

—a brick-kiln and actually burning—a grist-mill was in progress—a market-house, two taverns, and several stores had been opened—several tradesmen and mechanics had established themselves, and found advantageous employment—a temporary school-house was regularly attended by above forty children; and the foundation of a stone building for a permanent school-house had been laid—a printing-office was in preparation—and, in short, if the progress of this Town may be assumed as a criterion for other settlements to be opened by the Company, it is considered to afford abundant evidence of the encouragement given by the Company to settlers on their lands.

The Territory from which the Huron Tract has been selected was explored previously to the selection being made, and the reports which were received from the parties employed on that mission are of the most satisfactory nature.

This Tract is bounded on the west by Lake Huron, along which it runs for nearly sixty miles, having within its limits one considerable river, at the mouth of which is a good harbour, another river which may probably be rendered navigable, and numerous creeks and streamlets, many of which are large enough, and have fall sufficient to drive mills or machinery of any description. On the south it is bounded by the Townships of *Toronto, Niagara, London, and Lambton*, all in the London district, which Townships are partly settled, and in which the Company have above 250 Lots of *Rosetown* for sale. On the south-east it communicates with two considerable Blocks of those already mentioned, situated in the Township of *Wilmot*, containing 80,000 acres, only twelve miles distant from the *Guelph Block*, and connected therewith by roads already opened through the intervening Township of *Waterloo*, which is an old and populous settlement. The improvement of these Blocks, therefore, in which such considerable progress has already been made, will open a direct road for settlers proceeding from Lake Ontario to the Huron Tract.

The climate is known to be temperate, and, compared with that of England, it may be described as warm for at least nine months in the year. This is the more particularly stated, because, in consequence of the known severity of the cold in Lower Canada during the winter, it is a common error to imagine that the Upper Province is similar in climate, and alike subject to the annual interruption of agricultural operations for four or five months; whereas, besides the difference of latitude, which is upwards of three degrees, or above 200 miles, between Quebec and the most northern part of the Huron Tract, it is well known that in North America, and especially in the great valley of the *St. Lawrence*, the warmth of the climate increases, even in the same latitude, according to the distance westward from the Atlantic Ocean, and the distance from Quebec to the Tract is upwards of 700 miles. It is also well known in America, that the climate always improves, or rather increases in warmth, with the destruction of the forest and the cultivation of the soil; and when this Territory shall be fully cleared, the apprehension of the farmer will probably be, as it now is in some of the adjoining Districts, that there will not be enough of snow to make good winter roads, for the conveyance of his produce to market, or of timber to the saw-mill, or to the stream on which it can be floated for exportation.

In regard to the Soil, the most unqualified praise is given by all the exploring Party without exception. One of the Gentlemen states, "I have already adverted to the nature and fertility of the soil, and I think I may be justified in adding, that such is the general excellence of the land, that if ordinary care be taken to give each lot no more than its own share of any small swamp in its vicinity, it would be difficult, if not impossible, to find 200 acres together in the whole Territory which would make a bad farm. Although the land may be capable of raising any kind of produce usual in that country, yet some spots are more peculiarly advantageous for particular crops. For instance, the black ash swales (a kind of swamp) make the best ground for hemp, as, by the scouring effect of two or three crops of it, the ground will be made more fit for the raising of wheat, for which in the original state it is too strong. The rich meadows by the side of the rivers, more especially such as are annually overflowed, are ready, without further preparation, for tobacco, hemp, and flax. The lower meadows, and meadows adjoining to Beaver Dams, which are abundant, produce at this moment enormous quantities of natural hay and pasture; and the rest of the land, for the production of potatoes, Indian corn, wheat, and other grain, is at least equal, if not superior, to any other land in the Canadas. Independent of the swamps, the timber on the land is very soon described. The sugar maple is the principal growth, and the size and height which it as well as the other trees sufficiently evince the strength and power of the soil; next to this come the beech, elm, and basswood, in various proportions; in some instances the beech and elm predominate over the maple, but this is rare. Near the streams the hemlock is found, and interspersed through the whole is the cherry, butternut, the different species of oak, and the birch."

