

# APPENDIX.

than those of the Upper Province, and no doubt the intending settlers apprehend great inconvenience from their length and weight; but this inconvenience is, under judicious precautions, far less than is usually imagined, and is completely counterbalanced by the advantages of communication which our winters afford, to carry surplus produce to market, when compared with the difficulties and uncertainties of the communication in Upper Canada, during the same season. As regards the salubrity of the climate, the scale is entirely in favour of *The Eastern Townships*, which are perfectly free from all agues, lake fevers, and the other diseases, with which to a certain extent, the Upper Canada settler or his family may expect to be afflicted at the very outset of his labours, and by which his progress is hindered and his enjoyments marred, and the foundation of severe diseases laid within the system. As respects water, *The Eastern Townships* are equally, if not better supplied than Upper Canada, with streams and lakes, affording constant supplies of that pure and wholesome element. The proximity of *The Eastern Townships* to the great markets of Montreal and Quebec, and also to Three Rivers, Montreal, where all their supplies can be obtained at lower prices, and produce disposed of to better advantage, gives them a vast superior over lands in Upper Canada. Agents stationed at Quebec, Montreal, who have personally visited *The Eastern Townships*, and are personally acquainted with their several localities, would have no difficulty in convincing the newly arrived emigrants, that it is more to their advantage to proceed about thirty leagues from Montreal, or a mere score from Quebec, to a country to which they can always gain with facility, and comparatively small expense,—where they obtain lands from five to ten shillings per acre, near to the place of market,—nearer to the country they have left, and therefore in connection with their friends beyond the Atlantic,—and where they may with ordinary economy, prudently purchase, and thereby obtain a good and comfortable living, than when the long communications with markets are improved, may become very costly,—than to expend some £300 or £400 to transport themselves and some 800 or 1000 miles into the interior, where lands are from fifteen shillings per acre, and this access to which is impeded by well known difficulties of boat navigation.

The soil of *The Eastern Townships* will allow of the best roads in the country. Another argument in favour of *The Townships*, is the total absence of all taxation, except a merely nominal contribution of labour or roads, while in Upper Canada, the taxes are somewhat considerable; thus to an emigrant from the mother country will much exceed his choice. On a careful examination of all these alleged advantages, to a superior over the Upper Province, if a judgment is not unreasonably formed in favour of *The Eastern Townships*, there can be no doubt, that every respect, they will furnish, they will furnish, which will only establish themselves with every prospect of success.

*Extract of a Report made to the Commissioners of the British American Land Company, by Mr. David Thompson, Provincial Surveyor, August, 1834.*

The upper parts of Upper Canada, from Kingston to Lake St. Clair, are much milder than the climate of *The Eastern Townships*, and much hotter; but who would exchange the sudden fluctuating temperature of Upper Canada, from the steady winter of *The Townships*; the whole of which time the snow forms the best of roads; this season, when the farmer can do little else, they carry all their produce to the great shipping market, where it is sold for cash, at the best price, and purchase all they want at the lowest price.

A company with a gentleman, who is an honorary member of the Geological Society, and whose works are before the public, I traced the soils from the Eastern District to Lake Huron, they all line stone loams, sometimes rather light, but on the whole very good. *The Townships* we have examined have a soil of strong grey or brown loams, and appear to be at least equally good and lasting with those of Upper Canada; in this respect they may be said to be equal. *The Eastern Townships* they begin to soil, the soil of the soil of every kind of grain, in full maturity, in good seasons, is so complete on this head. In Upper Canada, although the soil is more open, they seldom begin to soil before the same time, the cattle to be in good order for the winter, must be fed in the end of November, all over the Canadas.

*The Eastern Townships* are protected from the cold humid North winds, by the hills North and East of them, the St. Lawrence; the North West winds are softened in passing over the St. Lawrence; the cultivated lands, and all the lands which belong to the company, lie South of the 46th parallel of latitude.

