

# 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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#### 1st. DETACHED LOTS OR SEPARATE FARMS,—from 50 to 200 acres each, scattered through the different townships in the province.

These lots are, in many instances, interspersed in the old settlements, and have the advantage of established roads in their immediate vicinity.

The Company are selling these Lots at prices varying from 7s. 6d. to 20s. an acre, one-fifth payable down, and the remainder (which industrious Settlers would be able to pay out of the Crops) by annual instalments in five years, with interest.

#### 2d. BLOCKS OF LAND, containing from 1000 to 40,000 acres each, situated in the western districts of the province.

A Town, called GUELPH, has been built, in a central situation, on one of the most considerable of these Blocks, in the Gore District, and roads have been opened, at the expense of the Company, to the various townships around; and one main road is now in operation from Guelph to Dundas, twenty-four miles, which latter place will become the depot for all grain raised in the back townships, fetching, with the mere difference of carriage, as high a price there and at Flamborough, which is twenty miles distant from Guelph, as at York, where it is shipped for the Montreal market. Upwards of 200 houses are now built; a first-rate stone grist-mill will be in operation in January, 1831; there are several taverns, where board and lodging may be procured on moderate terms, and tradesmen of most descriptions are among its inhabitants, which amount to about 800. Building lots, of a quarter of an acre, sell at 40 dollars; farms in the vicinity fetch from 15s. to 40s. per acre, which a few years ago were sold at 7s. 6d. to 10s. 6d. and 15s. the highest.

Settlers with capital, who prefer establishing themselves on Land on which partial clearings have been made and log-houses erected, will generally find lots with such improvements for sale. This arises from persons going originally in very destitute circumstances, or rather dependent on the Company's assistance, who, having succeeded on their lots, are willing to sell their land, with a reasonable profit, to new comers at from four to six dollars, with the improvements on the same, houses, barns, &c. These individuals generally remove further westward, having acquired sufficient knowledge of the country, and purchase on the Huron Tract, which is equal in quality, at from 7s. 6d. to 10s. per acre.

Persons possessing small capitals will find the Upper Province the most desirable part of the Colony to fix themselves in, especially if they have large families. One hundred pounds, on arrival at the spot, will enable an industrious person to support his family, because, in purchasing land one-fifth only is required to be paid down, and the remainder, with the advantage of having roads and a good market within 24 miles, can be made off the farm in time to meet the instalments, and in no one instance have the Company, since its formation, had occasion to resort to compulsion for any arrears.

A large Block of Land in the Township of WILMOT has been surveyed, laid out into Farms, and a Road cut through it from

Guelph, leading to the Huron Tract, and again through that to Goderich, on Lake Huron.

A considerable stream, offering great advantages for mill-seats, and hydraulic purposes, flows through part of this Block.

#### 3d. THE HURON TERRITORY,—a tract of 1,100,000 acres, in the shape of a triangle, its base being about sixty miles in length, resting on Lake Huron, and having a direct navigable communication through Lakes Erie and Ontario, to the Atlantic.

The Company have laid out a Town in this District, called GODERICH, at the confluence of the River Maitland with Lake Huron, which promises, from its local advantages, to become one of the most important and flourishing settlements in the Province.

A considerable number of enterprising Colonists, and among them many possessed of capital, have this season sold their old cultivated farms on Yonge Street, near York, and proceeded to Goderich, where there is a grist-mill, saw-mill, brick-kiln, tavern, &c. a considerable quantity of land has recently been taken up by them, at from 7s. 6d. to 10s. per acre: with this party are several old American settlers, who have been fifteen and twenty years in the Province, which is a strong proof of the goodness both of soil and situation, they being, from experience, the best judges. The Harbour, the only one on the Canadian side of the Lake, is capable of containing vessels of the burthen of 200 tons; and it has been established as a Port of Entry, which will insure to the inhabitants a great share of the trade with the upper countries, and their opposite neighbours in the new settlements in the United States.

The scenery on the River Maitland has been described, as more like English than any other in America. There is abundance of brick-earth and potters' clay in every direction round the Town.

