly to that part of it which refers to the future occupation of Clergy Lands without authority.

I have the honor to be,

Sir,  
Your Obedient Servant,

(Copy.)

CROWN LANDS DEPARTMENT,  
MONTREAL, 6th May, 1846.

SIR,

You will on receipt of this resume the sale of Clergy Reserves under your present instructions; but I am to call your particular attention to the valuation of the lands applied for.

The generally low rate at which the Clergy Reserves are considered to have been estimated was the cause of the recent suspension, the greatest care therefore should be taken that no lot be disposed of below its real value, which ought to be established, not with reference to the upset price of Crown Lands but by the price that private lands in the neighbourhood and of the same quality would command.

In effecting sales of lots included in the general returns of inspection, you will carefully revise the price affixed, and report such lots as you may conceive to have been undervalued, and suggest at the same time what in your opinion would be a fair price.

You will also pay particular attention to the valuations made by surveyors at the request of intending purchasers, and should you find a disposition in any of them to undervalue the land you will decline receiving their reports, and suggest to the applicants such others as you may think will render justice to all parties concerned.

(Signed,)

D. B. PAPINEAU,  
Commissioner of Crown Lands.

To

\_\_\_\_\_ Crown Land Agent,  
U. C.

(Circular.)

CROWN LAND DEPARTMENT,  
Montreal, 23rd December 1846.

SIR.—By the printed circular of the 14th March last, you were informed that—"the privilege of pre-emption granted by the late regulations to lessees and to their assigns whose leases expired previous to the 1st day of January,



" 1841, as also the occupants of Clergy lots without authority prior to the same date, shall not be considered to extend to such lessees or their assigns or to such occupants, as do not on or before the 1st January, 1847, make application to the Commissioner of Crown Lands for the purchase of the Clergy lots which they respectively occupy, and who do not, on or before that day, pay all rents which may be due, according to the present regulation."

I am however now to inform you, that a further delay is granted to parties so circumstanced. You will not therefore, for the present and until further instructions, sell any Clergy Reserves so occupied to any other than the occupant or his assignee. And this will be your authority for refusing to sell such lots to other applicants.

I have the honor to be,  
Your most obedient servant,

(Signed.) D. B. PAPINEAU,  
Commissioner.

*Circular.* (Copy,)

CROWN LANDS DEPARTMENT,  
TORONTO, 29th January, 1851.

SIR,—In consequence of continual appeals to the Executive Government for protection on the part of individuals in occupation of land which has been sold to other persons, it is deemed advisable that a clause should be inserted in receipts given to parties purchasing land supposed by the Agents of the Department to be vacant, to the following effect; that the sale is made upon the express understanding that no claim exists on the part of any other person on account of improvements or otherwise, and that should a claim be established the sale will be cancelled.

I have, &c.,

(Signed.) J. H. PRICE.

To \_\_\_\_\_  
Crown Land Agent,  
M. C.

*(Circular.)*

CROWN LAND DEPARTMENT,  
TORONTO, 31st March, 1851.

SIR,—Having brought under the notice of the Government the prohibition (embraced in the 2nd paragraph, respecting the sales of Clergy Reserves, of the general instructions of November 1845), from selling such lands at less than 8s. per acre, I have to inform you that the Department is authorized to dispose of lots at less than that price, provided it be clearly proved that they are of an inferior quality; which you will be careful to ascertain, demanding for them an appropriate price.

This is equally applicable to lots not included in the inspection of 1844, for which applicants have to furnish Certificates of a Licensed Surveyor, and upon which your report is required by the 13th paragraph of the same instructions.

I have the honor to be,  
Sir,  
Your obedient Servant,

J. H. PRICE.

RETURN of Clergy Reserves undisposed of, in Upper Canada, at 1st  
January, 1855..... 664400 acres.

RETURN of School Lands, in Upper Canada, at same date :  
Common School ..... 819100 acres.  
Grammar School..... 164800 acres.

Total..... 483400 acres.

RETURN of surveyed Crown Lands undisposed of, in Upper Canada, at the  
same date..... 1871100 acres.  
No Free Grants were located last year, but about seven hundred locations of fifty  
acres each, previously made by the Agents on the lines of road in Upper Canada open for  
settlement, were confirmed.

Crown Lands Department,  
Quebec, March, 1855.

RETURN shewing as nearly as possible the quantity of land under the control of each  
Agent for the sale and disposal of the Lands :

Stormont, Dundas, and Glengarry.....	49800
Prescott and Russell.....	102300
Leeds and Grenville.....	43600
Carleton.....	39400
Lanark.....	172300
Renfrew.....	258000
Frontenac, Lennox and Addington.....	458500
Prince Edward.....	11100
Hastings.....	98200
Northumberland and Durham.....	25700
Peterborough and Victoria.....	231200
York, Ontario and Peel.....	17600
Simcoe.....	97000
Grey.....	131600
Wellington.....	77700
Waterloo.....	28000
Halton.....	2800
Wentworth.....	2100
Oxford and Brant.....	1800
Middlesex and Elgin.....	5900
Lincoln, Haldimand and Welland.....	400
Norfolk.....	7300
Kent.....	20500
Essex.....	31200
Lambton.....	16500
Perth.....	50000
Huron.....	170100
Bruce.....	169700

*Memorandum.*—In the County of Renfrew, the Townships of Brougham (about 84,000 acres), and Grattan (about 61,000 acres); in the County of Grey, the Township of Proton (about 66,000 acres Grammar School Lands); and the residue of Melancthon (about 30,000 acres Crown Lands); and in the County of Perth, the Township of Wallace (about 23,000 acres Common School, and about 30,000 acres Crown Lands,) are surveyed, but not yet placed at the disposal of the Resident Agents by advertisement.

J. C. TARBUTT.

Crown Lands Department,  
Quebec, March, 1855.

RECAPITULATION of Woods and Forests returned for 1853.

Names of Agents.	No. of Licenses.	LICENSES GRANTED.					DUES COLLECTED.										Total accrued from Licenses granted and Duties collected.	Remarks.									
		Ground Rent accrued on Licenses.			Quantity and Description of Timber.				Amount of Duties accrued thereon.																		
		Area in Square Miles	Crown.	Jesuits' Estates.	Total.	White and Red Pine, &c., &c.		Elm, Ash, &c., &c.		Oak, &c., &c.		Saw Logs, &c., &c.		Crown.	Clergy	School.			Jesuits' Estates.	Total.							
						Pcs.	Feet.	Pcs.	Feet.	Pcs.	Feet.	Pine.	Spruce								£	s.	d.	£	s.	d.	£
John Alexander	8	160	32 2 6	8 12 5	32 2 6	180				70	2985	334						11 3 2	79 14 9	11 3 2	79 14 9	43 5 8	88 7 2				
John E. Brooke	1		8 12 5		8 12 5																		18 2 6				
Alexander McNabb		145	18 2 6		18 2 6	3372	236040					5062							598 16 10			598 16 10	598 16 10	57 0 2	57 0 2		
Walter Crawford						276	19320	73	2502			192								57 0 2			57 0 2	57 0 2			
Samuel Hart						2557	204517	93	3370	1	23	71973								2035 13 4			2035 13 4	2242 17 1			
F. McAnnany	29	633	207 3 9		207 3 9	2557	204517	93	3370	1	23	71973								2035 13 4			2035 13 4	2242 17 1			
Allan MacPherson	17	260	32 10 0		32 10 0	1680	75158	145	4931	8	272	169497½								4392 18 11			4392 18 11	4425 8 11		555 floats. 272 feet Butternut. 10786 W. I. staves.	
W. J. Scott												40								0 16 8			0 16 8	0 16 8			
Alex. J. Russell	400	11125½	2572 11 1		2572 11 1	164925	10270163	205	8009	207	6001	222469								4635 15 8			4635 15 8	7208 6 9			
McLean Stewart												200								497 11 2			497 11 2	801 14 8			
Donald McLean	24	927½	304 3 6		304 3 6	3491	236828					2550								717 17 8			717 17 8	746 2 8			
H. W. McCann	22	112½	28 5 0		28 5 0	5591	278045	663	20364	3	95	113700								2627 10 2			2627 10 2	2930 5 2			
John Starrs	55	2346½	302 15 0		302 15 0	1845	114326					14962								311 14 2			311 14 2	311 14 2			
W. H. Quinn												8958	19131							385 18 1			385 18 1	454 0 7			
Amable Bochet	7	495	68 2 6		68 2 6							8958	19131							385 18 1			385 18 1	454 0 7			
Geor. Duberger	14	483½	60 9 0		60 9 0							18185	63136							1060 4 5			1060 4 5	1120 13 5		11318 feet spruce.	
Alex. Daly	23	703	89 0 0		89 0 0							4366								93 11 3			93 11 3	182 11 3			
John Kane	3	857	107 2 6		107 2 6							50327	14091							1209 19 2			1209 19 2	1317 1 8			
William Morrison	19	506	70 15 0		70 15 0							7946								165 10 10			165 10 10	236 5 10			
Oliver Wells	172	7309	7292 4 0	184 9 2	7476 13 2	1708	99434					84055	25							1650 10 9	308 0 5		1958 11 2	9435 4 4			
Cyprien Blanchet	14	318½	40 11 3		40 11 3	1000	70000													217 16 6			217 16 6	258 7 9			
Florence Deguise	3	108	13 10 0		13 10 0							5406	8990							206 5 5			206 5 5	219 15 5			
John Felton	16	579	72 7 6		72 7 6			5	86	Ta		5460	1500							177 0 3			177 0 3	249 7 9		86 feet Tamarac.	
L. N. Gauvreau	2	72	9 0 0		9 0 0							14845	26665							587 6 7			587 6 7	596 6 7			
Pierre Gauvreau	6	124	16 10 0		16 10 0							17075	34499							714 13 7			714 13 7	731 3 7			
John Hume	1	28	3 10 0		3 10 0							2322	1165							70 5 8			70 5 8	73 15 8			
Louis Richard	1	15	1 17 6		1 17 6							3166	6599							218 3 11			218 3 11	220 1 5			
Andrew Ross	16	395	49 7 6		49 7 6							2222	19331							253 1 10			253 1 10	302 9 4			
C. C. Sheppard												1813	18615							241 4 6			241 4 6	247 7 0			
François Tétu	6	39½	6 2 6		6 2 6							5008	206							686 15 5			686 15 5	915 0 5			
John A. Torney	74	1826	228 5 0		228 5 0	3973	237080													686 15 5			686 15 5	6288 15 0			
		Add	bonus on sale	of Licenses																							
		29568½	11635 0 0	184 9 2	11819 9 2	190418	11852409	1179	39176	289	9376	832133	213953							453 15 5 0	57 0 2		308 0 5	45680 5 7	63788 9 9		

(Copy.)

CROWN LANDS COMMITTEE,  
12th March, 1855.

Mr. Spragge will furnish the Committee with a comparative statement of the cost of managing the Public Domain in Upper and in Lower Canada, distinguishing the Departmental charges and surveys, and suggesting such changes as may in his opinion be productive of increased efficiency, and economy. His remarks are requested to apply to all the various classes of property.

A. T. GAET,  
Chairman.

Statement prepared by Mr. Spragge, Chief Clerk Crown Land Department, in compliance with the requisition of the Committee of the Honorable the House of Assembly, appointed to enquire into the management of the Public Lands; with a view of shewing the "comparative cost of managing the Public Domain in Upper and in Lower Canada, distinguishing the Departmental charges and surveys," as directed by the Committee.

The accompanying Schedule exhibits the Office establishment of the Department of Public Lands on the 31st Dec., 1854, with the amount of salary paid to each individual. There being a class of Officers, including in their number the Commissioner of Crown Lands, who fulfil duties which pertain to both sections of the Province, it has seemed correct in principle, to treat the aggregate amount of £2,135, which represents their annual salaries, as apportionable equally between Upper and Lower Canada. It will accordingly stand thus :

Total amount of salaries paid to officers and employees of the Upper Canada Branch.....	£3173 15 0
Add one-half of the sum paid to persons employed for both sections.....	1067 10 0
Total expense of office establishment for Upper Canada.....	£4241 5 0
Total amount of salaries paid to officers and employees of the Lower Canada Branch.....	£3560 12 6
Add one-half of the sum paid to persons employed for both sections.....	1067 10 0
Total expense of office establishment for Lower Canada.....	£4628 2 6
Expenditure for surveys in Upper Canada during the year 1854.....	£2870 2 0
Expenditure for surveys in Lower Canada during the year 1854.....	£7398 9 5
As a portion "of the cost of managing the Public Domain": the remuneration allotted to the Local Agents for attending to the sale of the Public Lands, in their respective Counties or Divisions, amounting, in Upper Canada as per centage upon the sums received in payment of land sold, to.....	£ 4037 18 6
And in Lower Canada to.....	470 16 8

should properly be included. These, however, as well as general particulars of sales, will appear in the statement which it devolves upon the Accountant of the Department to prepare in detail, and at a glance it will be perceived that these amounts ought not to be added to the expenditure of the office establishment, inasmuch as the true mode of coming at the comparative expense of management



in Upper and in Lower Canada is by arranging under their distinct heads the outlay incurred, and determining whether the benefits which result to the Province from the expenditure will justify its continuance, or whether with the same expenditure under an improved system, more satisfactory results may not be secured.

Referring to the large amount charged as remuneration to Local Agents in Upper Canada as per centage on land sales, it is to be observed, that the payments realized correspond proportionably with the large sum received by those Agents, for services rendered by them in the sale of land. There are other items of expenditure which it would be difficult, if not impossible, entirely to assign in their just proportions as pertaining to each division of the Province, of these postage, fuel, an equivalent for office accommodation, repairs to building, &c., could not be separately distinguished; and as regards stationery, printing, advertising, office books, &c., &c., although by carefully analyzing the accounts, the section against which they ought to be charged could be ascertained, in general it would be attended with a considerable degree of trouble, and would occupy time which can be ill spared.

It has been often urged both in and out of Parliament that the cost of maintaining the Land Department exceeds what the revenue derived from it will justify. As bearing upon this point it is important here to state that while the seat of Government was on the last occasion at Toronto, the writer of this paper, in conjunction with another gentleman, satisfactorily ascertained that the cost of management in the Upper Canada Branch of the Department was relatively less than that of the Canada Land Company, whose prudent, economical and judicious arrangements, offered a guarantee that their establishments were not conducted upon an improvident system.

It is satisfactory to be enabled to place these circumstances before the Committee, redounding as they do to the credit of the officers of the Land Department.

Adverting to the subject of cost of management, the principle must be admitted, that such an establishment as the Land Department ought to confine its expenditure within a limited per centage, upon the amount realized from the disposal of the public land under its charge. In Upper Canada, I see no reason why from 7 to 9 per cent. should not be ample to cover both the cost of management, and the effecting of all necessary surveys. As regards Lower Canada, it may be difficult to form an opinion; the inferior value, and less saleable quality of the lands there, manifestly creates a vast difference as respects the profits, which the various classes of the public lands in that section of the Province ought individually to yield. But I cannot help entertaining the belief that under an improved system, and by freely throwing open lands to all who might desire to settle, a demand for land would be created which seems now scarcely to exist. To bring this to pass, vigor must be infused into the management of the Lower Canada lands, and all preferences for settlers of any one class or creed be put an end to, once, and for ever, if that section is at all to keep pace with Upper Canada.

I have stated from 7 to 9 per cent. on the receipts ought to be sufficient to defray the cost of management in Western Canada, and can but offer it as a conjecture that from 25 to 35 per cent. might be expected to cover the corresponding charges in the other section of the Province. It is nevertheless with some reluctance I express opinions in regard to land matters not actually pertaining to the Branch of the Department with which my duties immediately connect me, but I have, I may say, seen enough in Lower Canada, and more than enough, to convince me, that it possesses great resources which remain yet to be developed; and entertaining these sentiments, I feel that I should not be justified were I to allow myself to be withheld by departmental etiquette from giving expression to views and opinions which may have some effect in arousing to energetic action some of those

who are deeply interested in the welfare and progress of Lower Canada, and who would not willingly see her outstripped by Canada West, without an effort being made, to maintain an equality in influence, progress and population; and the requirement of the Committee leaves me no alternative.

Having pointed out that opportunities for improvement exist, I will now proceed to comply with the instructions of the Committee, by specifying the manner in which it appears to me, much may be done to effect them.

To facilitate the obtaining reliable information relative to the disposable public lands, I consider that local agents are necessary at Quebec, Montreal, Three Rivers, and Sherbrooke, and perhaps at one or two other points of considerable resort, on our lines of communication; the divisions of country under them severally could be easily indicated, and they should be provided with every species of intelligence which would prove acceptable to persons looking out for land for settlement; and lists for distribution should be prepared, exhibiting the situation and price of the public lands of every description in Lower Canada, regarded as disposable. It will scarcely be credited that, in Quebec and Point Levi, there have at times been four, and at others, three official establishments having some hand in the management of the public domain. It must be self-evident that complications such as these cannot be otherwise than expensive, and must have an effect, the reverse of simplifying business or of rendering information easy of attainment. These offices should, I think, be amalgamated, and the divided responsibility which attaches to them, be rendered by one accountable person.

I can see no reason why separate offices, and separate accountantships should exist in Lower Canada, any more than in Canada West, for the various descriptions of public land, the Queen's Domain, the Queen's Posts, the Seignior of Lauzon, and the lands still styled the Jesuits' Estates, are as much the lands of the Province, the one as the other, or as the public property commonly called Crown Lands, or as those, formerly Clergy Reserves, which now constitute a portion of the public domain. The whole are now public lands. There is no reason why they should not all be brought into the market, be sold, and titles in free and common soccage be given; the ideal distinction implied under the appellations which have attached to them be abolished; and a thorough amalgamation of these various classes of property be effected. The time for preserving distinctions which have no longer any recognized meaning has passed by, and only tends to keep apart men, whose interests in common induce them to desire the advancement of their common country and the obliteration of the monuments, which but serve to denote a period, when separate interests jarred with each other, and dissatisfaction and discord extensively prevailed, and which may be revived, if but a watchword be left. I can comprehend no purpose to be answered by the late Jesuits' Estates being continued to be treated as a separate and distinct class of lands, unless it be with the object of restoring them at some propitious moment, to the Order who originally held them. Without entering upon the question of the propriety of their resumption, at a period now very many years past, it is sufficient to know that in the Crown, as the Trustee of the people, they are now vested. And if the controversy, threatening anarchy and violent civil commotion, which has for several years prevailed in relation to the Clergy Reserves, which has but terminated with their sequestration, and which arrayed the majority of the people of Canada against one particular Church, does not inculcate lessons for the observance of prudence and moderation, nothing can teach them.

To remove betimes, beyond recall, that which it may be apprehended might become a subject of bitter strife, engendering fierce hatred and animosity, is a work which should commend itself to every lover of his country, and is the dictate alike of patriotism and humanity. I am justified therefore in strongly

recommending that these lands should without further delay, be disposed of without any reservation, in the same manner as other available public land.

The suggestion that but a limited number of Local Agencies, should be continued and those at the principal points on the great lines of communication, would of necessity involve the suppression of the lesser remaining Agencies. The fact that the aggregate sum paid in Lower Canada through them for the year 1854, was on Crown Land sales but the insignificant sum of £4,441 9s. 4d., and on Clergy Reserve sales but £4,911 6s. 5d., the per centage to the Agents for collecting which amounted to the small sum of £470 16s. 8d. will possibly answer the question as to whether the business, which their existence is supposed to have some hand in producing, warrants their continuance; or will not justify a more convenient method to the public in general, being resorted to. It is a positive hardship, that instruments so feeble in effecting good as these Agencies have proved themselves to be, should stand in the way of Emigrants, and others who desire information with a view to purchasing, obtaining it; except at too great a cost of time and money, in undertaking arduous and expensive journeys to remote localities, with very uncertain results before them.

I have during now between ten and twelve years' residence in Lower Canada, acquired some knowledge of its capabilities for Agricultural purposes, and believe that by most persons they are underrated. I know no reason why large exportations of barley, oats, peas, and seeds should not proceed from the old settlements, except that as yet the people have not displayed the necessary enterprize. May they soon awake to it; And an infusion of settlers from other parts of the Globe will accelerate its developement. It is true that the climate is rigorous, and the winters of long duration, but it is known to many that the climate of Upper Canada has with the progress of improvement, and of opening up the country, become wonderfully ameliorated, and seems to be approaching to the character, of the same latitudes in Europe. If there be reality in this, the same influencing principles which have been found to operate in Canada West, could not under corresponding circumstances but have their effect in Lower Canada, and cultivation occasion a milder climate. The line of the great waters stretching many hundreds of miles is the seat of the chief Agricultural districts in the lower section of the Province, excepting of course the Eastern Townships and two or three other localities; and along the bleak shores of these waters, many of the productions of the soil yield returns inferior to lands removed in some measure from their margin.

I believe it may be assumed that no adequate explorations of the country, north of the Saint Lawrence, from the Ottawa to the Saguenay, have yet been accomplished. Here is presented a wide field for enterprize. The lumberman it is true has entered some divisions of that region of country, and has paid into the public chest some tens of thousands of pounds for timber trees. But it ought not to be lost sight of, that cutting of timber from the public lands is not progress, and constitutes nothing more than a temporary branch of trade, of which a very few years more will probably see its termination. Were the subject carefully weighed and deliberately considered, the policy of affording it very great encouragement might be found to be questionable. For, while supplying distant markets, our domestic one is yearly rising, and our own consumption but insufficiently provided for. The permanent staple productions of the Colony are those which need a fostering care, and the more we widen our great Agricultural field, the more secure we shall be of a lasting prosperity. As a means to this end, I would advise an exploration under trustworthy and experienced Surveyors, of the section of country I have indicated, and in the event of lands suitable for settlement being discovered of some extent, I am of opinion that the system developed in my letter to the Honorable Mr. Morin, of the 25th March, 1854, which I had

the honor to place before the Committee, might, with great advantage be brought into operation.

The section of the Land Act, 16 Victoria, chap. 159, authorises the bestowment of Locations of one hundred acres, to actual settlers, on leading lines of road designed to open up the interior country. With the pioneers of new settlements, grants without purchase, to that extent, would doubtless operate; as an inducement to enter the Forests so that locations of that nature, subject only to the extra condition of clearing the timber from one half of the road in front would be eagerly sought for. In my letter above alluded to, a mode of creating Township road funds, and of regulating their disposal is fully detailed, and I do not hesitate to say that if faithfully carried into practice, would prove an admirable means of opening out all the required roads in new Settlements, without the slightest occasion for public aid being furnished for that purpose.

I here repeat my belief that vigorous management under a judicious, and well directed system, joined with practical economy in carrying on the Land Department, are all important, and I entertain little doubt that under an improved system much might be done to ensure such a degree of progress for Lower Canada, as would satisfy most reasonable men.

My replies to certain of the queries propounded by the Committee, in the requisition dated November last, being, as well as my letter to Mr. Morin, more particularly applicable to Upper Canada, appear to render it unnecessary for me now to offer any very lengthened remarks in regard to the public domain in that section of the Province. I will, however, call attention to my project, for the repression of the practice which prevails of assuming unauthorized possession of public land, commonly known by the term squatting. Unusual privileges are supposed to be secured, as respects special rights to purchase, by this class of persons. My project, it will be perceived, is framed upon the conviction, that by rendering the act of taking unauthorized possession positively disadvantageous, in regard to terms of purchase, and the most expensive manner of acquiring a claim to land, this troublesome evil is susceptible of easy prevention.

As exhibiting the demand which now prevails in Upper Canada, it is desirable to notice that notwithstanding that the regulations admit payment by instalments — in the larger number of purchasers, of one tenth, and in the other, of one fifth, — the Departmental accounts for the year 1854, exhibit the receipt of moneys realized in sales of land then effected, to the amount of £170,000. These lands have chiefly been taken up for actual settlement, and could scarcely be purchased from the parties who have acquired them, for double the rate per acre, of the Government selling price.

I would desire here to make a few observations, pointing out what appears to me a serious objection to permitting sales on long credit, payable by instalments, extending over a period of nine years. I believe that were payment to be made by five instalments instead of ten, it would be a change for the better; and for the following among other reasons: unlimited credit, as the ten instalment system may with some propriety be termed; has manifold disadvantages for, as regards the Clergy Reserves; nine years were allowed to complete payment; and nineteen or twenty-nine, have in a vast number of cases been taken. The elasticity of mind inducing generally physical vigor which the favorable posture of pecuniary affairs encourages, cannot be expected to be the lot of those burdened with a heavy land debt; And a number of overdue instalments, and an accumulation of interest must weigh heavily upon the energies of those laboring under them. As a rule the agricultural or laboring classes, would do well to refrain from entering upon wild land until possessed of capital sufficient to pay down about one-half or two-fifths of the purchase money, and to maintain their families until after harvest time of the second year's occupation.

The debilitated constitutions which too many of those present who have gone into the woods with inadequate means,—incapacitating them for the exertions which, under more favorable circumstances, they would have been enabled to continue unremittingly,—occasioned in part often, by the privations endured to provide for instalments of purchase money falling due, and the pressure upon the mind resulting from heavy indebtedness, should carry with it an argument in favor of establishing a system, productive of better results.

The evil is not always confined to broken health, and an anxious mind; Often, the new settlers in Upper Canada are compelled to sell out their improvements and the interest in their land to persons who can command capital, and who, it is well known, acquire freeholds upon a large scale, paying but a moderate price to the unfortunate needy settler whose necessities oblige him to part with what he had hoped to have left to his children, as a family homestead, and giving to him as a make weight to the bargain, a lease, for a series of years, subject to the condition of making additional improvements. If increased facilities for obtaining land in Lower Canada are to be given, I would desire to guard the settler from such of the misfortunes which often befall the settlers in Western Canada, as a sound system can provide against; modifying it also as regards that section of country. Payments in the first place of such a proportion of the whole principal as to render the balance an obligation of no very startling magnitude would be desirable to the settler himself, and afford an ample guarantee that the purchase would be carried to completion within the period prescribed for payment in full—I would suggest accordingly, that as respects lands opened for actual settlement the system of payment should be uniform, dividing the principal into five equal sums, two-fifths to be paid in hand; and relieving the settler from any further payment until the expiration of three years, during which time it is to be anticipated that successful industry would enable him from the sale of the produce of his farm, to set aside a sufficient sum to pay off the third-fifth, and at the expiration of the next year, and the succeeding year, to meet the two remaining instalments: and, as explained in my letter to the Honorable Mr. Morin, hereinbefore referred to, I would remit the payment of interest, under certain conditions, in order to induce prompt payment and punctuality. This would prove to be a system which could not fail of working well. Further, I attach great importance to the creation of Township road funds, and from the first payment received; upon the principle which I have laid down, the contribution to it, in each case being made, convenient access to the lands at a very early stage of settlement, would be secured, and also some employment would be within the reach of those who desired it.

The policy and the justice of excluding all persons from the purchase of the Public Lands, who were not prepared immediately to become actual settlers, is a subject upon which has existed diversity of opinion, and has produced both discussion and feeling. The question has, however, been arranged by Order in Council of 3rd February, 1855, in a manner to admit of a large class of lands not generally adapted for settlement being acquired by purchase, exempted from actual occupation and improvement, which the regulations enforcing universal actual settlement had virtually locked up from sale. The Order in question restricts compulsory actual settlement to all the Townships surveyed since the Union of the Provinces. The lands relieved from the obligation are principally of inferior quality. They had remained long in the market, unsold, even when no conditions as to settlement attached to them, and not in general being suitable to convert into farms were mainly valuable to those, who from having land of good quality, under tillage in their neighbourhood, bought these inferior lands to attach to those of better quality, as pasture ground, or to ensure a permanent supply of fuel and rail timber.



The Order in Council referred to, very wisely, and justly, however, leaves Townships surveyed since the Union, in which lands had been allotted subject to actual settlement, with that condition still pertaining to them, and any interference with the terms upon which lands were so allotted could not but be productive of ruinously damaging effects to those, who had become actual settlers, and to other parties also, who, upon the faith of positive stipulations declared to be binding upon all who should take up land upon the same conditions as themselves, had made important improvements. Any relaxation therefore of rules under circumstances such as those specified, is to be deprecated.

In pursuing further, the discussion of the policy or justice of excluding those persons from a right to purchase who may not be prepared to become actual settlers, it may be observed that those among the classes of persons who would be debarred; are individuals who, for the purpose of securing lands of good quality upon which to place their sons when of an age to clear up farms for themselves, desire to purchase other lots than those situated in the cullied Townships surveyed previously to the Union, and wish to have the prospect before them of those sons becoming Canadian freeholders, rather than to look forward to their being compelled to expatriate themselves, because that when their sons arrive at an age to go upon land, they can scarcely expect that it will be to be had. There are also capitalists who desire to invest money in wild land.

To meet in some measure, and in a form as little objectionable as possible, the views of these different classes of persons, and without inflicting injury upon those (the resident and actual settlers) who are more entitled to our consideration, is what I now propose. I can see no insuperable objection to certain Townships of average quality and desirable position being selected, in which the lands when purchased should be free from all restrictions as to improvement, and which, after being duly advertized to be sold at public auction, should be offered at a moderate upset price, each lot individually, or half lots of one hundred acres, when desired, and in order to prevent the removal of the timber, and the abandonment of the purchase which might take place were payment by instalments permitted; full payment at the time of sale should be required. With respect to lands purchased under such circumstances, I am of opinion that no portion of the purchase money should be appropriated towards a Township road fund.

There is yet a subject to which I will take leave to allude, entitled, I think, to special attention. Those who have taken a real interest in the timber and lumber trade of Canada will be in a position, provided they have given due attention to the subject, to weigh the relative advantage of shipping the products of our forests in the form of squared timber, or in the more valuable and prepared form of deals and other sawed stuff. In perambulating land where timber has been made, as the expression goes, it is impossible to be otherwise than struck with the enormous amount of valuable wood which the axeman separates from the stick of timber, which, by the process of squaring, he is fitting for exportation, and which remains where it was detached from the squared piece; and in process of time uselessly rots upon the ground. A bend in the tree or any small defect, some distance up the trunk, consigns all above the one or the other to the same useless destiny of rotting upon the ground, which befalls the blocks which the axeman cleaves off, in reducing the round trunk to a square, and all but the superior trees, and those which will make a piece of timber of a given length and square, remain unused.

In cutting the short saw-logs intended to be worked into deals, and other stuff manufactured in the saw-mill, it is evident that the proportion of each tree which can be converted into an article of export, may be estimated at fully three-fourths more than could be rendered available for market by making the tree into hewn timber, and many trees rejected as unfit for timber, would cut up into saw-

logs, were the land divested of its timber trees for that purpose, instead of the other; and I think it may be reasonably computed that an acre of white pine would bring back to the Province, when converted into deals and other sawed stuff, a return threefold greater than if exported as hewn timber. With this, of course, the superior value of the cubic foot of sawn lumber would have something to do—And again, it should be kept in view, the more extended employment conferred upon the laboring population in preparing, for the Foreign market, the cargo of the ship freighted with sawn stuff beyond that expended upon the freight of the timber-laden ship. Add to this the employment that mills afford to artisans, and the advantage to the farmer, resulting from the greater home consumption of produce, induced by the one system of export, rather than the other; and sound reasons, deducible from the various circumstances combined, will be found, for fostering and encouraging the shipment of the produce of our forests, when prepared for exportation as deals or other sawn stuff in preference to their being sent from the Province in the shape of timber.

There is one way which occurs to me, in which this seemingly desirable encouragement could be afforded—that is, by allowing a draw-back to the shipper equal to one-third of the duty leviable. When it is taken into account, that the duty paid by the lumber merchant upon what he takes off from every acre, (using up everything which he can prepare for export,) is probably more than threefold greater than would be paid by the timber merchant, were he to make timber upon the same piece of land; from the circumstance that, of necessity, he rejects or wastes what the other has no difficulty in working up; the lumber merchant appears to have a species of right on his side to the mark of consideration for his branch of trade, which the allowance of a draw-back would indicate.

It is, unfortunately, too much a matter of certainty that what used to be designated our inexhaustible supplies of timber, are rapidly disappearing, and sound policy would suggest that inducements should be offered for economising that which still stands in the forest; and, in addition to those which I have already named, for the following among other reasons: the British capital invested in our Railways, and in Provincial and Municipal loans, must, ere long, lead to an annual drain, in very considerable sums, in the way of interest and profit, and the large amounts hitherto yearly brought into the country, and expended for military purposes, being about to cease, will, both the one and the other, tend to render it more difficult than ever to balance our accounts satisfactorily with Europe. To export all our products in a shape and form such as to increase their intrinsic value, cannot but be a matter of the greatest moment; and I believe that in recommending the allowance of a draw-back on deals, and other sawed stuff, I am advocating a measure worthy of serious consideration.

