

A STATEMENT OF
THE SATISFACTORY RESULTS
WHICH HAVE ATTENDED
EMIGRATION
TO
UPPER CANADA,
FROM THE ESTABLISHMENT OF
THE CANADA COMPANY,
UNTIL THE PRESENT PERIOD ;
COMPRISING STATISTICAL TABLES, AND OTHER IMPORTANT
INFORMATION, COMMUNICATED BY RESPECTABLE
RESIDENTS IN THE VARIOUS TOWNSHIPS OF
UPPER CANADA.

With a General Map of the Province.

COMPILED FOR THE GUIDANCE OF EMIGRANTS.

THIRD EDITION.

WITH ADDITIONAL INFORMATION TO THE PRESENT TIME.

LONDON:
SMITH, ELDER AND CO., 65, CORNHILL.

1842.

Price One Shilling.

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EMIGRATION TO UPPER CANADA.

INTRODUCTION TO THE THIRD EDITION.

THE CANADA COMPANY, in republishing the information brought forward last year, regarding the success of Settlers on their lands, have added such further details as they have since received, showing the advantages attending Emigration to Western Canada.

Since the returns were obtained, exhibited in the first Table, showing the situation of the Settlers in 38 Townships, an Account has been received of the progress made by those Settlers in payment for their lands, which will be found in Table No. 1. A.

It may be interesting to those who have given attention to the previous statement, to observe the progress made by the Settlers in payment for their farms, being a strong proof of their industry, and of the success which has attended their exertions.

As many circumstances of public importance, affecting the prosperity of Canada, have occurred both in the Province and in this Country since last year, which have been particularly alluded to in the Correspondence relating to the Affairs of Canada, laid before both Houses of Parliament last Session,

by command of Her Majesty; the Canada Company are desirous of drawing the attention of those interested in the welfare and settlement of the Province to some extracts from that correspondence. In No. 6, being the Copy of a Despatch from the Right Honourable Lord Sydenham to Lord John Russell, the following passage appears.

“It affords me the most sincere satisfaction to be enabled to say that, throughout the very extensive district of country which I have visited, comprising nearly the whole of the Province of Upper Canada, the best possible spirit prevails.

“From the province line to Amherstburg and Sandwich, from Lake Erie to Penetanguishine, I have every where found a determination to forget past differences, and to unite in an endeavour to obtain, under the Act of Union, those practical measures for the improvement of the country which have been too long neglected in the struggle for party and personal objects.”

And, again, in the same Despatch—

“I should do injustice to my own feelings if I were not to state to your Lordship the impression which has been left on my mind by the inspection which I have made of the Upper Province. It is really impossible to say too much of the advantages which nature has bestowed upon it, especially that part of the country which lies between the three lakes, Ontario, Erie and Huron. If these great advantages be properly used, I foresee that in the course of a very few years that province must become one of the most valuable possessions of the British empire. Its population may be trebled, and its products increased in an immense ratio; whilst, if properly governed, its inhabitants will, I am satisfied, become the most loyal, intelligent, and industrious subjects which Her Majesty can number.”

From enclosure 3 in No. 12, being Lord Sydenham's Pro-

clamation of the Union of the two Provinces, the following is an extract:

“Inhabitants of the Province of Canada! henceforward may you be united in sentiment, as you are from this day in name. Who can visit, as it has been my good fortune to do, the extensive regions which are now united in one common denomination, and fail to acknowledge the vast resources they present for all that can conduce to the comforts and happiness of man. A part of the mighty empire of England, protected by her arms, assisted by her treasury, admitted to all the benefits of trade as her citizens, your freedom guaranteed by her laws, and your rights supported by the sympathy of your fellow-subjects there—Canada enjoys a position unsurpassed by any country in the world

“It is for you, its inhabitants, to cultivate these advantages, to avail yourselves of the new era which now opens upon you. Our gracious Sovereign and the people in England watch with anxiety the result of the great change which has to-day received its completion. It is the first wish of the Queen to rule in the hearts of her subjects, and to feel that they are contented and prosperous under her mild and just sway. Her Parliament and Government, in conferring on you new institutions, have sought only your happiness and advantage. In your hands rests now your own fate; and by the use which you will make of the opportunity must it be decided. May the All-wise Disposer of events so ordain your acts, that they may tend to the promotion of peace and happiness amongst you; and may He pour His blessing upon that Union of which it is my pleasing duty this day to announce to you the completion.”

In No. 18, being the copy of a Despatch from Lord John Russell to the Right Honourable Lord Sydenham, will be found the following passage:—

“In any measures that may be adopted, it must be taken

for granted that Her Majesty persists in the determination to maintain at all hazard her royal authority in Canada. Neither the honor of Her Majesty's Crown, nor the support due to her loyal subjects in British North America, nor the provident care of the interests of the empire at large would permit any deviation from this fixed principle of British policy."

And, again, in the same Despatch, the following—

"The means of communication for commercial purposes within the British territory, through the whole length of Canada, must always be a matter of the highest interest, both to Canada, and to this country. But it seems to me that with a Legislature in Canada disposed to co-operate with the Queen, and the Parliament of the United Kingdom, in developing her vast and unexplored resources, there is every hope that we shall behold the prosperity of that noble province augment every year, and add more and more to the strength and stability of the empire."

In No. 21, being a Report from Mr. Buchanan, the Chief Agent for Emigration at Quebec, upon the Emigrants of last year, will be found the following observation, showing how successfully the emigration of last year proceeded.

"The number of emigrants arrived during this week have been unusually large; in fact, 8,600 of them have landed during the last four days, all in good health and circumstances; their destination with but few exceptions, is to the Western Section of the Province, where a large number of them have relations and friends already settled. I am happy to state that there has not been a single well founded complaint from any of them. They have all landed with large surplus stocks of provisions, which is owing to the favorable passages they have had, the average of which has been 38 days."

Enclosure 1, in No. 23, being a copy of Lord Sydenham's

speech to the United Legislature of the Province, on opening the Session, contains the following important communication :

“ Many subjects of deep importance to the future welfare of the Province demand your early attention, upon some of which I have directed bills to be prepared, which will be submitted for your consideration.

“ Amongst them, first in importance at the present crisis of affairs, is the adoption of measures for developing the resources of the Province, by well considered and extensive public works. The rapid settlement of the country—the value of every man’s property within it—the advancement of his future fortunes are deeply affected by this question. The improvement of the Navigation from the shores of Lake Erie, and Lake Huron to the Ocean—the establishment of new internal communications in the inland districts, are works requiring a great outlay, but promising commensurate returns. To undertake them successfully, large funds will undoubtedly be required, and the financial condition of the Province, as it stands at present, would seem to forbid the attempt. But I have the satisfaction of informing you that I have received authority from Her Majesty’s Government to state that they are prepared to call upon the Imperial Parliament to afford their assistance towards these important undertakings. In the full belief that peace and tranquillity will be happily re-established in this province, under the constitution settled by Parliament, and that nothing but a relief from its most pressing difficulties is wanting to its rapid advancement to prosperity, they will propose to Parliament, by affording the guarantee of the imperial Treasury for a loan to the extent of no less than a million and a half sterling, to aid the Province, for the double purpose of diminishing the pressure of the interest on the public debt, and of enabling it to proceed with those great public undertakings, whose progress during the last

few years has been arrested by the financial difficulties. I shall direct a measure to be submitted to you, embracing a plan for this purpose, and I shall lay before you, for your information and that of the people of Canada, extracts from the despatches which convey to me this most gratifying assurance.

“In immediate connexion with the outlay of capital upon public works, is the subject of emigration and the disposal and settlement of the public lands. There exist within this Province no means so certain of producing a healthy flow of immigration from the mother country, and of ultimately establishing the immigrant as a settler and proprietor within the colony, as the power of affording sure employment for his labour on his first arrival. The assistance of Parliament for the public works which may be undertaken here, will, in great measure, provide for this; but with a view further to aid immigration, I am authorised to declare to you that Her Majesty’s Government are prepared to assist in facilitating the passage of the immigrant from the port at which he is landed to the place where his labour may be made available, and that a vote of money for this purpose will be proposed to the Imperial Parliament. The conditions which Her Majesty’s Government attach to this measure will be submitted to you at the same time that I shall draw your attention to a scheme for the settlement and disposal of the public lands.”

And again—

“In your wisdom and prudence I confide for the regulation of the different important matters which must necessarily come before you. Canada, united under a constitution which the Imperial Legislature has framed with an earnest desire for the welfare of this portion of the British Empire, cannot fail to prosper under prudent and sage counsels. The generous aid which I have already announced to you, the determination

which I am also empowered to state upon the part of the Government to devote annually a large sum for the military defences of the Province—the fixed and settled determination which I have the Queen's commands to declare, that her North American possessions shall be maintained at all hazards as part of Her Empire, are pledges of the sincerity with which the mother-country desires to promote the prosperity of Canada, and to assist in the well-working of the new institutions which it has established. The eyes of England are anxiously fixed upon the result of this great experiment. Should it succeed, the aid of Parliament in your undertakings, the confidence of British capitalists in the credit you may require from them, the security which the British people will feel in seeking your shores, and establishing themselves upon your fertile soil, may carry improvement to an unexampled height.

“The rapid advance of trade and of immigration within the last eighteen months, afford ample evidence of the effects of tranquillity in restoring confidence and promoting prosperity.”

In No. 26, being the copy of a Despatch from Lord Sydenham to Lord John Russell, transmitting the returns made by the Emigrant Agents at Quebec and Kingston, the following observation is found :—

“It affords the most conclusive answer to statements which have been circulated for mischievous purposes through the public press, and which may, perhaps, have been repeated in England, that emigrants were leaving this Province in great numbers for the United States, and that great distress prevailed among those who remained here ; your Lordship will perceive that these statements are not only not consistent with truth, but are the very reverse of it.”

In enclosure No. 3, forwarded in No. 26, being the re-

port of the Government agent for Emigration at Kingston, will be found as follows :—

“ Emigrant Office, Kingston, 12th July, 1841.

“ SIR,

“ I have the honour to state, for the information of the Governor-General, that I have received returns from the Emigrant stations at Bytown, Toronto, and Hamilton, up to the 30th ultimo.

“ I am happy to state that all these returns represent the state of the immigrant population as being, with very trifling exception, healthy and prosperous. Labour is scarce; but it appears that all who consent to work for low wages are getting employment and settling in the province.

“ The total number of Emigrants to this section of the province, according to my returns, is as follows.

Emigrants <i>via</i> the Rideau Canal	5660
Ditto St. Lawrence	2750

8410

“ It has been currently reported that numerous emigrants who left the United Kingdom with the intention of settling in Canada, have abandoned the province and gone to the neighbouring states. I find on inquiry that this is not true. Labour is as scarce, and money scarcer on the American side of the line than on ours. Many emigrants who have gone to the States have returned, and very many others have accompanied them. In fact, the balance so far this season has been in our favour.

“ I have the honour to transmit to you herewith copies of letters from J. H. Greer, and Robert Patterson, Esquires, on this subject; and should further proof be required it can, I am assured, be obtained from the commanders and agents of

all the steam-boats which touch at ports in the United States.

“ I have, &c.

(Signed) “ A. B. HAWKE, Chief Emigrant Agent,
 “ H. C. Murdoch, Esq. Western Division.
Chief Secretary, &c. &c. &c.”

No. 1.

“ *Custom House Wharf, Kingston, 12th July, 1841.*

“ DEAR SIR,

“ Having heard it reported that a great many emigrants were crossing to the United States this season after their arrival in this place, I beg to inform you for your information, as chief emigrant agent, that a very small number of these individuals have left this for the other side by the American steam-boats, *all* of which depart from my wharf daily; but on the contrary, a very great number of settlers and adventurers have arrived here this season from the United States by the above-named conveyances.

“ I am, &c.

(Signed) “ JOHN H. GREER.

“ A. B. Hawke, Esq.
Chief Emigrant Agent, &c. &c. &c.”

No. 2.

“ *Steamer Commodore Barrie, Kingston,
 12th July, 1841.*

“ DEAR SIR,

“ Having been informed that a rumour has got abroad that numbers of emigrants having obtained tickets from you for a free passage to Toronto, and having embarked on board this boat from thence have landed at Oswego, I beg to state that

that is not the case. A few went across with me who paid their own passages; but I do not believe there has been a single instance of fraud of that kind. I repeat, a few have landed there who have paid their way, and an equal number, or nearly so, have returned with us from thence; and from my knowledge of the travel by other boats, I would say that double the number come to Canada from the United States, that go there from hence.

“ I have, &c.

(Signed)

“ ROBERT PATERSON.

“ *A. B. Hawke, Esq.*

Chief Emigrant Agent, &c. &c. &c.”

To these important statements should be added an extract from Her Majesty's gracious Speech to Parliament on the 24th of August last :—

“ The debt incurred by the legislature of Upper Canada, for the purposes of public works, is a serious obstacle to further improvements which are essential to the prosperity of the United Province. Her Majesty has authorized the Governor-General to make a communication on the subject to the council and assembly of Canada. Her Majesty will direct the papers to be laid before you, and trusts that your earnest attention will be directed to matters so materially affecting the welfare of Canada, and the strength of the empire.”

The Directors of the Canada Company feel justified in congratulating all those interested in the prosperity of Canada upon these gracious and satisfactory assurances, that the loyalty and enterprise of the inhabitants of this noble and important Colony, will be cherished and protected as they deserve.

INTRODUCTION TO THE FIRST EDITION, 1841.

THE Canada Company, in laying before the public an analysis of their labours during the last twelve years, in effecting the settlement of their lands in Canada, feel convinced that a more gratifying spectacle than it presents, of the signal success that has attended industrious exertions in the Western Hemisphere, has never been collected before.

In order to obtain this intelligence, and that its fidelity and accuracy might be established beyond the reach of cavil or suspicion, they procured the instrumentality of some of the most influential, longest settled, and respectable inhabitants, residing in various parts of the province, to collect the necessary information. They were directed to spare neither trouble nor expense to procure the most minute and faithful returns. From the very diffuse and extended information thus obtained, the Company have made such selections, and furnished such an abridgment, as they deemed sufficient for general purposes; but as they are desirous of affording to any individual an opportunity of examining the details, persons would be permitted, on application at the Office of the Company, 13, St. Helen's Place, to inspect these returns. Nothing can be more gratifying or triumphant than these interesting accounts.

These prosperous results were chiefly obtained by industry and exertion, almost unaided by capital, and are well calculated to cheer, sustain, and encourage the properly directed and persevering efforts of the labouring classes who purpose

making the fertile and almost boundless regions of Canada their future home. Although great success has followed the exertions of those who had not the assistance of capital, yet perhaps no country on the globe offers such inducements and incentives as Canada, to the industrious yeoman possessing a capital of from 100*l.* to 500*l.*, and the country abounds with examples of their great and deserved success.

A body of settlers, who emigrated to Upper Canada a little more than ten years since, placed themselves on the Company's lands near Guelph. They consisted of 156 families, of which number 129 had no capital whatever: the whole number of persons were 436. They now possess 100 houses; they have cleared and cultivated 2820 acres; they have 438 head of cattle, 41 sheep, and 9 horses; and the aggregate value of their property, formed on a low estimate during the spring of last year, was found to be 22,658*l.*

There are many instances of an increase of capital in ten years seven-fold, and other cases still more startling and wonderful, where the increase in value has arisen from local circumstances and peculiarities, such as contiguity to a village or town, water powers, &c. &c.; but these do not form a part of the general estimate.

The county of Huron has been described at greater length and in more detail than other counties or townships, principally because it still affords the largest scope for settlement, offers great and peculiar advantages, and establishes, beyond all doubt or disputation, the full ability of the inhabitants of the British Isles, successfully to subdue the wilderness and convert it into productive land. It is essentially a British settlement; its cultivation has been principally effected by immigrants from England, Ireland, and Scotland; and the cheering results of their perseverance and vigour are to be seen in this fine fertile and extensive district, by the formation of numerous villages, and in the quantity of cultivated land.

The town of Goderich, the capital of this district, beautifully situate at the margin of the majestic Lake Huron, at the confluence of the River Maitland, possessing now a safe, commodious and noble harbour, and a large and thriving population, was an entire wilderness as recently as 1830. It has now its court-house, and about seven hundred inhabitants, is surrounded by a country, whose fertility of soil is unsurpassed by any in the continent of America, and bounded by an inland sea, supplying the greatest variety and best description of fish. The town of Guelph, in the neighbourhood of this district, originally belonged to the Company, and was settled by their instrumentality. In 1827, it was untenanted but by the wild beasts of the forest, without a tree having been felled; it is now a district town, with four churches, numerous public buildings, possessing a large and increasing population, and is still progressing in wealth and importance.

The subject of emigration has recently attracted much of the public attention, both in Canada and the United Kingdom; and various societies have been formed with a view to its promotion. The establishment of Emigrant Societies, scattered throughout the province for obtaining interesting statistical details, and correct information as to the best means of obtaining employment for new comers, and for distributing this information amongst them, so as to prevent their congregating in cities and towns, and to encourage their spreading themselves into the interior with the prospect and assurance of permanent occupation, and ultimate independence, must be productive of immense advantage. These returns must convince all, that numbers who might have toiled through a hopeless existence without any improvement in their condition, in Europe, are now thriving and happy in their settlements in Canada; where the industrious man will always be sure to draw from the earth the reward of his labour, and may feel confident that, unless some extraordinary affliction should

befal him, independence will be the reward of himself and his children.

The Company feel much satisfaction, that the advantages of Canada were first prominently brought before the notice of the people of the United Kingdom by their exertions ; they are rejoiced to make public their success ; and they will still be happy to aid to the utmost of their power, the settlement of Canada, by promoting the emigration of their fellow-subjects from the British Isles.

ANALYSIS of the RETURNS sent to the COURT OF DIRECTORS of the CANADA COMPANY showing the AVERAGE state of the SETTLERS upon the COMPANY'S LAND in the THIRTY-EIGHT TOWNSHIPS herein mentioned on their arrival in UPPER CANADA, and their actual condition in 1840.

NAME OF TOWNSHIP.	Persons who commenced without Capital.						Persons who commenced with a Capital of £20 and under.						Persons who commenced with a Capital over £20.																				
	No.	Total Amount of Property in 1840.			Average Amount of property possessed by each individual in 1840.			No.	Total Amount of Capital.			Average of Capital possessed by each individual.			Total Amount of Property in 1840.	Average amount of property possessed by each individual in 1840.																	
		£	s.	d.	£	s.	d.		£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.													
Otanabee	21	6105	0	0	290	14	3	6	60	0	0	10	0	0	1440	0	0	240	0	0	13	1575	0	0	121	3	0	6275	0	0	482	13	1
Hamilton	4	1500	0	0	375	0	0														7	1130	0	0	161	8	6	4800	0	0	685	14	3
Haldimand	1	300	0	0	300	0	0														7	455	0	0	65	0	0	2100	0	0	300	0	0
Huntley	18	4887	0	0	271	10	0														3	1320	0	0	440	0	0	3030	0	0	1010	0	0
Torbolton	7	1085	0	0	155	0	0	2	20	0	0	10	0	0	400	0	0	200	0	0													
Nepean	6	2370	0	0	395	0	0	1	15	0	0	15	0	0	1100	0	0	1100	0	0													
March	6	2100	0	0	350	0	0														1	50	0	0	50	0	0	200	0	0	200	0	0
Oxford (Johnstown District)	2	270	0	0	135	0	0	2	25	0	0	12	10	0	340	0	0	170	0	0	5	730	0	0	146	0	0	1492	0	0	298	8	0
Montague	12	2539	0	0	211	11	8	3	55	0	0	18	6	8	579	0	0	193	0	0	3	120	0	0	40	0	0	785	0	0	261	13	4
Chinguacousy	24	10946	2	0	456	1	9	19	230	12	6	12	2	9	8353	2	0	439	12	8	18	1405	0	0	78	1	1	8378	17	0	465	9	10
Adjala	36	7774	8	0	215	19	1	6	45	0	0	7	10	0	1738	6	0	289	14	4	7	385	0	0	55	0	0	2034	0	0	290	11	5
Mono								4	24	10	0	6	2	6	2546	0	0	636	10	0	4	240	0	0	60	0	0	11	1510	0	0	137	5
Gore of Toronto	4	1684	12	0	421	3	0	4	24	10	0	6	2	6	2546	0	0	636	10	0	4	240	0	0	60	0	0	2630	4	0	657	11	0
Clarke	11	4017	0	0	365	3	8														11	1510	0	0	137	5	5	8150	0	0	740	18	2
Cavan	15	8940	0	0	596	0	0	5	65	0	0	13	0	0	1555	0	0	311	0	0	16	1610	0	0	100	12	6	15453	0	0	965	16	3
Darlington	11	4947	0	0	449	14	6	6	85	0	0	14	3	4	2300	0	0	383	6	8	10	1545	0	0	154	10	0	5120	0	0	512	0	0
Hope	2	400	0	0	200	0	0	7	110	0	0	15	14	3	4050	0	0	578	11	5	9	715	0	0	78	6	8	6630	0	0	736	13	4
Alfred	8	1470	0	0	183	15	0	2	21	0	0	10	10	0	328	0	0	164	0	0	13	1095	0	0	84	4	7	2727	10	0	209	16	1
Plantagenet								6	100	0	0	16	13	4	2842	0	0	473	13	4	62	8248	5	0	133	0	8	44820	10	0	722	18	2
East Hawkesbury	3	1290	0	0	430	0	0	6	100	0	0	16	13	4	2842	0	0	473	13	4	62	8248	5	0	133	0	8	44820	10	0	722	18	2
Yarmouth	18	8057	0	0	447	12	2	5	52	15	0	10	11	0	3462	0	0	692	8	0	22	3738	10	0	169	18	7	13299	0	0	604	10	0
Southwold								2	40	0	0	20	0	0	530	0	0	265	0	0	10	820	0	0	82	0	0	4500	0	0	450	0	0	522	7	4
Westminster	1	350	0	0	350	0	0	2	40	0	0	20	0	0	530	0	0	265	0	0	19	1910	0	0	100	10	6	9925	0	0	522	7	4
Pickering	4	1595	0	0	398	15	0														9	630	0	0	70	0	0	3230	0	0	358	17	9
Whitby	1	150	0	0	150	0	0	2	35	0	0	17	10	0	250	0	0	125	0	0	2	275	0	0	137	10	0	655	0	0	327	10	0
Seymour	2	268	7	6	134	3	9	3	55	0	0	18	6	8	835	2	6	278	7	6	8	615	0	0	76	17	6	5705	0	0	713	2	6
Ekfrid	20	8207	0	0	410	7	0	1	10	0	0	10	0	0	250	0	0	250	0	0	5	442	0	0	88	8	0	2528	0	0	505	12	0
Smith	8	5466	0	0	683	5	0	2	40	0	0	20	0	0	3870	0	0	1935	0	0													
Monaghan	15	2298	0	0	153	4	0														6	400	0	0	66	13	4	1133	0	0	188	16	8
Douro	7	1766	0	0	252	5	8														1	350	0	0	350	0	0	1700	0	0	1700	0	0
Dummer	7	5750	0	0	821	8	7	1	20	0	0	20	0	0	300	0	0	300	0	0	5	680	0	0	136	0	0	4700	0	0	940	0	0
Asphodel	11	6975	0	0	634	1	9	2	15	0	0	7	10	0	800	0	0	400	0	0	10	775	0	0	77	10	0	4345	0	0	434	10	0
Trafalgar	35	8167	0	0	233	6	10	1	10	0	0	10	0	0	155	0	0	155	0	0	5	205	0	0	41	0	0	1335	0	0	267	0	0
Camden East	10	2473	0	0	247	6	0														2	90	0	0	45	0	0	435	0	0	217	10	0
Richmond	3	1360	0	0	453	6	8	1	10	0	0	10	0	0	190	0	0	190	0	0	5	310	0	0	62	0	0	1188	0	0	237	12	0
Sheffield	4	721	0	0	180	5	0																										
Kitley	337	116,228	9	6				89	1,143	17	6				38,213	10	6				298	33,373	15	0				169,304	1	0			

The accompanying Analysis of the Returns from Settlers on the Canada Company's Lands in the Thirty-eight Townships therein mentioned, transmitted to the Court of Directors in London, is made without reference to the degree of prosperity attaching to each individual; wherever the Returns clearly and positively show the Settlers' actual cases, they are noticed, be they good, bad or indifferent. This explanation will account for the number of Settlers treated of in this Analysis being limited as compared with the Returns for the respective Townships.

