

MAP OF THE TOWNSHIPS IN THE PROVINCE OF UPPER CANADA.

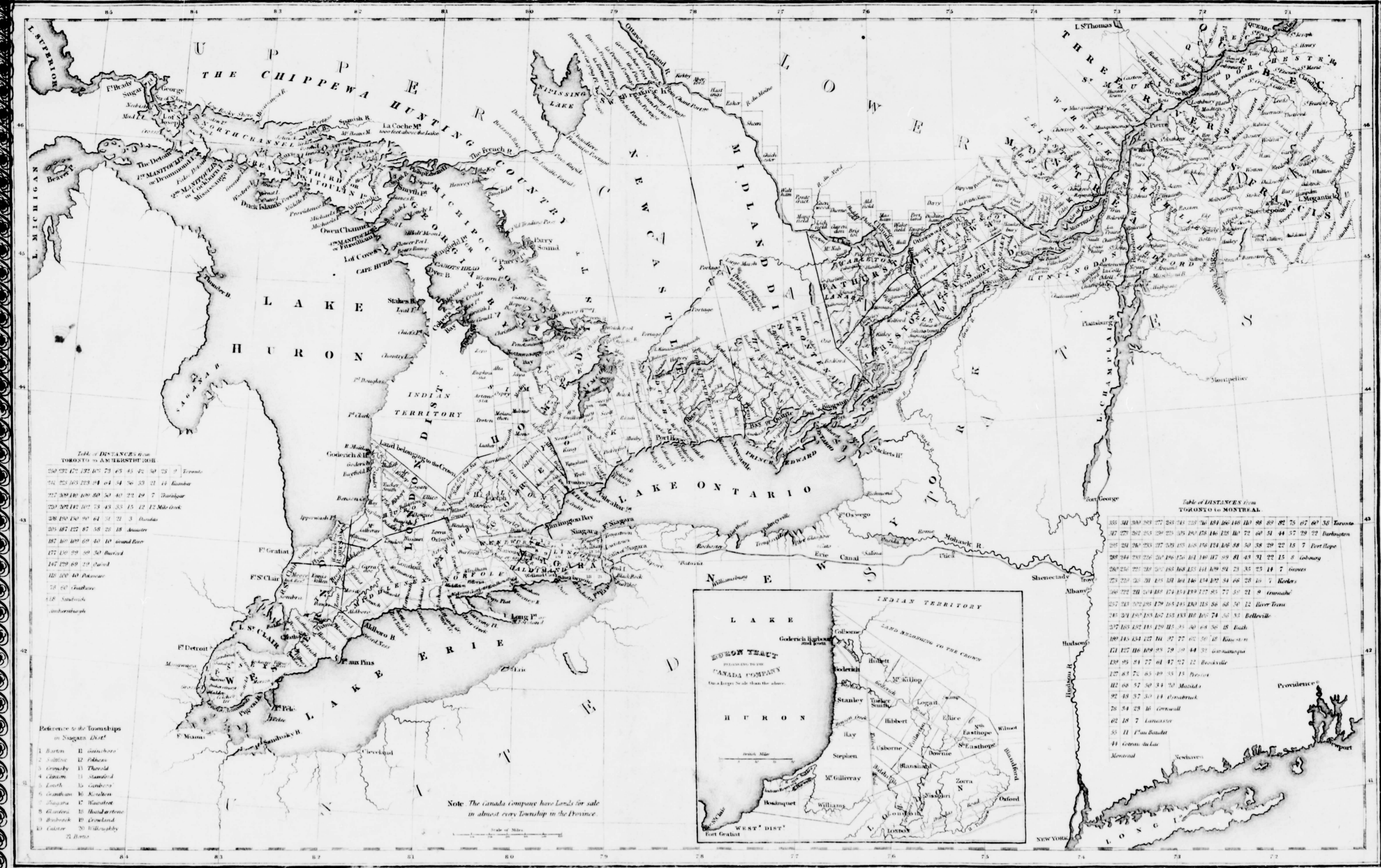


Table of DISTANCES from TORONTO to AN WASHINGTON 2000

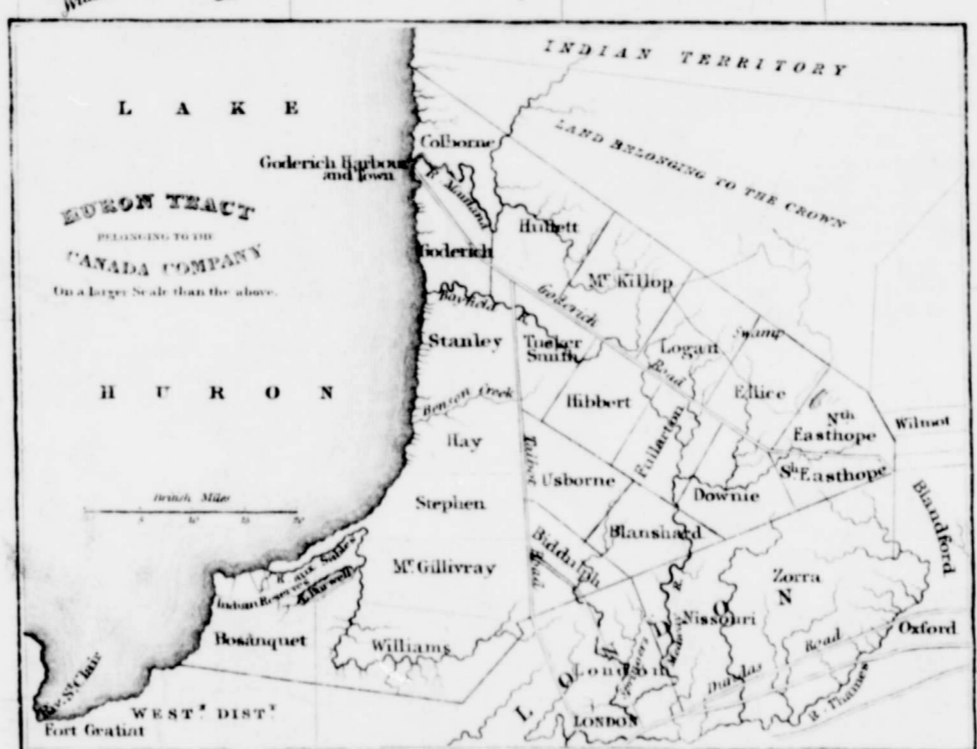
200	205	210	215	220	225	230	235	240	245	250	255	260	265	270	275	280	285	290	295	300
10	15	20	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	100	105	110

Table of DISTANCES from TORONTO to MONTREAL

100	105	110	115	120	125	130	135	140	145	150	155	160	165	170	175	180	185	190	195	200
10	15	20	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	100	105	110

- Reference to the Townships on Niagara about
- 1. Barton
  - 2. Colborne
  - 3. Comber
  - 4. Clinton
  - 5. Couch
  - 6. Hamilton
  - 7. Niagara
  - 8. Ontario
  - 9. Prescott
  - 10. Queen
  - 11. St. Catharines
  - 12. Simcoe
  - 13. Throld
  - 14. Waterford
  - 15. West
  - 16. York
  - 17. Zoro

Note: The Canada Company have lands for sale in almost every Township in the Province.



In issuing their Prospectus for the present season, the Directors trust they may venture to congratulate the Public on the complete restoration of tranquillity in the Canadas. The determined courage shewn by all classes of the Inhabitants in repelling the invaders of their country affords the best guarantee that such acts of aggression will not be repeated. No doubt the disturbances alluded to have greatly interfered to check Emigration during the last two seasons. But the measures which are now become necessary to restore confidence, and to fix the future prosperity of the Provinces on a more solid basis, accompanied as they must needs be by a large expenditure of British money in the Canadas, must, ere long, give a fresh stimulus to the trade and agriculture of the country. It is probable some measure for the encouragement of Emigration to the Canadas on an extended scale may be sanctioned by Parliament, but in any event public attention is likely to be strongly directed towards Upper Canada, which requires only to be known to ensure a vast influx of British industry and capital.

