

The
OTTAWA VALLEY
Immigration
— and —
Colonization
AID ASSOCIATION

304593



**Gratuitous Distribution of
Pamphlets-Information
to Colonists.**



**For settlers' tickets and all information
apply to**

P. H. CHABOT, Man. Dir.,

124 Rideau St., Ottawa

Phone R. 388

The
Ottawa Valley
Immigration
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Aid Association



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P. H. CHABOT, Managing Director, 124 Rideau St., Ottawa
Phone Rideau 388

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Acquiring a Title to Public Lands

Public lands may be acquired in any of the eight districts of Nipissing, Timiskaming, Sudbury, Algoma, Thunder Bay, Rainy River, Kenora and Patricia, comprising New or Northern Ontario, and in Parry Sound, Muskoka, Haliburton and the Counties of Peterborough, Renfrew and Hastings in Old Ontario.

The Districts are divided into agencies in charge of a Land Agent, whose duty is to give information, receive applications, and supply forms of affidavits.

Agricultural lands open for disposal may be obtained—

- (1) BY PURCHASE.
- (2) BY FREE GRANT.

TOWNSHIPS FOR SALE IN ONTARIO

Quantity and Terms.

The townships open for sale are subdivided into lots of 320 acres, or sections of 640 acres, and according to the regulations now in force a half lot or quarter section of **160 acres**, more or less, is allowed to each applicant. The price is 50 cents an acre, payable one-fourth cash, and the balance in three annual instalments with interest at 6 per cent.

The applicant must be a male (or **sole** female) head of a family, or a single man over 18 years of age.

The sale is subject to the following conditions: The purchaser must go into actual and **bona fide** residence within six months from date of purchase, erect a habitable house at least 16 x 20 feet, clear and cultivate at least 10 per cent of the area of the land, and reside thereon for three years, for not less than six months in each year.

The intending purchaser should make application to the Crown Lands Agent in charge of the township in which the land is situated and file the affidavit required, which will be sent to the Department. If the land is vacant and open for sale the applicant must, upon notice from the Agent, pay the first instalment of the purchase money within thirty days, for which the Agent will give him a receipt. The applicant has then authority to go into possession and commence the settlement duties.

Applications are not received for any public lands until they are laid out into townships, surveyed into lots and concessions, and formally opened for sale by Order in Council. Lands that are reported to be valuable chiefly for mines, minerals or timber, are also withheld from sale for agricultural purposes.

Nearly all the lands now open for sale are **subject to timber license**, which authorizes the holder of the license to cut pine and other kinds of timber. After a lot has been regularly sold, however, it drops from the license all kinds of timber except pine, and the purchaser has the right to cut and use such pine trees as may be necessary for building or fencing on his land, and may also cut and dispose of all trees that he requires to remove in the actual process of clearing the land for cultivation. The pine trees so cut and disposed of are subject to the ordinary timber dues. Although the timber other than pine is dropped from timber license, after a sale of the land is carried out, the purchaser is not entitled to cut and dispose of any kind of timber until he has gone into actual **bona fide residence** on the land, resided thereon continuously for six months, built a habitable house 16 x 20 feet, and cleared and put under cultivation two acres at least.

In certain sections settlement duties by proxy are permitted, but the requirements as regards clearance, improvements, etc., are practically double those called for in ordinary cases.

At the expiry of three years from the date of sale, and upon payment in full of the purchase money and interest and proof of the completion of the settlement duties required by the regulations, the purchaser is entitled to a patent for his land.

Lands which are thus open for sale are in the districts of Nipissing, Sudbury, Algoma, Rainy River, and Timiskaming.

Free Grants and Homesteads.

Public lands which have been surveyed and are considered suitable for settlement and cultivation, and not valuable chiefly for minerals or pine timber, may be appropriated as **Free Grants**; and such lands may be located in any of the Districts above mentioned, except Timiskaming and Patricia.

Although no fees are charged by the Department, or allowed to the land agents for locating, yet, if required to prepare the necessary affidavits, the agent may make a reasonable charge for so doing.

