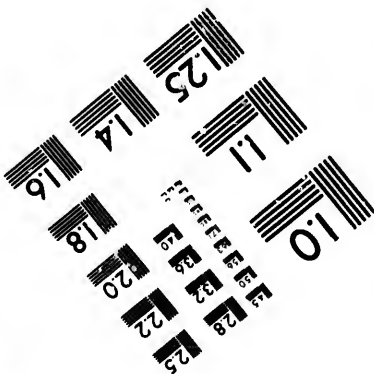
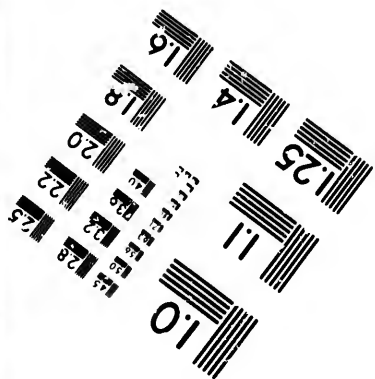
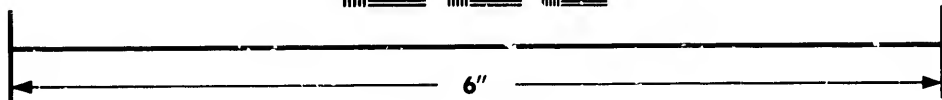
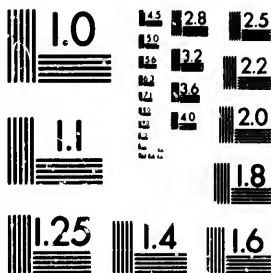


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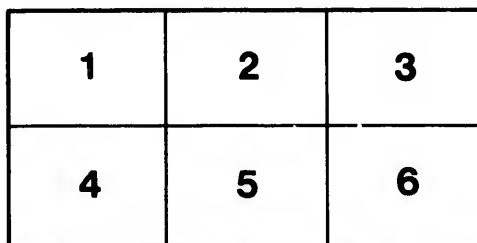
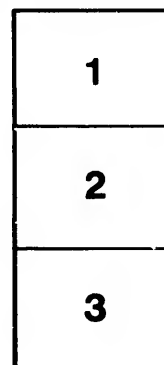
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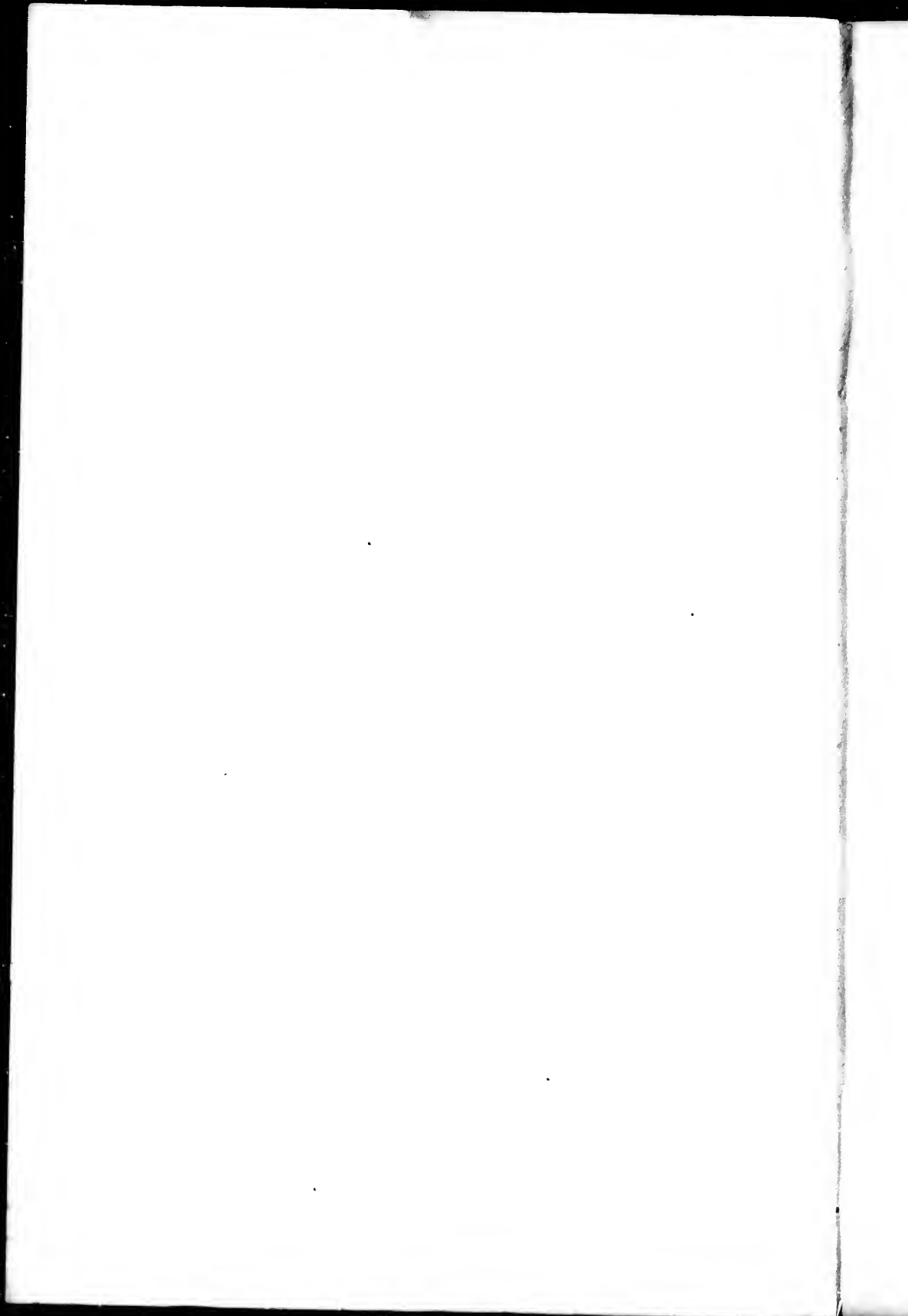
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THE
COUNTIES OF NOVA SCOTIA,

