

observed, "what will be the consequence to us, if no great movement is made to people the British territories in this quarter of the world? The United States have pressed on us in the north-east; they have got to the northward of us in the west. We are advancing slowly; our Government is speaking with complacency of their emigrants being received into the United States, and our public lands are held back from settlement, and kept up for years. Why, the consequence will be that, out-flanked by a powerful population, left without the natural increase and nurture which a wholesome distribution of the people of the empire ought to cause, we must fall at no distant period into dependence on the American Republic. Then, indeed, British subjects will come and settle amongst us, and they will buy the land from strangers, which their forefathers bled to win and to maintain, and England will have the satisfaction of considering that she was very careful in keeping the peace, and very learned, respecting the labour market of America."

The space we have left for referring to the other occupations to which emigrants may turn their attention, is small, and this part of the subject can be but glanced at.

In a business point of view, it stands to reason, that a country in which real estate increases in value, in a manner almost unexampled in any other part of the world, must afford a fair field for the investment of money. There is very little difficulty in accounting for the wealth which is now enjoyed by the families of the earlier settlers in the Province. They began by purchasing or obtaining grants of large blocks of wild land. Those tracts now contain towns and villages, are intersected by good roads, and, except in cases where the capitalist has held at unreasonable prices, filled with thriving settlers. The sons of the first owner can now show fat rent rolls, and plethora lists of bonds and mortgages. Some suppose that the increase in the value of these lands has been an accident, arising mainly from the fact of the unexpected immigration, which is not now proportionably so rapid as it was a few years back, and that such rises cannot be reckoned upon. This is a mistake. The rise in the value of property was never more rapid than at present, owing to the commencement of railway speculation. The fact is, that the fluctuations in property are now, and are likely to be, more rapid than ever.

Nor can it be a very bad country for the investment of money, when the market value of that commodity is from eight to ten per cent., and with no difficulty about safe investments. It may fall to seven, on the repeal of the Usury Laws, but it will not be lower than that for many years to come, while so much capital is required for the completion of the numerous public improvements.

The consequence of the rapid growth of

towns, where but a few years ago there were but huge trees, has been, that new openings have constantly been made for the investment of capital, the pursuit of all kinds of trade, and the employment of numerous artisans. A town containing 30,000 inhabitants now covers a space, which, so recently as the war of 1812, contained but a few small houses, and such a mere handful of people, that the Yankees were able to capture it. The accumulation of wealth has necessarily enriched those who have had the opportunity of taking part in the business of a place which was rising so rapidly; and the consequence is not surprising, that among its wealthiest inhabitants, we recognize tradesmen who commenced life at the very beginning, as far as capital was concerned, less than twenty years ago.

Every town and village in the Province affords a similar example in a greater or less degree; and now that the railway mania has set them all agog, some of the western towns evince an intention of showing, that in a few years they intend Toronto to be scarcely "a circumstance" to them.

There is abundant scope for the safe investment of capital and enterprise in all branches of mercantile business, but chiefly in that of domestic manufactures. The manufacture of Canadian wool, although Mr. Patterson and Mr. Gamble have carried off the prizes for blankets, at the Great Exhibition, is but in its infancy, as far as its extent is concerned. Those who have entered upon the business have shown, that Canada need not be behind hand in the quality of her fabrics, but there is much need of an increase in the quantity. To see what we can produce, and to judge therefrom, and it is the best possible criterion, whether it be advisable to embark in any kind of pursuit in the country, a person who is in doubt, should visit one of our Provincial Exhibitions, and compare what he there sees, with the produce of any other country he has ever heard of, of which the settlement is so recent. With sincere national pride, but without a spark of vanity on the subject, we simply defy him, to name any part of the world, so recently reclaimed from wilderness, where such a display of native productions could be got together.

And now most respected reader and most enterprising publisher, the "old settler" bids you good-by for a while. May the shadow of your infant magazine never be less! but let it win the reward which I never knew to fail judicious Canadian industry and enterprise. I feel a national pride in showing your "monthly" as a thorough specimen of Canadian "home manufacture," and like the blankets of the Gamble's and Patterson's, it ought to win the honours. Good-day to ye, I say, I shall palaver no more 'bout emigration; but, a few months hence, I may be found, possibly, trudging to that snug shanty where you jollify with your