From this Analysis it results that 724 persons who, on arriving in Canada, together possessed Capital to the amount of £34517 12 6
Now (in 1840) possess property to the amount of 323,746 1 0

Of these—337 Settlers arrived in Canada with no Capital whatever. They now collectively possess property to the amount of £116,228 9 6
Being an average for each person of £344 17 9
89 Settlers arrived in Canada with Capital in sums of £20 and under to the amount of £1143 17s. 6d.
Being an average for each person of 12 17 0
They now collectively possess property to the amount of 38,213 10 6
Being an average for each person of 429 7 3
298 Settlers arrived in Canada with Capital in sums of £20 and upwards to the amount of £33,373 15s.
Being an average for each person of 111 19 10
They now collectively possess property to the amount of 169,304 1 9
Being an average for each person of 568 2 8
Total amount of property £323,746 1 0

No. 1, A.

A FURTHER ANALYSIS of the RETURNS transmitted to the COURT of DIRECTORS of the CANADA COMPANY, 31st December, 1840, upon the Company's Settlers in the Thirty-eight Townships therein mentioned, now exhibiting the respective amounts paid on account of their Lands purchased of the Company.

OTANABEE.

In this township the circumstances of 40 settlers were originally analysed.

Of these 40 settlers,

21 commenced without any capital whatever.

15 of which have paid for their lands in full.

2 " to the extent of between 50 to 75 per cent.

2 " " " " 25 to 50 per cent.

2 " " " " 12 to 25 per cent.

6 commenced with a capital of 20/. and under.

4 of which have paid for their lands in full.

1 " to the extent of between 25 to 50 per cent.

1 " " " " 12 to 25 per cent.

13 commenced with a capital over 20/.

11 of which have paid for their lands in full.

1 " to the extent of between 80 to 90 per cent.

1 " " " " 12 to 25 per cent.

40 settlers.

HAMILTON.

In this township the circumstances of 11 settlers were originally analysed.

Of these 11 settlers,

4 commenced without any capital whatever.

2 of which have paid for their lands in full.

1 „ to the extent of between 80 to 90 per cent.

1 „ „ „ „ 50 to 75 per cent.

7 commenced with a capital over 20£.

5 of which have paid for their lands in full.

2 „ to the extent of between 50 to 75 per cent.

11 settlers.

HALDIMAND.

In this township the circumstances of 8 settlers were originally analysed.

Of these 8 settlers,

1 commenced without any capital whatever, and he has paid for his land in full.

7 commenced with a capital over 20£.

5 of which have paid for their lands in full.

1 „ to the extent of between 25 to 50 per cent.

1 „ „ „ „ 12 to 25 per cent.

8 settlers.

HUNTLEY.

In this township the circumstances of 21 settlers were originally analysed.

Of these 21 settlers,

18 commenced without any capital whatever.

8 of which have paid for their lands in full.

3 „ to the extent of between 50 to 75 per cent.

2 „ „ „ „ 25 to 50 per cent.

5 „ „ „ „ 12 to 25 per cent.

3 commenced with a capital over 20£.

3 have paid for their lands in full.

21 settlers.

TORBOLTON.

In this township the circumstances of 9 settlers were originally analysed.

Of these 9 settlers,

7 commenced without any capital whatever.

3 of which have paid for their lands in full.

1 „ to the extent of between 50 to 75 per cent.

3 „ „ „ „ 12 to 25 per cent.

2 commenced with a capital of 20*l.* and under.

2 have paid for their lands in full.

9 settlers.

NEPEAN.

In this township the circumstances of 7 settlers were originally analysed.

Of these 7 settlers,

6 commenced without any capital whatever.

6 have paid for their lands in full.

1 commenced with a capital of 20*l.* and under.

1 paid for his land in full.

7 settlers.

MARCH.

In this township the circumstances of 7 settlers were originally analysed.

Of these 7 settlers,

6 commenced without any capital whatever, and

6 have paid for their lands in full.

1 commenced with a capital over 20*l.*, and

1 has paid for his land in full.

7 settlers.

OXFORD, J. DT.

In this township the circumstances of 9 settlers were originally analysed.

Of these 9 settlers,

2 commenced without any capital whatever.

1 of which has paid for his land in full.

1 „ to the extent of between 25 to 50 per cent.

2 commenced with a capital of 20*l.* and under.

2 have paid for their lands in full.

5 commenced with a capital over 20*l.*

3 of which have paid for their lands in full.

1 „ to the extent of between 25 to 50 per cent.

1 „ „ „ 12 to 25 per cent.

9 settlers.

MONTAGUE.

In this township the circumstances of 18 settlers were originally analysed.

Of these 18 settlers,

12 commenced without any capital whatever.

2 of which have paid for their lands in full.

7 „ „ to the extent of 20 per cent.

1 „ „ „ between 25 to 50 per cent.

1 „ „ „ 80 to 90 per cent.

1 „ „ „ 50 to 75 per cent.

3 commenced with a capital of 20*l.* and under.

2 of which have paid for their lands in full.

1 „ „ to the extent of 20 per cent.

3 commenced with a capital over 20*l.*

2 of which have paid for their lands in full.

1 „ „ to the extent of 20 per cent.

18 settlers.

CHINGUACOUSY.

In this township the circumstances of 61 settlers were originally analysed.

Of these 61 settlers,

24 commenced without any capital whatever.

17 of which have paid for their lands in full.

2	„	to the extent of between 80 to 90 per cent.
1	„	„ „ „ 70 to 80 per cent.
3	„	„ „ „ 50 per cent.
1	„	„ „ „ 20 per cent.

—
19 commenced with a capital of 20*l.* and under.

16 of which have paid for their lands in full.

1	„	„ to the extent of 90 per cent.
2	„	„ „ between 25 to 50 per cent.

—
18 commenced with a capital over 20*l.*

18 of which have paid for their lands in full.

— —
61 settlers.

CLARKE.

In this township the circumstances of 22 settlers were originally analysed.

Of these 22 settlers,

11 commenced without any capital whatever.

8 of which have paid for their lands in full.

1	„	to the extent of between 80 to 90 per cent.
1	„	„ „ „ 50 to 60 per cent.
1	„	„ „ „ 30 to 40 per cent.

—
11 commenced with a capital over 20*l.*

11 of which have paid for their lands in full.

— —
22 settlers.

ADJALA AND MONO.

In these townships the circumstances of 49 settlers were originally analysed.

Of these 49 settlers,

36 commenced without any capital whatever.

12 of which have paid for their lands in full.

4	„	to the extent of between 80 to 90 per cent.
1	„	„ „ „ 70 to 80 per cent.
5	„	„ „ „ 60 to 70 per cent.
6	„	„ „ „ 50 to 60 per cent.
3	„	„ „ „ 40 to 50 per cent.
5	„	„ „ „ 12 to 20 per cent.

6 commenced with a capital of 20%. and under.

3 of which have paid their lands in full.

1	„	to the extent of between 70 to 80 per cent.
1	„	„ „ „ 50 to 60 per cent.
1	„	„ „ „ 12 per cent.

7 commenced with a capital over 20%.

6 of which have paid for their lands in full.

1	„	to the extent of between 30 to 40 per cent.
---	---	---

49 settlers.

GORE OF TORONTO.

In this township the circumstances of 12 settlers were originally analysed.

Of these 12 settlers,

4 commenced without any capital whatever.

4 have paid for their lands in full.

4 commenced with a capital of 20%. and under.

4 have paid for their lands in full.

4 commenced with a capital over 20%.

4 have paid for their lands in full.

12 settlers.

CAVAN.

In this township the circumstances of 36 settlers were originally analysed.

Of these 36 settlers,

15 commenced without any capital whatever,

12 of which have paid for their lands in full.

1 " to the extent of between 90 to 95 per cent.

1 " " " " 80 to 90 per cent.

1 " " " " 60 to 70 per cent.

5 commenced with a capital of 20*l.* and under,

4 of which have paid for their lands in full,

1 " to the extent of between 40 to 50 per cent.

16 commenced with a capital over 20*l.*

16 have paid for their hands in full.

36 settlers.

DARLINGTON.

In this township the circumstances of 27 settlers were originally analysed.

Of these 27 settlers,

11 commenced without any capital whatever,

9 of which have paid for their lands in full,

1 " to the extent of between 60 to 70 per cent.

1 " " " " 30 to 40 per cent.

6 commenced with a capital of 20*l.* and under,

3 of which have paid for their lands in full,

2 " to the extent of between 50 to 60 per cent.

1 " " " " 25 to 30 per cent.

10 commenced with a capital over 20*l.*

8 of which have paid for their lands in full,

1 " to the extent of between 80 to 90 per cent.

1 " " " " 60 to 70 per cent.

27 settlers.

HOPE.

In this township the circumstances of 18 settlers were originally analysed.

Of these 18 settlers,

2 commenced without any capital whatever,

2 have paid for their lands in full.

7 commenced with a capital of 20*l.* and under,

7 have paid for their lands in full.

9 commenced with a capital over 20*l.*

9 have paid for their lands in full.

18 settlers.

ALFRED, PLANTAGENET, AND EAST HAWKESBURY.

In these townships the circumstances of 23 settlers were originally analysed.

Of these 23 settlers,

8 commenced without any capital whatever,

3 of which have paid for their lands in full,

1 " to the extent of between 60 to 70 per cent.

1 " " " " 50 to 60 per cent.

1 " " " " 40 to 50 per cent.

1 " " " " 30 to 40 per cent.

1 " " " " 20 per cent.

2 commenced with a capital of 20*l.* and under,

2 have paid for their lands in full.

13 commenced with a capital over 20*l.*

6 of which have paid for their lands in full.

1 " to the extent of between 90 to 95 per cent.

1 " " " " 80 to 90 per cent.

2 " " " " 70 to 80 per cent.

1 " " " " 60 per cent.

2 " " " " 20 per cent.

23 settlers.

WILMOT, A & B.

In this township the circumstances of 71 settlers were originally analysed.

Of these 71 settlers,

3 commenced without any capital whatever,

2 of which have paid for their lands in full.

1 " " to the extent of 20 per cent.

6 commenced with a capital of 20*l.* and under,

1 of which has paid for his land in full.

4 " " to the extent of 20 per cent.

1 " " " " 10 per cent.

62 commenced with a capital over 20*l.*

38 of which have paid for their lands in full.

2 " to the extent of between 80 to 90 per cent.

4 " " " " 40 to 50 per cent.

2 " " " " 30 to 40 per cent.

2 " " " " 25 to 30 per cent.

1 " " " " 20 to 25 per cent.

11 " " " " 20 per cent.

2 " " " " 12 to 20 per cent.

71 settlers.

WHITBY.

In this township the circumstances of 23 settlers were originally analysed.

Of these 23 settlers,

4 commenced without any capital whatever.

4 have paid for their lands in full.

19 commenced with a capital over 20*l.*

*1 of which has paid for his land to the extent of
between 70 to 80 per cent.

1 " " " 20 per cent.

*17 " " in full.

23 settlers.

YARMOUTH, SOUTHWOLD, AND WESTMINSTER.

In these townships the circumstances of 45 settlers were originally analysed.

Of these 45 settlers,

18 commenced without any capital whatever,

13 of which have paid for their lands in full.

1 „ to the extent of between 50 to 60 per cent.

1 „ „ „ 20 to 25 per cent.

3 „ „ „ 20 per cent.

—
5 commenced with a capital of 20*l.* and under,

5 of which have paid for their lands in full.

—
22 commenced with a capital over 20*l.*

20 of which have paid for their lands in full.

1 „ to the extent of between 25 to 30 per cent.

1 „ „ „ 20 to 25 per cent.

— —
45 settlers.

PICKERING.

In this township the circumstances of 13 settlers were originally analysed.

Of these 13 settlers,

1 commenced without any capital whatever.

1 has paid for his land in full.

—
2 commenced with a capital of 20*l.* and under.

1 of which has paid for his land in full.

1 „ to the extent of between 20 to 25 per cent.

—
10 commenced with a capital over 20*l.*

8 of which have paid for their lands in full.

1 „ to the extent of between 70 to 80 per cent.

1 „ „ „ 90 to 95 per cent.

— —
13 settlers.

SEYMOUR.

In this township the circumstances of 12 settlers were originally analysed.

Of these 12 settlers,

1 commenced without any capital whatever,

1 of which has paid for his land to the extent of

— 20 per cent.

2 commenced with a capital of 20*l.* and under,

1 of which has paid for his land to the extent of

between 90 to 95 per cent.

1 " " " " 40 to 50 per cent.

—

9 commenced with a capital over 20*l.*

1 of which has paid for his lands to the extent of

between 80 to 90 per cent.

3 " " " " 50 to 60 per cent.

3 " " " " 30 to 40 per cent.

1 " " " " 20 per cent.

1 " " " " 12 to 20 per cent.

— —

12 settlers.

EKFRID.

In this township, the circumstances of 7 settlers were originally analysed.

Of these 7 settlers,

2 commenced without any capital whatever.

1 of which has paid for his land in full.

1 " " to the extent of 20 per cent.

—

3 commenced with a capital of 20*l.* and under.

2 of which have paid for their lands in full.

1 " to the extent of between 50 to 60 per cent.

—

2 commenced with a capital over 20*l.*

1 of which has paid for his land to the extent of

between 30 to 40 per cent.

1 " " " " 80 to 90 per cent.

— —

7 settlers.

SMITH.

In this township the circumstances of 29 settlers were originally analysed.

Of these 29 settlers,

20 commenced without any capital whatever.

14 of which have paid for their lands in full.

1 „ to the extent of between 60 to 65 per cent.

3 „ „ „ 50 to 60 per cent.

2 „ „ „ 30 to 40 per cent.

1 commenced with a capital of 20*l.* and under.

1 of which has paid for his land in full.

8 commenced with a capital over 20*l.*

5 of which have paid for their lands in full,

1 „ to the extent of between 40 to 50 per cent.

1 „ „ „ 30 to 40 per cent.

1 „ „ „ 12 to 20 per cent.

29 settlers.

MONAGHAN.

In this township the circumstances of 15 settlers were originally analysed.

Of these 15 settlers,

8 commenced without any capital whatever,

7 of which have paid for their lands in full.

1 „ „ to the extent of 80 per cent.

2 commenced with a capital of 20*l.* and under,

2 have paid for their lands in full

5 commenced with a capital over 20*l.*

4 of which have paid for their lands in full.

1 „ to the extent of between 45 to 50 per cent.

15 settlers.

DOURO.

In this township the circumstances of 15 settlers were originally analysed.

Of these 15 settlers,

15 commenced without any capital whatever,

8 of which have paid for their lands in full.

2 " to the extent of between 50 to 60 per cent.

1 " " " 30 to 40 per cent.

2 " " 20 per cent.

2 " " 10 per cent.

15 settlers.

DUMMER.

In this township the circumstances of 13 settlers were originally analysed,

Of these 13 settlers,

7 commenced without any capital whatever,

4 of which have paid for their lands in full,

1 " to the extent of 90 per cent.

2 " " 20 per cent.

6 commenced with a capital over 20%.

5 of which have paid for their lands in full.

1 " to the extent of between 30 to 40 per cent.

13 settlers.

TRAFALGAR.

In this township the circumstances of 18 settlers were originally analysed,

Of these 18 settlers,

11 commenced without any capital whatever,

11 have paid for their lands in full.

2 commenced with a capital of 20% and under,

1 of which has paid for his land in full.

1 " to the extent of between 80 to 90 per cent.

5 commenced with a capital over 20%.

5 have paid for their lands in full.

18 settlers.

ASPHODEL.

In this township the circumstances of 9 settlers were originally analysed,

Of these 9 settlers,

7 commenced without any capital whatever,

2 of which have paid for their lands in full.

2 ,, to the extent of between 80 to 90 per cent.

1 ,, ,, ,, 30 to 40 per cent.

2 ,, ,, 20 per cent.

1 commenced with a capital over 20*l*.

1 has paid for his land in full.

1 commenced with a capital of 20*l*. and under,

1 has paid for his land to the extent of

20 per cent.

9 settlers.

CAMDEN EAST.

In this township the circumstances of 46 settlers were originally analysed,

Of these 46 settlers,

35 commenced without any capital whatever,

21 of which have paid for their lands in full.

1 ,, to the extent of between 60 to 70 per cent.

3 ,, ,, ,, 50 to 60 per cent.

2 ,, ,, ,, 30 to 40 per cent.

8 ,, ,, ,, 20 to 25 per cent.

1 commenced with a capital of 20*l*. and under.

1 has paid for his land in full.

10 commenced with a capital over 20*l*.

7 of which have paid for their lands in full.

1 ,, to the extent of between 60 to 70 per cent.

1 ,, ,, 36 per cent.

1 ,, ,, 20 per cent.

46 settlers.

RICHMOND.

In this township the circumstances of 15 settlers were originally analysed,

Of these 15 settlers,

10 commenced without any capital whatever,

4 of which have paid for their lands in full.

3 „ to the extent of between 60 to 70 per cent.

1 „ „ 81 per cent.

1 „ „ 20 per cent.

1 „ „ „ 30 to 40 per cent.

5 commenced with a capital over 20*l*.

2 of which have paid for their lands in full.

1 „ to the extent of between 50 to 60 per cent.

1 „ „ „ 30 to 40 per cent.

1 „ „ 20 per cent.

15 settlers.

SHEFFIELD.

In this township the circumstances of 6 settlers were originally analysed,

Of these 6 settlers,

3 commenced without any capital whatever,

3 have paid for their lands in full.

1 commenced with a capital of 20*l*. and under,

1 has paid for his land to the extent of 20 per cent

2 commenced with a capital over 20*l*.

1 of which has paid for his land in full.

1 „ to the extent of between 30 to 40 per cent.

6 settlers.

KILTEY AND WOLFORD.

In these townships the circumstances of 9 settlers were originally analysed.

Of these 9 settlers,

4 commenced without any capital whatever,

4 have paid for their lands in full.

—
5 commenced with a capital over 20*l*.

5 have paid for their lands in full.

— —
9 settlers.

FRED. WIDDER,
Commissioner.

Canada Company's Office,
Toronto, 1st December, 1841.

ANALYSIS of RETURNS, showing the AVERAGE state of the SETTLERS upon the COMPANY'S LAND in the FORTY TOWNSHIPS
herein mentioned on their Arrival in UPPER CANADA, and their actual condition in 1840.

Name of Township.	Persons who commenced without Capital.			Persons who commenced with a Capital of £20 and under.					Persons who commenced with a Capital over £20.					
	No.	Total amount of property in 1840.	Average amount of property possessed by each individual in 1840.	No.	Total amount of Capital.	Average of Capital possessed by each individual.	Total amount of property in 1840.	Average amount of property possessed by each individual in 1840.	No.	Total Capital.	Amount of property in 1840.	Average of Capital possessed by each individual.	Total amount of property in 1840.	Average amount of property possessed by each individual in 1840.
		£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Tyendinaga				2	25 0 0	12 10 0	540 0 0	270 0 0	13	141 0 0	108 17 0	4158 0 0	319 17 0	
London	12	3025 0 0	252 1 8	4	52 0 0	13 0 0	1125 0 0	281 5 0	16	245 0 0	153 2 6	5600 0 0	350 0 0	
Westminster	3	750 0 0	250 0 0	4	51 0 0	12 15 0	775 0 0	193 15 0	21	383 0 0	182 9 6	6425 0 0	305 19 0	
Wolford									2	26 0 0	100 0 0	610 0 0	305 0 0	
Etobicoke	4	2114 0 0	528 10 0	2	16 15 0	8 7 6	1083 0 0	541 10 0						
Toronto	2	1417 0 0	708 10 0											
Caledon	26	7720 0 0	296 18 5	6	38 0 0	6 6 8	1933 0 0	322 3 4	4	17 10 0	44 7 6	941 0 0	235 5 0	
Albion	15	5176 0 0	345 1 4	2	17 10 0	8 15 0	1006 0 0	503 0 0	6	35 10 0	59 11 8	2172 0 0	362 0 0	
Vaughan	10	4185 0 0	418 10 0	11	33 1 0	3 0 1	5504 0 0	500 7 3	11	117 0 0	106 16 4	4914 10 0	446 15 5	
King	14	6806 0 0	486 2 10	14	94 7 1	6 14 9	5025 0 0	359 0 0	10	64 10 0	64 5 0	3136 0 0	313 12 0	
Tecumseth	6	2071 0 0	345 3 4	14	105 4 0	7 10 3	3046 0 0	217 11 5	1	7 0 0		725 0 0		
W. Gwillimbury	9	2580 0 0	286 13 4	7	83 10 0	11 18 7	3332 0 0	476 0 0	5	727 10 0	145 10 0	2011 15 0	402 7 0	
Zorra	44	9478 0 0	215 8 2	2	14 0 0	7 0 0	582 0 0	291 0 0	7	1011 0 0	144 8 7	2782 0 0	397 8 7	
Oxford East	13	6917 0 0	532 1 6						5	601 0 0	120 4 0	2037 0 0	407 8 0	
Do. West ..	3	633 0 0	211 0 0						1	50 0 0		300 0 0		
Do. North ..	3	411 0 0	137 0 0	1	10 0 0		163 0 0		1	150 0 0		260 0 0		
Malahide	2	600 0 0	300 0 0	2	40 0 0	20 0 0	200 0 0	100 0 0	20	3505 0 0	175 5 0	11050 0 0	552 10 0	
Orford	5	1295 0 0	259 0 0	9	135 0 0	15 0 0	4264 0 0	473 15 6	5	265 0 0	53 0 0	2030 0 0	406 0 0	
Carradoc	8	1886 0 0	235 15 0	2	40 0 0	20 0 0	375 0 0	187 10 0	1	100 0 0		300 0 0		
Delaware	1	250 0 0							1	300 0 0		743 10 0		
Lobo	5	2008 0 0	401 12 0	1	20 0 0		250 0 0		9	1450 0 0	161 2 2	3279 0 0	364 6 8	
Aldborough				4	52 0 0	13 0 0	1350 0 0	337 10 0	4	150 0 0	37 10 0	1750 0 0	437 10 0	
Dawn	14	5510 0 0	393 11 5	1	12 0 0		140 0 0		3	800 0 0	266 13 4	10050 0 0	3350 0 0	
Bayham				2	20 0 6	10 0 3	150 0 0	75 0 0	24	2405 0 0	100 4 2	8430 0 0	351 5 0	
Whitchurch	6	2500 0 0	416 13 4	1	6 0 0		500 0 0		1	250 0 0		375 0 0		
Chatham	12	3074 0 0	256 3 4						3	125 0 0	41 13 4	1175 0 0	391 13 4	
Esquesing	27	9659 0 0	357 14 9	2	21 10 0	10 15 0	1260 0 0	630 0 0	7	780 0 0	111 8 7	4540 0 0	648 11 5	
Nelson	4	3495 0 0	873 15 0						3	425 0 0	141 13 4	1360 0 0	453 6 8	
Harwich	9	2646 0 0	294 0 0	14	170 0 0	12 2 10	2370 12 6	169 6 7	20	2453 0 0	122 13 0	5301 5 0	265 12 6	
Cramahe	11	2230 0 0	202 14 6						1	100 0 0		650 0 0		
Murray	11	2735 0 0	248 12 9						3	480 0 0	160 0 0	1715 0 0	571 13 4	
Percy				3	50 0 0	16 13 4	425 0 0	141 13 4	1	50 0 0		185 0 0		
Sidney	4	700 0 0	175 0 0											
Thurlow	2	300 0 0	150 0 0	1	20 0 0		550 0 0		1	25 0 0		450 0 0		
Hungerford	1	100 0 0		2	25 0 0	12 10 0	600 0 0	300 0 0						
Huntingdon	4	1300 0 0	325 0 0						2	250 0 0	125 0 0	875 0 0	437 10 0	
Rawdon	4	720 0 0	180 0 0						3	360 0 0	120 0 0	940 0 0	313 6 8	
Madoc	4	440 0 0	110 0 0						2	114 0 0	57 0 0	425 0 0	212 10 0	
Emily	9	770 0 0	85 11 1											
Ennismore	3	286 0 0	95 6 8											
	310	95,787 0 0		113	1,151 17		36,548 12 6		217	27,251 0 0		91,696 0 0		