CONDITION AND CAPABILITIES.

By JOSEPH OUTRAM,
DEPUTY IMMIGRATION AGENT.



HALIFAX, N. S.:
PRINTED BY A GRANT,
PRINTER TO THE QUEEN'S MOST EXCELLENT MAJESTY.
1867.

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INTRODUCTION.

In the prospect of our nearer connection with Canada and New Brunswick, with the Intercolonial Railway about to be constructed, connecting Halifax with Quebec and Montreal, and the subject of immigration becoming of yearly increasing importance in Great Britain, a particular description of the condition of each county in Nova Scotia will be acceptable to all who may be led to regard the Province as a country of value from its natural resources and capabilities, as well as from its geographical position.

To obtain the requisite information I addressed a circular, containing a list of questions, to the Deputy Crown Land Agents in each county, and to many persons of prominent position besides. From their replies chiefly I am enabled to give the following statement of each separate county, as regards the character and occupation of the people, the demand for labor, extent of unoccupied lands, and description of timber on them; the value of property, estimated by a farm of 200 acres, with log house and barn, and forty acres cleared; the markets depended upon for disposal of produce, with means of conveyance, and also the manufactories established.

I addressed a separate circular to the proprietors and managers of manufactories; but many of them disregarded it and made no reply, consequently the reports are more restricted than they would otherwise have been.

Readus In respect to cleared land, it is necessary for the information of European ~~traders~~ to state that in the North American Colonies cleared land is not understood to mean that such land is all arable. When the trees have been ~~fallen~~ and burnt, and a

filled

crop of potatoes, turnips, or grass has been raised, the land is said to have been cleared, although a very small portion of it may be fit for the plough—the progress of which might be effectually interrupted in by far the greater part by stumps and stones; but still the whole would be available for pasturage.

The exact quantity of ungranted lands remaining in each county cannot be ascertained without a great deal of tedious and laborious research in the Crown Land Office. When grants were first made the Province was divided into a small number of counties, and subsequently other counties have been divided off; but a sufficient approximation has been made to the extent of such remaining Crown Lands to answer the purpose in view.

The population I have taken from the census of 1861, from want of any more recent authority. But it has increased, and very considerably, in many counties since then.

The object of this publication is merely to serve as an appendix to the works upon Nova Scotia already in circulation.

J. OUTRAM.

Halifax, October, 1867.

THE COUNTIES OF NOVA SCOTIA:

THEIR CONDITION AND CAPABILITIES.

HALIFAX COUNTY

Is bounded on the east by Guysborough County, on the west by Lunenburg, on the north by Hants, Colchester, and Pictou Counties, and on the south side by the Atlantic Ocean.

The population of the county by census of 1861 was 49,021. The surface of the county is generally uneven and rocky; and, although sterile in some parts, there are many tracts of good soil. Near the city of Halifax many stoney soils have been rendered productive.

The chief town, Halifax, is the capital of Nova Scotia, and the principal naval and military station of the lower or maritime provinces.

In the city the occupation is nearly entirely in mercantile pursuits, with a due proportion of professional men. In the country the people are employed in farming, lumbering (or cutting timber) and the fisheries. They are generally industrious; and those who do not rank as prosperous make a comfortable living.

AGRICULTURAL LABOURERS

Are not much in demand at present — except at seeding and harvest times, when wages are high — although there is plenty of land lying vacant which might be cheaply and advantageously cultivated.