The establishments at Goderich have been formed by the Company, principally to afford facilities, encouragement, and protection to Settlers, who may be disposed to purchase and improve the adjoining lands.

Roads are in progress, as marked out in the map, from Goderich to the Town of London, where they will join the Talbot road, and connect the Huron Tract with Port Talbot and the various Settlements and Towns on Lake Erie and the Niagara Frontier. Cattle and provisions can be obtained in abundance by this route, or the still more easy water communication between Goderich and the old well-cultivated Settlements of Sandwich, Amherstburgh, and Detroit.

For the making of roads, and towards the improvement of water-communications, the building of churches, school-houses, bridges, wharfs, and other works, for the benefit and accommodation of the public, the Company have engaged to expend a sum of £48,000 in the Huron Tract; all such works and improvements to be approved of and sanctioned by the local authorities.

With respect to the soil in the Huron Tract, it is only necessary to quote the words of the Surveyor who has been employed to lay out the line of road to connect Goderich with the Talbot Settlements through the heart of the Tract, viz.—"the quality of the soil through the whole thirty-three miles, is such, that I have not seen its equal in the Province;

the soil is generally composed of a deep, rich, black loam, and is thinly timbered. For the purpose of the intended road, there is not one mile in the whole distance otherwise than favourable; and there are four permanent streams, branches of main rivers." And with respect to the important consideration of climate, reference may be made to the subjoined Report.

The Commissioners in Upper Canada have directions to treat with associations of settlers for large quantities, or even whole blocks of land, if any should prefer this course; and there will be every disposition to encourage small capitalists, and enterprising and industrious emigrants, by the most extended credit, on such conditions as may be only consistent with the final security of the Company.

To the agricultural class of emigrants every possible encouragement is given; such as are simply desirous to obtain work, if they proceed direct to York, are more sure to obtain it, than in the Lower Province, where the rate of wages is much lower; the general prices to a farming labourer in the neighbourhood of York, Guelph, and Goderich varies from eight to twelve dollars per month and his board. Some thousands landed last season at York and all found employment. Working Artisans, particularly Blacksmiths, Carpenters, Bricklayers, Masons, Coopers, Millwrights, and Wheelwrights, get high Wages, and are much wanted. Industrious men may look forward with confidence to an improvement in their Situation, as they may save enough out of one Season's Work to buy land themselves in settled Townships. It is also a matter of much encouragement to the poor class of emigrants to know that the Legislature, aided by the assistance of some gentlemen in and about York, have erected a commodious brick building in York for the temporary use of such emigrants as may need it; and to prevent the inconvenience which has happened from their not being able to find accommodation at inns on their first arrival. It will be the duty of the Superintendent of that Establishment to seek out employ, and direct those who wish it to persons in the country who require servants; last season much grain, within fifteen and twenty miles of York, was wasted for want of hands in the harvest.

The Soil and Country possess every requisite for farming purposes and comfortable settlement, which is proved by the experience of the numerous industrious Emigrants now settled there. The samples of UPPER CANADA Wheat have not been exceeded in quality by any in the British Market during the past year. The population of the Province, which is rapidly increasing, consists, almost exclusively, of persons from Great Britain, who have gone there to settle. The Taxes are very trifling, and there are no Tithes. The expense of clearing the Land ready for Seed is about £4 per Acre, if paid for in Money, but if done by the Purchasers themselves they must employ part of their time at Wages, or possess some means of their own.

Passages to Quebec may be obtained on the most reasonable terms, from any of the great shipping ports in Great Britain and Ireland; it is expedient that the emigrant should embark

early in the season, that he may have the summer before him, and leisure to settle his family comfortably before the winter sets in.

The expense of conveying a family from a port in the United Kingdom to York, Upper Canada, is as follows:—£3 for the passage of an adult from England to Quebec; children £1:10; provisions about as much more, and from Ireland and Scotland considerably less. From thence to York the expense is about £2 for an adult and £1 for children, without provisions.

