

A

Brief Account of Canada,

FOR THE

USE OF EMIGRANTS,

CONTAINING PARTICULARS AS TO ITS

GEOGRAPHICAL POSITION.

FORM OF GOVERNMENT.

POPULATION.

CLIMATE.

RAILWAYS,

PRICE OF PROVISIONS AND THE OTHER

ESSENTIALS OF LIFE,

WAGES,

EDUCATION OF CHILDREN,

PRICE AND GENERAL QUALITY OF

LANDS AND FARMS,

MEANS OF ACCESS FROM GREAT

BRITAIN,

INVESTMENTS,

&c., &c., &c.;

WITH A LIST OF FARMS AND LANDS. THEIR PRICES AND TERMS
OF PAYMENT. TAKEN FROM A TORONTO LAND CIRCULAR.

TORONTO :

PRINTED FOR THE PUBLISHERS.

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A BRIEF ACCOUNT OF CANADA

FOR THE

USE OF EMIGRANTS.

THE object of this pamphlet is to recommend Canada as a suitable country for the emigrant to adopt as his future home. Hitherto, little has been known in Britain of this most favoured colony, and thousands, merely from having had no source of information concerning it, have been leaving the shores of England annually for the United States or for more distant and less promising countries, such as Australia, New Zealand, and the Cape of Good Hope.

CANADA

Is easier of access from Great Britain than any of these Colonies, being a portion of British North America, the eastern coast of which is within seven days' easy steaming from Galway or any of the western ports of Ireland.

GOVERNMENT OF CANADA.

Canada is a British Colony, and her inhabitants enjoy all the privileges of British subjects. The form of government is modelled from that of England, the Governor-General representing the Queen. There are two Houses of Parliament, the Upper and Lower House, which assume in Canada the respective functions of the Lords and Commons. The privilege of having their own Legislature was granted to the Canadians some years ago, when it was found that they were in a sufficiently advanced state to control their own local affairs. They enjoy at the same time all the privileges of British subjects, and can claim from the mother country, so long as they are a loyal people, which they are disposed to be, the protection of her fleet and armies, so that her frontier and shores are as sacred and as little liable to aggression as those of England herself.

POPULATION.

Fifty years ago, a great portion of Canada, now the most fertile and most populous portion of British America, was a wild forest, known only to the wild Indian tribes. Now it has a population of 3,000,000, which is greater than that of Scotland or of some of the smaller European countries; and it is still increasing, and with it proportionately the wealth and independence of the Province. There are now in Canada, 1720 Post Offices, and 4046 miles of telegraph in operation.

THE CLIMATE.

There are two Provinces, Upper and Lower Canada, in the latter of which, being the more northerly portion, the climate is severe during the winter, which lasts from four to six months; that of the Upper Province, however, is much more mild and genial, on account of

its being in a more southerly position—the latitude being that of northern Italy. It also has the advantage over the other Province of having a Peninsular position, and being almost surrounded by the great inland seas or lakes of North America. The snow lasts generally for six weeks to two months, according as the locality is near or remote from the edge of these vast sheets of water, which greatly modify the severity of the winter. The climate is extremely healthy, even more so than that of the old country, as has been proved by actual statistics.

UPPER CANADA.

On this account, is the district most in favour with incoming British settlers, besides the inhabitants consist for the most part of English, Scotch, Irish, and native-born Canadians, speaking the English language; whereas, those of the Lower Province are principally the descendants of French colonists, speaking only the French language, and inheriting most of the old French manners, customs, and institutions. The institutions of Upper Canada, on the contrary, are in every respect British, and there are other circumstances which render this part of Canada the most inviting field for the British emigrant. Accordingly, those who decide on going to Canada, should at any rate go as far as Toronto, the chief city of Upper Canada, containing 50,000 inhabitants, including its suburbs. Here they will find themselves in the centre of the trade and enterprise of the Province. The country on all sides is penetrated by railways and good roads, and abounds with the farms and homesteads of thrifty and well-to-do settlers. Generally speaking, the farms in Upper Canada are unsurpassed for productiveness and fertility in any part of the world.