From this Analysis it results that 640 persons who on settling in Canada together possessed Capital to the amount of £28,402 17 7
Now (in 1840) possess property to the amount of £224,031 12 6

Of these—210 Settlers arrived in Canada with *no* Capital whatever. They now collectively possess property to the Amount of £95,787 0 0
Being an average for each person of £308 19 9
113 Settlers arrived in Canada with Capital in sums of £20 and under, to the amount of £1151 17s. 7d.
Being an average for each person of 10 3 10
They now collectively possess property to the amount of 36,548 12 6
Being an average for each person of 323 8 9
217 Settlers arrived in Canada with Capital in sums *above* £20 to the amount of £27,251 0s. 0d.
Being an average for each person of 125 11 7
They now collectively possess property to the amount of 91,696 0 0
Being an average for each person of 422 11 2
640 Persons. Total value of property £224,031 12 6

**RETURN shewing the condition, in 1840, of the SETTLERS upon the
LANARK, DALHOUSIE, and BEVERLY,**

No.	Acres owned.	Acres clear- ed.	Cattle and Live Stock.	Value of Live and Dead Stock	Total Value of Property.	No. of Chil- dren in 1840.
RAMSAY.				£ s. d.	£ s. d.	
1	100	15	7 head of cattle, 6 sheep, 1 horse	50 0 0	200 0 0	4
2	200	40	7 head of cattle, 10 sheep, 1 horse	55 0 0	200 0 0	2
3	100	20	7 head of cattle, 6 sheep	35 0 0	125 0 0	3
4	100	14	3 head of cattle	15 0 0	115 0 0	6
5	100	10	8 head of cattle, 1 horse	40 0 0	125 0 0	7
6	100	12	2 head of cattle, 2 horses	48 0 0	130 0 0	4
7	200	30	8 head of cattle, 12 sheep, 1 horse	55 0 0	255 0 0	6
8	200	35	6 head of cattle, 10 sheep, 2 horses	45 0 0	245 0 0	5
9	100	10	6 head of cattle, 1 horse	40 0 0	140 0 0	7
10	100	12	1 ox	6 0 0	110 0 0	
11	100	20	6 head of cattle	25 0 0	125 0 0	5
12	100	10			75 0 0	
13	100	6			50 0 0	5
14	200	41		20 0 0	220 0 0	
15	100	55	6 head of cattle, 10 sheep	30 0 0	100 0 0	4
16	200	40	10 head of cattle, 12 sheep	50 0 0	250 0 0	11
17	200	50	8 head of cattle, 12 sheep, 1 horse	80 0 0	280 0 0	
18	200	30	7 head of cattle, 12 sheep, 1 horse	60 0 0	200 0 0	7
19	200	6	2 head of battle	10 0 0	170 0 0	
20	100	25	9 head of cattle, 1 horse	50 0 0	150 0 0	
21	100	25			100 0 0	
22	200	30	9 head of cattle, 15 sheep, 3 horses	80 0 0	280 0 0	7
23	200	25	6 head of cattle	30 0 0	230 0 0	10
24	200	25	8 head of cattle, 6 sheep	40 0 0	240 0 0	7
<hr/>					4115 0 0	
BEVERLY.						
1	200	15	9 head of cattle, 12 sheep, 2 horses		350 0 0	3
2	100	40	19 head of cattle, 28 sheep, 3 horses		800 0 0	7
3	100	90	13 head of cattle, 10 sheep, 2 horses		700 0 0	5
4	100	19	5 head of cattle		250 0 0	
5	100	30	24 head of cattle, 1 horse		400 0 0	
6	200	30	6 head of cattle, 2 horses		350 0 0	1
7	100	25	6 head of cattle		230 0 0	3
8	100	15			125 0 0	
9	200	50			350 0 0	
10	100	40	12 head of cattle		250 0 0	3
11	100	18	2 head of cattle		120 0 0	7
12	100	36	3 head of cattle, 1 sheep, 2 horses		250 0 0	1
13	100	35	6 head of cattle		194 0 0	1
<hr/>					4369 0 0	

CANADA COMPANY'S LAND, in the Townships of RAMSAY, who came out without any Capital.

No.	Acres owned.	Acres cleared.	Cattle and Live Stock.	Value of Live and Dead Stock	Total Value of Property.	No. of Children in 1840.
LANARK.						
				£ s. d.	£ s. d.	
1	200	37	10 head of cattle, 1 horse	60 0 0	160 0 0	5
2	150	40	15 head of cattle, 20 sheep, 2 horses	85 0 0	200 0 0	11
3	100	20	5 head of cattle, 1 sheep, 1 horse	45 0 0	100 0 0	11
4	100	19	2 head of cattle, 2 horses	45 0 0	100 0 0	2
5	100	6	6 head of cattle	25 0 0	80 0 0	5
6	150	42	12 head of cattle, 12 sheep, 2 horses	80 0 0	180 0 0	
7	250	30	5 head of cattle, 1 horse	40 0 0	200 0 0	4
8	100	25	7 head of cattle, 15 sheep, 1 horse	60 0 0	120 0 0	5
9	100	38	14 head of cattle, 15 sheep, 1 horse	80 0 0	155 0 0	7
10	200	40	10 head of cattle, 10 sheep, 2 horses	80 0 0	200 0 0	6
11	100	50	5 head of cattle, 1 horse	40 0 0	100 0 0	7
12	100	16	7 head of cattle, 12 sheep	35 0 0	90 0 0	10
13	300	60	11 head of cattle, 10 sheep, 2 horses	90 0 0	250 0 0	6
14	100	40	5 head of cattle	30 0 0	90 0 0	2
15	200	50	11 head of cattle, 20 sheep, 2 horses	100 0 0	300 0 0	4
16	200	45	6 head of cattle, 16 sheep, 2 horses	80 0 0	350 0 0	7
17	100	18	5 head of cattle, 1 horse	40 0 0	140 0 0	2
					2815 0 0	
DALHOUSIE.						
1	300	40	10 head of cattle, 18 sheep, 2 horses	50 0 0	200 0 0	5
2	100	30	8 head of cattle, 12 sheep, 1 horse	65 0 0	130 0 0	6
3	300	50	12 head of cattle, 12 sheep	50 0 0	220 0 0	7
4	200	55	8 head of cattle, 10 sheep	40 0 0	140 0 0	6
5	100	8	6 head of cattle, 1 horse	40 0 0	90 0 0	1
6	100	40	4 head of cattle, 8 sheep, 1 horse	35 0 0	90 0 0	8
7	200	35	8 head of cattle, 20 sheep, 1 horse	60 0 0	170 0 0	10
8	182	60	10 head of cattle, 15 sheep, 1 horse	65 0 0	150 0 0	5
					1190 0 0	

From these Returns it results, that 62 Settlers who arrived in Canada with no Capital whatever, now, collectively, possess property to the amount of £12,489.

Being an average for each person of £201 8s. 8d.

STATEMENT in the aggregate of POPULATION, LANDS CLEARED, BUILDINGS ERECTED, and of the STOCK possessed by the Inhabitants of the TOWNSHIPS
comprising the County of HURON, taken from Returns made after actual Inspection.

TOWNSHIPS	Population.	Grist Mills.	Saw Mills.	Tanneries.	Breweries.	Distilleries.	STOCK.						IMPROVEMENTS.								Present Value of Stock.			Present Value of Improvements.			Means on arriving in the Country.			Means on going on the Land.		
							Yoke of Oxen.	Cows.	Horses.	Young Cattle.	Sheep.	Pigs.	Acres Cleared.	Acres Chopd.	DWELLING HOUSES.		FRAME BUILDINGS.															
															Frame.	Log.	Frame.	Log.														
																			£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.		
Goderich	1148	1	3			1	141½	487	127	1009	597	2316	5103	329	12	235	12	231	11,803	5	0	43,225	0	0	22,828	9	0	23,644	10	7		
Stephen	91						19	39	11	146	35	176	350	94	2	13	2	19	1253	5	0	2588	0	0	644	0	0	637	15	0		
Williams, E. C. R. .	453	1	2			2	92½	284	60	366	849	150	2141	286	2	108	1	231	4530	5	0	10,231	0	0	4005	10	0	4005	10	0		
Usborne	138	1	1				24	72	9	145	136	248	520	43		26	2	40	1650	10	0	3731	0	0	756	10	0	566	7	3		
Biddulph	420						68	194	41	328	358	677	1480	70		90	62	454½	15	0	9816	0	0	2256	0	0	1809	10	3			
North Easthope ..	544	1	1				95	304	42	624	529	1022	2770	175	2	107	11	102	5965	0	0	13,053	7	9	4147	12	6	5487	10	0		
Tuckersmith	342	2	1				61	191	31	386	365	618	1467	257	2	70	4	76	4323	0	0	16,131	0	0	2710	0	0	4044	15	0		
Ellice	208		1				34	92	14	176	115	386	1160	36	3	34	6	37	1907	5	0	5392	0	0	1542	10	0	1754	10	0		
Fullarton	46						8	23	2	31	19	100	212		1	10		8	412	15	0	824	10	0	429	10	0	419	10	0		
Logan	9							1		3		1	17		1	1	1		11	5	0	306	0	0				256	5	0		
Hay	60						15	37	21	92	108	82	242	85	1	14	1	14	1152	10	0	1890	0	0	815	0	0	1395	5	0		
Stanley	211	1	1				37	118	12	214	117	300	663	43	2	55		43	2303	15	0	8360	0	0	72	12	6	454	0	0		
South Easthope ..	389		1			1	62	191	26	423	346	853	2111	49	3	71	3	60	3976	0	0	10,594	10	0	1850	2	6	2831	0	0		
Colborne	225		4				40	131	15	222	197	547	1280	37	4	42	7	41	2838	0	0	12,701	0	0	10,545	0	0	11,645	0	0		
McGillivray	142						30	83	13	176	113	239	586	101		32	33	33	1914	0	0	4107	0	0	2016	15	0	2037	5	0		
Bosanquet	125	1	1				23	39	1	86	35	19	275	11		16	3	3	925	10	0	1682	0	0	216	10	0	216	10	0		
Williams, W. C. R. .	17		1				3	7		12			59	7		3	3	3	125	0	0	399	0	0	524	0	0	524	0	0		
Hullett	62						7	28	53	9	79	174	401	76	2	15	3	11	775	10	0	4817	0	0	20	0	0	1135	0	0		
Mackillop	143		1			1	24	77	146	8	63	204	460	49		29	2	22	1671	10	0	4093	0	0	2284	15	0	2306	0	0		
Downie	241						38	121	20	228	133	566	1164	17	3	43	6	31	2432	15	0	4908	5	0	1855	5	4	2174	10	0		
Gore of Downie ..	153						18	59	5	83	57	215	328	4	1	31		10	1043	5	0	1263	0	0	540	0	0	1015	0	0		
Hibbert	39						8	28	41	5		66	120			10		6	520	10	0	713	10	0	20	0	0	390	0	0		
Town of Goderich. .	699			2	1	2									143	73						25,380	15	0								
In all	5905	8	18	2	1	7	848	2606	690	4772	4251	8959	22,909	1769	184	1128	61	1083	56,080	10	0	186,206	17	9	60,110	1	10	68,749	13	1		

THOMAS MERCER JONES.

ings, and the settlements seem thriving, from the extent of stock, and appearance of the land. Near the village of Stratford-upon-Avon are several beautiful lakes on the road side. This new and increasing village is at the termination of North and South Easthope, and at their junction with Ellice and Downie. It is prettily situated on the river Avon, being built on four small hills sloping to the river, over which is a good bridge. There is an admirable mill here, doing much business, and of vast advantage to the surrounding country; the settlers from the neighbouring thickly-peopled township of Zorra availing themselves of its advantages. A great quantity of grain is brought to it, and the tolls received are considerable. Since the alteration in the post-office department, the number of letters received at the post-office in this village from the United Kingdom have greatly increased. There are three churches, a good tavern, and a school-house in this village. The Company have an office also here for public information. The country to the township of Mackillop is still, to a great extent, unsettled, although the land is good in quality, and reasonable in price. In a beautiful situation on the banks of a branch of the Thames, a reservation has been made for a village, to be called Mitchell. The river possesses many good sites for mills, and the surrounding country abounds in the best description of timber; a good tavern is kept there by an Englishman, where travellers meet with comfort, civility, and attention. From the centre of the township of Fullarton, and throughout the township of Hullett, the aspect of the country greatly improves; there are larger quantities of land in cultivation, more houses, greater abundance of stock, and more agricultural produce is raised.

On reaching the township of Goderich, the prospects appear still more gratifying, the settlements on the road side being continuous and prosperous, and the first habitations generally giving way to better dwelling-houses. Nine miles from Goderich a spot has been selected for a village on the banks of a fine stream of water called Bridgewater, where already many houses have been erected, a church and a school-house are in course of erection, and where there is an excellent tavern kept by an Englishman. By far the greater portion of the road on this route is good; from this inn to Goderich

it is excellent, through a pretty, undulating, thriving, and well settled country. Nothing can exceed the beauty of the situation of the town of Goderich. It is high, dry, and extremely salubrious; one portion is situate nearly on the level of the river Maitland, the other on the high and lofty tableland forming its bank, commanding a most extensive view of the lake and the river Maitland, which divides Goderich from Colborne, and which runs from the interior of the country through high hills, skirted at their base by a rich valley. The streets are well laid out, and all centre in a large, circular market-place, near which the new court-house has been erected, and a large brewery built by a settler from Wiltshire. On the opposite bank of the Maitland, the Baron de Tuyl has erected his residence; and Dr. Dunlop's extensively cleared and finely cultivated farm of Gairbraid stretches a considerable distance. A large and substantial bridge has been built over the Maitland by the Company; and the harbour, by the construction of a long and solid pier, has been rendered safe, deep, commodious, and easily accessible, and must render Goderich a place of great commercial consequence. There are several excellent taverns in this increasing town, which possesses also good society, and every requisite for advancement in population and wealth. The fisheries round the Saugin Islands, in Lake Huron, are inexhaustible, and the result of one gentleman's individual enterprise in 1840, was nearly 600 barrels of salmon, herrings, and white fish. The new township of Ashfield, to the north of Goderich, beyond Colborne, is supplied from Goderich with stores; and as the settlement of townships bordering on the lake progresses, the trade and prosperity of Goderich must also proportionably advance, as there is no other port on that shore of Lake Huron where vessels can take refuge in storms.

The Indians come in numbers to Goderich, with their peltries for sale and some trade is in consequence carried on in that department. Numerous good and substantial buildings are in course of progress; labour is in great demand, and no portion of Canada is more desirable for industrious settlers in respect of fertility of soil, salubrity of climate, and opportunity for the favourable investment of capital and reward of enterprise.

Dr. Dunlop's Report as to the Huron Tract, and Upper Canada generally, as compared with the United States, Australia, &c., &c.

Toronto, October 18th, 1841.

MY DEAR SIR,

I send you a couple of papers marked A and B, containing the information you requested me to give you some time since.

In B, you will see that what I say about Australia is derived from the evidence of books, and of intelligent persons with whom I have conversed on the subject, and who were perfectly competent to give me every information. The other countries I have visited.

On the subject matter of A, I am, of course, completely at home, as I am intimately acquainted with every part of the Tract; and as a farmer, I am able from experience, to speak with certainty to its soil and climate.

I am, my dear Sir,

Yours very truly,

(Signed)

WM. DUNLOP.

*To Fred. Widder, Esq., Commissioner of the
Canada Company, Toronto.*

A

The county of Huron is of a triangular shape; its base, which is seventy miles in length, resting on Lake Huron. To the north of it is a tract of Government land, now being surveyed, which will be added to the county. The part at present surveyed, is about one million two hundred thousand acres, and when the whole is surveyed, it will amount to about one million seven hundred thousand acres.

The whole of this tract is watered in every direction by the Thames, the Sables, the Bayfield, the Maitland, and a considerable river in Ashfield. In the eastern part of the county the Nith rises, and in the west are numberless streams of various sizes falling into Lake Huron.

The land, generally, is of a loamy description ; sandy loam with limestone gravel on the verge of the lake, and clayey loam towards the interior, and every where covered with a considerable depth of vegetable mould ; and the whole county may be said to be bedded at various depths on a recent limestone formation, though sometimes this is varied with sandstone, which, however, is not pure, but seems to have been a stratum of sand bound together by lime. At Kettle Point, there is a formation of clay-slate, having embedded in it globular pyrites. On the lake shore there are found detached masses of serpentine, and in every part of the tract masses of red, silver, and grey granite. These masses are sometimes water-worn, but as frequently as sharp and angular as if recently from the quarry. It has never been satisfactorily accounted for, how these rocks came there ; but they are to be found in every part of this continent that I have travelled over.

The whole of the land is of excellent quality. There is an extensive cedar swamp, which commences in the township of Ellice, and, running through Logan and McKillop, terminates in Hullett. This, to be made available, would require to be drained, but that would be no difficult matter, as it is the summit level of the whole country, and from the springs in this swamp arise many of the rivers which fall into Lakes Erie, St. Clair, and Huron. Once drained, it will be the richest land in the county. The only really bad land in the Tract, is a narrow strip of sand of eleven miles in length, and of half a mile to a mile in breadth, which lies between Lake Huron and the river Sables, near its mouth.

The principal timber is maple, elm, beach, and bass, and, in lesser quantity cherry, hickory, ash, oak, hemlock, and pine ; the latter is scarce, however. Black walnut grows in the south part of the Tract, in the neighbourhood of the river Sables, for it is a timber that never grows any distance to the north of the 43 parallel of latitude. The rivers and lake abound in fish, among which may be enumerated the sturgeon, river trout, pike, pickerel, maskononge, mullet, carp, sucker, her-ring, white-fish, bass, sun-fish, cat-fish, and an undescribed species of the salmon tribe, called a makinau trout. The game common to the province is found in abundance, except

in the township of Goderich and Colborne, where every kind of it is scarce.

No minerals of any consequence have been found, but they have never been looked for. There is abundance of magnetic iron-sand on the shores of the lake, and some slightly salt and chalybeate springs in different parts of the county. There is a good deal of sulphur at Kettle Point, and lead ore exists in rear of it, though the Indians, to whom alone it is known, keep its locality a secret.

The whole county is extremely healthy, intermittent and remittent fevers, which are generally the scourges of new settlements, are unknown, except when imported. This arises from the whole county being a table land, varying from 120 to 300 feet above the level of Lake Huron, and from 480 to 660 feet above that of Ontario. The climate also, is more mild than that of other parts of America lying in the same latitude, from the prevailing winds blowing across Lake Huron, which cools the air in summer and tempers the cold in winter, as from the great depth of the lake it never freezes across.

The county at present consists of twenty-two townships, of which seven bound on the Lake shore ; of these, four at their eastern end bound on the London Road. Three others bound on the eastern side of the London Road, one of which also corners on the Huron Road. There are nine others on the Huron Road, so that there are only two, Blanshard and Williams, that have not a good and available communication with mill or market.

The Huron Tract was explored in 1827. A sleigh track was cut into it in 1828, and three temporary houses, or shanties, were built for the accommodation of travellers along it. In 1829, a road of the statute width was begun to be cut, which has since received various improvements as the gradual settlement of the county permitted or required.

B

In the year 1828, a tavern and two houses for the reception of emigrants were built at Goderich, and from that period we may date the foundation of a village now containing nearly 1000 inhabitants, with churches, schools, stores, and inns,

and every thing that is essential for the well-being of a new settlement.

There is a village at Stratford-on-Avon, with one of the best mills in the Province, and from the general richness of the soil, and the harbour at Goderich, there can be no doubt that it will one day become the great entrepot with the State of Michigan and the extensive territory on the western shores of Lake Huron.

The harbour at Goderich is protected by a pier running out into the lake, which permanently secures ten feet draft of water over the bar, which, in Canada, as everywhere else, is formed at the mouth of a river, where the force of the stream is neutralized by the force of the waves of the lake or sea. Within the harbour is a capacious basin, of the depth of nearly 18 feet, completely protected from every wind that can blow. The village stands upon a steep bank, 130 feet above the level of the lake, and being built on a gravelly soil, is as healthy as any country in the world.

The Government having opened for sale their lands to the north of Goderich, they are rapidly filling with a hardy and industrious population; and as Goderich is the only harbour that exists, or can be constructed for sixty miles on either side of it, it must necessarily become the local capital of this rich and fertile region.

It is now universally admitted, and, therefore, we may assume it as an indisputable fact, that Great Britain and Ireland is at present overpeopled, that is to say, that there is a more extensive population than can be profitably employed, or find a comfortable subsistence within the realm. The question then arises, what is to be done with the surplus population? and, the ready answer is, let them go abroad to where labour is dearer and subsistence is cheaper. The question next arises, where are they to go? Our numerous colonies furnish an answer to the query; for in them a thin population enhances the value of labor, and a fertile soil lowers the price of subsistence. The only point, therefore, for the intending emigrant to settle in his own mind is, whither he shall proceed to ameliorate his condition.

Many of the colonies within the tropics furnish a high

reward for labor, but the insalubrity of the climate prevents the natives of Great Britain from attempting to earn a livelihood there by manual labor, and the great majority of the people of Great Britain are capable of no other ; to a climate, therefore, as nearly as possible similar to that of Great Britain, they of necessity must proceed. The tide of emigration of late years, therefore, has flowed towards the United States of America, to Canada, to Australia, and to the Cape of Good Hope ;—it is for us, therefore, to consider the various advantages which these locations hold out, and to point out to the emigrant where he can best locate himself, in the hopes of bettering his own condition, and that of his children after he has ceased to exist.

The Cape of Good Hope and the country in rear of it, is eligible on many accounts. The climate is one of the best in the world ; and within that chain of mountains which crosses the country from east to west, at some distance from Cape Town, the soil is good, and is free from those tempests which are experienced in the south of the African Continent, but the sandy plains that seem to exist all over Africa, are a bar to improvement, as it is impossible to construct a good road through them ; the sand drifts like snow, and obliterates the tracks of the wheels soon after they are made ; it therefore requires six or eight yoke of oxen to drag a waggon loaded with produce to market, which, on a good road might be easily drawn with one yoke. It is evident from this, that it never can become an agricultural country. Large herds of cattle and flocks of sheep can be, and are, reared by the farmers, for these can walk to market themselves ; but this pastoral life of necessity creates a scattered population, which precludes the possibility of any plan of education, so that the Dutch farmers, or boors, as they are termed, grow up as ignorant as the oxen they drive. Means of communication might be expected by the rivers that fall in both to the Atlantic and Pacific Oceans, but from the nature of the soil and climate, these are shallow or dried up, by the heats of summer, and uniformly present a bar at the mouth, which prevents them becoming commodious harbours.

Australia possesses also a particularly fine climate, and a.

not unproductive soil, but it is liable to some of the objections that attach to the African continent, being much better fitted for grazing than for agriculture. Long droughts often blast the hopes of the husbandman, and for years together the lands yield no produce; add to this, that the thin population which pastoral pursuits necessarily entail upon a country, prevents the forming of communications between the farm and the market.

But these physical disadvantages might be overlooked, were it not for the great moral pestilence that afflicts the colony being made the sink which is to drain off all the crime of the mother country. The person who settles there, must make up his mind to live in contact with the very refuse of the human race; to have servants in his house whom he cannot trust, and who may open his doors to their accomplices without.

It is true, that to many parts of the Australian continent, convicts are not sent, but so soon as their period of punishment has expired, they are apt to migrate from where their character is known, to where they may with greater safety proceed in their old paths; for, mortifying as it may be to the philanthropist, it is not the less true, that the discipline and punishment of a penal colony has not the effect of improving the morality of those subjected to it.

Something remains to be explained still, as to our Australian colonies. We are told of their excessive fertility, but at the same time, we hear of the most enormous prices for agricultural produce; we have heard, for instance, of 80*l.* sterling being paid for a yoke of oxen,—now that sum would purchase four good yoke in any part of North America.