DOMESTIC SERVANTS.

There is a great demand for female domestics, and almost any number fit for work would be readily engaged.

MECHANICS.

Blacksmiths, Carpenters, &c. are not much wanted, as in the rural districts the number of such is pretty nearly adjusted to the wants of the people. But there is a scarcity in the city of Cabinet-makers, Tailors and Shoemakers.

CROWN LANDS,

Or ungranted lands still in the hands of the Government, amount in this county to about 411,662 acres; of these a considerable proportion is suitable for settlement and cultivation. They are situated in various places: chiefly near Musquodoboit, between that district and Tangier Harbour, and between the head of St. Margaret's Bay and Hants County. Many families are settling down on these lands as squatters; but if good roads were made to give access to the lands, legitimate settlement and cultivation would follow.

There are many thousands of acres included in old grants, and possessed by private individuals, almost derelict, with little or no clearance, dwellings, or occupancy existing on them.

The prevailing descriptions of timber on unoccupied lands are chiefly hard woods. Spruce and pine suitable for building exist in small quantities. The hard woods consist chiefly of birch, but with a good deal of beech and sugar maple.

The price of a farm of 200 acres (40 being cleared) with a frame or log-house and barn, is estimated at from \$600 to \$800. Lots of 100 acres each, partially cleared, but without buildings, near settlements or roads, can be had for \$2 per acre; and some with frame buildings, and limestone on the land, are reported as purchasable at that price.

The principal market for disposal of country produce is Halifax — to which it is conveyed by cart-roads and by rail, when not far distant from stations.

MANUFACTURES.

There are in Halifax County 25 Grist Mills propelled by water, and 1 by wind; 99 Saw Mills propelled by water and 4 by steam; 8 Tanneries, 1 Paper Mill, 1 Woolen Factory, 3 Brick works and 1 Wood Work factory, 5 Carding and 9 Shingle Mills. In Halifax and its vicinity, 1 Lath Mill, 1 Block Factory, 4 Soap and Candle works, 1 Axe, 1 Rake, 1 Chain and 1 Pail and Chair factories; 4 Iron Foundries, 4 Tobacco manufactories, 6 Carriage and Sleigh factories, 3 Cabinet and 2 Piano manufactories. 2 Nail, 2 Trunk and 1 Brush factories; 5 Breweries, 1 Joiner and 1 Wood Moulding factories; 2 Steam Baking and 1 Engine Factory. In reply to my circular of general enquiry I have answers from the following parties.

Messrs. Hogo, Armstrong & Co. — Proprietors of the Virginia Tobacco Factory, Dartmouth — manufacture all descriptions of Smoking and Chewing Tobacco, and all varieties of Cigars. They employ about 200 hands, and are preparing to increase the number. The greater part of their manufacture is sold in Nova Scotia; but they purpose extending their sales to other countries — finding that they can successfully compete with the manufacturers in the United States. They use the most approved hydraulic machinery in their works.

Messrs. J. B. Campbell & Co. manufacture the celebrated *prize medal* Mayflower Brand. They employ about 100 hands, and sell readily all they manufacture in Halifax.

Messrs. Sinclair, McCurdy & Co. manufacture varieties of Tobacco especially for the Nova Scotia market. They employ on an average 34 hands.

Stewart Tremain, Esq., manufactures Cigars and Tobacco of all kinds. Employs on an average 120 hands; and depends chiefly on the consumption of Nova Scotia.

Alex. Stephen Esq., manufactures, at Fall River, wood seat chairs of all kinds; Bedsteads, Leaf and Toilet Tables, Wash Stands, Chamber setts, Wash-boards, Clothes pins, Pails, Tubs and Corn Brooms. He employs on an average 45 hands, and has hitherto depended upon the home market for sales.

Messrs. Lamphire & McClean manufacture Carriages and Waggons of all kinds, Sleighs and Caryalls. They employ 14 men on an average.

Messrs. Alex. Keith and Son — Ale and Porter Brewers — employ 12 to 14 men. Their liquors are sold in Nova Scotia, Bermuda, and the West Indies.

Messrs. W. L. Dodge & Co. manufacture wood-work, such as Sashes, Doors, Blinds, Mouldings, Scroll and Fancy work. They employ 50 hands, and depend upon Nova Scotia for consumption of their wares.

Messrs. W. Montgomery & Co. manufacture Land and Marine Steam Engines, Steam Boilers, Saw-mills, Mining and general machinery. For the first six months of this year they have, on an average, had constantly 80 men in employment. Their establishment is the largest of the kind in the Province, and the only one where Brass and Iron Castings, Boiler making and machine manufacturing are combined in one concern.