There is a subject upon which I now propose to offer some observations, involving a principle of considerable importance. It has recently been ascertained that the Indians no longer desire or require to retain the principal part of the great peninsula, embracing, it is computed, more than half a million of acres, north of the Saugéen River and Owen's Sound. Until within a short time past, the Crown, as the progress of settlement demanded it, and the Indians ceased to wish to hold tracts of country; and became desirous to remove to other localities; by treaty with them, and in consideration of certain annuities secured to them, obtained, by deed of cession, their right and interest in the territory agreed to be surrendered, and then proceeded to survey and dispose of the land acquired, in such manner as the Government of the day deemed most advisable; uncontrolled by any interference on the part of the Indians or the Indian Department.

With reference to the great northerly peninsula referred to, which the Indians, in deciding to offer for sale, on their own account, have declared, that with the exception of some limited reservations they no longer require; they retain through their Department full control over it, and employ the agency of the

Crown as the origin and source of all legal titles; only as the medium for conferring titles upon purchasers.

If the course of proceeding recently pursued be such as ought to be sanctioned, and the country is prepared to permit its being carried into full effect, and to be regarded as the true principle upon which large tracts of country may hereafter be organized for settlement, the Province must be prepared to submit to the dictation of the Indians as to the degree and extent of the settlements which shall be projected, in sections of country not yet ceded, and consent to be controlled by the caprice of a people, who, whatever be their virtues, are most easily wrought upon, by men who, understanding the sensitive character of their race, know how to infuse suspicions and excite animosities.

In contending that the Crown should insist upon its sole right to organize territory for settlement, and that when the Indians cease desiring to retain particular portions of the lands recognized as their hunting grounds, and respected accordingly, the Crown has a right to purchase, survey, and allot lands for settlement, it is not to be supposed, that the wresting from them a single square mile without a fair equivalent in the shape of annuity being secured to them, is contemplated; but the Sovereignty of the Crown as representing national interests may be supposed to carry with it, in acquiring territory for national purposes, rights distinct from such as can reside in any mere individual who treats for a purchase.

The question which I have brought up is a highly serious one, and if not solved satisfactorily, something more than ideal difficulties may present themselves. The subject of a railroad traversing the northerly shores of Lakes Huron and Superior, and thence through British Territory to the Pacific, has been mooted, and we are sanguine as to a few years witnessing to the project becoming a reality. To aid its construction, land grants would probably be authorised by the Legislature, and it is scarcely to be supposed that the Country would consent, that its power should be limited or controlled by the will of the Indians, and that although fully disposed to remunerate them liberally in the event of their being deprived of portions of their hunting grounds—their previous consent to the project would be applied for.

The position of affairs in regard to the peninsula will, if any intervention is to take place, require early action. An unfortunate mistake occurred, in deviating from the established policy. And it is to be regretted that arrangements, involving principles and consequences of great moment to the Province, should have been left in the hands of a stranger, the late Civil Secretary, Mr. Oliphant, unexperienced in our affairs.

In drawing up this paper, I have offered various suggestions in regard to change of system in respect to the Public Lands. But an improved system must be effectively worked to produce satisfactory results, and I am convinced that some change also is required, with reference to the internal organisation of the Department, which has charge of the Public Lands.

Political changes entail changes of the head of the Department, and it often happens that a new Chief occasionally acts as if he believes it to be incumbent upon him to distinguish his advent to office, by introducing some species of change. Some changes for the better are occasionally made, but these as often spring from the working men of the office, as from any other source. Political heads of Departments must hold their political levees, and the opportunities for becoming acquainted with details of business, and with the system of management, and its advantages or defects are necessarily, in such a department as that of the Public Lands, exceedingly limited, even when decided business ability is brought to the task; And as to the political heads of the Department supervising its working, it is simply an impossibility. It appears to me that the best mode of securing the working out of a good system, when one is agreed upon, would

be to put one man, possessed of active mind, sound judgment, firmness of purpose and unimpeachable integrity, in charge of the land transactions of each division of the Province, and with not an extravagant salary, lest the office should become one with which to reward political services. The party holding it should be made responsible for the whole business, and accountable that the principles upon which the Department is required to be conducted, shall be faithfully and invariably observed, and rigid economy in its various branches carefully practised. With competent Assistant Commissioners for Upper and Lower Canada supervising the land business of the divisions of the Department which answer thereto, there would be every prospect of its affairs wearing an improved aspect, and in so far as is possible; general satisfaction among reasonable men would be the consequence.

There is one concluding recommendation which I will yet make: it is that in order to the avoiding of all preference and partiality in the disposal of the Public Lands; in all cases with respect to which no claim to pre-emption in purchase is known to exist, no land shall be sold at private sale, unless it shall have been previously advertised, and offered at public auction at an upset price, and not sold. To prevent collusion, this principle cannot be too strongly insisted upon.

Crown Land Department,  
Quebec, 23rd March, 1855.

WM. SPRAGGE.

To this Report is annexed, for the information of the Committee, the Document marked A.

JOSEPH CAUCHON,  
Commissioner.

A

Having taken communication of the foregoing Report of Mr. Spragge, an employée in the Upper Canada Branch of this Department, and lest it should be taken as reliable official reference and not as the mere expression of that gentleman's private opinions, I beg leave to draw the attention of the gentlemen composing the Committee to a few of the many discrepancies and errors which on a rapid perusal have struck me. In making the comparative statement required by the Committee, he has set down as paid for salaries and surveys round sums, which on reference to the books of the office will at once appear to be erroneous.

He states the whole of the salaries to amount, on 31st December, 1854, to £8889 7s. 6d., divided as follows:

Salaries of officers employed for both sections of the Province, viz: the Commissioner, the Accountant, the Timber Office, the Registrar and the Messengers.....	£2135 0 0
Salaries for Upper Canada.....	3193 15 0
One-half of the above £2135.....	1067 10 0
Upper Canada expense.....	£4261 5 0
Salaries for Lower Canada.....	£3560 12 6
One-half of the above £2135.....	1067 10 0
Lower Canada expense.....	£4628 2 6

Whereas on reference to the books, it will appear that the amount of salaries paid for 1854, (and this is the only fair way of ascertaining the actual cost of management of each branch, and not as in this instance taking the amount *en bloc* on a particular day, was £8,169 15s. 0d. divided as follows :

Salaries of officers employed for both sections.....	£2385 0 0
Salaries for Upper Canada.....	£3139 5 0
One-half of above £2,385.....	1192 10 0
Upper Canada expense.....	£4331 15 0
Salaries for Lower Canada.....	£2645 10 0
One-half of above £2,385.....	1192 10 0
Lower Canada expense.....	£3838 0 0

In this last amount is not included of course the salaries of Mr. Fortier and his assistants, amounting to £461 12s. 6d.; for the simple reason that they are paid out of special funds, and are entrusted with the performance of peculiar duties which, properly speaking, do not appertain to the Crown Land Department, and which at any rate cannot be reckoned when comparison is attempted to be drawn between the two sections of the Province, as no such description of property exists in Upper Canada. It would be as fair and certainly more just, to add the expense of the Heir and Divisee commission to the Upper Canada section.

The expense of surveys is also erroneously stated, as may be ascertained on reference to the statements furnished to the Committee by the officers in charge of those branches of the Department, Messrs. Bouchette and Russell. It will be seen that whilst these gentlemen state the surveys of Upper Canada to be £4,344 19s., and those of Lower Canada £3,604 18s. 6d.; Mr. Spragge makes them for the former only £2,870 2s., and for the latter £7,398 9s. 5d. He may have fallen into this error from taking the amount actually paid under the head of surveys, whether as advances on surveys in progress or for surveys actually performed or completed within the year. From the fact of advances being usually made to Surveyors whilst engaged in their operations, and surveys begun during previous years chancing to be paid within the same period, it must be evident that taking the round sum paid for surveys and on account thereof in any given year, without reference to what part of that sum was paid as advances, and what paid for surveys made, no correct idea of the annual expense or outlay can be arrived at.

On reading Mr. Spragge's Report it would appear that the sum of £170,000, was received in Upper Canada on sales effected during 1854. This is a mistake, the whole amount received upon land sales in 1854, was £170,113 9s. of which £61,673 19s. 1d., was on new sales and the balance on sales effected previous to that year.

With regard to the suggestions contained in that Report, some of which are most extraordinary, I think unnecessary for me to express any opinion, I will merely remark *en passant* that I have never heard of any complaint against agents in Lower Canada for preference shown in the disposal of the Crown Lands on account of the creed of the applicants; and on enquiry in the office, I am informed by the oldest officer in that branch of the Department that none such has ever been made.

To any one the least acquainted with the laws which govern the bulk of the property of the Crown in Lower Canada which he suggests should be put under one accountantship with the Crown Lands, properly speaking, it is unnecessary to



point out the impossibility of the thing being accomplished, the very nature of that property would not admit of such amalgamation.

In conclusion I will take leave to remark that there are kinds of timber which can only be exported as square timber, and other which it is preferable to saw, while there is a demand for both. The advantage of saw-mill establishments is fully recognized, and the difference he proposes to introduce in favor of sawed lumber already exists, not exactly in the ratio he suggests but in a much simpler form and to a greater degree.

JOSEPH CAUCHON,  
Commissioner.

Crown Land Department,  
Quebec, 29th March, 1855.

CROWN LANDS DEPARTMENT,  
QUEBEC, 16th April, 1855.

SIR,—I have the honor, in compliance with the instructions by letter and requisition of the Committee of the House of Assembly on the management of the Public Lands, dated the 12th instant, to forward herewith for their information, my replies and observations called for by the requisition in question.

I have the honor to be, Sir,  
Your obedient servant,

WM. SPRAGGE,  
Chief Clerk.

T. A. Young, Esq.,  
Clerk to Committee on the  
Management of the Public Lands, &c., &c., &c.  
House of Assembly.

Replies of Mr. Spragge, Chief Clerk, Upper Canada Branch, Crown Lands Department, to questions forwarded to him on the 12th April, 1855, from the Committee of the House of Assembly on the Public Lands, &c., and management thereof:

*Ques.*—When in obedience to the request of the Committee, you prepared your report, dated 23rd March, how does it happen that to that report are appended certain observations and strictures, by the Commissioner of Crown Lands? —Upon my receiving the commands of the Committee to give the evidence alluded to in the Chairman's requisition, dated 12th March, 1855, I considered it respectful, and supposed it to be my duty to apprise the head of my Department of my having been directed to give evidence, and I verbally received his sanction so to do: but the same evening the following directions by letter were conveyed to me: "You will be so good as to let me see your report, before you send it to the Committee of the House." Upon my completing my written evidence, on the 23rd ult., I obeyed this instruction, and on that day enclosed it to the Hon. the Commissioner of Crown Lands, Mr. Cauchon. With reference to the allusion in the first query put to me, regarding Mr. Cauchon's observations and strictures appended thereto, I beg to say that, not having been apprized by that gentleman beforehand, nor since they were attached thereto, of the principle upon which they were added to my evidence, I am not in a position to explain why it was done. I need scarcely observe that the words in his letter of the 12th inst., "before you send it to the Committee of the House," did not lead me to suppose, that my evidence would be given in by any one than myself.

*Ques.*—Was that Report returned to you after its delivery by you to the Commissioner; and were you permitted to examine the observations so made thereon by Mr. Cauchon, who forwarded this report to the Committee?—My evidence in writing termed by the Committee my report, was not returned to me by the Commissioner, and no opportunity was afforded me for examining the observations made thereon by Mr. Cauchon. This cannot but be regretted, as his too hasty perusal thereof, has evidently prevented his rightly understanding it, as I shall be under the necessity of shewing, and will account for his sending forth comments upon portions of it, in which the truthfulness of my statements are assailed, which comments I am willing to believe would have been withdrawn, had he permitted me the opportunity of pointing out mistakes into which he has fallen, and the incorrect inferences he has drawn.

*Ques.*—Have the goodness to look at your Report now submitted, and say, if you have any observations to offer on the comments which the Commissioner has made thereon; and can you offer any further observations in regard to the subjects treated of in your report, which since its transmission may have occurred to you?—I have compared Mr. Cauchon's comments upon my evidence, with the portions of my evidence to which they have allusion; and as directed by the Committee now submit my observations. Mr. Cauchon declares the statement of the relative expense of the Upper and Lower Canada Branches of the Department, given by me, as existing on the 31st December, 1854, to be erroneous: urging that the salaries paid to the gentleman who manage the Public Lands, known as the Queen's Domain and Jesuits Estates, ought not to be charged as a portion of the expenses attending the Lower Canada managements. On this head I will observe, that in an Order in Council of 10th September, 1847, which arranged the salaries of various Officers of the Crown Lands Department; Mr. Félix Fortier, the only one at that time appointed of the gentlemen now connected with that branch of business, is named as an Officer under the Commissioner of Crown Lands; and he as well as the other two officers under him, Messrs. Judah and L. R. Fortier, is included in, and sign the monthly Pay Roll of the Crown Land Department, to the head of which Department they are amenable, and with whom they are perpetually in communication, as their official chief. And if lands of these classes referred to, when titles are issued, must pass into patent with the same formalities precisely as other public lands, and they are all situated within the boundaries of Lower Canada. It would certainly seem consistent with reason, that the expense of the salaries of the officers managing them, should be comprehended as a portion of the cost of the Lower Canada management. I have it will be found avoided in my report, all comparisons between the Upper and Lower Canada Branches, except as regards expense; and to this I was compelled to refer, by the terms of the Chairman's requisition. But it is but just to the Upper Canada Branch, now to specify, that there are duties devolving on that Branch alone, connected with the Indian Lands, the patenting, &c., &c., of which it manages. The furnishing Assessment and Registration Returns annually to the County Treasurers and Registrars, (the expense of which might not improperly be charged against the Provincial Revenue,) and the labour employed, in the preparation of which, if charged for, as was formerly done, as respects the Indian business and Registrars Returns, would in the amount which would be available, reduce to some extent the cost of the Upper Canada management. Mr. Cauchon says further, that it would be more just to add the expense of the Heir and Devisee Commission, to the Upper Canada Land expenditure, than to charge the salaries of Mr. Fortier and the two other gentlemen of that branch, as a part of the cost of managing the Public Lands in Lower Canada. I must again express regret that Mr. Cauchon did not put it in my power to give him reliable intelligence relative to the Heir and Devisee Commission; for I should have explained to his satisfaction, that that Commission entails no expense on the Province, and that the Judges of the Law and Equity Courts, with certain associates, assemble

occasionally, for a few days, half yearly, to decide upon claims to titles to lands, in such cases as the original nominees have died, or have left the Province without taking out patents. And that in Upper Canada the legal representatives are ascertained before the patent issues; instead of as in Lower Canada, leaving it to be determined afterwards, and incurring the risk, that although the patent may issue, no title may be created.

The only expenses as regards the Heir and Devisee Commission, incurred, are by the applicants, who pay a moderate fee of 17s. 6d. on each claim, to the Clerk to the Commission; and have of course to remunerate their Agents, for preparing their papers and proofs, and managing their cases.

Mr. Cauchon further on, alludes to the circumstance that the laws as they now stand, would prevent my suggestions for economising the expenditure, on Lower Canada land management being carried into effect. Upon this I would observe that if I understand rightly the object of the appointment of the Committee, it is to lead to the improvement of our system. And if there be laws, which the welfare of the Country require, shall be repealed or amended; the Legislature, on behalf of whom the Committee is acting, will not be wanting in its duty to the Province, in remedying the laws.

The next point to which I will refer, is that in which Mr. Cauchon disputes the amounts which I have specified, as expended during the year 1854 for surveys. The amounts as inserted by me, are as given by the Accountant, the gross payments made in the course of that year, for each section of the Province, respectively. And Mr. Cauchon should have observed that I do not state the amounts to be for surveys performed during that year; and here it will be well to explain, that the whole cost of surveys performed in any one year, cannot appear in the accounts for that year. The Surveyor makes up his accounts when he completes his survey; and to a person ever so little versed in such subjects, it will be quite apparent that surveys of some considerable extent are proceeded with, at periods of the year which will not admit of being completed within that year. The accounts of any one year do not therefore exhibit the cost of the surveys actually effected during that year; the accounts accordingly for 1854, must comprise payments for services rendered in part in 1853, and therefore 1855 will include payments for services rendered in part in the year 1854. My statement, therefore, as containing the figures supplied by the Accountant will be found correct, but does not seem to have been understood by Mr. Cauchon. The amounts named by him, as appearing in statements prepared by Messrs. Bouchette and Russell, are of course arrived at, upon a different view as to the manner in which the statement of expenditure was to be drawn up for the Committee.

Another point to which I beg leave to refer, is that in which Mr. Cauchon makes me to say, "that the sum of £170,000 was received in Upper Canada on sales effected during the year 1854." This, if it were intended as a quotation, is not a correct one, and had the actual words I employ been observed, he must have refrained from charging me with a mistake. Upon this point a reference to my report will prove my statement to be as follows:—"The departmental accounts of the year 1854, exhibit the receipt of moneys, realized in the sales of land then effected, to the amount of £170,000." The literal reading of this extract conveys the information which it was intended to exhibit, that that sum had been realized in the year 1854, upon sales then or in other words up to that period effected, the words "during the year," are not mine. Had I desired to represent the Upper Canada sales to the greatest possible advantage, I should have expressed the total amount of principal, which they represented by payments received as instalments, and which comprise in the greater number of cases, but a tenth proportion of the principal, and in others a fifth. My object was not, however, to swell figures to their utmost limit, but simply to express the actual sums which in the year 1854, came into the public chest, respectively for Upper and Lower Canada. It was accordingly not

requisite, under those circumstances, to specify separately the amounts received on old and on new sales.

The observations and recommendations contained in my report, were, I can conscientiously affirm, dictated by a purely sincere desire to promote the progress and peace of the Province. They are entirely free from any invidious comparisons, and no reflections are thrown upon any class of persons whatever. In pointing out the Public Lands, formerly the Jesuits Estates, as a property which it was not desirable should be permitted to retain a distinct identity; I believed I foresaw, in their being continued as a separate class of lands, the seeds of discord and political animosity, the growth of which it would be shortsighted policy not to prevent. In recommending the entire sale of those lands, the rights of no Ecclesiastical class are trenching upon, and although the valuable appropriation of land for religious purposes, in Upper Canada, has been swept away, I will never advocate the secularization of the Roman Catholic property in Lower Canada; I must here plead as a reason for these declarations, the evident misapprehension by Mr. Cauchon of my motives; and which I wish to be well understood. I will now refer to that part of that gentleman's comments, in which he states, that he "has never heard of any complaint against Agents in Lower Canada, for preferences shown in the disposal of Crown Lands,") I am informed by the oldest officer in that branch of the Department, that "none such has ever been made." These observations are apparently intended to apply to a passage in my report, in which as a means of advancing the settlement generally of the Public Lands in Lower Canada, I remark that "vigor must be infused into the management;" "and all preferences for settlers of any class or creed put an end to, once and for ever, if that section is at all to keep pace with Upper Canada." The comment upon this passage renders an observation from me unavoidable. Had the Officer in the Lower Canada Branch, reminded the head of his Department as he ought to have done, when applied to for information, that there are organizations termed Colonization Societies, who have been permitted special privileges, I do not think that the comment in question would have been penned; it is not my purpose to question the utility of these organizations nor the propriety of expending public money in opening roads, to assist their objects, but as they concern a class and a creed, I am compelled, contrary to any pre-existing intention, to allude to them in my own defence, but the legality of appropriations of lands so made is perhaps questionable. My suggestions on the subject of encouraging the manufacture of deals and sawed lumber, in preference to exporting so large a proportion of squared timber, was put forward as offering what appeared to me, an excellent and a very simple mode of effecting that object; and one which would work in such a manner, as that annually from the returns to Parliament, the Country would perceive clearly what had been done in that branch of commerce. The suggestions, I have no doubt, will occupy the attention of the Committee when the modification of the timber regulations, and management of timber berths, or limits, shall be under consideration.

I cannot conclude this paper, without expressing again my regret that I find myself under the necessity of rebutting assertions, made by the head of my Department; but as the veracity of my statements has been called in question, and my position as the officer of longest official standing in the Department, demanded it, I have, in the same tone of moderation, which characterized my written evidence or report, placed the points at issue, in such a light as I trust will enable Parliament and the Country to countenance such modifications in the land system, as I feel that I have shown, to be susceptible of improvement.

All which is respectfully submitted.

WM. SPRAGGE.

Crown Land Department,  
Quebec, 16th April, 1855.

STATEMENT of Salaries, for the year 1854, to Officers and Employés of the Crown Land Department.

UPPER CANADA.		Rate per annum.		Rate per annum.
		£ s. d.		£ s. d.
<i>Surveyor General's Office Branch.</i>				
William Spragge .....		400 0 0		
Thomas Hector .....		325 0 0	<i>Mes engers</i> .....	G. Fisher .....
Henry J. Jones .....		250 0 0		J. Bradshaw .....
Frederick T. Roche .....		175 0 0		J. Innis .....
Frederick H. Hall .....		175 0 0		
<b>LOWER CANADA.</b>				
<i>General Business.</i>				
<i>Surveyor's Branch.</i>			J. Langevin .....	375 0 0
Andrew Russell .....		375 0 0	T. Hammond .....	175 0 0
Thomas Devine .....		200 0 0	V. E. Tessier .....	175 0 0
J. Prendergast, 7s. 6d. per diem .....		136 17 6	T. D. Dugal, 7s. 6d. per diem .....	136 17 6
<i>Selling Branch.</i>			<i>Surveyor's Branch.</i>	
John C. Tarbut .....		250 0 0	J. Bouchette .....	375 0 0
A. Kirkwood .....		150 0 0	E. T. Fletcher .....	200 0 0
<i>Accountant's Branch.</i>			P. L. Morin .....	200 0 0
J. Alley .....		225 0 0	J. B. Raymond .....	160 0 0
C. T. Walcott .....		225 0 0	J. G. Dunlevie .....	182 10 0
B. Powell .....		150 0 0	J. R. Bouchette .....	182 10 0
A. Taylor, 7s. 6d. per diem .....		136 17 6	J. B. Beauset .....	136 17 6
<b>JOINTLY FOR UPPER AND LOWER CANADA.</b>				
<i>Com. of Crown Lands</i>			<i>Jeui's Estate and Queen's Domain.</i>	
Hon. A. N. Morin .....		800 0 0	F. Fortier .....	250 0 0
<i>Accountant</i> .....	William Ford .....	350 0 0	F. T. Judah .....	200 0 0
<i>Tim'er Branch</i> .....	W. M. Dawson .....	350 0 0	L. R. Fortier .....	136 17 6
<i>Recorder of Papers</i> .....	J. Tolmie .....	250 0 0	<i>Accountant's Branch.</i>	
	J. Morphy .....	175 0 0	W. F. Collins .....	250 0 0
			J. Cherrier .....	175 0 0
			E. A. Généreux .....	250 0 0

## B.

## CROWN LAND DEPARTMENT,

QUEBEC, 19th April, 1855.

The observations attached to Mr. Spragge's report (or evidence,) were not intended as strictures on its contents, but were made merely to rectify such palpable errors as were calculated to lead to very incorrect conclusions, on the cost of managing the Public Lands in the Province; and with that object in view, the undersigned abstained from entering in any way into the merits or demerits of that gentleman's reasoning and suggestions, for which he alone could be responsible. The official capacity in which those informations were sought to be conveyed, left the Commissioner no alternative but to contradict them, when erroneous figures were given, leaving the Committee to form their own opinion of the document itself, where official records of the office were not mis-stated. There could be no intention nor wish on the part of the undersigned, to keep those observations from Mr. Spragge's knowledge, aware as the undersigned was, that they would be communicated to him; the paper was forwarded to the Clerk of the Committee, on a letter of the Chairman, who having been informed by Mr. Spragge, of his report being in the hands of the undersigned, requested that the document should be sent to the Committee. In these, as in his former remarks, the undersigned has no wish to discuss matters of opinion with Mr. Spragge, nor with any of the employés of his Department; but he may be allowed to call the attention of the Committee to the danger of misleading the public, by allowing to go uncontradicted, statements made by persons, who, although officially connected with particular departments of the public service, are



not, nevertheless, and cannot be expected to be, conversant with the peculiar working of all the different branches of such Departments, such as the remarks of Mr. Spragge, on the management of the Jesuits Estates, &c., in connection with this Department, in which he gives it to be understood that the process of granting those lands is the same as that of granting the Crown Lands, that is by the issue of patents. The Committee need not, however, be told that in this, as in many other respects, he is in error. Still such assertion, were it allowed to go abroad uncontradicted, could not but lead to incalculable evil and annoyance to the censitaires on those properties.

JOSEPH CAUCHON,  
Commissioner.

COMMITTEE ROOM,  
23rd March, 1855.

*William Ford*, Esquire, Cashier and Accountant in the Crown Lands Department; Examined.

1st. What situations do you hold in the Crown Land Office, and how long have you held them?—I hold the situation of Cashier and Accountant; I was appointed in April, 1852.

2nd. Do you keep the books of the Department by double entry?—The books of the Crown Land Department are kept by double entry.

3rd. In what books do you keep the accounts?—The accounts are kept in a Blotter, Cash Book, Journal, and Ledger.

4th. To what date are the accounts posted into the Ledger, and up to what time have the books been balanced; and can you furnish copy of last balance sheet?—The accounts are completely posted up to 30th December, 1854, and I hand in balance sheet at that date. The cash account is balanced and checked by the Bank account at the end of each month. I hand in certain statements verifying the balance at 30th December, 1854.

5th. Are your accounts audited, and if so, by whom? Can you furnish last report of audit?—The accounts are not audited nor inspected; nor are the cash balances checked in any other Department.

6th. Does the Commissioner of Crown Lands himself examine or check your books and balances?—It has not been done by any of the three Commissioners who have held office since I have been in the Department.

7th. At the transfer of the charge of the Department or change of the Commissioner, was there any examination or verification of the books or balances?—I handed in statement of cash to the incoming Commissioner, similar to that furnished the Committee; beyond this, there was no actual examination.

8th. Do the books in your charge comprehend all the accounts of the Crown Lands, including Timber, Jesuits' Estates, Lauzon, &c.?—All the receipts and disbursements connected with the public property, under the Commissioner of Crown Lands, pass through my books, and the balances appear in the Ledger.

9th. In the balance sheet there do not appear any sums at the credit or debit of the Clergy Reserves, School Lands, Crown Domain, Jesuits' Estates, and Lauzon; how does this arise?—The balances of these accounts are transferred to the Receiver General. I furnish a statement showing the accounts thus closed at the 30th December, 1854.

10th. Are the transactions of each year in the said accounts, as recorded in your books, closed by the transfer to the Receiver General; and have the Crown Land Department no charge of the application of the moneys?—The accounts are so closed. The Department has no further control over the moneys.

11th. Are you aware whether any account is kept in the Receiver General's office, corresponding with the statement furnished; or have you any means of

ascertaining that the moneys so transferred are properly accounted for to the Province?—I have no knowledge how the accounts or moneys are disposed of by the Receiver General.

12th. Do you furnish any statement to the Inspector General, showing the accounts transferred to the Receiver General?—I furnish the Inspector General with a statement in detail of the several accounts closed by transfer as above.

13th. There being no audit of your books, is there, in your opinion, any check by the Inspector General on the accuracy of the accounts between the Crown Land Department and Receiver General?—I am not aware of any check.

14th. Do you furnish any statement of the gross receipts and disbursements in detail, vouched for by a balance sheet of your books?—I furnish to the Inspector General the statement as printed in the Public Accounts, but not accompanied by any balance sheet; nor have I ever been required to furnish one; nor to show the cash balances in hand.

15th. Does the Bank allow any interest on your cash balances; how frequently do you make transfers to the Receiver General; what balance is the usual minimum amount at the credit of the Crown Lands?—The Bank does not allow any interest. Transfers are generally made in sums of £30,000, when the balance permits it. The usual minimum balance at such transfer is £10,000.

16th. How do the local agents furnish their accounts and make their remittances?—They make monthly returns of sales, and remittances by deposit receipts in the Upper Canada Bank.

17th. Are these returns made with regularity?—Generally, when not received letters are addressed to those in arrear.

18th. Do the agents furnish security—and in what amounts?—They do, but I am not aware of the particulars.

19th. Will you furnish the Committee with a list of the sureties, and dates of bonds with particulars of each case, with a copy of the form used, also distinguishing the Land and Timber Agents?—I will furnish the statement required.

20th. Does any check exist upon the accuracy of the agent's return?—None beyond the general check that exists through the public.

21st. In the case of sales of land, does the Department furnish the purchaser with his receipt or license of occupation?—Not since the last Land Act, the agents now transact the whole business, and the purchasers hold their receipts. Mr. Tarbutt can furnish the detailed information on these points.

22nd. Is there any communication between the purchaser and head officer except through the agents?—There is not.

23rd. Are the Committee to understand that the purchaser pays his money to the local agent, and obtains his receipt only, and that the Department knows nothing of the transaction except through the return of the agent?—Certainly, the Department has no other knowledge.

24th. Would the system permit of the local agents retaining money, and not making any return of the transaction?—It would.

25th. How long could such a transaction be concealed?—Until the land be paid in full, and the patent demanded at the head office.

26th. Then the sole security the Department has for the vast sums paid for land sales, rests on the honesty and accuracy of its agents?—Yes.

27th. Are the accounts of these local agencies ever inspected and verified on the spot?—They have never been, nor have their books ever been examined.

28th. Will you furnish a statement of those agents who are habitually punctual, and of those who are generally in arrear, with such remarks as will explain the cases fully?—I will furnish the statement.

[Referred to in Dr. Ford's answer to Question No. 4, 23rd March, 1855.]

DR.

BALANCE SHEET. CROWN LANDS DEPARTMENT.

CR.

1854. December 30.		1854. December 30.		1854. December 30.		1854. December 30.	
Ledger D. Folio.	£. s. d.	Ledger D. Folio.	£. s. d.	Ledger D. Folio.	£. s. d.	Ledger D. Folio.	£. s. d.
To A. Campbell.....	312 0 10	By J. Simpson.....	0 6 2	Over payments	6 18 11	Levi Bigelow	9 18 2
G. Black, (Estate of).....	28 15 10	W. Hall.....	0 3 9	H. Hoyle.....	1 4 9	B. A. McDonald	2 8 9
J. H. Cumming.....	61 0 2	Owen Quinn.....	0 3 7	B. A. McDonald	1 1 6	C. F. Fournier	0 4 9
W. Hawkins.....	5 4 11	A. H. Sims.....	0 4 6	Dalhousie District	14 14 11	H. W. McGaun	4 9 11
J. Gilchrist.....	6 18 8	Newcastle District.....	41 19 8	Missisquoi District	35 0 0	Township of Newton	1 10 5
W. E. Pointer.....	1 19 8	Niagara District.....	8 18 0	Timber Suspense Account	5469 4 11	Thomas Baines	826 18 5
R. Bourdages.....	19 11 4	Indian Deposits.....	10 0 0	Thomas Baines	2 0 1	Norman Ballard	18 10 6
W. Hargrave.....	0 17 2	Scip. Deposit on Cancelled States	370 8 6	Duncan Campbell	7994 10 2	John Clark.....	376 5 10
G. L. Martier.....	7 9 2	Suspense Account.....	678 16 8	William Harris	109 6 1	Walter Crawford	15 14 7
J. B. Martin.....	194 2 2	Indian Timber.....	26 11 4	Samuel Hart	15 14 7	William Jackson	97 8 4
Township Settlements	10070 16 7	Accountable Warrants.....	14550 0 0	William Jackson	2 11 9	Allen McPherson	64 8 11
McNab Timber Sales.....	75 6 10	A. C. Tascheveau.....	10 10 0				
Ashfield Settlement.....	94 11 6	Thomas Talbot.....	38 16 1				
Bills Receivable.....	129 17 2	Joseph Wilson.....	0 8 11				
R. B. Sullivan.....	66 12 6	Thomas Barron.....	8 7 6				
Durham Road, (G. Jackson, Agent)	5527 4 10	P. Paradis.....	2 5 6				
Toronto and Sydenham Road, (G. Snider, Agent)	4449 12 8	W. Wilson.....	84 18 5				
F. Ferguson.....	23 10 10	Over payments	6 18 11				
P. McMullen.....	61 7 4	Levi Bigelow	9 18 2				
W. Fleming.....	0 1 11	H. Hoyle.....	1 4 9				
Archibald McNab.....	10 0 0	B. A. McDonald	2 8 9				
Advances on Salaries.....	1948 10 0	C. F. Fournier	0 4 9				
Thomas Steers.....	13 5 5	Dalhousie District	14 14 11				
J. O. O. Arcand.....	3 6 3	Missisquoi District	35 0 0				
S. Wood, (Estate of)	14 0 3	H. W. McGaun	4 9 11				
W. Bowron.....	22 3 8	Township of Newton	1 10 5				
Gaspé Land Claims	950 0 0	Timber Suspense Account	5469 4 11				
Edward Peel, (Estate of)	68 15 0	Thomas Baines	826 18 5				
P. Robinson, (Estate of)	105 12 11	Norman Ballard	2 0 1				
A. Manahan.....	361 13 10	Duncan Campbell	7994 10 2				
J. T. Gilkison.....	17 2 0	John Clark.....	376 5 10				
J. Lyons.....	22 19 8	Walter Crawford	15 14 7				
J. Durand.....	19 2 8	William Harris	109 6 1				
P. Carroll.....	247 10 0	Samuel Hart	15 14 7				
J. A. Torney.....	26 12 4	William Jackson	2 11 9				
John Alexander.....	5 5 1	Allen McPherson	64 8 11				
T. A. Ambridge.....	1810 15 6						
J. B. Ashin.....							