Who may Locate and the Quantity.

Generally speaking, all the lands lying north of the Mattawa and as far west as Manitoba are surveyed into townships, subdivided into sections and quarter sections, or into lots of 160 or 320 acres each, and the locatee, whether he be a single man over eighteen, or the head of a family with children, is entitled to 160 acres only, that is, a full quarter section or a half lot, as the case may be; and if the locatee be a married man having children he may purchase an additional area of 80 acres at 50c. an acre cash.

The townships opened for disposition in Old Ontario are divided into 100 acre lots, a married man with children or female head of a family being entitled to 200 acres free, with the right to buy an additional lot of 100 acres at 50c. an acre cash. A single man or married man without any children may locate 100 acres and may obtain an allowance for rock and swamp up to, but not exceeding 100 acres.

As soon as advised by the agent that his location has been carried out, the locatee may occupy his land and commence improvements, which he must do within one month from date of location.

Conditions of Location.

The duties entitling the locatee to his patent are as follows:

- (a) At least 15 acres to be cleared and under cultivation, of which 2 acres, at least, are to be cleared and cultivated annually during the 3 years.
- (b) A habitable house to be built at least 16 x 20 feet in size.
- (c) Actual and continuous residence upon, and cultivation of the land for 3 years after location, and thence to the issue of the patent.

A locatee is not bound to remain on the land all the 3 years; if obliged to work out, or has other good cause, he may be absent for not more than 6 months altogether in any one year. He must, however, make it his home, and clear and cultivate the quantity of land required (two acres, at least) each year.

Forfeiture.

In case the locatee fails to perform the settlement duties required by law, his location is liable to forfeiture, and may be cancelled by order of the Minister. Applications for cancellation must be made through the local agent and supported by the affidavits of the applicant and at least two credible witnesses who will show what the present position of the lot is; whether the locatee ever occupied or improved, and, if so, the what extent, and the value of the improvement; when he ceased to occupy; and his address, if known. Upon receipt of this evidence the agent will, if he can ascertain the address of the locatee, notify him of the application, and call upon him to answer the allegations, or show cause why his location should not be cancelled, within fifteen days. At the expiration of that time the agent will transmit the evidence, with anything he may have received from the locatee in reply, and his own report, to the Department. (See Form No. 8.)

The assignment or mortgage of a homestead from a locatee to another person before the issue of his patent is invalid, except where the consent in writing of the Minister is secured. This does not, however, apply to the devise of a Free Grant lot by will, nor to transfers of land by a locatee for church, cemetery or school purposes, or the right of way of railroads.

Reservations.

In case the lands in a township or portion of a Township which are not under a license to cut timber are brought under the operation of Part II of The Public Lands Act, after the 6th May, 1913, the Minister of Lands, Forests and Mines may, after inspection and report under authority of an Order in Council, open such lands for location to actual settlers without reservation of the pine trees, mines and minerals, and the patent when issued for such land shall expressly grant the pine trees and mines and minerals, but the locatee shall not be entitled to cut and dispose of the pine trees except for building, fencing, fuel and in course of clearing, until he shall have been six months in actual residence with a house 16 x 20 feet erected, and have six acres cleared.

In case, however, where land has been patented as Free Grant Land, and the mines and minerals have not been staked out or granted prior to the 6th May, 1913, the reservation of such mines and minerals is now by law rescinded and they belong to the owner of the soil. Where the land is located or sold as Free Grant land the patent when issued shall include the mines and minerals, and unless they are expressly reserved shall be deemed to have passed to the patentee.

The timber regulations are similar to those under "Townships for sale."

LANDS WHICH ARE OPEN FOR SALE.

District of Timiskaming.

New Liskeard Agency. Agent, J. W. Bolger.

This agency contains seventeen townships, situated north and west of Lake Timiskaming. The agent resides at New Liskeard in the Township of Dymond, at the head of the north-west bay of the lake. It is reached at present by the Timiskaming and Northern Ontario Railway from North Bay, about 112 miles.