THE COMPANY'S AGENTS, ON THE ARRIVAL OF EMIGRANTS AT QUEBEC OR MONTREAL, WILL, FOR THE PRESENT SEASON, CONVEY, AT THE COMPANY'S EXPENSE, PURCHASERS WHO PAY A FIRST INSTALMENT, IN LONDON, QUEBEC, OR MONTREAL, OF TWO SHILLINGS AN ACRE UPON NOT LESS THAN ONE HUNDRED ACRES, TO THE HEAD OF LAKE ONTARIO, WHICH IS IN THE VICINITY OF THEIR CHOICEST LANDS, AND THEIR AGENTS IN ALL PARTS OF THE UPPER PROVINCE WILL GIVE SUCH EMIGRANTS EVERY INFORMATION AND ASSISTANCE IN THEIR POWER. SHOULD EMIGRANTS, ON ARRIVAL, NOT SETTLE ON THE COMPANY'S LANDS, THE MONEY PAID BY THEM WILL BE RETURNED, DEDUCTING THE ACTUAL EXPENSE OF CONVEYANCE TO YORK.

No heavy or cumbersome baggage ought to be taken—household furniture, iron utensils, implements of husbandry,—in short, all articles of considerable bulk or weight will cost, in freight and carriage, more than the expense of replacing them in Upper Canada; besides the trouble of their conveyance, the risk of damage, and the danger of articles carried from England or Ireland being found unsuited for use in America. The baggage of emigrants should consist only 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, from persons emigrating to Canada giving letters of credit on their Commissioners, in Canada, for the amount, by which the emigrant gets the benefit of the current rate of exchange, which was, in 1830, £6 to £9 per cent.

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

JOHN DAVIDSON, Esq. Quebec;  
Messrs. HART LOGAN & Co. Montreal;  
of the COMPANY'S COMMISSIONERS, at the Office, in York, Upper Canada; and of the following Agents in the United Kingdom:

Messrs. W. D. & W. E. ACKERMAN, Bristol.  
JAMES ADAM, Esq. Edinburgh.  
JOHN ASTLE, Esq. Dublin.  
SEXTON BAYLEY, Esq. Cork.  
GEORGE BUCHANAN, Esq. Omagh, Londonderry.  
JOHN CARROLL, Esq. Limerick.  
MR. THOMAS W. EVANS, Liverpool.  
MESSRS. ROBERT EWING & Co. Greenock.  
MESSRS. GILKISON and BROWN, Glasgow.  
MESSRS. WATSON and GRAVES, New Ross.

## CLIMATE, SOIL, AND PRODUCTIONS OF UPPER CANADA,

From an official Report of an Agent of His Majesty's Government, laid before a Select Committee of the House of Commons, in 1823, by His Majesty's Under Secretary of State for the Colonial Department.

**THE CLIMATE** of Upper Canada is considerably milder than that of the lower province, and the winter shorter in the same proportion. In both these respects it improves as you proceed to the westward; so much so, that although the frost generally sets in in November at its eastern extremity, and continues in that neighbourhood till the middle of April, it rarely commences on the shores of Lake Erie before Christmas, and it usually disappears between the 25th of March and the 1st of April.

On a comparison with the climate of Great Britain, the heat in the summer months is somewhat greater, but never oppressive, as it is always accompanied with light breezes. There is less rain than in England, but it falls at more regular periods, generally in the spring and autumn. The winter cold, though it exceeds that of the British Isles, is the less sensibly felt, in consequence of its dryness, and seldom continues intense for more than three days together, owing to the regular fluctuation of the wind between the north-west and south-west points. It may be observed that the winter season is the most favourable to land-carriage, as the roads then admit of sledging in all directions, which is a very expeditious mode of conveyance, and attended with but little draft; so that one horse or ox can, in this manner, easily draw double what he can upon wheels. It is hardly necessary to state that in a country so overspread with timber there can never be a deficiency of fuel. As the forests disappear the climate improves.