The United States is a favourite location with many of our intending emigrants, and it certainly possesses many things desirable to a settler. The climate is much assimilated to that of England, and, with ordinary care, a fertile soil and a healthy country can be selected at a reasonable expence; but a British subject going there, goes to a land of foreigners, who are inimical to all the institutions that he has been bred to revere; he loses at once his political privileges; and, from the state of public feeling in that country, it is plain to every body who looks at it with an unprejudiced eye, that it must soon become

the scene of much confusion and bloodshed. If there is any fact which history has taught us, it is, that despotism will assuredly follow unbridled democracy; we have seen it of old in Rome,—at a later period in our own country, in the reign of our first Charles,—and more recently in the memory of most of us, in France at the Revolution.

In the United States of America, the whim of the multitude is the rule of right and justice; there is no protection for the weak against the strong, or the few against the many. Tacitus mentions, as a trait of barbarism amongst the ancient Germans, that they went armed about their peaceful avocations; and certainly it was so, for in a country where the law is sufficiently powerful, a man requires not his own bodily strength to protect himself from injury. To the west of the Hudson, all Americans go armed. The bowie-knife, a species of dagger, and pistols, are the constant companions of every man: they are carried by the professor and the student in the college, by the legislator in the senate, by the merchant on the exchange, and by the mechanic in his workshop; nay, in the south and west, we are told, that ladies of the highest rank carry a small highly-finished dagger in their girdle. This state of affairs cannot last: people will submit to any despotism, rather than to that of the multitude, and it must necessarily end in a military tyranny, which will have sufficient power and sufficient energy to controul every one, and keep them within the limits of the law.

Our North American colonies possess all the advantages of the United States, many to which they are a stranger. The law of England there reigns paramount; and instead of life and property being committed to the keeping of the giddy rabble, learned judges and sworn juries alone can decide on the vital interests of their fellow-subjects. The soil is equally fertile with that of the United States, and the climate, at an average, infinitely more salubrious.

The British subject who emigrates there, arrives in the full enjoyment of all the political privileges which he left behind him in his native country, and without a transfer of his allegiance from his native country, assumes at once the political position which he left when quitting it.

His case in the United States, however, is widely different, every person who claims political privileges there, must not only swear allegiance to the Government of the United States, but abjure that of his native country—he must forswear forever all allegiance to any foreign potentate, the oath running “and in an especial manner all allegiance to the Queen of Great Britain, her heirs or successors;” without this, it is utterly impossible that he can hold land, or exert any, even the smallest power in politics, or legislation.”

JOURNAL OF A VISIT TO THE HURON BY A
GENTLEMAN IN 1841.

It was on a light and glowing evening in July, that we passed from the township of Wilmot into the Huron Tract. A respectable looking Inn with the sign of the "Huron Hotel," gave us the first information of having entered the immense estate of the Canada Company, a glance at the improved condition of the road, and the easier motion of our heavy waggon, might have given us the same information. A rich and tolerably well settled country met our view; as we proceeded, the residences of the settlers were all log, roofed often with bark, sometimes with hollowed troughs, rarely with shingles. On the barn, stables, and out-buildings generally, the settler appeared to have bestowed infinitely greater trouble, and expense, than on his own dwelling. Great number of horned cattle were clustered round each house and barn, generally in admirable condition and of fine breed: these animals bore strong testimony to the good feed of the forest, for but little pasture land met our eye. Fall wheat, and spring crops, prevailed, meadows were "few and far between." Some sheep we saw, but not many. Every house had its well close by, numberless small streams crossed the road, and occasionally a large river, spanned by a substantial wooden bridge attracted our eye. The children at the settlers' cabin doors, had a fresh and healthy look, and every live thing, from the ox to the roasting-pig, bore an air of rude, rough plenty. The weather was intensely hot, and the streams very low, but we were particularly struck with the abundance of clean, cold, spring-water, which we invariably got for the asking, at the very meanest shanty we stopped at. A thin belt of settlement skirted the road; beyond that on either side, swelled far and wide the boundless extent of the eternal forest. The twilight was gathering in the low vales and shady places, but the last

rays of the sunset were still playing round the tall crests of the giant pine and elm. The labourer was returning from his task, and the hearth of the rude log hut was bright, and welcoming in its appearance, as we rumbled past. Some few of those wretched animals, especially created to torment mankind, the mosquitos, came singing around us as the day breeze fell, and the calm of evening offered a favourable hour for their tormenting attacks. Far away at the extremity of some newly made clearing, the light blue smoke was curling up through the trees, the voice of the whip-poor-will, and the drowsy tinkle of the cow bell, were the only echoes in the quiet air. It was altogether, a fair and pleasant pastoral landscape, and we wished for a couple of hours of additional daylight, partly to see some of its beauties, and partly to assist us in groping our way to our intended resting place at Stratford-on-Avon. As the darkness increased, the bright flames of the burning clearings became more and more distinct. There are few rustic sights in Canada, more strikingly beautiful than the appearance of ten, or twenty acres of land being "burned up." A thousand fires sparkle along the plain, varying in shape and brilliancy; dark figures of human beings pass occasionally across the light in strange fantastic attitudes, as they tend the burning heaps. Sometimes we saw the blaze catch some dried old tree, and run up its aged trunk, cracking and roaring, and throwing higher and higher, its forked tongues of flame. But the west grew dim, the moon rose, the fire-fly twinkled, the tree toad whistled, the bull-frog croaked, and, in short, a few miles drive brought us to our quarters for the night, in the pretty little hamlet of Stratford. As we descended from our waggon, the weak flame of a candle illuminated the tavern sign, lighting up with feeble lustre, the high pale forehead, and oval face, of the "Swan of Avon." Shakspeare in the Huron Tract, over an Inn door! Verily we cried, this is fame!

Stratford-on-Avon is a pretty spot, a very pretty spot, and in a few years of progressive improvement, will doubtless be worthy of its ancient and honourable name. We left it shortly after sunrise, and commenced our last day of rumbling over the road. An excellent plan has been adopted by the Com-

pany of sowing the sides of the road with grass and clover ; this keeps it clear of weeds, and affords useful fodder for the settlers along the line ; we saw it mowed in several places, in others, the wild raspberry reigned supreme in a plenty and excellence we seldom witnessed. Wild flowers in profusion greeted the way-side traveller's eye ; some of them formed to do honor to many a noble conservatory ; several of a brilliant scarlet dye, attracted great admiration, rivalling in rich and delicate beauty, the bright leaves of the Cardinal plant, or the graceful bells of the elegant Fuchsia. After leaving Stratford, the road runs for several miles through a tolerably well cleared country ; the homesteads on either side were rude and rather unpicturesque, but nearly all exhibiting undeniable proof of the existence of coarse plenty and rough prosperity. We soon entered upon an enormous swamp where the road passes between Logan and Fullarton. A branch of the Thames, and one or two smaller streams, cross the road, and several portentously long corderoys or crossways intervene to try both our patience, and our waggon springs. This vast swamp is said to be the southern extreme of an immense tract of country north of our route, known by the name of the "Big Swamp." From its marshy bosom arise the formations of several large rivers—the Thames—the Maitland—the Sable—the Saugine, &c., &c. It is of course, totally uncleared, and seems to be the head-quarters in Western Canada of the Musquitoes ; their name there, is ' Legion,' and their breed very superior, uniting great personal strength with muscular activity, and an untiring perseverance, which elicits admiration even from an enemy. After emerging from the Big Swamp, we passed through many comfortable looking settlements, all presenting the same general features. The land was heavily, and in some places beautifully timbered, evidencing the existence beneath of a prime soil. Towards evening we reached Hick's Tavern, within ten miles of Goderich, and dined there ; it is decidedly one of the best *country* inns to be met with in the West. As we approached Goderich, the settlements increased in numbers and extent. It grew dark before we had mastered the last few miles, and the British Hotel received us somewhat wearied with our long drive, and as yet so ignorant of the

appearances of the town we had entered, as not to know whether it most resembled Babylon, or the little hamlet of Stratford. Excellent accommodation induced many hours of refreshing slumber, and the sun was high in heaven next morning, before we started to survey the beauties of Goderich.

On the left bank of the Maitland, on a commanding height above the broad channel of the river, stands the village of Goderich. Seven hundred inhabitants, (rather a large number for a Canadian village) dwell within it. Where the Maitland discharges into Lake Huron, it runs between banks rising one or two hundred feet above its bed, and sweeping round its little bay of islands, in a broad and shelving circle. On the left of this range of heights is built the village; the right is covered with a wide sweep of forest, from the western verge of which is seen the handsome and picturesque cottage of the Baron de Tuyl, while higher up the stream, appears the comfortable homestead of Dr. Dunlop. The shore is generally high and bold, but not rocky. With the exception of a casual clearing, the everlasting forest fringes the extreme verge of the low sand-cliffs. In the town there has been every precaution taken to afford "ample room and verge enough" for a future city, whenever onward march of civilization, and the westward course of the "state of empire" shall have rendered such an enlarged society probable on the pretty hills that encircle the fair basin of the Maitland and its group of pleasant islands.

The Gaol and Court-house are built of substantial stone materials, and may justly be characterized as the most assuming and showy building in the District of Huron. It stands on a wooded bank, over the river. Its place and design seem excellent. The Office of the Canada Company, "the Lords of the Manor," is a well-looking, large, and commodious wooden building. Most of the other houses are substantial log dwellings, of a far superior class however to those seen in the country parts; there are several excellent looking stores, and business seemed to be fully as brisk as in the generality of Canadian villages of the same size. Once a week, a moderate-sized steamer from Detroit enters the harbour, and is of course a great convenience to all persons departing from, or coming

to Goderich. The Canada Company has made the arrangement with this vessel for the good of the settlement. Similar arrangements have been made with stage proprietors, &c. I hear that the Company expends nearly a thousand pounds a-year, in keeping up land and water communication with the Tract.

I had an excellent opportunity of beholding the yeomanry of Goderich, and the Tract generally, from the nature of our business, which ensured to us the daily attendance of a very large portion of the freeholders. We certainly have seldom beheld a finer, better fed and clothed, or more comfortable-looking set of men—of *want* or *poverty* we saw absolutely nothing—of rough rude plenty we had a constant view. The harbour of Goderich, with a little improvement in the entrance, will doubtless be one of the very best on the Upper Canada lakes. Once over the bar, the Maitland forms a bason capable of holding in the most land-locked security all the shipping of the inland waters; the piers now built by the company seem of the most durable materials, and are likely to bid defiance even to the Lake Huron north-westerners, a species of *zephyrs* by no means to be despised. There are now about from nine to eleven feet water; and, when the cribs are extended some distance further, so as to get into a depth sufficient to obviate the wash up of the sand by which the bason is formed, it is expected that sixteen feet will be obtained. Just inside the piers, the Company purposes erecting a large grist mill, for the supply of the Tract, and for the export trade. At present great complaints are made of the want of mill accommodation; the old mill is almost “used up,” and the settlers *say* they have sometimes to go twenty miles with their wheat. We were assured that but little surplus grain is at present available for exportation. All that the farmer can produce is bought up by the incoming settlers; but there is every certainty that, as soon as a powerful mill is in operation, and vessels propelled by Erickson’s screw are ready to start from Goderich to Montreal with a cargo of flour, the rich acres of the fertile Huron will pour forth their thousands of barrels annually. Once Goderich becomes a regular exporting place, its prosperity may be considered to be beyond a reasonable

doubt. A magnificent range of agricultural country lies around its excellent harbour, and naturally looks to it as its only available outlet. We saw some schooners in the port, but their number was of course limited. After a stay of ten days, we left Goderich for London, a distance of sixty miles. Twelve miles from this town the London road turns off from the Huron road, and strikes into a deep forest in a southerly direction. The general features of the country are almost the same as those on the other great line. Long ranges of unclaimed tracts are pleasantly broken in on by the cheering look of some comfortable homestead, with its well filled barn and fat cattle clustered around. As we advanced the clearances became more frequent, and the houses of the settlers seemed to be of a better order. Twenty miles from London are the London Road Mills, very respectable buildings in their way, at which most of the grain for a vast distance round is ground. At this season of general drought the supply of water was not sufficient for the constant working of the machinery. We passed numerous streams on this road, the Bayfield, the Thames, the Sables, &c. We were particularly struck in our passage down this road, and also up the northern line, by the extraordinary level nature of the whole country. Scarcely a solitary hill or a valley intervened to break the dead level, or sacrifice the useful, even for a moment, to the picturesque. Such an extent of country for a railroad is probably not to be found in the world: there would be hardly any grading necessary. We passed several beautiful farms in Tuckersmith, Hay, Osborne, &c., and put up for the night at a wretched tavern, kept by a Devonshire man of the name of Quick.

The next day we proceeded onward through a very beautiful agricultural country, between Stephen, Biddulph, and M'Gillivray; we dined at a tavern called Hodgen's Inn, and, after getting through some local business, started for London. In Biddulph we were shown what was called the "Wilberforce Settlement," being a block of land on which six or eight coloured families reside. Some years since, an attempt was made to form here a colony of runaway negroes, fugitives from American slavery. The design was a good and humane one, but it did not succeed. Coloured people are not at all adapted, by

habit and disposition, for the rough life of steady toil, absolutely necessary for a Canadian settler: few of them could, or at least would stand it. The *more liberal* professions of barbers, waiters, &c., &c., have greater charms for them than the life of a tiller of the soil—a hewer of wood and drawer of water—and few of them have remained in the Wilberforce settlement.

The country seems exuberantly fertile. About Biddulph we were told of land, after yielding successive wheat crops for eleven years, producing last harvest forty bushels the acre. This is fecundity with a vengeance!

After it got dark, we passed from Biddulph into the township of London, and so bid adieu to the excellent roads and rich fields of the Huron Tract. Six thousand souls at present inhabit this vast domain of the Canada Company. It is capable of supporting an enormous population; and we trust, ere many years have whitened our hairs, to behold it the granary of the north-west—the home of countless sturdy English, Irish, and Scotch settlers, who shall have exchanged for the virgin fertility of this land of labour and plenty, the wearisome struggling for subsistence in which they wasted their best energies, and consumed some of their best years, in the overcrowded fields of their distant fatherland.

Toronto, September, 1841.

RETURN OF FIFTY-TWO SETTLERS ON THE CANADA COMPANY'S LANDS IN THE TOWNSHIP OF GUELPH.

No.	Date of Arrival.	Children on Arrival.	Capital on Arrival.	Children in 1840.	Acres in possession.	Acres im-proved	Cattle and Live Stock.	Value of Live and Dead Stock.	Total Value of Property.	General Observations.
			£ s. d.					£ s. d.	£ s. d.	
1	1831	5		8	350	80	3 yk. oxen, 6 cows, 15 steers and heifers, 20 sheep	200 0 0	1000 0 0	Has settled two sons, each on 100 acres, and given a daughter 50%. Very prosperous.
2	1832	5	280 0 0	5	300	100	2 horses, 30 sheep, 8 cows, 4 oxen, 14 young stock	300 0 0	900 0 0	
3	1833				100	50	2 horses, 4 cows, 2 oxen, &c.	150 0 0	500 0 0	
4	1829	2		6	150	70	20 sheep, 4 oxen, 6 cows, 15 young cattle	200 0 0	650 0 0	Has settled four children well.
5	1830	5	900 0 0	6	800	150	33 cattle, 4 horses, 50 sheep	450 0 0	2200 0 0	
6	1827		150 0 0	5	500	100	6 horses, 50 sheep, 22 cattle	280 0 0	1400 0 0	
7		4	140 0 0	10	600	90	4 horses, 8 cows, 4 oxen, 40 sheep, 18 young cattle	300 0 0	1200 0 0	Settling his children well, and like all who do well, is a sober man. Settles all his children on 100 acres as fast as they are ready for it, and is a highly respectable man. Beautiful farm, and first-rate land. This man has town lots, and houses in town.
8	1823	4	50 0 0	10	350	100	4 horses, 8 cows, 50 sheep, 21 young stock	350 0 0	1000 0 0	
9	1828		150 0 0	3	200	60	abundance	200 0 0	1200 0 0	
10	1827		50 0 0	7	178	70	2 horses, 8 cows, 16 sheep, 20 cattle	220 0 0	1000 0 0	Has property in other lands; and settles his family well.
11			150 0 0	4	190	70	abundance	160 0 0	2000 0 0	
12	1831	5	20 0 0	6	150	50	34 cattle	90 0 0	600 0 0	
13	1828	7	50 0 0	6	150	70	2 horses, 25 sheep, 30 cattle	250 0 0	1000 0 0	Has done much for his sons.
14		5	25 0 0	5	200	50	55 head of cattle	250 0 0	1000 0 0	
15	1831	5	100 0 0	5	100	50	3 horses, 30 sheep, 21 head of cattle	200 0 0	700 0 0	
16*	1828	2	40 0 0	7	100	60	4 horses, 12 sheep, 21 head of cattle	250 0 0	900 0 0	Most of these men have a large stock of hogs; some of them have done a good deal for their children in settling them on land at different places.
17	1832	3		3	83	45	22 head of cattle	150 0 0	400 0 0	
18	1833	2		4	100	30	12 head of cattle and sheep	100 0 0	350 0 0	
19	1832		20 0 0	2	100	40	8 head of cattle	65 0 0	400 0 0	} These men had only their axes on first coming to Guelph.
20		4	60 0 0	4	200	60	10 head of cattle, 4 horses	200 0 0	800 0 0	
21	1831	7	50 0 0	7	100	70	20 head of cattle, 30 sheep	160 0 0	700 0 0	
22		4		4	100	50	16 head of cattle, 30 sheep	120 0 0	650 0 0	This man has a term in the Scotch Glebe land many years yet to run.
23	1830				100	45	12 head of cattle, 2 horses	110 0 0	480 0 0	
24	1828	1		1	100	50	20 head of cattle	120 0 0	520 0 0	
25		4		8	100	45	12 head of cattle	90 0 0	390 0 0	Has the best pigs in Guelph.
26		4		4	100	60	18 head of cattle, 4 horses, 18 sheep	220 0 0	620 0 0	
27	1830	2		2	100	48	20 head of cattle	112 0 0	400 0 0	
28		7	90 0 0	7	150	61	13 head of cattle, 14 sheep	150 0 0	800 0 0	Going on well and steadily.
29	1833	3		5	100	30	10 head of cattle, 12 sheep	100 0 0	500 0 0	
30					100	30	9 head of cattle	65 0 0	300 0 0	
31	1832	5	100 0 0	5	150	70	20 head of cattle, 2 horses, — sheep	200 0 0	760 0 0	Neighbours to No. 16, and apparently in much the same circum- stances, and may be fairly valued on an average as worth 500%. to 600%. a man. These men came to Guelph much about the same time, and had no capital worth so calling, have had nearly the same help from children, and may be put down as sober and industrious Irish settlers.
32		8		8	100	50	16 head of cattle, 12 sheep	115 0 0	400 0 0	
33	1828			5	130	60	2 horses, 4 oxen, 20 sheep, 17 head of other stock	200 0 0	650 0 0	
34					170	70	2 horses, 2 yk. oxen, 6 cows, 25 sheep, 14 yng. stock	225 0 0	760 0 0	}
35	1833				100	30	1 yk. of oxen, 2 cows	40 0 0	160 0 0	
36	1828	5		5	100	26	2 horses, 4 cows, 6 sheep, 1 yk. oxen, 8 yng. stock	130 0 0	330 0 0	
37	1833	1		4		46	17 head of cattle	90 0 0	350 0 0	Has the best pigs in Guelph.
38	1828	3		3	130	68	35 head of cattle, 20 sheep	210 0 0	550 0 0	
39	1832	5	280 0 0	5	200	100	60 head of stock, 40 sheep	240 0 0	750 0 0	
40	1833				100	60	25 head of cattle, and pigs	100 0 0	400 0 0	}
41	1832			2	50	35	18 head of cattle	55 0 0	350 0 0	
42	1831			4	50	30	27 head of cattle	70 0 0	200 0 0	
43	1833				50	32	18 head of cattle	65 0 0	120 0 0	}
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DR. ALLING

TO THE

COMMISSIONERS OF THE CANADA COMPANY.

Guelph, December 16th, 1840.

GENTLEMEN,

I NOW beg to acknowledge your letter of the 15th July last, in which you asked of me as one of your Guelph settlers, to furnish you with such information as I possessed or could obtain, relative to the actual state and condition of settlers in general in this immediate neighbourhood. Unfortunately your application reached me just at a time when I was very busily employed in selling off and winding up a very extensive and varied business, and which concern has not yet ceased to absorb nearly all my time; hence my long delay in attending to your request.

I am even now unprepared to give you that extensive and varied information in detail which is sought for and desirable, neither do I expect to add much new matter to the mass of facts already before you, and known to thousands besides; nevertheless as locations differ in situations, soil and settlers from each other, and as it may be desirable to have as much corroborative evidence as possible to support a statement, proposition, or position, I shall proceed to add my mite, and share the responsibility of advocating the just claims this

Colony is about to put forward, as a decidedly favourable and advantageous country for emigrants of several classes to adopt as their future home.

Of course I shall first endeavour to show what has been done by emigrants for this town and township since my first coming here, or rather what this part of Canada has enabled them to do for themselves. On my arrival here in 1832, the town plot presented a decidedly unpromising aspect; very ordinary log-houses at great distances from each other, in the midst of stumps, composed the Town of Guelph. In 1832 and 1833 many hundreds of British settlers of all grades located themselves here, and from that time up to this date a rapid improvement has been going on, and as far as I know, through the means settlers brought out with them, or have acquired through the exercise of their various callings in this country. Except collections made in various quarters towards the erection of places of worship, I am not aware of any pecuniary assistance having been given the inhabitants of Guelph; hence 'tis emigration from the old country has made the place what it now is, and to emigration must we look for the same results in other parts of this vast and beautiful province; and it is the duty and interest of every man in this country to aid and assist in some way or other, and with all zeal and earnestness, the noble efforts now being made to restore emigration to this country. No one need to fear he is acting a selfish part, neither can he be fairly accused of serving a particular party, body, or interest, inasmuch as it is evident the promotion of emigration from the old country is justly a patriotic measure, relieving the parent state of a mass of poverty, discontent, and wretchedness, converting this mass of recipients of the gains of others into good customers, and a source of profit to all nations who may trade with them. The political advantages are immensely great and numerous, too much so for me even to touch upon in this paper. In a moral point of view, much good is done by relieving a nation of its poor redundant population, as experience has fully proved that when poverty stalks through any country, crime follows in its train. Solomon shews this, when he said that poverty inclined men to profane the name of

God. Philanthropy urges us to do all in our power to relieve the wants of others, and I am fully persuaded that at least sixty to eighty thousand of our fellow-creatures who are now in want in the old country might annually be brought to this colony, where their immediate and most pressing necessities would be at once removed, and their future prospects greatly and encouragingly brightened, and especially if proper means are cordially co-operated upon, and actively and zealously put into operation, throughout the entire province. It is the duty of the Government to give its powerful aid in furthering the emigration scheme, had its children only the single claim upon it that every child has on its parent or guardian, namely, to *give it bread, and carefully to place it in due time where it can procure it for itself.*

I have said what state the emigrants of 1832 found this town in, and shall proceed to shew the improvement which has taken place, with a view to illustrate, and in fact to demonstrate, the proposition we all entertain in relation to the subject of emigration; and as Guelph is not a port, nor the seat of any manufacture of goods or merchandise, and being far removed from any high road leading from and to any important points, parts, or places, and having solely to depend on an agricultural produce for its support, I trust two plain truths will be made to appear, namely, that emigrants can make a handsome town, full of all the conveniences and necessities of life, together with no small portion of comforts and luxuries, and a neighbourhood full of well-cleared farms, in a constantly progressive state of improvement, out of the wilderness. And secondly, that the wilds of Canada do actually enable them to do this. The town plot of Guelph is beautifully and advantageously situate on the River Speed, which winds nearly two-thirds round the town; over this river are three bridges. There are three powerful waterfalls, besides several smaller ones, all of which are now employed in the working of saw-mills, grist-mills, tanneries, chair manufactories, &c. We have now here two grist-mills, three saw-mills, two tanneries, three distilleries, two brick-kilns, three lime-kilns, three breweries, one carding-mill, one scientific millwright, three wheelwrights, all doing a large business;

one axe-maker, three blacksmiths, employing several hands; four cabinet-makers, one upholsterer, sixteen carpenters, joiners, and builders; five tailors, five coopers, one gunsmith, one watchmaker, two saddlers and harness-makers, one confectioner, one baker, in large business; nine shoemakers, one tinworker, two hair-dressers, three butchers, one gardener, five *milliners and dress-makers, in full work*; two painters and glaziers, one coachmaker, one potash manufactory, one large chair manufactory, six bricklayers and masons, two farriers, two auctioneers, three attorneys, three surgeons, five ministers of religion, ten stores with general assortment of goods, three of which import their goods direct from the old country; one store devoted to drugs, patent medicines, stationery, garden and agricultural seeds, and a great variety of fancy articles; six taverns, several common schools, and three Sunday-schools, numerously attended and well conducted. The Episcopalians, Presbyterians, Catholics, Methodists, and Congregationalists have each a neat and commodious church or chapel. Guelph being now a district or county town, here is a handsome new jail just finished, and a large tavern has been converted into a court-house. A school-house for the district grammar school is yet to be built, but the Canada Company having built their first settlers a large stone building for that purpose, no inconvenience is felt at present. A large market-house was built by the Company, which is now used by the settlers. Several large brick and stone houses are built, and a great number of well-framed houses are plastered and finished to imitate Portland stone; the remainder of the houses are principally the usual framed house, with clapboarding, and a remnant of the log-houses seen in 1832. It may not be amiss for the writer of this to state a fact, that will give some idea of the business done in this town, and as he has just disposed of all his stores and stock, and retired from trading in any line, he cannot justly be accused, or even suspected of puffing for his own advantage. The amount of the *cost* of goods sold out of his late store exceeded four thousand pounds yearly, for the last three years; the returns of the other nine stores he is of course unable to state, but he has no doubt that two or three were not very far below him

as to amount of business done. In 1832 it was with much difficulty that *common necessities* could be bought here, though high prices were offered in cash payments, and many had to bring provisions up with them; now many thousand pounds' worth of these articles are yearly taken down to the Lake. The town is abundantly supplied with them, and, in addition to necessities, a settler or visitor may have anchovies and such dainties for breakfast; any of the London made fish and meat sauces, together with West India pickles, for dinner, and London porter in *draught* or *bottle*, claret and champagne, olives, &c.

