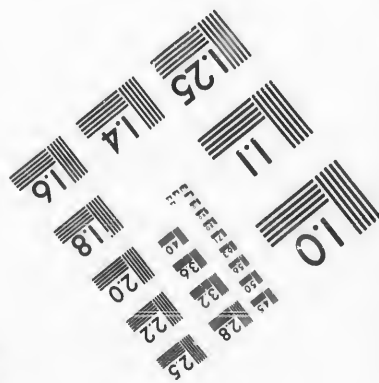
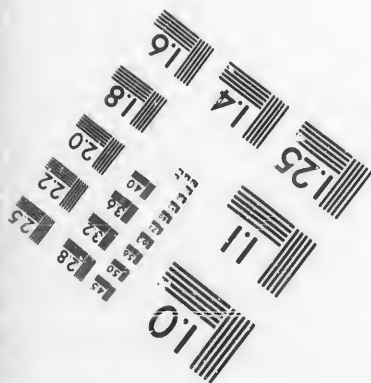
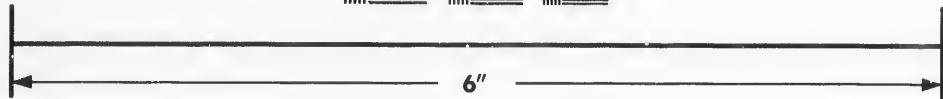
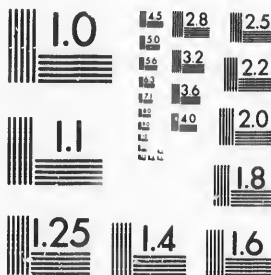


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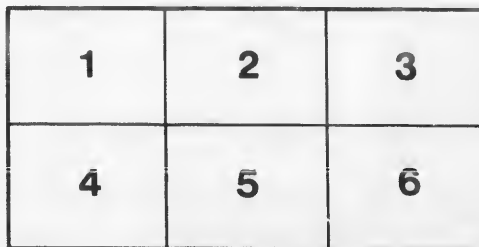
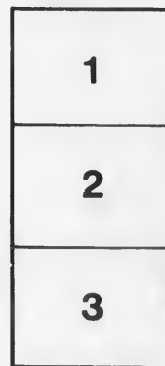
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LETTER ✓

TO HIS GRACE THE

DUKE OF ARGYLL,

SUGGESTING A PLAN

FOR

EMIGRATION TO CANADA,

ON A

REMUNERATIVE PRINCIPLE.

BY

ALEXANDER DENNISTOUN, ESQ.

GLASGOW:

DAVID BRYCE, 101, BUCHANAN STREET.

—
MDCCCXLIX.

003541



JUN 13 1913

L E T T E R .

MY LORD DUKE,

Owing to the deep interest you take in the condition and prospects of the destitute unemployed Highland population, and the exertions you have already made on their behalf, I take the liberty of submitting to you the following plan for removing a large body of Highlanders from their present homes, to the colony of Upper Canada. In any scheme of emigration that has yet been tried, as a means of affording relief to destitute districts, and thus lessening pauperism, whether conducted and promoted by Government, or by private individuals, the principle has been to pay the passage of emigrants and their families from this country to one of our colonies, and on arrival at their destination, to give them either a small sum of money for their support until they find work; or to grant them a lot of wild land, and a year's provisions, besides some of the most necessary and simple agricultural implements.

Such systems, though they have been but partially tried, involve a great expenditure of capital, about £80 * being required for settling each family, and this does not permit of their being generally adopted either by the Government or by private parties. Farther, the money so spent is sunk without the chance of recovering any returns, either directly or indirectly.

* Vide Appendix, pages 220, 221 of first Report from the Select Committee of House of Commons on Emigration, Scotland, 26th March, 1841.

I have been lately resident for a period of eight years in Upper Canada, and during that time was engaged in reclaiming and bringing into cultivation the forest lands of that colony. Upon the information and experience thus acquired, I have founded a minute and carefully-considered series of calculations and details for a well-organised and extensive scheme of emigration, applicable to the Highlands and the distressed districts of Ireland.

In this scheme, the principle of action is quite different from any plan I have yet heard of, or seen tried. By it every destitute family will be enabled and obliged ultimately to bear the cost of their own voluntary removal from this country to America. Were it extensively wrought out, the Highland landlords would be relieved of a burden which now threatens many with ruin, whilst their people, raised from a state of helpless and hopeless misery, would find independence and lasting comfort placed within reach of all who continue sober and industrious.

No large body of emigrants could, with propriety, be thrown upon any one part of Canada, without having employment provided for them during the first year of their residence in that country.