**SOIL.**—Upper Canada is blessed with as productive a soil as any in the world, and it is easily brought into cultivation. The nature of the soil may be invariably discovered by the description of timber it bears. Thus, on what is called hard timbered land,

where the maple, beech, black birch, ash, cherry, lime, elm, oak, black walnut, butter-nut, hickory, plane, and tulip tree, &c. are found, the soil consists of a deep black loam. Where the fir and hemlock pine are intermixed in any considerable proportion with other trees, clay predominates; but where they grow alone, which is generally on elevated situations, sand prevails. This also happens where the oak and chestnut are the only trees. These sandy soils, though naturally unfavourable to meadow and pasture, are found to produce the brightest and heaviest wheats, and can, with the assistance of gypsum, which abounds in many parts of the province, be made to bear the finest possible crops of clover and Indian corn. In most seasons the clays furnish the greatest burthen of grass. Perhaps there does not exist in any quarter of the globe, a country of the extent of Upper Canada, containing so small a quantity of waste land, either of marsh or mountain, yet there is not any deficiency of water; for, independently of the numerous rivers and streams which flow through the country on every side, good springs are universally found either on the surface or by digging for them.

**NATURAL PRODUCTIONS.**—The timber most esteemed in Upper Canada for building and farming purposes is the white oak (very similar to the English); the yellow pine, a sort of deal which cuts up into excellent boards, as does also the tulip-tree, which there grows to an immense size. This latter timber is by many considered the best for weather boarding, from its superior facility in taking paint, and being of the poplar tribe, it is less liable than most other woods to accidents from fire, as it never blazes; the oak and hickory are principally used for ploughs, cart-wheels, &c.

The black-walnut, cherry, and curled maple, work up into durable and beautiful furniture of all sorts. From the maple, the settlers, by a very simple and easy process of tapping, obtain in a few days a sufficient quantity of sugar to supply their families for a year; many, indeed, manufacture a considerable surplus for sale. Soap may be made in any quantities from the wood-ashes, with the addition of a certain proportion of tallow or grease of any kind. Plums, cherries, crab-apples (which latter yield an excellent preserve), gooseberries, currants, strawberries, raspberries, grapes, cranberries, walnuts, chestnuts, and filberts, grow wild in the woods, where game is sufficiently abundant; consisting of red-deer, hares, pheasants, woodcocks, snipes, and quails, with many other birds, good for the table; in which enumeration should not be omitted the wild pigeon, which, at certain periods of the year, migrate from the westward in flocks of such magnitude as surpasses all description, and are excellent eating.

**GRAIN, &c.**—The grain grown in Upper Canada consists of spring and winter wheat, oats, barley, rye, buck-wheat, and Indian corn, the last of which is a most important article of consumption. Peas are the only field pulse cultivated there; the summer heats being considerably too great for beans. There are potatoes, turnips, pumpkins, clover (red and white), and timothy grass. Both flax and hemp grow remarkably well.

**FRUIT AND VEGETABLES.**—All the fruits and herbs, common to the English kitchen-garden, thrive well in this province; and several of the former, which cannot in all seasons be had in perfection, in England, without forcing, succeed there in the open air; melons, in particular, which are excellent.

There is also a great variety of apples, pears, plums, &c. of the finest quality which are known to European orchards. The stone-fruit is also raised on standards.

**AGRICULTURE.**—Course of crops: the soil being of such a nature as not to need manure, the same attention is not there paid to the regular succession of crops as in Great Britain. After wheat, which is generally harvested in the month of July and beginning of August, rye can be sown on the same ground in the autumn to advantage; the rye crop is frequently laid down with clover or grass seed, which, unless the farmer is pressed for ground, will continue to furnish good meadow and pasture for four or five years, otherwise it is ploughed up before winter, and in the spring put into pease, spring wheat, Indian corn, barley, oats, or buck-wheat, all of which answer very well; the two first rather benefiting than impoverishing the land. The leaves and tops of the Indian corn are likewise excellent winter food for cattle, particularly milk-cows. After any of these latter crops, wheat may be sown again; potatoes being put into newly cleared land, as a first crop; potatoes being put into the ground with a hand-hoe, from the beginning of May till the middle of June; turnips are sown about the first week in August, after the greatest heat has subsided, and, at which time, the fly has disappeared, simply requiring the harrow. It is to be understood that the new land is never ploughed for the first crop. Timothy is the grass most cultivated, as it affords a large burthen of the best hay, besides good after-grass; however, it is best mixed with clover, to which it serves as a support, and prevents matting.