

tion of rye and maize, in which, especially the latter, they greatly exceed us. There were produced for each inhabitant in the first of the years compared—4.96 bushels of wheat in the States; in Canada—6.62; in the States—7.21 Oats; 9.85 in Canada. Canada yielded 16.62 bushels of potatoes, while the yield of the States was only 6.35. For the second year (1847) the quantities stand:—the States—wheat, 5.50 bushels; oats, 8.09; potatoes, 4.86. Canada, 10.45 wheat; 9.75 oats; 6.57 potatoes.

The assessed value of property was:—

In 1825,	-	-	-	£2,256,874	7	8
1835,	-	-	-	3,880,994	13	6
1845,	-	-	-	7,778,917	9	6
1847,	-	-	-	8,567,001	1	0

Of these returns it is to be observed that they show only the relative increase of value; and not, except about the earliest period, its true amount.

The difference between the real and the assessed value, about the times compared, will be illustrated by the following extract from a letter addressed by James Scott Howard, the intelligent and respected Treasurer of the County of York (late Home District), to William Gamble, Esq., Chairman of Finance Committee, bearing date, Treasurer's Office, County of York, January 30, 1850: which confirms at the same time the view already given of the progress of that District.

"In 1801," that letter says, "the population was only 942; in 1848, it had increased to 83,000! Making an average increase in the 47 years, of 1,746, or a total of 82,058! The cultivated land in the same year was supposed to be but 4,231 acres, while in 1848, it had reached to 376,909 acres. The assessed value of property in 1801, would amount to £12,555; but in 1848, it amounted to £1,105,396. The great increase in the value of land, is strongly illustrative of the progress made. When the assessment law of 1819 was passed, the legislature estimated cultivated lands, on an average, at 20 shillings, per acre, and uncultivated at four shillings; in 1848, the people themselves valued the former at £5 15s. 5d. per acre, and the latter at £3 3s. 3d.,—nearly five hundred per cent. advance on cultivated, and nearly 1,500 per cent. on uncultivated. But to show in addition the rapid progress, it is only necessary to take one example out of many, and that is, that the entire taxes of the now populous and wealthy townships of Whitby and Pickering, in 1801, amounted together only to £3 0s. 3d., while in 1848, the former paid £864 15s. 5d., and the latter £695 18s. 3d.,—making altogether £1,560 13s. 8d."

The letter from which the above is taken, is accompanied by a set of tables, which show, on an estimate, excluding a considerable number of items in consequence of want of information—"Real property to the amount of £4,992,236; Personal property £1,206,487, and the products of 1848, £517,359; making a grand total of six millions, seven hundred and sixteen thousand, six hundred and eighty-two pounds."—[Minutes of the Municipal Council of the County of York, 1850.]

The general correctness of the above estimate is corroborated by the returns of the aggregate value of the assessed property of the County in 1851, made by the several Township Clerks; which show a total of £5,865,627—the particulars of which are given in the Minutes of Council for 1851.

The rise described in Mr. Howard's letter as having taken place on the price of land in the Home District, may, we conceive, be taken as not far from the average rise throughout the Upper Province—the greater portion of it at least. For example, in Oxford, wild land cost in 1795, 2s. 6d. per acre; in 1817, 12s. 6d.; in 1850, £1 10s. to £2 10s. Its price in the Township of Townsend (Norfolk County) was, in 1796, 1s. 3d. per acre; in 1817, 7s. 6d.; in 1850, £2 12s.: cleared land £5 6s. In Pelham (Niagara District), uncleared land brought in 1790, 1s. 3d.; in 1817, £2; in 1850, £3, per acre; cleared £6.

In particular sections of the country, prices range much above those just named. Uncleared lands on the road between Brantford and Paris, which were purchased in 1834 at one pound per acre, could hardly be obtained now under £7 10s., if even at that price. In this District there are Townships where they would run quite as high; and we believe it to be the same in other parts of the country.

We have seen that the returns of the Township Clerks for 1851 rate the property of the County of York at considerably over five times the estimate for 1848. During the three intervening years, an actual increase had of course taken place; though to what extent it may not be easy to say. It can hardly be supposed to have been such as to reduce the difference between the real and assessed values (as formerly calculated) to much under five times. Suppose four times to be about the difference obtaining through the country generally, that would make the value represented by the returns for Canada West in 1847, £34,268,004 4s. Lest I should have made the difference too great, throw in a year, and reckon the above as a fair approximation to the actual value for 1848. Is not this a fair amount of property (though certain descriptions are not included in the estimates) to be distributed among 791,000 individuals, old and young? It allows for each, children as well as adults, an average of £43 1s. 4d. Can the country which is in the possession of this be justly held to be very poor?

Convert the above sum into dollars and cents, it makes \$137,072,016 80 cents. "Well," say you, "what of that?" You shall see.

Whether the real and assessed values correspond as nearly in the State of New York as they now do in Upper Canada, I cannot say; but suppose them to do, assuming the calculation given above to make a fair approximation to correctness, the not disagreeable fact is brought out that, in proportion to our population, we are not much poorer than our neighbours of the Empire State.

According to the American Almanac for 1851 (p. 237), the value of the taxable property of the State of New York for 1848, was \$666,089,526: something less than five times ours, with a population over four times; including also, be it remembered, the wealth of the City of New York.

While these calculations are not given as *certainly* representing the facts to which they relate, but rather as suggesting an interesting subject of enquiry; we may claim to have been at least as philosophically and as profitably employed in making them as in grumbling over our poverty, real or supposed, compared with our neighbours on the other side of the Lake.

The contrast which Canada West presents now to the published descriptions of it by travellers of comparatively recent date, is remarkable indeed.

Talbot states (vol. i., p. 110) that when Col. Talbot commenced his settlement in 1802, "there was not a single christian habitation within forty miles of his . . . residence." This city, (then York) he describes, after 1818, as being the most westerly town in the Upper Province; and asserts that between this and Amherstburg, a distance of 325 miles, few villages, and those few of a diminutive size, are to be met with. Dundas, Ancaster, and Burford, he declares to be the only places which, from the multitude of their inhabitants, bear the least resemblance to villages; and the whole population of the three together, he represents as "not exceeding 600 souls." (Vol. i., p. 120.) Thirty years before the time of his writing (he published in 1824), "there was not," he says, "a single human habitation between York (this city) and the French settlements on the St. Clair, excepting the widely scattered and undisturbed retreats of the numerous Indian tribes, most of whom," he adds, "have since retired to more remote regions." (Vol. i., p. 121.)

Dr. Howison, the third edition of whose sketches bears date 1825, in describing a journey which he took from the Talbot Road to the head of Lake Erie, mentions (p. 199) that his road lay through what were then called the *Long Woods*, where there was a stretch of 37 miles of uninterrupted forest with only one house within the whole distance; just such a solitary trip as I had myself the pleasure of making last summer in Iowa, with the exception that the solitude consists there of prairie, instead of forest.

These wildernesses are now filled with towns and villages—many of them of considerable size and beauty; and numbers of them wealthy. Let us look at a few of them.

The site of this large and handsome city, was, in 1793, occupied by a single Indian Wigwam (Talbot, vol. i., 100): inhabited as would appear from Bouchette (vol. i., p. 89), by two families of Mississaugas. A few years ago I had the pleasure of dining with an old farmer on the Don, who told me that he built, I forget