The emigrant with his family should turn to *The Eastern Townships* central and western divisions of which are all partly settled,—say, if his wife and two children, with ten cows, of baggage, he will find him proceed from Quebec to Three Rivers, in one day, at £21.10. currency; from this place to Sherbrooke, ninety-five miles he proceeds by the stage, his baggage at £2.9d. or 3s. per wt. season may be, and himself and family at £2 each, being £7 10s. total £10. He has now already passed twenty miles of a fine country, he may settle, and the distance from Three Rivers is over roads, through a pleasant country, with comfortable inns for accommodation, and charges very moderate. From Sherbrooke, he diverges in all directions, with ready conveyance to where he may go, giving him his full liberty to range over about four thousand square miles of a fine healthy country, with a pleasing varied soil of hill and dale, forest and cultivated land; and in this wide range, he cannot place himself at a greater distance than about one hundred and twenty miles from Montreal. For the health of himself and family, with common prudence, he has nothing to fear, the very few persons he may see, will show him they have no bad practices, never he may settle in these townships, he will be able to procure a breed of cows, working oxen and horses, with all the lesser stock at moderate prices. It must be his own fault, if he does not procure a lot of land with running water; and he has also the advantage of having farms partly cleared, with their buildings. He can bring his own regular system of rotation crops. For every kind of grain, in maize, and for his beef, pork, butter, and poultry, he will find a cash sale at Montreal, Three Rivers, or Quebec. Being in the line of the great markets, the freight is in his own hands, and he can sell his own produce at the highest price, and buy all that he wants at the lowest price, and I do not know where the emigrant can find greater advantages, than he can actually possess in these parts.

My experience of forty-five years in my profession, the greater part of which was passed in the survey of this continent from the Atlantic to the Pacific Ocean, and eleven years on the Boundary Line of the United States, as astronomer and surveyor, has I hope enabled me to put comparative views of one part of the country with another, partial as I am to Upper Canada, having lived there several years, I cannot help declaring, that *The Eastern Townships*, in their climate, streams and proximity to the great markets of Canada, are to the British emigrant more advantageous than any part of Upper Canada above Kingston.

*Extract from Nelson's Quebec Gazette of 29th September, 1834.*  
THE ST. FRANCIS TOWNSHIPS.

These townships are but little known throughout the Province. They are situated on the north-west corner of the Province, and are bounded on the north by the St. Lawrence, on the east by the St. Lawrence, on the south by the St. Lawrence, and on the west by the St. Lawrence.

extends north of the United States line eastward, including the western head waters of the Chaudiere. The soil throughout is excellent, the climate healthy, the water good and abundant; any thing that will grow north of Albany, will thrive equally well in these townships, and the expenses of reaching the Quebec market, which is generally good, need be but trifling. The nearest route to the navigable waters below the Richelieu, through the level country, will eventually be the most advantageous to the seller and the buyer, who are the persons whose interest is not always to be first considered.

"These townships have now grown, under adverse circumstances, to an importance, which, with continued judicious exertions on the part of their inhabitants, must speedily add to their prosperity, and that of the Province of which they form a part; and to which, as British subjects by birth, or voluntary obligation of allegiance, they are bound both by duty and interest."

## EXTRACTS OF LETTERS RELATIVE TO THE EASTERN TOWNSHIPS.

*Extract of a Letter from David Chisholm, Esq. Justice of Peace Clerk for the District of Three Rivers.*

Three Rivers, 24th September 1832.

