

To those who are not content with their present position in the old country, there awaits a home and independence in the new world, which cannot be taken advantage of too soon. For at this time a large number of labourers and mechanics are required for the numerous railways now in course of construction in the country, and also for the lumber trade,—the Ottawa, and other districts, offering great advantages to the settler in respect to high wages and the cheapness of land, the poor man, in a very short time, being able to become a prosperous freeholder. The rate of wages given has, during the past year, in many instances, been more than doubled, owing to the great demand for labour. Female servants get from 15s. to 25s. per month.

LAND—PRICES AND REGULATIONS.

Land is as easily obtainable in Canada as in any other British colony: the Crown Lands may be purchased at from 1s. to 4s. per acre in Lower Canada, and in Upper Canada from 4s. to 20s. per acre, the value being regulated by their situation. In the former the purchase money is payable in five, and in the latter in ten, years. The Government seldom sell less than 100 or more than 200 acres to an individual, and these are, by a regulation of the Crown Lands Department, for actual settlement. The town plots, however, especially those possessing the advantages of water power, are sold in small lots at from £10 to £15 per acre, and the purchaser is required to give security for the erection of such a saw and flour mill as will suffice for the wants of the community. There are Crown Land Agents in every county, from whom information and advice can be readily obtained.

Independently of public lands, there are, it is supposed, above 2,000,000 acres in the hands of private individuals, improved and unimproved, and sold from 5s. and upwards per acre. Improved farms, according to their intrinsic value and the outlay in houses, barns, stables, orchards, and fences upon them, are sold at from £2 to £20 per acre. Many private holders dispose of their lands at a credit of twenty years, the tenant paying yearly interest, with the power of completing his purchase at any time. There is still another mode adopted by the Government in Lower Canada, viz., that of allotting lands to individuals of twenty-one years of age and upwards, to the extent of fifty acres, *without purchase*, on condition that they satisfy the Commissioner, or his agent, that they can support themselves until a crop can be raised.

The British American Land Company sell their lands in Lower Canada at from 8s. to 12s. per acre, requiring interest only for the first four years, and then allowing four years for the payment of the principal: the emigrant thus gets 100 acres of land by an annual payment of from £3 to £4 10s.

The Canada Company possess large tracts of land in various parts of the Upper Province, but principally on the south-east shore of Lake Huron. The price of their lands varies from 10s. to £2 10s. per acre, increasing as the settler approaches the Huron tract. Those who cannot purchase may lease these lands for ten years, paying ordinary interest, with the right of converting their leases into freehold at any time. Besides the valuable Huron Tract, this Company possesses more than 300,000 acres of land in other counties.