Townships:

Bucke.	Casey.	Hilliard.
Firstbrook.	Harley.	Armstrong.
Harris.	Kerns.	Beauchamp.
Dymond.	Henwood.	Bryce.
Hudson.	Cane.	Tudhope.
Lundy.	Brethour.	

Abbitibi Agency. Agent, Hector Authier, mayor of Amos.

Englehart Agency. Agent, Joseph Woollings.

This agency contains nineteen townships, situated north of the New Liskeard Agency. The agent resides at Englehart, in the township of Evanturel. Englehart is a station on the Timiskaming and North Ontario Railway, about thirty miles north of New Liskeard.

Townships:

Pense.	Chamberlain.	Blain.
Ingram.	Savard.	Gross.
Evanturel.	Sharpe.	Otto.
Dack.	Davidson.	Eby.
Robillard.	Catherine.	Burt.
Truax.	Pacaud.	
Marter.	Marquis.	

Matheson Agency. Agent, F. E. Ginn.

This agency contains seventeen townships situated north of the height of land about eighty-seven miles from New Liskeard. The agent resides at Matheson, formerly known as McDougal's Clute, a station on the Timiskaming and Northern Ontario Railway.

Townships:

Beatty.	Clergue.	McCart.
Bond.	Carr.	Pt. Playfair.
Bowman.	German.	Stock.
Benoit.	Hislop.	Taylor.
Calvert (part).	Mountjoy.	Walker.
Currie.	Matheson.	

Cochrane Agency. Agent, S. J. Dempsay.

This agency contains twelve townships situated north of the height of land about forty-seven miles from Matheson.

The agent resides at Cochrane, the junction of the Grand Trunk Pacific and Timiskaming and Northern Ontario Railways.

Townships:

Blount.	Colquhoun.	Kennedy (part).
Brower.	Fournier.	Lamarche.
Calder.	Fox.	Leitch.
Clute.	Glackmeyer.	Pyne.

TO STIMULATE PRODUCTION IN THE DOMINION.

Need of Stimulation.

The need is everywhere recognized of stimulating greater production in Canada, and especially agricultural production, the immense importance of which has been emphasized by reasons of conditions arising out of the war.

In connection with opportunities for increased agricultural production it is necessary to bear in mind the importance of:

- (a) Improved methods of production with a view to a better return to the producer.
- (b) Assisting this purpose by proper instruction and demonstration.
- (c) Increasing the acreage under production.
- (d) Attracting immigration of a type which would aid in ensuring a large and permanent agricultural population.
- (e) Stimulating and encouraging co-operation among the producers.

Agricultural Production.

The agricultural production of Canada is of a highly diversified character and is spread over a great territory comprising an enormous area of fertile land of which only a small percentage is at present tilled.

The conditions of soil, climate and situation are so varied as to emphasize the necessity of pursuing methods of cultivation and purposes of production which are especially suited to any particular locality under consideration.

The great area of territory embraced within the Dominion creates unusual problems which affect the distribution of products in our home markets and the trade thus created between the several provinces and their various communities.

Stimulating Industries.

So far as is compatible with conditions herein mentioned it is manifestly in the public interest that before export the product should be converted through manufacture in Canada into the form in which it is proposed to be consumed or used, thus encouraging and stimulating those industries subsidiary to agriculture which can be carried on successfully in the Dominion.

Important questions as to the marketing of our food products, including consideration of the time at which and the methods by which this is accomplished, should receive careful attention. The value of co-operative efforts among the producers, and the importance of reducing the present great discrepancy between the price received by the producer and that paid by the consumer, should not be overlooked.

There is a duty which our local governments must understand if they wish their administration to bear the mark of wisdom and judicious liberality. Poor settlers must be supplied with the means of providing for themselves and families during the first years of settlement. The territory is immense, and the rich soil needs but the hand of the tiller to lavish its gifts. But those who settle on the land must at least be given a chance of success. The beginnings only offer a few difficulties; the future is secure. But the co-operation of the authorities is essential to make this future a happy and prosperous one. What the settler needs is a generous advance, the payment of which shall be fully guaranteed. Instead of 50 cents per acre, let the Government charge an additional \$2 or \$2.50 per acre to the settler and advance to him a sum sufficient to enable him to build himself a house, to buy horses and agricultural implements and, as soon as the second year, have a prosperous home and be able to meet his obligations.

