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CANADA WASTE LANDS.

RETURN to an Address to His Majesty, dated
13 September 1831;—for,

COPY of the REPORT of Mr. *Richards* to the
COLONIAL SECRETARY, respecting the WASTE
Lands in the *Canadas*, and EMIGRATION.

Ordered, by The House of Commons, to be Printed,
30 March 1832.

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Colonial Department, Downing-street, }
12 March 1832.

HOWICK.

Ordered, by The House of Commons, to be Printed,
30 March 1832.

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REPORT of the COMMISSIONER of INQUIRY into the State of the
North American Provinces, 1830.

MY LORD,

London, 20 January 1831.

IN compliance with instructions from the late Secretary, Sir George Murray, dated 26th April 1830, I have visited the British Provinces in North America, and have the honour to present to your Lordship a Report of my proceedings therein,

And remain your Lordship's most obedient and very humble servant,

J. Richards.

To the Right Hon. Viscount Goderich,
Principal Secretary of State for the Colonial
Department, &c. &c. &c.

UPPER CANADA.

I SAILED from Portsmouth on the 4th May, *via* New York; but owing to a long passage, and bad state of the roads through the Genessee country, did not arrive at York, in Upper Canada, till the 22d June. My principal object in that journey, was to obtain a comparative view of the American prices of labour, modes of settling, &c., with those of the British Colonies.

I immediately delivered my letter to Sir John Colborne, who introduced me to the heads of departments, with directions to furnish me with all the information in their power, and during my whole stay in his province, I received from him all the assistance which his zeal and advice could contribute to the objects of my mission.

At the Surveyor-general's Office I learned that the quantity of land in the surveyed townships must have been somewhere about fourteen and a half millions of acres, nearly seven times the clergy reserves, or 2,071,375 acres, it having been the practice to reserve one-seventh for the clergy and one-seventh for the Crown, in single separate lots, of 200 acres each: and that the surveyed townships would appear thus:

Granted prior to 1804	-	-	-	-	-	-	-	-	Acres.	4,500,000
Granted since 1804	-	-	-	-	-	-	-	-		3,800,000
Remaining ungranted	-	-	-	-	-	-	-	-		1,537,439
To be settled by Colonel Talbot	-	-	-	-	-	-	-	-		302,420
Crown and clergy reserves, two-sevenths	-	-	-	-	-	-	-	-		4,142,750
								Acres		14,282,609

A great proportion of the Crown reserves have been sold to the Canada Company, and a very valuable part of them given to the University, in exchange for unimproved townships, from which it already receives a revenue of 1,600 *l.* per annum.

But from the most accurate calculation which we could afterwards make, it appears that there may be about five million acres, or more, open for settlement, without going north of the back line, where a further tract of seven or eight millions may be found.

REPORT RESPECTING THE

The rough statement, in large bodies, is,

	Acres.
In townships not surveyed, from Luther to Zero - - - -	730,000
In the Newcastle district, and joining the Home ditto - - - -	550,000
In the Western district, west of the Canada Company - - - -	350,000
In the London district, north of the Canada Company - - - -	340,000
In ditto, not yet purchased from the Chippewa Indians, say - - - -	2,500,000
Acres	4,470,000

And as I understand this does not include the lots remaining ungranted, in the surveyed townships before-mentioned, it is fair to presume that between five and six millions of acres may be made ultimately available in this province.

The general size of a township is 36,000 acres, 12 miles by nine; say with nine lines of nine miles each, called concession lines, 400 rods apart, upon each of which a narrow line for a road is reserved. There are also two cross or check lines, of 12 miles each, at right angles to the concession lines, and three miles apart, upon which the corners of the lots are marked, 80 rods apart; thus 400 rods deep, with 80 rods front, gives 200 acres to each lot, with a road in front and rear of it.

Such was the original plan by which the whole province was settled.

The Surveyor-general's Office was in good order, and well kept, upon the principles of its first establishment; but I should think the system capable of simplification, both as regards the office and mode of giving location tickets, &c.

These tickets contain the duties required by a settler; viz. to clear and fence five acres for every 100; to erect a dwelling-house, 16 feet by 20; and to clear half the road in front of each lot. *The whole to be performed within two years.*

The Commissioner of Crown lands, who superintended the emigration of 1823 and 1825, showed me also Sir J. Colborne's instructions for settling the township of Ops, which was begun last year. These settlers had a house or shanty built for each, which only costs about 30 s., and were supplied with provisions, not to exceed two months to any one family; in consequence of which, 39 lots, of 100 acres each, were taken up by the 15th October; and the township, before vacant, then contained 127 souls. The whole expense incurred is about 400 l. or 3 l. 2 s. 6 d. per head. His expense for the emigration of 1823, deduction made for *cost of passage out*, was 15 l. 8 s. 9 d. per head, and in 1825 was 13 l. 11 s. 8 d.

The township of Ops goes on prosperously, and ceases to be an expense. In this case, the land was sold to the settler at 4 s. per acre, payable in five years, clear of fees.

The province of Upper Canada appears to have been considered by Government as a land-fund, to reward meritorious servants. Lots are given to reduced officers; say, 1,200 acres to a colonel, 1,000 to a major, 800 to a captain, 500 to a lieutenant, 200 to a serjeant and 100 to a disbanded soldier, and to the U. E. Loyalists, their sons and daughters, 200 acres each.

When it is considered that these grants have been dealt out most liberally for so many successive years, some owned by people living in Europe, and some by residents in the province, who have bought them up, it is not surprising that so large a portion of it is now beyond the control of Government.

The Canada Company, after some doubts of their being satisfied with the purchase, appear to be going on with it; the general opinion is, that they will in the end make it profitable; but that much time must elapse before their receipts can come round. It would be very desirable if the large tracts adjoining their's could be also disposed of to individuals or companies, who might then act in unison with them; whereas, if His Majesty's Government were to open sales in this quarter, at the same rate as elsewhere, they would undersell and injure the Canada Company; and if they sold at the same rate as the Canada Company, Government would become unpopular.

It has been the custom to exact fees upon grants of land, leases, surveys, patents, &c. from the first settlement of the province. These were probably originally imposed upon expectation of the conveyance of large bodies of land, but when applied to settlement by retail, are onerous and hard. I observe with great pleasure the steps taken of late to get rid of them. An entire abrogation cannot fail to increase the popularity of His Majesty's Government, and the comfort of the new settler; and when effected, it may be more than met by an extra charge upon the land.

Having

Having obtained these general ideas of the state and condition of the land-granting departments, I proceeded to travel through the province, and made journies in the whole of above 500 miles.

My first journey was from York to Newmarket, and the landing upon the Holland River, which we descended to Lake Simcoe, and went about six miles upon the lake, or 50 miles north of York. The road along which we passed, called Young Street, is one of the parallel roads originally laid out in the township, and it has the appearance of a street, as the houses generally face each other upon a straight road, of even width, and are mostly a quarter of a mile apart. The cross-roads are inferior, and all at right angles; so that there are no small groups of houses formed by the concurrence of roads, which are the natural seeds of villages and towns.

The whole province is laid out in this way. We found about three-fourths of these lots occupied, and in good order, for their sort of agriculture; fields of wheat generally from 15 to 30 acres. Sometimes, by the lots adjoining each other, 50 or 60 acres of wheat are seen together.

There was a settlement of a species of Quakers, from some part of Pennsylvania, of about 30 years old; a very flourishing village, in the centre of about 300 acres cleared; but this was on a parallel street. We were told that 25 or 30 bushels was the average produce of wheat per acre. A man upon Lake Simcoe assured me that he once had 371 bushels from seven acres; and I was pointed out the residence of a farmer who sent 135 barrels of flour to market last year. The soil seemed peculiarly favourable to wheat, and the peas, flax and barley all looked well. About one-fourth of the land was of inferior quality and unoccupied. Near Newmarket, where the land was best, grain had been sown upon the same ground for 15 or 16 years successively, without injury to it. Our ascent was so moderate that the face of the country looked like an immense plateau; but the land's height must be some hundred feet above the lake. The strip of settlement on this road presented an interminable vista of from half a mile to a mile and a half wide; and the streams crossing it had formed such deep gullies as to be passable only at great expense. We met several waggon loads of flour on their way to York.

The lots of 200 acres, partly improved and with buildings, sell from 500*l.* to 1,000*l.* currency. We saw one, with inferior buildings, which sold under the hammer last year for 675*l.* cash.

My next journey was to the western part of the province, by Burlington Bay and Hamilton; thence through Ancaster, Brandtford, Simcoe, and the Long-Point country to Colonel Talbot's; thence to London upon the Thames, and back by a northern road to Brandtford; thence by Hamilton and the Dundas-street Road to York; making a distance, in the whole, of above 300 miles.

The canal at Burlington Bay was open, and we passed through it. At Hamilton, the county town of Gore district, is a handsome stone court-house. The town is well laid out and flourishing. After ascending the mountain (a continuation of the Queen's Town or Niagara ridge) above 250 feet high, the view to the north and north-west presents an uninterrupted level, like a sea horizon, and suggests the idea of the formation of this country, as from the gradual subsiding of water from the bottom of some vast lake. The soil is chiefly of alluvial deposit, with less stone than I have ever seen elsewhere. Such is the general character of the country between the Lakes Huron, Erie, and Ontario; and only of inferior quality where swamps or the sandy principle predominates; in all other respects of as fine a quality of soil as any in America, or in the world.

On our road to Ancaster we passed the residence of a farmer who had purchased 11 farms, of 200 acres each, with the proceeds of his agricultural produce, and had sold from 2,000 to 3,000 bushels of wheat annually. A gentleman who owns a mill in this district gave me the information, and assured me that when he came to it in 1824 there was not above 10,000 bushels of wheat shipped annually from Burlington Bay, and now they expect 150,000 to be shipped in the present year. This astonishing increase he attributes to the admission of colonial wheat into England at a low duty, and the confining the West India trade to the North American provinces. Before these changes, wheat sold at half a dollar per bushel, and since it has generally at a dollar or more, and he considers it a safe and good business to the farmer to pay 12 dollars per month wages, if wheat can be sold at three-quarters of a dollar per bushel.

At Brandtford we attended an examination of young Mohawk Indian scholars, who performed with credit to themselves and their clergyman, who says that they

are regular in their attendance at church, where about 300 of the tribe usually assemble on Sundays. They showed me the communion plate and Bible presented by order of Queen Anne, 1710. A large reservation is made for them and other Indians upon the Grand River, of perhaps 50 or 60,000 acres. Some farms are under good cultivation in their own hands; others are let on leases. The site of Brandtford was just laid out in town lots, from which they hoped to realize above 100,000 dollars. In fact their concerns are well managed, and the Lieutenant-Governor seems particularly careful of them.