# LANDS IN UPPER CANADA,

TO BE DISPOSED OF BY THE

## CANADA COMPANY.

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

### DIRECTORS.

CHARLES FRANKS, Esq. *Governor.*  
JAMES MACKILLOP, Esq. *Deputy Governor.*  
ROBERT BIDDULPH, Esq.  
ROBERT DOWNIE, Esq.

### DIRECTORS.

JOHN EASTHOPE, Esq. M.P.  
JOHN FULLARTON, Esq.  
WILLIAM T. HIBBERT, Esq.  
JOHN HULLETT, Esq.

### DIRECTORS.

SIMON M'GILLIVRAY, Esq.  
FRANCIS H. MITCHELL, Esq.  
MARTIN T. SMITH, Esq.  
THOMAS STOKES, Esq.

### AUDITORS.

JAMES GOODEN, Esq.  
AMBROSE HUMPHRYS, Esq.  
THOMAS POYNDEE, Esq.

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 there, 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.
Montreal to Kingston through the Rideau canal in decked boat towed by steamer .....	240 0 12 6	New York to Albany by steamer, 100 lbs. of luggage allowed free, 12½ cents for every cwt. extra ..	160 0 5 0
Kingston to Toronto by steamer, 1 cwt. luggage allowed all the way .....	170 0 6 6	Albany to Oswego by track boat, 50 lbs. luggage free. ....	209 0 15 7½
		62 lbs. luggage extra to Oswego .....	0 3 0
		Oswego to Toronto, 1 cwt. luggage included .....	170 0 7 6
	410 0 19 0		539 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.]

# CLIMATE, SOIL, AND PRODUCTIONS

OF

## UPPER CANADA,

From an official Report of an Agent of His Majesty's Government, laid before a Select Committee of the House of Commons, in 1823,  
by His Majesty's Under Secretary of State for the Colonial Department.

**THE CLIMATE** of Upper Canada is considerably milder than that of the lower province, and the winter shorter in the same proportion. In both these respects it improves as you proceed to the westward; so much so, that although the frost generally sets in in November at its eastern extremity, and continues in that neighbourhood till the middle of April, it rarely commences on the shores of Lake Erie before Christmas, and it usually disappears between the 25th of March and the 1st of April.

On a comparison with the climate of Great Britain, the heat in the summer months is somewhat greater, but never oppressive, as it is always accompanied with light breezes. There is less rain than in England, but it falls at more regular periods, generally in the spring and autumn. The winter cold, though it exceeds that of the British Isles, is the less sensibly felt, in consequence of its dryness, and seldom continues intense for more than three days together, owing to the regular fluctuation of the wind between the north-west and south-west points. It may be observed that the winter season is the most favourable to land-carriage, as the roads then admit of sledging in all directions, which is a very expeditious mode of conveyance, and attended with but little draft; so that one horse or ox can, in this manner, easily draw double what he can upon wheels. It is hardly necessary to state that in a country so overspread with timber there can never be a deficiency of fuel. As the forests disappear the climate improves.

**SOIL.**—Upper Canada is blessed with as productive a soil as any in the world, and it is easily brought into cultivation. The nature of the soil may be invariably discovered by the description of timber it bears. Thus, on what is called hard timbered land,

where the maple, beech, black birch, ash, cherry, lime, elm, oak, black walnut, butter nut, hickory, plane, and tulip-tree, &c. are found, the soil consists of a deep black loam. Where the fir and hemlock pine are intermixed in any considerable proportion with other trees, clay predominates; but where they grow alone, which is generally on elevated situations, sand prevails. This also happens where the oak and chestnut are the only trees. These sandy soils, though naturally unfavourable to meadow and pasture, are found to produce the brightest and heaviest wheats, and can, with the assistance of gypsum, which abounds in many parts of the province, be made to bear the finest possible crops of clover and Indian corn. In moist seasons the clays furnish the greatest burthen of grass. Perhaps there does not exist in any quarter of the globe, a country of the extent of Upper Canada, containing so small a quantity of waste land, either of marsh or mountain, yet there is not any deficiency of water; for, independently of the numerous rivers and streams which flow through the country on every side, good springs are universally found either on the surface or by digging for them.

