

tention to convert wild land into the like of it, that he might enjoy in this country a second England; but, unhappily, he is not aware of the difference there is between wilderness in Canada and an old landed estate, nor is there any pains taken to give him just ideas on the subject.

Now, just as it is possible to make bricks and saw lumber and build a house in Montreal or Toronto as good as a house which is built in an equal city in any part of Europe, so is it possible by adopting proper means and following business principles to make landed property of great value in Canada, almost direct from the raw material of the wilderness. As in the one case so in the other, capital must be used. First create the farm, and afterwards stock it and cultivate it; and, further to approach the true picture, there must be no masses of wild land between farm and farm, scattering the population and increasing expenses of all kinds to a disastrous degree. Canada is not what it might be—a country inviting to moderate capitalists who have a high knowledge of agriculture, for they see at once that they must, in settling here on wild land, mingle with a slow and defective system, and suffer all the disadvantages of the wide-spread arrangement of the poor and unthrifty.

Going more minutely into the subject, it is evident that the condition and circumstances of each candidate for settlement should be carefully considered. If they have no capital they are totally unfit to undertake to convert a hundred acres of land into a farm, and should not be allowed to attempt it; and to hold the land as wilderness should never be permitted in the midst of other farms.

Without capital they are laborers; and if they be not artisans who can find employment as usual, their proper position is that of the peasant. Single men may be engrafted on households already possessed of means, as is often done at present, and may work for board and wages; but whole families cannot be so introduced, and must have a separate place of abode. For them small lots of land should be laid out, intermingled with the larger lots, so that they may be located amongst employers richer than themselves. It is an inevitable neces-

sity also that on each of these small lots a cottage and its appendages should be built, so that the family can have shelter and a home at once, and put themselves into an attitude to work for others without embarrassment. This is all that is requisite on the part of the great land-owner, unless as an investment he wishes to do more.

Full possession or a deed should never be given until land is paid for; and the payment for land should always be discouraged until the occupier has the purchase money as a free surplus for investment. To pay rent is always the soundest principle; combining with it when it is wished the power to purchase by the tenant at a future time. For a peasant a twenty-acre lot is the outside of all rational limits, for after reserving about five acres as a resource for fuel there is as much left as any family can cultivate to a high degree of perfection, and enough at the same time to form an ample support, when in good condition, independent of external employment.

Cultivation by a peasant family should be altogether different from the farming of one or two hundred acres by the man of capital. It is not to be supposed that the peasant should possess oxen or horses, or ploughs and harrows and drills; with these things he works for his wealthier employer; neither does he need barns and other such out-buildings. For him, after he has in leisure time, with the help of his family, cleared an acre or two and fenced it, the hoe should be almost the sole implement. With it the most beautiful and perfect culture may be conducted, making everything clean around stumps, and all other obstacles which are immovable for a time.

But with the finest culture it is a fatal mistake to suppose that he can ever raise on his land what will supply all his wants. As it is in the city, so it is in the country; civilized man requires much besides the possible products of a Canadian farm, small or large. Tools to work with, groceries, clothing, furniture, bedding, cooking vessels if not a stove, cutlery and crockery, books, newspapers and writing materials; money for taxes and travelling when necessary, and to pay his doctor or any other party, must be included in his wants.