"I must the British American Land Company will, in the first instance, plant themselves in *The Eastern Townships*, for that part of this province must ultimately be the site and focus of their operations. There, the climate has no parallel for salubrity,—there, the lands cannot be excelled, there the scenery for variety of form and aspect, extent of view and general completeness, can scarcely be surpassed in any part of the world. There too, the roads are excellent, far better than hereabouts, and from this town, a stage runs through their whole line twice in the week to Boston, "through," as Jonathan says, in four days. This indeed is one new thing under the sun. But you may yourself have travelled over this beautiful and interesting country. Several persons of capital are daily resorting to these townships, and are beginning to think, that they afford to the permanent settler, prospects which cannot be surpassed even in Upper Canada. I ought to have mentioned, that while I have from this town to the other side of the St. Lawrence, a fine steam ferry-boat constantly plying, a magnificent bridge is now rearing its stately arches across the St. Maurice, thus completing the communication by land from Quebec upwards."

*Extract of a Letter from Dr. Wilson, late of Ripon, in Yorkshire, to Mrs. George Coster of Ripon.*

Sherbrooke, Lower Canada, 27th January, 1834.

"We are now in the depth of a Canadian winter. During the last week, there has been severer cold than is recollected by the oldest inhabitant. The river Magog, which is in this village, a foaming cataract, is frozen across just below the falls—an event which very rarely occurs. The scale of my thermometer is not marked sufficiently low, to show with accuracy, such an extreme of temperature, but I consider that it has been nearly 50 degrees below the freezing point. Notwithstanding this rigour of climate, we are all comfortable, even in a house built of wood and plastering. This is to be attributed to the use of stoves, heated by wood, the only article of fuel supplied by this province. Out of doors, a very moderate degree of exercise overcomes the sensation of cold. So bright and dry is the atmosphere, that unless there is a violent wind, a slight exertion produces a healthy glow upon the skin, from which perspiration readily ensues. The boys are in a state of great enjoyment, the polished face of the early supplies them with constant diversion, and the chopping of wood for our fires, is for them a wholesome exercise, and a useful employment. The snow is now so well tracked, that travelling is very easy and pleasant, when the cold is not too great."

"Provisions are at this season very abundant; the animals fattened during vegetation, are all killed at the setting in of winter, and their carcasses immediately freeze and become as hard as marble; in the shops they are carried in large quantities, on sleighs through the country, and sold at a moderate price. Whole huddles and sheep, at 2s. and 3s. per lb., hogs, 4d. to 6d. At this time also, farmers bring their wheat for sale. The late season was wet and unfavourable; and from the failure of the crop of Indian corn, wheat is in great demand. In general the price does not exceed 6s. per bushel, but it is now 7s. 6d. Geese and Turkeys, also, come to us by dozens, all stiff with frost, at 1s. and 1s. 6d. each, and fowls in large quantities. Ten sells at 2s. 6d. to 4s. 6d. per lb. Sugar made in this country from the maple, from 3s. to 6s. per lb. Articles of clothing of British manufacture, can be had in Quebec or Montreal, sometimes lower than at the retail shops in England."

"I have taken my present house for a year, from July. Since I arrived here, I have travelled about in the district, and have penetrated a few miles into the UNITED STATES, the frontier being about 30 miles from hence. I have seen many farms, and heard of many more to be sold at moderate terms. The country between this and the line, is in general better settled, and consequently more fit for European inhabitants than that towards the north."

"Innumerable farms are here offered at prices within the reach of small capitalists. The mere wreck or scattered fragments of many an English farmer would supply him with a farm, stock, and implements all his own, and enable him to look upon his family, not with anxious and painful solicitude, but as a certain source of his bread and butter. Farms may be purchased from 100 to 350 acres, having house, barns, &c. of wood and stone, may be purchased for £250 to £350. I am in treaty for one at the river Massawippi, six miles from this place, and two from the village of Lennoxville. It contains 211 acres, of which 50 are cleared and cultivated. It is in a warm sheltered situation on a principal road; the river divides it into two equal parts, and abounds with excellent fish, sturgeon, mullets, muskies, which are usually taken at night, by torch-light, with a spear, and sometimes weigh 35lb., or 40lb. each; there is also on the farm a large growth of maple tree, producing sugar; the soil is as good as any in the province, being chiefly on the edge of the river, and of alluvial formation. This property, with eight head of cattle, twelve sheep, twenty tons of hay, eight bushels of potatoes, farming implements, some useful household furniture, iron boiler, and sugar utensils, has been offered to me for £300. The owner is situated in the United States, and ready money for his whole property is not easily had, I think I shall step into his place for £250, and for this moderate sum, obtain a farm capable of producing every requisite for the use of my family, except tea."