The development of foreign markets has long been recognized as a most important factor in the growth of population and wealth in modern countries. No purely agricultural people can hope to attain a high rank among nations and no industrial people has found it possible to avoid assiduous cultivation of the field of commerce in regard to outside markets. On the contrary, all the leading nations find it necessary to increase their efforts in this direction as manufactures develop and provide a profitable outlet for the industry of their people.

HAS RETURNED FROM TRIP TO COCHRANE AND THE DISTRICT.

Mr. P. H. Chabot, manager of the Ottawa Valley Immigration and Colonization Society, has just returned from a trip to Cochrane and the surrounding district with the special purpose of inspecting arable lands, so as to be in a position to acquaint those who are desirous of settling in that region with the advantages offered to city residents to whom life is a problem, to show these same advantages to whoever wishes to improve his social and economic condition.

After visiting the different townships, the manager states: The sub-soil is rich clay, covered by a black loam to the depth of several inches, and perfectly suited to the production of all kinds of grains and vegetables.

Cochrane, with a population of 2,500 inhabitants, is rapidly growing. Such is the energy of its citizens that although destroyed by fire four years ago, the village is now almost completely rebuilt. And considering the fertility of the soil of the land of the district this progress is not at all surprising.

The manager wishes to acknowledge the services of the following gentlemen who have kindly given him the necessary information: Mr. N. J. Way, superintendent of the Transcontinental Railway, Cochrane; Mr. H. A. Laird, district agent of this railway; Mr. S. J. Dempsey, agent of crown lands and local magistrate; Mr. Leandre Boivin, merchant and farmer; Mr. S. Leger, merchant and farmer; Rev. Mr. Larocque, parish priest of Cochrane; Mr. O. Thorning, editor of "The Clay Belt;" Mr. Bradley, editor of the "Northern Post," Cochrane.

COLONIZATION.

(From "The Clay Belt", Cochrane.)

Mr. Chabot has been a visitor in town last week. Mr. Chabot is the managing director of the Ottawa Valley Immigration Society, which is subsidized by the Federal Government and is now preparing a pamphlet to be distributed for colonization purposes. For this reason he came up to get a personal view of the famous clay belt, to find out its suitability for settlement in order to place farmers from the congested districts in the Province of Quebec and repatriated Canadians from the New England States on the land here. Time did not allow him to take the trip over the T. C. R. east to Robertson Lake, Harricanaw and Belle River, where the Quebec Government has already established quite extensive farming settlements, but after visiting a number of farms around here, among others those of Mr. L. Boivin and Mr. M. Rothschild, and being assured that these are merely representative of the possibilities of the entire clay belt, he became very enthusiastic about his company concentrating its future labors in the northland for colonization. Mr. Chabot declared that it was hard to realize that such farm land for the making should extend for 400 miles along the Transcontinental Railway, and he recognized in Cochrane the city in embryo.

DIFFERENT GOOD HOTELS IN COCHRANE.

King George Hotel, Cochrane.....	\$2.50 per day.
Hotel Cetric, Cochrane, M. Rothschild.....	2.00 "
Grand Union, Cochrane, Mr. R. L. Lalonde.....	1.50 "
Private Boarding, Cochrane, Mr. Oscar Sigouin.....	1.00 "
Canadian Hotel, 5th avenue Cochrane, Jos. Pilon.....	1.00 "
	or 5.00 per week

TIME TABLES.

Canadian Pacific Railway.