Another Gentleman states, "As far as I have explored the Territory, and as far as I could learn from the different other explorings, I have to say, my impression is, that there is not a better tract of land, if there is any equal, of the same extent, in the Province of Upper Canada. It is abundantly watered with a variety of streams, which are not like the slow-moving, dull, stagnant ones in some other parts of the Province, but are swift, and in some places rapid; which will tend greatly to the salubrity of the climate, as well as to other invaluable benefits, when the land becomes settled, from their being suitable for hydraulic purposes. The soil is always judged of by the timber that grows upon it; when that consists of maple, beech, basswood, and cherry, the land is considered very good; but if the maple and basswood are the most prevailing, it is considered of superior quality."

A third says, "In passing through the country I have found the timber (naming that first of which there is the greatest quantity, and the rest in the same order,) to be maple, elm, beech, and basswood. There are others in less quantity, viz. hemlock, butternut, black ash, white ash, soft maple, white oak, hickory, and pine. The soil in general is a black loam, sometimes with a proportion of sand, the subsoil clay with a mixture of sand; there are very few stones, except in the beds of the rivers and creeks, and that principally limestone. The banks along the shore of the Lake have rather a forbidding appearance when viewed from the water, being clothed with cedar and hemlock to their bases; but as soon as you arrive at the summit of their slopes, the good land, clothed with the hard timber before mentioned, makes its appearance. In scaling the shore, we took opportunities of going into the interior, and in all cases found the land good."

With such testimonials, from equal examination by respectable individuals, the Directors feel they can with confidence recommend the Huron Tract to the favourable notice of persons intending to settle in Canada, and they are disposed to offer every inducement and encouragement in their power, to draw the attention of settlers to that part of the Company's Land; therefore, although all new settlements are in their commencement attended with very considerable expense, yet the situation in the neighbourhood of the harbour at the mouth of the river, called by the Natives the *Neuseung*, is represented to be so well adapted for the site of a considerable town, that instructions have already been sent to make arrangements for laying out a town and commencing a settlement; to which it is proposed to give the name of *Goderich*, the intention of the Court to bestow that name on the *Halton Block*, having been anticipated by the Superintendents giving it the name of *Guelph*; and as the Indian name of the river is, rather unpronounceable, and the name of *Red River*, which it has heretofore received from voyagers and Indian traders, is common to several other rivers in North America, it is now proposed, in compliment to the Lieutenant-Governor, to call this river the *Maitland*.

In addition to the Town to be established on the banks of the river, directions have been sent to lay out a Township in the immediate neighbourhood, to be subdivided into lots of eighty acres; and in order to attract early settlers, the Directors have resolved to dispose in this country of 200 such Lots, at 7s. 6d. per acre, and to give to purchasers applying during the present season, the right of choice of the Lots specified in a Diagram, to be exhibited to them at the Company's Office. The priority of choice to be according to the time of their claims being presented after their arrival on the spot; and they are further to have the privilege of selecting a Town Lot at the price to be fixed for the first Settlers. For such purpose tickets will be given at the Company's Office, on payment of a deposit of £5 per lot, to be forfeited if the lot shall not be claimed within twelve months after the deposit being so paid.

As this new Settlement is to be formed on the shore of Lake Huron, it may be deserving of notice to state that this Lake, and the rivers which fall thereto, abound with excellent fish. Sturgeon is found in the rivers generally, and a species of trout, of excellent quality, and sometimes reaching the weight of forty or fifty pounds, is found in the Lake. Whitefish, black bass, pickerell, and various other species of fish with which the Lake abounds, afford, at the proper seasons, grateful and nutritious food; and at the mouth of the *Maitland*, in June last, the exploring party found fish in such abundance, that in one day a man could spear enough to fill a pork barrel. Salt springs are found in several parts of the territory, so that the manufacture of salt, for the supply of the country at least, if not for exportation, will probably be very soon established.

To the new Settlement of *Goderich*, the communication, for some time, will be by navigating Lake Erie, the River *Detroit*, the Lake and River *St. Clair*, and Lake Huron; which route, although it is circuitous, and on the map appears formidable, may yet, in steam vessels, be passed in four or five days, from Fort Erie, or Buffalo, or the Welland Canal, to *Maitland Harbour*; and, during the present season, Settlers, properly recommended, and presenting themselves at either of these points, will be conveyed to the new settlement at the Company's expense. By the same navigation, and through the Welland Canal, which opens access from the River *St. Lawrence* to the inland seas of America, the future produce of this new settlement will find its outlet; and an inland communication with the rest of the Province, by means of roads, will be the first object attended to in the general arrangements for the settlement of the Huron Territory.

The Hemlock is a species of pine, growing generally in moist or swampy situations, and on soil of inferior quality.

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