

All the conditions required to be fulfilled by the first settlers were these : " They must within the term of two years, clear fit for cultivation and fence, ten acres of the lot obtained ; build a house 16 by 20 feet of logs or frame, with a shingle roof ; also cut down all the timber in front of and the whole width of the lot (which is 20 chains, 133 feet wide), 33 feet of which must be cleared smooth and left for half of the public road." To issue injunctions for the performance of such work was easy. To do such work, or to get such work effectually done, was, under the circumstances of the times, difficult. Hence Yonge Street continued for some years after 1794 to be little more than a rambling forest wheel-track through the woods.

In 1794, as we have before heard, Mr. William Berczy, brought over from the Pulteney Settlement, on the south side of Lake Ontario, sixty German families, and conducted them to the township of Markham, north-east of York, where lands had been assigned them. In effecting this first lodgement of a considerable body of colonists in a region entirely new, Mr. Berczy necessarily cut out by the aid of his party, and such other help as he could obtain, some kind of track through the forest, along the line of Yonge Street. He had already once before successfully accomplished a similar work. He had, we are told, hewn out a waggon road for emigrants through trackless woods all the way from Philadelphia to the Genesee country, where the Pulteney Settlement was.

In 1795, Mr. Augustus Jones, a Deputy Provincial Surveyor, who figures largely in the earliest annals of Upper Canada, was directed by the Lieutenant Governor to survey and open in a more effective manner the route which Mr. Berczy and his emigrants had travelled. A detachment of the Queen's Rangers was at the same time ordered to assist.

On the 24th December, 1795, Mr. Jones writes to D. W. Smith, Acting Surveyor General :—" His Excellency was pleased to direct me, previous to my surveying the township of York, to proceed on Yonge Street, to survey and open a cart-road from the harbour at York to Lake Simcoe, which I am now busy at (*i. e.* I am busily engaged in the preparations for this work.) Mr. Pearse is to be with me in a few days' time with a detachment of about thirty of the Queen's Rangers, who are to assist in opening the said road."

Then in his Note-book and Journal for the new year 1796, he records the commencement of the survey, thus :—" Monday, 4th