

will tend greatly to increase the value of all farming lands: this is clearly shown by a tabular statement, also furnished by Mr. Hartman, which we give below:—

Table showing the Value of Land 35 miles from Toronto, before and since the construction of the Northern Railroad

	Within 5 miles of the Railway.	Within 10 miles of the Railway.	Within 15 miles of the Railway.
Average present value per acre, . .	\$75	\$70	\$65
“ val. prior to con. of R. R. . .	35	32	32
“ increase in value,	40	38	33
“ proportion due to railway, . .	20	18	13
“ “ “ other causes,	20	20	20

George Lount, Esq., Registrar of the County, also gives a Table showing the value of land per acre in the following Townships in the same County, in 1856, and also prior to the construction of the same railroad:—

NAME OF TOWNSHIP.	Present average value per acre, 1856.	Average value prior to the construction of the Northern Railway.	Increase in value.	Proportion of Increase due to construction of Railway.	Proportion due to other causes
West Gwillimbury	£ 12 10 0	£ 2 10 0	£ 10 0 0	£ 8 10 0	£ 1 10 0
Innisfil	10 0 0	1 10 0	8 10 0	7 10 0	1 0 0
Essa	10 0 0	1 10 0	8 10 0	7 10 0	1 0 0
Tecumseh	12 10 0	2 10 0	10 0 0	8 10 0	1 10 0
Adjala	8 10 0	1 0 0	7 10 0	7 0 0	0 10 0
Toronto	5 0 0	0 10 0	4 10 0	4 0 0	0 10 0
Sunnidale	5 0 0	0 10 0	4 10 0	4 0 0	0 10 0
Nottawasaga	8 10 0	0 10 0	8 0 0	7 10 0	0 10 0
Vespra	10 0 0	1 10 0	8 10 0	7 10 0	1 0 0
Oro	10 0 0	1 10 0	8 10 0	7 10 0	1 0 0

James Sanson, Esq., Warden of the County, says:—

“The greatest increase in the value of land is exhibited in what was at one time considered the most out of the way township in the County of Simcoe—Nottawasaga, in which is situated the Town and Harbor of Collingwood, the assessed value there being £100,000 above what it was three years ago.”

Samuel Rogers, Esq., Reeve of Tiny and Tay, thus writes:—

“These townships are, I believe, with the exception of Mono, the least benefited by the Northern Road of any in the county of Simcoe. With this exception, Simcoe has increased in value to an almost unprecedented extent, and far in advance of the anticipations of the most ardent and sanguine promoters of a scheme that has raised Simcoe from a poor backwood