For the purpose of providing such employment, and also with the additional object of enabling every emigrant to earn in two years a sufficient amount of wages to repay the cost of his transportation, I would propose the following plan, which, by the scale taken, would provide for the annual emigration and settlement of 2,500 souls (say 500 families) during a period of ten years:—

Let 150,000 acres of forest land be purchased from the Colonial Government, which will cost on an average 6s. 7d. per acre. Let 100,000 acres thereof be set aside for the

purpose of being eventually sold to emigrants in lots of twenty-five acres, at an average price of 10s. per acre. The remaining 50,000 acres, together with 10,000 acres of partially cleared land in more choice localities, to be acquired from individual settlers, at an average price of £2 per acre, would constitute a field for the employment of emigrants during two years after their arrival in the country.

In carrying out this plan, 2,500 of the above 60,000 acres would be annually cleared of timber, and brought into a state of cultivation to grow the following successive crops, being the rotation best adapted for newly cleared land in Canada :—

- | | |
|--------------|--------------------------------------|
| 1st year, | Indian corn, potatoes, and turnips ; |
| 2d “ | Wheat ; |
| 3d “ | Pease, and other green crops ; |
| 4th “ | Wheat ; |
| 5th “ | Hay ; |
| 6th to 10th, | Sheep pasture. |

Canada West offers many great advantages for carrying on such operations, especially the tract above referred to, it being intersected by a magnificent chain of lakes and rivers, on the improvement of which, for the purpose of affording steam navigation, the Colonial Government has already expended a large sum. In the course of this extended navigation, there are several very valuable mill sites, which command a great and never-failing supply of water power, available for driving all kinds of machinery. In carrying out this plan, it would be necessary to possess large mills at these places, for the purpose of sawing up into boards the pine trees cut down when the land is being reclaimed, and also for grinding into flour the wheat grown in the district. All such produce, beyond the amount required for local demand, would be ex-

ported by water carriage to Lake Ontario, whence the wood or lumber would find ready markets in Canada or the United States, the flour being sent in barrels by the St Lawrence to Liverpool or Glaegow.

The estimated result of these operations, in the farming and milling department, is shown in the annexed Tables, Nos. I. and III. They would be the means of giving employment during the year to 1000 working men, and partially to their families, and thus each labourer could, with the greatest ease and certainty, earn £20 a year as wages, besides procuring for himself and family an abundant supply of provisions for the year. A very industrious labouring man, with a working family, would make a much larger sum, and a good mechanic could gain at least £30, in addition to his food.

My plan proposes, that the head of each emigrant family, or being taken out from this country, should bind himself to give his labour for one or two years after his arrival in Canada, to the parties sending him out free of all expense, by which he would repay to them £20, the estimated cost of transporting himself and family, in all five souls; the parties sending him out being bound to give him employment, either by day's wages or contract work, at a rate by which a man can easily earn £20 a year, besides his food.*

On such terms, at the end of two years an industrious family would have earned *at least* £40 in wages, and during that time they, if frugal, would not have spent more than £10 in clothes, etc.; they would thus have in hand £30, from which to repay £20, the cost of their conveyance to Canada, with a balance of £10, to give them a start on the allotment of twenty-five acres of wild land, to which each well-conducted

* The current rate of wages paid to labourers in Canada West, during the last ten years, has been from £24 to £30, besides board and lodging.

emigrant would, at the end of two years, become entitled, out of the 100,000 acres reserved for that purpose. Each family would by that time have acquired a knowledge of bush life, of the utmost service when commencing to clear and cultivate their own land. The block of land thus given to each family would be paid for by them in five yearly instalments at a low price per acre, and would render them eventually independent. The industry and good conduct of all the emigrants might be farther stimulated by giving prizes of books, agricultural implements, or farm stock, to the most industrious and deserving.

In addition to the farming and milling departments, already mentioned, a forwarding department would require to be incorporated into my plan, for the purpose of transporting from the ports of Quebec and Montreal, to the location in Canada West, emigrants and British manufactures arriving there from Britain, and for the further purpose of carrying to Quebec or Montreal, and the United States, flour, lumber, potash, and other products of the settlement.

At first sight it will no doubt be thought, that this department had better be left to other parties; but having very carefully and maturely considered this subject, in all its bearings, I am of opinion, that this business would be more efficiently and cheaply carried on under the same general management.

I must here state, that in all my calculations I have taken the greatest care not to underrate the cost of the work proposed to be done; and on the other hand, to calculate only on a very low price to be received for the various productions of the settlement. Take the article of wheat for example: I have calculated on receiving 4s. Halifax currency per bushel, or 26s. sterling per imperial quarter of 480 lbs.; 9s. per

quarter is an ample allowance for expense of transport to, and sale at the markets of Great Britain, leaving only 35s. sterling per quarter as the average price I have calculated on obtaining for wheat in Britain during a future period of years—a margin which I trust will be deemed large.

My conviction is, that more work than my calculations show would be done for the money expended, and that in a series of years larger prices would be received for the produce. But every such statement, however carefully drawn up, should provide a large allowance for contingencies.

