



# LANDS IN UPPER CANADA,

TO BE DISPOSED OF BY THE

## CANADA COMPANY.

INCORPORATED BY ROYAL CHARTER AND ACT OF PARLIAMENT, IN 1826.

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THE CANADA COMPANY have for sale lands in every part of the Province of Upper Canada, on terms which cannot fail to prove advantageous to the Emigrant; as from taking payment in six instalments, the first payment being only one-fifth of the purchase-money, and the remainder in five annual payments, with interest at 6 per cent., the industrious Settler is enabled to realize the greater part of the money required out of the profits arising from the cultivation of his farm.

THE LANDS OF THE CANADA COMPANY are of three different descriptions, viz.—

1st, Scattered Reserves; 2dly, Blocks or Tracts of Land, from 1000 to 40,000 acres each; and, 3dly, the Huron Territory, being a district of land containing 1,100,000 acres, situated on the shores of Lake Huron.

### SCATTERED RESERVES.

1st. The scattered Reserves are farms or lots of land of from 100 to 200 acres each, which are spread over nearly every Township of the Province, and in many instances are desirable, not only on account of their soil and other intrinsic advantages, but their value is much enhanced, to the British emigrant especially, by their proximity to neighbours or to mills, stores, (or general shops,) schools, and churches. Emigrants who have friends already settled in the Province would do well to write to them, before they leave this country, to look out for a favourable situation, and to take the preliminary steps for purchasing a lot, in order that the Settlers may enjoy the very great advantage of being enabled to commence their operations the moment they arrive in the country. The price at which lands are now selling are from 8s. 9d. to 20s. per acre, depending upon the situation or location.

### BLOCKS OF LAND.

2d. The Blocks of Land lie entirely in that part of the Province situated to the westward of the head of Lake Ontario, and contain lands which, for soil, climate, and powers of production, are equal, and perhaps superior, to any on the continent of America.

These are worthy the attention of communities of Emigrants who, from country, relationship, religion, or any other bond; wish to settle together.

The largest block of this kind in the Company's possession is the township of Guelph, containing upwards of 40,000 acres, of which the greater part has been already sold, and, in the short space of five years, a town has been established in the wilderness, with churches, schools, stores, taverns, and mills; and where there are mechanics of every kind, and a society has been formed of a highly respectable description. Property has improved in value from 250 to 1000 per cent., thus showing, beyond the possibility of doubt, the advantages which the plans adopted by the Canada Company in the settlement of their lands have conferred upon the Emigrant. The same plans being adhered to on the Huron Tract, there is every reason to expect similar results.

### THE HURON TERRITORY.

3d. The Huron Tract.—This is a tract of the finest land in America, through which the Company have made two roads upwards of 100 miles of extent, of the best construction of which a new country admits. It comprises already a village of about fifty inhabited houses and various other settlements, containing in all nearly 1500 inhabitants, whose numbers are rapidly increasing. The town of Goderich, bordering on Lake Huron, at the mouth of the River Maitland, contains stores (or general shops) and most of the different classes of working mechanics are established there, but not so many as the settlement requires. There is a saw and grist mill in the immediate vicinity, and three more of each are in progress in different parts of the tract. There is also a saw-mill, on a large scale, on the River Aux-Sables, in the southern part of the tract. It would be superfluous to state, that where such an extent of good land is open for purchase, an Emigrant, or a body of Emigrants, however numerous, would have no difficulty in selecting a location suited to their circumstances, however various these might be.

The Company, to encourage settlement in the Huron Tract, have determined to continue for this year to allow to all families, Settlers, in this District, purchasing 200 acres or more of the Company, the expenses of conveyance at a stipulated rate from Quebec or Montreal to the head of Lake Ontario, allowing each

family to consist of two adults and three children, by deducting those expenses from the second instalment of the purchase-money of their farm. The present prices of lands in the Huron Tract are from 8s. 9d. to 10s. provincial currency, that is, from a dollar and three quarters to two dollars per acre.

It is hoped that, from the numerous improvements that have been recently made, the passage of Emigrants, from Quebec or Montreal to the Upper Province, will be greatly facilitated, and much labour, privation, time, and expense saved by taking the route of the Rideau Canal, instead of that of the St. Lawrence.

The class of persons chiefly required in Upper Canada, and who, of course, will find it best suited to their purposes, are small Capitalists, Farmers, Mechanics, and Labourers; people of large capital can find profitable and safe investments for their money in the Stock of the Banks, &c. and in the Public Securities, the latter being invested at 6 per cent. and the former at a rate considerably higher. Mortgages at 6 per cent. also, on lands and tenements, can be had on unexceptionable security, as a Register Office in each county prevents the possibility of fraud or deception being practised, by obtaining money on encumbered properties.

The Company's Commissioners at York, the Managers at the Offices of Guelph and Goderich, or the Agents throughout the various parts of the Province, will treat with Emigrants for the purchase of lands, in quantities of 100 acres or upwards; but should less than that quantity be wanted, there are in almost every Township smaller lots; and in the Township of Goderich the lots are laid out in 80 acres each; and a Settler, if he should wish to purchase more than one lot, is only limited in the extent of his purchase by his ability to pay the first instalment, and to comply with the other conditions laid down by the Company for the settling of the Huron Territory.

The Company do not interfere in the outward passage of Emigrants, but passages to Quebec or Montreal may be obtained on the most reasonable terms, from any of the great shipping ports in Great Britain and Ireland, by application to the Ship-owners and Brokers; it is expedient that the emigrant should embark early in the spring, 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: 10s. to £4 for the passage of an adult from England to Quebec; children £1: 10s.; provisions about as much more, but from Ireland and Scotland the whole expense is considerably less. From Quebec

to York the expense is about £1: 10s. or £2 for an adult, and £1 for children, without provisions.

The ordinary baggage of emigrants consists 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 Premium of exchange, which in 1832 was from 6 to 10 per cent.

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

JOHN DAVIDSON, Esq. Quebec;  
Messrs. HART LOGAN & Co. Montreal;  
JAMES C. BUCHANAN, Esq. New York;

of the Company's Commissioners, THE HONORABLE WILLIAM ALLAN, and THOMAS MERCER JONES, Esq. York, Upper Canada; and in the United Kingdom, of

Messrs. W. D. & W. E. ACRAMAN, Bristol;  
JOHN ASTLE, Esq. Dublin;  
GEORGE BUCHANAN, Esq. Omagh, Londonderry;  
Messrs. GILKISON & BROWN, Glasgow;  
Messrs. WATSON & GRAVES, New Ross;  
MR. ANTHONY MORGAN, Great Yarmouth;  
Messrs. ACRAMAN & STITT, Liverpool;

or of the different SHIP-OWNERS and BROKERS at the Out-ports in the Canada Trade, all of whom, as well as any persons interesting themselves practically in Emigration to Upper Canada, may have a Parcel of the Company's Proposals and printed Papers sent to them free, by addressing a Letter to the Secretary. To parties who have determined to emigrate, and wish to make enquiry relative to the Company's Lands, letters of recommendation to the Company's Commissioners will be given if required.

Canada-House, St. Helen's Place,  
Bishopsgate-Street, February, 1833.

[For Climate, Soil, and Productions, turn over.]