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Dr. BALANCE SHEET CROWN LANDS DEPARTMENT. — (Continued.) Cr.

1854.		1854.		1854.		1854.	
December 30.		December 30.		December 30.		December 30.	
Ledger D.	£ s. d.	Ledger D.	£ s. d.	Ledger D.	£ s. d.	Ledger D.	£ s. d.
Folio.		Folio.		Folio.		Folio.	
To J. E. Brooke	38 12 0	By Dennis Aynahar	55 85 10 5	Stendries Dr. to Balance.			
John Curroll	40 0 9 8	Alexander Scott	58 0 8 2				
Samuel Clarke	42 24 4 0	Henry Smith	61 0 14 2				
John Durie	44 10 11 0	C. H. Stewart	63 89 8 2				
Andrew Geddes	47 17 2 3	F. X. Bastien	64 1 15 10				
F. McAnulty	52 8 16 10	Amable Duchet	65 18 18 0				
Alexander McNab	53 50 8 11	N. A. Benudet	66 0 14 4				
J. P. Roblin	57 102 18 8	J. P. Dery	71 10 4 7				
W. J. Sout	57 1 18 8	John Eden	73 18 15 4				
J. Shavann	60 1 1 8	L. N. Guvreau	75 15 10 7				
E. P. Smith	60 10 11 0	John Kane	77 86 3 8				
George Snider	62 41 5 3	A. J. Kemp	78 89 2 11				
Cyprien Huichel	66 5 0 0	A. Lafontaine	80 10 12 3				
G. A. Bourgeois	67 2 17 6	Bazile Lupien	82 81 14 8				
Thomas Houllier	68 121 10 8	John Lynch	83 14 8 11				
Alexander Daly	70 0 8 5	Henry Lys	84 144 2 5				
F. Deguiso	72 14 10 5	J. S. Lewis	85 3 13 6				
John Felton	74 0 4 7	J. P. Lebel	86 57 10 3				
Pierre Guvreau	70 1 0 10	Etienné Martel	88 888 4 9				
J. B. Lavallee	81 31 12 10	W. H. Quinn	89 0 16 9 9				
Donald McLean	87 2 18 10	Louis Richard	90 26 7 8				
William Morrison	88 15 9 8	André Ross	95 4 6 6				
Walter Radford	91 1063 5 4	C. O. Sheppard	96 2 19 0 6				
John Stars	94 412 10 1	François Tétu	97 1369 0 4				
Oliver Wells	98 1287 6 10	A. J. Russell	101 1 17 8				
J. F. Way	99 10154 49 7	F. Fortier	107 270 16 0				
C. E. Ballo	100 82 4 0	F. W. Primrose	108 0 2 11				
G. J. Nagle	103 250 15 4	J. B. Varin	109 1081 0 0				
McLeann Stewart	103 331 16 8	Timber Bonus, St. Maurice	110 59 10 0				
George Duberget	104 4 0 9 9	Location Fees, Canada West	110 95 16 3				
James Stevenson	105 82 4 0	School Lands, Giammar, Susp. sales	112 742 10 5				
Louis Panet	106 68 10 4	Provincial Secretary	113 16 15 0				
Louis Guillet	111 93 11 10	Over Receipts, Canada East	115 360 0 11				
Land Surp. Canada West	125 11711 11 5	Over Receipts, Canada East	116 204 3 11				
Militia Surp		School Lands, Common Susp. sales	118 116 12 6				
McNab Township		Oliver Susp. sales, Canada East	119 810 13 7				
Cash		Fee remittances	120 863 2 1				





Dr.

The Receiver General in Account Current with the Commissioner of Crown Lands.

Cr.

1854.		1854.		1854.	
June 30.....	To amount of balance of last account .....	December 30.	By amount of balances of the following accounts transferred—	£	s. d.
Aug. 12.....	Amount transferred .....		Crown Domain .....	3788	14 1
Novr. 2.....	Amount transferred .....		Saigriory of Lauzon .....	3880	7 3
Decr. 30.....	Amount transferred .....		Jesuita Estates .....	6217	8 8
			Upper Canada Clergy Instalments, Principal .....	2278	18 10
			Do do .....	2477	4 8
			Do Rents on leased lots .....	929	19 0
			Clergy West Instalments, Principal .....	15081	6 10
			Do do Interest .....	8644	6 6
			Do do Rent .....	977	13 3
			Do do Inspection .....	106	15 9
			Clergy Timber Duties, West .....	116	16 10
			Grammar School Lands, Principal .....	1161	12 3
			Do do Interest .....	344	18 10
			Do do Rent .....	86	8 9
			Do do Inspection .....	5	3 5
			Common School Lands, Principal .....	12667	15 2
			Do do Interest .....	209	16 6
			Do do Rent .....	212	19 2
			Lower Canada Clergy Instalments .....	37	12 9
			Clergy East Instalments, Principal .....	989	8 7
			Do do Interest .....	149	8 0
			Do do Rent .....	54	17 8
			Do do Inspection .....	48	15 1
			Clergy Timber Duties, East .....	186	10 4
			Territorial Revenue .....	96159	6 8
				£	91082 18 10

Crown Lands Department, Quebec.



699	6 17 1		
116	80 0 0		
134	3 15 0		
142	0 15 0		
147	5 14 2		
148	0 9 0		
156	106 8 4		
161	2 3 9		
162	1 0 6		
163	58 10 1		
166	250 0 0		
167	8 1 3		
175	11 12 6		
179	12 4 3		
180	2 0 0		
181	400 0 0		
182	86 14 0		
184	30 0 0		
186	91 13 4		
187	62 10 0		
188	146 10 8		
197	60 0 0		
199	80 0 0		
191	2 0 0		
		1810 19 5	
		13877 7 6	

[Referred to in Dr. Ford's Evidence, 23rd March, 1855.]

## STATEMENT OF CASH ACCOUNT ON 30TH DECEMBER, 1854.

1854.		£ s. d.	
December 30.	To amount of Debit of Cash Book C, folio 84 .....	2544	16 13 4
	By amount Credit do .....	2427	05 1 11
	<b>Balance</b> .....	<b>1171</b>	<b>11 3</b>
	By amount balance in Upper Canada Bank, Quebec .....	1011	11 5
	By amount in Montreal Bank, Quebec .....	1600	0 0
	<b>Amount</b> .....	<b>1171</b>	<b>11 5</b>
<i>Summary of difference.</i>		£ s. d.	
	Upper Canada Bank, Toronto Debit .....	49	11 4
	Do do Credit .....	18	7 6
			31 3 10
	Amount of Certificates of Deposit in U. Canada Bank, Quebec, per Agreement Account .....	3716	4 0
		3747	8 7
	Amount of Certificate of Deposit in the Office, per Agree- ment Account .....	4951	19 0
	Deduct Checks not paid .....	1810	19 5
		3140	19 7
	<b>Balance</b> .....	<b>606</b>	<b>9 0</b>
<i>Statement of difference.</i>			
	Amount balance in Upper Canada Bank, Quebec .....	10718	0 5
	Amount balance in Office .....	10111	11 5
	<b>Balance as above</b> .....	<b>606</b>	<b>9 0</b>

**RETURN of Agents, for Canada West, in arrear,—referred to in Dr. Ford's Evidence, 29th March.**

Name.	Residence.	Agency.	Last Return received.	Remarks.
T. A. Ambridge	Hamilton	Cy. of Wentworth	Decr., 1854.	Generally two months in arrear.
J. B. Askin	London	“ Elgin and Middlesex.	Novr., 1854.	Always in arrear, from 3 to 9 months.
Jno. Clark	Goderich	“ Huron	Augt., 1854.	Has been always regular in making his Returns previous to August last, since then none have been received.
Saml. Clarke	Milton	“ Halton	Jany., 1855.	Has been in arrear since his appointment; April, 1853, about one month.
Peter Eby	Berlin	“ Waterloo.	Septr., 1854.	In arrear ever since appointment, April, 1853, at one time more than 12 months.
A. McPherson	Kingston	“ Addington, Frontenac and Lenox.	Jany., 1855.	Generally one month in arrear.
D. Moynahan	Sandwich	“ Essex.	Octr., 1854.	Was regular up to period stated.
Hy. Smith	Smithville	“ Welland.	Jany., 1855.	Usually one month in arrear.
C. R. Stewart	Vankleekhill.	“ Russell and Prescott.	Jany., 1855.	Returns have been in arrear since appointment, Sept., 1854.

**WILLIAM FORD,**  
Acct.

Crown Lands Department,  
Quebec, 30th March, 1855.

**RETURN of Crown Timber Agents for Canada West and East,—referred to in Dr. Ford's Evidence.**

**BONDS AND SURETIES.**

Agent.	Date of Bond.	Amount.	Sureties.	Amount.	Agency.
		£ s. d.		£ s. d.	
M. L. Stewart	1849, Ap. 12.	1500 0 0	{ Chs. G. Stewart John Boston	750 0 0	Collector of Timber dues at Quebec.
A. J. Russell	None	.....	None	.....	Upper Ottawa.
O. Wells	do	.....	do	.....	St. Maurice.
J. F. Way	do	.....	do	.....	Ontario.
C. E. Belle	do	.....	do	.....	Lower Ottawa.
G. Duberger	do	.....	do	.....	Saguenay.
G. J. Nagle	do	.....	do	.....	St. Francis.
N. Hammond	do	.....	do	.....	Upper Canada.
S. V. Larue	do	.....	do	.....	West Toronto.
C. J. Dubie	do	.....	do	.....	Rimouski.
J. N. Verge	do	.....	do	.....	Gaspé.
A. Douglas	do	.....	do	.....	Assistant Collector of Timber dues, Quebec.
S. V. Larue	do	.....	do	.....	Madawaska.



## RETURN of Crown Lands Agents for Canada West, Dates of Bond, and Sureties.

Agent.	Date of Bond.	Amount.	Sureties.	Amount.	County.
Jno. Alexander	1843, June 13	£ 2000	Thos. McConky A. Goodfellow J. Edminson	£ 500 0 0 500 0 0 500 0 0	Simcoe.
T. A. Ambridge	1853, June 18	2000	Rodk. McKay John W. Ball A. T. H. Ball	500 0 0 1000 0 0 1000 0 0	Wentworth.
J. B. Askin	1849, Dec. 24	2000	G. J. Goodhue J. B. Clench J. Hamilton J. Wilson	500 0 0 500 0 0 500 0 0 500 0 0	Middlesex and Elgin.
Thos. Baines	1853, Oct. 29	2000	F. W. Barron J. Harper T. Thompson G. S. Boulton	500 0 0 500 0 0 500 0 0 500 0 0	York, Ontario and Peel.
N. Bullard	1854, Sept. 9	2000	Stewart Wilson Jas. Cavan W. Bentley	666 13 4 666 13 4 666 13 4	Prince Edward.
J. E. Brooke	1853, Oct. 24	2000	A. R. Robertson T. A. Ireland C. P. Laird	666 13 4 666 13 4 666 13 4	Kent.
D. Campbell	1849, March 19	2000	Henry Webster	2000 0 0	Norfolk.
J. Carroll	1845, Feby. 26	2000	Peter Carroll C. D. Martin H. Carroll	700 0 0 650 0 0 650 0 0	Oxford and Brant.
John Clark	1847, Jany. 29	2000	Alex. M. Clark	1000 0 0	Huron.
Samuel Clark	1849, April 6 1854, Jany. 31	2000	Jno. McDonald Jas. White Alx. McNaughton	1000 0 0 1000 0 0 1000 0 0	Holton.
Walter Crawford	1849, May 14	2000	James Hall John Crawford	1000 0 0 1000 0 0	Peterborough and Victoria.
John Durie	1845, March 26	2000	Neil Stewart William Stewart	1000 0 0 1000 0 0	Carleton.
Peter Eby	1853, Nov. 21	2000	Jacob B. Eby David Weber	1000 0 0 1000 0 0	Waterloo.
Andw. Geddes	1845, April 29	2000	D. M. Gilkison T. J. Gilkinson J. P. Clark T. A. Blythe	500 0 0 500 0 0 500 0 0 500 0 0	Wellington.
Wm. Harris	1851, Jany. 13	2000	Robert Conroy J. Lorn McDougall	1000 0 0 1000 0 0	Renfrew.
Samuel Hart	1845, April 22	2000	William Matice Rodk. McDonald	1000 0 0 1000 0 0	Stormont.
Wm. Jackson	1854, Oct. 19	2000	George Jackson James Beaty	1000 0 0 1000 0 0	Dundas & Glengary Grey.
A. Leslie	1844, April 22	2000	Hon. W. Morris James Wilson	1000 0 0 1000 0 0	Lanark.
F. McAnnan	1845, Jany. 20 1849, April 9	2000	Ben. Dongall George Benjamin	1000 0 0 1000 0 0	Hastings.
Alex. McNabb	1851, May 17	2000	Hon. M. Cameron A. N. McLean	1000 0 0 1000 0 0	Bruce.
A. McPherson	1845, Jany. 20	2000	T. Kirkpatrick S. T. Kirkpatrick Jno. McPherson J. A. McDonald	500 0 0 500 0 0 500 0 0 500 0 0	Frontenac, Lenox and Addington.

## RETURN of Crown Lands Agents for Canada West, &amp;c.-- (Continued.)

Agent.	Date of Bond.	Amount.	Sureties.	Amount.	County.
D. Moynahan...	1853, June 17.	2000	A. Rankin	1000	Essex.
	1854, Jan'y 5.		D. Ouillette	1000	
W. J. Scott....	1839, Oct. 1.	2000	Alpheus Jones.	1000	Leeds and Grenville.
			Thomas Gainfort.	1000	
Alex. Scott.....	1854, July 13.	2000	Edward Whitney.	1000	Lambton.
			Thomas Forsyth.	1000	
J. Sharman.....	1853, June 10.	2000	William Dunn.	1000	Perth.
			George Wood.	1000	
E. P. Smith.....	1843, April 25.	2000	R. C. Wilkins.	1000	Northumberland and Durham.
	1849, May 7.		James Smith.	500	
Henry Smith...	1850, July 20.	2000	J. S. Smith.	500	Lincoln, Haldimand and Welland.
			B. Bartlett.	665	
			James Page.	665	
C. R. Stewart...	1854, Sept. 27.	2000	William Tanner.	670	Prescott and Russell.
			Neil Stewart.	1000	
Jos. Wilson.....	1846, Feby. 17.	2000	H. W. McCann.	1000	Sault Ste. Marie.
			George Wilson.	1000	
David Gibson...	None		Jas. D. Cameron.	1000	Inspector of Agencies for C. West.

Quebec, 4th April, 1855.

## PROVINCE OF CANADA.

Know all men by these presents that we \_\_\_\_\_ are held and firmly bound to our Sovereign Lady Queen Victoria, Her Heirs and Successors, in the following sums, that is to say:

To be paid to the use of Our said Lady the Queen, Her Heirs and Successors. For which payment well and truly to be made, we severally bind ourselves, (and not each for the other) and our respective Heirs, Executors and Administrators, firmly by these presents, sealed with our respective seal and dated this \_\_\_\_\_

Whereas His Excellency the Governor General in Council hath been pleased to appoint the said \_\_\_\_\_ agent for the disposal of Public Lands, in and for the following Townships in the District of \_\_\_\_\_ Lower Canada

Now the condition of this obligation is such that if the said \_\_\_\_\_ shall and do, from time to time and at all times, well and truly perform and fulfill the duties of his said office; and shall deliver to his successor in office, or to any other person appointed to receive them, all the books, letters and other papers in his possession, relating to the business of his agency, and shall and do well and truly account for, and pay over all sums of money, securities for money and other property, which have or shall come into his hands for the use of Her Majesty, Her Heirs and Successors, according to the form, true intent and meaning of the said Act, or which shall come into his hands for the use of Her said Majesty, Her Heirs or Successors, in obedience to the lawful instructions of Her Majesty's Commissioner of Crown Lands, in and for the Province of Canada, whether the same may be proceeds of sales of Crown Lands, arrears or quit rent thereon, proceeds of sales of Clergy Reserve Lands, arrears or quit rent thereon,

timber dues, whether on Crown or Clergy Lands, howsoever or upon what account soever the same may be received, at such times and in such manner and form as the said Act, or lawful orders and instructions of the Governor General or person administering the Government of this Province, or of Her Majesty's Commissioner aforesaid, or of any other officer or officers duly authorized in this behalf, shall from time to time enjoin and require;

Then this obligation to be void, otherwise to be and remain in full force and virtue.

Signed, sealed and executed, in the presence of  
PROVINCE OF CANADA.

Know all men by these presents that we, \_\_\_\_\_ are held and firmly bound to our Sovereign Lady Queen Victoria, Her Heirs and Successors, in the following sums, that is to say:

To be paid to the use of Our said Lady the Queen, Her Heirs and Successors. For which payment well and truly to be made, we severally bind ourselves, (and not each for the other) and our respective heirs, executors and administrators, firmly by these presents, sealed with our respective seal, and dated this \_\_\_\_\_

Whereas His Excellency the Governor General in Council hath been pleased to appoint the said \_\_\_\_\_ Agent for the disposal of Public Lands, in and for

under the provisions of the statute

Now the condition of this obligation is such that if the said \_\_\_\_\_ shall and do, from time to time and at all times, well and truly perform and fulfil the duties of his said office, and shall deliver to his successor in office, or to any other person appointed to receive them, all the Books, Letters and other papers in his possession, relating to the business of his Agency, and shall and do well and truly account for, and pay over all sums of money, securities for money and other property, which have or shall come into his hands for the use of her Majesty, Her Heirs and Successors, according to the form, true intent and meaning of the said Act, or which shall come into his hands for the use of Her said Majesty, Her Heirs or Successors, in obedience to the lawful instructions of Her Majesty's Commissioner of Crown Lands, in and for the Province of Canada, whether the same may be proceeds of sales of Crown Lands, arrears or Quit Rent thereon, proceeds of Sales of Clergy Reserve Lands, arrears or Quit Rent thereon, Timber dues, whether on Crown or Clergy Lands, howsoever or upon what account soever the same may be received, at such times and in such manner and form as the said Act, or lawful orders and instructions of the Governor General or person administering the Government of this Province, or of Her Majesty's Commissioner aforesaid, or of any other officer or officers duly authorized, in this behalf, shall from time to time enjoin and require;

Then this obligation to be void, otherwise to be and remain in full force and virtue.

Signed, sealed and executed, in the presence of

*Jonathan R. White*, Esquire, of the State of Michigan; Examined:

Are you acquainted with the system adopted in the United States for the sale of Public Lands and Timber, and will you have the kindness to explain it?—The entire public lands are divided into districts of convenient size; (in Michigan there are six districts.) The lands are surveyed under the instructions of the General Land Officer, conveyed to the Surveyor General, who has under his charge a certain number of districts. He takes the necessary steps for having the lands surveyed by contract. The practice followed is to establish first a meridian line and a base line, on which the townships are protracted; each township is six miles square, and subdivided into thirty-six sections of 640 acres each. After survey the

Surveyor General makes a return thereof to the Land Office at Washington, where the lands are duly registered. The Land Districts which are established by act of Congress, having been surveyed, measures are taken for the sale of the lands by the appointment of a Registrar and a Receiver. The Registrar is supplied with all necessary information respecting the lands. He receives the applications, and issues his certificates of application, but receives no money. The Receiver receives the money for lands, transmits it immediately to Washington, with name of purchaser in whose favor the Patent at Washington, and is then transmitted to the Registrar of the Land District for delivery. On the appointment of the Registrar and Receiver, the lands are declared by proclamation of the President as open for sale, and a public auction is advertised to take place at the Registrar's Office, in the Land District, at the uniform fixed upset price for all the Public Lands in the United States of one dollar and twenty-five cents per acre. Such lands as are not sold at such auction are thereafter open for sale to any applicant, at the upset price. Neither at the first auction sale nor afterwards is there any limitation as to the quantity that may be bought. The lands are all sold for cash. By act of Congress of last year, a graduated scale of prices has been fixed, whereby lands remaining unsold for a certain number of years may be disposed of at lower rates than \$1 25c. A party desirous of purchasing, makes application in writing to the Registrar, who, in the absence of other claimants, issues a certificate in his favor, with which he proceeds to the Receiver, and pays the purchase money. The certificate is of no effect as establishing any claim upon the land, which is always open until the money be actually paid, and another party ascertaining that no money has been paid on such certificate can procure its cancellation and the issue of a new certificate. The Receiver is also required to make frequent returns of lands paid for to the Registrar, who strikes out all certificates not shewn to have been paid upon. The Registrar and Receiver are required periodically to compare their books.

Is there any difference made in the price of lands on account of water powers or other causes?—None, except, I believe, in the Mineral Districts.

Is there any reservation of land by the Government?—A reservation of 640 acres—No. 16, in each Township, is reserved for Common School purposes, and is granted to the State in which it lies, and disposed of by the State on such terms as it thinks proper.

Have you had an opportunity of judging of the effect of the American system in reference to the settlement of the country, and will you state what its effect is?—I have had every opportunity of judging of the working of the system, having been one of the early settlers in Michigan, and resident in the most remote districts for upwards of twenty years. The system works well, and in my judgment, is promotive of the speedy settlement of the country. It is one that I believe superior to any other that could be adopted.

Do you find settlement retarded by large speculations on wild lands bought from the Government, and if so, what remedy could you suggest?—Speculation in wild lands exists to a very great extent, and is so far an injury to the Country. When lands are however sold on credit, and parties not able to pay the United States price in cash, can thus acquire farms, but at an advanced price; the remedy, in my opinion, is to subject such lands to fair rateable taxation, which until recently, has not been the case. No party can, as a general rule, find it profitable to hold wild lands on speculation for any length of time, if subject to our ordinary taxation.

Would the evil of speculation be remedied by attaching stringent conditions of settlement and limitation in quantity sold to one party?—Undoubtedly the evil could be remedied, if these conditions could be enforced, but as they manifestly could only exist prior to the issue of the Patent, their adoption would render necessary a recurrence to sales on credit, which I consider every way objectionable. I therefore am fully persuaded that the system of a low price and cash sales, is better than the one spoken of, although it may be subject to the evils accruing from speculation.

Do you consider that any material advantage would be gained in settling the Country by grants?—I do not. This conclusion I have arrived at, after full observation of the working of our system.

Will you explain the system of pre-emption of public lands?—The original plan was to meet the difficulty arising from the extension of settlement in the western territories outstripping the surveys, and parties were allowed twelve months after survey to establish their claim. Parties have now twelve months after application to pay for their land, provided they be in actual occupation. No party having previously taken up United States lands, and still proprietors thereof, can claim any pre-emption. The Registrar takes affidavits on such points as are required.

What has been the operation of this system?—There can be no doubt that the conflicting rights of squatters have caused great difficulty, and even bloodshed, but as it is impossible to prevent people squatting on lands, there does not appear any mode of avoiding these disputes. Our pre-emption system is such as to interfere as little as possible with our general system, and I am not prepared to suggest any other course.

How are the Registrar and Receiver remunerated?—By a small paid salary, and a commission on sales.

Do you consider the public are protected from fraud and favouritism under your system?—I do. I have never heard any instance of complaint.

Will you state the mode in which timber is disposed of?—The Government do not permit the sale of timber on public lands, and agents are expressly appointed to prevent depredations. The purchase of the land is the only mode in which the timber can be obtained.

Do you consider this a good plan?—I do. It aids the sale of the lands, making them subject to taxation, and encouraging the settlement of the country. Also, promotes the saving of the timber, which, under the stumpage system, will always be more or less wasted. The lands are generally fit for settlement after the timber is removed.

Supposing the land to be of little value for agricultural purposes, would you still consider it expedient to sell the land, and not the timber, by stumpage?—I would not. If the land be of little value, except for the timber, it is the greater reason for selling it, especially as if sold, the timber will be more economically applied.

Are you acquainted with the mode of disposing of the Mineral Lands?—I am not.

*Letter of GEORGE JACKSON, Esquire, M. P. P.*

To the Chairman of the Committee on Public Lands.

SIR,—Few persons who have given attention to the subject of the sale and settlement of Public Lands have agreed as to the best mode by which the community could be benefited, and the interest of the settler promoted. With a view to arriving at a correct conclusion, it may be necessary to enquire into the character and results of the mode of disposal now pursued by the Crown Lands Department, under regulations bearing date the 31st July and the 6th August, 1852, which are as follows: The price to be payable in ten equal annual instalments with interest; the first instalment to be paid upon receiving authority to enter upon the land. Actual occupation to be immediate and continuous, the land to be cleared at the rate of five acres annually for each hundred acres during the first five years; a dwelling house at least eighteen feet by twenty-six to be erected, the timber to be reserved until the land has been paid for in full and patented, and



to be subject to any general timber duty thereafter, a license of occupation not assignable without permission to be granted, the sale and license of occupation to become null and void in case of neglect or violation of any of the conditions, the settler to be entitled to obtain a Patent upon complying with all the conditions; not more than 200 acres to be sold to any one person on these terms." Purchasers of Public Lands until very recently were required to make application in writing for permission to purchase subject to the said regulation. By an order of a subsequent date, the conditions were so far modified as to require the clearing of two acres a year, for each hundred purchased and by a reference to the most recent form of application furnished by the Department, to the local agents for the signature of purchasers, it will be seen that the only obligation is to purchase under the 16th Vict. cap. 159. The statute is entitled, "An Act to amend the law for the sale and settlement of Public Lands," and bears date 14th June, 1853.

A question of grave moment arises, whether the conditions of the said 30th July and 6th August, were not abrogated, and superseded by the said statute?

By a recent Order in Council the conditions have been entirely relaxed in reference to all public lands situate in Townships surveyed before the Union of the Provinces.

I do not presume to offer an opinion on the legal question, as between the conditions or regulations, and the statute, but I may be allowed to state, as the result of my own experience and observation, that the repeated relaxations combined with a general impression, that it is intended to abrogate them entirely, has led to a disregard of the strict letter of the regulations.

In the Counties of Grey and Bruce, where during the last two years, sales have been effected, and settlements made to an extent without a precedent in the history of Canada, the object sought to be attained by the regulations has been achieved, substantially, but by other means and motives, than those which the regulations supply. I cannot therefore conceive that any difficulties will arise, or that any injury will be sustained either by the public or individuals, should it be found that the conditions are nugatory by reason of informality.

I beg to direct attention to the 7th section of the Statute 16 Vict. cap. 159, already referred to. It is therein enacted, "that the Commissioner of Crown lands may issue under his hand and seal to any person wishing to purchase and become a settler on any Public Land an instrument in the form of a license of occupation, and such settler may take and occupy the land therein mentioned, subject to the terms and conditions specified in such license, and may maintain actions or suits in law or equity, against any wrong doer or trespasser as fully and effectually as he could or might do under a Patent from the Crown," &c. The point of interest here arises out of the fact that the issuing of licenses of occupation has been discontinued. Those which were issued were transmitted in duplicate by the Department, to the local agents, with instructions to obtain the signature (to be witnessed by the agent) of the purchasers of the respective lots of land to which reference is had in the instrument. As the licenses of occupation are prepared subsequently to the purchase and payment of the first instalment, and as succeeding instalments are usually transmitted through the Post Office, it must be obvious that few of the licenses find their way into the hands of the persons for whom they are designed, consequently all that the purchaser holds as evidence of such purchase is the receipt of the agent, which receipt does not partake of that authoritative character which will enable the holder to institute any process against trespassers. I have reason to believe that in many instances, unauthorized possession has been taken and is still retained, of lands previously sold on the presumption that the receipt so given confers no authority, especially if the purchaser has been unable to comply with the literality of the requirement in reference to "immediate and continuous settlement." It must also be obvious that the irregularities incident to such a defective state of the law will involve the Department

and the settlers in a class of difficulties which can only be averted by the application of a prompt remedy. The result of my own experience has led me to question the propriety of making the ownership of lands contingent upon the performance of conditions of settlement and improvement. Facilities for obtaining lands by persons of limited means should not be of such a nature as to exclude enterprising capitalists. The existing regulations or rather those of the 30th July, 1852, were regarded by the latter class as amounting to prohibition; whether such an inference can be fairly drawn from the premises may be doubted; but the question of fact is susceptible of proof.

Persons located on Public Lands subject to the performance of settlement duties very generally find the same to be irksome. They partake so much of the nature of a task as to induce a state of feeling incompatible with that class of independent sentiments which forms the ground-work of a self-reliant character. The practical evidence of the correctness of this view is found in the fact that persons so circumstanced seldom advance to a higher position than that of pioneers to a more enterprising, because unfettered, class of occupiers.

My impressions of the effect of conditions have been principally received from an examination of facts supplied under the operation of the price grant system. While discussing the general subject it may not be irrelevant to glance at the mode by which evidence of the performance of settlement duties is furnished. The burden of proof rests upon the settler, or person interested in obtaining a Patent, and is usually in the form of affidavits of at least two persons, supposed to be disinterested. The ease with which affidavits of the kind are but too frequently obtained and the discrepancy which is often found between the alleged and the actual facts lead to the conclusion that some other mode of proof should be adopted, or that no conditions requiring proof should be imposed.

Labor and capital being necessary to the development of the resources of a country, that system which secures to the settler the advantages of his labor, and which offers an inducement for the safe and profitable investment of capital ought to be adopted. I would therefore respectfully submit, with a view to the attainment of an object so desirable, the following outlines of a plan for the disposal of Public Lands:

1st. That lists of all unsold lands, whether Crown, School or Clergy lands, situate in Townships which have been or which are now open for sale, be prepared, and published as being for sale at an upset price, on and after a day to be therein named, for cash only.

2nd. That in order to meet the demands of immigrants and others of limited means who would prefer having a larger area wherein to make a selection for actual settlement, a sufficient but limited quantity (to be extended from time to time as circumstances may require) of new land may be declared, in an official announcement to be available for settlement.

3rd. That all persons so disposed may select for their own use and for immediate actual settlement, one hundred acres lying within the limits so defined, with the privilege of purchasing the same on a day to be mentioned in the notices under which the territory is declared open for settlement. Payment to be made either in full or by instalments, with interest at a price to be fixed and named in the said notices.

4th. That on and after the day so named, which may be twelve or eighteen months after the said territory is open for settlement, all that remains unoccupied may be offered for sale at an upset price for cash only.

If this scheme is suggestive of the simple and comparatively inexpensive character of the machinery requisite to its efficient working, it may be unnecessary to enlarge on questions of detail.

I have the honor to be, Sir,

Your obedient servant,

Quebec, 30th March, 1855.

GEORGE JACKSON.

QUEBEC, 30th March, 1855.

SIR,—The following are the answers to the questions put to me by you in your letter of the 26th ultimo on the part of the Committee of the Honorable the Legislative Assembly appointed to enquire into the management of public lands in this Province.

*Answer to the first question.*—My position in the Crown Land Department is that of corresponding Clerk for the section of Lower Canada, I have acted as such since about twelve years. There are several other duties attached to the said office.

*To the second question.*—Yes, especially that relating to Lower Canada.

*To the third question.*—The system of selling public lands for cash and exempt from all obligation on the part of the purchaser, would be in my opinion by far the better plan were it not that its adoption would prevent a numerous class of persons, those in moderate circumstances, from being able to become purchasers. Nevertheless considering the abuses, inconvenience, and especially the expense attending credit sales, I should not be opposed to see the system of cash sales adopted without any other restrictions than those I will hereinafter mention.

On sales of Crown Lands and Clergy Reserves effected twenty years ago and more, and payable, one fourth cash, and the remainder in three equal yearly instalments without interest, one, two, and in many cases, even three instalments still remain due. The purchasers in a great many cases have disappeared, after having either sold to their profit or carried away the best timber on the lands.

As to the quantity of land to be given, I would limit at first to two hundred acres for each individual at a fixed rate with, however, the privilege of purchasing an additional quantity not exceeding four hundred acres at a rate of twenty five per cent extra.

As the value of the timber and that of the water powers upon certain is by far greater than that of the land itself, I would suggest that, apart from and over and above the price of the land, the purchaser should pay an additional sum for the timber and water powers which might be on the land purchased.

The Regulations of the Crown Lands should apply also to the Clergy Reserves. I would recommend that, for the future, no more free grants of Public Lands be made, unless perhaps, those for the support of the Indians or the endowment of Public Schools.

The Letters Patent for lands should be prepared at the different Branches of the Crown Land Office of which mention will be made hereafter, and after having been signed by the Governor and Commissioner, and sealed, they should be registered in the office of the Provincial Registrar, and then sent to their proper destination in the different Branches.

If the system of paying fees upon Patents be continued, the tariff should be revised and the amount of the fee be paid at the same time as the purchase money for the land.

I do not know whether the Committee by their third question, desire me to make any remarks upon the system of resident agents. If they do, I will state that this system involves a laborious correspondence and in many respects does not work in a satisfactory manner at least as regards Lower Canada.

