

LANDS IN UPPER CANADA,

TO BE DISPOSED OF BY THE

CANADA COMPANY.

INCORPORATED BY ROYAL CHARTER AND ACT OF PARLIAMENT, IN 1826.

DIRECTORS.

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THE CANADA COMPANY have Lands for Sale in almost every part of the Province of Upper Canada, on terms which cannot fail to be highly advantageous to the Emigrant, as from the Company requiring only one-fifth of the purchase-money to be paid in cash, and allowing the remainder to be divided into five annual payments, bearing interest, the Settler, if industrious, is enabled to pay the balance from the produce of the land.

THE LANDS OF THE CANADA COMPANY are of three descriptions, viz.—

- Scattered Reserves;
- Blocks or Tracts of Land, of from 1,000 to 40,000 acres each;
- The Huron Tract, containing upwards of 1,000,000 acres.

SCATTERED RESERVES.

The scattered Crown Reserves are lots of land of from 100 to 200 acres each, distributed through nearly every Township in the Province, and partaking of the Soil, Climate, &c. of each particular Township. These lands are especially desirable for persons who may have friends settled in their neighbourhood, and can be obtained at prices varying from 8s. 9d. to 25s. currency an acre.

BLOCKS OF LAND.

The Blocks or Tracts lie entirely in that part of the Province situated to the westward of the head of Lake Ontario, and contain lands, which for soil, climate, and powers of production, are equal, and perhaps superior, to any on the Continent of America. These are worthy the attention of Communities of Emigrants, who from Country, relationship, religion, or any other bond, wish to settle together.

The largest block of this kind in the Company's possession is the Township of Guelph, containing upwards of 40,000 acres, of which the greater part has been already sold, and in the space of a few years only, a town has been established, containing Churches, Schools, Stores, Taverns, and Mills, and where there are mechanics of every kind, and a society of a highly respectable descrip-

tion. Property has improved in value from 250 to 1000 per cent.; thus showing, beyond the possibility of doubt, the advantages which the plans adopted by the Canada Company, in the settlement of their lands, have conferred upon the Emigrants. The same plans being adhered to in the Huron Tract, there is every reason to expect similar results.

THE HURON TERRITORY.

This is a tract of the finest land in America, through which the Canada Company have cut two roads of upwards of 100 miles extent, of the best description of which a new country admits. The population there is rapidly on the increase.

The Town of Goderich, at the mouth of the River Maitland on Lake Huron, is very flourishing, and contains several excellent stores, or merchant shops, in which any article, usually required by a Settler, is to be obtained on reasonable terms. There is a good School established, which is well attended,—a Church of England and a Presbyterian clergyman are appointed there; and as the churches in Upper Canada are now principally supported by the voluntary subscriptions of their respective congregations, an inference may be drawn of the respectable character of the inhabitants of this settlement and the neighbourhood. The Township and Township of Goderich contain about 1000 inhabitants; since the steam-boat, built by the Company for the accommodation of their Settlers, has commenced running between Goderich and Sandwich, a great increase has taken place in the trade and prosperity of the settlement. In this tract there are four good mills, three grist-mills, and in the neighbourhood of each are found stores well supplied. And as the tract contains a million acres, the greater portion of which is open for sale, an Emigrant or body of Emigrants, however large, can have no difficulty in selecting eligible situations, according to their circumstances, however various they may be. The price of these lands is from 11s. 3d. to 15s. provincial currency, or about from 11s. to 13s. sterling per acre.

The Company's Commissioners at Toronto (late York) in Upper Canada, or the Agents at Guelph and the Huron Tract, will be glad to furnish with Emigrants for the purchase of lands, in quantities of 100 acres or upwards.

The Company do not interfere in the outward passage of Emigrants, but passages to Quebec or Montreal may be obtained on the most reasonable terms, from any of the great shipping ports in Great Britain and Ireland, by application to the Ship-owners and Brokers.

HIS MAJESTY'S GOVERNMENT, with a view of affording protection and assistance to Emigrants proceeding from the Outports, have appointed the following Agents:—

LIVERPOOL Lieut. LOW, R.N.
BRISTOL Lieut. HENRY, R.N.
LEITH Lieut. FORREST, R.N.
GREENOCK Lieut. HEMMANS, R.N.
DUBLIN Lieut. HODDER, R.N.
CORK Lieut. FRIEND, R.N.
LIMERICK Lieut. LYNCH, R.N.
BELFAST Lieut. MILLER, R.N.

It is expedient that the Emigrant should embark early in the spring, that he may have the summer before him, and leisure to settle his family comfortably before the winter sets in. Great improvements have taken place in the mode of conveying the Emigrants up the St. Lawrence from Montreal within the last two years, by which the hardships and privations formerly suffered on that route are avoided, and they may now have covered conveyances all the way, for a very moderate addition to the old charges. They have now, also, the option of taking the route by the Ottawa and the Rideau Canal, by which a saving of time is effected at a small additional expense.

The ordinary baggage of Emigrants consists of their wearing apparel, with such bedding, and utensils for cooking, as may be required on the voyage, and any articles of clothing, not intended to be used at sea, ought to be packed in water-tight cases or trunks, not exceeding eighty or ninety pounds in weight.

THE COMPANY WILL RECEIVE DEPOSITS OF MONEY AT THEIR OFFICE, IN LONDON, (No. 13, ST. HELEN'S PLACE, BISHOPSGATE-STREET,) FROM PERSONS EMIGRATING TO CANADA, GIVING LETTERS OF CREDIT ON THEIR COMMISSIONERS IN CANADA, FOR THE AMOUNT, BY WHICH THE EMIGRANTS OBTAIN THE BENEFIT OF THE CURRENT PREMIUM OF EXCHANGE.

The class of persons chiefly required in Upper Canada, and who, of course, will find it best suited to their purposes, are small Capitalists, Farmers, Mechanics, and Labourers. Those possessed of large capital can find profitable and safe investments for their money in the Stock of the Banks, &c. and in the Public Securities, the latter being invested at 6 per cent. Mortgages at 6 per cent. also, on lands and tenements, can be had on unexceptionable security, as a Register-Office in each county prevents the possibility of fraud or deception being practised by obtaining money on encumbered properties.

All further information may be obtained by letter, (post paid,) directed to JOHN PERRY, Esq. Secretary, St. Helen's Place, London; of the Agents,

JOHN DAVIDSON, Esq. Quebec,
Messrs. HART LOGAN, & Co. Montreal;
New York;

of the Company's Commissioners, the Hon. WILLIAM ALLAN and THOMAS MERCER JONES, Esq. Toronto, Upper Canada; and in the United Kingdom, of

Messrs. W. D. & W. C. ACRAMAN, Bristol;
JOHN ASTLE, Esq. Dublin;
GEORGE BUCHANAN, Esq. Omagh, Londonderry;
Messrs. GILKISON & BROWN, Glasgow;
New Ross;
Messrs. ACRAMAN & STITT, Liverpool;

or of the different SHIP-OWNERS and BROKERS at the Outports in the Canada Trade, all of whom, as well as any persons interesting themselves practically in Emigration to Upper Canada, may have a parcel of the Company's proposals and printed papers sent to them, on applying to the Secretary by letter or otherwise.

Canada-House, St. Helen's Place,
Bishopsgate-Street, January, 1835.

[For Climate, Soil, and Productions, turn over.]