From Simcoe to Otter Creek, and generally through the Long-Point country, the land appeared poor and sandy; but it is said to yield from 16 to 20 bushels of wheat on an average per acre; and that after two or three crops it was necessary to lay it down in grass.

From Otter Creek to Colonel Talbot's the land and crops were as fine as possible; the growth of the woods of the very first quality; black walnut abundant; new houses and barns, either building or finished; good roads, in straight lines, the openings about a mile wide, &c. This is said to be the case all along the South Talbot Road to Sandwich, for about 150 miles, and that the North Talbot Road is nearly as long, so that Colonel Talbot must have made from 250 to 300 miles of road in all. He is rigid in the exaction of settling duties, and exhibits the best if not the only good roads in the province.

We found Colonel Talbot's house upon a beautiful commanding eminence of about 120 feet high, overlooking Lake Erie. Although his settlement was begun before the late war with America, it was then so much broken in upon that he did not restore it till 1817. He has located in the whole about 30,000 souls, or 6,000 families; he makes no reservations, but allows the settler to choose his lot where he pleases, by which he will secure all the advantages of a dense population. His Crown and clergy reserves are laid out in large blocks.

We saw few settlers with less than 30 or 40 acres cleared, some with 100; this however is an old part of the settlement. The cost of clearing land is about 12 dollars per acre, and monthly wages about 12 dollars.

One gentleman assured me that he had 80 bushels of shelled corn to the average acre; that he had grown wheat 12 years in succession upon the same land; that his last crop averaged 30 bushels to the acre; that he considers 25 an average, and 40 a great crop: some reckon the yield by the sheaf, and one person said he generally expects six bushels from 100 sheaves. That last year, which was a remarkably good yielding one, they got nine and a half from 100 sheaves; and that one of his neighbours threshed out 71 $\frac{1}{2}$ bushels from 650 sheaves. There is an Agricultural Society established here, which, among other premiums, offers one for the best road before any man's lot.

A good deal of tobacco is now grown in the western part of the province; the acre will give from 1,000 to 1,200 lbs., and it sold last year at six dollars per 100 lbs.

At Port Talbot they were loading a small vessel with wheat, to go through the Welland Canal.

From thence to London the country is equally good and well settled. The Thames is a quick, clear river, of about 25 or 30 yards wide, with a good bridge over it. The town is quite new, not containing above 40 or 50 houses, all of bright boards and shingles. The streets and gardens full of black stumps, &c. They were building a church, and had finished a handsome Gothic court-house, which must have been a costly work. The site of the town is fine and commanding.

Returning to Brandtford by the northern route, the country averaged rather better, as it was more springy, and better suited to grass, and the grain crops equally good; on this route we passed, in several places, through more than 20 miles of unsettled land, held by absentees, and never were worse roads anywhere. This shuts up the settled country completely, and the settlers must wait for sleighing to get their produce to market, and of course bear the loss of any intermediate fall of prices.

Above 700,000 acres were advertised for sale this year by the sheriff of the London district, and 100,000 actually sold; this was in consequence of a late law of the provincial Parliament to collect arrearages upon their tax on wild lands.

From Hamilton we returned to York, by the Dundas-street Road; here we found a different soil, more clayey and tenacious; the grain not so fine, but the
grass

grass excellent. This sort of soil in the spring of the year, when the frost is going out, is almost mellowed to decomposition, and the water wears it away most powerfully. We saw gullies from 50 to 100 feet deep, which seem to have been worn by the long-continued action of the streams, and are unsafe to go down in carriages.

My next journey was to the Rice Lake, Peterborough, &c.

From Cobourg to the lake, through a well-watered country, undulating with pleasant swells, the wheat, as usual, particularly fine. We travelled in a light waggon at about six miles an hour, on a road which cost about one dollar per rod. Saw some farms recently sold, with improvements, to emigrants; one was pointed out, the possessor of which left England in March 1827, and he took his present farm with small improvements. He had growing about 15 acres of Indian corn, as fine as possible; about 15 of wheat; some in oats; three or four in grass; potatoes to yield some hundred bushels; and a fair proportion of felled land for his next crop. This was an Englishman with very slender means, except the labour of two full-grown sons; but his whole farm evinced tact and good management. We crossed the Rice Lake, and ascended the Otonabee River, for above 20 miles, to Peterborough; a fine river, which will hereafter be used by steam-boats, with a light draft of water: the land is generally good, and favourable for settlement, but may be considered as out of the market, by the ownership of absentees, whose residence is either unknown, or who set forbidding prices upon it. We saw a great many small openings, the relics of former sham settlements.

Peterborough is the settlement begun in 1825, by Mr. Robinson, who then superintended the emigration of some of the poorest classes from Cork, whom he located here, and lived with them above 12 months. The place is well selected at the head of navigation, and with mill-power to any extent; the soil is dry and gravelly, upon a terrace of about 20 feet above the river. The townships of Ops, Emily, Smith, Otonabee, &c. corner here; and nothing impedes its complete and brilliant success but the pressure of absentee ownership, as the number of vacant lots do not exceed 300. They have already a saw, flour and carding mills, distillery and tannery, in regular work; about 60 houses: 22 framed buildings of sundry kinds were erected within the last 11 months. They have a plan for a steam-boat on the lake, to cost about 2,000*l.*, of which three-fourths is already subscribed.

The agent here thinks nearly 1,000 labourers (preferring young men) might find employment in this and the eastern part of the province.

He visited a gentleman near Cobourg, who attends particularly to the cultivation of hemp; he had sowed about 35 acres in different soils, sowing from 80 or 90 lbs. or about two bushels per acre; some, in a rich part of his garden, we saw eight and ten feet high; one field of about one and a half acres, about seven feet high; and in the other places, generally from four and a half to seven feet. He was building a mill for bruising it.

From Cobourg to the Bay of Quintè, the roads were good, the crops fair, the country well watered, but the land evidently weaker and apparently giving out. The last 10 miles was through a wilderness, all taken up by military grants; but a reservation is properly made for the Crown, where the canal must pass from the Bay of Quintè to Presq' Isle. The distance is trifling and the land low.

The Bay of Quintè settlement is the oldest in Upper Canada, and was begun at the close of the revolutionary war. We crossed over to the mouth of the River Trent, which flows from the Rice Lake, and is said can be made practicable for steam-boats, though at much expense; thence to Belleville, a neat village of recent date, but evidently addicted too much to lumbering. The whole distance to Kingston is about 75 miles, and three-fourths, along this beautiful bay, the shores of which are all settled, and exhibit large fields of wheat, the farm-houses frequently with good orchards; and the points of land on either side run in long-tongues into the bay, so as to vary its width from one to ten miles.

I was informed that owing to the ignorance or unfaithfulness of the first surveyors, the inhabitants were involved in continual law-suits, and that the Legislature, in despair, had passed an Act to confirm all the original surveys; or, in other words, to perpetuate errors.

Next day we descended the St. Lawrence, stopped at Gananocqui, where are the best flour-mills in the province; then at Brockville, a neat, thriving new town, with several handsome stone houses, churches, court-house, &c. and about 1,500 souls. It is supported by a rich back country, of the Perth and other settlements. Thence to Prescott, &c.

While on the lakes, I understood there were, upon Lake Erie, about 100 sail of American small vessels, seven steam-boats, and eight sail of English small vessels; and upon Lake Ontario about 100 sail of English small vessels, seven steam-boats, 30 or 40 American small vessels, and two American steam-boats.

The Welland Canal is now open, and in operation for vessels drawing seven and a half feet water, with its minimum width of 56 feet. It is 27 miles from lake to lake, but advantage being taken of the Rivers Chippewa and Niagara, the canal is only cut for sixteen miles and a half. There are 36 locks, which are 22 feet wide and 100 feet long. The deepest cutting is 56 feet, and the average of the deep cut for two miles is 40 feet. The difference of level between the two lakes is 330 feet.

In conjunction with the Welland, some observations on the Rideau Canal appear necessary; its primary object was as a war communication, but in a secondary point of view, as a peace one, its advantage will be found not only in floating produce and merchandize between the two provinces, free of connection or interruption on the American boundary, but as it opens a line of settlement to the north of it, by which a number of townships, lately opened, may be filled up, and the population pushed along the centre of the province; and from its mouth another branch up the Ottawa, in a north-westerly direction, will shoot out, and ultimately extend itself to Lake Huron.

At By Town, upon the Ottawa, the settlement is rapidly increasing. The steam-boat from Montreal goes twice a week. Townships north of this river are in request. Lumberers go 150 miles above By Town. It has fewer rapids than the St. Lawrence, and might be made navigable some hundred miles from it. This will be the shortest route to the Huron, and 300 or 400 miles less to Penetanguishene than by Detroit, and all through our own territory.

Very near to By Town there have been such extraordinary exertions in settling a new country by one individual, that I cannot pass them by unnoticed.

Mr. P. Wright came from Wooburn, in Massachusetts, in 1800, and took up lands upon the Ottawa; he brought capital, and 25 labourers with him; since which he has cleared 3,000 acres, owns four farms, employs 63 labourers and 33 mechanics and assistants, and makes 1,100 tons of hay annually; he has 756 acres in grain and roots, with stock and pasturage in proportion; his buildings are valued at 18,227*l.*, and the sum total of his farms, stock, buildings, &c. at 57,068*l.* 15*s.* (See a Report of the Committee to the Legislature of Lower Canada, 1824.) And such has been the result of a conversion from the wilderness in 24 years, when the land might be considered as without value; but this situation has possessed advantages of a very peculiar kind.

On examining the sales of the clergy reserves, I found that 13,000*l.* was the gross amount of one year's sales, averaging about 15*s.* the acre; and the reflection which naturally arises is, to what value this beautiful province might have been raised, under a more economical management of its land resources: and it would be unjust, both to the late and present governors, not to mention this in its proper light, and attribute the errors to the old administrations.

In all recent military grants, conditions of actual settlement are exacted, or lands proposed in rear of the surveyed townships; but I do not see how justice can be done to the province, without the establishment of a court of escheat, to recover lands where conditions of settlement have not been fulfilled; or by some legislative enactment to draw from the landowner such a proportion of local improvements in roads, &c. as the public good requires. I found at the Surveyor-general's Office, that 81,200 acres were assigned in loyalist and military grants, in 1828 and 1829, while at the same time only 17,650 acres were taken up by settlers; and if we suppose the settlement of a new country to proceed in this proportion, and reflect that two-sevenths are reserved for the Crown and clergy, and besides a certain portion that is always unimprovable, the burden of labour for unavoidable objects, such as roads, bridges, &c., which is borne by the residents, will fall too heavily upon such a scanty population.

At Prescott we saw an uncommon large steam-boat upon the stocks, for Lake Ontario; she was to carry 4,000 barrels of flour, with two engines of 140 horse power each, and she was to be launched soon.

The whole population of Upper Canada may be taken at above 200,000; but I could not obtain information of the number of emigrants arriving annually.