Having now laid before your Grace a very imperfect outline of my proposed plan, I think it right, positively and distinctly, to affirm, that in proposing this scheme I have no connection with any of the landowners in that district which I think most suitable as the site of operations. My brother (a barrister in Canada West) and myself, are proprietors of about 500 acres of land, situated in that part of the country, and which was my home during my residence in Canada; but excepting this small property, I have neither a direct nor indirect stake in the progress of that district. I may also state, that the plans I have now laid before your Grace, are utterly unknown to any one in Canada or elsewhere, who would derive any benefit therefrom.

I have been for years firmly convinced, that a very valuable field for the employment of labour and capital, on a large scale, was presented by the district of country in which I resided when in Canada; but it was only lately when my attention was accidentally directed to the present state and prospects of the destitute unemployed population of Great Britain and Ireland, and to the admirable speech delivered in the House of Commons, by Lord Ashley, on 6th June,

1848, upon the necessity of providing emigration for Ragged School children after they attain a certain age, that I resolved to submit my views in writing either to Government or to parties deeply interested in the emigration question.

It may not be improper to mention a few facts, proving the great importance of this subject, of which your Grace is doubtless cognisant.

The pauper population of Great Britain and Ireland is now 2,800,000, supported (exclusive of private charity) by an annual expenditure of nearly £10,000,000 sterling.*

The amount distributed by the Central Board, through the two Committees in Edinburgh and Glasgow, for the relief of destitution in the Highlands during the last two years, has been about £125,000.

The grants made, during nine months of the last year, by the British Association for relief of distress in Ireland, amount to £236,500, besides the very large sums voted by Parliament.

I understand the Highland Relief Board have a balance of nearly £90,000 remaining in their hands for relieving destitution in the Highlands, which will only carry them on till the beginning of 1850; their funds will then be expended, and the people not better off than when they commenced their labours. In these circumstances, another appeal to public charity would be in a great measure vain. Many Highland landlords could not support the unemployed on their estates, even at the cost of ruin to themselves, so that unless Government either give them food, or assist in exporting them to the colonies, the people will be left in a state of starvation.

* This amount is perhaps too large. I cannot procure the exact official returns.

A deputation of the Relief Committee is about to present to Government a memorial to the above effect.

I now come to consider the most difficult point connected with this scheme: By whom would the capital necessary for the establishment of such an undertaking be advanced? This could be done in three ways:—

1st. The capital might be advanced by Government, and the entire management undertaken by an emigration board.

2d. Or the capital might be procured and advanced by those proprietors who would benefit largely by extensive measures of emigration, they forming themselves into a trust company for this purpose.

3d. Or the plan might be tried by a few merchants of high standing and weight in this country and Canada forming themselves into a company for that purpose, they being furnished by Government with the required capital as a loan, at five per cent., on undertaking to carry it out under Government supervision, and to repay the loan within twenty years. The party advancing the capital would hold preferable securities over all property, being lands, buildings, steam-boats, &c., purchased or created by that capital. Such security could not fail to be excellent, because, considering the improvements and rapid development of the country consequent upon so large an influx of capital and labour, systematically expended and organised under one general control, an immediate and great advance in the value of all the property in that district would inevitably take place; and I am, moreover, thoroughly convinced, that under experienced and careful management, capital invested in this way would yield five per cent. interest on the sum advanced, repay the capital within

ten years, and leave, besides, a large tract of valuable property in possession of its promoters.

I have taken, as the basis of my calculations, an emigration of 2,500 souls a year, or, for ten years, 25,000 souls, because I understand, from official sources, that such an amount of emigration would give great relief to the over-populated districts of the Highlands. But should the Government, or landed proprietors, or the poor-law unions of England and Ireland, either separately or collectively, be willing to carry out a more extended system of emigration, in order to relieve themselves from the pressure of unemployed population, and be disposed to advance the capital necessary for doing so, as a loan upon the security of all the property purchased and improved by means of that capital, the district of Canada, which I have pointed out, is quite suitable for the reception of three or four times that number of emigrants. Indeed, after due preparation for their reception, 5,000 or 10,000 souls could be annually sent there under the same general management as when conducted on the smaller scale I have suggested, and with nearly as profitable results.

While planning these details, I have not neglected to consider the absolute necessity of making a suitable provision for the moral and spiritual training of the emigrants; but it seems premature to enter minutely into this subject at present.

I now would direct your Grace's attention to the ample and most suitable field which would thus be provided for the employment of boys, to be drafted from the ragged or industrial schools of Great Britain. As to the necessity which exists for an outlet being found for this portion of our population, I again refer to Lord Ashley's speech of the 6th of last June. The first crops I have proposed for newly-reclaimed

lands are Indian corn and turnips. Now, all the labour connected with planting, hoeing, weeding, and harvesting these crops is admirably suited for boys from the age of fourteen to eighteen, while the kind of life they would there lead, and the occupations they would be engaged in, are such as would most manifestly tend to the amelioration and improvement of both their moral and physical natures.