Guelph and the adjoining townships are remarkably healthy, and will bear a comparison with the most healthy spots known. Having been in many parts of the world while in the medical department in the Royal Navy, and nearly twenty years in extensive practice in England, some good opportunities have been given me to form a judgment upon. Guelph abounds with the best building materials, such as stone, lime, sand, brick-earth, and hard timber; pine we are short of, and have to fetch it from a mill some few miles from us, our lands being too good to grow it. All the hard woods, and those said to indicate good soil, form almost exclusively the trees of this township; the population of the township is 2290; of the town 643. The settlers are nearly all English, Scotch, and Irish, and these in about equal numbers. I have said, in this report, Guelph was at a low ebb in 1832, and as many persons who may read what I write know that the township had been partially settled and carefully fostered by the Canada Company for some four or five years prior to that date, they will be curious to know why it was so little had been done by the first settlers, and as I was myself at a loss to account for this, I made some inquiries at the time of my arrival here, and many since. From these I learn of the old settlers themselves, that when the Company's chief office was in Guelph, many of these settlers were employed for months and even years on the cutting roads, clearing town plot, constructing bridges, making mill-dams, raising and hauling building materials, &c. &c., and thus long kept off their several lots of land; and it appears that when they did go on

land they did not do much, having been nearly and some quite spoiled by the Company's high wages, too liberal treatings, and much too lenient overseers. It may be and undoubtedly is good to give a measure of assistance to poor men on first coming to this country ; but I am of opinion, that after doing a little for them, the sooner they are thrown on their own resources the better it will be for them. I have seen that many of the late-come poor penniless working men, have far outstripped the earlier settlers ; hence I must conclude that too much nursing of this class does not turn out beneficial to them. We have here (as no doubt is the case elsewhere) abundant evidence to shew that the industrious sober emigrant, who resolves to succeed, will and does succeed, help or no help ; while, on the other hand, some never do succeed, nor will they, give them what money, advice, and assistance you may. These men are to be found all over the world, so far as I have seen it ; but we must remember that we who invite emigration to our adopted country, and those well-intentioned individuals who send emigrants from home, are in the path of duty. Men are placed in precisely the same situation in which thousands have gained a competence, and some a little fortune, and thus far we have served our neighbour ; it is for him to make his election whether he will do as others have done by the use of the same means, or whether he will not. From pretty close observation during the past eight years, I have come to the conclusion that the *Scotch* are the best and most successful of all emigrants. Come they with or without money, come they with great working sons, or with only little useless girls, it is all the same ; the Scotchman is sure to better his condition, and this very silently, and almost without a complaint. Of all the sons poor Scotchmen bring out with them, scarcely any become servants. I observe they work with and for their parents till the latter are well stocked in and securely provided for, when these young men betake themselves to land on their own account. This is worthy of notice, and should be imitated by others, as the greatest advantages are derived from the family having a head in good circumstances, and ready with its assistance in times of need. The industry, frugality, and sobriety of the

Scotch, mainly contribute to their success, and such habits are absolutely necessary to be rigidly followed by poor settlers on first entering the "Bush." I have carefully watched the progress and result of the Scotch, Irish, and English emigrants, in the race to the goal desired by all, viz., to obtain a deed for their land, and find that, where all have appeared to me to be equally well mounted, and precisely the same course to go over and the same hills of difficulty to ascend, the Scotchman is generally first in at the winning-post. Next to the Scotch, I am of opinion the *Englishman* comes in for his meed of praise; but it is infinitely more difficult to speak of him than of his *Scotch* or *Irish* neighbours, as every shade and grade of character, conduct, and success, is to be found amongst the English in this place and its neighbouring townships; suffice it to say, that were it not for a considerable number of good men from Yorkshire and Nottinghamshire, who are prospering in this part of Canada, I must have left my own countrymen to be noticed last. Generally speaking, English families do not hold together long enough to ensure success; the sons of poor English emigrants leave their parents, and become servants at the usual high wages, and instead of saving money to purchase land, the same is squandered away in fine clothes and at the numerous country balls, &c. This course is followed up by taking a wife, becoming a common labourer, and hiring a smart house *in the town*, where he is determined his wife shall wear as rich a silk dress on a Sunday as any lady in the place. The lowest characters we have in Guelph, and pests they are, turn out to be English drunkards. I do not intend to make any attempt to deprive our *Irishmen* of their well-earned and well-known forte in making occasionally more noise than any other men when a little "*high*;" but in common I find them more at their farms or at their respective callings than the English are. The English "gentleman farmer," who lost in a very few years in the Old Country nearly all he possessed on starting in life, and thus by living beyond his means, neglecting his farm, and too hotly and constantly pursuing the hounds comes to Canada, a very unlikely man to succeed; such a man grumbles dreadfully at first, curses his hard fate, then the

country, then the Government, then the Canada Company, and every man who ever wrote a line or said a word in favour of Canada. Onward, however, he goes by fits and starts, now determined to *try*, again to give up; but after a few years we *hear less and see more* of this man, because his mind is sobered down, and he looks upon things as they really are; he sees and feels that he is doing well in spite of himself; that he has an estate of his own, has no dread of "rent day," nor landlord, has no tithe to pay, no poor-rate, and almost no taxes of any kind. Should crops fail, or prices be very low, we never see a farmer "break" or "fail" in this neighbourhood; and the reason is, because the outgoings of a farm are very small, and the farmer can easily reduce them to any extent he pleases till things go better. This man sees also, that although he is not himself in possession of so many luxuries and amusements as he used to indulge in at home, he has all the substantial comforts and necessities of life, and, moreover, is in a way, and in a country, where his children now have, and may hereafter continue to have, the same without failure, save what failure their own bad conduct may be the cause of. This class of men are numerous in the agricultural districts of England, and were they to come to this colony before reducing their means to so low an ebb as they almost invariably do before starting from home, their task here would be much easier to perform, and themselves spared a great deal of mental suffering and bodily fatigue. The rapid strides made by the plain, sober, hard-working English labourer or small farmer of the Old Country, are truly worthy of our admiration and regard; with these men capital seems not to be essentially necessary to their success, as, in a few years, they actually outstrip and leave their old married masters far behind them. Of gentlemen, properly so called, we have a full sprinkling all over our township; but as they will not be questioned as to what they had in money when they first arrived, neither can we easily ascertain what sources they may have in the Old Country to give them a quarterly or annual supply of cash: we can only speak of them as farmers and settlers, leaving out of the question their gains or losses.

The well-bred man of good education, and with a mind of superior cast, is to me a wonder ! I have seen many such come here, and instead of loitering} their time away at a tavern, and running up a heavy bill, as many emigrants of an inferior class do, they at once purchase a farm, and forthwith take up their abode there, however mean and even wretched the shanty or log-house may be into which they must go for a time, and in acting thus prudently, they save a sum of some fifty to a hundred pounds that would have been squandered by many a man far their inferior in wealth, rank, or education. This class make good farmers, and more readily descend to drudgery, and adopt with cheerfulness the plain fare and habits of this country, than thousands who never possessed a tithe of the luxuries this class for many years enjoyed. These gentlemen maintain a proper and becoming dignity in this country, and are sure to be known, noticed, and distinguished by the Governor. Of course, it follows they are the aristocracy of Canada, and having no superiors here, they possess an importance and weight fully equal to the magistrates of the Old Country, and to me they appear prosperous, happy, and contented with their lot.

I have now to speak of the *Irish* settlers, and what I have just said of English *gentlemen* will apply to the same class of Irish ; the only fault I find in some of them is a too frequent boiling over of their ardent opinions and feelings of loyalty upon unnecessary occasions, and a too frequent indulgence in invectives against sound constitutionalists, who do not, they think, come fully up to their idea of patriotic perfection. We have here a good many of the "middle men" of Ireland, who succeed well and make excellent settlers, adding to the wealth and strength of the province. In times of commotion these men show their loyalty, and were amongst the foremost of volunteers to defend the province against enemies within and without it. There is here a very remarkable difference between the educated and uneducated Irish ; nearly every man of the *former* does well for himself and family, and while he pays a cheerful deference to his superiors, comforts, supports, and consoles himself with an assurance that he is a worthy descendant of some highly respected ancestor of universal re-

noun, and in duty bound so to demean himself as not to bring disgrace upon the family escutcheon !

A very large portion of *Irish* settlers hereabouts are composed of the *lower orders* of that country, and *because of their numbers* spoil the Irish sample of settlers. This class go upon land as soon as they arrive here, and being without means, make very slow progress. Were they to "work out" for two or three years, and thereby accumulate capital (and all working men, women, and children may do this and live well at the same time in this country), their chances of success would be more certain, and improvements more rapidly made, the latter to an extent that would enable them to pay for their land before large arrears of interest are added to the first cost of the land.

I have, in several places of this paper, shown that emigrants may and do prosper in this colony, and would only refer to the altered and vastly improved appearance of this country in every township thereof, as evidence of the fact stated, were it not deemed necessary to go into detailed statements. It will readily be admitted that any one part of a farmer's establishment must be part and parcel of, as well as a sample and specimen of the whole, and with this belief I would here notice the subject of horses, animals not absolutely necessary to ensure success in farming new lands in this country, however valuable they undoubtedly are on old cleared farms. No man thinks of purchasing a span of horses until he has surmounted the first and most trying difficulties of a beginner in the "Bush." Now, when I first came to Guelph in 1832, I do not believe there were twenty horses in the township, and few or more in the surrounding townships (Waterloo excepted); whereas many hundreds are kept now in the town and country about us, and some of them are noble animals. These horses are occasionally used to assist the farmers on the land, and to rear up young stock; but at once tend to proclaim the easy circumstances of the owners, being very often used in pleasure excursions, and thereby show the stage of importance at which the drivers of them have arrived. I cannot refrain from noticing a very common observation many new comers make on their first arrival here respecting the scarcity of money or

floating capital amongst us, the absence of which seems to strike them with alarm. Such persons should reflect seriously for a few minutes only, when, I imagine, the supposed evil would vanish. Three principal reasons may be given to account for this state of things :—*Firstly*, few men of capital come to this country, and those who do, generally take up their residence in towns near the ports ; settlers on land have mostly only limited means, and it is both the duty and interest of such men to expend their whole stock of money in improving wild land by means of clearing the same, and erecting the necessary buildings thereon. *Secondly*, by the time the settler has accomplished his first object, he is purchasing other lands for his children, so that as they grow up he may have them near him. *Lastly*, the money circulating in this country is either silver or gold, or *good* bank-notes easily and certainly convertible into these metals at pleasure, whereas in a neighbouring country, where so much boasting is made of an abundant circulation of money, it not unfrequently turns out that the holding of a great deal of *such* money is as the holding of nothing ; the banking system of that country being of the most unsound, and, I may add, dishonest character. Not so the banks in Canada, which in late troublous times passed unscathed through a fiery ordeal. New comers should also bear in mind that nineteen-twentieths of the farmers at home only hire farms, and have their capital to work them with ; here all are owners of farms, and have their capital locked up in real estate. The Canadian farmer would rather have real property than property's representative, money, and is only careful to possess, from time to time, just so much as is needful to purchase him some articles he cannot obtain in exchange for produce.

It is commonly said that gentlemen are not wanted in Canada, and that here they cannot succeed. My observation and knowledge of this colony not only incline me to question the truth of the above, but to flatly contradict it. I am aware that what are commonly called fops, dandies, exquisites, &c. &c. would be here, as they are everywhere else, good for nothing ; but I am confident that no breeding, rank, education, or moderate wealth, unfits a man for Canada ; neither is

Canada a country that would not receive such men in goodly numbers, and reward them for coming over to it, especially as in this colony no man suffers loss of caste by entering into any honest trading pursuits, be they what they may.

Gentlemen of property are much wanted in Canada, and could here employ their capital to great advantage; in fact, capital is much wanted here to purchase, convert, and export the rapidly increasing productions of the country. Should the Government and United Parliament cordially co-operate in carrying on to completion the public works so long neglected in consequence of the late unsettled state of this country, and at the same time devise and carry out measures for the promotion of trade and commerce, men of capital would reap an abundant harvest of reward by the combination of intelligence, capital, and enterprise.

In complying with your request, it would be proper to notice in this report a great variety of subjects not yet touched upon. My time is too limited to go far into any of them; hence I shall only give them a brief notice, so as to put any who may read this in mind of the several matters that are of more or less importance to us all.

Labouring men are much wanted here, and the wages of such hold out the strongest inducements for such men to come over to Canada. Food is very cheap, so much so that any working man may procure enough to maintain a family much better here than he can at home, by the proceeds of *three days'* work in a week. The wages of these men are, in ordinary times, 3s. 9d. per diem, and during busy seasons much higher. I have lately known men refuse to work for a bushel of good wheat, or ten pounds of good pork for a day's labour! Servants of both sexes and of all ages are much wanted. Men-servants get from 30*l.* to 36*l.*, and board, per annum. Servant girls have from 9*l.* to 15*l.*, and boarded, per annum, and younger servants in proportion. A great reduction has of late taken place in the prices of all clothing and British manufactured goods in general. Stores in country places are now supplying goods at a very moderate advance on sterling cost, and this is a benefit to farmers and servants of great importance, inasmuch as they purchase such goods at

twenty per cent. less than the same were sold at only a few months since. Many causes may be said to produce this change, but I believe it is more the result of the combination of capital, mind, and enterprise mentioned above than anything else. If I am asked what is the greatest evil in Canada, and which most retards its advancement, and is constantly checking its rising importance, I would say bad roads. We stand now more in need of good *bye-ways for settlers*, and a *highway across the country to the "far West,"* than anything else. Next to roads, improved inland water-communication. The settlers can and would cheerfully pay additional taxes for these things.

I will now speak of the crops grown in this neighbourhood, but wish it to be borne in mind that soil and situation vary in places not very far distant, and that while in Guelph a farmer may find his account and profit in a wheat crop, another farmer not more than fifty or eighty miles from him may make more by a crop of Indian corn. Here we grow turnips of all sorts in great size and perfection, while a man one hundred miles off may never have one on his farm. The rich soil of this neighbourhood yields abundant crops of wheat, barley, oats, peas, turnips, potatoes, clover, and all the grasses. All the vegetables of the English kitchen garden do well with us here. The woods near us form the entire support of oxen, cows, pigs, and young stock during summer. Butter and cheese are abundant; turkeys, geese, venison, and poultry, are more commonly seen here on the tables of the poor emigrants, than they are on the boards of many genteel families of the Old Country. Prices of produce are just now *much too low*. I have elsewhere said the old settler can well sustain himself during a period of very low prices, but not so the man who has only just commenced working his way up; such a man cannot pay up his instalments on land, and is sadly put back by present prices of all kinds of stock, grain, meats, &c. &c. Wheat is only 2s. 6d. to 2s. 9d.; barley 1s. 6d. to 1s. 8d.; oats 7½d. to 9d. per bushel; hay £1 : 10s. per ton; potatoes, 7½d. to 9d. per bushel; pork, mutton, and beef 2½d. to 3½d. per lb.; butter and cheese 4d. to 5d. per lb. Hides, wool, feathers, and the skins of wild animals are all

30 per cent. lower this year than I ever knew them before. It is a deeply interesting question, and one I should like very much to see seriously taken up,—why it is that we should have such an immense accumulation of produce nearly unsaleable, or selling at such extremely low prices, when England and other countries are paying from two to four times the prices given here? The expenses of carrying produce from the head of Lake Ontario to England, and the duties imposed at home, will not at all account for this state of things. It is impossible to say what working oxen, horses, cows, sheep, and young stock are *now* worth, if we are guided by the Hudibrastic couplet,

“ The value of a thing
Is just as much as it will bring.”

Such things are just now unsaleable with us. ’Tis quite evident we want as one thing an influx of emigrants every year. All new countries ever needed this, and ever will till they become something more than mere farming countries. Emigrants now coming to Canada may purchase stock and provisions at a rate highly advantageous to them; and when once again the stream of emigration shall flow towards this country, I am of opinion it will continue, because when it is seen what has been done here during the past eight or nine years, during which period we have had all sorts of trouble to contend with from internal commotions and foreign invasions, we may fairly conclude that a different state of things would have produced brighter results, and we have now, I trust, a goodly prospect. If the Government at home would assist the emigration associations now formed or forming, and the Canada Company join them with a portion of the means and efforts used by that body in 1832, I am confident many thousands of our now unfortunate countrymen may be induced to come over to this colony, wherein they may do what the settlers heretofore have done, as shown by some cases herein enclosed. I beg you will bear in mind that the instances of success in various individual cases now presented are not *selected, picked out, or partially taken*, and reference to the

maps of this and the adjoining townships will fully prove what I say to be correct.

Finding it a task I could not accomplish at this season of the year, that is to say, obtaining a *general* return of the circumstances of settlers, and that even a large sum of money would be but wasted in such an attempt, I at last resolved to visit a patch or line of farms in various places, not overlooking a single man on a limited spot, who was at home, or disposed to give the information sought. I beg to call your attention to a fact that forcibly strikes me in the survey on which my report is founded, namely, the great number of mechanics, artisans, or operatives, who have acquired large possessions by the cultivation of the soil, and would ask, if tailors, stocking-weavers, shoemakers, and confectioners, can in a few years amass a wealth by a pursuit they never were instructed in or brought up to, what may not be done by those who have a knowledge of farming and can add capital to that knowledge? it should be borne in mind that the picture I have given of this neighbourhood is not intended to be taken as a representation of more advanced parts of this province; for instance, It would utterly fail in setting forth the neighbouring township of Waterloo, wherein may be found large old cleared farms without a stump to be seen, and estate after estate in high cultivation, equal in scenery and extent to the best farming counties in England. One thing that a good deal occupies the people's minds at home I wish to touch upon here, and it is the subject of the agreement and good feeling I have every where seen to exist between the different denominations in religion. We have many Roman Catholics in this neighbourhood, and all sorts of Protestants; but so far as I can see and hear, we are all on good terms with each other, and hardly ever hear the subject of difference of creed mentioned. The Catholics are a decidedly loyal set of men in this country. We have reason to expect much from the measures our zealous and well-informed Governor-General will bring before the approaching United Parliament, and amongst them is to be one for rendering the education of children of settlers more certain than heretofore. This will be a great blessing to this country, and no doubt he will desire to remove the checks and

hindrances thrown in the way of emigration for many years past by the Lower Canadians. No man can be found better qualified to understand the trading and commercial interests of this country than the present head of the Government here ; hence we may fairly expect soon to be placed in a fair way of attaining unto the importance this colony is destined to arrive at sooner or later. Lord Sydenham can do much for us : we must back him.

Up to this part of my report, I have not noticed the success of our mechanics, and such as are commonly so called, say, carpenters, masons, cabinet-makers, shoemakers, harness-makers, coopers, blacksmiths, tailors, painters and glaziers, tin-workers, brickmakers, &c. &c. ; not that I need shun them so as to make out a good case in favour of emigration ; on the contrary, I make no hesitation in saying that here I could take a stand from which no croaker or opponent of emigration could by any means remove me. The success of some of these is beyond what I dare set down here, as it would be doubted by many of the best friends to the cause we advocate. I *knew* upwards of thirty of these men, who arrived seven, eight, and nine years since in Guelph, destitute of cash, furniture, and nearly so of clothing, who would not now take from 200*l.* to 500*l.* for their property ; and some who had a few pounds, who would not take nearly double that money for what they now possess, and some *tradesmen*, whose savings are so plainly seen in building and farms, as to incline me to believe they have accumulated property to a large amount.

Annexed is a letter addressed to me by Mr. Joseph Parkinson of Eramosa, which will tell well in any report that may be deemed necessary to print and circulate in the Old Country. Mr. P. says I may make what use of it I please ; hence I send it to you. I can bear my testimony to the truth of Mr. Parkinson's statements. It may appear to some persons who do not understand things as they really are in this country, that Mr. Parkinson's large grant of land mainly contributed to his success. Now the truth is this : had Mr. Parkinson, as some few friends who were with him on his entering Eramosa, possessed the whole of the wild land of that large township up to

this day, and during all the time that has elapsed since the date of his first going there, up to now, no emigration had taken place, no new settlers had located themselves near him, no roads been made through the woods, *to him and his place* ; no mills been erected near him, no stores or merchants set up and opened in business near him ; why Mr. P. would not now have done *one-fourth* of what he has, nor would his property be worth a *twentieth part* of its value now. The making of Guelph made Mr. Parkinson, gave him customers at home for his produce, and thus stimulated the whole family to increased exertions, which led to the rapid increase of the property now held by his family. In a word, emigrants make other emigrants who preceded them, and are themselves made men of property in their turn by those who come after them. The township in which Mr. Parkinson lives contains a population of 826 persons, and in no other township of its age and size do I know so many prosperous families. The soil of Eramosa is very good, and industry prevails everywhere in that settlement. The settlers are Scotch and English principally. In the new township of Garrafraxa the lands are good, and watered by numerous streams ; the settlers have had at present too little time allowed them to make much boast of their success, but I have not talked with one who is not doing well, according to his *own* shewing. It is very difficult, however, to get a settler in the "Bush" to confess in words that he is doing well ; he generally prefers holding back such information, and leaves it to sundry and divers *proofs of prosperity* to give the desired information.

Some of the information you require I cannot obtain. I ask for it, but frequently get an answer after this manner : " I am willing to tell you, Sir, when I came to this country, and what I have made in it, but have no time (others say no inclination) to set myself about recollecting the ages of every child," &c.

Such men's circumstances and statements are sent you as they are given me. I can however go on trying to collect more cases, and no doubt shall be able to send you another list if you wish for it.

Since writing the foregoing, I have talked with several persons on the subject of prices of articles not yet put down,

and with some tradesmen on the cost of farming implements. I now give you them as they were told me.