LOWER CANADA.

IN descending the St. Lawrence and entering Lower Canada, the difference in the crops, climate and agriculture is striking, and all against the lower province; but the inhabitants consider themselves as compensated for their longer winter, in the health they enjoy and the purity of their atmosphere. It ought to be remarked, therefore, that in Upper Canada as in the Genessee country, and especially near bodies of fresh water, the fever and ague is complained of; and, in unhealthy seasons, the autumnal bilious fever, so frequent in the middle parts of the United States.

The agriculture upon the St. Lawrence is for the most part upon the old French system, repeated upon the same fields without intermission, until they are quite exhausted; and if the valley through which it flows had not been very fertile, the inhabitants would have been long since driven back to the cultivation of new lands. The mode of settlement upon seigneuries, the desire to be near their church, the plain, sociable, kind-hearted character of the Canadians; all conspire to make them cling together, as long as subsistence can be got: not only the external customs, but the politeness of old France is distinguishable at once among these simple peasants.

Upon the island of Montreal a superior degree of agriculture is evident, and I was informed it arose from some English and Scotch farmers having bought out the leases of the Canadians, and determined to live upon the seigneuries.

The seigneurs to whom lands were originally allotted by the Crown, were regarded, under the old French regime, more as agents for the settlement of the province, than barons for its defence or war-service; and the Canadian seigneur re-granted his leases, in perpetuity, at a rent certain, not to be raised; and whenever the lessee sold his lease to another, the seigneur was entitled to one-twelfth of the sale price, as an alienation fine; but to no fine by inheritance; so that the present holders pay no more as rent, than the sums originally agreed for, which are mostly light, from 10 s. to 1 £. for the lot.

On the other hand, the seigneur has his duties to perform for the benefit of the settlement. He must build a grist-mill, and have it going, or able to grind every week-day in the year, and he must make the roads required by law. His tenant is also obliged to grind his corn at the seigneur's mill. These are the principal obligations between them; and the size of the farm granted is usually of three arpents in front, by 30 deep, or rather under 70 acres. The shape of these farms explains the street-like appearance of all their settlements.

It is curious that in Upper Canada the English should have adopted the term concessions, and laid out roads by the diagram, from the French practice.

Whenever a seignery is disposed of, an alienation fine of one-fifth sale's price is paid to the Crown; thus the one-fifth to the Crown is called the King's quint, and the one-twelfth to the seigneur, his *lods et ventes*.

I arrived at Quebec on the 6th of August, and presented my letter to Sir James Kempt, who immediately sent circulars of introduction to the heads of the several Crown-land departments; and with an unabated strain of kindness and attention, in addition to his practical experience, contributed his utmost to my assistance while in Lower Canada.

The Crown's rights and interests in lands in Lower Canada, are,

- 1st. Paramount rights over seigneuries granted to private individuals, upon which the Crown receives its quint on sales.
- 2d. Lands *en roture*, which the Crown as seigneur has ceded to occupying individuals, and retains its one-twelfths or *lods et ventes*.
- 3d. Townships granted in free and common socage.
- 4th. Ungranted lands, grantable in any manner it may please the Crown.

By the Inspector of the King's revenue and estates, who had only been in office about two years, I was informed that a large amount might be considered due to the Crown, for unclaimed mutation fines for the last 29 years; that in 1801 an Act of the Provincial Legislature was passed, annulling all fines then due to the Crown upon former alienations, but confirming those unpaid upon the last sale, and that the sum then accumulated upon many years of negligence, must have been large. That of the other sum above stated as having accrued since 1801, about half may be considered recoverable, &c. But having received a particular statement from

him of the concerns under his care, I have presented a copy of it, lest I should have done him an injustice by using explanations of my own.

From the Commissioner of the Jesuits' estates, I learned that they are seven in number, containing originally 793,342 arpents, from which deducting the amount conceded of 221,934 arpents, leaves 571,408, equal to 485,700 acres, remaining grantable. These estates were in the hands of the Jesuits before the conquest, when they devolved to the Crown; but were permitted to remain in the order till the death of the last of the brethren in 1800. They were mostly bequeathed by several testators, in consideration of services performed by the Jesuits, by converting Indians to Christianity, and in compensation for their losses, expenses, &c. But it is needless to dwell further upon what has already been the subject of correspondence.

The circumstance of the English and French laws being both in force in the same province, must create confusion, and impede its advancement in prosperity. It is equally unpleasant for the Canadian to settle upon the townships, as for the English to go upon the seigneuries.

From the Surveyor-general's Office I learned that the number of townships organized and surveyed, in whole or in part, in all Lower Canada, was 134; and that the whole disposable amount of acres belonging to the Crown will be about five millions and three-quarters, viz.:

Remaining ungranted in the surveyed townships	-	-	-	-	1,450,000
Crown reserves, when appropriated	-	-	-	-	1,040,000
				Acres	2,490,000
In the projected townships	-	-	-	-	3,233,000
				Acres	5,723,000

But as projected townships are of too vague a nature to form a reliance upon, it would not leave more than two millions and a half available in the lower province, which, from an inspection of the map, one would suppose must be erroneous, and projected townships mean no more than ideal lines in an unexplored country.

The number of acres in the townships laid down on a map annexed to a Report of the House of Assembly, 1829, and south of the St. Lawrence, are stated by estimate at 5,500,000. The number in the seigneuries, including Anticosti, is 11,000,000 arpents, or 8,400,000 acres, to which may be added the lands north of the St. Lawrence, on the Saguenay, and in the Gaspé district, the whole of which may be 18 or 20 millions, and it would seem almost impossible but that there must be more land available for settlement. The Sixth Report of a Committee on Lands, made to the House of Assembly in 1821, returns 150 townships granted in free and common socage, which have been surveyed since 1795, containing acres "accordés" 2,203,709, and the reserves for the Crown and clergy, 885,365, which is equal to one-fifth of the "accordés," or 40 per cent. upon the whole.

Take the whole number on the map	-	-	-	-	5,500,000
Deduct two-sevenths of 5,500,000, the number which is to be reserved for the Crown and the clergy	-	-	-	-	1,571,430
Would leave grantable	-	-	-	-	3,928,570
There have been "accordés"	-	-	-	-	2,203,709
				Remain	1,724,861
Add thereto, the amount of Crown reserves which may be considered available, say one-seventh of 5,500,000	-	-	-	-	785,715
				Total available	2,510,576

Which gives an amount nearly the same as the Surveyor-general's Statement, exclusive of the projected townships, at which, therefore, it may be safe to take it.

The Surveyor-general also, in evidence before a Committee of the House of Assembly, 1823, estimates the whole extent of Lower Canada at 150,000 superficial miles, of which not more than 30,000 have been explored, and are tolerably known, which would be equal to about 19 millions of acres.

The size of a township in Lower Canada is 64,000 acres gross, deducting 5 per cent. for highways, leaves 61,000 net.

Again, the early surveys were frequently made by order of the grantees, without an after-examination to prove their correctness; and it is notorious that, in early times, so little attention was paid to exactness, and in the few instances where I could learn that attempts at verification had been made, such errors had been discovered, I could not recommend the adoption of any system of settlement without previous investigation to ascertain their authenticity. Without this a lawsuit would be the consequence of every grant, and the seeds of endless litigation and hostility planted in every settlement.

With the progress of things the duties of the Surveyor-general's department have varied exceedingly. When the province was new and unexplored, topographical knowledge was of the first importance, and it was expected from this department only. But when the province has advanced, the principal duties of the Surveyor-general consist in performing practical admeasurements, in having faithful and correct plans and maps preserved for inspection, with the means of illustration by the surveyor's field notes; but the duty of an office of record, as it appears to me, ought to be kept separate, not to be mixed up with the surveyor's plans, nor the settlers' names inscribed upon them.

All records of landed transactions, I should think, are more attached to the office of Commissioner of Crown lands, which has sprung up of late years.

With the Commissioner of Crown lands I had the pleasure of frequent intercourse, and found his books and accounts clear and regular. A statement of his sales and receipts of land, which I believe are of Crown reserves, from the 1st January 1828 to the 1st June 1830, have been presented; by which it will appear that in that time he had sold 58,798 acres.

In the last six months he had not sold above 5,000 acres, but in the six months preceding 10,000, because his public sales by auction take place in October; and it will be found that his sales run from 2 s. 6 d. to 10 s. the acre. By orders from home he advertises land for sale at public auction, and at an upset price, and as it rarely happens that two people are competitors for the same lot in a wild state, they combine against him, and the result operates against an advance in price.

He is also instructed to offer more favourable conditions to the purchaser of a 50-acre lot than to one of a common size; the result of which is to take the labourer out of the labour-market, and to make him a poor settler. He thinks that sales to the extent of 5,000 l. per annum may be effected from the leased Crown reserves, and a further amount from those untenanted, which will go on increasing. He showed me a memorandum of sale of 20,350 acres, reserves, of which say one-fourth were leased, one-third partly leased, and the remainder, or nearly one-half, in a wilderness state; the leased sold at 7 s. 6 d., some in the Montreal district at 6 s. 3 d., and in the Quebec ditto at 3 s. 6 d. the acre. The purchasers were British emigrants, some Canadians, but no Americans.

He showed me another memorandum of 276 lots originally leased in the province, 30 had been granted, 134 held by persons who could show titles, the remaining 112 had either been abandoned or were in possession of squatters; and of these 134, 31 had been sold to tenants, and upon the remaining 103 the annual rent is 386 l. 5 s., and there was due upon these leases 2,231 l. 8 s. 10 d.

In some of his statements the term quit-rent is improperly used, for he does not grant upon *quit-rent*, but allows poor settlers to take up small lots, and pay interest at 5% upon the purchase, with the right of paying up the principal when convenient to them, and a promise on his part to give them deeds, which is, in fact, more advantageous than settling upon a seignury. This is perfectly right, and the only improvement to be hinted should be for a time to be fixed for payment of the principal, to prevent an unnecessary accumulation of small debtors.

So many sales have been made of lands heretofore under lease, that those in future may, for a time, not average so high.

He has also the sale of the clergy reserves, and had received offers for parcels in different parts, in the whole to the amount of 12,000 l. The average value per acre I did not understand, but I thought it as high as his other sales. The clergy, however, did not think the offers sufficient, and they consider that only one-fourth their interest in each township ought to be brought to market, and the other three-fourths reserved for future disposal. The words of the Act of Parliament, 7 & 8 Geo. 4, c. 62, are to authorize "a sale of said clergy reserves, &c., not exceeding in either province one-fourth of the reserves within such province," &c.

About 500,000 acres are appropriated as clergy reserves, and perhaps 100,000 disposed of by lease, the net proceeds of which do not exceed 250 £. per annum, and four years ago did not pay the charge of collection. The township of Shefford being on a road which ought to be kept open, was lately offered for settlement. The Crown and clergy reserves in it amount to 17,838 acres, in distinct lots of 200 acres each; but upon verification of the survey, they were found to run from 105 to 296 acres, a sad proof of the inaccuracy of old surveys.