Were these plans carried out to the extent proposed in the annexed tables, annual employment would be thus provided for about 500 boys, nearly all in the farming department. The saving of expense to this country which might be calculated on from opening up such a refuge for these children, would soon amount to a large sum.

I regret not having sooner been able to lay before your Grace the outlines of this plan, as the best season for emigration, during the year 1849, is rapidly approaching; but if immediate steps were now taken to prepare for their reception, and to provide for them food and shelter, during the next winter, a first instalment of 2,500 souls might be sent out during the summer of 1849. The subsequent Tables have, accordingly, been framed upon such a basis. Referring your Grace to these,

I have the honour to be,

My LORD DUKE,

Your most obedient Servant,

ALEXANDER DENNISTOUN.

GREENLAW, BY PAISLEY,
February, 1849

APPENDIX.

IN the following Tables it is assumed that 500 able-bodied labourers, with their families, are to be conveyed annually to Canada during the next ten years; that they shall clear and cultivate the land during two years, and thereafter be settled on farms of 25 acres to each family, their places being supplied by fresh emigration, so that there shall be at all times 1,000 labourers employed on the farming, milling, and forwarding operations

It is also assumed, that during the first year, 1849-50, there shall be brought into cultivation 5,000 acres, of which 2,500 shall be laid down in grass, with a wheat crop, in order at once to secure pasture for the necessary stock. The remaining 2,500 shall be cultivated according to the rotation proposed in Table I., and a similar extent of 2,500 acres shall in each successive year be cleared for the like rotation. There will thus be ready for harvest in

1851, Wheat, Indian corn,	each 2,500 acres.
1852, Wheat, Indian corn, pasture,	each 2,500 acres.
1853, Pease, wheat, Indian corn, pasture,	each 2,500 acres.
1854, Wheat, pease, wheat, Indian corn, pasture,	each 2,500 acres.
1855, Hay, wheat, pease, wheat, Indian corn, pasture,	each 2,500 acres.

The profit resulting from this mode of cultivation, if carried on during ten years, is shown in Table II. Several items of value are there purposely kept out of view, (such as hay grown on beaver meadows) in order to cover possible contingencies, but even without these the returns are ample. In Table I. the most suitable rotation of crops is stated, with the cost and estimated produce, assuming each year's clearance of 2,500 acres to be cultivated in a five years' shift, followed by pasture for other five years.

Table III. exhibits the estimated expenditure and receipts of two flour mills and two saw mills, including profit of timber from the land cleared. Similar estimates of the forwarding department have been prepared, but have not been printed, nor any credit taken for profits from carrying operations. It is conceived, however, that a profit would be thus realised.

Table IV. shows the expenditure of £180,000 of capital, during the

first four years, to be lent at 5 per cent. by the British Government, or by parties in this country, on security of the whole property created by the scheme, and repayed by yearly instalments out of profits realised in subsequent years. It also shows that about £20,250 (of the profits) would be required annually, out of the profits of each year after the first four, in order to carry on operations.

Table V. shows the work provided for 1,000 men constantly employed—500 of them to be annually settled, on locations of 25 acres, and replaced by new emigrants: also, the amount of their wages and allowances.

The general results of the plan in the first ten years are shown in Table VI., supposing it should then be closed; but in the event of its success being satisfactory, it might be continued on a larger or smaller scale, so long as found desirable. Ten years have been here taken as the earliest period of time in which the accounts could be closed, after repayment of the capital advanced. They show a profit, after carrying out and providing for about 25,000 souls, besides a large amount of valuable and easily realised property.

The accuracy of the data of these Tables cannot be tested by a comparison with farming operations in this country. They are taken as the result of my own practical experience; and in corroboration, I refer to the following publications, where full confirmation of them will be found:—‘Observations on Canada and its Agriculture,’ by Adam Ferguson, Esq. of Woodhill, and others, published in the ‘Journal of Agriculture of the Highland Society of Scotland.’ Vol. iii. pp. 571-620, 800-850, 880-924, 939-976; vol. iv. pp. 208-221, 837-842; vol. x. pp. 277-298; New Series of Journal, from July 1843, to March 1845, pp. 41-47; 105-122, 295-300; and ‘Prize Essays and Transactions of the Highland Society of Scotland,’ vol. iii. pp. 89-131. Also to a small publication, entitled, ‘Emigration to North America,’ published by Blackwood & Sons—a work so highly esteemed in the colony, that a great many copies have been gratuitously circulated by the three last Governors of Canada.

A careful perusal of the above extracts, in connexion with the consideration of this scheme, is respectfully requested. The writer had not seen them until he had made out his plans, but is glad to find that they so fully corroborate his views.