The plan recently suggested by another person, that of abolishing Agencies entirely and substituting in their stead a certain number of Branches would appear to me to be preferable; except that, instead of having two Branches for Lower Canada as proposed, viz: one at Quebec and the other at Montreal, I would suggest that a third be established in the District of Gaspé, and even a fourth in that of Saguenay.

Each of these Branches should be conducted by an Assistant Commissioner or other functionary not political, who would be invested with all the authority necessary, including that of disposing himself of the different cases which are generally submitted to the Governor in Council. He should have a requisite number of Clerks under his control.

Licenses to cut timber should for the future be granted by the person conducting each Branch or be under his direction.

It is much to be desired that the payment of moneys for lands or timber should, for the future, be made, without the intervention of Branches, either into Banks to be named for the purpose as is now done in part, or to the office of the Receiver General.

The Commissioner of lands, who should have his office at the seat of Government, would be the political head and the organ of the Department with the Legislature and the Government. He would preserve unity of principle and action between the different Branches whose Inspector and Superintendant General he would be, and from whom he would receive periodical statements which he would cause to be made up into general tables, copies or extracts from which he would furnish to all parties interested.

Persons should, however, in certain cases be permitted to appeal from the decisions of the manager of each Branch either to the Commissioner or to the Governor in Council.

Begging of you to be pleased to submit these answers to the Committee.

I have the honor to be, sir,  
Your obedient servant,

JEAN LANGEVIN.

CROWN LAND DEPARTMENT,  
QUEBEC, 5th April, 1855.

SIR,—In reply to the first question put to me by your letter of the 26th ultimo, by direction of the Committee appointed to examine and report upon the present system of management of the Public Lands, I beg to state that after being about nine months an extra clerk, I was appointed by the Governor General, in March, 1842, to the situation of first clerk in the Commissioner of Crown Lands Office, on the retirement of Mr. Thornhill, and having since that time superintended the disposal of the Public Lands open for sale, it is needless to add in answer to the second question, that I am acquainted with the present system of disposing of them.

Whether the waste lands of the Crown should be sold for cash or on credit depends, in my opinion, whether they are to be sold subject to the conditions of settlement or not. Selling on credit without settlement, would tend to encourage persons to purchase by the payment of an instalment on speculation, in the expectation that the increasing prosperity of the country would render the lands held by them more valuable than the mere interest on the debt due by them to the Government. But if sold on conditions of settlement, I would advocate the payment of the purchase money by instalments, (adopting stringent regulations to which I will take occasion hereafter to allude,) believing that the money otherwise paid the Government would be of more value to the settler in making improvements, and might be considered as lent to him for that purpose, than the interest on the future payments made most probably at his convenience.

As the ordinary Crown Lands in the older surveyed Townships, and in using that term I will adopt the line recently drawn by the Government between those surveyed before and those surveyed after the Union of the Provinces, (1841,) are mostly detached lots, or if lying in blocks may be supposed to be unfit for settlement, remaining unsold as they have done, for many years, although advertised for sale at a time when they could have been purchased for scrip, I would require the whole of the purchase money for these lands to be paid down; and in cases

of isolated lots which may be swamp, as is often the case, the timber on which may be required by the proprietor of a neighbouring lot, I would sell them at a reduced price. While in localities where there is a prevalence of pine timber, as is the case in the rear parts of what were formerly the Midland, Victoria and Colborne Districts, I conceive it would be preferable to retain the lands in the hands of the Government, to be subject to Timber Licenses, unless purchasers can be found at 8s. per acre, the ordinary upset price.

This would leave the newly surveyed Townships to be sold to persons willing to become actual settlers, and to encourage the increase of consumers of imported articles of commerce, and of the producers of export, would, it may be presumed, be advantageous to the country, to say nothing of payers of taxes for local and municipal purposes, which each owner of a lot becomes. To such I would sell lands, as has recently been done in the Counties of Huron, Bruce, Perth, and Wellington, on easy terms; but the easier the terms of payment, the stricter would I make the regulations connected therewith. With this object in view, I would suggest that the conditions be actual and continuous settlement, clearing two or three acres annually, (on each 100 acres,) for the first five or six years: that the receipt of the second instalment should be inadmissible, excepting on the clearest evidence being furnished that the conditions of settlement have been strictly fulfilled, leaving the "onus" of proof upon the purchaser; and that no transfer should be admitted unless after this, (the payment of the second instalment of the purchase money,) nor at any future time unless the conditions of sale, both as regards actual residence with the clearing and placing under cultivation a sufficient number of acres, have been complied with. And this, I would propose, should be embodied in a statute which would enable the Department to re-sell a lot if not settled upon within a given time, (say 6, 9 or 12 months,) after the date of sale, or at any subsequent period when abandoned by the purchaser or his assignee, failing to fulfil the conditions upon which it was purchased, leaving a discretionary power with the Department to extend the hand of mercy to an actual settler unable to pay the instalments as they become due. This too, should be made retrospective so as to apply to lands sold under the regulations published in July and August, 1852, with certain modifications, which suggestion arises from the knowledge that persons have taken unauthorized possession of, or squatted on, land known by them to have been already sold to others, conceiving, as they state, that the purchasers had forfeited their right by not becoming settlers within a reasonable time; the Department not having now the power to deal with either the one case or the other.

Should it be decided to sell any portion of the Public Domain on credit, it would, I am of opinion, be expedient to return to the system of payment being made to the local agents, as was provided for in the Lands Act of 1841 and 1849, which gave validity to their receipts, in preference to that adopted by the Commissioners in 1852, the regulations in connection with which have been already laid before the Committee; and it might be well that in the law which may be required to be enacted in conformity with the plan for the disposal of public lands, to be adopted, that any doubt which may exist as to the validity of the tenure upon which purchasers, since July 1852, hold their lots, may be set at rest, doubts arising from the circumstance that the Land Act in force in 1852, recognised an agent's receipt as being equivalent, in a certain degree, to a patent, which receipt has been done away with and in its place substituted a license of occupation, under the hand and seal of the Commissioner, with a receipt from the Accountant of the Department; and since the passing of the Act of 1853, neither the one or the other has been granted because of the delay which occurred in the adoption of regulations required by that statute, the agents having been allowed only to take money in deposits. (See circular of the 20th of Sept., 1852.)

As regards the restriction in the number of acres to be sold to one individual, it is a question difficult to deal with. To leave a person at liberty to purchase



an unlimited quantity of land, (in the newly surveyed Townships,) while he could settle only on one lot, would engender speculation and monopoly, while limiting a purchaser to 200 acres might be an impediment to the prosecution of agricultural pursuits on an extended scale. The better plan might be, therefore, to have a restriction in general, (to 200 or 300 acres,) leaving the Government to deal with individual cases where a greater quantity may be required.

To allowing occupants to cut pine timber, not required for agricultural purposes, I see no objection, provided the regulations are adopted, which have been in force for some years, with regard to Clergy Reserves, the only lands at that time sold upon credit. The instruction to the local agents in March, 1846, being as follows:

“Should an occupant desire to sell any marketable timber, he will have to apply for permission to do so to the resident agent, who, before granting the same, will insist on the value of the timber to be cut being paid in hand, or will secure the amount thereof by bonds payable within a period of nine months from the date of the permission, to be signed by the applicant, with two good sureties; the proceeds to be applied in part liquidation of the purchase money.”

Occupants or purchasers acting in violation of this rule, the timber must be held as liable to seizure; and in no case should a person be allowed to claim exemption from the ordinary dues until after he has obtained the Patent for the land.

In conclusion, I beg to state that the foregoing observations have reference entirely to Upper Canada, the sphere of my official duties.

I have the honor to be, Sir,  
Your most obedient servant,

J. C. TARBUTT.

To the Clerk of the Committee,  
&c., &c.

COMMITTEE ROOM,

Monday, 26th March, 1855.

Andrew Russell, Esquire, Crown Land Department; Examined:

1st. What situation do you hold in the Crown Land Department, and for how long?—I am Senior Surveyor and Draughtsman in the Upper Canada Surveying Branch of the Crown Lands Department. My first appointment was in the year 1829, as Superintendent of roads and settlements on the Crown Lands, in the County of Megantic, and in 1842 I received my present appointment.

2nd. Are you acquainted with the present system of disposing of the Public Lands?—Yes.

3rd. Will you state to the Committee your views as to the best mode of disposing of the waste lands of the Crown—and especially whether such lands should be sold for cash or on credit, whether they should be subject to the condition of actual settlement, whether there ought to be any restriction as to the quantity sold to individuals? Whether occupants should be restrained from cutting pine timber? And will you give your views generally on the whole land granting system?—In opening up new townships the conditions of actual settlement should be stringently enforced in all parts of the Province, for no wild land tax can compensate the actual settler for the hardships and losses he suffers, from the lands adjacent to his own being left in a state of nature. Neither actual settlement nor improve-

ment of any kind should be required on the vacant lots remaining in the old settlements, as they are generally of inferior quality, and are sought after only for supplies of firewood, fencing, or saw logs. They should be sold for cash. The price of the land and the terms of payment should depend on the locality. I shall leave a detailed statement of the prices, terms of payment, and settlement duties in the different sections of the Province, for the gentlemen in charge of the selling branches for Upper and Lower Canada, and confine myself to a few general remarks. With the exceptions of the Counties of Gaspé and Bonaventure, the Eastern Townships and the Ottawa, there is but little scope for the location of European Immigrants in Lower Canada, as the waste lands of a fertile quality in rear of the old settlements, are required for their surplus population.

In Upper Canada, the field for immigrant settlements is larger and more generally diffused, yet even there, the Public Lands are being rapidly bought up by the old farmers for their families.

In those portions of the Province, where there is a surplus population and native labour is redundant, every facility should be given for settling the waste lands, and the extension of a homogenous population. The native settler, trained to the work of clearing land from his youth, and with a father's home, from which to draw supplies, can with his axe, soon make a farm for himself in the forest, and as a producer and consumer, adds to the wealth of the community.

The price of the Public Lands, and the terms of payment in those sections of the Province, where there is a field for immigration, should be so regulated, as not on the one hand, by the lowness of the price or length of credit, to induce the immigrant labourer to settle on lands before he has acquired a knowledge of bush work, and the means of supporting his family until he raises a crop from his farm; nor on the other, by a high cash price to prevent him becoming a land owner, after he has been a few years in the Province.

A high cash price would encourage squatting, and aggravate the evils arising from it by inducing the squatter to exhaust the soil of which he has no hopes of becoming a proprietor.

The Crown Land Agencies in the older Counties, where there is little land for sale, might be consolidated; but for the recently surveyed Townships where an immigrant population is to be located, and wherever actual occupation and other settlement duties are required, resident agents are indispensable.

An actual settler, on proving that he has the means of improving more than 200 acres of land, should be allowed to purchase an additional quantity in proportion to his means, on paying for it in cash.

Until a purchaser has paid for his land in full, he should not be allowed to cut and carry off the pine timber without taking out a license and paying the usual duties.

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*James Henry Burke, Esquire, of Bytown; Examined:*

1. Can you inform the Committee on the working of the system under which timber berths are granted, and what effect it has on the commerce of the Country? — I think the present system under which timber berths are granted unobjectionable if properly carried out. I know of no public or private interest suffering from its operation under the system; it is true, that the timber region has fallen into the use of a certain number of hands, who carry on the lumber trade, the lumbering limits were open to competition, by a gradual process and through the causes which influence general business operations, some persons in the trade acquired the use or lease of large areas, for which they pay rent, this may present some of the features of a monopoly, but it must be remembered that the equal distribution of lumbering limits,

is as impracticable as that of any other description of property, under any system where capital and energy are unfettered, "some must and will be greater than the rest." Where the lessees of the lumbering territory have acquired their position honestly and openly, under the sanction of the law, in accordance with published regulations, without any favoritism or exclusion having been used, I think the charge of monopoly will not lie, and the system so far as I understand it is not chargeable with any tendency to build up monopoly; the trade has grown gradually, the large territory now forming lumbering limits, has been gradually located, was open to any man who chose to invest capital in the trade, was always considered an unsafe property to invest in; rivers were to be improved, great obstructions to be removed before much of the property could be prepared for use, and those who applied their capital and enterprize in this way, have in my opinion done no wrong to the state or the individual. I think it indispensable to the healthy existence of the trade that a limited number of persons should control its management, because it makes the management of the trade; a profession reduces it to rule, gives it a character, leads to the most efficient application of capital to the operations involved, because also it is to the Province a matter of the greatest importance, that the forest should leave on its removal the largest amount of wealth in exchange—which it will not do if unrestricted manufacture of timber takes place—it is by regulating supply to demand that the highest value is secured. When small scattering lots of timber were available through the Ottawa country, a prosperous year's business in the lumber trade was sufficient to turn the artisan from his shop, the farmer from his fields, and the merchant from his counter to timber making, the result of which was invariably disastrous, as a glutted market reduced the price, to a ruinous rate; to such a cause is owing the fact that hundreds of thousands of pounds worth of timber has left our Province without enriching it in the least degree; I believe, in conclusion the present system to have a healthy effect on the economy of the forest and upon the settlement of the country. Here I will state an evil, I believe arising from improper management which will be found to exist if I am rightly informed; there are limits held by parties who pay no ground rent for them, because no survey has been made, a survey should be compulsory within three months of application, or forfeiture and on furnishing survey applicant be liable for ground rent.

2. What effect has the present system on the preservation of the forest, and on the settlement of the waste lands of the Crown?—I think the present system has a tendency to conserve the pine timber, to spread a local market for the produce of the backwoods settler over the longest space of time, without which, the settlement of several hundred square miles of your best territory can scarcely be made. We have an immense fertile territory stretched westward from Bytown to Lake Huron, and north westward from Nipissing to Lake of the Woods, which, as a whole, is no way inferior to an equal area of some of the Eastern States of the Union. But our territory is a wilderness. In the centre of the country named, lies the timber fields of the Ottawa, at present yielding their first crop which goes to build up the cities of the East and West. Nature has so arranged it, that this pine producing territory does not possess a fertile soil. Were it such, the axe of the settler would destroy the timber required to make the western prairies inhabitable, or to spread the comforts of civilised life over the forestless isles and continent of Europe. This pine territory has its allotted end and will subserve it; perchance beneath those far stretching forests repose rich mines of metal to tempt man's arm to delve the earth when the dark green canopy which shuts out sunlight has disappeared. But mark this coincidence; surrounding this pine territory and contiguous to the great lumber fields, is the large area to which we have alluded, possessing a fertile soil and timbered by hardwood. This timber has not the commercial value of pine, and its destruction is not a national loss. This land is destined to sustain a large body of agriculturalists in close proximity to the great timber making centres. It enables us to raise the grain, fodder, and provisions, consumed in timber making,

from eighty to ninety miles nearer to the ground of consumption than we now do. While the lumber trade flourishes in pristine vigor, population should be introduced but let us not be understood to encourage the wanton, foolish and insane policy of the Crown Lands Department, in surveying a township where nothing but pine and rock exist, or where to get a thousand acres of habitable land settlers may be thrown in to spread fire and havoc through the pine forests; we go in for keeping a fair line of separation between the lumbering and agricultural region, as nature has laid it down. The whole bulk of the produce consumed in lumbering above Bytown is moved a distance of one hundred and two miles, we can shorten this distance materially. The moving of those supplies cost nearly fifty thousand pounds per annum,—it is so much thrown away. Were the lumber market cut off from the people who now command it, immediately after our railways now in hand are completed, the country would be no loser. When good communication with the eastern seaboard exists, and the Reciprocity Treaty secures our equality with the Americans in their own markets, we can afford to leave the lumber market to an interior population. The sooner that market is supplied by the soil west of the seventy-seventh degree of longitude, the better for the country. All grain grown east of that will find as profitable an outlet to the eastward. To arrive at such a state of things we want a population of eighty or one hundred thousand additional souls laboring the productive soil of the interior, and to have this we must encourage immigration.

3. What means would you suggest for the preservation of the forest from fire?—Survey no Townships on which the soil, fit for farming purposes, does not bear a certain proportion to the pine covered soil which in most cases is unfit for settlement, permit no isolated scattered settlers to locate amidst the pine forests, and forbid by general law or municipal regulation, the burning of bush &c., between the fourth of June and fourth of September.

4. Do you think the sale of the waste lands of the Crown on the Ottawa, in larger blocks, would advance the settlement of the country, and would the introduction of such a system increase the revenue and meet the object of encouragement of settlement; give your views fully as to these points?—I do not, you will certainly turn the habitable land to better advantage by disposing of it to those who would have it settled, than by keeping it a wilderness as the Crown Lands Department has kept it, but the rule that applies to the hardwood territory will not in my opinion be applicable to the pine region, which in the Ottawa region is not fit for tillage, or settlement. On the north shore of the Ottawa I believe there are belts of the clay formation extending in places a few miles back from the river, timbered by pine to a certain extent, this is, however, an exception to the general rule, my remarks here are intended to apply to a country which I know, it is that watered by the Upper Mississippi, the Madawaska, the Bonchère, the Muskrat River, Indian River, Pettawawa, Chalk river, and Amable du Font, together with the streams falling into Lakes Ontario and Huron. This territory contains the largest habitable area unsettled which you have in Canada, so far as our certain knowledge now extends. It is also your best lumbering section of the Ottawa region. It is a mixed farming and lumbering country, each business indicated by the forest and soil, and bearing strongly defined boundaries. I look upon your habitable country as bounded northward by the Madawaska, eastward and north eastward, by a line drawn from the head of that river to the Amable du Font, westward and northward of these lines to the Ottawa, the unsurveyed lands are only fit for lumbering purposes, well calculated to afford a local market to settlers upon the lands south and west for the produce of their soil for twenty or thirty years to come. I see no means open to speculators to dispose of the habitable land that is not also open to Government, and I cannot see that sales in large blocks can even be profitable as regards the farming lands. As for sales of pine lands increasing the revenue and encouraging settlement, I am at a loss to imagine how such an event could take place, the price of lands should range high, to allow greater returns than timber pays at one half penny a foot, it is

from ten to twelve per cent. of the value of the manufactured article requiring only ninety six feet of pine off each acre to pay the present upset price of lands, in the Ottawa-section. I know limits that have averaged in duties paid in, already eleven shillings an acre and would yet average one hundred feet of timber an acre, but there is a certainty that many square miles for which you receive now ground rent would be thrown upon your hands as worthless property.

5. Have you any idea, what revenue is derived from the Ottawa section of the country in the way of duty and slidage, as paid into the Government chest?—The revenue I find in 185 to have been from both those sources.

6. Supposing parties having made improvements on the Ottawa and its tributaries in the way of slides, &c. and were indemnified by Government, and their berths put up to public competition, what position would the trade be in and what effect would it have on men of small means?—The revolution created by the supposed case would affect all the complicated relations of the lumbering business and in my opinion, for a time most injuriously, many foreign interests have grown up too with the system, which it would be very unwise to disturb. The effect on men of large means directly might not be great, their position as holders of large limits need not be changed, for by calling in associates the pecuniary means to hold a position might be compassed, men of small means, if unable to compete with those having conflicting interest, and more capital should succumb and lose their means of obtaining a living, or take a subordinate position, the supposed case is subject to the objection that an immense amount of money would be required first to pay for these improvements, and next a large amount of the capital of the country would become tied up in Crown Lands, which circulating in any profitable enterprizes, would be productive of the better results, and for what reason would these changes be attempted if it was not that one set of men rather than another should manage a certain business. To the country, this is a matter of no interest, while the artisan the labourer, the farmer, get the highest reward for their labor from this trade, it matters not who carries it on, while supply is regulated to suit the demand and the great interests of the country progress healthily, it is a matter of little importance who makes the timber.

7. What is your opinion as to the present system of securing the waste lands of the Crown? My opinion is that surveys are made without any reference to the character of the land in the Townships, and that much money has been injudiciously expended in this way. The works done in some townships has been so badly performed that no trace of it can be found after five or six years, and some surveys have been paid for, where the work could never be found. I think local boards should be appointed, the function of which would be to report on the propriety of the various projects devised for the benefit of the public domain, and such boards having means of obtaining authentic information as to the nature of the country and the propriety of the project would indicate to the Department the best course to pursue.

8. What is your opinion as to the system of expending money in opening roads by grants of money from Government; are the means so granted judiciously expended?—I think the same ignorance of the country which has led to surveys of Townships has influenced road projectors; I may instance the Opeonga road on which a further expenditure of ten thousand pounds is proposed to be made which will be a wanton waste of money. It is also proposed to survey three Townships along this road which will comprise the best limits on the Bonchère River, and no good land of any account for settlement, the means of the Government are injudiciously expended and will be, so long as there is no responsibility on the part of projectors, or employees. The Commissioner of Crown Lands can know nothing of the propriety of the surveys projected and made, and is wholly at the mercy of the underlings of the Department, I see no necessity for the employment of Surveyors on these roads, particularly in cases where local knowledge is attainable, and per-



sons accustomed to road making, possessing this, are to be had to conduct such operation often without any expense, the expense of such surveys is often far in excess of the cost of constructing the road, even as in the case of the Opeonga road, where it passes through a country well known, and long worked over, the survey of which cost sixty-six dollars a mile, while the construction of the road cost about forty-five dollars a mile.

9. Will you read the evidence of Mr. White, of Michigan, as submitted to the Committee, and give your views as to the application to Canada of the American system?—I have looked over the evidence of Mr. White, and can perceive how a system adapted to circumstances existing in the Western States, may be very unsuitable here. The great point of difference between the country to which Mr. White's system applies, and ours, is in the fact that Michigan is chiefly composed of land fit for tillage, the exception will be the mining or mountainous district. Our country is of a mixed lumbering and tillable character; the manufacture of timber leads the backwoodsman into the interior where the lumberman opens up for him a market, without roads, without an outlet, without the rich prairie land of the West, our land would never be settled, but for this trade, the produce of the soil becomes converted into timber which is floated to market from a region where neither roads or navigable waters exist. On the lumber trade then the farmer depends, and the settlement of the land upon the inducement given by the local market formed by timber making. If the pine lands were sold out as I have before stated, the conditions of the trade might be altered to great disadvantage, and I think our system infinitely preferable. In dealing with the tillable land, the actual settler is favored by our regulations, and land is fixed at a low figure. The works now in progress to open our hardwood land for settlement, should have a fair trial, and if so disposed, I have no reason to doubt that the Government can advance the settlement of these lands fully as rapidly as individuals could do.

CROWN LANDS OFFICE,

QUEBEC, *4th April, 1855.*

SIR,—Previous to answering the queries put to me in your letter of the 26th ultimo, I beg to offer the following remarks:

Having had for many years previous to August last, the examination and correcting of all the returns of sales and collections on account of lands in both sections of the Province, and consequently been obliged to pay particular attention to the changes which have been made in the prices of the public land, and to the regulations which have been adopted from time to time for their disposal, I am of opinion that the system now in force does not secure the result aimed at by its adoption, viz: the actual settlement of all the lands sold, while it throws upon the Department a large amount of trouble, expense and vexatious correspondence arising out of conflicting claims and attempts to evade the conditions of sale, which under the cash system would be avoided.

I am also of opinion that under the present system, the first instalment in many cases is paid merely to obtain a ticket of occupation, to enable the purchaser to dispose of the land to some other party who will agree to give a small sum for what he calls his right; in this way the land is in very many instances transferred from one to another, and the Department flooded with assignments and with petitions, that the names of the assignees be substituted for those of the original purchasers, while the lands are neither settled on nor the conditions of sale as regards payment, complied with.

In Lower Canada, from 1841 to 1849, and in Upper Canada, from the same period to 1852, the Crown Lands were sold principally for Scrip, full payment down at time of sale, and immediate issue of Patent without fee. This method left little time for conflicting claims to arise between the date of sale and the issue of Patent, consequently for sales made during the period stated, the Department was almost wholly relieved from the investigation of conflicting claims arising after a sale had been effected.

In 1849, the credit system, with conditions of settlement, was adopted in Lower Canada, purchasers having the privilege of delaying the payment of the first instalment until the expiration of five years from the date of sale, from which period all the instalments bear interest. Under this system, from September, 1849, to June, 1852, nearly 3000 sales were effected, of which a payment has been made only on about 350.

I have reason to believe that many persons who obtained land under the Regulations of 1849, particularly in the County of Ottawa, did not intend, when they obtained their tickets of occupation, to become actual settlers, but sought that mode of getting authorised possession of timber lots to enable them, for a consideration, to dispose of the timber to lumberers on conditions that the latter paid the Government timber dues in addition. Besides this abuse of the Regulations of 1849 and of those now in force, there is another which, I am of opinion, has prevailed to a considerable extent by the borrowing of names to enable one individual indirectly to obtain a monopoly of the timber on a number of lots.

Independent of the objections just stated, the conditions attached to the sale of Crown Lands, under the present system, entails upon the Department a vast amount of labor, which under the cash system would be avoided. Notwithstanding, in view of the claims of intending as well as actual settlers and the necessity which exists of protecting them against accumulations of large tracts of lands in the hands of speculators, I could not recommend general adoption of the cash system, neither do I think it would be advisable to do away wholly with the conditions of settlement.

The reductions in the prices of Crown Lands which have been made in Lower Canada, since 1848, will, I am convinced, prove to be another source of trouble to the Department. In the year just stated the prices in four different sections were as follows: 6s., 4s., 2s. 6d., 1s. 6d., in 1849 to 1852, 4s., 3s., 2s., 1s. 6d., at present 3s., 2s., 1s. 6d., 1s.—parties who purchased under the Regulations of 1849, are now petitioning, some for a reduction of the price of their Lands to the present rates; others for the remission of all the interest accrued on the capital since the day of sale.

To prevent any just grounds of complaint in this respect in future, it appears to me very necessary that the upset prices of Crown lands in the different sections of Lower Canada, should be permanently fixed, reserving such scattered lots in the older and thickly settled Townships to be disposed of at a special valuation, based on the value or selling price of private lands of the same quality in their vicinity.

I am of opinion that the present practice of limiting the quantity of land to be sold to one individual, ought to be continued, but with modifications. I would suggest the adoption of two prices for land in each of the four sections; the present prices for sales to actual settlers, with restrictions as to quantity, and subject to a reasonable amount of settlement duties, and other and higher rates for sales of larger quantities on the cash system, without conditions.

The issuing of tickets of occupation should be discontinued; they afford to parties whose object is not to settle on the lands, facilities for speculation on a small scale which they would not otherwise possess, while to actual settlers the tickets in question, in reality affords no additional security as regards title.

Purchasers who have not paid for their land in full should not, except for the erection of buildings, &c., on their lots, be permitted to dispose of the timber with-

out the written permission of the Land Agent within whose jurisdiction the land is situate. The duties on timber thus cut under authority should be collected by the agent who granted the permission or license, and if the purchaser is improving the lot in accordance with the conditions of sale, the duties, after deducting a reasonable percentage for collecting, &c., should be returned to the Crown Land Office in the usual way as instalments and interest on the sales. Should there be an excess of duties over the amount due on the lot, such excess should be left in the hands of the purchaser.

At present the patent fees for locations as well as for lands, whether Crown or Clergy, sold previous to 1842, are payable at the Provincial Secretary's Office, where the patents are engrossed from references and descriptions from the Crown Land Office. This is inconvenient to all parties, and causes much delay and additional trouble, it also affords time for conflicting claims to arise in consequence of the non-payment of the fees after the reference has actually been made and transmitted. I have known many instances where references for the same lots have been withdrawn from the Secretary's Office three or four times in consequence of the land being assigned several times subsequent to the issue first of reference, and previous to the payment of the Patent fee. These assignments have to be examined and registered in the Crown Land Office every time the title changes, until the final issue of Patent; thus the fees which were intended to cover the cost of making out the Patent, are on the contrary a source of additional expense. I would therefore, even as a matter of economy, strongly recommend the abolition of all Patent fees and the engrossing and perfecting the patents in the Crown Land Office.

With respect to the system of disposing of the public lands through the instrumentality of agents, I am of opinion that were it done away with altogether, a vast amount of additional labor would be thrown into the Head Office, be the means of increasing the number of conflicting claims, lessen the facilities for adjusting them, besides being very inconvenient to the public generally, and particularly to actual and intending settlers. The greatest objection to the system in my opinion is, the number of agencies (now thirty-eight in Lower Canada) which is annually increasing. I would therefore reduce them to one-third the present number, and pay the agents by salaries, for which they should devote the whole of their time if necessary, to their agency duties; this no doubt would increase the expenses of land agencies in Lower Canada, but I am of opinion that it would relieve the Head Office of many details and of much correspondence, with which it is now encumbered, in regard to the preliminary steps to be taken by intending purchasers, to obtain lands.

The amount of commission arising from collections on account of lands in Lower Canada is very small when compared with that for Upper Canada, and when divided between thirty-eight agents does not afford, even to those whose collections are the largest, any thing like a fair remuneration for the performance of all the duties which ought to be required of an agent. In Upper Canada it is very different; in a large number of the agencies, the commission pays the agents well for their services, the price of the lands on an average is treble that in Lower Canada, the sales much more numerous and payments more prompt. Consequently Upper Canada agents will, on an average, collect £100 with as little trouble as Lower Canada agents can collect £5. Nearly the same disproportion of preliminary work to actual receipt, up to their final application also exists in the Head Office.

To your first question, I answer as follows: I entered the Crown Land Office in 1843, and by promotion from time to time, became in 1849 Cashier and Accountant of the Eastern Branch of the Department, and in 1851, the same for both branches. In 1852, I was reduced to a subordinate position in the Accountant's room; in 1854, appointed by Hon. A. N. Morin to a separate charge with one Assistant, the duties of which charge may be briefly described as follows, viz:

Examining and correcting Agents Monthly Returns, entering the same in the Receipt and other Books, and posting the instalments to the credit of the lots.

Preparing Journal entries growing out of Agents' Returns and other transactions.

Correspondence with agents relating to their returns.

Correspondence and investigations relating to principal, interest, rent, &c., due on lands sold or leased.

Correspondence and Reports on applications to purchase advertised Crown or Clergy lands, and for reduction of the price of, or remission of, interest on rent on lands previously sold.

Preparing lists of lands to be advertised.

Application of all moneys received on account of lands.

Preparing references (in duplicate) for Patents for lands sold, and for Military, Militia and gratuitous locations—transmitting them to Secretary's Office, entering Patents when received from Registrar's Office, and checking them with the references issued.

Transmitting Patents to agents for delivery, or to others entitled to receive them.

Assisting in the preparation of statements required by law, by the Legislature and its Committees, and by Heads of Departments.

Recording Correspondence growing out of the duties in my charge.

Supervision of the duties of my assistants.

Answer to your second question.—I am.

To your third question.—I refer you to my preliminary remarks and the following conclusions:

1st. I would reduce the agencies, in both sections of the Province, to one-third their present number, and pay the agents by salaries.

2nd. Fix permanently the prices of lands in the different sections of Lower Canada—the present ones to be maintained for lands to be sold to actual settlers on credit, with restrictions as to quantity, and subject to a reasonable amount of settlement duties, and adopt other and higher rates for sales of larger quantities on the cash system without conditions.

3rd. Sell all lands in the old and thickly settled Townships found to be unfit for cultivation, at the present rates, for cash, without conditions, but restrict purchasers as to quantity.

4th. Apply dues on timber cut, by permission, on lands sold, but not paid for in full, in payment of the arrears due thereon; provided the lot is being improved in accordance with the conditions of sale.

5th. Do away with all Patent fees, except in special cases, and prepare all Patents for lands in the Crown Land Office.

6th. Discontinue the issuing of tickets of occupation, whether for sales or free grants.

7th. Limit the time to be allowed to squatters, after the lands are laid open for sale, to enable them to effect a purchase of their respective holdings, by the payment of the first instalment of the purchase money.

8th. Give no permission to parties to take possession of lands, except to actual purchasers, or to locatees to free grants.

Although the foregoing remarks have been made almost exclusively with reference to Lower Canada, I consider them applicable to Upper Canada also, except as regards Patent fees, and perhaps those having reference to two prices for lands, one for settlers on the credit system, and another for sales of large quantities for cash.

The amount of settlement duties required under the present regulations, is, I am of opinion, too great, and ought to be reduced to something like the following scale, viz.:

Holdings of	50 acres in L. C.,	5 acres—in U. C.,	7 acres,	} Cleared, fenced and in a state fit for cultiva- tion, and a dwelling erected thereon.
Do.	100 do. do.,	7 do. — do.,	10 do.,	
Do.	200 do. do.,	10 do. — do.,	15 do.,	

I have the honor to be, Sir,  
Your obedient servant,

W. F. COLLINS.

T. A. Young, Esquire,  
Clerk of the Committee appointed to examine and report upon the present  
system of management of Crown Lands,  
Legislative Assembly,  
Quebec.



List of Agents for the sale and disposal of Crown Lands, Canada East, shewing Names of Sureties, and date and amount of Bonds.