This discovery has obliged him to advertize in his auction sales "that lots are sold by the contents in acres marked in the public documents, without guarantee of the actual quantity." He has, in fact, no other course.

The rents or dues for timber cut in the lower province are at present less than those in the upper, owing to the greater accessibility, by means of small streams flowing into the Ottawa, from the upper than from the lower province; but the quantity of timber is supposed as great in one as in the other. By the natural course of things, that which is most accessible will come first to market. It ought to be borne in mind that there is a peculiar danger in this species of property, to which it must be ever liable, *that of fire in a dry season*, and of which the sufferings of New Brunswick afford a memorable and terrible example. On every account, therefore, it would be well to have it realized, while it contributes so much to the benefit of the province as it now does, by giving employment to the lumberman, and to British vessels trading to Quebec.

Above 2,000 lumbermen and rafters were employed upon the Ottawa alone, and 600 vessels, with 7,743 men, were reported at Quebec in 1829.

His Majesty's Government had formerly been in the practice of giving lands gratuitously to encourage the settlement of the province. By the Report of 1821, already quoted, 2,203,709 acres were appropriated, of which 1,472,394 were conceded by one governor between 1799 and 1805; and failing in this object, the new system of sale has been resorted to, and as far as it has been tried it answers well. The public sales have been already noticed; but it may be well to add, that from the application of some Canadian youths, a tract was laid out near the Chaudiere and River Famine, which was sold last October, and went off well. Under a prudent management this mode will insure the accumulation of a fund sufficient to meet all charges incidental to the settlement of the Crown lands, and might leave a surplus.

It appears by one of the Reports of the Legislature that about 250,000 acres had been appropriated to the militia, for services in the late war, and that 64,000 were held under certificates of location; but it was generally said that many small grants had been bought up, and that some individuals held large quantities. The new system was begun in 1826, and had just begun to take root, when, in 1828, new Orders came out, interfering with its operation, but not entirely superseding it; by these gratuitous grants were restored in favour of half-pay officers, and (for a limited period) officers and soldiers of the late militia. The effect of these Orders was certainly to check the disposition to purchase lands, and to depreciate their value.

The soil of the townships south of the St. Lawrence is different from that of the valley through which it runs, and more adapted to grazing farms and pasturage. The country is irregular, of frequent rolling swells, as in Vermont, to which state it joins, and is said to be of the same sort of land. I understood that the Vermonters had crossed the line, and partially occupied several townships, bringing with them their own municipal customs; and that when the impropriety of electing their own officers was pointed out to them, they had quietly given them up, and promised to conform to those of Canada. Good stage roads are open, and in daily use, and travellers pass from the Canada line to any part of the United States; this fact, however, seems to call attention to the settlement of the townships, and the Americans would readily sell their Betterments to European emigrants, and move back, or take up new lands.

This state of things has been well observed and met by the vigilance of Sir James Kempt, who for two years past has directed the location of emigrants upon the townships of Leeds and Inverness, under the management of the Commissioner of Crown Lands and the Government agent for emigrants, now residing at Quebec; by whose permission to occupy, an emigrant may now go on, immediately after his arrival, to either of these townships, and take up his lot upon paying one-fourth of his purchase-money; and a poor man may take up half a lot, upon paying five per cent. upon the valuation in advance, and the same rate of interest upon it until he

is able to pay for the whole; and as soon as he has paid his consideration money he is entitled to his deed. These settlements are conducted with much skill, economy and practical knowledge, and will be frequently referred to in case of the adoption of any system of emigration: first, the idea of continuing them along the road called Craig's Road to Vermont, through townships run out and partially settled, is a happy one, as instead of settling the wilderness without an object in view, it is the mean of filling up an intermediate blank, and of connecting separate districts already in high improvement.

In 1829, upon the reserves in Inverness, 39 families were placed, to whom 3,890 acres were sold, at 4s. the acre, from whom 57 l. 18 s. as first payments, and some quit-rents, were received, and 98 l. 15 s. 9 d. was expended upon their roads. In 1830, on the same township, to the 1st August, 35 families were placed, to whom 3,700 acres were sold; 61 l. was received from them, and 50 l. expended on roads. The reserves remaining disposable are, in the Crown 81 $\frac{1}{2}$ lots, and in the clergy 31; total 112 $\frac{1}{2}$ lots, containing 22,500 acres.

Gratuitous grants were made in 1829 to 21 persons, containing 2,300 acres; and in 1830 to three persons, containing 600 acres; and, in addition to the open Crown lands, there is a quantity, supposed liable to escheat, of perhaps 10,000 acres.

The above return of 31 open clergy reserves, with 6,200 acres, would leave only one lot of 200 acres for a resident clergyman; but the clergy claim three-fourths, as before mentioned, in which case their disposable lots would be only eight, or 1,600 acres, instead of 6,200.

In June 1829 the number of emigrants in Inverness was 86, and they had 220 acres under crop. In 1830, August 26, there were 750 inhabitants, who had 1,035 acres under crop; and 79 families were in the progress of settlement in that town, between the 1st June and that day; and 25 or 30 more were expected, who had mostly engaged their lots, which makes an addition of nearly 500 souls within the last two years.

A Court of Escheat is instituted in Lower Canada, and a judge appointed; but no causes have yet been tried; much benefit would no doubt accrue from its operations, especially if commenced after a Governor's proclamation (according to the idea of Sir James Kempt), declaring the object of Government, and commencing with an attempt to liberate such lands as stand in the way of settlement.

The number of emigrants arrived this year was much greater than in any previous. In 1829 the whole number was 15,945, and when I left Quebec, at the end of August 1830, the number was 25,000, and the Autumn fleet not having arrived, it may not be over sanguine to expect a probable number for this year of 28,000 or more. The duties of the Government agent are, to give every assistance to the emigrant upon his arrival, to protect him from imposition, to place him upon a lot, or find labour for him, of which hand-bills or notices being posted up, his business is universally known, and his office is generally thronged. His advertisements in the newspapers invite those in want of labourers to apply to him; and his object is to distribute those who have families in Quebec or near it, and the single men at greater distance. Many labour on board of vessels, on rafts, wharfs, or in the timber yards, or are engaged as servants; the Government works take off many: and they are encouraged to deposit their earnings in the savings bank. Lists of townships open for settlement are in his office, to the location agent in either of which, whether in Upper or Lower Canada, he gives the emigrant a ticket of recommendation.

By the Governor's orders public notices are printed, not only explaining the roads to be travelled, but the charges also to which the poor person is liable. In fact, the object is to shield the emigrant from imposition, and put him in profitable employment as soon as possible, with the utmost saving of his slender means. To the success attending these plans already detailed it may be added, that it was a current remark at Quebec, that however large the arrival of emigrants, the town had never been so clear of beggars. It is the agent's duty also to visit the settlements occasionally, the nearest of which is 36 miles from Quebec. The plans are now generally understood, and show the good feelings and good sense with which they have been got up.

To the eye of a rapid traveller no people can appear more contented and comfortable, or more abundant in kind feelings than the Canadians; and I cannot but believe that however certain proceedings in their Parliament may show dissatisfaction, it is not the feeling of the province generally. It is notorious in all new countries,

countries, that the bulk of information is among professional men, and that the agriculturalist is comparatively unenlightened, for he lives secluded from the world, and performs the work of a day labourer upon his own farm. In Canada, however, the seigneurs, as a landed interest, must have a controlling influence, and I confess that I should not object to it, as an open aristocratical balance, in their own right.

Perhaps I ought to be altogether silent upon provincial politics; but the fact is so apparent to me, that all the wealth and importance of the Canadas has grown out of British protection, and the circulation of British capital, and that a continuation of their prosperity is so inseparably connected with these, that I cannot refrain from explaining myself, that a state of independence would, as I apprehend, reduce them to perfect want, if not to misery. Connected with the mother country, I see no reason why they might not go on prosperously for ages. The desired object should be to give to both as much happiness and prosperity as the connection can command.

It is therefore devoutly to be wished that the financial question which has so long agitated their Parliament, may be settled upon a basis of mutual satisfaction.

It is necessary to refer to the question of fees in the land-granting departments; for the settlers press for their deeds, which are not yet given, because the fees are not determined upon, and are regarded as vested rights by those to whom they are due. A tariff was established in 1797, when large grants were made, and it apportioned them by the 1,000 acres, but took no notice of smaller grants; and when they are reduced in that ratio to the 100-acre lot, they will not pay the clerk hire of the officers, one of whom assured me that he only wished them to be placed upon the fair principle of "quantum meruit." The Council did indeed recommend another tariff of fees in 1828, which amounts to 2*l.* 15*s.* per deed; and this is again objected to by the settler, who is usually six or eight years in collecting his 20*l.* to pay for his land; and payment for the purchase being itself a novelty, he considers all other charges as grievances.

It is the usual practice of proprietors in the United States to authorize agents to convey lots by power of attorney, and I would take leave to suggest something of this nature as the most simple, and under all circumstances of the case, the most equitable mode of proceeding.

It is to be remarked also, that by Act of Parliament, 31 Geo. 3, c. 36, one-seventh of all lands granted in the province is reserved for the clergy, and one-seventh for the Crown, and the expression is positive, to reserve *one-seventh of every grant* for the benefit and use of the clergy; so that although a seventh part of a township be originally reserved as directed, it becomes necessary, in making out deeds of reserves, to reserve again another seventh of the seventh part. This surely could never have been the intention of Government; and if the evil cannot be remedied by instructions, it may be well to have the Act examined, and if thought proper, corrected.

The population of Lower Canada is stated to have been 65,338 in 1784, and 428,000 in 1823, by the Surveyor-general's evidence before a Committee, in January 1824; and taking their ratio of increase at 3½ per cent. compound interest, it would now give an aggregate of 544,000 souls.

Having accomplished most of my duties at Quebec, I proceeded, on the 30th August for New Brunswick by the Grand Portage. The road through Beaumont, St. Valieres, L'Islette, &c. to Kamouraska is excellent; much upon a natural terrace above the noble St. Lawrence, and through a dense but narrow settlement, is beautiful. The land in general is worked to exhaustion, crops poor, and apparently yielding a scanty subsistence for the population. On the north side of the river the hills or mountains are mostly cultivated; not so on the south side, where the country is mostly low, and the hills towards the end of our journey sterile. A change of climate for the worse is evident in this short distance. At St. André the river is 17 miles across. We left it (Sept. 1) and passed through some new settlements, all from reclaimed swamps, for five or six miles, to the River de Loup: this was a frosty morning, the potatoe fields were all black, and their tops killed; much of the wheat was green. The River de Loup, when its waters are swollen by the melting of the snows, may be considerable, but when we passed over the bridge, it appeared reduced to 40 yards wide and not knee-deep. The next river was a much smaller one, the Green River, about eight or ten miles from the St. Lawrence, into which both these streams run; and the next we arrived at was a trifling stream also, the St. Francis, about 15 miles from the St. Lawrence, running towards the south.