Oxen for draught, 12*l.* 10*s.* per yoke ; horses for light pleasure carriages, 18*l.* each ; peas per bushel, 1*s.* 6*d.* ; cows, 4*l.* ; best made road-waggon, heavy ironed, 20*l.* ; light waggon, wooden axle, 15*l.* ; ploughs, 2*l.* each ; harrows or drags, 1*l.* 5*s.* each ; farming harness for teaming horses, 3*l.* for each horse. Whiskey, per gallon, 1*s.* 3*d.* ; strong beer, per barrel, 1*l.* 10*s.* The wages of journeymen in various trades, as follows:—Carpenters, 6*s.* 3*d.*, painters, 6*s.* 3*d.*, masons, 6*s.* 3*d.*, good plasterers, 7*s.* 6*d.* per diem. Dress-makers get about three times the money here for their work that they do in England, and tailors about twice as much ; shoemakers, 3*s.* 9*d.* to 6*s.* 3*d.* per day ; shoeing a horse round 7*s.* 6*d.* Much of the success in the “ Bush ” arises from the habits early acquired by the settlers of converting the produce of their own farms into clothing, utensils, and buildings, *by their own hands*, and for their own use ; hence we find many of them spinners, weavers, wool-combers, dyers, carpenters, masons, and plasterers. I have never seen the following lines so fully acted upon, and fully up to, in any country as this, and from all I see in such families, I am inclined to believe they are the happiest in Canada ; on visiting them, one may perceive that the owner need not sing aloud,—

“ I grow my own lamb, my own butter and ham ;
I shear my own sheep, and I wear it ; ”

for the whole domestic economy at once proclaims it. This is to be seen every where in the township of Waterloo, settled some thirty or thirty-five years since by Germans, commonly called Dutch in this neighbourhood. Waterloo contains upwards of four thousand inhabitants in perfect ease and independence ; some amongst them are rich.

I wish it were in my power to say something to my countrymen on the choice so many of them foolishly and hastily make in giving the United States a preference *without having first tried the Canadas*. It is quite certain they must have much further to travel before they can procure good and cheap land than they would have to do in coming to this

country, and it is notorious fevers and ague are common destroyers of health and life too in the "far West." There produce has to incur an immense charge upon it by the extra hundred of miles it has to go to market; and, above all, how a right-minded and high-spirited Briton can subject himself to the taunts and divers annoyances the Yankees are sure to inflict upon him continually, I know not, to say nothing of the price he must pay for anything like a life of peace and quiet amongst them by taking the oath of allegiance, in which he swears to become an enemy of his father-land! God forgive the poor weak wretch who does this! My desire in making these remarks, is not that I wish to rail at the Americans; on the contrary, I by no means approve of the silly things written and spoken of this people daily, and by those who ought to know better than to try all their lives through to keep up ill feeling between the two countries; but while I wish to let Americans do as they think best, and be Americans, I say let Englishmen, Scotchmen, and Irishmen still remain *even so*. The fact is, we, as Britons, have never been, whether at home or here, half so thoughtful, careful, active, or zealous in settling this noble province with our countrymen as our neighbours have ever been in peopling theirs with whom they can catch.

Having written the above remarks and observations by snatches of time, I purposed to revise and copy them, but now find the mail by which I promise to send them is too near leaving for me to do so; I am reluctantly compelled to give you them in this crude state, rather than delay any longer. I have not done justice to the subject, neither have I pleased myself, and shall not be surprised if you tell me I am an unprofitable servant, as I shall plead guilty at once, and confess that in consequence of a variety of unpleasant and perplexing annoyances having for some time past pressed too heavily on a weakly constitution and a much too sensible and irritable mind, I am become much too shaky for any work that requires to have clear-sightedness and close application brought to bear upon it. Wishing sincerely I could have served you better,

I beg to remain, Gentlemen,

Your most obedient servant,

ROBERT ALLING.

November 8th, 1840.

DEAR SIR,

WHEN I saw that you were appointed Emigrant Agent for our district, I thought it my duty to render my assistance to you so far as my account of twenty-two years' experience in America will go. In July, 1818, we landed at Philadelphia; from thence we went to settle in Susquehanna County, in Pennsylvania, with about thirty-six other families, English and Scotch. As I had only, when I left England, about 125*l.* and our passage from Liverpool to Philadelphia cost nine guineas a head, so by the time I settled down in a township called Silver Lake, in Susquehanna County, I had not much money left to begin the New World with. I had a wife and eight children, six boys and two girls, the oldest about twelve years old. Provisions were high, being not long after the war. I staid here about two and a half years. It became a by-word amongst us—to sow a bushel and reap a peck! I bought 100 acres at four dollars per acre, sold it for what I gave, after working and improving upon it, &c. I then moved into Seneca County, State of New York, in the Township of Ovid; here I found a good country, handsome farms, very productive, but they had good owners to them; I might as well have staid in England as expected to have got a farm. The land was here about 8*l.* to 10*l.* per acre, so it was out of my reach. As future anxiety for the good of my family was the chief cause of emigration, I staid at Ovid about two years and six months, saved, made, or earned about 200*l.*, and then came to Upper Canada in the fall of 1823, as my object was to get land for myself and family. My means being only 200*l.*, I found I must settle in some very new township, and go far back to make my little money go as far as I could. I first bought the 100 acres I live on, or a part of my present farm in Eramosa, for the sum of thirty-five dollars, about 7*l.* sterling. I next bought the lot my son George settled on, for the same money. I then applied to Government for land in Eramosa, proved to them I had 200*l.*, six sons, and now four daughters; they granted for myself 500 acres, and set 400 acres apart for my two oldest sons; so now I had in Eramosa 1,100 acres. In the spring of 1824, we came and began on

our new farm, than twenty-five miles from a grist mill and a bad road, twenty-five miles from a post office or a shop of any kind, but being determined to conquer or die in the attempt, I never gave way to despair, not for an hour. We now have been about sixteen years on our farm, have eight children married off and settled on land close around us; we have given five of our sons 100 acres a-piece, a yoke of oxen, &c., in value at the time when given about 100*l.* each. The three girls we have given 25*l.* each, making what we have now advanced 575*l.* to our children. We are now called, with propriety, father, by forty children—grand-children, sons-in-law, daughters-in-law included,—so we are now become a great band, and Mrs. P. and myself are only fifty-five years old. We have still a good farm of about 250 acres in our own hands; have got a boy and a girl at home with us, and about 120 acres under good improvement. Our stock consists of about thirty head of horned cattle, six of the horse kind, for one of which, a young steed coming three years old, I have had offered 100*l.*; of hogs about thirty, fifteen fat ones, fourteen store ones for another year; from twenty to thirty sheep; from their wool we make our own cloth, &c. Our buildings are good; our house thirty by forty feet, cellared under the whole: I am happy to say a better farm-house I do not know of in the parish I come from, consisting of seven townships. Our barns 117 by 40 feet; sheds, stables, waggon-houses, &c. far more convenient than falls to the common lot of farm premises in England. Our tax-gatherer comes only once a-year. For all my property I only pay about 1*l.* sterling, with the exception of now having for a few years to help to build our jail, &c. We have no rector coming to demand the tenth of our grain, nor covetous landlords to satisfy for rent, &c.

These are a few facts hastily thrown together; if you think they will be any way useful to the Emigrant Society, you are at liberty to make what use you please of them.

I remain, dear Sir,

Your's, &c.

JOSEPH PARKINSON, Sen.

From Lancashire, Old England.

*To DR. R. ALLING,
Emigrant Agent, Guelph.*

Erasmosa, December 12th, 1840.

DEAR SIR,

WHEN I wrote you last on the 5th instant, you wished me to give you my opinion on the subject of the success of the poor class of emigrants. I am of an opinion that where a trade or exchange can be carried on between any two countries, and be really profitable to both, such a trade or exchange ought to be encouraged. In nothing could such a trade be carried on better than in emigration from Great Britain to Canada, or with such great benefits resulting to both parties. The poorer class of emigrants who are settled near me, and within the reach of my knowledge, are really so well off that it is almost needless to ask them to come to work any more; they are all comfortably settled on small farms, either by lease-rent, or the more provident by purchase. They used to be glad to come and thrash for every tenth bushel. This year I wanted a man to thrash my barn empty. I expected to have about 1,000 bushels of wheat, oats, and barley: they asked me every eighth bushel, and board, grog, &c. &c. They are really worse than the rectors in England in the worst cases. He only asks a tenth, and takes it in the field; they must have an eighth in the half-bushel, and their board in the bargain. One of my near neighbours, W.N., sent out by the parish about ten years since; he was a widower with four children, at that time mostly small. The parish agreed to send him to Upper Canada on condition he would marry a widow, who had four children, by the name of M. P.; they also sent two boys who belonged to the parish with N.; he soon found places for them at Toronto. I have seen one of them since well dressed, riding a good

horse of his own. They came from Radstone, near Brackley, Northamptonshire; they leased twenty acres of ground in the woods of Mr. W. J. for ten years, on the conditions, without rent, to have all they could make. At the end of the term, Wm. J. pays N. 1*l*. 10*s*. per acre for his improved land. N. has got the twenty acres cleared; the 30*l*. will purchase N. near 100 acres in some new place. They have three or four milch cows; kill seven or eight fat hogs in a year, weighing eight or ten score a-piece; last year, a good fat ox for Christmas, &c. N. has a good yoke of oxen; grows about fifteen acres of wheat, oats, barley, and potatoes; the rest, meadow; his cattle go in the woods, quite a good pasture in summer. T. N. has once been burnt out, and had a new house to build, and lost considerable property. I should suppose he is now worth 100*l*. Close by Wm. N. lives T. B., from near the same place, and who came out about the same time; he married a woman much younger than himself, began to have children rather more than the parish wished for, so they packed him off. He now rents a farm of ten acres, a house, and fire-wood, &c. for 3*l*. 10*s*. per year; has two good milch-cows; has killed five good large fat hogs this fall; has three or four young horned cattle coming up; grows his own bread and potatoes, &c. What a different state these men are now in from what might have been expected had they been still at home in England! I now give a boy seventeen years old 22*l*. 10*s*. per year. I have had a man this summer to whom I gave 3*l*. per month; he really earned money so fast, that every fourth week he would have a holiday for a whole week. I really had to put up with it much against my will; men were scarce and bad to get. Dear Sir, I shall really have to write you another letter on the middle class of settlers, such as can land here with from 100*l*. to 500*l*., and a good stout healthy family, who have been used to hold their own plough, &c.; these are the men that will always do well in Canada, but they are hard to persuade to come out while they can command a few hundred pounds. They do know it is no use to lock the stable-door when the horse is stolen. If they have a small farm, and if by industry they can pay their way, what is to become of their children when they begin to marry off?—how to settle them comfortable in the

world with a fair chance to get an honest living by working hard, &c. ? A man with a few hundred pounds here can get an estate for himself and all his family. My paper is done, my subject only just begun. I must subscribe myself,

Your obedient servant,
and well-wisher to the cause of emigration,
JOSEPH PARKINSON, Sen.

To Dr. R. ALLING,
Emigrant Agent, Guelph.

THE CANADA COMPANY, having received many interesting letters from all parts of Upper Canada, since their former publication, have selected the following :—

DEAR SIR,

Normandale, 1st May, 1841.

IN compliance with your request, made me in July last, I now hand you a statement of the progress made by your settlers in the township of Charlotteville and Walsingham. It is, I believe, as correct a one as it is possible to obtain under the circumstances; and I can safely affirm that you may rely on the particulars, as I have used every exertion to obtain the best information that could be had. Out of sixteen settlers who purchased land of the Canada Company, including myself, the average increase of their property would range over 2000*l.* to each individual; and *exclusive* of my own property, which is certainly a large item, the average of each settler's property will be 740*l.*, while the average of capital with which they commenced, does not exceed 260*l.*; the longest period during which this has been accomplished, (except in my own case), has been twelve years; and many of the settlers have not been in the country for nearly so long a period.

Previously to 1829, our section of the country almost stood still; property could not be accumulated except in the way of increasing the quantity of cleared land on each farm. The prices of produce were extremely low, and no market; every

one was more or less embarrassed. The merchant had nothing with which he could make remittances for his goods excepting a few ashes, as wheat would not then pay for overland carriage to the ports on Lake Erie, where alone it could be shipped to Montreal. Until the Welland Canal was opened things were in the worst possible condition. The farmer, tradesman, merchant and manufacturer formed one chain of wretchedness, out of which it seemed impossible for them to extricate themselves.

Even after the improvements in the way of facilitating the transport of produce by the Welland Canal, things were for a long time, in the London District, in a very discouraging position, although considerably on the mend. Within the last twelve years, however, the case has completely changed—people may say what they choose about Canada not going a-head. I sincerely think that within the period above mentioned, this district has rapidly increased in wealth and prosperity; and I am sure that it is at the present time one of the most favorable parts of the province for a new settler.

The public improvements which have been made afford a permanent market for our produce; and I may venture to say, that persons now emigrating from the Old Country to United Canada, will enjoy superior advantages over those who came here twenty years ago. They will find on arriving here, that they have made their election of a country just prepared for, and making rapid strides towards, national greatness and individual prosperity. All that we now want, is that peace and quiet should continue, which God grant may be the case. And if we are still favored with the common blessings of Providence, we may expect the continuance of as great a share of comfort and happiness, as is allotted to any portion of people under the sun.

The soil of this part of the Province is sand and loam; our roads are almost always dry and good; and this, as may be supposed, adds much to the comfort of the inhabitants.

The unoccupied land lying back a few miles from the Lake is not quite so desirable for the settler as that in front, it being covered with a heavier description of timber, and in some places rather broken by marshes and swamps.

The water all through these townships is pure and healthy, spring brooks being plentiful, in which are found great numbers of beautiful speckled trout. All kinds of fruit, particularly apples, succeed better on the shores of Lake Erie, than in any part of Canada ; the apples are remarkably fine and superior to any I have ever seen.

Mill sites are abundant, and I look to the time not being far distant, when lumbering will be carried on to great advantage, and in fact, a very considerable business is now doing in it. Grist mills of the best description are plentiful, as also are those for the flouring of wheat for Foreign Markets ; this business is done to a very large extent. There will be exported this season from these two Townships, about 20,000 barrels of flour.

As I have before alluded to my individual success, I will now give you a short history of the way in which it has been accomplished. I came into this country twenty-one years since, from Canandaigua, in the State of New York. The only capital I possessed was £125 currency. I had a wife and two children. My object in coming was to erect a blast furnace for smelting iron from the ore. I joined with four other young men, all possessing about the same amount of capital with myself. I was the one who conceived the plan, and took these other persons in company with me. We launched into a large business full of confidence and ardent hopes of success. In our outlay we paid about one half in money, and agreed to pay the other half in different kinds of iron ware, when our works got into operation. After the business had been established about six years, our buildings took fire, and the whole establishment was destroyed. My partners then sold out to me. I re-constructed the furnace, &c.; and have carried on the business by myself since February 1822; since that time we have manufactured about £250,000 worth of cast iron.

I have not had one continued and easy current of good fortune—very far from it—owing to my want of experience in business, added to a sanguine temperament of disposition, I made a bad move or two. In addition to my losses by fire, I lost a schooner and part of a cargo ; these misfortunes, together

with the fluctuations of the country, have all been attended with more or less loss to me. I have had, on the whole, rather a hard lot, and one which has been attended with incessant toil both of body and mind. I have, however, accumulated a considerable property; as near as I can estimate, it is worth about £25,000, and has cost me at least that sum. My business still continues prosperous, and the whole country round me is in a very flourishing condition; laborers are most eagerly sought after at wages ranging from 2*l.* 10*s.*, to 3*l.* 10*s.* currency per month.

One circumstance as respects labourers and workmen, I have remarked, viz., that after working a while with me and hearing large stories and good accounts about the States, they will take a notion to leave and try their fortunes there, but after a few months' absence, they are sure to return with less means than they had when they left, and they are then perfectly contented to remain in Canada.

I remain, Dear Sir,

Yours, &c. &c.

(Signed) JOSEPH VAN NORMAN.

*To Frederick Widder, Esquire,
Commissioner of the Canada Company, Toronto.*

EXTRACT FROM MEMORANDUM BOOK, KEPT BY THE
COMMISSIONERS OF THE CANADA COMPANY, AT THE
TORONTO OFFICE.

Robert Wells, an Englishman from Bradford, Yorkshire, came in to-day to purchase the south half of Lot 4 in the 9th Con, of Reach, for his son James Wells. Robert Wells is a very intelligent and industrious man, and his proceedings have been watched with a good deal of interest since he came to the province. He went on his land strongly prepossessed against the province, from its not quite realizing the ideas he had formed of it from description, and it is believed that it was only a feeling of shame which prevented his returning to England. Nevertheless, his success has been great, and he attributes it principally to his undertaking the manufacture

of black salts. He quite corroborates all the information received from Mr. Tozer on the subject, and states further, that if a person chooses a lot well fitted for his purpose, he can, not only be paid for his labour, but be enabled to pay for his land, from the produce of the ashes. He considers the above lot will produce about ten dollars per acre from the salts alone. When the timber is poor, (that is, does not yield much potash,) and the produce from it not more than five dollars per acre, it does not more than pay for the labour of collecting and boiling the ashes ; but even then it is of the greatest service to the settler, as it affords him a return for his labour long before he can expect a return from the cultivation of the soil. He gets two dollars and a half per 100 lbs. of salts if paid in cash, and three dollars per 100 lbs. if paid in store goods. Maple, elm, birch, and black ash, are the best kinds of wood for the production of potash ; hemlock, beech, bass, and pine, produce a very small quantity.

Mr. Wells gives us the following account of his proceedings since coming to Canada. He emigrated in 1833, and was then 54 years of age ; his family consisted of a wife, 44 years old, and 5 children, the eldest 16, and the youngest 2 years old. His wife was confined in the emigrant shed in Toronto three days after her arrival, with a boy. He left his family in the emigrant shed, and travelled through the country in search of a location. After journeying between 500 and 600 miles, he determined on purchasing a lot of the Canada Company in Reach ; this was in July, 1833. The price of the lot was 8s. 9d. per acre, and he paid one-fifth of the purchase-money down ; he then removed with his family to the land, which was quite in the wilderness, being three miles distant from the nearest house.

To these observations, is added Mr. Wells' letter, addressed to the Commissioner of the Canada Company :—

Letter from Mr. Wells.

Toronto, 19th June, 1841.

SIR,—I was brought up as a farmer's servant. When weaving was brisk, I learned to weave, and followed it ten years ; weaving and farming failing, I learned the wool-

combing business in Bradford, and followed it about ten years. I then rented nine acres of meadow land, and kept cows. I milked sometimes four and sometimes five cows, and sold the milk in Bradford, Yorkshire. I paid forty pounds a-year rent for the nine acres of land to my landlord, a Mr. P. I was not satisfied, however, and determined in 1833 to emigrate to Canada. I had then, from the produce of my whole property, 130 sovereigns. It cost me 33 sovereigns in bringing my family to Canada, keeping them here, and paying my travelling expenses whilst looking for land;—paying my first instalment, and other necessary expenses, reduced my stock to 80 sovereigns at the time I settled down on my farm. I had then everything to purchase—ploughs, harrows, cattle, household furniture, seed, &c. &c. &c. Being so far back in the bush, I found it necessary to get some neighbours round me, so about three weeks after I had settled on my land, I went to Toronto; there I met with one David C., who had come out in the same vessel with me; he was then living in Toronto, jobbing about with his sons at day's work when they could get employment, and keeping a cow; he came from Langhart, near Lancaster, England. After hearing what we each had done since our arrival in Canada, he determined on purchasing land near me in Reach, which he did. He purchased the N $\frac{1}{2}$ Lot 11 in 11 Con, of the Canada Company. He had no more money than would pay his first instalment, and buy one cow and one pig. An accident happened to the cow about five weeks after he settled on his land; it was killed by the fall of a tree. This left him very badly off, with only the pig. Two of his sons, men grown, one went out to work as a yearly servant, and his wages supplied his father's family with necessaries, the other worked on the farm. At this time (June 1841) they (the sons) divided the lot between them, their father being dead; they have 50 acres each. The land is all paid for. The elder brother has 35 acres cleared, 2 cows, a yoke of oxen, 5 young cattle, a 3-year-old mare, 10 or 12 pigs, 4 sheep, and 6 lambs. The younger brother has 40 acres cleared, 3 cows, 1 yoke of oxen, 5 young cattle, 2 sheep, 3 lambs, and several pigs. After I had secured David C. as a

neighbour, I soon got others to come about us, and we have now quite a little settlement round us, which we call New England.

When we first came into the bush, having but little money, we were obliged to put up with inferior living, and work hard and for long hours ; but I was never much worse put to it than I had been in England. We were not very particular about our wearing apparel, but clapped patch upon patch whilst our clothes would hang together. This we did in preference to getting into debt at the shops, called stores here, and have since found our advantage from it. When I had been on my land about three years, I began to get a clearing on it, and to have something to sell ; but during this time we had all suffered much from fever and ague, which put us back greatly, and at one time four of us were suffering from it at once. Notwithstanding all this, I managed to get my deed from the Company within the five years allowed me for the payment of the land. The fever and ague is the only disorder that this part of the country is subject to, and new settlers are the persons who chiefly suffer from it. With this exception, I may truly say that it is a very healthy country, and after persons are once used to the climate, they have nothing to fear from sickness. We have never required a doctor in our settlement of ten families more than once for the last six years. When once people get over the fever and ague, they are seldom affected with it again. All my neighbours are getting on well, with the exception of one. It would be too tedious to mention what they had when they came ; but they were all in a small way, and they now possess so numerous a stock, that it would be impossible to particularize it ; but for your satisfaction I will mention the particulars of what I myself now possess. I have 2 yoke of oxen for work, 5 milch cows, 3 two-yearlings and 3 one-year-olds, 3 calves, 2 span of colts, 9 sheep, 7 lambs, and about 50 geese and fowls, 10 pigs, ploughs, harrows, and all necessary working utensils. I do not owe one shilling to any man. I have about 50 dollars owing to me, and I have now in my pocket between 40 and 50. I have given my son since he came here (he being married) a considerable quantity of

goods, and I have this day paid 55 dollars towards getting 100 acres of land from the Company ;—in short, he is now as well off as I was when I commenced on my land. I have the deed for my own farm, and was offered for it last year 1500 dollars, which I refused ; my moveable property is worth about 444 dollars more ; in all, about nearly 500*l.* currency. I have stated everything at a low valuation, for fear of my relations and friends coming out here and finding to the contrary. You may depend upon it, this is a true and correct statement. I am well known at Cliffth, near Bradford, in Yorkshire, and would wish my neighbours to see this account of my proceedings.

There is one thing that I would have given a sovereign to know when I left home, which is, whether a cow could be kept in the bush here before a clearing was made. I soon found that a man could keep as many as he liked through the summer, and they will do as well in the bush as in the clearing. In the winter they require something beyond what they can get in the woods. No doubt, all Englishmen will feel as anxious as I did to know what we do for water in the hard frosty weather in the winter in Canada, and they doubtless suppose that all our springs and rivulets are frozen up ; but I can assure them that they will find no difficulty on that score—at all events, in our township. I have a small run through my fold betwixt my house and barn, and when the frost is hardest I can go and break the ice with an axe, and there is water in plenty. It is not so cold as a great many old countrymen imagine, although it is pretty sharp sometimes. When I lived in England, I frequently found myself cold enough with a coat on ; but here a coat will last me 20 years, for it is seldom or ever I put it on, either summer or winter, excepting on a Sunday or when I go from home on business. In the coldest weather I wear a knit Guernsey and a sleeved-waistcoat. Boots are generally worn here ; and with this clothing, a good pair of boots, and two pair of woollen socks, I can keep myself warm the coldest day that ever I saw in Canada when at work chopping. A big fear-nought coat, that reaches to the ancles, is very useful

when out with the team to market, and indeed is quite necessary.

If I were at home I could give you a much fuller account of my proceedings, and also those of my neighbours; but I have now no more time to spare. At a future period I will give you my opinion as to the persons who are best calculated to come out to Canada from England, and also of our mode of clearing and farming new land, which, as you may suppose, is quite different from that adopted in the old country at present.

I must conclude, and subscribe myself your obedient servant,

(Signed) ROBERT WELLS,
 Lot 11 in 9 Con, Reach,
 Home District, in that part of the Province
 formerly called Upper Canada.

To Fred. Widder, Esq., Commissioner of the Canada Company,
 City of Toronto.