SINCE the preceding pages were thrown off, four suggestions have been made by gentlemen largely interested in the Highlands, as likely to simplify the proposed system of emigration, and to render it more acceptable to proprietors who may be willing to assist in providing comfortable homes in Canada for the superabundant population of their estates. These suggestions are here appended for consideration :—

I. That the funds necessary for the transport of emigrants to Canada, and for providing them with remunerative employment on their first arrival, should be advanced by proprietors at a certain rate per head for each of the emigrants conveyed from their respective estates. The sum estimated for this purpose is about £8 sterling per head, to be advanced on security of the land brought into cultivation, and repaid with interest within a given number of years. It would be stipulated that parties making such advances should not be liable in any way beyond this amount.

II. That the operations in Canada necessary for the scheme, as detailed in the preceding pages and tables, should be managed by the parties finding such further capital as might be required beyond the advances made by proprietors sending out their people; and that the eventual profits, after repaying the capital with interest, should belong to these parties. In the event of a company being formed for this purpose, it might be assisted by further advances from Government, from relief committees, or from parishes and unions.

III. That unions and parishes would be much induced to come forward in aid of such a scheme; and its beneficial effects on the destitute districts of the Highlands would be immediately felt were emigration made a legal test for pauperism, in addition to the labour test now enforced by the relief committees.

IV. That were the plan not to be modified, as proposed in the first of these suggestions, it would be necessary that the liabilities of parties coming forward to take an interest in the scheme proposed in this pamphlet should, by charter or act of parliament, be limited to the amount of their shares; as without such protection, landed proprietors would be averse to contribute any portion of capital.

EST

Amount

Crop 1st

Crop 2d

Crop 3d

Crop 4th

Crop 5th

Crop 6th

TABLE I.
FARMING DEPARTMENT.
ESTIMATED EXPENDITURE ON AND RETURN FROM FARMING OPERATIONS.

Amount of Annual Expenditure requisite for the cultivation of 2,500 acres of land in Canada during a six years' rotation.

First Year—INDIAN CORN, POTATOES, TURNIPS.

The first is the cheapest of all crops for seed and labour; when sown on newly-reclaimed land, say done by boys		
from ragged schools,	£2,250	0 0
The two last, say for seed and labour,	1,000	0 0
		£3,250 0 0

Second Year—WHEAT.

5,000 bushels of seed at 6s per bushel,	1,500	0 0
Sowing and harrowing seed wheat, 50 teams at 2l. a week,	400	0 0
Cutting down the same, 100 men, each 2 acres a day, 13 days at 5s,	325	0 0
Raking, binding, and stooking do., 100 men, do. do., do. do.,	325	0 0
Carting to stacks, 22 teams, 10 loads a day, 2 weeks at 2l.,	90	0 0
Loading carts and building stacks, 2 men to each team, at 3s 6d,	90	0 0
		2,730 0 0

Third Year—PEASE.

Ploughing 2,500 acres from 20th Sept. to 20th Nov., 50 teams at 2l. per week,	800	0 0
Do. in spring, 2,500 from 10th April to 10th May, 75 teams at 2l.,	530	0 0
Harrowing do. from do. to do., 50 teams at 2l.,	400	0 0
Seed pease 5,000 bushels, at 2s 6d per bushel,	625	0 0
Harvesting of the above, same rate as in the above wheat,	330	0 0
		3,100 0 0

Fourth Year—WHEAT.

Ploughing of the above the same as for the pea crop,	1,330	0 0
Harrowing do. do.,	400	0 0
Seed wheat 5,000 bushels, at 6s per bushel,	1,500	0 0
Harvesting of do. same as above rate,	330	0 0
		4,065 0 0

Fifth Year—HAY.

Cost of cutting, saving, and stacking 2,500 acres of hay,	1,375	0 0
		£15,100 0 0

Amount of a low average return from 2,500 acres under this rotation.

Crop 1st—Indian corn, 2,000 acres at 30 bushels per acre, at 2s, Potatoes, 200 acres, yielding 5 tons, or 200 bushels per acre, at 1s,	£6,000	0 0
Turnips, 300 acres, yielding 15 tons per acre, at 20s per ton,	2,000	0 0
	4,500	0 0
		£12,500 0 0
Crop 2d—2,500 acres of wheat, at 20 bushels, or 2½ imper- ial quarters per acre, giving 50,000 bushels at 4s, Halifax currency, per bushel, equal to 26s sterling, per quarter,	10,000	0 0
Crop 3d—2,500 acres of pease, at 30 bushels per acre, giving 75,000 bushels, at 2s per bushel,	7,500	0 0
Crop 4th—2,500 acres of wheat, at 20 bushels per acre, giving 50,000 bushels, at 4s per bushel,	10,000	0 0
Crop 5th—2,500 acres of clover hay, yielding, say 1½ tons per acre, or 3,750 tons at 1l. 10s per ton,	5,625	0 0
Crop 6th—2,500 acres of pasture at 1l. per acre,	2,500	0 0
		£48,125 0 0
Value of produce,	£48,125	0 0
Cost of production,	15,100	0 0
		£33,025 0 0
Nett profit,	£33,025	0 0

TABLE II.
SHOWING THE ANNUAL VALUE OF CROP AT HARVEST TIME IN EACH OF THE FOLLOWING YEARS
IN HALIFAX CURRENCY, CALCULATED FROM TABLE I.