THE RAILWAYS OF CANADA,

Including the Maine and Michigan portions of the Grand Trunk, are in all 2,080 miles in length—one alone, the Grand Trunk, extending in one line to a distance of 854 miles. The country is of such a form, being long and narrow, and the railways are so well directed, that there are few farmers who cannot bring their produce for sale either to a market town or railway station within a few hours. At Montreal is the most stupendous bridge in the world, and may be truly said to form one of its seven wonders. It is constructed of iron, at a cost of £1,300,000 sterling, and is 2 miles in length.

THE CANALS.

Which, together with the River St. Lawrence, are the connecting links between the great inland seas and the ocean, are considered as among the greatest achievements in engineering. Large vessels of several hundred tons pass through their locks, and by their means can penetrate the interior of America to a distance of 2000 miles from the Atlantic Ocean.

THE ESSENTIALS OF LIFE

Are much cheaper in Canada than in Great Britain. The farmers generally wear a coarse woollen cloth, called homespun, made in the country. Tweeds and cottons are also manufactured, which could not be distinguished from those imported from Scotland and England, and can be had very cheap, so that clothing should form a moderate item of annual expenditure. Provisions, also, are very cheap. The best way of show-

ing this, is to quote one of the country newspapers of the month of February, 1861.

Barrel of Flour, of 200 lbs.....				£1	0	0	Stg.
Beef, per pound.....	0	0	3	to	0	0	5
Mutton, do.	0	0	2½	to	0	0	5
Butter, do.	0	0	5	to	0	0	8
Eggs, per dozen.....					0	0	5
Potatoes, per bushel.....	0	0	10	to	0	1	3
Oatmeal, per 100 lbs.....					0	10	0
Apples, per bushel.....	0	1	0	to	0	1	6
Fowls, per pair.....	0	1	0	to	0	1	6
Turkeys, each.....					0	3	6
Geese, each.....	0	1	6	to	0	2	6
Hay, per ton.....					1	8	0

WAGES.

In comparison with these low prices, are very good, as the following list will show, taken from a periodical of the Agricultural Society :

Farm Servants, by the year, £27	0	0	to	£33	0	0	Stg.
Harvest Hands by the day,	0	4	0	to	0	5	0
Draining Work, by the day,					0	3	0
Mechanics by the month, with board,.....					3	5	0
Mechanics by the day, without board,.....					0	5	0

EDUCATION OF CHILDREN,

Which in England is a very heavy item in the expenditure of those who have large families and small means, can be had in Canada for nothing, as there are Government schools almost in every district or village, however small, where a sufficient number of children can be gathered together. There are now in Canada, 6851 Government schools.

A subject more likely to interest those emigrants who propose to cultivate the soil for a livelihood, is

THE PRICE AND GENERAL QUALITY OF LANDS AND FARMS.

This pamphlet contains a list, (which has been taken from a Toronto Monthly Land Circular,) of some of the lands and farms to be purchased in Canada; also, a description of their locality, quality, condition, means of access, and general capabilities. The prices are also given. They will be found to rate from 8s. to £23 stg. per acre. The terms of payment are generally very favourable, extending in equal yearly payments over a term of five years, or more. In some cases, unimproved lands can be leased for a term of years for nothing, on condition that so much improvement and clearance shall be made every year, the tenant stipulating at the end of a given period, say seven years, during which time he has paid no rent, either to purchase or to renew the lease, as may be agreed upon. In some of the distant and more inaccessible districts, land can be bought from the Government from ten pence to six and eight shillings per acre; and in some places lands are even given away to actual settlers. Persons, however, who may obtain their lands from the Government, are restricted to various stringent conditions, which must be complied with under pain of forfeiture. The soil throughout Upper Canada, is, as a general rule, well adapted to the growth of grain, particularly wheat.

