

NOVA SCOTIA.

Appendix (A.)
No. 2.

(A.)—No. 2.

COPY of a Letter from Peter Crerar, Deputy Land Surveyor, to John Spry
Morris, Esq.

Sir,

Pictou, 14th May 1827.

Your Circular, of date 7th ultimo, commanding me to attend Colonel Cockburn, should he visit this district, and furnish him with all the information in my power, I received, and proceeded immediately to collect information on the points mentioned in your letter, and have now the honour of submitting the result to you. Should Colonel Cockburn visit this district, I will gladly obey any commands with which he may favour us. First, in adverting to the subject of this query, it will be best to mention the townships into which the district has been divided: to wit, Pictou, Egerton, and Maxwelton. Pictou is the western. In it the land is almost all granted or located, except such lots as are of an inferior quality or in inconvenient situations, and therefore not considered fit for settlement. In different parts throughout this township there are probably from two to three thousand acres of ungranted lands; part of it, before many years, may probably be sought after, but a great part will never be accounted worth the expense of a grant.

Egerton, the next township, comprehends all the East River, from its mouth nearly to its source, and a great part of the Middle River. It is all granted and located, except a tract upon the south side, which has hitherto been considered too remotely situated, considering its supposed qualities for settlers. Of the quantity in this tract I cannot make even a supposition, but the quality, partly from observation of others, I am induced to believe by no means good. I speak generally, for there are, no doubt, some good pieces, and perhaps of considerable size. The ungranted land on the East River commences about thirty miles from Pictou Harbour by the courses of the river. The tide flows about eight miles of this distance, near the head of which is situated the small town of New Glasgow.

Maxwelton is the eastern township of the district, and extends from west to east, along the shore of Merigomish Harbour, about fourteen miles. The front or northern part of the township, to the extent of about twelve miles from Merigomish Harbour, is nearly all located, and a great part of it settled. Between that and the district line of St. Mary's in the south, and the line of the county of Sydney on the east, is ungranted. This is the only large body of good ungranted land in this district, containing about 40,000 acres, chiefly covered with hard wood. Ever since the formation of a Board of Land Commissioners here, I have particularly turned my attention to this part of the district, and directed settlers to it. I have during that time surveyed lots to about forty settlers, within the twelve miles from the shore as above mentioned; and, at the recommendation of his Excellency Sir James Kempt, also surveyed and marked off, in lots of 200 acres each, about 6,000 or 7,000 acres ready for location. This large tract of land I know from personal survey and observation to be of a most excellent quality, is well watered by Barney's River, running into Merigomish Harbour, and the branches of the St. Mary's, running into the Atlantic; the streams are small, this being their source, and not fit to float timber; there are also several small lakes, some of which abound in trout. Roads could easily be cut through it in any direction, to unite the roads of the three Settlements above mentioned, there not being more than nine miles between the extremities of any two of them.

Fishing could not be carried on by settlers on any part of the ungranted lands in the district of Pictou.

2d Query.—My knowledge on the subject of this query is very limited, but I think for the kind of payment you mentioned, land could be cleared, unless particularly difficult, for from 3*l.* 10*s.* to 15*s.* per acre; this does not include fencing.

3d Query.—I think about 15*l.* or 20*l.* would build a comfortable house for a settler.

4th Query.—It is impossible to give you a correct idea of the value of Wilderness Land, as it bears a different price in every different situation, often selling for 5*l.* and sometimes for 40*l.* a hundred acres. There is, perhaps, no land which has been taken up within a number of years past, that would bring above 10*l.* a hundred.

Herewith