I have

I have been particular in these remarks, because we were then upon the disputed territory.

The Portage is about 36 miles across; we passed it easily before sunset; the roads, though bad, better than I expected. There were two or three high mountains; much swamp; a great part of it a complete bed of rocks; and on the whole way through the woods it offers very little encouragement for settlement.

The Temiscouata Lake is about 30 miles long, but we only passed along about half of it. The land was generally inferior, but on the western side were several swells of good land. There are not above three or four settlements visible. The Madawaska River is the outlet of the lake, and we descended the whole of it, about 30 miles. It is of a quick current, about 30 or 40 yards wide, and its banks are in general capable of cultivation. There were six or eight settlers upon them; some were doing well; one showed me a body of above 30 acres under cultivation; but they were in fear of frost, as their wheat was in the milk.

The autumn-sowed wheat is always winter-killed, and they therefore sow their grain as early as possible in the spring; which is frequently done upon a winter fallow, without a second ploughing, and only harrowed in, while a thin surface is thawed; thus their wheat ripens earlier.

We stopped at the Madawaska settlement upon the St. John's, and somewhere hereabouts came within the old limits of

NEW BRUNSWICK.

THE Madawaska settlement was composed of Acadians, who left Nova Scotia before the revolutionary war, and have now increased to between 700 and 800 souls, occupying 15 or 18 miles upon the river, in straggling houses. The land is fine, but, as may be expected, they are full a century behind. They have no roads, and maintain all intercourse by canoes. They have a church and a (Catholic) priest, who takes his tithes of one-twentieth of the produce in grain and potatoes; he has taken of the latter, as the grain crops have failed repeatedly:

We passed the Portage at the great falls of the St. John's, which are about 70 feet perpendicular, and the White Rapid rather dangerous, in a few miles from which the river grows wider and the land is better.

This was a gradual emerging from the wilderness, with the first settler only here and there, in a miserable log-house, then more frequent; next, houses with the addition of barns, and so on, in the scale of civilization gradually rising, until we witnessed the improved villa, and arrived at Fredericton, the capital of the province.

The valley through which this fine river flows is mostly of very excellent land, and capable of maintaining a large and dense population. The river itself is of the second character of the American rivers; but it has many rapids, and a great proportion of quick water. It is interspersed with many valuable islands, of uncommon richness; sometimes it narrows to less than a quarter of a mile, and again expands to a great width. The distance from the Madawaska to Fredericton is about 160 miles, which we went in canoes, and arrived the fifth morning from the Temiscouata Lake.

At Fredericton I delivered my letter to Mr. President Black, from whom I received every assistance and civility during my short stay. He introduced me to the Commissioner of Crown lands, whose office is lately incorporated with the Surveyor-general's, which appears a very judicious arrangement. The Commissioner then being under orders from Government to proceed on other duty, deprived me of the advantage of much of his conversation; but I had free and unlimited access to his books and office. I learned from him that the superficial contents of the province are about 16,500,000 acres, and that the Crown has not disposed of above 2,000,000; so that if from the remaining $14\frac{1}{2}$ we deduct 25 per cent. as unimprovable, which, from the information he had acquired of the soil, he considers a large allowance, there will remain about 10 $\frac{3}{4}$ millions net open and available for settlement, to which may be added 250,000 more, considered as revertible to the Crown, in case the process of escheat should be resorted to, making in the whole about 11 millions of acres.

Here then is a large and compact body of land, accessible by sea on two sides of the province, each containing many harbours, some excellent, intersected with rivers and streams in all directions, so that there is not a single point in the province

vince more than 10 miles from a running stream which communicates with the ocean. The rivers and seas abound with excellent fish, in perfect profusion. The forests produce an inexhaustible supply of pine timber; and the climate, though cold, is remarkable for longevity. The appearance of the inhabitants indicates great strength and muscular power; and yet, as a place of resort for the many emigrants leaving their native shores of late years, the province of New Brunswick has either been overlooked or not sought for, at least they have not been attracted there; and of the arrivals, averaging about 3,000 for the last three years at the two ports of St. John's and St. Andrew's, a great proportion have gone to the United States; they show in fact a yearly diminution, while in Canada there is a great increase, a certain evidence that few settle there, because among those going to Canada it is found continually that they come out by advice of friends previously emigrated.

The quantity of land surveyed is about 200,000 acres. The size of a township preferred is 15 miles square, which would make it about 144,000 acres, a size, as it appears to me, most inconveniently large.

Nothing can be more inconvenient also than the manner in which the county lines have been drawn, as will hereafter be found out; but as they are not yet surveyed, they may not be considered permanent. In the early stage of society the country business causes much movement to the seat of government, for the legislature and other purposes, which they regard at first more than county convenience; but when they settle fast, and a shire-town is wanted, compactness and the shortest distance to it is indispensable. If the lines are run by the cardinal points of the compass, it is well for the township lines also to conform to them, and in fact the county lines, as far as they go, will then serve for township lines, and save the expense of twice running.

There are no clergy reserves in New Brunswick as in the Canadas; but certain grants for glebes have been made, which will not exceed 15,000 acres, and there are reserved for glebe, church and schools, amounting in the whole to about 20,000 acres.

This province was begun in 1784, and lands were granted on quit-rents at the rate of 2 s. per annum for 100 acres; and it appears that 111 grants were even made last year, of 52,030 acres to 283 grantees, for the rent of 58 l. 1 s. 8 d.; these were, however, made under old Minutes of Council, and for the usual rate of fees, which is inconsistent with the spirit of the new system, and at variance with the Crown's interest in the wild lands.

It would, however, be unjust to the late Governor, Sir Howard Douglas, not to explain that grants under old Minutes were considered by the authorities as the completion of existing contracts still binding on the Crown. I do not know if the same conditions are exacted in all the provinces; but it seems reasonable that some term for the fulfilment of them should have been limited, and most unreasonable that the grant should be completed after such term would have expired, and if necessary, this may be adverted to in future orders, &c.

Of all the inventions intended to check the natural advance of a colony, I should think the quit-rent system the most effectual; and considering the experience of 43 years, from 1784 to 1827, during which time no revenue was received from it, one would not expect to see any traces of it. In 1827 orders are said to have come out to cancel all arrears of quit-rents then due, but requiring regular payments afterwards, without pointing out the means of enforcing or collecting payments. There has not yet, however, been greater punctuality in payment than before, and the tenants, all moving by the common impulse of interest, advise such measures as may procure them their lands free of cost. Thus are the bulk of the landowners interested in keeping down the value of lands, and, as far as that goes, the rising prosperity of the colony also.

The Commissioner of Crown lands has been instructed to notify that if any person wished to free his land, he might have a deed in fee by paying 20 years' purchase, which, at 2 s. rent, would be 2 l. for the fee of 100 acres; but the arrearage from 1827 would be required. Many people have applied, but there being no power to give deeds, things remain in *statu quo*.

He had been collecting a list of all the grantees in alphabetical order, and had got far into the letter M, but under existing circumstances no further. There appeared in his list, by my estimate, from 7,500 to 8,000 names, which at 100 acres each, or 2 l. (and many hold large tracts) would amount to 15,000 l. or 16,000 l.; and if the whole alphabet were completed, might exceed 20,000 l.

I was informed that some proposals to sell these quit-rents had been made, which had led to an offer at a lower price; and it is apprehended that such bargaining may rather impede than assist a sale.

If a power of attorney were sent out to the President and Commissioner of Crown lands, to act jointly but not severally, and under the Governor's approbation, the lands might be released to those who wish to pay for their enfranchisement, but the power to release must be given under the Great Seal. In such a case Government would be saved from bargaining, and no plan of ulterior advancement in the value of land would be interfered with.

It ought to be remarked that while the grant of lands on quit-rent has continued, their value has not increased; for they were let of late with all the advantages and improvements of New Brunswick, at 2s. per 100 acres, the same rate as at its settlement in 1784, and the tenants have not paid, and do not pay their rent; but if applied to, to re-let or sell, their ideas of value immediately change. While New Brunswick and Nova Scotia have remained as they were in 1784, in regard to the value of wild land, what a difference is seen in the United States, where land has been sold on freehold; their advance has been from 6d. the acre to 1l. and 2l.

Many squatters are also on the lands, who would buy at current prices, or pay five per cent. interest on their purchase, as in Canada. The Commissioner thinks it would be well to grant them the indulgence.

The granting half-lots, or 50 acres, to poor settlers, brings with it very objectionable consequences: it places a poor settler in a better situation than one of small means. Many people are desirous to appear poor who are not so, and even perjury has been resorted to, to obtain so small a privilege. The poorest, who would otherwise be labourers, are in this manner made settlers, and a portion of labour, wanted by all, is taken out of the market. No one will hire himself out as a labourer if he can obtain a lot of his own; and no one can bring a farm under cultivation to advantage, unless he has *some means* to begin with, or understands wilderness farming, or how to exchange labour for labour. The best mode for the stranger emigrant is to hire himself out for the first year or two, to learn the rough farming business of the colony; and if he will lay up enough to assist himself, he will then be sure to succeed. Wages have not fallen in this province since the last war.

The Surveyor-general's Office has been in a most deplorable state, owing to unavoidable causes; but the present Commissioner hopes to restore it to order, and his efforts seem well directed to it.

The collection of fees is still continued upon grants of land, &c., although some officers have given them up to the Crown for some other remuneration, as was strongly recommended by the late Governor; and when received, they are carried to the credit of the casual revenue, but the Crown is not relieved from the odium of their exaction. They amount to 12l. 11s. 8d. currency upon a lot, either of 100 or 200 acres, and, in fact, exceed the sale price of the 100-acre lot by 6d. the acre on the present price of 2s., so that unless a lot of 125 acres is sold, nothing appears to be obtained by Government, and upon a lot of 200 acres about 8d. only per acre, or about two-thirds, appear as fees. It is not surprising therefore that settlers do not buy lots of 100 acres.

When lots are sold at Fredericton, there is a charge of 2l. for a location ticket, which is paid in cash, and one-fourth the purchase-money is payable in advance.

But there is another evil in these arrangements, that the settler agrees to pay for his lot before he can raise the means from the produce of his soil, and this frequently obliges him to quit his farm and get money in some other way. Such plans must tend to a further depreciation of lands. The natural course of things is for a settler to be unable to pay anything for the first five or six years; then, as they term it, he begins to *sell*, or has, in other words, more produce than is required for his subsistence, and as this lasts for a few years only, his payments ought to be arranged to come round at the same time.