Colonists' fare as follows:

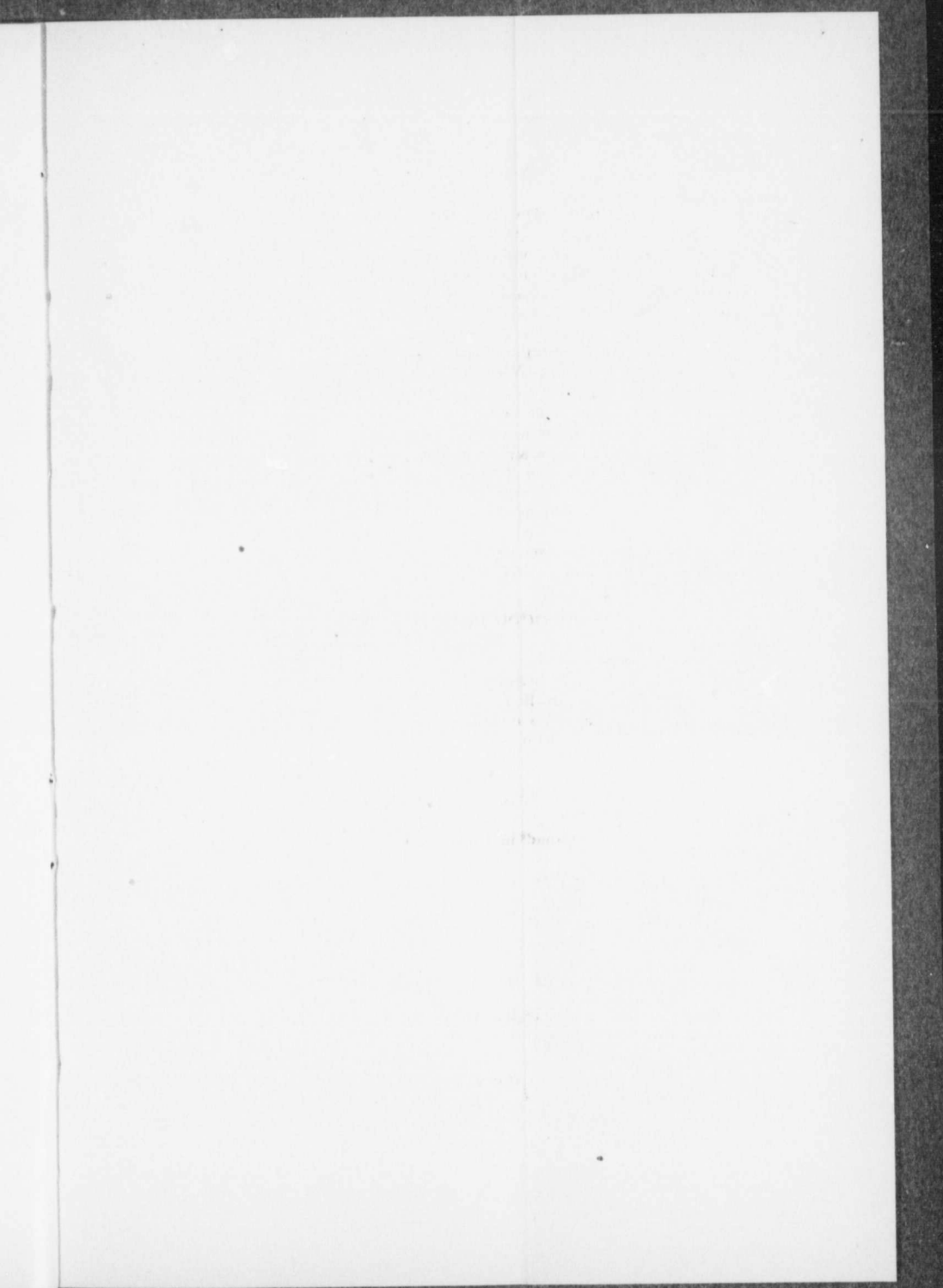
One way.....	2c. per mile
Round trip.....	3c. per mile

