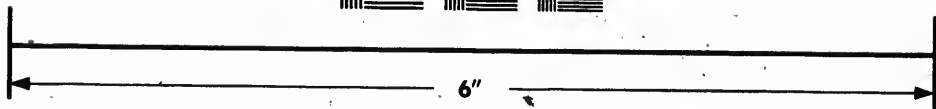
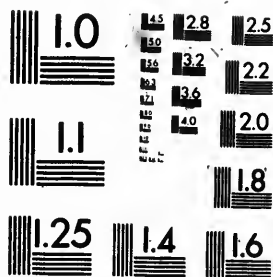
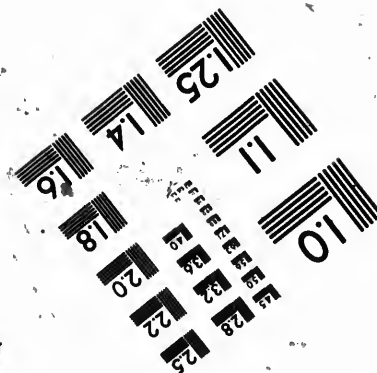


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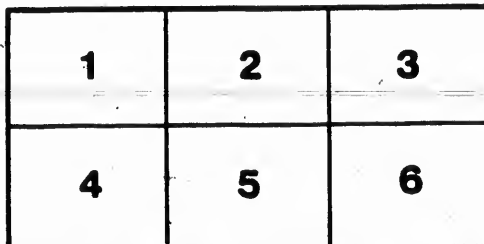
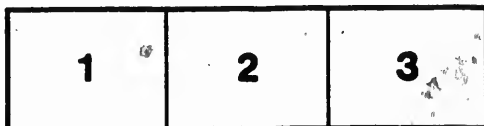
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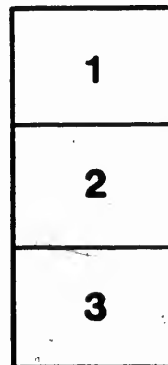
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TO PERSONS INTENDING TO EMIGRATE TO CANADA.

ONE of the most embarrassing difficulties which a stranger encounters on arriving in CANADA, arises from his want of information respecting the country, its climate, soil, and productions, routes of travelling, modes of procuring Lands, &c. ; and this difficulty has long been a subject of regret, to those who have had opportunities of observing its perplexing consequences to EMIGRANTS.

To remedy this inconvenience, the Subscriber has established himself as a LAND AND EMIGRANT AGENT in the city of MONTREAL, Province of LOWER CANADA. He has been at considerable expense and trouble to make himself acquainted with the various parts of UPPER and LOWER CANADA, where the best Lands can be procured, the roads leading thereto, as well as to different sections of the United States: the prices of wild and partially cleared Lands, and the expenses of travelling through the country. It may not be generally known in GREAT BRITAIN or IRELAND, that in the Provinces of UPPER and LOWER CANADA; there are several millions of acres of Lands, some wild and some partially cultivated, now offered for Sale.

The large quantity of Lands in the market renders them proportionably cheap, and the terms of payment easy. Farms, many of which have Cottages, Barns, and other out-buildings on them, are generally sold for a small sum, part payable on passing the Deed of Sale, and in yearly instalments of from Ten to Fifty Pounds, as may be agreed upon, till the whole be paid off; so that an Emigrant with a small capital may become immediately possessed of a large property, and, by a few years industry, may have it free of every incumbrance.