Agent	Agent for	Names of Sureties.	Date of Bond.	Amount.	Remarks.
				£ s. d.	
Arcand, J. O. C.	Part of Mégantic	Thomas Lambert Jivier Mahéu	24th October, 1849	500 0 0 250 0 0	
Barron, Thomas	Part of Two Mountains	Richard Bradshaw John Meikle	27th August, 1845	250 0 0 500 0 0 250 0 0	
Basien, F. X.	Part of Ottawa	Louis Brisard Jean Baptiste Poupard	16th November, 1846	250 0 0 400 0 0 200 0 0	
Beaudet, N. A.	Arthabaska	Uldoric Belliveau François Beauchère	16th April, 1864	200 0 0 300 0 0 150 0 0	
Blanchet, Cyprien	Part of Mégantic	Louis Denys Alexis Plantié	12th May, 1862	150 0 0 500 0 0 250 0 0	
Rochet, Amable	Champlain and part of Portneuf	Oliver Villère Charles Lortie	3rd May, 1844	250 0 0 200 0 0 100 0 0	
Bourgeois, G. A.	Part of Drummond	Antoine Buisson Stanislas Doucet	24th December, 1849	100 0 0 300 0 0 150 0 0	
Daly, Alexander	Part of Leinster	Hugh Daly Luke Daly	1st May, 1844	150 0 0 300 0 0 150 0 0	
Deguisse, Florence	Part of Kamouraska	D. S. Marquis Ammable Dionne	8th February, 1860	150 0 0 300 0 0 150 0 0	
Déry, Ignace P.	Part of Portneuf	Pierre Plamondon Michel Déry	19th February, 1861	150 0 0 300 0 0 150 0 0	
Duberge, George	Part of Saguenay	Edouard L. Boudreau Alexis Perron	24th February, 1846	150 0 0 500 0 0 250 0 0	
Eden, John	Part of Gaspé	Rev. Robert Short William Hynan	25th February, 1861	250 0 0 500 0 0 250 0 0	

LIST OF AGENTS FOR THE SALE AND DISPOSAL OF CROWN LANDS, CANADA EAST, &c.—(Continued.)

Agent.	Agent for.	Name of Sureties.	Date of Bond.	Amount.	Remarks.
				£. s. d.	
Felton, John	Parts of Sperbrooke, Stanstead and Drummond.	Hon. T. C. Aywin William L. Felton	15th May, 1844	500 0 0	
Fleming, William	Part of Huntingdon	James Hughes Stephen Keough	28th July, 1852	250 0 0	
Gauthreaux, Pierre	Parts of Gaspé and Rimouski	Olivier Perreau Annable Lepage	27th January, 1845	125 0 0	
Gauvreaux, L. M.	Part of Rimouski	Louis Bertrand Charles Bertrand	26th June, 1848	500 0 0	
Hume, John	Part of Megantic	Joseph Barry William Hume	21st May, 1850	250 0 0	
Kane, John	Part of Saguenay	F. M. Bouchard André Simon	10th February, 1845	300 0 0	
Kemp, Orin J.	Parts of Stanstead, Missisquoi and Shefford.	William Baker Edward Baker	22nd February, 1848	150 0 0	
LaFontaine, Annable	Part of Ottawa	John McDonald Henry R. Symmes	21st August, 1845	500 0 0	
Larue, Sivilier V.	Part of Bellechasse.	Rev. P. Villeneuve Antoine Fournier	18th October, 1852	250 0 0	
Lavallée, A. B.	Parts of Two Mountains, Terrebonne and Leinster	C. Th. De Montigny Leandre Danouchelle	6th June, 1845	300 0 0	
LeBel, Jean Théophile.	Parts of Drummond and Sherbrooke	Bucher Arnaud F. d'A. Richard	4th April, 1854	150 0 0	
Lewis, Joshua S.	Beauharnois	St. H. Shingler Thomas Crawford	8th November, 1848	250 0 0	

## LIST OF AGENTS for the sale and disposal of Crown Lands, Canada East, &amp;c.—(Continued.)

Agent.	Agent for	Namcs of Sureties.	Date of Bond.	Amount.	Remarks.
				£ s. d.	
Lor, Henri	St. Maurice	James Dickson John McDougall	18th February, 1848	300 0 0	
Lynch, John	Part of Ottawa	John Egan John J. Roney	1st July, 1849	150 0 0 500 0 0	
McLenn, Donald	Ditto	John McLeann Alexander McBean	25th August, 1845	250 0 0 300 0 0	
Martel, Etienne	Bonaventure	Jean LeBouthillier William Cuthbert Robert Cuthbert	19th June, 1845	150 0 0 500 0 0 500 0 0	
Morrison, William	Berthier	D. G. Morrison Charles Emoud	12th July, 1844	300 0 0 150 0 0	
Quinn, William H.	Part of Two Mountains	Ronald McDonald Thomas Cochran	29th May, 1852	500 0 0 250 0 0	
Radford, Walter	Part of Ottawa	John Egan Henry Phillips	18th March, 1846	250 0 0 500 0 0	
Richard, Louis	Part of Drummond	Pierre Richard Hiram Richard	15th September, 1845	250 0 0 500 0 0	
Ross, Andrew	Parts of Megantic, Dorchester and Bellechasse	R. M. Harrison W. C. Henderson	29th October, 1846	250 0 0 250 0 0	
Starrs, John	Part of Ottawa	Lugh Gorman John J. Roney	18th May, 1852	500 0 0 250 0 0	
Stewart, McLenn	Quebec			250 0 0	
Sheppard, Charles C.	Part of Drummond	Harriet Sheppard R. N. Watts	30th October, 1850	500 0 0 250 0 0 250 0 0	Is not under Bond as Land Agent, but is as Collector of Timber Dues.

List of Agents for the sale and disposal of Crown Lands, Canada East, &c. — (Continued.)

Agent.	Agent for	Names of Sureties.	Date of Bond.	Amount.	Remarks.
Téu, François .....	Parts of L'Islet and Belle-chasse Inspector of Land and Timber Agencés .....	William Ruel .....	2nd February, 1850...	£ s. d. 500 0 0	
Boutillier, Thomas .....		Louis C. Dupuis .....			250 0 0
		None	No Bond.		

W. F. COLLINS,  
For C. C. Lands.

Crown Lands Department,  
Quebec, 3rd April, 1855.

*Letter from the Honorable Mr. Justice Morin.*

In answer to the questions put to me by the Special Committee of the Honorable the Legislative Assembly on Crown Lands, I have the honor to state what follows:—

1st.—I think the public lands of this country ought to be disposed of with a view to their speedy settlement by actual farmers, being proprietors of the soil, and not with the view of making money by the sale.

2nd.—There ought, however, to be fixed a moderate price, to meet the expenses of surveys and of land granting generally, and also, because the produce being appropriated for Education, it is evident that some revenue is expected from them. A mere nominal price would be of advantage to speculators intending to become masters of large extents, and who, under any restrictions find means to evade the prohibitions to a certain extent. Besides, Government has also to dispose of lands in trust for Education, for the Indians, for the Clergy Reserve Fund, &c., and too great a disproportion in price between them and the Crown Lands, would make the former unsaleable, while a mere nominal price for them would annihilate the trusts.

3rd.—Then, two opposite systems present themselves for consideration; one, to consider the public lands as an article of trade, sell them to any applicant and in any quantity, and for the best price which can be got, leaving the purchasers to dispose of them in retail afterwards, as they may be able; the other, to sell them out in lots of a small extent to actual settlers, with such regulations as may best attain the object of having a proprietary and independent population.

4th.—I prefer the second system, even if it could be partially evaded, for the considerations above, and because a speedy improvement of forest lands is congenial to the condition of a country receiving constant immigration, for which no great manufacturing occupation is to be found; because a proprietary population, not over-burdened with ground-rents, is a guarantee of peace and order for the future.

5th.—Great inconvenience has been felt from the existence of large blocks of unimproved lands in the midst of new settlements. It is true the assessment under Municipal Laws is tending to correct the evil by forcing the lands of speculators into market; but, in Lower Canada at all events, the remedy has not been much felt.

6th.—The sale of lands indiscriminately to speculators is incompatible with the appropriation of public monies for opening roads in new settlements, as that appropriation, which I consider beneficial on public grounds, would then have for its main result the giving greater value to the property of a comparatively small number of individuals.

7th.—As to the prices which ought to be fixed, I am not a competent judge. I consider the present prices as moderate. They differ according to climate and supposed value, which I think correct.

8th.—It ought to be optional for the purchaser to pay by instalments with interest, but I would not ask less than a fourth or a fifth at the time of the purchase, nor would I give for the remainder a delay of many years. In the first case, random purchasers are prevented by giving only a limited number of years to pay. Government should avoid having a whole population of public debtors, often unwilling to pay, and not easily compelled to do so; the places where the quit rent system has prevailed are an instance of this.

9th.—The Townships, or such parts as are cultivable, ought to continue to be surveyed into lots of 100 acres, or 200, where so preferred: only one lot ought to be given to the same applicant, except in particular cases and for good reasons. It might, however, be difficult to embody this latter restriction into a law, on account of those necessary exceptions, but the head office ought to be the judge of those



exceptions. The condition of settlement and improvement would prevent speculation, particularly if forfeiture took place occasionally for non-fulfilment.

10th.—I would give as instances of the exception as to extent: 1st.—The case of a father having several sons of sufficient age, and ready to settle with him on the lots. 2nd.—Some mistake, or other circumstance, not fraudulent, under which a person might have actually occupied a larger extent and made substantial improvements. 3rd.—The case of marshes, or extents in the same position, where the individual labour or capital of ordinary settlers would be of no avail for improvement; those marshes, after a proper survey as to extent and required drainage in the interest of the surrounding country, ought to be sold privately or by auction on specific conditions as to that drainage, &c., the price varying according to circumstances. 4th.—When a grist mill, saw mill, or other like improvement, is desired by new settlers, and the giving of a larger extent of land, on ordinary or other conditions, may facilitate the intending builder. There may be other cases, but in all a real cause ought to be assigned and ascertained.

11th.—I would require, as at present, a certain extent of clearing to be made and an inhabitable house to be built in a given time; but the extent of five acres during each of five years upon every hundred acres, is by far too much. Two acres every year during five years for every hundred acres, is quite enough. I would not require a house of any particular description. In Lower Canada, from the more combustible nature of the timber and of the upper soil in many parts, the first houses or rather huts are very often burnt.

12th.—I would require the full amount of clearing to be made, and a continued residence of two years, by the purchaser or his *bonâ fide* agent, before patent would issue. But if improvements were made every year, I would not forfeit the land for want of residence during five years, to give to parents or others residing in the neighbourhood time to make their preparations.

13th.—I would, however, except from those conditions of settlement and improvement, separate lots, not in blocks, lying in older settlements, and which may be taken to be fit only for procuring fuel, or for inferior pasture. The distinction of Townships surveyed before the Union of the Provinces, or after the Union, has been properly indicated by the gentlemen of the Crown Land Office.

14th.—I think restrictions ought to be put as to the cutting of pine timber for other objects than the buildings, &c., of the farm, and this I would extend to cedar and any other timber of which a trade might be attempted to be made of. But after the patent obtained, I would not put any restriction. On the other hand I would not allow the licence holders to take timber on sold lands beyond the actual year of the licence, the existence of which licences ought to be made known to the purchasers of lands.

15th.—I would give to former locatees or purchasers the benefit of the easement in the conditions of improvement and residence.

16th.—The successful operation of the system preferred by me, and which differs only in some particulars from the one now applied, requires an active *surveillance*, and the enforcing of the conditions, by forfeiture or otherwise, when they have been wilfully evaded. Some purchasers of large extents under fictitious names and with sham-settlers at their command, having paid the first instalment, pretend that the accepting of other instalments by the Department or its agents, is a bar to forfeiture and an acknowledgment of their right, although no improvement has really been made. This is probably only specious, but it might be provided against in the published regulations and in the tickets or receipts. The instalments could not perhaps be refused, as the whole price might have been paid cash; but the purchaser ought to pay at his own risk.

17th.—This leads to the point of having resident Agents or not, which has been controverted. Under a system involving conditions and restrictions, I think they are necessary to certify the facts to the Department, and be responsible for their accuracy.

18th. The present mode of sale after one month's advertising and putting to competition on a fixed day any lot for which there is more than one applicant, appears to me to be good. It has been questioned whether this was an auction sale or not, it being held that an auction sale is always preferable. The only difference is that on the day of sale, the Agent might put all lots to auction, so as to give to all present an opportunity to bid even if at that time there was only one applicant or none. This might be better. At all times after the public sale, lots might be given to any applicant, but always subject to the conditions. As to lands formerly advertised, whether or not in Townships subjected to the conditions and restrictions, it might be well to have new and full lists made of them, and perhaps also periodical auction sales.

The whole, however, respectfully submitted.

A. N. MORIN.

Quebec, 28th March, 1855.

*Thomas C. Keefer*, Esquire, Civil Engineer and Provincial Surveyor; Examined:

1. Have you a practical acquaintance with the present mode of surveying the public lands, and if so, will you state your views thereon?—I have not for many years practiced in the profession, but I am quite aware that owing to the absence of general base lines correctly drawn and from the inaccuracy of existing surveys very great difficulty must occur in establishing the true position of new Townships.

2. Can you suggest to the Committee any mode by which the relative position of existing lines could be correctly ascertained and delineated on the maps of the Province?—Yes,—by taking advantage of the Railway surveys made in various sections of the Province,—it is possible to ascertain with unusual accuracy the position and bearing of every lot, range, township and county line which are crossed. By the same means the topographical features of the country can be very accurately ascertained. By means of the surveys of the Grand Trunk Railway, an accurate base line may be obtained from one extremity of the Province to the other, and the Great Western, Buffalo Brantford and Goderich, Northern, Port Hope, Cobourg, Brockville and Pembroke, Prescott and Bytown, and Ottawa River Railways will establish cross lines of great accuracy in many lateral directions; absolute certainty as to the position of any point on those lines might be obtained by reducing the gradients in calculation to a level. I would suggest that the different Railway Companies be required to furnish, to the Crown Lands Department, plans embodying the information desired—as a check upon existing surveys. The position of certain interior points might be ascertained by astronomical observation,—those on the line of the St. Lawrence and the Lakes being already fixed.

3. Are you acquainted with the Ottawa valley and its resources?—I am, I have repeatedly been on the upper waters of the Ottawa, have resided at Bytown for several years and superintended the construction of the public work, about 150 miles above that City. I have also been up the Madawaska River, a distance of nearly 200 miles, and have a general knowledge of the character of the country between the Ottawa and Lake Huron.

4. What is your opinion of the agricultural capabilities of the country referred to above Bytown?—With few exceptions I believe the whole of the tract is capable of settlement containing many districts of fine land, well watered and timbered and with valuable mineral resources.

5. Do you consider the present mode of granting timber limits calculated to promote the settlement of the country or otherwise?—The effect of granting large tracts of arable land to lumbermen has in my opinion the same injurious effect on settlement as the large grants formerly made in other parts of the Province.

To favoured individuals the practice has been to grant limits of several miles square, on which generally the grantee has caused a large farm or depot to be made; the limits though necessarily granted from year to year are renewed to the same parties, or their representatives and it is their interest to discourage any other parties, from intruding on their domain. By this means, and by the influence which their great wealth and interest enables them to exert, the survey and settlement of these tracts may be postponed from year to year and no facilities afforded for actual settlement as in other regions of Canada.

6. What course would you suggest as most likely to promote the settlement of the Country in the disposal of timber?—An immediate survey of the whole tract should be made into Townships and lots; the lands should be offered for sale at fixed moderate rates payable in cash to prevent the spoliation of the timber. My belief is that the land should be immediately sold, before the timber is wholly removed, by which course many settlers would be induced to occupy lands, knowing that by means of the timber a portion of their purchase money would be recovered, and would find occupation for themselves and their teams during the winter, as well as a market for their produce raised in summer. By adopting the plan of a general sale of the Ottawa lands, the numerous valuable water powers could speedily be occupied, and the timber manufactured into a shape in which it will be most valuable as an article of trade, as representing the largest amount of capital and labor. The lumber trade as a whole would be conducted much more economically by a fixed population than by the migratory bands of lumbermen who are necessarily obliged to draw their supplies from a distance. One of the great obstacles to the settlement of the Ottawa, arises from the absence of roads and the expense of bridging the numerous large streams:—the introduction of an increased resident population would lessen the burthen on the present inhabitants and thus promote the occupation of these lands.

7. Can you state any circumstances which induce you to believe that the lumber trade would not suffer by the sale of the lands?—I can, in the case of the lumber operations of the Grand River in Canada West, which I had very frequent means of observing, supplies of square timber and saw-logs were obtained from a surveyed and conceded country, without any difficulty, and I believe at a less cost than on the Ottawa. My impression of all Western Canada confirms me in this opinion; in support of this view I may state that on the Ottawa itself, whenever a demand for white pine arises, its production can be very speedily increased, being supplied from lands partially settled to a large extent, while in the case of red pine being wholly obtained from most distant and unsettled districts, it cannot be largely increased without extensive preparation.

8. Have not very large sums been expended by the limit holders in improving the navigation of streams, &c.—Yes.

9. Would not the sale of these lands cause a heavy loss to these parties, arising from their outlay being unavailable? It might in some positions, but my impression is that as the timber would under the plan proposed, still be brought out by the lumbermen, their works would still be available. In the case of slides and booms, the limit holders would be indemnified by allowing them to purchase the lands on which their works are placed. These works are generally at the water falls and on the settlement of the country will embrace the most valuable water power in it; besides, by owning the improvements the lumbermen will virtually control the bringing out of the timber, and if not engaged in it themselves, they could be empowered to levy a remunerative toll on that of others. The private works now constructed on the surveyed lands are renumerative.

10. What other means are required to promote the settlement of these lands?—As I have already mentioned the greatest immediate difficulty is the want of proper means of access. The Ottawa valley, to a greater extent even than the Eastern Townships, (the valley of the St. Francis and rivers east of it, for instance)

has not had those facilities of ingress and egress which are afforded by the navigable waters of the St. Lawrence and the Lakes to all the rest of Canada. This in my judgment, is the only reason of its neglect. Unlike Western States, resting on the Lakes and traversed by navigable rivers offering access at several points, thus expediting settlement, the Ottawa valley is approachable only from the lower end, and is therefore a cul-de-sac. The first steps, needed is an approach from the Georgian Bay, which would open the timber districts of the Upper Ottawa to the markets of Chicago, and the west, where the consumption of sawed lumber will soon exceed that of the east. At the present day I consider no other description of road should be entertained but the Railway; none other could be maintained or would produce the desired result, and until this can be carried out, it is better to reserve the means proposed for any inferior communication. The Railway, if extended through from Lake Huron to Pembroke, would there be connected with the line of the Lower Ottawa, and although the line would traverse a wilderness between Pembroke and the Georgian Bay, not by offering a shorter through route than any existing one, it must at once obtain a through business, whilst its local business, until the country became settled, would consist of sawn lumber, railroad ties, timber for manufactories of wood of every description sent both east and west. Large saw mills would be erected, the supplies of food for the present being drawn from the cheapest point (Lake Huron)—the great waste of the square timber trade be avoided, and the heavy loss from fires be diminished. A very large portion if not the greater part of the white pine trees is unfit for square timber, but if cut up affords a certain number of sound logs; these trees are rapidly disappearing before the annual fires, and can only be made available by saw mills and an outlet to a foreign market. Both the square timber and the deal trades are accompanied by an enormous waste of the clearest and best of the lumber;—the railway is the only agent which can arrest this.

*Andrew Russell, Esquire, of the Crown Land Department; Examined:*

1.—Have you a practical acquaintance with the present mode of surveying the public lands, and if so will you state your views thereon?—Yes, the settlement of lands in Canada under the tenure of free and common soccage commenced in the year 1783, when the U. E. Loyalists were located on the Bay of Chaleurs in Lower Canada, and on the banks of the St. Lawrence and its lakes in Upper Canada. The surveying establishments being on a very limited scale, they could not survey townships regularly, but could only lay out the front lots as they were required by the settlers. The concessions in the rear were afterwards surveyed as occasion required or opportunity permitted. The townships were originally intended to be six miles square, (as in the United States,) and the lots 19 chains in front by 63 chains 25 links in depth, containing 120 acres each, but by the Royal instructions of the 23rd August, 1786, to Lord Dorchester, townships fronting on navigable rivers and lakes were ordered to be laid out 9 miles in front by 12 miles in depth, containing 108 square miles each (equal in area to three townships of six miles square) and subdivided into 12 concessions or ranges of 28 lots each, the lots 26 chains in breadth by 80 chains 80 links in depth, containing 200 acres each with an allowance of 5 per cent. for highways. Inland townships were to be 10 miles square and subdivided into 11 concessions of 28 lots each, the lots 28 chains, 75 links in breadth by 73 chains 5 links in depth, each lot containing 200 acres and the allowance of 5 per cent. for roads. These dimensions were adhered to in Lower Canada surveys; but were little regarded in subdividing the public lands in Upper Canada. In Lower Canada the allowance of 5 per cent. for highways has always been made in the surveys of townships, and the roads have been established in the

most suitable places by the proper officers, thus relieving the surveying Department from all trouble and responsibility in the matter. In Upper Canada road allowances were laid out or reserved on the township and concession lines and on certain side lines between the lots, but as no uniform mode was adhered to in laying out these road allowances in the older surveys, much uncertainty exists as to their true position which has given rise to many law suits, and to repeated references to the Surveying Department, and has seriously retarded the improvement of the roads. Owing to the use of the magnetic needle and to the inferiority of the surveying instruments used and to the unskillfulness of some of the Surveyors, who did not make allowance for the difference in the variation of the compass at different places, nor for the progressive change in the variation at the same place, and especially owing to the want of check lines, many gross errors were made in the older surveys. In the year 1818, an attempt was made to ensure greater accuracy in the township surveys in Upper Canada, by instructing the surveyors to ascertain the latitude and the variation of the magnetic needle at certain points in the survey; but in consequence of the surveys of that period having been performed by contract and paid for in land, the attempt was not successful, for of all the older surveys none have been found to be so irregular and defective as these. No system of check lines was introduced into Upper Canada surveys until the year 1829, when on the report of the late William Chewett, then Surveyor General, an Order in Council was passed authorizing the drawing of lines across the concessions in the middle of the road allowances between every sixth lot. The sections, however, into which this mode of survey divided the townships were too large,  $2\frac{1}{4}$  miles by  $1\frac{1}{4}$ , containing nearly 4 square miles each, subdivided into 12 lots of 200 acres each, 30 chains in breadth by 66 chains, 67 links in depth. On taking charge of the Upper Canada Surveying Branch of the Crown Lands Department, I recommended the reduction of the dimensions of the sections to 100 chains square, subdivided into 10 lots, each 20 chains in breadth by 50 chains in depth and containing 100 acres each. The areas of the lots were reduced to 100 acres to avoid the errors which had formerly arisen in subdividing them. Since the year 1818 the limits of the road allowances have been defined by a double row of posts. As all the outlines of every section are now surveyed in the middle of the road allowances, the uncertainty as to the true position of the roads and the errors in the areas of the lots so frequent in the older surveys are avoided. As the Department is blamed by some parties for not surveying the waste lands of the Crown in sufficient quantities to meet the demand, whilst others assert, that there is a waste of public moneys in subdividing more lands than is required and in surveying blocks unfit for settlement, I beg leave to annex the following statement which shews that both charges are altogether unfounded in fact.

#### *Upper Canada.*

Statement of the number of acres of Crown and Common School lands surveyed into farm, town and park lots; and the number of acres sold between 1st January, 1847, and 31st December, 1854, with the cost of the surveys and amount of the purchase money.

No. acres surveyed.	No. acres sold.	Cost of Survey.	Amount of purchase money.
1,835,176	1,813,828	£21069 17s.	£726751 7s. 11d.

From this statement it appears that the number of acres sold falls short of the number of acres surveyed by only 21,348 acres, (about the one-third of a township,) and that the amount of the purchase money is upwards of thirty-four times the cost of the surveys.

2.—Have you any suggestions to offer to the Committee relative to the present system of surveys, and will you afford them your views generally on the



arrangement by which the surveys are conducted under the Crown Lands Office, and state your opinion as to the effect of separating the general business of the Crown Land Department into two distinct branches, one for Canada West and one for Canada East?—When there is a demand for land in an unsurveyed section of the Province or when the Commissioner of Crown Lands is of opinion that the waste lands in a given locality should be opened up for settlement, he submits his views to the Executive Council; on their approval an Order in Council is passed authorizing the survey, a projected plan and instructions are then issued by the Commissioner of Crown Lands to a Provincial Land Surveyor for its performance, he reports fortnightly the progress of the survey and quality of the land; on completing his field work he prepares a plan, field book, diary and report of his survey, and transmits them to the department with his account, pay list and subvouchers for the service. His returns of survey and account and pay list, &c. are carefully examined, and a list of the lots prepared for the selling Branch of the Department. Copies of the plan of survey are transmitted to the Crown Land Agent and to the Registrar of the County. The Crown Lands Department, as at present constituted, comprises seven distinct departments; the Commissioner of Crown Lands and Surveyor General's Departments for Upper Canada and for Lower Canada, the Crown Timber Departments, the Jesuits Estates, and the Crown Seigniories of Lower Canada. The varied and important duties of the Commissioner of Crown Lands, as the head of all these departments, (duties daily increasing with the increase of our population and business, and extent of our surveyed lands) cannot be promptly and properly performed by one person. The Commissioner of Crown Lands has also the onerous and important duties of an Executive Councillor and leading member of the Legislature to perform. I think the land business would be conducted more efficiently and satisfactorily by restoring the original offices of Surveyor General for each section of the Province, the office of Commissioner of Crown Lands remaining political, but the Surveyors General should be scientific, professional, non-political and permanent, and should devote their time and talent to the development of the public lands, visiting the localities proposed to be opened up for settlement, projecting the courses of the leading roads through them, and selecting sites for towns, harbours, &c. The appointment of a scientific and practical Surveyor General would also aid very much in raising the character of the surveying profession, and thus confer a great and lasting benefit on the land owners generally, by doing away with the careless and unskillful surveying which has been the cause of so much uncertainty as to the boundaries of their lands and of so many consequent disputes and expensive law suits. I am not aware of any material improvement that could be made in the present system of surveying the public lands beyond what would result from the appointment of such a Surveyor General as I have proposed. Our present system is the same in principle as that followed in the United States, and as nearly so in details as circumstances permit. We lay out the land in sections one hundred chains square, subdivided into ten lots of one hundred acres each, and by drawing all the outlines of each section, we avoid the errors in the dimensions of the lots which formerly occurred.

3.—Can you suggest to the Committee any mode by which the relative position of existing lines could be correctly ascertained and delineated on the maps of the Province?—A correct delineation of the existing surveys could be obtained by connecting their lines with fixed points on the following surveys which have been performed with that degree of accuracy to which high scientific acquirements and the best instruments only can obtain. 1st. Captain Bayfield's survey of the River St. Lawrence and its lakes. 2nd. The survey of the boundary line between the United States and the British Dominions, drawn in accordance with the treaty of Washington. 3rd. The survey of the boundary line between Canada and New Brunswick, drawn under the authority of the Imperial Act.

The surveys of the lines for the various railways afford the means of ascertaining the true position of certain points in the lines of the township surveys they intersect. As almost all the lines of the old surveys are, (owing either to local attraction, to the inferiority of the instruments used, or to unskillfulness or carelessness on the part of the surveyors) more or less crooked and irregular in their bearings, and as many gross errors have been made in their chaining, it would be necessary to verify the whole in order to ascertain their true position. A few of the Township Municipalities have had the survey of the whole township carefully verified by astronomical observations, others have limited the verification to particular concessions. The telegraphic lines afford the means of ascertaining the relative longitudes of the principal places in the Province, which if combined with observations for latitude, would establish their geographical position with great accuracy. The valuable astronomical instruments at present employed on the survey of the Provincial boundary might, on the completion of the survey, be used for this purpose.

4.—Are you acquainted with the Ottawa valley and its resources?—My knowledge of the valley of the Ottawa from personal inspection is limited, but as the duties of my office require me to examine all the plans, field notes, diaries and reports of surveys in the Upper Canada section of the valley, I have from them acquired a knowledge of its agricultural capabilities.

5.—What is your opinion of the agricultural capabilities of the country referred to above Bytown?—As my brother Alexander, who has the charge of the Crown timber of the Ottawa, has a much more thorough and extensive knowledge of the territory; I would beg to refer to him for details, remarking generally that although a considerable portion, (especially where the rock is a limestone,) is fit for settlement, yet a large extent is altogether unfit for agricultural purposes and is valuable only on account of its red and white pine timber.

6.—Do you consider the present mode of granting timber limits calculated to promote the settlement of the country or otherwise?—This question is so well answered by Mr. Logan, the Provincial Geologist, who surveyed the Ottawa in 1845, that I beg leave to make the following extract from his Report of Progress for 1845-46: "On the Ottawa the occupations of the lumberer and the farmer have been a great encouragement to one another, and while the advance of settlement has enabled the lumberer to push his enterprise further and further up the stream, it is mainly in consequence of the trade in its timber that the banks of the river are so fast filling up with inhabitants. The wants of the lumberman afford to the farmer a ready market for his produce at high prices and present a great encouragement for location, wherever good land occurs; while this has been found in sufficient abundance to establish many thriving settlements in localities which, but for the timber trade, might have been overlooked for some time to come."

7.—What course could you support as most likely to promote the settlement of the country in the disposal of timber?—To continue the present system.

8.—Can you state any circumstances which induce you to believe that the lumber trade would not suffer by the sale of the lands?—I think the lumber trade would suffer very much by the sale of the timber lands, except the sale of the arable lots to actual settlers.

9.—Have not very large sums been expended by the limit holders in improving the navigation of streams, &c., &c.?—It appears by a Return to an Address of the Honorable the Legislative Assembly made in 1853, that upwards of £330,000 have been expended on improvements to facilitate the descent of timber and on saw mills on the Ottawa and its tributaries.

10.—Would not the sale of these lands cause a heavy loss to these parties arising from their outlay being unavailable?—Yes.

11.—What other measures are required to promote the settlement of these lands?—The improvement of the navigation of the Ottawa and the construction of leading roads.

*Thomas C. Keefer*, Esquire, Civil Engineer, Montreal, cross-examined on his evidence given before this Committee on the 27th instant.

1st.—You have stated that you have a practical acquaintance with the present mode of surveying the Public Lands,—is it not a fact that many of the surveys performed by parties employed by Government are a mere waste of public money, as many of the parties so employed are not competent to discharge the duty?—I believe this to be the case.

2nd.—From your knowledge and experience on the Ottawa, is it your opinion that the land is generally fit for settlement on both shores?—I have no acquaintance with the north shore of the Ottawa, except in the frontier of Townships already settled, and up the Lelievre.

3rd.—Have you ever crossed the Counties from the Madawaska to the Roche Capitaine? if so, state if the lands in that locality were fit for settlement, and how timbered, white or red pine?—I have crossed from the Madawaska to the Bonchere, and been in the then unsurveyed lands west of Pembroke, where squatters were settled. I have also been at the Rocher Capitaine, but have not passed directly between these points.

4th.—On what sort of land does red pine grow, and do you consider it fit for settlement?—The red pine grows upon level sandy plains, generally considered barren and unfit for agriculture; but from the vigor of the forest, I cannot consider the land barren, and believe that gypsum would have the same beneficial effect as on other sandy soils.

5th.—Have you been on the waste lands of the Crown on the north shore of the Ottawa; if so, state your opinion of the nature of the soil?—I have not been on any unsurveyed territory at the north shore, except at Rocher Capitaine, where I consider the banks of the Ottawa barren, but know nothing of the country off from the River. I believe there is good wheat grown behind the barren mountains on the Deep River.

6th.—If a Railroad extended on the north shore some distance back from the Ottawa, would it not pass through a section of country that would ensure more traffic than the south side?—I think not.

7th.—If the Railway system is to be carried out by being fostered by Government, should aid only be extended to lines confined to that part of the Province formerly known as Upper Canada. If the object of Government is to open the country, would not a line of Railway extending from Montreal to the Rocher Capitaine be worthy of consideration, as the breadth of land from the banks of the Ottawa, north side, extend back about 350 miles, whereas the extent between the Ottawa and St. Lawrence does not exceed more than from 75 to 125 miles?—I think there should be no Lower or Upper Canada in commercial matters, such as Railways. I do not think a Railway could be sustained through the timber lands on either side of the Ottawa, unless it reached Lake Huron, and commanded a portion of the western trade. I do not think a Railway should be undertaken where the lands are not capable of early and permanent settlement on the greater portion of the route. In this respect, from the best information I have been able to obtain as to the capabilities of the north shore of the Ottawa, in the unsurveyed lands, I believe it to be far inferior to the south one.

8th.—If the whole of the waste lands of the Crown were as you suggest surveyed and thrown open to speculators, what means would you substitute to answer the loss that would naturally arise to the public revenue when the property

now belonging to the Crown was sold off?—I do not propose to survey and sell all the waste lands; many are not fit for settlement, and not worth the cost of surveys. I confined my remarks to the south side of the Ottawa; and to those districts known to possess valuable land. I think the annual sales would keep up the present revenue for some time, as long as the present revenue would last, and that a local population would contribute as much to the Provincial Revenue as the timber duties now do.