In good localities, the average amount of this grain produced per acre, is 25 to 30 bushels per acre, and even 50 has been taken off some farms. The average produce per acre of other crops is as follows :—Oats, 40 bushels ; Barley, 25 bushels ; Peas, 30 bushels. Flax also is grown to a considerable extent in some localities ; 3 tons of this to the acre is an average crop. Taking a district as an example, intersected by the Hastings Road, an agent of the Crown Lands Department in his report to headquarters writes : “ I have just returned from the Hastings Road, and received your favour of the 4th of August, requesting information about the crops on the said road. In reference to them, I never saw anything like them on the whole length of the Hastings Road, from Madoc to Elliott's, on the fifth range, five miles north of the Peterson Line, and about fifty miles from the Town of Madoc. The principal part of all kinds of grain is now out of the way of frost. In consequence of the early frost of last year, almost the earliest on record, the farmers managed to get in their grain in such good time this year, that it is now almost all ready to harvest. Some very fine fields of Spring Wheat were cut on the 18th of August. I have examined a good portion of this crop, and have no doubt but that it will yield from 30 to 40 bushels to the acre. I can hardly give you a description of the Oats : I never saw such in any country ; they stand from 3 to 5 feet high, are well filled, and are nearly all about ready to cut. I cannot say what they will produce to the acre, but I think not less than from 60 to 70 bushels. Potatoes are abundant, and no rot has yet appeared ; Turnips are promising as well as the people desire ; Peas and Rye are very good, but there was not much of these sown ; very little Indian Corn was planted ; but I saw some pieces that will be a fair crop unless some very unusual frost cuts it off. Hay is an extraordinary fine crop : there will be enough of Timothy Hay in these settlements for the farmer's own use, and a supply for all the lumbermen. It was from thirty to forty dollars per ton last winter, but it is thought it will not be more than ten dollars next winter. You would be surprised to see the amount of grain the settlers have got this year. There was not much Fall Wheat sown, but what there was did well. I was at Elliott's on the 18th of August, and I never saw better crops of all kinds of grain, and although the land is so new, he has an excellent garden of vegetables. He put in a small quantity of Fall Wheat, and I never saw better ; it was then ripe and the straw was bright : I rubbed out one head, and I counted 72 large plump hard grains. The land seems well adapted for Winter Wheat. The family is very industrious ; they appear contented and happy ; their prospect is good. The inhabitants throughout the whole length of the road, with very few exceptions, appear well satisfied with their location. The Doyle settlement, near the Peterson line, is a very prosperous looking place, and will soon be a very fine portion of the country. The Townships of Burton and Harcourt, through which we have just finished the Government Road, will be a very fine country : the soil is more mixed with clay, and, although hilly, there are no ledges or rock, and but few rolling stones. The timber is chiefly Maple, Beech, Basswood, and Birch, with a good supply of spring creeks and Mill privileges. Many of the Settlers have informed me that they have written for their friends and acquaintances, and are daily picking out lots of land for them, so that the increase of Settlers, will, I expect, soon be more extensive than it has been : and I am satisfied the prospect of Settlers would be far better than if they went to the Far West. The Settlers are enjoying excellent health, there being no illness of any consequence amongst them. The freedom from fever and ague, and the abundance of pure spring water, are very great advantages, which our Settlers enjoy

over those of the Far West." The various productions when brought to market will sell for cash, according to prices in February, 1861, as follows : —Wheat, 3s. 6d. @ 5s. 6d. sterling, per bushel ; Oats, 1s. @ 1s. 9d. per bushel ; Barley, 2s. @ 3s. 6d. per bushel ; Peas, 2s. @ 3s. per bushel ; Flax Straw, £2 10s. per ton. These prices, it is true, are lower than those to be got in England, but then a farm can be bought in Canada, stocked and worked for a trifle, in comparison with the enormous prices at home, which preclude persons of humble means from embarking in farming operations. The emigrant, whose means are small, can buy 100 acres of uncleared land of very fair quality for £1 per acre, or even for less, paying for it by five equal yearly payments, sometimes with a few acres cleared, from which can be derived sufficient potatoes and grain for the sustenance of himself and his family. Sufficient has now been said to show what advantages are in store for those who make up their minds to emigrate to Canada.

TO REACH CANADA.