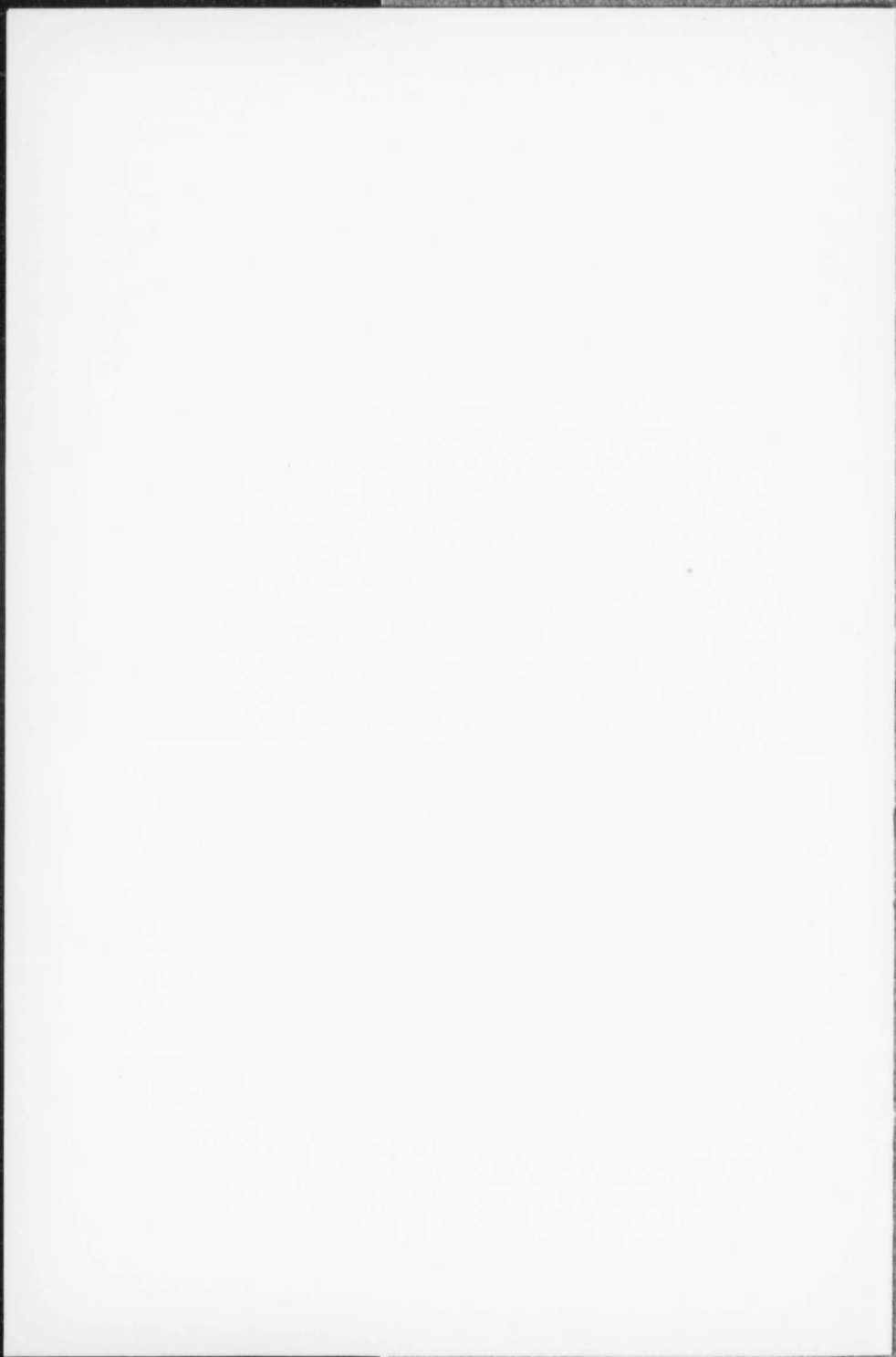
Temiskaming Northern Ontario Railway.