9th.—Have you any idea of the extent of revenue derived from the public lands, in the way of duty, &c.?—I believe about £25,000 to £30,000.

10th.—You state that settlers could be employed in the production of timber and logs, to more advantage than migratory bands of lumbermen who are necessarily obliged to bring their supplies from a distance. Would not the present system have a better effect, by affording a market to the actual settler, than having him act in a double capacity, as a lumberer and farmer?—The present system is a check to the increase of actual settlers. Where they are sufficiently numerous and far enough advanced in improvement of their lands, I think the farmer are not benefitted by turning lumberman,—but I think the lumberman's position is improved when he becomes a farmer.

11th.—Is it your opinion that the timber trade of Canada is injurious to the prosperity of the country, or otherwise?—It is beneficial.

12th.—What means would you suggest to encourage the trade: is it by inducing capitalists to embark their means in this business, or by encouraging irresponsible persons?—By throwing it open as far as possible.

13th.—Have you any idea of the number of ships employed as well as men in the trade?—I cannot state the exact number, but know it to be very large.

14th.—Supposing a line of Railroad is adopted through the valley of the Ottawa, what route would you consider the most eligible?—I have reason to believe that the summit near Lake Nipissing will be found some 500 feet or more lower than upon any other route.

15th.—Is it your opinion that Government should grant any of the waste lands of the Crown to parties forming Companies for the construction of such line of Railway, or would it be better to have the said lands in the hands of the Government, so as to be disposable at any time to the actual settler, instead of being subject to the regulation of any Company, who would naturally make their own terms?—Yes, the Company should give security for the construction of the road; the land not to be given until the road is built. The Company would manage the sale and settlement of the lands better than a Government, and in self defence would be compelled to sell and settle them.

16th.—What is the value of the lands now situated on the line of Railway in Canada West, per acre?—About £5 to £10 per acre, except near Towns, where it is much higher.

17th.—Is the price of lands situated on the different lines in Canada West, not so increased in value as to put it out of the reach of the means of new settlers to purchase?—I cannot say what is the price of wild land on the Railway route.

18th.—What is your opinion as to the utility of granting lands to Railway Companies, through which the line passes; would not the system have the effect of building up the Company to the prejudice of the settlers?—I do not think the Company could be built up, except by means of the settlers.

19th.—Would it be prudent to adopt the system of export duty, now that the principle of Free Trade is in force, and Reciprocity established?—I do not think an export duty could be proposed with reference to the United States, and if done with reference to England, it would become a differential duty.

20th.—You state you are aware of the present system of granting timber limits. Does the system now in force give any advantage to the man of means over the person who has no capital to embark in the business?—I am not aware

of any advantage given by the present system, but consider that it is one which necessarily requires large capital.

21st.—Has the fact come under your notice, that parties have obtained limits and then sold them off, and who merely obtained them as a mere matter of speculation?—I am aware that limits have frequently changed hands, but cannot say for what purpose they were obtained.

22nd.—Have you any idea of the extent of means employed by present enterprise in the construction of slides, booms and piers, on the tributaries of the Ottawa, as well as in roads and farms for the operation in connection with the business?—I believe it to be very great.

23rd.—Have you any knowledge of the extent of capital invested on some mills on the Ottawa, and its tributaries?—I cannot state the amount, but am aware it is very large.

24th.—If the timber limits obtained from Government were taken from them, or the lands sold, would not the investment made by such parties entail ruin on them?—I believe the greater part of the logs are obtained from the north side of the Ottawa. I do not think the sale of lands would diminish the supply or increase the cost of the logs. The mill owners would be large purchasers of land; but I am not prepared to say whether the survey and sale of waste lands on the north side of the Ottawa is called for or not.

25th.—In order to put the matter fully before you: suppose you embarked ten thousand pounds in mill property on a small stream, and for the working of your mills obtained timber limits which would secure you wood for ten or fifteen years, and that Government considered the system should be enforced of selling off the land so obtained on the faith of the Government, would you consider yourself justly dealt with in having your property and outlay worthless, and placed in the position of being destroyed by loss of your outlay to afford advantage to others, to your prejudice?—If the parties should be found to suffer loss from the action of the Government, they ought to be indemnified.

26th.—If Government will not keep faith with parties who have embarked their capital in the business, from the rich man to the poor; what effect would the departure from justice have on the credit of Canada?—An injurious one.

27th.—What means would you suggest to protect the forest from fire?—Cut down the trees with the axe of the settler.

28th.—Supposing the production of square timber was stopped, and the production confined to sawed lumber, what effect would such system have upon the trade of the country?—It would have an injurious effect on the trade of the St. Lawrence.

29th.—In all matters of commerce, is it not better to leave the trade of the country to find its own level, rather than enforce regulations which could only cripple trade?—Yes.

*William Hamilton*, Esquire, of the County of Ottawa; Examined:

1st. Have you been engaged in the timber trade, what experience have you had on the Ottawa in the business?—I have been engaged in the timber trade on the Ottawa and its tributaries during the past eleven years.

2nd. What effect has the production of timber on the actual settlement of the country?—Arising from the nature of the production of timber, it is necessary to cut out roads from the frontier or banks of each river; thereby giving facilities to settlers of ingress and egress, which otherwise (they the settlers) could not afford to cut. The only inducement settlers could have for going into the back country, to settle or clear lands, is that the manufacture of timber affords them a market (in cash) at their own doors, and in many cases labourers assist such set-



tlers, by advancing them provisions and other necessaries; in fact, it is my opinion that many portions of the Ottawa would never have been settled, had not the lumber-trade given such facilities.

3rd. What is your opinion as to the best means of encouraging the settlement of the country?—By making good roads, through the existing surveyed lands, and granting to purchasers absolute control of all timber growing on the lot or land they purchase.

4th. What would you recommend to preserve the forests from fire, to what extent do you consider is annually destroyed by fire on the Ottawa and its tributaries?—The most certain way of preventing the destruction of timber by fire is that the Government should put a stop to squatters entering on to the land of the Crown, (either surveyed or unsurveyed,) without the consent of either the nearest local agent, or that of the Government, as there is sufficient lands of equal, (if not better quality,) unoccupied in the front townships. The only cause of the destruction of timber has arisen from such settlers, and I am satisfied that there is annually destroyed as much (if not more) timber by fire, by such settlers, than arrives in the Quebec market yearly.

5th. What mode do you consider best for the disposal of Government lands, so as to ensure settlement, and encourage at the same time, the system of Emigration?—It is my opinion that a capable person should be appointed by Government to examine the territory before any survey be made, so that he could inform the Government, whether or not there be sufficient arable land within the space (of the usual sized township,) to induce settlers to go there.

6. Are you aware of the present system of granting timber berths to those engaged in the production of timber. Is such system prejudicial to the settlement of the country, or not?—I am well acquainted with the system of granting timber berths on the Ottawa. So far from the system being prejudicial to the settlement of the country, I am convinced that it holds out inducements which could not exist apart from the lumber trade.

7th. Is it your opinion that the lands on the Ottawa generally, are fit for settlement?—There is a very large quantity of good land on the Ottawa, but it lays in scattered localities. The pine country may be settled, but I am certain the great bulk of it is unfit for agricultural purposes.

8th. What system would you consider best to ensure the interests of the country, by cutting the timber on the waste lands into saw logs, or square timber?—I think the best interests of the country would be protected by cutting both saw logs and square timber together, but in cases where saw mills are constructed on streams tributary to the Ottawa, the best interests of the country would be protected by only permitting saw logs to be cut, and these to be manufactured by the mills on such streams.

9th. Is the land on which red pine grows fit for settlement?—Land on which red pine grows, (so far as I have seen,) is unfit for cultivation.

10th. What means would you suggest to place the trade on a healthy footing when the markets of Great Britain or the States are depressed?—To place the licence system on such a footing, that the licentiate will not be forced to work, or occupy any greater area than will produce a supply equal to the consumption of both markets.

11th. Have you any idea of the capital embarked in the trade by parties engaged in the business, and to what extent have improvements been made by such parties?—I have, but cannot state in detail the amount. I am aware of Messrs. Gilmour & Co., having expended on slides and booms, &c., on streams up the Ottawa, above Bytown, to the extent of £60,000, and on the Gatineau, Blanche, and Petite Nation Rivers, in mills and other improvements connected therewith, to the extent of £100,000 currency. I am convinced that Messrs. John Egan, & Co., have expended even a larger amount than the former firm. From my knowledge of the

timber trade, and parties connected with it on the Ottawa River, the printed statement of the return of these improvements furnished to the Legislature in the year 1858, is far under the actual cost.

12th. Are there not extensive saw-milling establishments on the Ottawa?—There are very extensive milling establishments on the Ottawa, and within these two years past (within my own knowledge) there has been erected six extensive establishments, equalling (if not surpassing) those in operation previous to 1858. And these are apart from the numerous mills erected on the tributaries of the Ottawa, which number, (so far as I can at present recollect, fifteen,) the larger number of which are partially sawing for Quebec market, and partially for the American and local consumption.

13th. If the timber berths were taken from those parties who have embarked their capital in the business, what effect would it have on their position, as well as those producing square timber?—In both cases of square timber limits, (where improvements have been made,) and limits on streams where mills are constructed, if they were taken from the licentiates, it would cause them utter ruin.

14th. If the trade was changed by any new system of selling the Public Lands, as in the State of Michigan, what effect would it have on the Ottawa section of the Province. I refer you to the evidence of Mr. White of the State of Michigan, as to the system of selling lands in that State, and if you think it applicable to the Ottawa?—I am convinced that if any other system than that of granting licences from year to year, on the lands of the Ottawa, and substitute that plan of the State of Michigan, (as described by Mr. White in his evidence,) by sale of the waste lands of the Crown on the Ottawa, it would tend to ruin producers, and the timbered lands would pass into the hands of monopolists, thereby causing a four-fold injury to the country, viz: by stopping the supply, by reducing the revenue, by throwing an immense number of men out of employment, (who are only suited for this trade), and injuring the shipping interests of Quebec; in fact I am convinced the result would inevitably be that Quebec would be reduced to a second class port.

15th. What effect would the general sale of the whole of the waste lands of the Crown promote?—The lands would go into the hands of monopolists, who would hold them at prices far beyond the means of the settler or emigrant.

16th. What means would you suggest of opening the lands fit for settlement, by affording facilities by way of roads, &c.?—I would prosecute as a trespasser any squatter who would take possession of any of the waste lands of the Crown, which would tend to make them settle in the front Townships, where roads could be made to benefit a larger number, as I am aware of extensive blocks of arable land in these townships unoccupied.

17th. Has the system carried out on the Ottawa and its tributaries, by the surveys ordered by Government, tended to advance the settlement of that section?—The system carried out by Government in granting to surveyors new townships to lay out, is very injurious, as it induces settlers to scatter themselves at too great distance from the front townships, where it is impossible roads can be made within sufficiently short time to give them access to their lands, and the result is, that they are forced to return to the front. I am convinced that the Government are not aware of the deceit practiced on them by the misrepresentation of many of these surveyors, who do so for their corrupt purposes.

18th. Has the money expended in opening roads been judiciously expended, have you seen any of the roads on which Government money has been laid out?—So far as I have seen, the expenditure of money has been very improperly laid out, in fact in many cases useless.

19th. Have you any idea of the number of ships employed in the trade, the number of sailors also, the number of men in the production of timber, and of what class, French or English, Irish or Scotch?—I think about 1,300 ships per annum; about 30,000 men are directly and indirectly connected with the Ottawa lumber

trade. Two-thirds of the men employed are Canadian French, and the other one-third are English, Irish and Scotch.

COMMITTEE ROOM, 3rd April, 1855.

*George Hamilton*, Esquire, of Hawkesbury; Examined:

1. Are you engaged in the production of sawed deals and boards; to what extent annually?—I am. We manufactured at Hawkesbury, last summer, equal to 750,000 deals.

2. What amount have your firm vested in mill property?—The outlay at the Hawkesbury Mills has been estimated at about £75,000.

3. If you have made improvements on any of the tributaries of the Ottawa, in the way of booms, piers, slides, frames, and in connection with your operations, state to what extent you have invested, to the best of your knowledge?—On the Gatineau River and its tributaries, we have expended, in improvements connected with our operations, to the extent of about £23,000, and on the Rouge £10,000.

4. How many men do you annually employ in all your departments?—We employ, on an average, throughout the year, 400 to 500 hired men.

5. Do you hold timber berths, from which you produce logs for your mills?—Yes.

6. Has your milling business tended in any way to retard the settlement of the country?—I should certainly say that it has had the very opposite effect.

7. Supposing your timber berths were taken from you, what position would you stand in, as regards your investment?—We would be placed in a very helpless position indeed. I would not, in fact, invest one copper in a saw mill without having secured limits before hand.

8. Have you any knowledge of the capital embarked in some mills on the Ottawa and its tributaries, as well as improvements?—I am aware that an excessively large amount of capital has been so embarked, but cannot say how much.

9. Supposing the square timber business was done away with, and that the Forests were made use of for sawing purposes, what effect would it have on the trade between Quebec and Great Britain?—I do not feel competent to answer this question, without knowing in what way the people of Great Britain would replace the present supply of square timber, or to what extent deals might be substituted.

10. What should you suggest as the best means of encouraging the timber trade of the country, and at the same time ensure the settlement of the waste lands of the Crown?—I think that in a general way the trade will be "best encouraged" by abstaining from the now too constant attempts to change and meddle with it. The "Regulations" at present in force, if not the most perfect that might be, have at all events been the fruit of long experience, and are probably, on the whole, as much so as the conditions of things will permit. Wherein, however, they may be found either to stimulate productions beyond what the market calls for, or to interfere with the most economical working of limits, it would, I think, be judicious to amend them; but further than this, I conceive that more benefit will be found in securing the due fulfilment of existing rules than in experimenting with new ones. I am of opinion also that the settlement of the country would be best forwarded by a like course.

11. It has been alleged that those largely engaged in the production of timber and saw logs are not favorable to having the lands thrown open to actual settlers. Is it so or not?—I cannot think the allegation to be correct as

regards *bona fide* settlement, and for this reason, that I conceive such is beneficial and not injurious to the lumberman, whose opposition has been to purchase by speculators, whose object is not to settle, but to get hold of the timber.

12. If the Public Lands were all thrown open for sale for cash at a fixed price, what effect would it have upon the revenue of the country, as well as trade; and if such were adopted, would there be more breadth of land cultivated and settled upon than under the present system?—In the case of Timber-land, of which I more particularly speak, the effect on the revenue would inevitably be a most serious loss; and on the Trade, that it would exclude all such as have not the means to compete with the more wealthy. Whilst, as regards settlement and cultivation, I cannot at all see how the adoption of such a system would induce a greater extent, but the contrary, inasmuch as intending settlers, who seldom indeed have the means of immediate payment, could never compete with speculators, whose object of course is their own direct and largest possible profit, and therefore it cannot be supposed the settling class will be able to deal with them on terms as easy as with the Government, whose primary object is the actual settlement of the country. As the adoption of such a system would also necessarily be attended with an abandonment of the provision which at present requires such actual settlement as a condition of the sale, it would do away with the only bar there is in the way of speculators possessing themselves of all the best timber land in the country, whereby the Government, as I have before observed, would be deprived of what must otherwise prove a most valuable source of revenue for years to come. It has, however, been alleged, I believe, that the condition in question is so constantly evaded, even as things are, as to be comparatively useless; but under an efficient management, I do not think this need be. At all events, I am certain that in the case of timber lands, there is the very best security that it cannot be so, as it is sufficiently the interest of the license-holder to see that it is strictly complied with.

13. Are you aware of the system carried out as regards the disposal of the Public Domain in the United States, and if you think it advisable to adopt the same in this Country?—I am not sufficiently so to offer an opinion.

14. How is produce consumed in timber operations paid for. Is it by means of traffic or cash?—Our medium is generally cash.

15. Does the business carried on in the timber operations on the Ottawa give a good cash market for all agricultural productions?—It does.

16. How long have your firm been in the business?—The establishment at Hawke-bury Mills was commenced upwards of forty years ago.

17. What means would you suggest of preserving the forests from fire?—Where the difficulties of enforcing laws or regulations on this point would be so great, I fear any that might be enacted would prove in reality but a dead letter. The very settlement of the country, in fact, is the greatest cause.

18. What is your opinion of the surveys made on the Ottawa and its tributaries. Is the system a judicious one?—I think that a large amount has been uselessly expended in surveys, in consequence of such being adopted and carried out without due enquiry beforehand as to the necessity or advisability of such.

19. What system of survey would you propose in lieu of the one now in operation?—I think the precaution proposed would be a very judicious one, and if carried out by competent and trustworthy parties, would unquestionably effect a great saving to the Country. In that section indeed with which I am best acquainted, viz: north of the Ottawa, there is, in fact, only a small portion of the whole that is anywise valuable or desirable for purposes of settlement alone, and therefore there is the greater necessity for such precaution, for, whilst every facility and inducement ought to be rendered where actual settlement is the object, it is only questionable whether the indiscriminate surveys that have been

made are not open to the further objection, that settlers pass by what is really the best land, and lured by the expectation of getting the duties, take up that which has most pine on it, and which is always the poorest. The ultimate consequence of which must be injurious alike to themselves and to the country.

20. How many ships employed in the trade to Quebec annually?—I have no means of reference at hand to enable me to answer these questions correctly. As to the probability of the revenue increasing annually, I think that apart from the fluctuations of trade, such may reasonably be expected in the improving system of collecting the same.

21. Have you any idea of the number of men employed in the timber trade in all its branches?—Same answer as to Ques. 20.

22. Have you any idea of the extent of revenue derived from the timber trade, and is it probable the same will increase annually?—Same answer as to Ques. 20.

23. If any of the Public Domain was granted to Railroad Companies, what effect would it have towards promoting the actual settlement of the country, and is it your opinion that settlers would obtain the lands from such Railway Companies as if in the hands of Government?—The Railroads would of course help most materially to the settlement of the country, but in my reply to No. 11 I have already stated why I consider that such transfer of the proprietorship would not do so. It is known to be observed that my argument would not apply with the same force in the case of the Railway Companies, as with them the actual amount got for the land might also be but a secondary consideration, compared to the settlement of the Country and consequent advantage to their road.

24. If the whole Public Domain of Canada was surveyed, is it your opinion that capitalists would be found to form Companies to purchase the same, in order to secure the timber thereon, and what would be the effect of such a course?—I am of opinion that speculation to a vast extent would inevitably attend the adoption by Government of any such course, and that the same could not but entail great loss to the Province and defeat the chief object of the Government, the settlement of the country.

COMMITTEE ROOM,

3rd April, 1855.

*Allan Gilmour*, Esquire, of Montreal; Examined:

1. Are you engaged in the production of sawed deals and boards, and to what extent annually?—I am. The firm of Gilmour & Co., of which I am a partner, manufactures annually of deals and boards, about thirty million feet (board measure.)

2. What amount has your firm invested in mill property?—About fifty thousand pounds in actual mill property, besides a large amount connected therewith and dependent on our mill business for its value.

3. If you have made improvements on any of the tributaries of the Ottawa in the way of booms, piers, slides and frames, in connection with your operations, state to what extent you have invested to the best of your knowledge?—Our firm has during the last fifteen years expended in river improvements on the Ottawa and its tributaries, as near as I can estimate, about twenty-seven to thirty thousand pounds.

4. How many men do you annually employ in all your departments?—In Canada, from fifteen hundred to two thousand men directly employed.

5. Do you hold timber berths from which you produce logs for your mills?—We do.



6. Has your milling business tended in any way to retard the settlement of the country?—No, but on the contrary it has occasioned extensive settlements which would not have taken place but for the market created for farm produce required in our business.

7. Supposing your timber berths were taken from you, what position would you stand in as regards your investment?—Without our present facilities for obtaining a permanent and reliable supply of timber and saw logs our investments would be of comparatively little value.

8. Have you any knowledge of the capital embarked in saw mills on the Ottawa and its tributaries, as well as improvements?—I should say at least two hundred and fifty to three hundred thousand pounds in mills, and one hundred and fifty to one hundred and seventy-five thousand pounds in river improvements.

9. Supposing the square timber business was done away with, and that the forests were made use of for sawing purposes, what effect would it have on the trade between Quebec and Great Britain?—In my opinion the trade would be reduced to such an extent as to be quite insignificant compared with what it has been, and Quebec by losing her chief trade would so decline as to render property therein of little value, involving many in ruin and the town in probable bankruptcy.

10. What would you suggest as the means of encouraging the timber trade of the country, and at the same time ensure the settlement of the waste lands of the Crown?—The best way to encourage the timber trade of the country would be to limit production, instead of forcing it as at present by parties being obliged to work their timber berths or pay increased ground rents doubling every year upon the former years rent when not worked upon. What the trade has chiefly suffered from (and with it the country connected therewith) has been over production, and glutted markets in consequence. To ensure the settlement of the waste lands of the Crown, such lands only as are suitable and fit for agricultural purposes should be surveyed and opened for sale, instead of surveying out as has heretofore been the case large tracts of mountainous, rocky and barren country utterly unfit for settlement. Government assistance towards the construction of roads into new countries is greatly wanted and would contribute more than any other means towards the settlement of the waste lands of the Crown.

11. If the public lands were all thrown open for sale for cash at a fixed price, what effect would it have on the revenue of the country as well as trade, and if such were adopted would there be more breadth of land cultivated and settled upon than under the present system?—As regards the Ottawa country, (of the west I have little knowledge,) if the lands were all thrown open for sale for cash they would to a large extent be taken up by speculators, on account of the timber, or for re-sale, and in the first instance the revenue would probably from such sale be augmented, but afterwards fall off. I do not see in what way the trade of the country would be benefitted by this course or more lands brought under cultivation. Many of the first settlers in the new townships and back country went in as squatters from the circumstance of having nothing to pay for their lands for a time, and knowing their pre-emption right to the land when surveyed. Surveys so far as I am aware, have always taken place as soon as required, in many cases sooner, and in not a few cases where they will never be required for agricultural purposes.

12. It has been alleged that those largely engaged in the production of timber and saw logs are not favorable to having the lands thrown open to actual settlers. Is it so or not?—It is not so where the lands are taken for actual settlement; it being for the interest of the lumberer to have actual settlers near him, producing every thing required cheaper than he can do so himself; but when settlement is made a cover of right for taking away the timber from lands held

under license and not for actual settlement, the lumberer is not favorable to lands being thrown open to be used in this way.

13. Are you aware of the system carried out as regards the disposal of the public lands in the United States, and do you think it advisable to adopt the same in this country?—I am unacquainted with the system acted on in the United States for the disposal of public lands, and cannot therefore speak as to the propriety of its adoption in this Country.

14. How is produce consumed in the timber operations and paid for?—The produce consumed in timber operations is all paid for in cash, as a rule; where the exceptions occur, it is by mutual agreement; a cash market being open to the producer.

15. Does the business carried on in timber operations on the Ottawa give a good cash market for all agricultural productions?—It does; and without which none would at present exist at remunerating prices, it being so far from other markets, and the climate and soil generally not being equal to many other parts of the Province.

16. How long have your firm been in the business?—About thirty years in Canada and forty-five years in New Brunswick.

17. What means would you suggest to preserve the forests from fire?—I would not encourage settlement in the pine countries, at least till the timber was mostly taken off, they being generally poor land, and unfit to make good farms of; when settlers are once admitted upon lands and commence clearing, fire being their chief agent for this purpose, I do not see how fires can be prevented from spreading and destroying the forests. More timber, it is generally believed by parties well able to judge, has been destroyed on the Ottawa by fires than has been cut down by the axe of the lumberman.

18. What is your opinion of the surveys made on the Ottawa and its tributaries. Is the system a judicious one?—The system of surveys on the Ottawa (if system it can be called) has been faulty and injudicious in the extreme, surveys being made where not required and the only object apparent was to afford employment to surveyors in want of a job, and the surveys made being in many cases most carelessly and imperfectly performed.

19. What system of survey would you propose in lieu of the one now in operation?—I have seen many tracts of land which have been surveyed quite unfit for settlement, and which surveys were a perfect waste of the public money, and would advise that the different blocks of land proposed for survey should be first examined by competent parties to ascertain whether the section so intended for survey was actually fit for settlement or not, some precaution of this sort being imperatively required.

20. How many ships are employed in the trade to Quebec annually?—About nine hundred to eleven hundred ships in the timber trade.

21. Have you any idea of the number of men employed in the timber trade in all its branches?—I cannot state, but judging from the value of exports and otherwise, it must be a large proportion of the population of the Province.

22. Have you any idea of the extent of the revenue derived from the timber trade, and is it probable the same will increase annually?—The revenue derived from the timber trade amounts to about thirty-five to forty thousand pounds per annum, and if not injuriously interfered with, or the timber lands sold, must continue to increase.

23. If any of the Public Domain was granted to Railway Companies, what effect would it have towards promoting the actual settlement of the country, and is it your opinion that settlers could obtain the lands from such Railway Companies as if in the hands of Government?—How Railway Companies might act in disposing of lands, conceded to them by the Government, I cannot say, but suppose it would be to their interest to get their lands settled upon as

fast as possible. Doubtless railway facilities must always encourage settlement by giving to the settler a ready communication with the markets for the sale of his produce and purchase of goods required, but I do not think the lands would be settled any faster in the hands of Railroad Companies than in that of the Government; the Railroad in either case being in existence.

24. If the whole Public Domain of Canada was surveyed, is it your opinion that capitalists would be found to form companies to purchase the same in order to secure the timber thereon, and what would be the effect of such a course?—If the whole Public Domain was surveyed and opened for sale, I have no doubt large tracts would be brought up by companies or individuals on speculation, to secure the timber or for re-sale, and in such case the price of lands would doubtless be increased and the object of offering cheap lands as an inducement to the emigrant to settle in the country, would in all probability be defeated.

*A. J. Russell*, Esquire, Bytown; Examined:

1. How long have you been acting as Agent for the Government in the Crown Land Office at Bytown, or any other capacity in the Department?—I have been twenty-five years in the public service in Canada. For nearly nine years past I have been Surveyor of Crown Timber Licenses at Bytown. From 1st July, 1846, to 4th March, 1851, I acted conjointly with the Collector of Crown Timber Dues in the issuing of timber licenses. Some time after the collection of duties on square timber was transferred to Quebec, the remaining duties of the Collector's Office at Bytown were transferred to mine. Since the fall of the year 1853, I have also been Inspector of Crown Timber Agencies for the Ottawa and Canada East; having for a short time before discharged the duties of Inspector of Crown Lands and colonisation roads for Canada East.

2. Are you aware of the system of granting licences to parties for timber berths on the Public Domain. Is it your opinion that the public interest suffers from the system. If so, in what particulars?—I am intimately acquainted with the system of granting licenses to parties for timber berths. It has grown up with the timber trade of the country, and has been modified and matured so far, to suit the trade and the interest of the Province. After long observation and much close study of the subject, I am altogether unable to see that the public interest suffers from the present system. On the contrary, so far as regards revenue, the public interest has gained very much by the system as lately amended; the amount of duties collected having been very largely increased, without any proportionate increase in the quantity of timber exported, or in the rate of duties, (the duty on red pine having been reduced to one-half of the former rate, but simply by improvement in the system of collections, and efficiency in managements,—the revenue from timber, which a few years ago was about from £25,000 to £30,000, has increased to about £60,000 and £70,000, for the last two years, while the amount of timber exported is but little changed. The present system does not restrict, nor in any way interfere with the commerce of the country in wood; the producers being allowed to meet the foreign demand in the form and quantity they think most profitable to themselves. It gives the license holder an interest in preserving the timber by giving him a continued preferential right to it, so long as he makes a proper use of the privilege of cutting it, and complies with the conditions required of him, which would be by no means the case were he interested for one year only. As it tends to keep the cutting of timber, to a certain extent, in the hands of a class of men who live by the business and understand it, the supply is more regularly maintained, and less opportunity is given for over production than if the public forest were thrown

open to the utmost to the inexperienced, who would rush into the trade, under the temptation of high prices. At the same time, the present system presents a check to the holding of timber berths without making a proper use of them, in the additional ground rent charged in such cases, which is doubled continuously, on every successive year of non-occupation, and the present system does not in any way retard the settlement of the country. The survey and sale of lands go on as freely as if the system of licensing timber berths did not exist. The interest of the lumberers is in no way regarded in the matter. Lots are sold to purchasers without the consent of the lumberer holding licence for them, and he is not allowed to interrupt the settlers, were he so disposed. Though this is but the third year in which additional ground rents, on unoccupied berths, has been levied, it will amount to upwards of £3000, for this season, in my agency. Formerly the cutting of a certain quantity of timber was compulsory, under the risk of forfeiture of licence? But this led to the making of timber, at a loss in bad times, to the injury of the trade, by over production, as lumberers would rather do so than lose their berths on which they depended for living; the result was found so injurious that during the depression of the trade, after the year 1847, the obligation to occupy was set aside altogether. This, though necessary, was an extreme measure in favor of the then license holders. In the state of the times it was judicious. The Norwegian Government proceeded further on a similar occasion of depression, they granted temporary pecuniary assistance to their lumber dealers, from a sense of the importance of the trade to that country. To avoid the evils of both or either of the extremes of forcing over production, or allowing the holding of berths without occupation, the system of laying on a ground rent, increasing with continued non-occupation was adopted as a mean. The present system, as a whole, is based on the principle of giving the necessary encouragement to the investment of capital in the trade, in improvement for the descent of timber, and in saw-mills, by securing continuous possession, under certain conditions of occupation on the one hand, and of checking, at the same time, by an increasingly burthensome ground rent, the unnecessary holding of ground without making use of it. A judicious medium has to be maintained in effecting these two ends. Should it not be found sufficiently powerful in effecting the latter object, its efficacy can be increased at pleasure, to any degree merely by increasing the rate of ground rent without any change in the system.

3. Do the timber operations tend to advance the settlement of the country or otherwise?—Timber operations tend very much to advance the settlement of the country. A very great quantity of provisions and provender is consumed by the men and horses employed in it; and as the cost of transport along imperfect roads and up rapid rivers is excessive, it is better for the lumberer to give high prices to the settlers near him for their produce than to bring it from a distance. The lumberers give higher prices for farm produce in distant settlements than what would be obtained for it in market towns, elsewhere. This is the strongest possible inducement to settlement, and when it is considered that there are about fifteen thousand men and several thousand horses employed in the lumbering on the Ottawa alone, to be supplied with provisions and forage, it will be evident that the demand they occasion for farm produce must operate very extensively as an encouragement to agriculture.

The employment also which lumbering affords for the sons of the settlers and their teams, in winter, in drawing out the timber is advantageous to them, as it gives them high wages and they are fed during a season when there is little for them, or their horses, to do at home.

4. From your experience has there been any disposition on the part of producers of timber to prevent settlement?—In general there has been no disposition shewn on the part of producers of timber to prevent settlement, but rather the reverse; from the lumberers, being interested in having abundance of farm pro-

duce raised near them:—but though interested in the general progress of settlement, there is commonly an indisposition on the part of each individual lumberer, to see his own particular timber berths surveyed and opened for settlement; not from opposition to the occupation of the ground fit for cultivation, by the settlers, but on account of the loss of timber by fires, caused by burning the wood, at improper times;—but chiefly arising from the injury, the lumberer suffers from the purchase of the best timbered lots by pretended settlers with the view of merely stripping them of the valuable timber, especially when they can come by it that away more cheaply than by paying the usual duties to the Crown.—Besides injuring the license holder, by depriving him of valuable groves of timber, and the public by the loss of duty on it, the pretended settler injures the actual settler, should any such afterwards acquire the lands, as the lumber would have enhanced the value of it to the latter, and there is sometimes another reason for opposition on the part of lumberers. When the land is offered for sale any person may purchase such lots as may include slides and other works made by the lumberers, and levy dues on the latter for the use of works, he may have constructed at considerable cost. And also where there are but few places where practicable roads can be made for getting timber to the rivers, the purchasers of the lots embracing them can obstruct the lumberers, or exact a consideration for the right of way. To prevent these evils the right of way at all portages and the ground necessary at existing slides, and the right of way to the Crown forests, by the most suitable route should be reserved in selling lands on the Ottawa, and in other rough or hilly regions, where regular road allowances on boundary lines are often impracticable. If that were done and the law against the burning of brush wood enforced, say from 10th June to 20th September, and if the sales of lots in timber countries were made subject to the lumberers, because till actual settlements took place, all the just causes of objection on the part of lumberers to the sale of lands would be removed.