"Mrs. W. and the children are longing to be settled in a place so pleasant and promising so many advantages. She is indefatigable in her domestic labours; activity such as her's is in the world scarce to be found. Of great importance to such a family as ours, but in a situation where the wages of mechanics is enormously great, it is worth."

"With respect to the preference of this, or the upper province, I believe that in either, all sorts of mechanics may do well—blacksmiths, joiners, carpenters, millwrights, bricklayers, coopers, shoemakers, and tailors, will succeed in either province. The wages of a good workman are 7s. 6d. per day. For farmers having a few hundred pounds to invest in land, I think this country preferable to the other; such persons I would not advise to purchase wild land, they being quite unfit for the operation of clearing, which department should be left to the Americans; and since the price of farms thus partially prepared for cultivation is rapidly rising in Upper Canada, this country is to be preferred by such persons. To all, the greater wholesomeness of this part is a important consideration, giving it the advantage over all the fertile regions in the United States, as well as Upper Canada. I am sure, on any terms, that a Company has lately been formed in London, called The British American Land Company, whose object it

could easily pay for, retaining at command a supply sufficient to pay the labour of improvement, and to purchase such necessities as the soil does not yield, they might be happy themselves, and the occasion of happiness to an industrious people. Such a class is greatly required in the present condition of this country. Emigrants of this description would find their own means of living greatly improved. With reasonable desires they would here find a place suited to their means, affording no luxuries, but every requisite of healthful existence. If capital were thus introduced, and labour rewarded in money, the various departments of industry would be kept more distinct, the classes of producer and consumer would be well defined—markets would be established where the mechanic or other labourer, would meet the farmer, and give him in cash a fair price for his surplus produce."

"We are now comfortably settled upon the farm which I mentioned in my last; I entered it in the beginning of March, but as the house required great alterations and repairs, I left my family at Sherbrooke, and went to superintend the workmen. It was ready for occupation in the middle of May, when my family found a home which greatly delighted them. It is indeed a lovely scene. My cottage fronts the west, and on this and the southern aspect, I have built verandahs. Here my little ones, enjoy a shade or a shelter in the open air, as the sun, wind, rain, or snow, prevail; and here, how greatly should I enjoy the society of my good English friends! Our site is a dry knoll descending in every direction, except the north, where the rising of the hills affords a shelter us. The river flows at the foot. On the other side the Massawippi, where is the greater half of my land, there is a gentle rise of fifty acres, from thirty of which the forest has been removed. The surface then becomes steep, and terminates in the summit of a mountain range, having an outline of most beautiful undulation. The face of this mountain is in a state of nature, covered with a dense mass of maple trees, which yield me sugar. A good public road, leading to the village of the United States, passes between my house and the river. On all sides of us are farms having a fourth or a third part cleared, occupied chiefly by Americans. We have six cows giving milk, and three others, a yoke of fine oxen, a pair of horses, and a dozen sheep and their lambs. We have got above twenty tons of hay, and a few days ago, we put the first sickle into our wheat. We have also potatoes, oats, turnips and a little barley. Our garden, which occupies the slope from our house, towards the south-west, has supplied us well with peas, cucumbers, and other vegetables, and promises some fine melons. In a country just emerging from the wilderness, the people are more engaged in producing the things which sustain life, than in adding to its enjoyments; little attention has therefore been given to the niceties of gardening, and no good fruit has yet been raised. Good English seeds of all descriptions are therefore valuable here."