Years.	1859.	1858.	1857.	1856.	1855.	1854.	1853.	1852.	1851.	Net value of each Year's total Crops.	Years
1851									Ind. Corn	£	1851
1852								Ind. Corn	Wheat	19,020 0 0	1852
1853							Ind. Corn	Wheat	Pease	23,335 0 0	1853
1854							Ind. Corn	Wheat	Pease	29,275 0 0	1854
1855							Ind. Corn	Wheat	Hay	33,025 0 0	1855
1856							Ind. Corn	Wheat	Pease	35,525 0 0	1856
1857							Ind. Corn	Wheat	Pease	38,025 0 0	1857
1858							Ind. Corn	Wheat	Pease	40,525 0 0	1858
1859							Ind. Corn	Wheat	Pease	43,025 0 0	1859

The land on which clearing operations were commenced in the year 1849, would only have crops ready for harvesting in 1851.

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1859 Ind. Corn Wheat Pease Wheat Hay Pasture Pasture Pasture Pasture Pasture Pasture Pasture 43,025 0 0 1859

The land on which clearing operations were commenced in the year 1849, would only have crops ready for harvesting in 1851.

TABLE III.

MILLING DEPARTMENT.

ESTIMATED EXPENDITURE ON AND RETURN FROM MILLING OPERATIONS.

Amount of annual expenditure required to work two large Flour Mills, and two large Saw Mills for cutting up into plank the timber cut down when clearing the ground for cultivation.

Repairs, tear and wear on each mill, at	£200 0 0	
		£800 0 0
WAGES PAID IN FLOUR MILLS.		
One head miller to superintend both mills, at 150 <i>l.</i> per annum, ...	150 0 0	
Four common millers, at 60 <i>l.</i> each,	250 0 0	
Four under millers, at 50 <i>l.</i> " " " " " " " " " " " " " " " "	200 0 0	
		600 0 0
WAGES PAID IN SAW MILLS.		
Two head sawyers, at 100 <i>l.</i> each per annum,	200 0 0	
Twelve common sawyers, at 60 <i>l.</i> " " " " " " " " " " " " " " " "	720 0 0	
Four men, each with one yoke of oxen, to draw and pile the lumber, at 45 <i>l.</i> each,	180 0 0	
		1,100 0 0
		£2,500 0 0

Amount of returns from the yearly produce of the Flour Mills and Saw Mills.

FLOUR MILLS.		
Ground 10,000 barrels of Indian corn for the British markets, at 3 <i>s.</i> ,	£1,500 0 0	
Ground 25,000 barrels of flour for the British markets, at 3 <i>s.</i> , ...	3,750 0 0	
Amount of grinding dues received per annum at both mills, ...	750 0 0	
		£6,000 0 0
SAW MILLS.		
Each mill to be constructed to cut 25,000 feet of lumber a day, or 50,000 for both. A standard sawlog contains 300 feet of one-inch plank, so that 50,000 sawlogs, of 12 feet long, will supply the mills, and yield in the year 15,000,000 feet of lumber, and valuing this at the very low price of £1 per 1000 feet, we have 15,000 <i>l.</i> ; from this deduct cost of sawlogs, 5,000 <i>l.</i> , and the amount of gross sales of lumber is, ...	10,000 0 0	
The finest of the lumber, to the amount of one-sixth, or 2,500,000 feet, to be picked out, and sent per steamers to the frontier towns of Canada and the United States, and will there sell for 2 <i>l.</i> per thousand feet more than the above-mentioned sum, after deducting cost of transport, making 2,500,000 at 2 <i>l.</i> per thousand,	5,000 0 0	
		15,000 0 0
Gross yearly proceeds from four mills,		£21,000 0 0
Deduct working expenses,		2,500 0 0
		£18,500 0 0

TABLE IV.

SHOWING THE AMOUNT OF THE CAPITAL REQUIRED AND ITS EXPENDITURE.