5. Have you any idea of the number of licenses now issued in the Province?—There are I believe about nine hundred timber licenses now issued annually in the Province, which are held by nearly six hundred parties. I cannot see that this can be justly called a monopoly; not only because the number of holders is considerable, but also because they do not hold all the public forests. Much remains still unlicensed beyond what they hold, just as the last granted of these berths were behind the others before them. It would be more convenient it is true for those who now wish to obtain berths, that they should get part of the ground already licensed, but as long as the quantity of timber required for the supply of the market is prepared, it must be indifferent as regards the public interest, and the export trade of the country whether it be prepared by the parties who now do it, or by others in their stead. If the wholesome expansion of the timber trade of the country were cramped by the present system the case would be different. Experience shews that the country has never suffered from the supply being too small to meet the demands; but on the contrary that it has suffered considerably from time to time, by the quantity prepared and brought to market, being much greater than was required, causing a fall on the price, below the cost of production. In such cases the loss of part of his outlay by the lumberer is not the only one, the Province loses the trees and would have been richer were they left standing where they grew. It is true that some of the parties hold very extensive grounds, but it is not the system that has produced this circumstance. The large holders of berths on the Ottawa (the chief seat of the trade) acquired the greater part of them, not from Government but from other licentiates who parted with them to suit their own convenience and interests, and even continued to do so secretly and successfully during a time that Government did much to obstruct and prevent transfers. Comparatively few of the old berths on the Ottawa are now in the hands of the original licentiates, the present holders having in



many instances acquired them by purchase. Berths can be obtained in the same manner now by those who wish to have them. The holders of extensive tracts of timber forest by parties with large capital is not peculiar to the system of licensing, it is an advantage which their superior capital would in any case give them. The system now in force secures the man of small means in the continued possession of his lumbering ground, for as long as he complies with the required conditions his berth remains to him, without competition. But were the perpetual or annual right to the forests sold by auction, no poor man would be allowed to obtain any berth of value, the large capitalists would outbid him of course.

6. Is it for the general interest of trade that capitalists should be encouraged or otherwise?—I believe it is for the general interest of trade that capitalists should be encouraged. Without a certain amount of capital owned or borrowed, the costly works beyond ordinary outfit for the getting out of timber, and the large expensive saw mills that supply the export trade for the country, would not be constructed and the falling off of that branch of our commerce which would follow would certainly be an evil. But leaving the interest of the export trade out of the question it is much to the benefit of the Province generally that the investment of capital in the lumber trade should be encouraged, on account of the powerful effect it has in forwarding settlement and benefitting the agricultural population. We may instance the trade on sawn timber as the chief immediate cause of the settlement of the interior Saguenay country, which now contains many thousands of inhabitants. This effect of the trade could be shewn in many parts of the Province, but nowhere so distinctly. There is another circumstance worthy of notice attending the lumber trade, which is not generally considered, and to which I beg to direct attention. It is a circumstance affecting the defensive strength of the Province. We have a great length of frontier on the south, and at the centre of it where the St. Lawrence is the boundary, the settlements connecting the great masses of population of the Province are comparatively weak and narrow. But the lumber trade has garrisoned the wilderness behind, with an army of fifteen thousand men, hardier men and stronger in frame than any regular army, accustomed to exposure and danger, and particularly qualified to take care of themselves, an army that has a years supply of provisions always on hand, with several thousand picked horses as means of conveyance in winter, and in summer canoes, by which they could transport themselves speedily and in great force through their portage roads and labyrinths of waters, upon any point between Belleville and Montreal. They are ready organized under their employers, and and they are unincumbered by women and children or the helpless of any kind. Being in addition to the fixed agricultural population, they render Bytown in particular a place of much greater security than even with its interior position it would otherwise be.

7. Have you any idea of the extent of means invested in saw mills, slides, dams, piers and booms, constructed for the facility of the lumbering operations on the Ottawa and its tributaries?—In obedience to the commands of the Legislature I prepared in 1853, an approximate return which shewed that the capital invested on improvements for the descent of timber was then £151,847 7s., and in saw mills £179,876 5s. 3d., in all £331,723 12s. 3d. It would be safe to say that upwards of £50,000 has been invested in such works and saw mills, since that return was prepared.

8. Is it your opinion that the clause in the license which enforces production is advantageous?—There is no clause in the license absolutely enforcing the production of timber. The regulations provide that "no timber berth shall be forfeited for the non-occupation of it, provided the increased ground rent on that account be paid, and as the additional ground rent on a berth of the largest size payable after the first year of non-occupation is only twenty-five dollars, no lumberer need make timber to disadvantage to avoid paying that insignificant sum.

It is only where parties have been long holding a greater extent of ground than they could even partially make use of in the best of times, and the ground rent has even been continually doubling, that the heavy amount of it will operate powerfully, to make the holders duly occupy their berths or relinquish them to those who have none, and really need them for use. In such cases the regulation might make it the interest of the license holder to manufacture timber where it was not otherwise profitable; but these cases need not be many; their effect on the commerce of the country as leading to over production, will be two insignificant to warrant the suspension of the regulation imposing double ground rent on unoccupied berths. Confidence in the intention of Government to carry out any regulations to their proper issue, will be seriously impaired, should such a suspension take place, and it will weaken any sense of obligation on the part of the lumberers to comply with regulations. The system of increasing ground rents on unoccupied licenses was established to admit of the lumberers refraining from working on their berths; by paying, they may refrain. If in extreme cases it should be found to have any considerable tendency to cause over production, it would be better merely to limit the increase of ground rent so that it should not exceed the duty that would occur from the rate of occupation of the ground defined by the regulations, than to suspend the regulations in question.

9. Will you peruse the evidence of Mr. White of Michigan, and state if you consider his suggestions, as regards the sale of the public domain, would tend to promote the best interests of Canada, and what effect would it have on the settlement of the country?—I have read the evidence of Mr. White of Michigan. It contains a description of the American system of survey and sale of lands. Their system is well suited to the enterprising character of the Americans and their wide field of action. Their system of survey is good. We have now a similar one in practice in Upper Canada, possessing its advantageous arrangement of sections surveyed on four sides. In their system of agency, the accounts of the Receiver afford a check on the transactions of the Registrar. If a similar check on the sales of our agents be desirable, it can be had in a way suited to our comparatively small country, by payments on land sales being remitted directly to the Commissioner of Crown Lands by the purchaser, the receipt being returned to him through the agent for the information of the latter as to what lands were paid for; cheap postage and abundant post offices render this plan very practicable, should it not be found to give more labor in the office than it was worth.

In judging of the applicability of the American system, (of selling unconditionally,) to Canada and the Ottawa valley in particular, it is necessary to consider chiefly the effect it would have on the settlement of the country—Mr. White admits, that under their system, speculation in wild land exists to a great extent and is so far an injury—How would that suit us? In the United States the field for settlement is almost unlimited. If settlement be checked in one direction, it can find another to extend in—with us the country fit for settlement is comparatively small, and it would seem imprudent to expose it to the risk of being shut up by injurious speculation in wild lands, which is admitted to attend the American system,—circumstances, and the coldness of our climate do enough already to turn away immigration, and draw off our native population, and weaken our national strength, without this additional obstruction. Our past experience is strikingly against the uncontrolled acquisition of land in blocks, and lots by private individuals. The settlement of part of the townships of Lower Canada, was long completely arrested by it.—It was not till the French Canadian population, in want of room for extension, spread out over these townships, that the country was in any degree filled up; and then they had to squat on lands to which they had no title, or pay a high price to the proprietors; sometimes four or six times the price they would have had to pay the Crown. I allude to town-

ship on the south shore nearly opposite Quebec. Were such a blight to fall on the lands fit for settlement on the Ottawa, it would long check the consolidation of the Province as an inhabited country; and be injurious to its unity and strength. For there, as the chief value of the land is, in its timber forests, we know it would be for that it would be purchased by speculators—the soil would be little thought of.—The lumbering which is causelessly complained of now, would then certainly be the governing interest, and settlement be entirely at its mercy.—Government would have lost all control of the land, which it now retains, and the immediate interest of the speculators would ever rule the interest of the Province. Mr. White's suggestion of fair municipal taxation, as a check on the admitted evil of speculation, would probably be of little avail on the Ottawa lumber country, for great tracts would be held by the speculators and lumberers, with few inhabitants but their own people or settlers under their control; and the desire to prevent municipal authority from being called into existence, to tax them for the end proposed, would give them an additional motive for preventing settlement; especially as the profits on the sale of the small proportion of land fit for settlement, would be insignificant, compared with the profit on their timber.—On the whole they would be as little interested in the settlement of the country as the present lumberers, but would have infinitely more power to obstruct it if so disposed. The unconditional sale of lands could not possibly forward settlement more than the present system,—would be advantageous to the speculators, but finally injurious to the revenue, and might by checking settlement be injurious to the welfare of the Province. There is a feature in the action of the American system mentioned in one of the annual reports of the United States Land Office, which we would find objectionable here.—In the case of lands that are open for private sale, in virtue of the Act of Congress of 4th September 1841, which permanently establishes pre-emption, an occupier (Squatter) by filing notice of his settlement and intention to enter for the lands, is allowed twelve months to complete his purchase, in preference to all others. It is complained in the report, that applicants do this to enable them to cut the timber and move off before the end of the period allowed them to purchase. It is stated further that in certain districts not one in three hundred of such applicants become actual settlers. If so the abuse is greater than any practised under our system.

10. Will you peruse the evidence of Mr. Spragge, and state particularly your opinion of his proposition, that production of sawed instead of squared timber should be encouraged?—I have perused Mr. Spragge's evidence,—that gentleman is mistaken as to the waste of timber in hewing, in saying that three quarters more could be made available by making Saw Logs than by making square timber. A squared stick contains only about one quarter less timber than the utmost that could be practically made of it, by sawing it up in a round state, for there is always some loss in edging off the boards or planks. By merely restricting the manufacture of timber to sawn stuff, probably a half more would be taken from the same extent of ground by license holders, (not three times the amount as Mr. Spragge supposes.) At that rate there would be a loss to the revenue, for the duty on square timber is double that on saw logs. It is true that if the lands were sold to the lumberers, those of them who followed the American system, would cut kinds and sizes of timber that are now left standing; but that would arise merely from a desire to make the most of the land they had purchased; where a man pays by the acre it is his interest to take all he can from the acre; but where he pays for the wood by the quantity he will go over several acres for the best wood. Much of the square timber is no doubt sawn up in Great Britain, into boards and planks; but much of it is employed in lengths, and dimensions which the consumers can best determine for themselves; for beams, joists, framing and roof timbers, and for engineering

purposes, besides masts and spars. Were we to decline furnishing our European customers with square timber for such purposes, we would simply be deprived of so much of our Commerce. It would certainly be desirable that the sawing of all wood required to be sawn, should be done in this country, and Mr. Spragge proposes a draw-back as a means of effecting this end, but a greater distinction than that he proposes, already exists in the difference of duties on saw logs and square timber, but the desired result is not obtained. If our people can saw up the wood to suit as well this interest and convenience of the British consumers our lumber merchants should shew them that, and profit by the additional business, and any suggestions having that tendency are useful:— But it is generally better to have the consumers and producers to suit their own convenience and interest, than for Government to step in and dictate the form in which they are to exchange their commodities. It would seem however, that the waste of timber might be in a great degree avoided if the habit of measurement requiring timber to be fully squared, which has grown up here, could be changed. In rendering the pieces perfectly square at the edges much of the best of the wood is cut off,—but if a tree that now squares sixteen inches, were squared to eighteen, by leaving three inches of the round wood on the edges, it would contain, very nearly, one-fourth more wood, and that of the best part of it; the cost of preparing a given quantity of wood would be one quarter less to the lumberman, and the reserve from the same number of trees would be increased in proportion. To admit of this, the timber should be measured by girthing as practised in New-Brunswick, instead of the present system of measuring only the hewn face. A saving of one-fourth on the total of square timber shipped is worth consideration,—but in this again, the taste of the consumers has to be consulted, and the habits and prejudices of our own practical men might be insurmountable though unreasonable, as they sometimes are. I am desired to refer generally to the evidence of Mr. Spragge. That gentleman's evidence is pervaded by a very earnest and praiseworthy desire to forward the settlement of both sections of the Province, but his suggestions where they are original, generally do not seem based on correct information, or practical knowledge of the subject, with which he seeks to deal.—especially as regards the Lower Province. He is mistaken in supposing that the lumber trade is not connected with progress in settlement, in speaking of the country north of the St. Lawrence, in rear of the parishes. On the contrary it has hitherto been the chief cause of what settlement has been made there. It has been the chief cause of the settlements in the interior Saguenay; it has done very much for the settlement of the valley of the Ottawa and its tributary the Gatineau, and it is now the cause of many settlers going into the valley of the St. Maurice, without which, efforts to form settlements there, with a difference in latitude against them, would be almost necessarily unavailing for generations to come.

He is also mistaken in saying that the lumber trade is but a temporary branch of trade, of which a few years more will probably see the end. In the region of which he speaks the quantity of arable land is comparatively small, much must for ever remain a forest country, of which its timber will continue a staple all the more valuable for its becoming scarce elsewhere, and which will continue to give an increased value to farm produce there.

His recommendation in his letter to the Honorable Mr. Morin, of the often suggested system of applying part of the proceeds of the sales of land to the opening of roads is judicious, so far as it means that roads to encourage settlement should be made from the public revenue, but I apprehend that his proposal of crediting each concession with the first instalments of the price of lands sold on it and dividing that again into one portion to be spent by the Crown and another by the township Council, in roads on each particular concession, would give an immense amount of labour in account and be troublesome in practice; and in

new and uninhabited townships the leaving of two-thirds of the expenditure, till municipal Councils came into existence, would be deferring that which should precede settlement, till after settlement has taken place. The proposal of requiring a settler on a hundred acre lot, to clear and cultivate four acres annually is wrong and impracticable, unless it be intended to exclude a great body of most valuable settlers. An industrious man single, or if married which is better, without any family grown up to assist him, but with money sufficient to furnish himself with tools and seed, and clothe himself and family, till his farm yields the means of doing so is a most valuable settler; but he would be excluded from getting land by such a regulation, for it would be entirely out of his power to clear and cultivate four acres yearly in addition to erecting a dwelling and other necessary buildings. Every backwoodsman knows that one man could not do that, even if acquainted with the work of the country, much less if a stranger to it, and if obliged to work out part of the time for the means of living, as some new settlers do with success in the end, it would be still more beyond his means of performance. Impracticable conditions are worse than useless. We must be content to get as settlers, industrious men even if they can work but half their time on their land at first. If the surveyed Crown Lands be closed against the poorer class of settlers they will be induced to squat on unsurveyed Crown Lands. The practice of squatting as Mr. Spragge justly observes is an evil, but chiefly so on unsurveyed lands, where their irregular occupation does not correspond with the regular subdivision afterwards made, and as more than one squatter is often found in occupation of the same lot much difficulty arises in the settlement of their claims, which exposes them to trouble and loss, besides increasing the expense of survey. Squatting is injurious to the future character of the settlement. The land is taken up by a poorer and inferior class of settlers. The best lands are picked out by them before survey takes place, to the exclusion of settlers with more means, who cannot be expected to join in the squatting or settle on the inferior lots afterwards; and they do not with us supersede the squatters, by buying them out as in the United States, but on the contrary avoid such settlements as unsuitable to live in, squatter settlements are thereby deprived in a very considerable degree of the advantage of having settlers of means and education, and of the benefit of the expenditure of their money, and of their example in improved cultivation, as well as other services and assistance in municipal affairs and in educational and other social matters of the greatest importance to their future prosperity. Mr. Spragge's proposal of applying the same proportion (one-fifth) of the price of the land to the opening of roads for the encouragement of settlement in Lower Canada as in Upper Canada is not practically suitable. It is obviously unjust to Lower Canada. Encouragement to settlement in the way of opening roads is most required in Lower Canada, where the climate offers less inducement and the price of public lands on that account varies from three shillings to one shilling an acre, while in Upper Canada where the price of lands, owing to its superior advantages in soil and climate, varies from four shillings to seven shillings and six-pence an acre, but little encouragement to settlement is necessary; but by Mr. Spragge's proposal there should be seven times as much money expended in the finest parts of Upper Canada in proportion to the same quantity land sold, in opening roads to encourage settlement as there should be on the remote and unfavorable parts of Lower Canada, where a greater expenditure would be actually required to give access, and where it is equally as important to the Province that settlement should take place. His proposal to check the taking of timber from lands purchased, on payment of a single instalment under pretence of settlement, by granting a permit to cut the timber on payment of the duties in advance, to be credited afterwards towards the purchase in the event of settlement taking place, is a combination of the old unsuitable plan of taking deposits on account of duties and the troublesome system of crediting settlers with the duties on timber cut from their lands.



It would be inconvenient, as it would keep some hanging in the public accounts for undetermined objects, but even if it were not so the plan would be ineffective. Those who wished to defraud the Crown of the duties on timber under the pretence of settlement would not in virtue of such a regulation become honest and desirous of paying the duties in advance, and it would afford no additional means whatever of detecting them when practising evasion. They would cut the timber as they do now, when they try to evade the duty and say nothing about it. It is immaterial to the public whether the license holder or the purchaser cuts the timber on said lots provided the duty be paid, but it is a wrong to the license holder when the timber is cut off his berth under the mere pretence of settlement.

The crediting of purchasers with the duties on timber from their lots as part of the price, is recommended also in other evidence before the Committee, it merits some remark. At present the system is partially in force in Lower Canada, in respect to sales during a certain period, and it gives much trouble to every person who has any thing to do with it. There is much trouble in dividing the duties on small quantities of timber into parts of different instalments and interest thereon, and also in ascertaining whether actual settlement has taken place in each case.

All this labor in account cannot only be entirely avoided and the desired result more justly obtained; but also the evasion of duties on timber from lands not completely paid for be prevented, simply by subjecting all future sales of lands to the payment of duties on all timber cut from the lots sold, and compensating the purchaser by making the price of the lands so much less on that account. This would be simply crediting the duties on the timber to the price of the land before instead of after selling them.

It is true that this would not be crediting each lot with the particular quantity of timber that came off it—but it is the more just on that account.

By the system of crediting each lot with the duties on timber cut from it, the settler who purchases a lot with a good grove of Pine on it, besides enjoying a certain profit from the timber, gets his land paid for, out of the Timber revenue of the Province; while his less fortunate neighbour, who has purchased a lot that has been lumbered over, (to the profit of the Crown that has received the duties, but cannot distinguish them) has to pay the full price of the land, while the other pays nothing and gets as much.

There could be no just objection to levying duties in timber from land after it has been sold, if a deduction were made from the price on account of it. On such a system the actual settler might even at once have the control of the timber. Only giving the license holder, the right to the timber till settlement takes place, not for his own protection alone, but as a check on the purchasing land without settling on it. The distinguishing between part sales, not subject to duty, and future sales that were subject to it, would, in my office, give no inconvenience in practice.

Having been required to remark generally on Mr. Spragge's evidence, it becomes my duty to observe, that it is very singular, that notwithstanding the extensive measures recently taken by Government, under an organised system, for the opening of colonization Roads in Lower Canada, and the liberal expenditure now being made in such works, he should dwell so strongly on the want of vigorous measures, or a proper system for the encouragement of settlement in that part of the province; and seeing that the liberal expenditure by Government, evidently falls so very far short of what he considers desirable in forwarding the extension of settlement in Lower Canada, it is very extraordinary that he should confidently suggest the expenditure of an insignificant fraction only of the first instalments, paid on land sales as an adequate means of obtaining the desired result.

It will be seen by the return on that subject, submitted to Parliament, that the amount appropriated for colonization roads in Lower Canada was £30,000, of which £24,732 6s. 4d., was expended in 1853 and 1854, chiefly in the latter year;—and that an appropriation of the same amount was made and partly expended for the same object in Upper Canada. Now by Mr. Spragge's proposed system, one-fifth of the amount of sales of Crown Lands, for these years, would have been applicable to the opening of roads for settlement; and as the totals of sales for these years were in Upper Canada, £260,568 12s. 3d., and in Lower Canada £11,203 4s. 8d., they would have yielded the sum of £52,133 16s. 8d., for Upper Canada, and £2,250 12s. 11d., for Lower Canada; but as one-third only of these sums would be at the disposal of Government, and the other two-thirds would be reserved to be expended by the Municipal Councils, when they came into existence, or took action, the sums immediately applicable by Government, would be £14,044 12s. 1d., for Upper Canada, and only £723 12s. 11d., for Lower Canada.

Now it is equally difficult to see that this proportion would be just to Lower Canada, where the greater expenditure is necessary, or that even under the most energetic management, the very superior result that Mr. Spragge promises to produce, could be obtained from the expenditure of the £723 12s. 11d., or that more benefit could be derived from it, than is likely to accrue from the £24,732 6s. 4d., expended in Lower Canada by Government in opening roads for settlement.

I have ventured on this long explanation from a desire to shew the danger of depending on ingenious systems that have not received a due practical consideration.

11. Refer to the evidence of Thomas C. Keefer, Esquire, Civil Engineer, and state if in your opinion the system he proposes is for the interest of the country, and in what particular?—Though my personal knowledge of the Ottawa country does not exceed Mr. Keefer's—my superior opportunities of acquiring information, from having the field notes of the numerous limits, and river surveys in my hands, combined with what I have learned from Surveyors employed under my direction and from lumberers, and their explorers, enables me to say that Mr. Keefer's estimate of the land fit for cultivation in the valley of the Ottawa, above Bytown, is much too sanguine. With the exception of the occupied Townships, the valley of the Ottawa presents no extensive region generally fit for cultivation nearer than the head waters of its western tributaries. Mr. Keefer is mistaken in saying that survey and settlement can be postponed from year to year by the lumberer. Their licenses give them no right to interrupt either. Hitherto surveys have been carried on without consulting their pleasure in any degree. When the lands are open for sale, they are sold without their consent; and they do not attempt to interfere with the settlers.

As to the effects of Mr. Keefer's proposed system—I am rather at a loss to understand it. If he means only to survey and open for sale to actual settlers, such parts of the Ottawa country as are fit for settlement—there is nothing new or objectionable in it. It is precisely what is being done now;—But if he means to survey and offer for sale the whole tract, as he elsewhere expresses himself there are serious objections to it. He evidently thinks that in the latter case it would be generally taken up by actual settlers, instead of being held as now by lumberers, and that the timber would be made by settlers and that it would be an inducement to them to purchase the land and settle on it. But such a result is to be deprecated; by far the greater part of the timber country is land that a settler could not thrive upon. It is a serious evil for a man to be induced as he says to settle on such land, for the sake of the timber: It may pay him for his labor in hewing it for a year or two, but afterwards if he remains a settler he will find himself wedded to poverty. The creation of such settlements to an extent

that would supersede the lumberer as he describes would be injurious to the country. But it may be justly said we have no reason to suppose that the settlers would occupy the lands unfit for settlement. Then, as he proposes the survey of the whole tract, the cost of the greater part of the survey would be a useless expenditure, and much of it would become obliterated before the settlers on the land even where settlement took place. We have experience on this matter already, within my agency there are several townships in the timber country that were surveyed long ago. They have been open for sale under various systems and at various prices, but they are still wholly uninhabited and the cost of surveying them has been lost to the public. And in the counties of Carleton, Lanark, and Renfrew, of eighteen townships that were surveyed and similarly open for settlement long ago, and which embrace the very finest points of the Ottawa valley, a like for settlement and lumbering one-third part still remains vacant shewing to what degree settlers wisely abstain from occupying barren timber lands, and select such as are favorable for farming. It is easy to understand that these vacant lands would be purchased by speculators for lumbering purposes if all the timber were still on them, and they were sold for less than Government would otherwise receive as duty on the timber, but to sell them so would be giving a premium to effect a loss. These lands are now open for the carrying out of Mr. Keefer's plan, if settlers choose to act upon it; so also are the townships first mentioned, and long before they are taken up the progress of survey even under the best management to avoid bad land and timber ground will owing to the varied character of the country have furnished a still greater proportion to meet the demand. Mr. Keefer's proposal therefore of extensively surveying the timber lands for sale to settlers is evidently quite unnecessary, would certainly be attended with a great immediate waste of public money and from the ample experience we already have, would not offer the inducement he supposes for the formation of lumbering settlements, and it would not be attended with any good effects as regards the prosperity of the settlers themselves, if it did. I am therefore wholly unable to point out any particulars in which it would be for the interest of the country that it should be adopted.

Mr. Keefer rather over estimates the utility of railroad surveys as giving the means of correctly mapping the Province. They would be useful from their accuracy in measurement, but only in the localities they traverse, which as yet are few, correct base lines are more numerous than he seems to be aware of. The relative longitudes of all points in the Province traversed by telegraphic lines could be ascertained with the utmost scientific accuracy by means of them and at little cost.

12. If part of the public domain were granted to Railroad Companies for the purpose of constructing a Railway line or lines, what effect would it have on the settlement of the country and if lands in the hands of such Companies would be as easily purchased as from the Government at present?—As my reply to this question must be merely an opinion on a hypothetical subject, and not an explanation of facts it can be of but little value. The granting of land in the valley of the Ottawa to a Railway Company provided a railway was really made, would I think have a favorable effect in forwarding the settlement of the country, even as regards the lands given to the Companies, for it would be their object to sell the land or make profitable use of them, to meet liabilities or pay dividends; for that only would it be of value to them. They would not be like private individuals having spare money, purchasing land to hold till it became valuable. They would be needy as all such Companies are, and they would be furthermore interested in creating settlements to yield traffic. The country would benefit more by their efforts to realize than in the case of speculators purchasing merely for the timber, and would have the additional benefit of the railway to boot. Settlers would not purchase the Companies lands at a higher price than those of Govern-

ment, unless they found they were going to gain by doing so. The settlers would have to pay more doubtless for the lands than they now do to Government; but the lands would be much more easily got at. The lands on each side of the railway say for five miles back might yield ten shillings an acre to the Company, in timber sales of lands, village and mill sites and railway fuel, which would cover nearly half the cost of making the road. But the berths of the lumberers where they had made costly improvements would either have to be reserved to them as regards the right to the timber, for it must be observed that they have no right now to the lands, or compensation would have to be given to them. But the general benefit to the Province would far out-weigh any compensation for such claims.

13. Is the breadth of land now surveyed adequate to meet the wants of actual settlers or otherwise?—It cannot be so for any considerable length of time. If the country is to become settled the land wherever it is good must be surveyed in advance of settlement. Much land was occupied in some parts of the Ottawa country by squatters before it was surveyed. In Upper Canada in the township of Grattan there were a hundred and fourteen occupied lots, in Brougham ninety and in Wilberforce a hundred and twenty-eight occupied lots, with many clearings of from twenty to seventy acres before survey was made, shewing that surveys were not keeping pace with the settlement of the country. As squatting on unsurveyed lands gives much trouble afterwards to the settlers themselves and to the Crown from their irregular and clashing occupation, the evil should be avoided by making sure to have the lands fit for settlement surveyed in good time. In doing so, the survey of a considerable quantity of bad land will be unavoidable where the quality is mixed. On the Upper Canada side of the Ottawa, every precaution is taken to avoid the survey of land unfit for settlement the information my office affords from the surveys of timber berths is made use of by the Crown Land Department, as far as it goes; and the surveyors are instructed to omit the subdivision of extensive tracts of barren ground when met with. In some cases accordingly half of the survey has been so omitted. Not having been informed or consulted as to the townships that have been surveyed or are now being surveyed, within my agency on the Lower Canada side, I am unable to state anything respecting them with certainty.

14. Is it advisable to trace forest tracts surveyed that are not fit for settlement. What means would you suggest to protect the public domain from fire?—It is not desirable to trace forest tracts wholly unfit for settlement surveyed into subdivided townships. The expense is lost to the public and the subdivision offers facilities for the plundering of timber from the adjoining Crown Lands, under the pretence of settlement on the lots purchased by them, (unless duties be levied as I propose on all timber from lands in future sold.) It also offers some temptation for settlers to occupy inferior lands where they cannot afterwards prosper, for the temporary profit of the timber, and where the fires they occasion in burning choppings at unsuitable seasons, certainly increase the destruction of the standing forests. As to the protection of the public domain from fire, I am afraid but little can be done. The sale of the forests to private individuals would have but little effect that way, for the license-holders have now nearly as great an interest in preserving the timber as if they were proprietors. The only practicable measures I can think of are: To enforce the law against burning brush wood during the season when danger is greatest from fire, making the offences a misdemeanor punishable by fine and imprisonment, and giving a reward to informers. The injury to settlements as well as to the public forests on the Ottawa would justify additional rigour. And the discouragement of the practice of squatting in the timber forests, which would be best effected by surveying and throwing open for settlement at a low price such tracts of land only as are really fit for cultivation. Especially endeavouring to draw settlers of all kinds back into

the hardwood country on the head waters of the western tributaries of the Ottawa, by the opening of practicable roads, and a survey of a sufficient quantity of land there for settlement. Giving no encouragement to settlement in the timber tracts except where necessary for the maintenance of roads unavoidably leading through them to better land.

We cannot be too strongly impressed with the importance of facilitating the extensions of settlement, with a view alike to the welfare of the settlers themselves and to the consolidation of the Province to secure our progress in prosperity and future national power. But a little reflection will shew that we sacrifice rather than secure these important objects, if we unnecessarily destroy our timber forests (which cannot be replaced, and which give us the command of an important staple of trade,) to obtain comparatively barren fields for settlement, while we have still unoccupied extensive regions far more suitable for cultivation not only in the immediate neighbourhood of the timber forests, but elsewhere in the Province, equally favorable for the development of industry and enterprise.

It is therefore desirable that in the timber country, settlements should be limited if possible, to such tracts of good land as are sufficiently extensive to admit of the settlements being large enough to be able to maintain roads and schools; such settlements would be prosperous and beneficial to the lumber trade. I have no doubt that much of the poor land where the timber forests grow, which is now justly considered unfit for settlement, may, when better land cannot be had, be found worth cultivation; but in the meantime if we would consult our national prosperity, we should not only fill up our more favorable tracts in the Province and settle our unoccupied rich lands on the shore of the St. Lawrence and the Gulf, where the fisheries are a vast mine of wealth in which we should much more largely participate, but we should even extend our settlements and political organization over the vast regions of the Red river and Saskatchewan before we begin to convert our valuable timber forests into worthless fields.

15. Supposing the whole of the public domain were surveyed as proposed by Mr. Keefer what would be the cost of the same?—The survey of the Huron and Ottawa tract and the remainder of the valley of the Ottawa could not cost less than £800,000, taking into account the cost of transport to distant regions of provisions for the surveying parties. The cost of surveying into subdivided townships the country on the west bank of the Ottawa through to lake Huron and up to the Matawin would probably exceed £125,000.

16. What extent of population do you think the valley of the Ottawa is capable of containing, and in what particular do you think would be the best means of encouraging settlement?—The Ottawa and its tributaries drain an area of about seventy-seven thousand square miles. Of this great region about one-sixth part is surveyed and organised into townships and seigniories, the operation of the lumberers extend over about one-sixth more, and the remaining two-thirds are comparatively unknown. Were the whole peopled in the same proportion to the area as Scotland, it would have eight millions of inhabitants, or taking the same rate as the State of New Hampshire, which is probably nearly what it may ultimately sustain, its population would be three millions. At present the population of the valley of the Ottawa is about two hundred thousand souls. As no action can be taken on such cultivation it may be better for the practical purpose of ascertaining how many settlers could be put into it, to take the present population of the settled parts of it as data for such proportion of the remainder as may be considered nearly equally fit for settlement. From Bytown upwards, the valley of the Ottawa may be estimated at fifty-three thousand superficial square miles, and the tract between its head waters and lake Huron at nine thousand miles. In 1852, the counties of Carleton, Lanark and Renfrew contained about ten thousand surveyed lots of land, of which 2500 were vacant lands of the Crown, and about 800 more were private unoccupied lands, shewing that one-third of the



whole were waste lands unfit for cultivation, or otherwise unoccupied. The remaining two-thirds contained at the time a population a little over seventy thousand souls giving an average population to the whole of  $22\frac{1}{2}$  souls to the square mile, or in the proportion of 33 to the occupied lands, that is about  $10\frac{1}{4}$  to each occupied two hundred acre lots.

Limiting the calculations to what we know of the country, we may say that of the 53,000 square miles of the Ottawa valley, above Bytown, 10,000 miles only will be considered in the first instance, as fit for settlement;—adding to that, the country between that and Lake Huron, 9,000 miles more makes 19,000 square miles; and assuming the whole of it to be so inferior to the settled counties, that a proportion equal to one half only, instead of two-thirds, would be occupied in the first instance; and taking the average of five souls to each hundred acres occupied, we find an apparent certainty, that there could be located 186,200 souls in the first settlement, on lands of a superior quality, in the valley of the Ottawa, above Bytown, chiefly on the west side, and 160,000 in the tract joining it on the westward, towards Lake Huron. As the latter must be opened by communications common to both, it must be taken in connection with the adjoining part of the Ottawa country making in all a population of 346,200 souls at first settlement with ample space for future increase and filling up.