**NATURAL PRODUCTIONS.**—The timber most esteemed in Upper Canada for building and farming purposes is the white oak (very similar to the English); the yellow pine, a sort of deal which cuts up into excellent boards, as does also the tulip-tree, which there grows to an immense size. This latter timber is by many considered the best for weather boarding, from its superior facility in taking paint, and being of the poplar tribe, it is less liable than most other woods to accidents from fire, as it never blazes; the oak and hickory are principally used for ploughs, cart-wheels, &c.

The black-walnut, cherry, and curled maple, work up into durable and beautiful furniture of all sorts. From the maple, the settlers, by a very simple and easy process of tapping, obtain in a few days a sufficient quantity of sugar to supply their families for a year; many, indeed, manufacture a considerable surplus for sale. Soap may be made in any quantities from the wood-ashes, with the addition of a certain proportion of tallow or grease of any kind. Plums, cherries, crab-apples (which latter yield an excellent preserve), gooseberries, currants, strawberries, raspberries, grapes, cranberries, walnuts, chestnuts, and filberts, grow wild in the woods, where game is sufficiently abundant; consisting of red-deer, hares, pheasants, woodcocks, snipes, and quails, with many other birds, good for the table; in which enumeration should not be omitted the wild pigeon, which, at certain periods of the year, migrate from the westward in flocks of such magnitude as surpasses all description, and are excellent eating.

**GRAIN, &c.**—The grain grown in Upper Canada consists of spring and winter wheat, oats, barley, rye, buck-wheat, and Indian corn, the last of which is a most important article of consumption. Peas are the only field pulse cultivated there; the summer heats being considerably too great for beans. There are potatoes, turnips, pumpkins, clover (red and white), and timothy grass. Both flax and hemp grow remarkably well.

**FRUIT AND VEGETABLES.**—All the fruits and herbs, common to the English kitchen-garden, thrive well in this province; and several of the former, which cannot in all seasons be had in perfection, in England, without forcing, succeed there in the open air; melons, in particular, which are excellent.

There is also a great variety of apples, pears, plums, &c. of the finest quality which are known to European orchards. The stone-fruit is also raised on standards.

**AGRICULTURE.**—Course of crops: the soil being of such a nature as not to need manure, the same attention is not there paid to the regular succession of crops as in Great Britain. After wheat, which is generally harvested in the month of July and beginning of August, rye can be sown in the same ground in the autumn to advantage; the rye crop is frequently laid down with clover or grass seed, which, unless the farmer is pressed for ground, will continue to furnish good meadow and pasture for four or five years, otherwise it is ploughed up before winter, and in the spring put into peas, spring wheat, Indian corn, barley, oats, or buck-wheat, all of which answer very well; the two first rather benefiting than impoverishing the land. The leaves and tops of the Indian corn are likewise excellent winter food for cattle, particularly milch-cows. After any of these latter crops, wheat may be sown again; potatoes and turnips succeed well upon newly-cleared land, as a first crop; potatoes being put into the ground with a hand-hoe, from the beginning of May till the middle of June; turnips are sown about the first week in August, after the greatest heat has subsided, and, at which time, the fly has disappeared, simply requiring the harrow. It is to be understood that the new land is never ploughed for the first crop. Timothy is the grass most cultivated, as it affords a large burthen of the best hay, besides good after-grass; however, it is best mixed with clover, to which it serves as a support, and prevents matting.