

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, in offering their Lands for sale, call the attention of Emigrants to the advantages enjoyed in the Upper Province, more particularly in the western parts of it, over those which are to be found either to the south or the north.

In the Lower Province the winter is both severe and protracted; so that the farmer labours during the six months of summer chiefly to obtain fodder to maintain his stock during the long and rigorous winter, and his crop is often destroyed by severe frosts, even when it is possible to plant fall crops, which is not always the case; so that the whole labour of the year must necessarily be compressed into the few months of an inconstant and capricious summer.

In the more southern latitudes of the United States the climate is so mild that wintering cattle is almost unnecessary, and the operations of the husbandman are rarely interrupted from frost or snow; but the hostility of the climate, particularly to those not born in the North, renders nugatory all those advantages, as where there is no health the labour necessary to acquire property cannot be executed, nor, if it could, can the wealth resulting from it be enjoyed. Upper Canada is situated between these extremes; and the winter, which rarely exceeds three months, is an advantage rather than the reverse, for it furnishes a period in which grain can easily be threshed out and cleaned, (the frost facilitating those operations,) and carried to market from the most distant and otherwise inaccessible quarters, the snow making good the worst road in the Province.

The Company have for sale Lands of three descriptions, viz. Crown Reserve Lots, Blocks, and the large Tract in the County of Huron. Crown Reserve Lots are farms generally amounting to 200 acres, scattered through nearly every Township in the Province, and being selected according to a set diagram framed in the Colonial Office in Downing-street, may be considered as a fair average and specimen of the Townships to which they belong. The Blocks, which are chiefly situated in the Western District, are masses of land from 3000 to 5000 acres. They are rich and fertile land, and eligible for a body of Settlers, who, from community of feeling, whether of country, religion, or consanguinity, would wish to settle together.

In the Huron Tract immense sums have been expended to make its leading roads the best in the Province, or perhaps on the Continent of America; the very finest Mills have been erected by the Company at a great expense, not from the hope of deriving any remuneration from them as Mills, but to enhance the value of the land, by inducing settlement around them. These advantages can easily be appreciated by any person who for a moment considers what must be the situation of a body of emigrants who settle upon a tract of wild land without similar

facilities. They have neither the capital nor the combination requisite to construct first-rate roads and bridges; and as for Mills, no man who had no interest except in his own farm would ever think of erecting one until there was as much grain grown in the neighbourhood of it as would afford a reasonable prospect of profit; and experience has shewn throughout this Continent that when a Mill is erected in a new settlement, it is on the commonest and coarsest construction, intended merely to grind meal for family use, and not capable of producing what in the market is called merchantable flour.

A harbour has been constructed at Goderich, the Capital of the Tract; the best that has as yet been built in the Canadas.

The soil of the Tract is at least equal to any of the same extent on the Continent of North America. Ten years' experience has proved its healthiness, inasmuch as during that period, of all the deaths that have taken place in the Tract, nearly one-half have been caused by accident, and not by disease.

The terms on which the CANADA COMPANY dispose of their Lands will be found most advantageous to the Emigrant, as, in consequence of a liberal credit being given, the purchaser is enabled to pay the greater portion of the price from the produce of the Land itself. One-fifth of the amount only is required in cash, and the balance is divided into five equal instalments, payable annually, with interest.

The head Office of the Company in Canada is at Toronto, where the Commissioners reside, and where intending purchasers can obtain all necessary information as to prices, &c.

The Crown Reserve Lots vary in price from 8s. 9d. to 25s., and the Huron Tract from 11s. 3d. to 15s. currency per acre.

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.

HER MAJESTY'S GOVERNMENT, with a view of affording protection and assistance to Emigrants proceeding from the Outports, have appointed the following Agents:—

LIVERPOOL Lieut. LOW, R.N.
BRISTOL Lieut. HENRY, R.N.
LEITH Lieut. FORREST, R.N.
GREENOCK Lieut. HEMMANS, R.N.
DUBLIN Lieut. HODDER, R.N.
CORK Lieut. FRIEND, R.N.
LIMERICK Lieut. LYNCH, R.N.
BELFAST Lieut. MILLER, R.N.
SLIGO Lieut. SHUTTLEWORTH, R.N.
LONDONDERRY Lieut. RAMSAY, R.N.

In addition to the above-named Officers, T. FREDERICK ELLIOTT, Esq. has been appointed Her Majesty's Agent-General, (resident in London,) for the furtherance of Emigration from England to the British Colonies, by affording all facilities and information to Parish Authorities and Landed Proprietors desirous of furthering the Emigration of Labourers and others from their respective districts. All Letters for Mr. ELLIOTT should be addressed, under cover, to the Colonial Secretary of State.

Parishes raising funds for the conveyance of Emigrants to the Colonies may receive every information on the best means of proceeding by application to the Poor Law Commissioners.

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. Great improvements have taken place in the mode of conveying the Emigrants up the St. Lawrence from Montreal within the last few years, by which the hardships and privations formerly suffered on that route are avoided, and they may now have covered conveyances all the way, for a very moderate addition to the old charges. They have now, also, the option of taking the route by the Ottawa and Rideau Canal, by which a saving of time is effected at a small additional expense. The expenses of the two routes may be calculated according to the following extract from Mr. Brydone's work, published in August 1834.

Montreal to Toronto.		New York to Toronto.	
miles.	£ s. d.	miles.	£ s. d.
240	0 12 6	160	0 5 0
170	0 6 6	209	0 15 7½
		170	0 7 6
410	0 19 0	339	1 11 14

From Toronto to Goderich the Distance is 155 Miles.

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, (No. 13, ST. HELEN'S PLACE, BISHOPSGATE-STREET,) FROM PERSONS EMIGRATING TO CANADA, GIVING LETTERS OF CREDIT ON THEIR COMMISSIONERS IN CANADA, FOR THE AMOUNT, BY WHICH THE EMIGRANTS OBTAIN THE BENEFIT OF THE CURRENT PREMIUM OF EXCHANGE.

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. Those possessed 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. 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.

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,

Quebec;

Messrs. HART LOGAN & Co. Montreal;

of the Company's Commissioners, the Hon. WILLIAM ALLAN and THOMAS MERCER JONES, Esq. Toronto, (late York,) Upper Canada; and in the United Kingdom, of

Bristol;

JOHN ASTLE, Esq. Dublin;

GEORGE BUCHANAN, Esq. Omagh, Londonderry;

Messrs. GILKISON & BROWN, Glasgow;

Liverpool;

or of the different SHIP-OWNERS and BROKERS at the Outports 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, on applying to the Secretary by letter or otherwise.

Canada-House, St. Helen's Place,
Bishopsgate-Street, 1839.

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