The current of emigration towards the UNITED STATES has for many years been a subject of surprise to persons here, acquainted with that country, and also with CANADA, that such an error should so long hold possession of the minds of Emigrants. After attentive enquiry on this subject, the Subscriber is of opinion, that this preference to a country certainly less eligible for settlement is attributable to a want of proper information on the part of the Emigrant. Land jobbers in the UNITED STATES, interested in the Sale of Lands, have made use of the Press to circulate the most flattering descriptions of the different parts of their country, whilst at the same time intelligence is circulated with great effect throughout the emigrating districts of GREAT BRITAIN and IRELAND, by means of letters, often written by persons interested in Land speculations, or by others at their instigation. The Emigrant, therefore, relying on such information, hastens to the country of which he has heard such flattering accounts, and there fixes his abode, whilst in doing so he may have passed by other Lands much better for profitable settlement. As an exemplification of this, it may not be amiss to observe, that every year Thousands of Emigrants pass through MONTREAL to the remote and distant regions of UPPER CANADA, OHIO and MICHIGAN, passing by tracts of fertile Lands within 100 miles of MONTREAL, where every article raised by the Farmer could be sold for THREE TIMES the sum in ready money that could be obtained in the State of OHIO. In these Provinces, Lands may be had at from one to twenty dollars per acre, (the dollar being worth 4s. 6d. sterling) payable in sums, from Ten to Fifty Pounds per annum, until the whole purchase money has been liquidated. As a proof of the advantages which the CANADAS offer, the Subscriber begs leave to state, that a very great number of Settlers have procured Lands in the vicinity of the large Towns in both Provinces of CANADA, and in almost every instance, are becoming wealthy and independent. There are thousands of instances of natives of the UNITED STATES, leaving their native country and settling in CANADA, and of obtaining wealth by the fruits of their industry. Besides the natives of the UNITED STATES, thousands of Emigrants, (originally from GREAT BRITAIN) leave the United States and settle in Canada, finding it possessed of superior advantages.

In a political point of view Canada presents numerous advantages to a native of Great Britain or Ireland, not to be found in any other part of the North American Continent. Taxation is very trifling. In Lower Canada there is only a small duty levied at the Custom House on Imports, whilst in the United States the Taxes vary from one to eighteen per cent. on the value of all property, including in some States, Merchandise and Mechanics' Tools, Stock in Trade, and Book Debts, &c. Civil and religious liberty are enjoyed in the fullest manner in Canada. Freedom founded on the most liberal acceptation of the British Constitution pervades the land.

and all Lands in free and common socage, (which embraces the whole of the two Provinces, except small portions of old French grants on the Banks of the St. Lawrence, in Lower Canada,) are held in perpetuity, rent free—unincumbered by tithes, County charges,

add to all this, the British subject is not obliged to tear up his allegiance to the land of his nativity by the root, and plant it in a foreign soil, a circumstance peculiarly grateful to Emigrants, who ever retain the most tender recollections of, and attachment to the land of their nativity. Nor is the climate of Canada unfavourable either to the health or the convenience of the settler. In the last twenty years no epidemic disease has visited Canada. The usual length of human life among the peasantry is from 65 to 85 years, which is an unanswerable proof of a healthy climate. The winters of Canada are by no means the dreary, bleak, and frigid season, which they are described to be by those who decry our climate from interested purposes, but are dry, clear, cold and bracing. By the inhabitants, winter is looked for with anxiety as the season of pleasure;—the beaten snow makes excellent roads—the ice constitutes bridges over the broadest rivers, and affords the best opportunity for travelling, or coming to a distant market that is to be found during the whole year. The winter cold is generally as severe on the human body, as a rigorous black-frost in Great Britain, it continues steady for months, with intervals of two or three days of severe cold, which generally recur twice or thrice in the course of a winter. It is rather remarkable that the season most dreaded by strangers to Canada, is the one most pleasant and healthy to its natives.

From all these considerations, there cannot be a doubt that an Office of LAND AGENCY, at which intelligence could be procured respecting the settlement and purchase of Lands, will be of great advantage. Acting under these impressions, the Subscriber, who is a native of Great Britain, has resided 15 years in Canada, and is neither directly nor indirectly connected with Land speculations, has resolved to undertake such a duty, and to hold himself in readiness to give advice and information to Emigrants, and to render them every assistance in his power in procuring and purchasing Lands, and travelling to the places of their choice. From his extensive acquaintance in the two Provinces, he has been so fortunate as to be entrusted by a large number of Landed proprietors with the disposal of their property, and can afford to settlers a choice out of immense tracts of fertile Land in the most eligible parts of the Canadas. And he flatters himself that he will be enabled to be of essential service to such as may call at his office, and to the country in general.

JAMES ALLISON.

Montreal, November 1, 1830.

Lower Canada,
British North America }