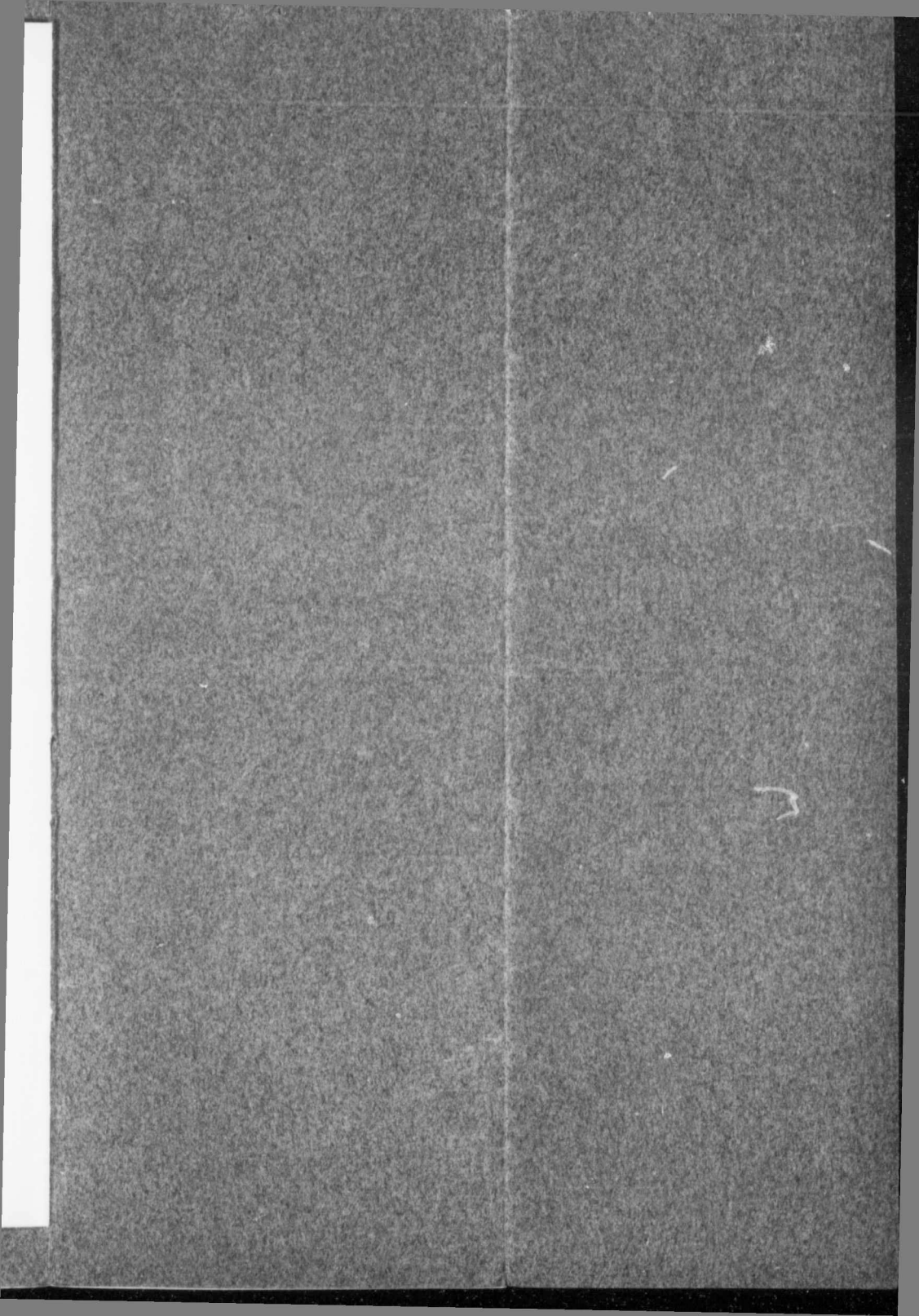
One way (from North Bay to Cochrane).....	1 $\frac{2}{3}$ c. per mile
Round trip (from North Bay to Cochrane).....	2 $\frac{1}{2}$ c. per mile

Transcontinental.

One way.....	Two cents (2c.) per mile
Round trip.....	Three cents (3c.) per mile







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