And the cost of getting there, is found published by the various Shipping and Railway Companies, in almost every newspaper in the kingdom. The best plan, even by those who can afford least, is to take a passage in one of the Steamers leaving Liverpool, Glasgow, or Londonderry, several of which sail every week. The fare, inclusive of provisions for the voyage, ranges from first cabin, £18, to steerage cabin, £7. Sailing vessels are not to be recommended, as the fares are almost as high as by the steamers, besides they are very uncertain, and it is impossible to know how long they may be in making the passage. In some cases they take as long as two months. To reach Upper Canada, the emigrant should take a passage in a steamer for Quebec or Portland, where, on its arrival, a train awaits to convey passengers to their destination. The journey to Quebec or Portland, takes from 9 to 13 days, and thence to Toronto by the Grand Trunk Railway in 24 hours. Fare, £1 0s. 6d. sterling.

The best season to arrive, for those who propose to farm, is between the months of March and August. It is not advisable to start later than this, as a person requires some time to find out a suitable piece of property, and to get comfortably settled upon it before the winter comes on.

INVESTMENTS IN CANADA.

Canada is not only to be recommended as a field for emigration, but also for the lucrative investment of capital. Judicious investments in land are invariably profitable, and most of the wealthy capitalists have accumulated their money in this way. As the country is rapidly increasing in importance and population, it is natural to infer that the land must increase proportionately in value ; and proprietors of wild lands, as a general rule, expect it to increase yearly in value at the rate of from 12 to 20 per cent. Persons of considerable means in England, have frequently visited Canada for the express purpose of investing their money in this way. Mortgages on good productive farms are a very favourite investment in Canada. The usual rate at which the money is lent, is from 7 to 10 per cent., and the property taken, is generally three times as valuable as the amount advanced. Debentures, also, are to be had, bearing 6 per cent. These are issued under the authority of Acts of Parliament, by the various counties, cities, and towns, and can be purchased considerably below par. Large amounts of these debentures have been sold in England, and are held chiefly by those who have some knowledge of Canada, and know that they are thoroughly reliable investments.

A LIST OF FARMS FOR SALE IN UPPER CANADA,

Extracted from the Monthly Land Circular, published by Messrs. Duncan and Clark, Land Agents, of Toronto, Upper Canada.

One hundred acres of excellent farming land, within five miles of the far-famed Falls of Niagara, and two miles from a station of the Niagara and Buffalo Railway. The whole farm is under cultivation. The fences partly stone, all in good condition. The dwelling is of stone, large and commodious, and suitable for a large family. The out-buildings, &c., are in good order. Toronto, the chief city of Upper Canada, is distant 40 miles, Buffalo, 22 miles. Price, £1200.

One hundred acres, eighty of which are cleared and cultivated, adjoining the village of Keenansville, where there is a good market, shops, post-office, churches and schools. Bradford, a town of 1000 inhabitants, also a station of the Northern Railway, 40 miles from Toronto, is within 16 miles. Ordinary farm buildings. Price, £900.

Seventy-five acres, forty of which are cleared, fenced, and cultivated, three and a half miles from West Flamborough, a station on the Great Western Railway, distant from the city of Hamilton 9 miles. The soil is excellent and very productive, and there is a log-house and barn upon the lot. Price, £500.

Two hundred acres, forty of which are cleared, within eight miles of the city of Hamilton. This is one of the best localities in Canada. Price, £700.

Two hundred acres, thirty of which are cultivated, two miles from the village of Inverhuron, on Lake Huron, where grain can be shipped by steamboats. There is a log-house and barn on this lot. Price, £500.

Forty-five acres, forty of which are cleared, cultivated, and well fenced, in a flourishing and thickly settled district, within 12 miles of Princeton, on the Great Western Railway, the road to which is gravelled and in excellent travelling order. The county town, Brantford, having 7000 inhabitants, is distant sixteen miles. The farm joins the village of Kelvin, which has all the usual conveniences, post-office, schools, &c. There is upon it a new and tastily built frame house, a good frame barn and stable, a garden set out with fruit trees and shrubbery, and a well of pure spring water. The soil is a good wheat soil, gently undulating, and capable of producing abundantly. Price, £350.