*Extract of a Letter from Francis Stroud, of Dereham, dated
 26th June, 1841.*

DEAR SIR,

I am sorry I did not receive your letter of the 27th May until the 23rd of June, which prevented me from complying with your request earlier; however, I will endeavour to give you an account of my success since leaving Old England. Like many others, on leaving England, I considered the United States would be best. I arrived in the States in 1825; in the year 1826 I entered on a rented farm; at that time I was not possessed of 100*l*. I remained on that farm up to 1830. Finding I could not make myself happy unless I could forget dear England, I submitted to all the insults which are heaped on Englishmen by the free and enlightened Americans. Instead of joining them, I had ten times the love for Old England that I ever had before. I could truly say, "with all thy faults I love thee still."

I arrived in Canada in 1830. I came to Niagara. I then purchased 400 acres of land, on credit, lying in Durham. I have since paid the purchase money, and have got my deed. Since that I bought 100 acres from the Canada Company. I intend shortly to get my deed for it. At this time, thank God, I consider myself independent, and by industry and good behaviour I have the good will of my neighbours, and also of the late Governor, Sir George Arthur, which I have proved by his appointing me a Commissioner in the Court of Requests for the last two years. Any man, enjoying good health, by industry and good behaviour, may make himself independent in a few years in Canada, but he must put his own hand to the plough. Should he settle on wild land, he must be possessed of a resolution to use the axe for a few years ; by that time he will soon find himself at home.

Should this, or any part of it, be of any service, you are at liberty to make use of it in any way you please. I beg you will excuse it, as I never had but little education.

(Signed) FRANCIS STROUD.

The foregoing was addressed to Mr. Edward Lefroy Cull, but was intended for the Commissioners of the Canada Company.

German Settlers in Waterloo.

*Canada Company's Office,
Toronto, 19th Oct., 1841.*

SIR,

YOU are probably already apprised of the exertions we have made, and are still making, to place this Province in its true light in Europe, convinced as we are, that it requires only to be *properly* known, to make it the resort of the most desirable class of settlers ; with this object we addressed a circular to our various correspondents throughout the Province, seeking particular information upon individuals who had purchased Lands of the Company, in the Townships specified in our lists. We annex an extract by which you will perceive the nature of the information sought. We are induced to address

you in reference to the Township of Waterloo (in which we have no settlers) as we consider the statements we have collected, and are sending to Europe, would be very imperfect, were we to pass over the Dutch or German settlements of your Township, and as we know of no person so well qualified for the task, both by intelligence and experience, as yourself, we trust you will have the goodness to furnish us with a report upon those settlements, and your Township generally, stating the particulars of their commencement, rise, progress, and actual condition—with every detail, and all observations you may choose to make. Excuse the trouble we are imposing upon you, and believe me to be, &c.

(Signed) F. WIDDER, Commissioner.

H. W. Peterson, Esq., Berlin.

Berlin, Preston Post Office, C. April 19, 1841.

SIR,

Two letters of yours dated Oct. 19, and Nov. 11, 1840, requesting information about the German settlers in Waterloo &c., have been placed in my hands by H. W. Peterson, Esq., with the desire to give you the required information, himself being not able to do so on account of his too great pressure of business, and still continuing ill health.

Having myself, previously to this, not turned my attention particularly to this object, I am rather not very well prepared to give you a correct and particular statement respecting it, but nevertheless, the general information I am enabled to give you, I trust, will afford you at least some satisfaction, obtaining which I shall feel myself perfectly rewarded. My style you will easily recognise to be a foreigner's, but I trust you nevertheless will understand my meaning.

Now concerning the first settlers of the Township of Waterloo, who made their appearance some twenty and thirty years ago, they were all Pennsylvanians, descendants of German Emigrants to that State. Most of them had some funds in hand when they arrived, but they had to compete with all the difficulties dependent on a first settlement in a perfect wilderness, some twenty to thirty miles (straight line) afar from mill,

store, market, having no roads whatever, but to wind their way through dreadful swamps and morasses for a long period. But by their wonderful perseverance, industry and hard labour, they converted the wilderness into a paradise, and are most of them well off, though in a great difference naturally, as you may suppose. There is now hardly any more wild land saleable in this Township, *almost all* being inhabited; and that the Waterloo settlement, in spite of the arduous obstacles the new settlers had to compete with, is one of the richest in the province, is known everywhere. To enumerate all the settlers and inhabitants of this and the other adjoining Townships, and to detail their having been, and being now circumstanced, I am entirely unable and unprepared to say. How they are off *now* might be seen by the assessment lists, which I desired to obtain, but were as yet not able to get.

The, in the south, adjoining Township of Wilmot began to be settled about sixteen years ago, by a body of German Emigrants who had obtained from the Crown a free grant of fifty acres each, for which they had to make their own roads and bridges, after the performance of which they were allowed to receive their deeds, and had the first claim to the back 150 acres of each lot. *Almost all* of them arrived here entirely destitute of all the *necessaries* of life; they had to come to Waterloo to earn their bread, all their spare time busily engaged to clear their lands, which employment was to most of them new. But in spite of their difficulties, and the tardiness of good times, particularly of late, all these early settlers are now rather well off, comparatively speaking, most of them having by this time clear about sixty to seventy acres, some more than 100 acres, with comfortable dwellings, spacious barns, and numerous live stock; the raising of cattle being, besides wheat, one of the chiefest articles for market. After them there came no emigrants in a body any more, but only single families and individuals, which spread themselves all over the German settlement, through the Townships of Waterloo, Wilmot, Wilmot Gore, Woolwich, Puslinch, Dumfries, Blenheim, along the Huron Road, and in the King's Bush, adjoining Wilmot Gore. Among these were a goodly number of tradesmen, all of which find their diligence properly rewarded,

and by their industry in a short time acquire their own hearth. It would be still better with us, but for the general depressed state of our markets of late, and for the partial failures of the crops, several years since, which caused a general stop to our progress, and many farmers made steps retrograde. The Township of Dumfries was in the northern part opened almost simultaneously with Waterloo by Pennsylvanians belonging for the greatest part to the Menonites, a very peaceable and industrious set of people, most of whom are by this time well off too. In the mean while there have sprung up several villages *within* the German settlement; first of which is Preston, containing about 100 houses, with three large stores, several smaller ones, two apothecary shops, three good taverns, and all the other mechanics generally to be found in the country; next, Berlin, with two printing establishments, three stores, one tavern, &c., having forty-four dwelling houses, —not to forget a good Institution for instruction, called the “Wellington Institute”—then are the villages, Waterloo, Hamburg, Glasgow, Strassburg, New Hope, Bridgeport: two Newspapers receive considerable patronage, and in one of the establishments is book printing (German) carried on in rather a large scale for this part of the world. The grist mills in the settlement amoun to seven; saw mills exist in a goodly number.

Such information of each and every settler as you are desirous to obtain, according to your statement, is entirely out of my reach, but if you wish to obtain any of some particular individuals or something else in general, I shall be happy to accommodate you, to the best of my abilities.

In the meanwhile, I have the honour to remain,

Sir,

Your most obedient, humble servant,

CHRISTIAN ENSLIN,

Editor of the German Canadian.

To Fred. Widder, Esq., &c., Toronto.

THE FOLLOWING OFFICIAL INFORMATION MAY BE
USEFUL TO PERSONS INTENDING TO EMIGRATE
TO CANADA.

Government House, Toronto, 13th November, 1840.

SIR,

His Excellency the Lieutenant Governor, having received instructions from H. M. Government to furnish answers to the enclosed "Questions," proposed by the Board of Commissioners appointed in London for the promotion of Emigration to the Colonies, has desired me to transmit a copy of them to you, and to request that you will have the goodness to favour him with such information on the different points to which they relate, as it may be in your power to afford.

I have the honour to be, Sir,

Your most obedient servant,

(Signed) S. B. HARRISON.

F. Widder, Esq. &c. &c.

Toronto, 21st November, 1840.

SIR,

I have the honour to acknowledge the receipt of your letter 13th inst. stating that His Excellency the Lieutenant Governor having received instructions from H. M. Government, to furnish answers to the Questions proposed by the Board of Commissioners in London, for the promotion of Emigration to the Colonies; and Her Majesty being desirous of such information on the various points alluded to as it is in my power to afford, you have with this object enclosed to me a copy of these "Questions." In accordance with His Excellency's request I have the honour to transmit my replies thereto, and I shall be glad if they in any manner prove useful or satisfactory to His Excellency.

I have the honour to subscribe myself, Sir,

Your most obedient and humble servant,

(Signed) FRED. WIDDER.

S. B. Harrison, Esq. &c. &c. Government House.

FOR THE INFORMATION OF EMIGRANTS WITH CAPITAL INTENDING
TO SETTLE UPON LAND.

*Questions proposed by
the Board of Commis-
sioners for Emigra-
tion.*

*Answers given by the Commissioners
of the Canada Company.*

1. What is the small-
est quantity of land which
can be bought of the
Government in the co-
lony?

1. Of the Canada Company 100
acres.

2. What is the upset
price? and if this vary
what is the average?

2. It is nearly impossible to give any
thing like a correct average price of
lands, inasmuch as it depends upon
locality more than the quality of the
soil; but in order to give figures, I will
say 7s. 6d. to 35s. per acre for wild
lands, according to their situation.

3. What is the average
price actually fetched by
ordinary lands?

3. Answered by No. 2.

4. What is the ave-
rage price of land par-
tially cleared and fenc-
ed?

4. This will be ruled by the *quantity*
cleared and fenced; no fixed value can be
given, as no sales are made except forced
ones, through distress or the individual
leaving the country. The cost of clear-
ing and fencing may be stated at 3*l.* or
4*l.* per acre.

5. Is it easy and not
expensive to ascertain
the validity of titles to
private lands?

5. Yes, there is no difficulty what-
ever. There are registrars throughout
the province, by whom every transaction
relating to the title or interest in the
land must be registered prior to its
being valid. The charge for giving the
required information is 1*s.* 6*d.* on each
"search."

6. What is the cost per
acre of clearing waste
lands ready for the drag
or harrow?

6. I cannot better answer this query
than by giving a statement founded en-
tirely upon the data recently furnished
to me by a very intelligent and respec-
table Englishman from Kent, a yeoman,
settled in the London District. I have
reason for supposing that the beneficial
results are less than those at which they
might be fairly shewn:—

Cost of clearing ten acres of heavy timbered land in the usual Canadian fashion, with an estimate of the crops to be produced thereupon during the first three years after clearing.

	Dr.			Cr.		
	£	s.	d.	£	s.	d.
FIRST YEAR. —Chopping, clearing, and fencing ten acres (7 rails and riders, i. e. a substantial fence at least 8 feet high) so as to leave it fit for the drag and sowing, 4 <i>l.</i> per acre . . .	40	0	0			
Seed, 1½ bushel wheat to the acre, say fifteen bushels, 5 <i>s.</i> . . .	3	15	0			
Sowing and dragging at 5 <i>s.</i> per acre . .	2	10	0			
Harvesting at 7 <i>s.</i> 6 <i>d.</i> per acre . . .	3	15	0			
The value of the straw tailing, wheat hulls, &c. on the farm are supposed to be equal to the thrashing and cartage to the barn . . .						
By twenty bushels of wheat per acre, 200 bushels, at 3 <i>s.</i> 9 <i>d.</i> . . .	..	..	..	37	10	0
SECOND YEAR. —To timothy and clover seed at 2 <i>s.</i> 6 <i>d.</i> per acre . . .	1	5	0			
Mowing and taking off hay at 7 <i>s.</i> 6 <i>d.</i> per acre . . .	3	15	0			
By 1½ ton per acre of hay at 6 dollars per ton . . .	..	..	..	22	10	0
THIRD YEAR. —To mowing and taking off the hay at 7 <i>s.</i> 6 <i>d.</i> per acre . . .	3	15	0			
By 1½ ton per acre of hay, at 6 dollars per ton . . .	..	..	..	22	10	0
Balance . . .	23	15	0			
	<hr/>			<hr/>		
	82	10	0	82	10	0
By balance brought down . . .				£23	15	0

In this case the value of the after-grass is not taken into consideration, although it is of great value to the farmer, it being the object of this statement to make every allowance for extra expences, and as it might possibly be thought that the prices of labour were stated at too low a rate, the value of the after-grass is thrown into the scale to compensate for any deficiency in the statement of expences.

The same quantity of land cleared by slashing :

	Dr.			Cr.		
	£	s.	d.	£	s.	d.
FIRST YEAR.—Slashing ten acres, at 4 dollars per acre	10	0	0			
This is to be allowed to lie three years						
Interest on 10 <i>l.</i> for three years at 6 per cent.	1	16	0			
Burning, clearing, and fencing, at 8 dollars per acre	20	0	0			
Ploughing twice at 15 <i>s.</i> per acre, 7 <i>s.</i> 6 <i>d.</i> each time	7	10	0			
Dragging and seed	6	5	0			
Harvesting	3	15	0			
By twenty-five bushels wheat to the acre, 250 bushels, at 3 <i>s.</i> 9 <i>d.</i> . . . .	..	..	..	46	17	6
SECOND YEAR of Cultivation.—Ploughing once, at 7 <i>s.</i> 6 <i>d.</i>	3	15	0			
Sowing and dragging, at 5 <i>s.</i>	2	10	0			
Seed, 11½ bushels rye per acre, at 3 <i>s.</i> 9 <i>d.</i>	2	16	3			
Harvesting	3	15	0			
By twenty bushels rye per acre, 3 <i>s.</i> 9 <i>d.</i>						
Rye in Zorra always brings an equal price with wheat for distilling, but say, to be quite certain, 3 <i>s.</i> 1½ <i>d.</i> . . . .	..	..	..	31	5	0
THIRD YEAR.—To timothy and clover seed, at 2 <i>s.</i> 6 <i>d.</i> per acre	1	5	0			
Mowing and taking off hay at 7 <i>s.</i> 6 <i>d.</i>	3	15	0			
By 1½ ton of hay per acre, at 6 dollars per ton . . . . .	..	..	..	22	10	0
Balance	33	10	3			
	100	12	6	100	12	6
By balance brought down				£33	10	3

The mode of clearing lands by slashing, although more tedious from having to wait two or three years after the trees are cut, is attended with less personal labour, and all the trees being cut in the height of summer never again sprout, and the stumps rot out two or three years earlier than by the common mode. The description of crop, too, is more saleable and better for persons who have not capital to buy stock to feed off their hay with.

In the foregoing statements, it is not meant to assert that in the back townships cash can be got for hay, but it is rated at the price mentioned which it is fully worth for feeding cattle.

It will be observed, that in these statements no mention is made of the profit to be derived from feeding of cattle, this is left out

purposely, in order to show that the actual produce in wheat and hay, taking it under every common disadvantage, would in three years pay for the clearing, &c.

It also appears that the clearing of wild land, and thus forming what is called in this province a fallow for wheat, is not more expensive than preparing a fallow for wheat in the old country.

The farmer who furnished the data upon which these statements are made, went into the different items, and satisfactorily proved that three or four ploughings, marling, chalking, or both, manuring, and otherwise preparing an acre of land in England so as to make a good summer fallow of it, and insure a profitable crop of wheat, was, without taking rent, poor's rates, and taxes into consideration, fully equal to the price of clearing (not taking into account the fencing) an acre of land in Canada.

In both instances the crop is nearly the same, if any difference the advantage is in favour of Canada, as the average of the wheat crop throughout Canada is considerably greater than the average of wheat crop in England; and although in Canada the price is much less for the produce, yet there is neither rent, rates, or taxes to pay.

It must be borne in mind in making a comparison between Canada and Britain, that in the case of the latter a fallow is prepared *for the crop*, or at most the crop and the succeeding one; while in Canada, when once an acre of land is cleared, it ranks in the farmers' lists of assets for ever at the value of its cost of clearing, as it is in fact so much reclaimed from the forest, which for eight or ten years at least will require scarcely any expense in the way of manure or fencing. The preceding accounts show that the farmer would have *ten* acres of cleared land substantially fenced, the fence of which will last without repair from twelve to fifteen years, and with repair for twenty years at least; and it must also be borne in mind, that in case the farmer does the labour *with his own hand and the assistance of his family*, the whole amount at the debit side, with the exception of the cost of seed, is swept off, leaving the clear profit in the first case 77*l.* 10*s.*, and in the latter 91*l.* 0*s.* 3*d.*; that at the end of the time beforementioned, the land is *actually better* than it was when *first cleared*; and that every year afterwards it goes on improving until the stumps rot out, when it must be gradually levelled, and then it will be advisable to adopt the usual course of good English farming.

7. What kind of lands cost most in clearing?

7. Heavy pine lands.

8. Can a capitalist, on arrival, immediately see, by lists and charts in the Office of the Crown Land Commissioner or the surveyor-general what lands already surveyed are open to sale?

8. He can. The Canada Company issue printed lists of their lands on sale throughout the province, and any detailed particulars can be had by return of post, by application to the Company's Commissioners at Toronto.

9. If the lands applied for be not surveyed, can they be occupied first, and surveyed after?

10. Will the survey be commenced as soon as the land is applied for?

11. How long after having chosen a lot amongst lands already surveyed, is a purchaser liable to be detained before he can effect his purchase, and obtain possession of the land?

12. Are any rights in the land reserved to the Crown?

13. Are there established charges upon the land?

14. Should the settler take out all his property in money? or would it be better to invest as much as he can spare in farming stock, &c., before leaving this country?

9. I believe not.

10. I do not know.

11. As regards the crown lands I cannot answer. The Canada Company grant licences of occupation upon the first instalment of one-fifth of the purchase-money being paid, or grant a complete title-deed, immediately the whole is paid, no delay whatever need therefore take place.

12. I believe there are for military purposes; but the Crown must indemnify the proprietor for what is taken from him; the Crown, likewise, reserves to itself all mines, and *white* pine timber; the latter right is not however enforced.

13. There are no Government imposts; but the local taxes, applicable to the general purposes of the district in which the land is situated, amount to 5s. 5d. on each 200 acres per annum for *wild land*. If cleared 1d. per acre per annum.

14. No. What funds he brings out should be by means of letters of credit on the Canada Company, or banks in Toronto; he will thus insure a favourable exchange. For some time past the rates of exchange have been so much against this province, as to make 100l. sterling worth 120l. currency, which is of course to the advantage of the individual having money to bring here.

With respect to stock:

The description of cattle throughout the province is generally good, but in the Huron tract it is remarkably so; yet there would be no objection to an intending emigrant bringing with him any favourite good breeds of horses, cattle, or pigs, having of course re-

ference to what they would realise in England, and the expence of the voyage here.

15. By far.

15. Is the great proportion of cleared land under tillage?

16. Are there parts on which grazing is chiefly used; and if so, name the districts and the advantages for that pursuit?

17. What are the comparative gains of grazing and tillage?

16. I am not aware of any particular parts in which grazing is chiefly practised, but should suppose the longest-cleared land most suitable.

17. For the gains on *tillage*, see answer, No. 6. As to the profits upon grazing they are very considerable; the demands for cattle for the use of the colony cannot be supplied except by importations from the United States, where considerable numbers of sheep are raised for the wool. In the Huron tract and Wilmot, the pasture afforded to the cattle in the woods is so excellent, that without any assistance they get remarkably fat, and fit for slaying. In Wilmot, the Huron and Waterloo, the number of sheep is much on the increase, and large flocks are seen. In Waterloo several fulling mills are erected, and large quantities of woollen yarn spun by the women and children, which is made into a durable flannel, stockings, and coatings.

PROFITS UPON GRAZING.

From the statement of a respectable and intelligent individual residing in Zorra, whose veracity I have no reason for doubting, it appears that the value of stock in that township is as follows:—

Sheep (store), after shearing, 10s. a-piece.

Working cattle, per yoke, 50 to 60 dollars.

Year-old hogs, 12s. 6d. to 15s. each.

Horses, from 30l. to 40l. the span.

Cows, 16 to 20 dollars each.

It appears that stock farms are much more profitable than merely grain farms, on account of the great increase in the value of cattle. In the first, three, or four years the following is a fair statement of what may be done with them.

In the fall of the year ox-calves calved in the spring may be purchased for 20s. currency per head, generally at something less. The next autumn the same calves are worth 40s. each. The succeeding autumn, when $2\frac{1}{2}$ years old, they are worth 80s. each, and the spring following are fit to break in, and then are worth 5*l.* each, or 10*l.* per yoke. The stock farmer should not keep them longer, as they will not continue to increase in the same proportion.

Heifer calves are equally profitable to keep.

18. What is the usual mode of letting, and if by leases, state the conditions, and for what terms of years?

18. I am not aware that the system of leasing lands has hitherto been extensively in practice; there is little doubt, however, that as the price of land increases, by being nearly all disposed of, leasing will necessarily be resorted to. When farms are leased, the rates are from 2 to 3 dollars per acre for cleared land, with good house, barn, and stables, near a principal market, and from 1 to 2 dollars per acre further back; it is not an uncommon practice to let farms in shares, the occupant giving to the proprietor one-third of the crop, without reference to the cost of production.

19. What is the rate of profit on farming operations generally?

19. See No. 6 and 17.

20. Are failures of crops common?

20. No; the last and previous years were however exceptions; even then the quantity produced was sufficient to supply the requirements of the province, although the general average quality was inferior. I would particularly mention the county of Simcoe, where fully

one half of the crop remained unsold at the end of the season ; but owing to the almost insuperable difficulties from a want of internal roads, the United States were enabled successfully to compete with our farmers in the back settlements, who could not afford the expense of transit, frequently $7\frac{1}{2}d.$ per bushel for 40 miles to a market, whilst from Cleveland, in Ohio, it was placed at Toronto for $6d.$ per bushel ; and wheat was also sent to Kingston at $9d.$ per bushel freight for the same part, upon wheat selling for $4s.$

21. What is the rate of interest for money lent on mortgage ?

21. Six per cent. per annum is the legal rate, but I am credibly informed that few individuals lend their money on these easy terms. On mortgage 10 to 12 per cent. is obtained through the medium of a bonus, or other well known means.

22. What is the expense of erecting a suitable house for a small farmer ? and also of a barn and stables for three horses ?

22. A good log-house will cost £60
 „ frame ditto „ 90
 „ log-barn „ 30

Stables for 3 horses, including sheds for cattle . 30

The Dutch farmers attend more to the comfort of their cattle than that of their own families, and their barns and sheds are their first consideration, their dwelling-houses are quite out of character with their barns.

23. What is the usual rate of money wages to labourers by the year, and by the month, or by the day ?

23. Farm labourers in the country for the summer $2l. 10s.$ per month, in addition to board and lodging ; for all the year $2l.$ per month, and board and lodging. Wages are higher in the country than in the towns.

24. Are there any laws peculiar to the colony, regulating contracts between masters and servants ?

24. There are severe ones, but I believe conventional practice supersedes them in most cases.

25. What is the ordinary price of articles named in the annexed table ?

25. See Tables, in which the prices are given for four separate townships.

TABLE I.

Rates of Wages in the Home District.