Proprietors who sell lands have this always in view, and the settler can afford better to pay 5s. per acre, with a liberal credit, and some years free of interest, than 2s. with the location ticket and conditions of sale at Fredericton. Besides, the machinery of fees and tickets is complicated, incomprehensible to and detested by the settler, who wishes to know his whole amount at once, without unnecessary teasing.

To many settlers this is the only contract in their lives, and it frequently occupies a whole life to discharge it.

After the settler has invested labour on the land, he is not likely to abandon it; and

every one knows by the growth of the trees upon the land, whether the object be to get lumber or make a farm. I have dwelt more than may perhaps seem necessary upon the existing system of settlement in New Brunswick, before I suggest one which appears to me preferable.

I would never offer land for sale until previously surveyed, nor have it surveyed until previously explored; that being done, I would recommend opening a road or path for horses, called a winter sled-road, to connect two points of natural indication for towns, or to connect towns already built. This would not cost above 3*l.* or 4*l.* per mile. Upon each side of it I would then lay out lots of 100 acres, each abutting upon it, but not crossing it, with 80 rods in front; and whenever circumstances render it advisable, I would *expand* the settlement to *any width* that might be wished, or branch off in lateral roads upon the same plan to places well adapted to other towns or villages; and either follow the bent and feelings of the advancing population, or continue on my original line. This would be, in effect, a systematic adoption of that practice which has *naturally* governed the settlement of the United States; and either carried them on in a narrow line, or expanded them over wide tracts, as a poor or fertile soil, &c. has made it the interest of the occupying population.

It is also the same principle upon which the Talbot country in Upper Canada is settled.

It would also give to the Crown officer the advantage of distributing and placing on the population, as best adapted to the public good, in which the defence of the province would not be overlooked; and every settler would prefer a location on a public road. The peculiar advantage to be derived from it in this province is, that such a road might be occupied from St. Andrew's to Fredericton, from Fredericton to the Madawaska settlement, on the St. John's, thence to Lower Canada by the Etchemin Lake; and again from the head of the Bay of Fundy, along the eastern shore of the province, to meet the road begun by Sir James Kempt. Instead of going to the expense of surveying large tracts into townships, as heretofore in the Canadas, it would suffice to keep only one or two years in advance of the want of lots, according to the demand.

With regard to the sale price, I should suggest 5*s.* per acre, or 25*l.* for 100 acres, whereof 2*l.* cash down, (as in the case of the present location ticket), and the residue payable by instalments; say one-third or 7*l.* 10*s.* in three years; one-third in six years; one-third in nine years. But the first instalment, due in three years, should be received in labour on the road, in front or nearly so, of each man's lot; this would be another inducement to the settler to exert himself; and he would not be called upon for money until his farm was in a condition to afford it; it would also give satisfaction to the province, whose roads would thus be made as far as the new settlements were opened; for the erection of mills, other encouragement might be given, as well as for schools and clergymen. Upon this plan, eight settlers would occupy one mile; 80, 10 miles; 800, 100 miles, &c.; and the first instalment of 7*l.* 10*s.* by eight settlers, or 60*l.* for the mile, would be sufficient to make it a good road for wheel carriages.

By these means the wild lands would be got up to yield above 3*s.* the acre, instead of 8*d.* as at present. We should operate upon a surface of eleven millions of acres in New Brunswick, upon which the increase at 2*s.* per acre, would give a benefit of more than four millions of dollars, or about one million sterling. The same principle might be carried into the other colonies, and it would be the cheapest mode of settling them.

The wording of the deeds may be much simplified, to the satisfaction of the settler, and the dispatch of business.

I have handed in a statement of sales of land by the Commissioner of Crown lands, from June 1825 to June 1830, by which it appears that 50,520 acres were sold to 279 persons, for the gross sum of 6,285*l.* 11*s.* 9*d.*, upon which the charges were 1,474*l.* 8*s.* 2*d.*, leaving 4,811*l.* 3*s.* 7*d.* net, upon which he had received 2,878*l.* 5*s.* 2*d.*, and there remained due 1,932*l.* 18*s.* 5*d.* The average sales of 1828 were at 3*s.* 6*d.* per acre, those of 1829 at 2*s.* 6*d.*, and of 1830 at 1*s.* 11*d.* The purchasers take upon an average 181 acres each; and 181 acres at 1*s.* 11*d.*, clear of fees, nets 6*d.* per acre.

I was informed, that Colonel Cockburn had laid out his 300,000 acres upon the eastern part of the province, where the land is good, and of easy access from Europe; this circumstance may be worth attention, in case any scheme of emigration should be thought of seriously.

The Commissioner of Crown lands also receives the timber dues. His practice is to issue a license to cut timber, for which the applicant pays, and if not used, the money is forfeited. These timber dues produce more than in any other province, as will appear from their returns.

The soil is remarkably favourable to the growth of pine, as are its numerous streams for bringing it to market. The ports are not so numerous as to render it difficult of collection, and its capabilities of shipping to Europe or the West Indies are uncommonly fine. The number of vessels and men cleared from the ports of St. John and St. Andrew's in 1829 was about *double* those from Quebec.

So great a proportion of their labour is devoted to lumber, that farming is neglected, and the colony has been considered for some time as incapable of raising its bread. The climate is certainly severe, and liable to late and early frosts; it is, however, represented to be neither so cold nor so hot as Lower Canada.

It is particularly gratifying to be able to report so favourably upon the zealous and praiseworthy exertions of Sir Howard Douglas for the encouragement of agriculture; he was the restorer and steady patron of the Agricultural and Emigrant Society, the Reports of which, from 1825 to 1829, are lodged at the Colonial Office, and will be found to contain much valuable matter.

A steady and systematic support of agricultural industry is what the province is greatly in want of; but I do not believe the capital engaged in the lumber trade *could possibly* be transferred to agriculture, and that the wisest policy is to encourage both.

Where the clearings were large, I saw large fields of good wheat, which ripened perfectly; but those upon the highest situations were most forward and of earliest maturity. It was only in small openings, and on new settlements, that grain seemed doubtful of ripening; the average per acre may be from 15 to 25 bushels. Rye, oats and flax do also very well, and for potatoes and grass there is no superior country: 400 sleigh loads of wheat were taken across the Grand Portage in one winter from the Madawaska settlement to Quebec.

The valley of the St. John will ultimately be a most valuable district, and carry a dense population. North of the Connecticut (except the St. Lawrence) I know of none to be compared to it. To the present time they have been great importers of bread-stuffs, which they purchase with the proceeds of their lumber. Whenever time or chance should induce or compel them to raise their own grain, the province will start ahead, and date as from a new era.

NOVA SCOTIA.

HAVING crossed the Bay at Annapolis, I proceeded along the main road to Halifax. I found this the best road, for the distance, I had ever seen upon the continent of America; almost without a rut or jolt the whole way; and the steepness of the hills either cut away or avoided with great judgment. I was afterwards told at Halifax that the province had expended a very large sum upon their roads within the last 10 or 12 years, and made all their principal roads as good, so that stages travel day and night with safety and rapidity. It will be heard with surprise that this sum in the aggregate exceeds two-thirds the cost of the Rideau Canal; but it serves to show the public spirit of the colonists, which, whenever properly appealed to, is not likely to be deficient.

The appearance of the country as to soil is various; in a very great proportion along the valley by the Annapolis River, and again through Cornwallis, Horton and Windsor, as fine as possible, with the strongest evidence of abundance, comfort and the prosperity of its inhabitants; extensive pastures, and fine herds of large cattle. Soon after leaving Windsor we ascended a hill, from whence the soil became totally different, very rocky, ledgy and only fit for cultivation in patches.

At Halifax I presented my letter to Sir Peregrine Maitland, whose kind attentions and desires to promote my objects were unceasing during my short stay.

From the Surveyor-general I learnt that the whole quantity of land in the province is 8,750,000 acres, of which 4,750,000 acres had been granted, and quit-rents reserved, at 2 s. per 100 acres. This should give a rent of 4,750 L., but it has not been paid better than in New Brunswick, and all arrears were given up to 1827,

upon conditions that payments should be made regularly from that time, but since 1827 another arrearage of 14,037 *l.* has accrued.

New regulations for sale of the Crown lands have been made for this, as for the other provinces, but the Commissioner of Crown lands has only sold 12,630 acres, at 2 *s.* per acre.

The quantity of land granted for religious purposes is 27,546 acres to the Church of England, and dean and chapter, 13,750 acres are reserved for the same purposes, and 6,400 more for schools, &c. Of the residue, by approximate estimate 4,000,000 acres, not above 1,000,000 may be considered as open and available for settlement, and all in detached bodies, scattered over the face of the country in tracts of from 5,000 to 8,000 acres, but the largest tract is in the county of Sydney, of about 40,000 acres.

The pernicious influence of the quit-rent system is also perceptible here, in the depressed value of lands, and whatever affects that portion of the common property, must to a degree injure the whole.

The province of Nova Scotia is most important and invaluable to the British empire, for not only is Halifax the *key* to all our transatlantic possessions, but the peninsula is occupied by an active, hardy and very intelligent population; their public institutions very respectably maintained, and reflecting credit upon all concerned in their management. In many parts the soil is excellent; it abounds in valuable mines of iron and coal; copper is said to have been discovered. The coal mines now in operation could deliver above 300 chaldrons per day; the fisheries are inexhaustible. Its coasts are every where indented with the finest harbours; no part of the world can show a parallel; and although it has no export of timber of any consequence, the return of seamen cleared at the custom-house of *Halifax alone* for 1829, exceeds that of Quebec for the same year.

The island of Cape Breton, I was told, is settling fast; the soil generally of a good quality, and so handy to fishing, which is carried on in boats and canoes, that subsistence is always to be had. It now contains above 23,000 souls, and could take up some thousands annually.

The fishing interests in this vicinity are of the first importance, and should be well understood, but perhaps His Majesty's Government may have sufficient information upon them already.

I was particularly desired to represent the complaint of the Americans continually interfering with our people; that their boats sometimes fish in the Gut of Canseau, and that their vessels are perpetually upon those shores.

There also has been some dissatisfaction about French fishermen, &c.

GENERAL REMARKS ON THE PROVINCES.

THE first remark which presents itself is upon their inconvenient shape; a long narrow belt of settlement, upon the northern boundary of a powerful neighbour, capable of being pierced through or overrun at will. But as that neighbour has immense forests of his own to subdue and settle; as his migrating population prefer a milder climate, and the annexation of the British provinces to him would make but a small addition to his exports, and produce nothing which he does not produce; it is fair to presume he would not be misled by ambitious feelings of doubtful advantage. The first and leading object to us should be, at all events, to give them compactness and solidity; to condense the population and give it breadth, at the same time to connect the different provinces together, by any and every means of commercial intercourse and internal communication.