"I have just met with two Scotch gentlemen looking out for land, and a note received this morning from a friend at Sherbrooke, says—'They have been induced to visit this part of the country by the recommendations contained in your letters to your friends in England. They have one copy only; and as soon as our villagers saw it, they seized hold of it, took a manuscript copy, and are getting it reprinted.' These are probably the extracts which you said were taken by Captain G—". We have this year additional reason to congratulate ourselves on the salubrity of the country we have chosen. The cholera, which seems to have been imported, has severely attacked almost every part of these provinces, except the Eastern Townships. The destruction of life in the cities of Quebec, Montreal, Kingston, and Toronto, has been great. One case has never yet appeared here."

"I have just had the satisfaction of half an hour's conversation with his Excellency Lord Aylmer, Governor of the Canadas. I am much pleased to find, that he takes what I think a correct view of the Eastern Townships. He is delighted with this country, and says that it resembles the most beautiful parts of England, more than any other portion of Canada. A gentleman from England remarked to me the other day, that our valley (the Massawippi) resembled him of Wharfedale in Yorkshire."

WILLIAM WILSON.

*Extract of a Letter from Dr. Robertson, of Montreal.*

Montreal, 16th May, 1834.

"I have been through all parts of both Provinces, and been quartered in various places, and I consider *The Eastern Townships* of Lower Canada, one of the most desirable locations in British North America. They are more healthy than any other part of the Canadas—decidedly more so than Upper Canada. Fevers or agues are seldom or never known there. The fine hill and dale lay of land, adapts them admirably for grazing; for less labour than any other kind of farming. The best cattle that come to our markets, even now, are from that section of the country. It was optional with me to take my military lands, in any part of the two Provinces—I made choice of the Eastern Townships. When the tide of emigration is once fairly turned in that direction, there will not be much difficulty in managing it afterwards."

"I have just returned from Toronto, (late York) Upper Canada, and was rather surprised to find vegetation here as far advanced, as around Lake Ontario. There is not positively forty-eight hours in that respect between here and Niagara; the winters are milder there, but the spring not more forward than in Montreal."

(Signed) W. ROBERTSON.

*Extract of a Letter from the Editor of 'The Farmer's Advocate,' to Sherbrooke, October 24th 1834.*

"The 'Advocate' has been established little more than three months and has a circulation of about—although it has had to contend with violent opposition. Besides publishing the 'Advocate,' we are engaged in publishing school books, and have in preparation, by a competent individual, a small Geography and History of Lower Canada for schools."

"I have been in the Townships about two years, and am much better pleased with the country than I anticipated. It is indeed surprising that emigrant farmers from the mother country, have not found their way into this part of the province, which for the growing of grain and grazing, is certainly unsurpassed, if equaled by any portion of the Canadas, and in point of health, has every advantage over the Upper Province. You ask in your last, if the Townships have again escaped the ravages of Cholera? I answer with great pleasure—yes. While almost every village in the Upper Province, has been more or less severely visited with this dreadful scourge—and a solitary case of that, or any other epidemic, or contagious disease, has, as far as I can learn, occurred during the season, in the townships. In this village, there has not a death occurred for the last two years, except a stranger, who was killed a few weeks since, by being thrown from his wagon—and we have a population of about 500."

"While our climate and the Upper Province, have been filled with mourning and lamentation, the voice of health and gladness have been heard throughout our borders. The labours of the husbandman have been crowned with abundant success; and we are enjoying the bounties of Providence in peace and contentment. Good judges say, that double the quantity of wheat has been grown the present, than any preceding season. All kinds of grain have come in well, even Indian corn which has failed for two seasons is a full crop, although but little was planted. The increased quantity of grain the present season, is owing partly to the expectation of a large number of emigrants coming in next season. We hope this expectation may not be disappointed."

"The Land Company have commenced operations by surveying lands. A Mr. Penney is now surveying a route for a road from this village, in a direct course to Montreal. If this route is found practicable, of which there is little doubt, it will shorten the distance as now travelled,