Trade or Calling.	Average wages.
Bread & Biscuit Bakers...	5 <i>l.</i> to 5 <i>l.</i> 10 <i>s.</i> per month.
Butchers	2 <i>l.</i> 10 <i>s.</i> per month by the year, with board and lodging.
Brickmakers	5 <i>s.</i> to 5 <i>s.</i> 6 <i>d.</i> per day.
Bricklayers	6 <i>s.</i> 3 <i>d.</i> to 7 <i>s.</i> 6 <i>d.</i> „
Carpenters and Joiners...	6 <i>s.</i> to 6 <i>s.</i> 6 <i>d.</i> „
Cabinet Makers.....	7 <i>s.</i> 6 <i>d.</i> to 10 <i>s.</i> „
Coopers	6 <i>s.</i> 3 <i>d.</i> to 7 <i>s.</i> 6 <i>d.</i> „
<div style="display: flex; align-items: center;"> <div style="flex: 1;"> </div> <div style="font-size: 4em; margin: 0 10px;">}</div> <div> Deducting 10<i>s.</i> for the towns, and 7<i>s.</i> 6<i>d.</i> for the country per week will show the rate of wages, with board and lodging. </div> </div>	
Carters (no labouring carters.)	
Cooks (women)	25 <i>s.</i> to 35 <i>s.</i> per mon. with board & lodging.
Comb Makers	by the piece, earn from 5 <i>s.</i> to 7 <i>s.</i> 6 <i>d.</i> a-day.
Dairy-women	no such servant in Canada.
Dress Makers.....	25 <i>s.</i> to 30 <i>s.</i> per month, board & lodging.
Milliners.....	36 <i>s.</i> to 40 <i>s.</i> do. do.
Farm Labourers.....	25 <i>l.</i> to 30 <i>l.</i> per annum. do.
Gardeners (first rate)...	4 <i>l.</i> 10 <i>s.</i> to 5 <i>l.</i> no employment in winter.
Grooms	2 <i>l.</i> 10 <i>s.</i> to 3 <i>l.</i> per month, 30 <i>s.</i> to 40 <i>s.</i> all the year, with board and lodging.
Millwrights	7 <i>s.</i> 6 <i>d.</i> to 10 <i>s.</i> per day.
Millers, head millers, usual,	6 <i>l.</i> per month, sometimes 100 <i>l.</i> per ann.
Ditto, (inferior)	4 <i>l.</i> per month, sometimes 60 <i>l.</i> per ann.
Blacksmiths	6 <i>s.</i> 6 <i>d.</i> to 7 <i>s.</i> 6 <i>d.</i> per day.
Painters	6 <i>s.</i> 3 <i>d.</i> to 7 <i>s.</i> 6 <i>d.</i> per day.
Plasterers	work by the piece, will earn from 10 <i>s.</i> to 15 <i>s.</i> per day, not employed in winter.
Plumbers and Glaziers ..	6 <i>s.</i> 10½ <i>d.</i> per day.
Quarrymen.....	5 <i>s.</i> per day,—no work in winter.
Rope-makers	none.
Shoemakers	5 <i>s.</i> to 6 <i>s.</i> per day; work by the piece, and good workmen will earn 10 <i>s.</i> per day.
Sawyers	earn 6 <i>s.</i> 3 <i>d.</i> per day; are paid for every 100 feet superficial measure of timber.
Shipwrights & Boat-builders,	6 <i>s.</i> 3 <i>d.</i> to 7 <i>s.</i> 6 <i>d.</i> per day.
Stone Masons (day-work)	7 <i>s.</i> 6 <i>d.</i> per day, not much employed in
Do. (job-work)	12 <i>s.</i> 6 <i>d.</i> per day. [winter.
Sail-makers	6 <i>s.</i> 3 <i>d.</i> per day.
Slaters and Shinglers ...	5 <i>s.</i> per day.
Shepherds	none.
Tanners	5 <i>s.</i> to 6 <i>s.</i> 6 <i>d.</i>
Tailors	7 <i>s.</i> 6 <i>d.</i> —work by the piece.
Wheelwrights	6 <i>s.</i> 3 <i>d.</i> to 7 <i>s.</i> 6 <i>d.</i> per day.
Whitesmiths—viz. Locksmiths & Gunsmiths,	7 <i>s.</i> 6 <i>d.</i> to 10 <i>s.</i> per day.
It may be taken as a general rule, that all the tradesmen working by the Job, earn from 1 <i>s.</i> 3 <i>d.</i> to 5 <i>s.</i> per day more than by the day.	

TABLE II.

Retail Price of Provision and Clothing in the Home District.

ARTICLES.			ARTICLES.		
<i>Provisions.</i>	<i>s.</i>	<i>d.</i>	<i>Provisions.</i>	<i>s.</i>	<i>d.</i>
Salt beef, per lb.	0	3½	Tea, (now high)	3	9
Fresh do. „	0	4	Coffee, green	0	10
Mutton „	0	4	Do. roasted	1	3
Lamb „	0	4	Rice, per lb.	0	5
Veal „	0	5	Sugar, brown	0	6
Fresh pork „	0	4	Do. white, ....8d. to	0	9
Salt ditto „	0	4	Salt, per barr. of 180 lbs.	12	6
Fowls, per pair, 1s. 3d. to	1	6	Pepper, per lb. 10d. to	1	0
Bacon, per lb.	0	4½	Salt fish, cheapest kinds	0	4
Salt butter „ 6d. to	0	8	Fresh fish, extremely		
Fresh do. „	0	7	cheap and abundant.		
Fresh milk, per quart ..	0	3	Beer, per gallon	0	10
Cheese, per lb.	0	5	Porter, per bottle	1	6
Eggs, per dozen, 8d. to	0	10			
Potatoes, per bh. 10d. to	1	0			
Bread, best wheaten,					
per loaf	0	6			
Seconds, none.					
Best wheat flour, per bar.					
of 196 lbs. 20s. to ...	21	3			
Seconds, do. 15s. 3d. to	18	9			
Oatmeal, do.	18	9			
Barley-meal, do. none					
Coals, per bushel	1	7			
Candles, per lb. 7½d. to	0	10			
Firewood, per cord of					
128 cubic feet	11	3			
Common soap, lb. 4d. to	0	6			

CLOTHING.*

Mens' stout shoes, pair	10	0
Womens' do. do.	7	6
Snow over shoes, 6s. 3d.	15	0
Mens' shirts, 3s. 9d. to	5	0
Mens' smock frocks, (not much used)	6	0
Flannel, per yard, 1s. 6d.	2	3
Cloth for coats, per yard	10	0
Cotton for gowns, 6d. to	0	10
Fustian, per yard, 2s. to	4	0
Velveteen do.	3	0

* The above-mentioned articles of clothing are supposed to be of average quality, generally used by persons of the labouring classes.

TABLE III.

*Of Prices Current for November, 1840, of Agricultural Produce
and Farming Stock in Upper Canada.*

	Bytown.	Toronto.	Hamilton.	London.
Wheat, per bushel . .	4s. to 5s.	3s. 6d. to 3s. 9d.	3s 1½d. to 3s. 9d.	3s. 1½d.
Barley, do. . .	2s. to 2s. 3d.	1s. 6d., 2s. 10½d.	. . .	2s. 6d.
Rye, do. . .	3s. 3d. to 3s. 9d.	2s. to 2s. 3d.	. . .	2s. 6d.
None grown of any consequence, chiefly bought by distiller.				
Oats, per bushel . .	1s. 6d.	10d. to 1s.	1s. 3d.	1s.
Maize, „ . . .	3s. to 4s.	2s. to 2s. 6d.	. . .	2s. 6d.
Pease, „ . . .	2s. 9d.	2s. to 2s. 6d.	1s. 3d.	1s. 10½d.
Beans, none in the market, not required . . .	. . .	5s. to 7s. 6d.	nominal.	
Hay, per ton . . .	. . .	35s. to 40s.	30s. to 35s.	35s. to 40s.
A good cart-horse . .	15l.	17l. 10s.	15l.	15l.
A serviceable riding-horse	20l.	20l. to 25l.	20l. to 25l.	25l.
A good coach-horse, as high as . . . . .	. . . . .	50l.		
A yoke of oxen . .	17l. 10s.	12l. to 15l.	15l. to 20l.	15l. to 17l. 10s.
Sheep, per score . .	. . .	10l. to 25l.	10l. to 12l. 10s.	12l. 10s.
A good milch cow . .	5l.	6l.	5l. to 5l. 10s.	4l. to 5l.
A breeding sow . . .	. . .	1l. 10s.	1l. 10s. to 2l.	1l. 10s. to 2l. 5s.
Pigs, six months old .	. . .	15s.	1 year old, 15s.	6 mos. old. 15s.
A cart, (not used by farmers) . . . . .	. . . . .	10l.	10l. to 12l. 10s.	
A waggon	14l. to 15l.	20l.	15l.	{ 16l. 5s. to 17l. 10s.
A plough	2l. to 3l.	2l. 10s.	2l. 5s.	2l. 10s.
A harrow, with nine iron teeth or tines . . . . .	. . . . .	1l.	1l.	1l.
Potatoes, per bushel .	1s. 3d.	10d. to 1s. 3d.	1s.	1s. 3d.
Hops according to the crop, which cannot be depended on . . . . .	. . . . .	4s.	. . . . .	2s. 6d.

* * * The Prices stated are in Currency, five shillings to the dollar,—five shillings being equal to four shillings sterling.

26. Are there places of education for children of the middle classes?

26. There is a general want of places for education throughout the province, as the facilities have in no manner kept pace with the increased requirements. There is a provision made by the legislature for a grammar school in each township, and also for a common school, but as a township is 9 miles square, the benefits arising from these schools are limited.

27. Is it cheaper for persons paying their own passage to go to Upper Canada by New York than by Quebec?

27. The route from New York is cheaper and more expeditious than from Quebec; the following is a note of the expenses from New York to Toronto, for a *gentleman*:—

From New York to Albany per steamer:—

Distance.	Time.	Cost of passage.
150 miles.	10 hours in Summer generally	0 10 0
	Autumn	0 15 0
	1 meal	0 2 6

Albany to Schenectady, per railway:—

	Miles.	Hours.	
Railway	16	2	0 3 9
Schenectady to Utica	78	5	0 15 0
Utica to Syracuse	53	3	0 10 0
the rates do not vary			
Syracuse to Oswego, per canal packet-boat, towed by horses	38	12	0 7 6
One meal in the boat			0 2 6
Oswego to Toronto per steamer	160	20 incl. meals	1 10 0
	495	52	4 16 3

The whole journey from New York to Toronto, including stoppages, is performed in 3 days. 1 cwt. of luggage is allowed free, above this quantity is charged freight 5s. per cwt. of 112 lbs. The expense of living at New York and Quebec is about the same.

28. Is it desirable to takeout furniture, clothes beyond those of immediate use, iron ware, and saddlery of all kinds?

28. Furniture should not be brought out; the internal freight falls very high upon bulky articles: and all that is needful or desirable is manufactured in the province at a reasonable rate; bedding, however, is dear, and should, if convenient, be brought; a moderate

stock of wearing apparel should likewise be brought, for although the shops are well supplied, yet they are dearer, and not of so good a quality perhaps as those an individual would select for himself, had he a choice. Iron ought not to be brought, as what is needful and adapted to the usage of the country can be obtained in the province. Saddlery of all kinds may be brought or not, as it can be purchased here good, although dearer than in England. It may not be amiss to add, that all the packages should be water-proof; it is left to the choice of the individual what the packages may be made of, as beyond a trunk or two any other will be afterwards valueless. Puncheons are good packages, but the freight runs high upon them.

FRED. WIDDER.

Canada Comp. Office, Nov. 20, 1840.

FOR THE INFORMATION OF EMIGRANTS OF THE LABOURING CLASS.

Questions proposed by the Board of Commissioners for Emigration.

Answers given by the Commissioners of the Canada Company.

1. Is it desirable for agricultural labourers to take with them any implements either for their ordinary occupation or for clearing land? and if so, what are they?

1. No, they can all be purchased in Canada at reasonable prices considering the expence of transit, and they are adapted to the country.

2. Is it desirable for artizans to take with them the tools of their trade?

2. Generally speaking it would be well for artizans to bring with them such tools of their craft as they may actually have, but no others; as they can all be bought in Canada of an excellent quality. The tools manufactured in the States are much prized, they are chiefly all made from cast steel, and bid fair to supersede those from England.

3. Should bedding be taken out from England, exclusive of what is necessary for the voyage?

4. Should cooking utensils and crockery be taken out?

5. Should warm clothing be provided, or could it be procured more cheaply in the colony?

6. Is there any kind of constitution to which the climate may be considered peculiarly hurtful or unsuitable?

7. What class of country labourers is most in demand?

8. Do the wives and children of agricultural labourers readily find employment?

9. What kinds of mechanics and artisans are most in request?

10. What is the best time of year for labourers to arrive at Quebec?

11. Are domestic servants much in demand, and what are their wages?

3. It is not absolutely requisite, but if convenient it may be as well to do so; it can be bought in Canada, although at a higher rate than in England; feathers are however abundant, and the emigrant may supply his own wants; feathers 2s. 6d. per lb.

4. All may be obtained in Canada suitable to the usages of the country at reasonable prices, considering the high freight.

5. It is dearer in the colony, yet the advantage of buying here what is required for the climate, perhaps counterbalances the difference in prices.

6. Perhaps to individuals who may be subject to attacks of the chest or lungs or who may be susceptible to sudden and extreme changes of temperature, the climate may be considered as ill suited, otherwise it may be considered as very healthy and congenial.

7. All agricultural labourers and farm servants.

8. Yes, if they cannot find employment at wages, they can always profitably employ themselves at their homes.

9. Bricklayers, masons, carpenters, wheel-wrights, waggon, and coach-makers, tin-smiths, coopers, black-smiths, basket-makers, joiners, cabinet-makers, tailors, and shoe-makers.

10. In May.—In April the roads and country are much broken up, rendering occupation of lands rather difficult; yet it must not be forgotten that if the emigrant gets upon land in April, he can insure obtaining a sufficiency of spring crops for all his wants during the ensuing winter. If he gets on his land in May, only potatoes and turnips can be depended upon.

11. Very much; male servants £2 10s. and female servants 16s. to 24s. per month, in addition to board and lodging.

12. Is there a capitation tax on emigrants, and what is the amount?

13. In what shape and under what circumstances is relief afforded to emigrants out of the proceeds of this tax?

14. Has every emigrant to go to the quarantine station whether there have been infectious disease on board during the passage or not? If so, how long is he detained there, and at whose cost is he maintained?

15. When the emigrant lands from his voyage, does the Government agent meet him and give him advice as to his future proceedings, and inform him where he is likely to obtain employment?

16. At what places are these government agents, and what are their names?

17. State the length and cost of the journey, noting the difference for children from the usual port of disembarkation to the principal town or district to which the bulk of the emigrants proceed in Canada, especially from Quebec to Toronto. Return the names of the chief intermediate stations, the time consumed in going from one

12. No such tax now

13. See answer to No. 12.

14. I believe every vessel must touch at Grosse Isle, where, upon reporting the health of the crew, she is permitted to pass on immediately to Quebec. I have no knowledge as to the way of dealing with vessels which may have disease on board.

15. I believe every kind of information is afforded to the emigrants upon his applying to the emigrants' offices throughout the province. The Canada Company have also an agent at Quebec during the season, whose duty it is to render every information as to the province, lands, prices, means of travelling and expenses throughout the routes, and he is also charged to give every possible advice that can be required.

16. I believe at Quebec, Montreal, Bytown, Kingston, Toronto, and Hamilton.

17 and 18. I cannot better or more completely answer these queries than by giving the substance of the information I have recently obtained with the object of disseminating it in England, and which embraces points not touched upon in the interrogatories. On the arrival of the emigrant vessel at Quebec, the emigrant should on no account leave the vessel, excepting it be to go with the long-boat direct with his luggage to the steamer for Montreal, which many have done; and not unfrequently the steamer comes along-

to the other, and in making the whole journey, the means of conveyance, distinguishing each change from river to river, from steamboat to barge, or from water-carriage to cart, or stage-coach, and the expense, pointing out the cases in which maintenance is included in the fare, or has to be paid for by the emigrant, and estimating the charges of lodging and subsistence at those places where the travellers have to stop for a night, so that the sum total may exhibit the entire cost of the whole journey?

18. When he leaves water-carriage, as for example in Canada, the great line of the St. Lawrence, or the Rideau, and the lakes, what means are there for the transport of himself and his family to the place where his labour is required?

side the emigrant vessel while she is still lying at anchor in the river, and thus facilitates the embarkation of the emigrant. The captain of the emigrant vessel can easily arrange with the steamer to accommodate them in this way; and in most cases this is done. Very little difficulty is experienced by the emigrant at Quebec; a few hours suffice to provide his family with the necessaries of life, if he has run out. The time occupied in going from Quebec to Montreal varies from 20 to 30 hours; when the steamers have to tow, of course they are longer on the way. The fare is 5s. for each adult, and no charge made for extra luggage, unless the quantity is very much and quite out of the common. The fare occasionally varies in the event of opposition, and this year it may be reduced, as two additional boats are preparing for that line, the "Ontario" and "British Queen." The emigrant, before going on board the steamer, should boil as much pork or beef as will serve him for a day or two, which he can do before leaving the emigrant vessel. In a few minutes he can procure fresh bread, and if he has a large tin teapot with a few tins, he can with ease obtain hot water in the steamer to make a little tea to refresh the members of his family on their journey up. On his arrival at Montreal, he should, with as little delay as possible, get his baggage transported to the barges of the forwarding Company. He will find many carters ready to accommodate him, and also to over-charge him; 1s. 6d. should be sufficient to take all his luggage to the station of the barges. Here the fare is from Montreal to Bytown 8s. per adult, allowance of luggage 1 cwt. to $1\frac{1}{4}$ cwt. free, and for any quantity over and above this, 2s. per cwt. The same barges continue through to Kingston. The fare from

Bytown to Kingston is 10s. per adult, same allowance of luggage as above, and 2s. 6d. for every cwt. extra. The average voyage from Montreal to Kingston is six days, never less than five; this year it has exceeded this, but an improvement in the line is meditated.

When the emigrant gets on board of the barge at Montreal, his baggage need not be moved until he reaches Kingston. He will find apparatus for cooking, and the female part of his family will find shelter in the cabin of the barge. In case of foul weather, he can get his family on board of the steamer at Lachine, (seven miles from Montreal,) where the barges are taken in tow to Carrillon, about 40 miles from Lachine. The barges there take 7 or 8 hours in getting through the locks, and passing through to Grenville: on the way the emigrant can buy a few potatoes from the farmers alongside of the canal. The prices of provisions do not vary from Montreal to Kingston; potatoes 1s. 6d. to 2s. per bushel; pork, 5d. to 7d. per lb.; butter, 8d. to 10d. per lb.; flour, 5 dollars to 6 dollars per barrel; tea, 3s. to 4s. per lb.; sugar, 6d. per lb.; eggs, 8d. to 10d. per dozen; butcher's meat, 3½d. to 5d. per lb. according to the quality. All these articles he will find no difficulty in procuring on the way. From Grenville to Bytown is about 65 miles, and the barges are towed from thence by a steamer, and reach in about 15 or 16 hours, varying according to the number of barges she may have in tow. On their arrival at Bytown, the barges have again to pass through locks, which causes a detention of some hours. The passage from Bytown to Kingston is rather tedious; but as it affords to the emigrant various opportunities of seeing the country, and many of engaging

as farm-servants, he should not look upon it as altogether lost time.

A great error is committed by the emigrant in asking exorbitant wages on his arrival; and if they would be contented with 30s. or 40s. per month and their board, they would get abundance of opportunity to engage; but their views are generally by far too extravagant.

Many emigrants, on arrival at Quebec and Montreal, have not the means to carry them forward; but they find no difficulty in getting work about the coves at Quebec, and are very soon enabled to lay by sufficient to carry them up the country. They should on no account remain in Quebec or Montreal during winter, as they will assuredly have much privation and hardship to contend with. However high the wages may be in the busy season, the winter presents to them a barren field.

At Kingston there are steamers and stages for Toronto, distant 170 miles, and for Hamilton, at the head of Lake Ontario, distant from Kingston 210. The time occupied to Toronto is 24 hours; the deck fare is usually 7s. 6d.; last season it was only 5s. for each adult, exclusive of provisions; two children under 14 years of age are reckoned as one passenger. The distance from Quebec to Toronto is 606 miles; time occupied in performing it last season about 8 days; and the total expense of each adult, exclusive of provisions, (about 9d. per day,) 1l. 14s. 6d.

At Toronto there are steamers plying daily for Hamilton, distant 40 miles, time occupied three hours and a half. Deck fares 5s., exclusive of a meal. Emigrants proceeding to the Huron tract, or the Western townships, will avail themselves of this route, as it is cheapest and the quickest. There are stages running daily from Hamilton to London, 83 miles, stopping all night on

the road ; time occupied in travelling 20 hours, fare $5\frac{1}{2}$ dollars, or 27s. 6d. ; and also every other day to Galt 25 miles from Hamilton, fare 6s. 3d., time five hours. From London there are stages every other day to Goderich, 60 miles through the Huron tract, fare 15s., time one day ; and from Galt twice a-week to Goderich 80 miles ; through Stratford and the N. W. part of the Huron tract, fare 20s., time two days, sleeping on the way one night. These stages (or their substitutes during winter, sleighs) from London and Galt to Goderich have been started, and are chiefly supported by the Canada Company, who, during the summer season, likewise run a steamer to and from Goderich and Detroit, for the use of passengers and the settlement.

19. Is it customary to pay money wages ? State the average wages of mechanics and labourers named in the annexed (No. 1.)

20. When the public works are in progress, are the wages generally at a higher or lower rate than those paid by farmers ?

21. If the public works are at a distance from the towns, does the Government provide lodging for the labourers ?

22. What is the usual period of hiring for farm labourers ?

23. To what extent do the wages of labourers

19. The mechanics and domestic servants are paid in money ; agricultural labourers are frequently partly paid in produce, according to mutual convenience. See Tables of Labourers' Wages, page 102.

20. The question scarcely admits of a direct answer, inasmuch as the labourers engaged upon public works are raw emigrants, who are only fit on their first arrival for such description of work ; and beside, having been employed in Europe solely as excavators upon canals, or railways, they are ill adapted by education or habits, to be so useful or so desirable as farm labourers.

21. I cannot answer.

22. Almost always by the month.

23. Very materially in the country ; viz. in summer 2l. 10s. per month, in

vary in summer and in winter?

24. What are the usual wages by week or month to farm labourers during harvest?

25. State the average retail prices in summer and winter of the articles named in the annexed table (No. 2.)

26. Does the price of provisions increase much in the settlements which are distant from the towns?

27. Is beer the drink of the common labourers? and if so, can it be procured all the year, and at what price?

28. Will land be granted by the employers of labour, on which to erect a dwelling? and what extent of garden allotment is usually added?

29. What is the expense of erecting a log hut?

30. Does the log hut afford sufficient protection against the weather in all seasons?

winter 2*l.* per month. In Toronto and other large towns the wages do not vary.

24. Five shillings per day, with board and lodging, is the usual rate; but, occasionally in some places, 7*s.* 6*d.* per day has been paid during harvest.

25. Answered by Table No. 2. See Table, page 49.

26. Generally speaking they are lower, owing to the difficulty and cost of sending them to a good market, from the state of, or absence of any roads. But of course it frequently happens, that where the best market is, there will be an abundant supply, and there also will prices be low.

27. No; little beer is drunk out of the towns, although it is brewed of good quality at a moderate price. I believe at about 10*d.* to 1*s.* per gallon. The common drink of the people is whiskey, made from wheat, barley, and rye, but from wheat principally. It is sold at 1*s.* 2*d.* per gallon wholesale, or retailed at 2*s.* to 2*s.* 3*d.* per gallon; it is a wholesome beverage. This year the price of whiskey is extremely low. In some parts of the province excellent cider is made and sold at 10*s.* per barrel of 30 gallons.

28. It is done sometimes with great advantage by both farmer and labourer; but it is not a general practice.

29. The usual manner of erecting a log hut, or shanty in the bush, is by means of a "Bee," viz. the assistance of the neighbours, when it will cost about 2*l.* 10*s.*

30. Completely.

31. Need any locks, hinges, bolts, latches, &c. be taken out from England?

32. Is there a clergyman in each of the settled districts?

33. Are there means of education in the rural districts?

34. Are there any savings banks, and if so, what interest on deposits is allowed?

35. Are there any hospitals or infirmaries?

36. Are there any benefit societies?

37. Is there any fund for the relief of the destitute?

31. No. See answer to No. 1. besides wood generally supplies the place of metal.

32. A great deficiency has been seriously complained of; but their numbers have increased lately, and it is hoped that the Government will render a ready and effectual co-operation to remedy an evil which presses most heavily against the future moral progress of the community.

I believe there are clergymen in every district, but they are so few as to preclude any advantage to very many of the townships.

33. Very limited. See answer to No. 26. in reply to interrogatories for the information of emigrants with capital, &c.

34. There is a saving bank at Toronto, formed in 1830, it has no charter. The deposits now are 6000*l*. The interest allowed is five per cent.; the amount of deposits is limited to 50*l*. in the whole for each individual.

35. Yes, at Quebec, Montreal, Kingston and Toronto.

36. Yes; the St. George's, St. Patrick's and St. Andrew's Societies, and Mechanics' Benefit Societies.

37. I apprehend not, except at Toronto, where there is a House of Industry supported by voluntary contributions; its disbursements last year were 800*l*.; there are between 70 and 80 inmates, who are lodged, boarded and clothed, and about 250 out-door pensioners receiving general relief.

*Canada Company's Office,
Toronto, 20th Nov. 1840.*

FRED. WIDDER.