

constant employment to emigrants, but have been the origin of many flourishing settlements, are the Rideau and Welland canals. On and in connection with these, many labourers have been enabled, in the course of two or three years, to save money and become owners and farmers of land. But the Rideau is finished, and the deepening of the Welland, and all other public works, would it was expected, be completed in the beginning of October; everything, therefore, concurring to urge on the undertakings now under discussion.

15. Besides the railways specified, there are numerous promising matters of speculation and investment in Upper Canada. A railway for example, from Kingston to Lake Huron, would make a difference of 1,000 miles in the distance between those important districts. Between Toronto and Lake Huron, in the same manner, there is at present no road, while either a canal or a railway connection would be practicable, and would, beyond anything, tend to develop the resources of the fertile lands of Western Canada. Bytown, not long since a wilderness, has, by means of the Rideau canal, become a flourishing, peopled town. Greater effects might be produced by the same facilities in Canada West, which alone would sustain a population equal to that of all Great Britain. The imports of Canada have more than quadrupled since 1816.

16. Mr. Pemberton here puts in an estimate by Mr. Stevenson, the chief Crown land clerk of Bytown, exhibiting the probable results of an experiment in the Colonisation of a million acres; the sum of which is, that the cost of this quantity of land, at 1s. 6d. per acre, would be £75,000; and adding to this the expense of survey, we have a primary outlay of £90,000. The charges of taking out 5,000 families, at £10 each, their implements, rations for a year at 10s. per week, and clothing at 2s., and an allowance of 30s. each at the end of the year, would amount to £223,500; while the value of their labour, at 22s. per week, might be estimated at £286,000.

17. The present system of land sales in British America is held to be one of the greatest obstacles to a healthy Colonisation, and has driven many to the United States. All land sales are under the control of the local executive, who, unfortunately, endeavour to get as much ready money as possible for the land, without regard to the interests of immigration or settlement—have imposed heavy duties on timber, and injuriously affected the timber trade, which has already the difficulty of the Baltic commerce to contend with—the duties levied being $\frac{1}{2}$ d. per cubic foot of white pine, and 1d. per cubic foot of oak and red pine—and thus encouraged squatting, in lieu of legitimate settlement. The lands are put up to auction at a minimum upset price of from 2s. to 20s. per acre; out of which very little indeed goes to form a fund for improvement—or what we must regard as the grand preliminary PREPARATION—without which, land, at any price, is valueless; and the Canada-company, too, owning vast territories on Lake Huron, at the same time dispose of large tracts at a price varying from 10s. to 25s. per acre in the wilderness.

18. There is no wild land-tax or tax on absentees. Large grants of uncultivated lands are in the possession of individuals; blocks of