Their increase of population has been, and continues to be, so astonishingly rapid, that it is well to note it particularly. By minutes of evidence before a Committee of the House of Assembly, Quebec, 1824, it appears that the whole population of Lower Canada, in 1784, was

- - - - -	65,338
Nova Scotia, by Haliburton, then was	32,000
New Brunswick and Newfoundland, say	12,000

TOTAL - - -	109,338
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Upper Canada then was nothing, making a Total of, say	110,000
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The present population may be taken at

For Upper Canada	-	-	-	-	-	-	-	-	200,000
For Lower Canada	-	-	-	-	-	-	-	-	544,000
For New Brunswick	-	-	-	-	-	-	-	-	80,000
For Nova Scotia	-	-	-	-	-	-	-	-	130,000
For Cape Breton, Newfoundland and Prince Edward's Island, say	-	-	-	-	-	-	-	-	100,000
TOTAL									1,054,000

Here then is almost a tenfold increase in 46 years, which shows a duplicating ratio every 14, and is rather better than an increase at 5 per cent. compound interest. This however is, in a great degree, an emigrating increase, and not a natural one. The United States are found to double every 24 years, which is equal to 3 per cent. at compound interest; and if a partial view of one of their new western states only were to be taken, it would probably give a result equally extraordinary as that we are now examining.

But the increase of their commerce, navigation, consumption of British manufactures and provincial revenues are all equally striking, and worthy of close investigation, as it only is of late years that their powers have been developed in so extraordinary a degree.

About 30 years ago the whole export of Lower Canada consisted in peltry, and was taken off in three ships annually; that of Nova Scotia was confined to vessels carrying fish and grindstones; and of New Brunswick, to gypsum and lumber. In fact, but a very few years ago, they were so insignificant as scarcely to attract attention.

But in the last year, 1829, at the four ports of Quebec, St. John's, St. Andrew's and Halifax, there were cleared outwards 5,140 vessels, with 644,959 tons and 31,048 seamen. This is by the Custom-house Returns, and if we add the actual clearances of the other Nova Scotia ports, for the year 1828, (supposing that those of 1829 might be as much) it will exhibit an aggregate of 797,502 tons, and that without including Miramichi, Liverpool, Bathurst, Newfoundland, &c.

There were built in Lower Canada, in 1829, 5,465 tons of vessels; in Nova Scotia, in 1828, 99 vessels, containing 7,138 tons; and in New Brunswick a larger amount than either of the two; and as this statement does not comprise the ports of Newfoundland, it may not be too much to suppose that an entire aggregate of 850,000 tons, with 44,000 seamen, were cleared from all the ports of the British North American provinces in the year 1829.

I am aware that most of these vessels must have performed two voyages, and therefore that it may not be safe to estimate above half to the tonnage and seamen cleared, which would give a total employed by the colonial trade of 425,000 tons, and 22,000 seamen, and about *nine-tenths in British vessels*.

Compare this to the American tonnage, by Waterston's Tables, and it will be seen that the whole amount of tonnage belonging to the state of Massachusetts, (their greatest shipowner) for foreign trade, coasting and fisheries, in 1826, was only 385,785 tons; and that of the State of New York, for the same year, 330,709; and that I have not taken into view the fishing business and boats of Newfoundland and Cape Breton, where every male between 18 and 50 is a fisherman.

The cause of this rapid expansion is to be attributed entirely to the *Canada timber trade*, and the *monopoly of the West India trade*.

To those who measure the first by the quality of timber compared with the Baltic, or the policy of the second by the pressure of an extra price upon the planter's supplies, it is fair to explain the astonishing progress of British navigation which has sprung into existence under the late protecting policy: this invaluable and indispensable nursery for seamen, which is the basis of all our naval power, the very life-blood of the empire, and the more important character of the provinces themselves, in conjunction with that power, as a bulwark to our other transatlantic possessions.

Nor as consumers of British manufactures are they to be unnoticed, for lumberers and fishermen are of all labourers the most extravagant; and I believe it will be found that they import manufactures in full proportion to the augmentation of their commerce. Their consumption of West India produce is particularly deserving notice, as being *exclusively British*; so that in their intercourse with the mother country and the islands, all exchange of production is that of British industry;

industry; all employment created, all profits accruing, are national, and contributing to the prosperity of the empire. They have no feelings of competition or exclusiveness; their interests are identified with our's.

Many products can be supplied by them cheaper than elsewhere, but the length of the voyage requires a protecting duty; and it is presumed that a reduction of one farthing duty per pound upon the West India sugar consumed in England would be a compensation for all extra charge borne by the West India planter.

The peculiar advantages in supplying new countries with manufactures is too sensibly felt at present to be dwelt upon; but it is presumed that the circumstances of the late war developed it completely, and that the commerce of Great Britain was never more flourishing than while she had that monopoly trade with her colonies and the new countries. If her other colonies could increase in the same ratio as those of North America, and the establishment of more could give like results, the beneficial consequences are too apparent to be pointed out.

But to return to the subject of my remarks, it appears to me no more than a self-evident truism, that in the progress of advancement the late impetus may be long continued before they reach their zenith; and that the trade itself is of the safest possible nature, not interfering with any other British trade, but opening many new avenues to it.

Their present condition on a small scale exhibits a miniature picture of the advantages of the colonial system, for which we have been so long in contention with our rival neighbour; and in my humble opinion nothing is now wanting to add full effect and vigour to their internal prosperity also but a judicious and well-matured system for settling the country and arranging the land-granting departments. Many of their defects have been adverted to in travelling through each of the provinces, and remedies suggested to which others may perhaps be added.

If the colonies *have been a charge* to the mother country, it has not been on account of *the promotion of settlements*.

I have stated the probable quantity of open land available for settlement in all the provinces at about twenty-three millions of acres. Say in Upper Canada, five and a half millions; Lower Canada, five and a half millions; New Brunswick, eleven millions; and Nova Scotia, one million; and this without estimating the unexplored districts.

Such various opinions exist upon this head, that whether it can be approached within ten or twelve millions is still a doubt. A gentleman of the first respectability, who has for many years been zealous upon this subject, and given close attention to it, is of opinion that in the Saguenay country alone there are above six millions of acres of cultivable land. That noble river, with depth of water for *the largest ship*, for above 80 miles from the St. Lawrence, into which it flows from the northern side at Tadousac, having passed from Lake St. John in an easterly course, and along a valley well protected by a range of mountains to the north, is supposed to possess a climate not more severe than Quebec; for the port of Tadousac is open two or three weeks earlier and later than Quebec. The communication is now practicable by canoes, from the Lake St. John to the St. Maurice, which flows into the St. Lawrence at Trois Rivieres. This country has been explored, though not surveyed, and the opinion formed of it is very favourable for settlement; but at present it is under lease, which will not expire for several years. Other districts are spoken of with equal confidence, but my returns have been derived from Government officers. If anything should be done in the way of colonization, I am confident that much information upon large tracts now unknown would gather upon us in every direction. The Saguenay country is particularly to be noticed, as it is approachable by steam-boats, and at present untouched and unfettered by grants and other claimants. It might also be a question whether a modification of the Canadian practice of settling by seigneuries might not be used there to advantage, as the inhabitants now crowd round the place of their birth in preference to settling upon the townships.

Similar remarks apply to that part of Upper Canada which borders upon Lake Huron, upon which I have procured valuable information, and deposited it in the office; and it may be worthy of remark that the course of the rivers indicate a natural communication from the Saguenay to the Huron by the Gatineau and Ottawa, which at some future day will doubtless be availed of.

If a project of colonization could be formed to carry along with it the approbation of the colonists, and the support of the provincial legislatures, a result more satisfactory than has yet been known, would undoubtedly be produced. Small expenditures
from.

from Government would give great practical aid to new settlers. The name of a Government operation is in itself a host; and all the provincial parliaments are liberally disposed upon subjects of general interest, and their taxes and imposts are really so light, that they can afford powerful aid. From the several statements of sums collected at different times, from sales of land, and rents from timber, it will be seen that the lands have within themselves the means of defraying much of the necessary expenses of bringing them forward.

In this case, I should recommend all their proceeds to be appropriated to such purposes and internal improvements; and above all things, that in the first settlements, appointments of elementary schools should be made, and as soon as possible afterwards, that of a resident clergyman. As religious and parochial duties are performed by curates in England for small compensations, I would respectfully suggest, whether more moral benefit would not accrue to the colony by increasing the number of the clergy, at smaller stipends to those who join new settlements.

The late Orders from home, or New System, as it is called in the colonies, contemplates a sale of land by retail, for the collection of a revenue, without sufficient discrimination (as it appears to me) of the state and situation of the lots offered for sale, &c.; for in Upper Canada the lands will be more valuable than in the lower province; and Crown reserves, brought into notice by the settlement of adjoining lands, are every where much more so than lands "in natura."

The correct principles to act upon in colonization, are to give encouragement to the settler in proportion to the difficulties and privations he must encounter, and to relax gradually from it, according to the advance of population, and the improvement of the colony. To induce people of capital to unite in works of general utility, and to avoid a recurrence of absentee proprietorships; and for the Crown to have reserves, or the practice of raising prices, or in some way or other to be remunerated for the expenses unavoidably incurred: but in the first stage of settlement, to take no more pay from the settler than the cost of survey; and in the newest districts to receive payments by labour upon roads, (on the principle of settling duties) or *in kind*, by supplies of grain and provisions advanced to succeeding settlers; thus may the amount of one instalment, or its value in kind, be transferred from settler to settler, without any original advance; and as far as this goes, the lands will pay their own expense of settlement. But the principle should always be applied to the gradual and ultimate appreciation of the value of land, as a part of the natural growth of a colony, by which the soil is cleared of its trees, converted into a farm, produces and re-produces capital; from whence the wheel of human intercourse turns naturally round, and the colony takes leave of its parent, to send off new swarms in new directions.

ON EMIGRATION.

IN taking up the subject of emigration, I am aware of entering upon difficult ground, as it has been already investigated with so much more talent than I can pretend to.

Much was said to me in the colonies upon the two questions of spontaneous and regulated emigration; and the great evil of which they complain was the entire absence of wholesome regulation. I feel, therefore, fully convinced, whatever course may be ultimately adopted, even if the present loose mode is to go on, that the necessity of reducing it to a system will *be forced upon us*; that is, whether we consider the poor man's comfort on leaving his native soil, his establishment in the wilderness of a new country, the manner in which he is to be received by the province, or his means of adding to its prosperity, they are all questions of high import, and have a claim to consideration, and provisional arrangement.

Many regard the transmission of a part of our redundant population in the exclusive light of parish or national relief; of which, indeed, there was an example while I was in Quebec, in the arrival of the ship 'Two Brothers' with 153 emigrants dispatched by the magistrates, after their passage-money had been collected by public subscription, and so acknowledged in their letter to the superintendent of the Emigrant-office. So much liberality and kindness had been uniformly manifested

by the inhabitants of the city to desultory arrivals, that it is not surprising (as these came under the appearance of authority) that a great dissatisfaction should have been created; and it is to be feared that it may end in the passing of some provincial law to check the future indiscriminate shipment of paupers.