One hundred and fifty acres, eighty of which are cleared and well cultivated, within half a mile of Woodstock, a town of 2500 inhabitants, on the Great Western Railway. This is one of the finest farms in Canada. There are large improvements, good house and out-buildings, a splendid orchard, and every requisite for a comfortable homestead. Price, £2000.

One hundred acres, being within the limits of Acton, a flourishing village of 1000 inhabitants, on the Grand Trunk Railway, forty miles from Toronto. Forty acres are in a state of cultivation. There is a tannery on the farm, at present in operation, and rented for forty-five pounds a year. There is also a shingle machine with a 20 horse power steam engine, capable of working at a clear profit of £3 a day, and erected at a cost of £650. There is also a small dwelling house and farm premises, and the land is of the best description. Price, £1,150.

One hundred acres, ninety-five of which are cleared and highly cultivated, one and a half miles from the same village. There is a weather boarded brick house, and out-buildings of every description; there is a

splendid kitchen, flower garden, and orchard. The farm is within four and a half miles of Milton, the county town, and the same distance from Georgetown, a town of 2,000 inhabitants, twenty-eight miles from Toronto, and where there is a station of the Grand Trunk Railway. It also joins the village of Hornby, where there is a post-office and all conveniences. A good deal of flax is grown in this district, and there are several factories. The farm is at present rented for £62 10s. Price, £1500.

Sixty-five acres, almost all cultivated, within two miles of the Grand Trunk, and thirteen of Toronto. The land is of the best quality, well fenced, and under crop. There is a good brick house, suitable for a large family. The out-buildings are frame, and nearly new. The barn is 60 feet by 30. There is a young orchard and good garden on the property. This part of Canada is very thickly settled, all the land being taken up by farmers, and there are innumerable villages in every direction. Price, £1500.

Two hundred acres, of which eighty are cleared, within two and a half miles of Sutton, a village of several hundred inhabitants, and nine miles from a station of the Northern Railway. It is also within one and a half miles of Bourchier's Point, on Lake Simcoe, where a steamer stops daily. Price, £1500.

One hundred and eight acres, seventy-five of which are under cultivation. This farm is situated in a triangle formed by three different railways. It is six miles from a station on the Grand Trunk Railway, eight miles from one on the Buffalo and Lake Huron Railway, and twelve miles from one on the Great Western Railway. The soil is a deep black loam. There is a good frame house, barn, &c., orchard and garden, and there are saw and grist mills within a few hundred yards. Price, £600.

One hundred acres, nearly all of which are in good farming condition, within two miles of the flourishing town of Orillia, on Lake Simcoe. Here a steamboat communicates daily with Holland Landing, a station on the Northern Railway. This is a most desirable farm for a gentleman farmer. There is a good house, containing dining and drawing-rooms, five bed-rooms, two kitchens and good cellar. There is good stabling for three horses, and a commodious coach-house, stone dairy, cellar underneath, brick oven, ash-pit, fowl-house, wood house, laundry, and man-servant's bedroom, good well and pump, soft water cistern, good garden, and large lawn. In the neighbourhood of excellent hunting, shooting, and fishing. Price, £700.

One hundred acres, of which eighty-five are cleared and cultivated, within twelve miles of Toronto, and three miles of a Railway Station. There is a fine orchard, and a large commodious brick dwelling-house two stories high. Price, £1600.

One hundred acres, of which forty are cleared, well fenced and under crop; two miles from a station on the Northern Railway, and seventy from Toronto. There is a good dwelling-house, barn, stable, &c., all of wood; also, a thriving orchard. Price, £200.

One hundred acres, forty of which are cleared and well fenced; the remainder wood land. New frame house, with six rooms down stairs. Good new log barn. Average produce, twenty-five bushels wheat per acre. Less than eleven miles to Goderich, a town of 3,000 inhabitants, and the terminus of the Buffalo and Lake Huron Railway. It is also two miles from a village, where there is a store; post office about the same distance. First-rate hunting, shooting, and fishing; the Maitland river running alongside of the lot. Price, £400.