Of this population about 240,000 souls could be located in large compact settlements in the great hardwood region, behind the pine country, between the Ottawa and Lake Huron: in a territory resembling the Eastern Townships of Lower Canada in soil, but superior in climate; abounding in streams and Lakes and water power. But it must be observed that these calculations are based on the minimum of what we already know, and that it would be absurd to limit the capacity of the Ottawa country to the population stated. In the computation made there is rejected three times as much more land known to be arable, merely because it is what is now considered unfit for cultivation. And of the quantity first given in calculation, it will be observed that one half is rejected for waste lands. For the encouragement of settlement, the opening of roads is of great importance, but not equally so in all parts of the Province. In proportion as the advantages in soil and climate are great, the opening of roads is less necessary, as an inducement to settlement;—and in a uniformly even country, where the surface presents few obstacles, as in the finer districts of Upper Canada, and where no uncultivable tracts intervene to obstruct the extension of settlement, assistance in the opening of roads, though highly beneficial is not absolutely necessary. But the case is to the utmost the reverse in the Ottawa country, where the chief tract of land fit for settlement is encircled, on almost every side, by an extent of country, generally unfit for settlement and rugged, so broad that no amount of private enterprise, either of individuals, or of ordinary associations of settlers, could open or maintain roads through it; but where the extent of good land is so great as to render the opening of it for settlement of much importance to the Province. The same is the case with respect to the Saguenay country, though the region to be opened is of less importance in extent and position, and it is generally so, with regard to various parts of Lower Canada, where from occasional rough hilly ground and deep swamps, even where there is much valuable land, the difficulty of obtaining access, is to the settlers much greater than in the western parts of Upper Canada generally. In either case however the advantage to the settlers must far exceed any increase of price that might be necessary to replace the cost of opening them. The surveying of a sufficient supply of land in advance of settlement is necessary for its extension; limiting the surveys as mentioned, to such tracts and blocks as are suitable for settlement, requiring the surveyors to note carefully, on the spot, the general character of each lot as far as they can judge,—classifying lots as very arable, moderately arable and unarable as the case may be, and the soils as rich, poor and middling,

as I believe is now practised in Upper Canada;—It would be well to exhibit such information in the Agent's lists for the information of settlers, for it is of little avail to the settler to know what lands are for sale if he cannot learn something of their quality. In localities where good land is the exception, surveys of townships for settlement, should not be ordered, unless there be distinct evidence, from surveyed lines, intersecting the country, shewing that there is apparently good land enough to warrant a partial survey at least. Where no such evidence already exists, no survey should be made till special cursory exploration made; by some competent confidential person, shews sufficient good land to warrant a survey of the whole, or a part of the township. The colonization societies in Lower Canada, perhaps aimed at too much, and failing to effect as much as was contemplated, or wanting the necessary capital, some have given up operations; but they have not all been failures: The colonization society of Kamouraska and L'Islet, though it may not have succeeded in all that was undertaken to be done, for each of the members (which I am able to say was a great deal too much for the amount contributed by each,) has been eminently successful in laying what was, when I saw it, the foundation of a prosperous and very comfortable settlement.

Far in the interior of the Saguenay country, where individual effort at settlement would have been utterly unavailing—their Grist and Saw Mills, Store, Church and School house, with blacksmith's and other tradesmen's shops, and then line of clearings and buildings, on the banks of the River des Aulnets and its Lake, presented a social nucleus and "point d'appui," for encouraging and forwarding the settlement of the country beyond it, of much more value to the Province than it was even to the parties immediately interested, and highly merits the encouragement of Government. It requires the experience of a backwoodsman, fully to appreciate the judgment and good management displayed in this case. The result was sufficient to shew that the association of numbers of individuals, more or less organised, presents the best means of overcoming the difficulties, and obviating the physical and social hardships, attending the settlement of distant and isolated tracts.

In opening roads for the settlement of the country either in Lower or Upper Canada, where there is no influx of immigrant population, and the natural inducements are not very strong, endeavours should be made to obtain the co-operation of a certain number of settlers, if possible before commencing the works, by inviting by public notice all those in the adjoining settlement or elsewhere, who were desirous of settling on the new road, to transmit their names to the Land Agent or Superintendent. The giving of free grants of fifty or a hundred acres should be continued, in localities where other inducements are small, and the settlement of intermediate ground necessary for the maintenance of roads. Fifty acres is as great an inducement, in some places, as two hundred in others. In the Saguenay a fifty acres grant is a bounty of ten dollars, and in some parts of Upper Canada, it is seventy-five dollars as a bounty for settlement, from the difference in the price of lands. Free grants are useful as an inducement to the immediate settlement of lands upon a road, before it begins to grow up with brush; or become obstructed by wind falls; and to provide for its maintenance at once. Generally the making of a road would be sufficient inducement where the land was sold at a low price, with easy terms of payment. In order to admit of actual settlers with means in procuring a reasonable quantity of land for themselves and families in some proportion to their capital, they might be allowed to purchase lots adjoining, free from the condition of actual settlement on each, on making immediate payment for the same, at fifty per cent above the ordinary price to actual settlers of Crown Lands, in the locality. In other respects the condition of actual settlement should be continued, to commence within a certain time and continue for a given period, occupation to be annually reported.

to the agent, and a moderate extent of land to be cleared and cultivated, not annually, at any burthensome rate, but before the issue of patent, say from six to twelve acres; on lots from fifty to a hundred acres; excepting as to lots in old townships or others, several years after being first opened for settlement, which should be sold on public notice being given, at fifty per cent over the usual price free from the condition of settlement and subject to the payment of the usual duties to the Crown on all timber from them going to market. It would be desirable for the purpose of drawing settlers to the public lands, that general annual advertisements should be published—stating, not the lots, in detail, but merely in general terms the quantities of land for sale in the several agencies,—mentioning more particularly, the newly surveyed townships or road lines, where lands known to be good were to be had, explaining their position, means of access and advantages briefly; and to whom the settler should apply for further information:—Such advertisements to be continued, during the whole year, in one newspaper at least in each language at the chief ports, with local advertisements, embracing less extents in local papers. It must be observed that the reservation of the duty on the timber going to market, would diminish, instead of increasing, the trouble of distinguishing and collecting the timber revenue; and would admit of land, being sold on the average at a much lower rate, as it would be providing for the payment of so much of the price now charged, while it would cut off all occasion for abuse and false statement respecting the timber.

17. Provided Government open roads through good tract of land, would it not tend to promote settlement; and under what system should the money be applied to accomplish this object?—This question is partly answered in my reply to the foregoing one. The opening of roads in suitable tracts, but especially to give access to them, where barren grounds intervene, would certainly tend to promote settlement. The present system of opening roads under Inspectors of known character zeal and capacity is the best that can be adopted, with assistants under them for sections, embracing as much work as one man can sufficiently superintend. But these Inspectors, as I am able to say from personal experience in such matters, will have as much to do as they are able to attend to, in managing the financial and engineering transactions, visiting various works and rendering account of the monies applied. It will not be in their power generally, with any justice to themselves, to do much towards the determination of what roads should be opened nor the directions of the surveys of them. It would therefore seem advisable to leave these last mentioned duties, at least when important and extensive, to the officers in charge of the surveying branches of the Crown Land Department, for Upper and Lower Canada, who have in the field notes of surveys, and necessarily minute knowledge of the surveyed parts of the Province, much essential preliminary information. But to enable them to judge conclusively of the fitness of regions for settlements, and what lines of communication it would be most important and advantageous to the Province to open; also, to have the benefit of their judgment, in the location of town sites of importance, it would be necessary that they should occasionally visit settling districts, to judge personally on such matters. Their casual visits, on such occasions, to surveys in progress; or even the possibility of such visits, would have a most beneficial effect. This would give an additional guarantee, to the public, that measures for developing the settlement of the Country were adopted with regard to their real importance to the general interest of the Province, and not at the instance of undue local interest or misrepresentation.

18. State your opinion of the present system of surveying new Tracts?—I beg to refer to my answer to the Question No. 13, where I have explained that in Upper Canada, precautions are taken to avoid, as far as practicable, unnecessary surveys of lands not fit for settlement; and that I am not informed as to

what surveys have been recently made or are in progress, in my agency in Lower Canada. Where lands unfit for settlement are surveyed it is doubtless a waste of Public money. Where the ground is not very favorable, no new township should be surveyed till the already surveyed townships immediately adjoining are, at least, partly settled. In any such locality it is absurd to proceed to survey a new township on the plea of its being required for the extension of settlement, while those preceding still remain unoccupied though equal in quality. The rule is a simple one, and easily applied. I am not informed as to the Surveyors employed in the Lower Canada survey of townships within my agency, at present, but must admit that I have seen inferior men employed there when others more capable were to be had. The alledged practice of Surveyors employing their apprentices to do the surveys, entrusted to themselves to perform, is an improper one, and contrary to instructions; and may be considered as coming under this head. The Public pays for the services of a competent commissioned Surveyor, and should accept of nothing less. Surveyors, in attesting their accounts, should be made to swear that they were personally engaged in performing the services stated, every day for which remuneration is charged. This rule should be general throughout the Province.

19: Will you refer to the evidence already given before the Committee, and state any particulars in which you differ from the opinion thus expressed?—Having already remarked upon the evidence of Mr. White, Mr. Keefer and Mr. Spragge,—it remains for me now only to notice that of the other gentlemen—the nature of which leaves me little to observe upon. Dr. Ford states that the accuracy and honesty of the Land Agents is the only security there is, by the present system, for their faithfully reporting all their sales; there being no check upon any omission till the purchaser applies for patent. As I have already mentioned, a check could be easily obtained as to this, by requiring purchasers to remit payments direct to the Commissioner of Crown Lands, whose receipt alone should be evidence of purchase. His suggestion that purchasers should be allowed to pay cash down in full for their lands, and save the interest, is good, but the amount of clearing he would require (fifty acres in two hundred) before issuing patent, is too much. Mr. Langevin's proposal of valuing separately the timber on lots, in addition to the price of the land, is not practicably applicable—the trouble and cost of doing so would be immense; the same result however would be obtained without trouble by levying duty on the timber from all lands sold in future. Mr. Burkes evidence, as far as regards the timber business, and his observations on the proposed changes, suggested on evidence, are, with very trifling exceptions highly judicious, and shew that he is well acquainted with the lumber trade of the Ottawa, and has a clear and just appreciation of its interests, in connection with those of the Province generally. It is not so however with regard to roads and surveys; these being subjects beyond the sphere of his experience, and on which his means of information evidently have not been such as to enable him to form a correct opinion. His observations as to injudicious expenditure in the survey of townships, without reference to their character; if he means them to apply to the south-west side of the Ottawa, would hold good with respect to some of the old townships, surveyed long ago, which are still without inhabitants, but would certainly not be so applicable to the new townships of which several were pretty well filled with squatters, who were occupying the land in a way calculated to give much future trouble, owing to the want of survey—nor to the new surveys generally, where the Surveyors are directed to omit the subdivision of lands unfit for settlement. In speaking of the Opiongo Road, he is singularly at fault in saying that the employment of Surveyors on such roads is unnecessary. We all know that a road cannot be divided into lots without being surveyed, and the dividing of a crooked road, winding through an uneven country, into lots of a uniform width,

is a very troublesome operation, which requires a Surveyor's skill much more than the survey of a township; and that as such survey and subdivision is an additional operation, beyond the selection, and marking out of the road line, it is necessarily a separate cause of expense, adding greatly to the costs of the road survey. Mr. Burke does not seem to be aware that this road was originally projected on account of an application of various individuals, through John Egan, Esquire, for the formation of a settlement on the Owens Sound principle; and that the least favorable part of its course was adopted in deference to the views of that gentleman, and his knowledge of what was most suitable. And further, that the field notes of every successive survey near or intersecting the site of the road line, tend to shew that it is in the most favorable position—surveys performed by the late Mr. Wells, Mr. Sinclair of St. Andrews, Mr. Robertson of Fitzroy, and others; Mr. McLachlin the late Member for Bytown, also differs remarkably from Mr. Burke, for in a communication of his recently published, he says that the road would have suited him better elsewhere, but that, for the purpose of opening up land fit for settlement, the site selected is as good, and passes through a large portion of as good land as any that could be found in that part of the country. As Mr. McLachlin has long been personally acquainted with that part of the country, and all the other data is distinct and reliable, I feel obliged to consider Mr. Burke mistaken as to this matter, also. Mr. Hamilton proposes that where saw mills are built on tributaries of the Ottawa, saw logs for these mills only should be allowed to be cut. It would be difficult to make this proposed rule absolute. The Madawaska valley could not with justice be taken from the present holders and given to the owner of a single mill. Where the mills were of a certain magnitude some advantage might be given to their owners, in their occupation for new berths in a certain proportion to the capacity of their mills, as has been done on the Gatineau; but this is a subject which would require much mature consideration before determining to what extent it should be carried. I have no observation to make upon the lucid and instructive evidence of the Honorable Mr. Morin, excepting to say that it presents succinctly the best practical principles to be followed in the disposal of public lands, though I would be disposed to exact a little more clearing before the issue of patent; the exact amount of clearing however is of little moment provided settlement be actual and continuous. Mr. Morin's observation as to the evil of having a large population debtors to Government is a very important one. We know that there are extensive old settlements where many of the people have been debtors, for quit rents or the price of their lands, for very many years with accumulated interest thereon, and where consequently titles have not been issued. This would shew it to be better to sell for a low price, and exact prompt or speedy payment. It is difficult to exact prompt payment where a complete title is not immediately granted. Time is required to ascertain that settlement is actual. The money might be taken in deposite and forfeited at the expiration of the time allowed for settlement, did it not take place. Free grants on roads would meet the case of those who were unable to pay even a small price. The reservation of the duties on the timber would admit of the price of land being so low as to leave but little motive for avoiding payment. Gradually accumulating interest is a bad thing, it gives much trouble in accounts and discourages the settler. It would be better that a given addition say one-third should be added to the price every five years, as it would give the settler strong reasons for making every exertion to pay up before the last day of the period, to avoid the addition the next day would bring. Where credit is given the temporary right say "permit of cultivation" should be made subject to disabilities such as the absence of any right to the timber, till conditions of settlement and payment of price were completed, and it should only give the right to occupy for a limited period say five years and then become absolutely void of itself without any action to that effect being taken by the Crown, if the holder did



not make his title good by payment in full in the interval, the holder, should he even be in occupation, to be subject to the increased price. In Mr. Jackson's evidence there are important observations as to the law and regulations respecting land sales that merit much attention.

Further he objects to the requiring compliance with the conditions of actual settlement, partly because they are irksome to the people, and partly on account of the abuse of the mode by which evidence of the fulfilment of settlement duties is furnished, namely, by the affidavits of two persons supposed to be disinterested which is frequently at variance with the fact. He then proposes that all lands now open for sale be sold at an upset price for cash. That in future newly surveyed lands be advertised as open for sale to actual settlers only, to be paid for in cash or by instalments with interest. After twelve or eighteen months, what remains unoccupied to be sold at an upset price in cash, unconditionally of course. This system, as he states is very simple though not so much so as it seems; but it is open to some objection. Unscrupulous persons would enjoy the advantage (under the pretence of becoming actual settlers) of picking out the very best lots for soil and timber during the year that more conscientious people were kept back. If they got their titles on paying the money down their security on the trick they had played would be complete; if their titles were deferred till they became actual settlers, or granted, subject to the condition of their becoming so, then the department would be thrown back with full force on the old difficulty of obtaining evidence of actual settlement, which Mr. Jackson deprecates. Or on paying one instalment they would strip the timber off the best timber lots, which of course they would select, and then abandon the land and pay no more. And finally if no fraud were attempted (in order to sell the unoccupied lots after the year had elapsed) it would surely be necessary to take some means of ascertaining what lots were occupied and what were not, otherwise the distinction attempted to be made by the plan would be a nullity. But the difficulty of ascertaining if the conditions of actual settlement have been performed is by no means insurmountable. Settlement roads opened by Government should surely be inspected annually at least, by the agent or some person to be relied on, to note what settlers were doing on their lots, and new settlements elsewhere could be equally easily visited. The expense of doing so annually would be too insignificant to be an objection, whether defrayed by Government or the settlers. Where salaried land agents were employed it should be part of their duty. In the case of their districts being too extensive to admit of their attending to such details, they could easily find confidential persons in each township, who for the honor of the thing and a trifling fee would act as sub-agents for this and other purposes.

TUESDAY, 3rd April, 1855.

*David Roblin, Esquire, M. P. P., Examined:*

1. Are you engaged in lumbering?—Yes.
2. Have you any knowledge of the system on which timber berths are granted through the Crown Land Department, and do you think the system is prejudicial to the commercial interests of the country?—I have a complete knowledge of the system, and do not think it is prejudicial to the commercial interest of the country, on the contrary I consider it beneficial to it.
3. Supposing the system was changed by which timber berths are granted and large investments made in improving rivers, saw mills and such like investment, what position would the party having expended his capital stand in, provided the acquired right was taken from him?—If the system was changed as alluded to in the question, it would ruin many who have embarked all they

are worth in the business, and that too with the distinct pledge of the Government that their license should be renewed provided they strictly complied with the rules and conditions under which they are granted.

4. Have you any contracts pending by which you expect to fulfil your agreement by means of your license, and if you were deprived of such how would your individual interests be affected?—I have large contracts extending over a period of five years, which would be utterly impossible for me to fulfil should I be deprived of my license to cut timber and the consequences would be ruinous to me unless the Government paid the damages.

5. What is your opinion as to the effect of the timber trade on the settlement of the country?—That it facilitates it materially and affords a much better market to those occupying lots that are fit for settlement than they could otherwise obtain were it not for the lumbermen.

6. Will you peruse the evidence of Mr. White, of Michigan, as taken before the Committee, and give your opinion as regards the application to Canada of the system now in force in the United States?—I have read Mr. White's evidence and am decidedly of the opinion that the plan he proposes would at once place in the hands of the rich and opulent capitalist all the good lands of the Crown, or would lead to the formation of private companies for the purpose of purchasing the whole of them; once into the hands of wealthy individuals or companies they would immediately ask a large advance upon the cost, and sell them on time to those that actually cultivate and improve the lands, and who would have no other resource but to submit to pay such fines as were demanded, or seek elsewhere for more favorable terms to obtain a living for themselves and families. I will remark that is very rare indeed that an emigrant arrives in this country with sufficient means to pay cash down for a lot of land and after he has done so have anything left to go on and clear up the wilderness and support himself and family for at least one year before he can realize anything from his land. On the contrary I believe that nineteen out of twenty of those who seek a home here are wholly unable to do so, and if the plan proposed by Mr. White, be carried out, is it not notorious that you place every man that has not sufficient means to pay down for a lot of land completely in the hands of the speculator who will at once, and indeed be very glad to do so, avail himself of the opportunity of selling his land on credit, and at an advanced price too and in fact pursue the very course the Government are asked to give up, and which only makes this difference that it will retard the settlement of the country and put money into the pockets of the rich at the expense of the hard working man. Whereas if the Government sell the land on credit and as heretofore at a moderate price, facilities are afforded to the poor man to pay his instalments from the productions of his land and nothing will prevent him from paying up the whole amount as fast as he is able, and thereby save the interest of his money. I have known many people that went upon lands purchased at a credit of ten years, and with barely enough money to pay the first instalment, and by a course of honest industry now able to pay up and did pay the remaining instalments before they were due. With reference to Mr. White's remarks respecting the disposal of timber on the public lands, it is quite evident that he knows very little of the subject upon which he speaks or of amount of duties paid on timber here. He says it is even better to sell lands that are not fit for agricultural purposes than to sell the timber. Now take the plan which he proposes, viz: selling the land in the United States at 6s. 3d. per acre, and suppose these lands well timbered, it would take 150 feet of pine timber at  $\frac{1}{2}$  per cubic foot (the Government duties) to pay for an acre of land. About two trees to the acre of a very ordinary size being only 75 feet average. Now it will be observed that if the Government only get duties on two trees to the acre, they get his price for the land and still have the land left which is certainly worth something, if it should even be given to an actual settler. But the fact is one acre

of good timbered land will afford on the average at least five times the quantity above mentioned. His remarks on this score may be quite applicable to prairie lands where little or no timber is to be found, but can never apply to lands where there are to be found 150 feet of timber on acre, and the price according to his estimate. I may add that I have taken only pine timber in the above calculation which pays a much less duty than other description such as oak, elm, &c.

7. What is your opinion of the effect of the present system of licenses for the production of timber and logs?—Decidedly not, as there are about 900 licenses now issued; but I am afraid if you throw open for sale all lands indiscriminately for cash down, you will then lay the foundation to establish a complete monopoly as those only that could command a large amount of money would benefit by it, and all well timbered lands would speedily pass into their hands.

8. Have you any idea of the revenue derived from the timber resources of the public domain?—I should estimate it from my knowledge of the subject at 75 to £100,000 currency per annum.

9. Do you think it would be beneficial to grant any of the public domain to Railway Companies, and what effect would such a course have upon the actual settler?—I do not think it would and if it is desired to prevent the settlement of the country this would be a sure way of doing it. The lands once in their hands they would of course endeavor to make the most of them by asking high prices in order to make a revenue out of them, whereas the Government in disposing of lands generally have in view the settlement of the country more than the revenue. In answering your questions I have referred more particularly to timbered lands which generally (among pine particularly) are unfit for settlement for agricultural purposes.

*Oliver Wells, Esquire, of Three Rivers, Examined:*

1. Are you employed by Government, if so, in what capacity?—Yes, as surveyor in charge of the St. Maurice territory.

2. Are you fully conversant with the system on which timber lands are granted to cut timber on the waste lands of the Crown?—Yes.

3. In what respect does the present system affect the timber trade, could the same be changed to benefit the business and the commercial interest of the country?—Favorably, and I believe the system could not be changed without great injury to the commercial interest of the country.

4. What influence do you conceive the timber trade has on the actual settlement of the country?—Decidedly beneficial as far as my experience extends, the lumber trade has had an extensive influence in opening the country for settlement. In the territory north of the St. Lawrence in Canada East it has created large and permanent settlements where without it, the land must have remained for many years uninhabited. The roads opened by lumbermen into the interior country, the ready market which they create for farming products, the employment they give to a certain class of laboring population which exists here as in every country, have all operated as the direct means of opening and pushing forward settlement in this district. Other indirect influence, in favor of settlement are also due to the lumbermen, such as the knowledge of the character of the country acquired by their surveys and explorations, and the fact that numbers of young men are kept at home who would otherwise every year have left the country to look for employment abroad. The earliest settlements on the south shore of the St. Lawrence in the "Eastern Townships" were in like manner extended and in great part supported by lumbering.

5. Is it your opinion that if the timber operations now carried on were changed that the settlement of the country would progress as it does at present,

and what is your view as regards the influence of settlement upon the trade?—If the present timber operations were materially changed, I am of opinion that the settlement of the country must suffer. It would also seem from practical experience that settlement is absolutely necessary to the well being of the trade; inasmuch as it affords supplies on the ground, and to a certain extent removes one of the greatest difficulties against which lumbermen have to contend, that is expensive transport.

6. How would settlement be affected by the unconditional sale of all public lands?—I am of opinion that the unconditional sale of Crown lots would in the end prove prejudicial to intending settlers, at the same time the existing laws in this respect seem to be ambiguous and to need revision. Were an unconditional sale made, it is an undoubted fact that immediately upon the survey of any new township by the Government, the whole or greater part would be purchased by lumbermen or other capitalists, with a view first to obtain the timber and then to speculate upon the land either by sale or lease. The same would take place in respect to Government lands now on sale in older townships already surveyed, I am confident that the past experience of the country affords abundant proof that it is not good that extensive blocks of land should fall into the hands of private individuals. In such cases the people almost invariably have so large an amount of purchase money to pay that the interest alone absorbs all they can raise, and after a certain number of years of toil the settler must give way to another. I would adduce as an example, the part of Lower Canada south of the St. Lawrence, known as the "Eastern Townships." The upset Government price is here I believe, from 4s. to 6s., whereas in the same locality that of private owners varies from 12s. 6d. to 30s. per acre. In this district the lands have long since nearly all passed from the Government into the hands of private individuals and others. In some instances the owners of large blocks resided out of the country and only appeared to reclaim their lands after the labor of squatters had rendered them of value and placed in their power to charge an exorbitant price for the spoil. In other cases the proprietors of blocks of land refused to sell, well knowing that the improvements of the adjacent country must increase the value of their property. Nevertheless, the people will settle upon such land, and every day's experience proves that they do so; after the lapse of a convenient length of time the owners became willing to sell, and demanded a rate per acre equal to three or four times the Government price, together with arrearages of interest for occupancy, a burden under which the settler could not but succumb. And I see no reason why the same bad course of things in respect to settlement should not take place over again, were the Government to open the surveyed townships to unconditional sale. The evil may be modified by the imposition of a heavy wild land tax; but the remedy in this view is not a good one, for the result is eventually to lay a heavier burden upon the settlers. I would thence infer that when the public lands pass into the hands of private owners in large blocks or to any extent greater than required for their own occupancy, the future settler on such land must have more difficulties to encounter than where he obtains it at once from the Government.

7. What would be the effect of offering the whole public domain for sale at a fixed price?—Were the whole public domain offered for sale at a fixed price I conceive that the result would be disastrous both to the lumber trade and to the country, and that the act would likewise be a breach of faith towards lumbermen who have invested large sums in mills and other outlays, on the faith of the continuance of existing laws. The effects as to opening the country would be that emigrants and other intending settlers would have speculators to deal with instead of the Government.

8. How would the timber trade of Canada be affected if the lands were sold off?—(Answered by No. 7.)

9. Would the trade now carried on at Quebec with Great Britain be affected by such changes?—Believe it would not exist except under very discouraging circumstances.

10. Have you any idea of the capital embarked in some mills on the Ottawa or any other tributaries, if so give your opinion?—The capital embarked in saw mills on the Ottawa is already before the public. That of the St. Maurice would at a rough estimate be not far from £100,000. It is however only three years since the St. Maurice was opened, and it cannot therefore afford a just criterion.

11. Have you any idea as to the extent of the revenue now derived from timber sources?—From £60,000 to £75,000. This is a large increase upon the former annual revenue from timber, which until the year 1852, was only upon an average about £25,000, as appears by returns before Parliament. And is the result of the improved management and supervision of the trade by the Government.

12. What in your opinion would be the best means of preserving the forest from fire?—A very important subject and requiring legislation. The annual loss to the country through destruction of the timber by fire is immense. The evil would seem to require that strict enactments be made to prevent fires, on any account from being left without proper attendance during the season from 1st May to 31st October. The offence (if it could not be made criminal) to be severely punished. I believe the Indians scattered through the wilderness would be more careful to obey such a law than white men. And the intercourse is now so frequent from one extreme of the country to the other, that it would be known almost as soon on the head waters of the Ottawa, St. Maurice and Saguenay rivers as on the St. Lawrence.

THURSDAY, 5th April, 1855.

The honorable Mr. Justice Morin again examined :

1. Have you been Commissioner of Crown Lands, and how long?—I have been Commissioner of Crown Lands during about one year, in 1842, and 1843, and during about eighteen months, in 1853, 1854 and 1855.

2. Were any Petitions presented to you against the present system of granting timber berths, and if so, state by whom?—Not having at hand now the Records of the Department, I cannot be precise as to details. Parties on the Ottawa have at different times complained that they could not obtain Timber Berths in cases where licenses were continued from year to year to actual occupants. Complaints were also made from the holders of berths in the St. Maurice Territory, that while they had under the new arrangements been compelled to bid at auction, and thereby pay large sums in the shape of bonuses or increased rents, the continuance of former licences on the Ottawa exempted that section from the same liabilities. Others have complained that lumberers have not soon enough been brought under the effect of double and quadruple ground rents for Berths not actually worked. On the other hand Lumberers have made representations, either generally or on account of the late and present pressure in the timber trade, to have those additional rents done away with or eased off. Those were not in my opinion complaints against the system, in a general point of view.

3. Is it to your knowledge that in the year 1849, a Committee sat and reported to the House a recommendation from the Chairman, to adopt the system now in force, as nearly as possible, and on which, parties engaged in the business had then and since invested their capital?—I am aware there was some re-



commendation of the kind, but I cannot state more about it. I know large capital has been involved in the different sections in the lumber business, since the present mode was adopted.

4. What effect would it have upon the Public Revenue, provided the Waste Lands of the Crown were disposed of, as suggested by Mr. White of Michigan. Please refer to his evidence, as filed before the Committee; and if carried out, what effect would it have upon the emigration to this colony?—The system recommended by Mr. White, as obtaining in the United States, would increase the direct and immediate revenue from the Lands. My object would not be to create a revenue, but to secure the Lands by the action of Government, and without intermediate jobbers, to a contented population, having improved or ready to improve them. Mr. White's system has its advantages; it is easier and less costly for Government. But I consider that it is less advantageous to emigrants, and to the young people of the country. Cash payments when the price is moderate, may not be its worst feature; I prefer a moderate delay after payment in part. The absence of limit as to extent in the purchases, and of conditions as to settlement and improvement, would induce, even with a good system of taxation, those speculations, by keeping lands in their wild state, until high prices can be obtained, which Mr. White admits to exist, and to be in some cases injurious. Although they could not be entirely checked by any restrictions, owing to the inability of the poor and ignorant to protect their own rights, those restrictions are efficient for the most part. The difficulties with squatters, and of squatters among themselves, are one of the evils of a new and rapidly filling country. As far as public order is concerned, they would still exist under the American system, with this addition, that the settler would oftener be deprived of the value of his work. When the proprietor is unknown, residing at a distance, or unreasonable, the squatter would go on for a long time improving without security. Under any system, both for the Canadian and the Emigrant, ignorance, carelessness, incorrect or false information, and neighbourhood associations, induce settlers to choose and open a favourite lot without much enquiry as to title. I do not mean that Government ought to encourage squatting, nor to meddle in the quarrels of squatters as long as the lands are not open for sale, or the occupiers are not ready to purchase. But as those evils must exist, government should at all events have it in its power to give the right of pre-emption to the *bonà fide* improver, divide the lot, or secure some recompense, according to equity, in case of conflicting claims by actual improvers. This is done now with tolerable efficiency by the Department, directly and through its agents. Although the information is sometimes untrue or deficient, the truth is oftener arrived at. I confess great improvements may be introduced in the settlement of those difficulties; some local authority besides the Agent might be called to interfere. I cannot however omit to remark that the settlement of those quarrels has been, and will be the main cause of the unpopularity of the Department. Besides the delays which the nature of the enquiry must bring, the losing party will always have, in good faith too in many cases, a frightful story of injustice and persecution ready for public men or for newspapers. I indicate an evil and don't know the remedy.

5. Is it your opinion that the Trade between Great Britain and this Colony would be sustained if the public domain is placed at the disposal of private speculators; under such circumstances could it be expected that the same number of ships would arrive at Quebec annually, or would it not have the effect of placing the legitimate trade now carried on between Quebec and Great Britain, in the hands of the Americans, and to a great extent divert the same to the United States.—The evil of the present system of lumbering is, that it destroys to no purpose valuable trees or portions of trees unfit for exportation, but still of considerable worth for internal use. However, the restricting of lumbering operations on lands disposed of by Government, would at once cut off the supplies from the

inner Ottawa, the St. Maurice, the Saguenay, where purchases of land would not for a long time, compare with the extent now worked upon. This would have the effect of injuring trade and shipping. I do not know as to the diversion of the Trade to the United States.

6. Have you any idea of the Revenue derived from the Timber resources of the Country, if so state about the amount?—The amounts can be had more correctly from the office. The Revenue has been very large for some years; a decrease has no doubt begun to be felt from the pressure in the Trade generally, the war, and the prices of provisions.

7. Have you any idea of the number of licences issued to different parties throughout the Province, which is supposed to be between six hundred and nine hundred, in the names of different individuals; and the system giving the same advantages to the poor man as well as to the rich, do you consider that it can be looked upon as a monopoly, and if any dissatisfaction is found with the system, is it not from parties who wish to acquire rights that others have obtained from Government?—If precautions are taken in all cases of intended retaining of Berths, without working them, to enforce increased rents, I do not consider the system as a Monopoly. Large holders of licenses have sometimes claimed a right to keep berths in expectation for future years, in consideration of having invested capital in other berths nearer. This I have never admitted as correct. As to the number of licences it is very large; but the same parties have got many.

8. Have you any idea of the extent of improvements made on the Ottawa and its Tributaries by private enterprise, and if it is not to your knowledge that vast sums have been expended throughout the Province, in the construction of Saw Mills?—The Lumbering Establishments of the Ottawa extend to hundreds of miles in the interior. There are there and elsewhere important saw mills.

9. Do you think it would be just on the part of the Government to introduce any system which would be calculated to destroy the investments of such persons, merely for the purpose of satisfying parties to acquire privileges that the Government has previously granted, and on such faith the investments have been made?—Already answered. I would maintain *bona fide* possession, but not reserve from competition, unoccupied and unworked Berths.

10. What is your opinion as to how Government should keep faith with the parties having so invested, or otherwise, and what effect do you consider sudden and constant changes would have on a branch of commerce, now so extended in its ramifications throughout the Colony, and which yields such a large revenue to the Government; and would not the commercial faith of the country be shaken if the Government were on all occasions, to meet popular will, cause any sacrifice of the interest of any individual for the benefit of another?—I would consider Government as bound to do all it can to maintain existing investments, save preventing competition on new or unworked berths.