IN THE YEAR 1849.		Halifax Currency.	Sterling.
1st Item—For purchase of the key-points of the inland navigation, and for erecting the wharf-sheds, &c., necessary to the forwarding department, a sum of £5,000, to be expended in two yearly instalments of	£2,500 0 0		
2d Item—For purchase of 10,000 acres of land, partially cleared, about £2 per acre, to be paid in four yearly instalments of	5,000 0 0		
3d Item—For purchase of mill-sites, with mills, and for the erection of new mills, £15,000, in two yearly instalments,	7,500 0 0		
4th Item—To be expended in road-making, in the surveying of 25 acre lots, and in draining meadows,	5,000 0 0		
5th Item—For clearing 2,500 acres of forest land for crop, £3 per acre, less 10s. as value of 20 sawlogs, being nett £2 10s. per acre,	6,250 0 0		
6th Item—For temporary shanties, or houses for 1,000 families, at £5 each,	5,000 0 0		
7th Item—For farm buildings and steadings sufficient for each 2,500 acres,	1,500 0 0		
8th Item—For 50 horse-teams and accoutrements, for farming account,	3,750 0 0		
9th Item—For stock implements, &c., for farming account,	2,500 0 0		
10th Item—For cutting 10,000 tons of firewood, at 2s. 6d.,	1,200 0 0		
11th Item—For cutting and taking to mills 50,000 sawlogs, at 2s.,	5,000 0 0		
12th Item—For passage money to Canada of 2,500 souls, at £4 each,	10,000 0 0		
	£ 55,000 0 0	£45,000 0 0	
IN THE YEAR 1850, the same capital required as in the preceding year,	£55,000 0 0	45,000 0 0	
IN THE YEAR 1851, the following changes would take place:—			
Deduct 1st and 3d items, amounting to	£10,000 0 0		
Also the 12th item of	10,000 0 0		
That sum in this and future years being defrayed by repayment in full of their passage money from emigrants of former years.			
The expenditure of the 10th and 11th items would continue the same; but would be met by sales of firewood to the emigrants and of sawlogs to the saw mills, thus lessening the amount of capital required to be advanced by			
	6,200 0 0		
Add	£ 26,200 0 0		
13th Item—For payment to the Colonial Government of 1st instalment on 150,000 acres of land, at 6s. 7d. sterling or 8s. Halifax currency per acre, making £60,000, to be paid in ten yearly instalments of	£6,000 0 0		
14th Item—In this year and next one, an expenditure of about £20,200 would be required for establishing a forwarding department, and providing a complete line of communication between Quebec and the field of operations in Canada, say,	20,200 0 0		
	£ 26,200 0 0		
The capital required for this and the following year would, therefore, remain about the same as before,			
	£55,000 0 0	45,000 0 0	
IN THE YEAR 1852, the same capital required as in the preceding year.			
		45,000 0 0	
IN THE YEAR 1853, the following capital would suffice:—			
Item 4th,	£5,000 0 0		
" 5th,	6,250 0 0		
" 6th,	5,000 0 0		
" 7th,	1,500 0 0		
" 9th,	2,500 0 0		
	£20,250 0 0	17,000 0 0	

This amount of advance would be annually required to carry on operations, in giving employment to 1,000 families for two years after their arrival in Canada, so long as that amount of emigration was continued, and would fall to be provided out of the returns shown in Tables I. and III.

Exchange.
Sterling.

T A B L E V.

SHOWING HOW 1000 MEN WOULD BE EMPLOYED DURING EACH YEAR.

As * 8 men can chop 1 acre per day, and as the same 8 men can, at the proper season log, burn, and prepare it for crop, it follows that they will, in 250 days or ten months, finish 125 acres for crop. Therefore,

162 Men will in ten months prepare for crop 2,500 acres; whilst
 75 Men occupied for { 83 days will cut 12,500 tons of firewood.
 { 83 days will cut and skid 50,000 sawlogs.
 { 84 days will sleigh and raft these sawlogs to the mills.

250 days.

13 Men allowed as off work from contingencies.

250 Men will thus easily, in ten months, clear 2,500 acres, leaving two months for them to make the hay and harvest crops.

150 Men will be constantly employed driving horse-teams, for they will be required for farming, forwarding, and sawlog drawing.

120 Men employed in forwarding department, in steam-boats, barges, warehouses, and transshipping produce.

30 Men will be employed in mills.

350 Men will find employment during the year as follows:—

From 15th May till 1st June, planting potatoes.

From 1st June till 1st July, cutting and saving 2,500 acres of clover hay.

From 1st July till 20th July, cutting, saving, &c., timothy hay on beaver meadow, 2,500 acres.

From 20th July till 1st Sept., 'all hands' at harvest, wheat and pease.

From 1st Sept. till 1st Oct., cutting and saving 2d crop of clover for seed.

From 1st Oct. till 1st Nov., digging potatoes and turnips, 500 acres.

From 1st Nov. till 1st April, being winter months, the following work would remain to be done:—

Cutting and drawing other 12,500 tons of firewood.

Threshing the grain crops with thrashing mills.

Drawing grain to mills and markets.

Drawing grain stacks, hay, turnips, &c., from fields to steadings.

Drawing to lake shore 50,000 sawlogs.

Making potash, and cutting and drawing firewood for so doing.

Burning large quantities of lime for export, and do. do.