From this list it appears that good farms, from forty to two hundred acres, are to be had for from £200 to £2,000. The lowest of these prices, however, may be beyond the means of many emigrants, and they would have to look out for wild lands, well situated, and with a few acres of the timber cleared off it, and, if possible, having a rough log shanty upon it, which can be very often had at about £1, and if in a good settlement, £1 10s. per acre! Some of the lands advertised in the Circular referred to can be had at as low a figure as 8s. in remote localities where there are few roads or conveniences, but it is not so desirable to settle upon such lots. The prices named in the above list are not usually required to be paid down in money. One quarter or one fifth of it is all that is usually required, and the remainder is paid in equal annual payments, extending over five years, or sometimes no further payment is required until the end of this term, farther than interest on what remains unpaid at 6 per cent. yearly.

In the above list it will be observed that mostly every farm mentioned is within a very short distance of a town or village, in the smallest of which is always to be found a medical man, a post-office, provision, hardware, grocery, and general stores, several places of worship, and government schools, where children can receive their education free of charge, as has been explained in a former page.

Besides paying a portion of the price of his land, a settler will have to procure an outfit and sufficient stock and seed. Supposing him to have a wife and three children, to set him fairly on his feet and carry him through the first year, he ought to have at his command about £50 sterling. The following list of articles, and their prices, for the most part, is taken from Mr. Hutton's celebrated pamphlet on Canada, issued by the authority of Government :

PROVISIONS NECESSARY FOR A FAMILY OF FIVE, SAY FOR ONE YEAR.

8 barrels of Flour, at £1 5s. per barrel.....	£10	0	0	Currency.
2 " Pork, at £3 15s. " 	7	10	0	"
80 bushels of Potatoes, at 2s. " 	8	0	0	"
30 lbs. of Tea, at 2s. 6d. per lb.....	3	15	0	"
1 barrel of Herrings.....	2	0	0	"
1½ " Salt.....	0	7	6	"

Cost of Provisions.....£31 12 6 Currency.

SEED.

20 bushels of Potatoes, at 2s. per bushel.....	£2	0	0	Currency.
3 " Wheat, at 7s. 6d. " 	1	2	6	"
10 " Oats, at 2s. " 	1	0	0	"

Cost of Seed.....£4 2 6 Currency.

OTHER NECESSARIES.

1 Axe.....	£0	8	9	Currency.
1 Grindstone.....	0	7	6	"
1 Shovel.....	0	1	10	"
2 Hoes at 3s. 6d. each.....	0	7	0	"
3 Reaping Hooks, at 1s. 6d. each.....	0	4	6	"
1 Scythe.....	0	5	0	"
1 Inch Auger.....	0	5	0	"
1 Inch and a half Auger.....	0	7	6	"

Carry forward,£2 7 1 Currency.

Brought forward,.....	£2	7	1	Currency.
1 Hand Saw.....	0	7	6	"
2 Water Pails, at 1s. 6d. each.....	0	3	0	"
1 Window Sash and Glazing.....	0	5	0	"
1 Bake Oven.....	0	5	0	"
2 Pots, at 5s. each.....	0	10	0	"
1 Kettle.....	0	5	0	"
1 Frying Pan.....	0	3	0	"
1 Teapot.....	0	2	6	"
6 Small Tin Vessels, at 4d. each.....	0	2	0	"
3 Large Tin Dishes, at 2s. 6d. each.....	0	7	6	"
6 Spoons at 2d. each.....	0	1	0	"
6 Knives and Forks.....	0	5	0	"
3 pairs of Blankets, at £1 5s. per pair.....	3	15	0	"
2 Rugs for Quilts, at 2s. 6d. each.....	0	5	0	"
2 pairs of Sheets, at 3s. per pair.....	0	6	0	"
1 Smoothing Iron.....	0	2	6	"
1 Pig.....	0	15	0	"
	£10	7	1	Currency.
Total.....	£16	2	1	Currency.
Add one Cow.....	5	0	0	"
Hay for Cow, first year.....	3	0	0	"
	£54	2	1	Currency, or £13 14 0 Sterling.