It is well to state here that they have an emigrant hospital at Quebec, supported by provincial grants, into which 91 patients were received during the month when I was there. But some charity for the widows and orphans of emigrants ought to be extended from hence.

In case any regulated plan should be seriously got up, that part of it relating to embarkation and passage will be easily arranged; some person should be appointed at every port of embarkation to give the necessary facilities to their departure, and guard as much as possible against their suffering, for these poor people now undergo much misery unknown to others, and which might be prevented.

The cost of passage is pretty well regulated by the force of competition; adults are taken from Liverpool at 3*l.* per head, from Dublin and Cork at 2*l.* 10*s.*, and from a western port in Ireland at 2*l.*; their provisions will cost about 35*s.* or 40*s.* from Liverpool, and 25*s.* or 30*s.* from Ireland and Scotland; so that the total of passage and provisions for an adult may range from 4*l.* 15*s.* to 3*l.* 5*s.*; children under 14 years at half, and under seven years at one-third price.

These prices may not be precisely exact, but they are very nearly so; they are however regulated upon the idea of a full complement of passengers, who are always to be ready at the ship's time; and the ship finds berthing, water, fuel, and cooking utensils.

There is so much spare tonnage outwards to the provinces, by the manner in which the timber trade is carried on, that its *peculiar facilities* ought not to be overlooked. During the year 1829 the ships cleared from the ports of Quebec and St. John's to Great Britain and Ireland consisted of above 340,000 tons; and as three passengers are allowed to five tons, and in some roomy vessels three to four tons, the mutual and reciprocal advantages of the passenger and timber trades are plainly seen, and the benefit accruing is altogether *national*.

Thus far we have advanced without difficulty, the whole case being one of simple calculation.

But when we come to place the emigrant in the wilderness of a new country, unless he is to move under some regulated system, got up under foresight, reflection and previous arrangement, it will be like giving him a stone when he asks for bread. At present many go on without knowing the boundaries of their lots, or whether they have any, or indeed whether they will ever obtain a title. In all such instances are sown the seeds of disorder and disaffection to Government.

It may be well first to consider the expense actually incurred in locating individuals upon the late experimental settlements. The emigration of 1823, after deducting cost of passage, gave 15*l.* 8*s.* 9*d.* per head. That of 1825 gave 13*l.* 11*s.* 8*d.*; and a more recent experiment in the town of Ops, in Upper Canada, gave 3*l.* 2*s.* 6*d.*; but it would be unsafe to assume either of these as data for further proceedings; for in the two first cases many abandoned their lots and increased the average cost, although their places have been supplied since; and the situation of Ops was too near to other settlements to call it a beginning in the wilderness; on this account the sum of 400*l.* was limited to it; but I understood from a gentleman who had access to the disbursement accounts, that 1,000*l.* would probably be sufficient to set a new settlement fairly off with, but without the expense of mills.

I believe the township of Cavan, in Upper Canada, was settled also without advance.

In Lower Canada the unoccupied Crown reserves in the townships of Inverness and Leeds have been sold to settlers who are doing very well, and free of cost to Government; so much so, that the county in which they are, contained, the 1st of May 1829, only 523 souls, and in September 1830, it exceeded 2,000, which was almost entirely owing to the increase of those townships. More settlers might also have been added last autumn, but they were deterred by an insufficiency of provisions on the spot, and the expense of drawing them from a distance. But again, this settlement of reserves, as the name implies, was a secondary one.

Among the Reports of Committees of the House of Assembly in Lower Canada, 1829, I find an interesting communication upon the settlement of new lands, with an estimate of the cost of locating 150 poor families, stated at 900*l.*, or 6*l.* each, with the idea not only that it is to be repaid in six years, but of the probability of as much

much more being gained by the advance, exclusive of the value of the lands settled; and this effect is proposed to be produced by supplying the settler with labour upon the spot, in the shape of a public farm, from which he is to receive payments in provisions, and no other public work to be effected.

Many respectable people are of opinion of the safety of advances to settlers, and even regard it as a profitable operation. But I can only say that my *experience* obliges me to take *the other side* decidedly; and without even considering the *risk*, it is to be remarked that the advances alone would gather rapidly to a very heavy amount, in case an extensive system of emigration should be acted upon, which might gradually and insensibly swell so much as to create dissatisfaction and disgust, and finally either break up the whole system, or cause its falling by its own weight.

But if it be ultimately determined upon aiding the settler in the first occupancy of the wilderness, or to bring the waste lands of the Crown into action, my advice would be, first, to determine, with consideration, where the settlements are to be, and then to survey the lands into townships and lots of 100 acres each, and this will take up six months previous arrangement at least.

Afterwards I should be decidedly of opinion to prefer giving assistance by finding labour for him to earn the supplies he wants, to any advance of money or funds to be used at his own discretion. Emigrants arriving with a few pounds in their pockets, are said to hang about the town and spend all before they move, and especially such as have been assisted by the parish; and the change of circumstances, from parochial relief to competent rations, regularly distributed, and the independent feelings attached to the ownership of lands, all conspire to work a change in the moral feelings of the man, and the provincial rate of daily wages lifts him above absolute dependence. Upon his gratitude I should place no reliance, nor much security upon the increased value of his lot, which, if unoccupied for a few years, returns to its former valueless condition. The fact is, he requires to be kept in a constant state of excitement and exertion against his first difficulties; some stimulant is necessary, and money is a sedative.

If labour is found for him to resort to, whenever his own farm does not require it, during his first year's occupation, it would remain for us to discover some profitable investment for it. I should therefore adopt the public farm, as recommended in the Report, which would soon produce a proportion of all the provisions required for the young settlers, and thus far have in itself the means of paying them for their labour: but I would also find labour upon the public roads, leading to the settlement, and through it to others.

The greatest desiderata in new settlements are mills and roads; mills should be supplied by private enterprise, but roads come under the regulation of the law, hence the inability of young settlements to accomplish them till they rise into opulence, and the consequent retardation of their advance.

The House of Assembly, in Lower Canada, has voted 58,000*l.* for internal communications, and about 10,000*l.* for roads, in 1829, a great proportion of which is for the new settlements with scanty populations, and laying at distances; the opening of roads would therefore be a work of public utility, and stamp a permanent value upon every lot in the settlement.

In suggesting the above ideas, I have endeavoured, as much as possible, to incorporate the leading objects of all the different parties who have thought seriously upon the subject, advancing assistance to the emigrant, according to the Emigration Report, offering labour on a public farm, according to the Canadian Report, with my own addition of the labour on roads. I would beg, however, to be particularly understood that the public farm is only recommended where settlements are in a manner to be *forced*, and that the land so improved, might afterwards be resold at advance.

This also appears to me the most economical mode of procedure; it would not require more expenses than seem now almost indispensable; the surveying is absolutely so; that of agents is equally wanted to forward the emigrant to his destination, and place him upon his lot; the extra charge would be only that of finding provisions, which, if supplied in payment of labour, can be more easily regulated, modified, or dispensed with, than a cash advance, which always carries with it something in the way of bounty. This mode would enable the agent to proportion his assistance to the meritorious settler, and the indolent would not resort to the settlement; the price of land would rise with the success of the operation. Moral discipline and order would grow out of it spontaneously, the best foundation of all institutions; and it might not be too much to ascribe all future success to this original preparation of the soil.

In all systems of settling new lands the strictest economy is to be observed, and the rule to be applied is for the lands to supply their own means of improvement as far as they possibly can. This may be accomplished in the fertile lands and moderate climate of the upper province; but in Lower Canada, and also in New Brunswick some assistance is absolutely requisite, and it is only the poorest classes who will lead the way into the woods. It does not appear necessary at present to go further into details, which, if wanted, may afterwards be explained. It would however be well to appoint different agents to reside in the country, either from provincial-born subjects or those who have been some years in the colony. If people of some capital or better education could be induced to embark in the undertakings, it would be very desirable; nor would it be of trifling import if some encouragement could be extended to the Canadian seigneur, or some modification of the old French mode of settlement be adopted, not at variance with our laws and customs; for it is to be observed by their mode of settlement that they establish a denser population, a people more attached to their soil, more exclusively so to their own habits, and those habits the natural supporters of the monarchical system; and that it is the only part of the continent of North America where this is the natural tendency of social institutions. But when we view a country to be redeemed from the wilderness to a state of agriculture by the gradual advance of lot by lot, without an original investment of capital or improved education, or in fact controlling minds or superior classes to direct, lead or concentrate public feeling, it is to be feared that such a mode of procedure would be in hostility to the best interests of *our* institutions.

But with the Americans such a retail occupation of the wilderness is by no means objectionable, as it harmonizes with their habits of progressive advance;—First, settlement of any kind attracts attention to the district, then speculation creeps in, and various interests get engaged in it; enterprising young men of the professional classes soon follow; villages grow up; and if anything like commercial enterprise can take root, the bank completes the machinery of social life.

An impulse so sudden is not to be expected in the Provinces; the better classes who go on, mostly come from different parts of the mother country, and require some time to understand themselves. They take up lots for individual occupation, have no idea of speculating beyond their own farms, so that there are no means of concentrating energy for public purposes; and the district, however numerous its inhabitants, seems to be without any common principle of action. In the absence of such exciting causes Government, seems more called upon to set the machine in motion; but the call is still louder, from the number of emigrants now annually going to North America. In the year 1830 there can scarcely be less than 50,000 gone to the Provinces and the United States; and from appearances at home and the general satisfaction of those who have departed, it is morally certain to be capable of great increase. In the two years of 1827 and 1828 about 29,000 emigrants arrived in Canada, and scarcely any settled there. In 1830 about 25,000 arrived, and nearly 10,000 are supposed to have settled. The course now found to be in progress is, that those who settle write to encourage others to come out, and frequently remit funds to aid them. Such has doubtless for many years been the practice of those settling in the United States; and if the current could be turned into the Provinces, it would be attended with results of great national advantage.

I hope to be excused for the length of this Report, and especially for dwelling upon subjects apparently of small importance, or upon such as Government may already be possessed of.

The instructions upon which I embarked upon my mission from the late Right Honourable Secretary were in a great measure verbal, who enjoined upon me to communicate freely and fully with the Governors of the different provinces, and to obtain from them, and all other sources, whatever information I could, for the use of His Majesty's Ministers, as to the agriculture, soil, commerce, resources and capabilities of the Provinces, especially with a view to their means of receiving emigrants, and the best mode of locating them.

And if my attempts at the performance of this duty should meet the approbation of the Right Honourable Viscount Goderich, I shall esteem myself particularly fortunate, and subscribe myself with great respect,

His Lordship's very obedient and very humble servant,

John Richards,
Commissioner.