100 Men employed as Mechanics.

1000 Men receiving annual employment in the above manner, besides a number of boys drafted from Ragged Schools.

Note of wages that each industrious man could earn with ease and certainty:—

£20 in cash, and the following amount of rations besides, valued at

16

£36

For 20 tons firewood at 2s. 6d., 2l. 10s. For one barrel of pork, 200 lbs., 2l. For one barrel beef, 200 lbs., at 2l. 480 quarts sweet milk, 2l. 40 lbs. butter, 1l. One barrel finest flour, 200 lbs., 1l. One and a half barrels second flour, 300 lbs., 1l. One barrel oatmeal, 200 lbs., 12s. 6d. 30 bushels (or 128 stone of 14 lbs.) of potatoes, 1l. 10s., and for groceries, tea, tobacco, &c., 2l. 7s. 6d.

* Five men accustomed to clear land will, with ease, perform the work that is here allotted to eight men.

in giving employ-
 that amount of emi-
 in Tables I. and III.

GENERAL
CAPITAL
AND

Date.	Requ advan cop
1849	55,
1850	55,
1851	55,
1852	55,
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1854	
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TABLE VI.

GENERAL STATEMENT DEDUCED FROM THE PREVIOUS TABLES, AND SHOWING THE AMOUNT OF CAPITAL REQUIRED, THE NUMBER OF EMIGRANTS CONVEYED TO CANADA FREE OF COST, AND THE ESTIMATED RESULTS OF THE PLAN.

Date.	Required advance of capital.	Number of souls carried free of cost to Canada.	INCOME DERIVED FROM OPERATIONS CARRIED ON IN CANADA.			Profit Interest at the rate of 5 per cent. paid on the Capital advanced, and £2,000 per annum for expenses of management.	Balance of Profit.
			Mills.	Farm.	Total.		
1849	Halfpenny Currency, £ 55,000	500 families, or 2,500 souls					
1850	55,000	500 families, or 2,500 souls					
1851	55,000	500 families, or 2,500 souls	Saw Mills. } 18,500	16,520	35,020	10,250	£ 24,270
			Flour do. }				
1852	55,000	500 families, or 2,500 souls	Saw Mills. } 18,500	19,020	37,520	10,250	27,270
			Flour do. }				
1853		500 families, or 2,500 souls	Saw Mills. } 18,500	23,335	41,835	13,000	51,540
			Flour do. }				28,835
							80,375
							Less 20,250
							60,125
1854		500 families, or 2,500 souls	Saw Mills. } 18,500	29,275	47,775	13,000	Add 34,775
			Flour do. }				91,900
							Less 20,250
							74,650
1855		500 families, or 2,500 souls	Saw Mills. } 18,500	33,025	51,525	13,000	Add 38,525
			Flour do. }				113,175
							Less 20,250
							93,925
1856		500 families, or 2,500 souls	Saw Mills. } 18,500	35,525	54,025	13,000	Add 41,025
			Flour do. }				134,950
							Less 20,250
							114,700
1857		500 families, or 2,500 souls	Saw Mills. } 18,500	38,025	56,525	13,000	Add 43,525
			Flour do. }				158,225
							Less 20,250
							137,975
1858		500 families, or 2,500 souls	Saw Mills. } 18,500	40,525	59,025	13,000	Add 46,025
			Flour do. }				184,000
							Less 20,250
							163,750
1859		500 families, or 2,500 souls	Saw Mills. } 18,500	43,025	61,525	13,000	Add 46,525
			Flour do. }				212,275
							Less 20,250
							192,025
							192,025
							Less † 30,000
							162,025
		220,000 ‡ 5,000 families, or 25,000 souls.					

The Balance of Profit as above, £162,020 0 0
 Price of 100,000 acres of land allotted to emigrant families, at 10s per acre as the average value, 50,000 0 0

Total amount at credit of the scheme after ten years, £232,020 0 0
 Deduct amount of capital originally advanced, 220,000 0 0

Nett Balance of cash, £12,020 0 0

At the end of ten years there would thus be a profit of 12,000l., besides 60,000 acres of land about half in cultivation, and readily saleable at 2l. to 3l. per acre; also the mills, machinery, etc., horses, cattle, sheep, and other farm stock, steam-boat barges and carrying apparatus, amounting in all to a large sum, and amply sufficient to continue the system, should it be desirable to do so.

It would be proper to repay the original capital by yearly instalments, but as that would have rendered this Table more complicated, it has been set down in one sum at the end of the ten years.

* In this and all the subsequent years, 20,250l. is deducted from the gross profits at the credit of the account, that sum being estimated as annually sufficient to carry on operations, in addition to the 10,000l. repaid yearly by the emigrants for their passage money, as at foot of Table IV.

† A sum of 30,000l. is here deducted to make provision for salaries of 1000l. per annum paid to three commissioners to form a Board of Control, appointed by the following parties, to protect their interests:—

- One by the Government;
- One by landed proprietors, or others who would advance part of the necessary capital;
- The third by both the above parties, whose special duty would be to direct his attention to promote the comfort and welfare of the emigrants.

‡ £180,000 Sterling.