CANADA OR THE UNITED STATES.

The United States have hitherto shared by far the largest proportion of the emigration from Europe, but now the tables are completely turned, and Canada has the prospect of having the greater share of it, this year at any rate, and most probably for many years to come. The reason for this sudden change is that Canada and British America generally are the only portions of North America in a truly prosperous and rapidly advancing condition, besides being in a state of profound peace with themselves and with all mankind. Far from this is the present condition of the United States. A deadly civil war has broken out, which daily grows more formidable. The government are without any means of resisting it, having merely 15,000 troops, of all arms, scattered over a territory equal in extent to Europe—not a sufficient force to form an ordinary constabulary, much less to quell 10,000,000 rebellious people. The acknowledged weakness of the law extends its bad effects among all classes. Crime is greatly on the increase, and criminals, not excluding conspirators, traitors, and assassins, walk at large without fear of arrest. Numbers of Americans themselves, despairing of a restoration of order, are hastening to Canada, and are finding homes for themselves in British territory, where their lives and properties are as sacred and secure as they would be in the mother country. Which, then, will the emigrant choose for his adopted country, the United States or Canada?

NOTICE

TO INTENDING SETTLERS IN UPPER CANADA.

MESSRS. DUNCAN & CLARK, 50 Yonge Street, Toronto, *Land and Emigration Agents*, have on hand the largest quantity and variety of Lands and Farms for sale in the Province, from which intending settlers, of all classes, applying at their office, will have an opportunity of making selections suitable to their circumstances.

Messrs. Duncan & Clark are well acquainted with the various districts of the Province, and will faithfully recommend the most suitable localities to all enquiring after land at their office.

In offering their services as reliable Land Agents to persons from a distance, to whom they are unknown, Messrs. Duncan & Clark, for the satisfaction of all such, need only quote a few words from the *Globe* newspaper:—"We call attention to the advertisement in another column of Messrs. Duncan & Clark, Land Agents of this city. Messrs. Duncan & Clark are now favourably known as men of energy and enterprise, and parties who have lands of which they wish to dispose may have every confidence, in engaging their services, that their business will be well attended to by this firm. * * * * We hope that these gentlemen, in whom, from the high respectability of their character, the greatest reliance can be placed, shall be rewarded for their enterprise by having many applications of the kind contemplated, and that not only they, but the Province generally, may be greatly benefitted by a large influx of emigrants of the right stamp—men prepared at once to enter on farming operations."

MESSRS. DUNCAN & CLARK'S ENGLISH AGENCY,
FOR THE NEGOCIATION OF CANADIAN INVESTMENTS.
113 FENCHURCH STREET, LONDON.
AGENT—STEPHEN J. GREEN.

Messrs. Duncan & Clark's referees in London:—

WILLIAM FERGUSON, Esq., of Messrs. Robert Benson & Co., Gresham House, Old Broad Street, London, Chairman of the London and Yorkshire Assurance Company.

ALEXANDER GILLESPIE, Esq., of Messrs. Gillespie, Moffatt & Co., Billiter Court, London, Director of the Bank of British North America, and of the Standard Life Insurance Company.

T. S. GLADSTONE, Esq., of Capenoch, Dumfriesshire, North Britain, late of Messrs. Gladstone & Sergeantson, Liverpool.

WILLIAM GLADSTONE, Esq., of Messrs. J. Thompson, T. Bonar & Co., Old Broad Street, London, Director of the Alliance Life & Fire Company, and of the Bank of Turkey.

HENRY G. GORDON, Esq., Chairman of the Oriental Bank Corporation, Director of the Union Bank of London, and of the London Assurance Corporation.

LONDON AND YORKSHIRE

Assurance Company,

INCORPORATED UNDER 7 & 8 VIC., Cap. 110.

CHIEF OFFICE—36 MCORGATE ST., LONDON, E.C.

CAPITAL, £100,000 STERLING, in 20,000 Shares of £5 each.

Deposit, £1 per Share.

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