Messrs. McDonald & Co. make composition fastenings and fittings for vessels; Bells, general Brass work, heavy Zinc and Sheet Iron work. They supply Plumbers, materials, &c. They employ 11 men, and depend on the demand of Halifax and ship-building localities throughout the Province. Bells are a special manufacture with them.

Messrs. W. Fraser and Sons — Piano and Furniture manufacturers — employ 13 men in their cabinet work, and 12 men in the piano forte department.

Robt. A. Brehm, Esq., manufactures Soap, Candles, and Washing Soda. Employs 10 men and relies on the demand of Nova Scotia.

There are six Gold mining districts in Halifax County, viz: Tangier, Montague, Waverley, Lawrencetown, Oldham, and Chezzetcook.

LUNENBURG COUNTY

Is bounded on the south west by Queens County; on the north west by Kings and Annapolis Counties; on the north east by Hants and Halifax Counties, and on the south east by the Atlantic.

The population by census of 1861 was 19,632.

The surface of the county is undulating — the soil generally good, but stoney in some districts.

Lunenburg is the county town, in which the occupations are chiefly mercantile and store keeping. In the country the people follow farming, fishing, and lumbering; and are making steady progress in the two former pursuits. They are hardy, industrious, and enterprising.

AGRICULTURAL LABOURERS.

A very few only might find regular employment in different sections of the county.

DOMESTIC SERVANTS.

The are sufficient for the demand.

MECHANICS.

The county is at present well supplied with all descriptions.

CROWN LANDS.

There are about 221,402 acres of ungranted lands in the hands of the Government, situated in the districts of New Ross, Cleveland, and New Germany.

There are about 20,000 acres of land in this county covered by old grants and owned by private individuals, on which little or nothing has been done to improve or bring them into cultivation.

The prevailing description of timber on unoccupied lands consists chiefly of mixed wood — comprising Beech, Birch, Maple, Pine, Spruce, and Hemlock.

The price of a farm of 200 acres (40 being cleared) with a house and barn, is estimated at about \$800, if in a favorable locality.

The principal markets for country produce are Halifax, and the county towns of Lunenburg, Mahone Bay, Bridgewater, and Chester. The conveyances are by oxen and horse teams, and by coasting vessels.

MANUFACTURES.

In this county there are 61 Grist Mills, and 180 Saw Mills; 2 Carding and 3 Shingle Mills, all propelled by water; 1 Bark Mill and 4 Tanneries; an Iron Foundry at Bridgewater, La Have river, belonging to Messrs. Waterman & Co., who state that they make stoves of every description, Iron Railings, School Furniture, castings for ploughs, and other agricultural implements; also castings for Mills, Ships, &c.; that they employ about ten hands, and find a market for their products in Lunenburg County, with part of Queens and Halifax Counties.

There is one Gold district in this county, situated at a place called the Ovens, on the coast near the town of Lunenburg.

 QUEENS COUNTY

Is bounded on the north west by the county of Annapolis; on the south west by the county of Shelburne; on the south east by the Atlantic; and on the north east by the county of Lunenburg.

The population by census of 1861 was 9,365.

The soil in the vicinity of the coast is very rocky and unproductive; but in the interior of the county there are tracts of good soil, and thriving agricultural settlements.

Liverpool is the county town; the inhabitants are composed of merchants, ship-owners, and store-keepers. The ship-owning business is carried on extensively with a fine class of vessels. They chiefly load for the West Indies with Fish, Deals, &c., and seldom return direct, as they obtain freights for all parts of the world — the outward cargoes often remunerating the shippers handsomely. The trade with the United States has greatly fallen off since the repeal of the Reciprocity Treaty. In the country the people are engaged in farming, fishing, and lumbering (or cutting timber) and are industrious and thriving.

AGRICULTURAL LABOURERS

Obtain fair wages when competent, but the demand for steady work cannot be relied upon. At certain seasons when labor is wanted the wage is \$1 per day with two meals.

MECHANICS.

The county is well supplied for present requirements with mechanics of every description.

CROWN LANDS.

About 105,880 acres remain ungranted in the hands of the government; but none suitable for settlement, with the exception of a considerable quantity of wild meadow land. The Indians have large reserves in this county, which are laying waste and uncultivated. If by any amendment of the laws they could be sold, it would be of great advantage to all in the district.

There is a considerable quantity of good land, conveyed by old grants, but unoccupied, laying in nearly a direct line between Shelburne (in the next county), and Bridgetown, in Annapolis County. A road through this district has been opened nearly two-thirds of the way, which, if continued and made serviceable, would open up a large tract suitable for settlement.

The timber on unoccupied lands consists principally of Oak, Birch, Beech, and other hard woods; with a good proportion of White Pine, Spruce, and Hemlock.

The price of a farm of 200 acres (40 cleared) with log-house and barn, is estimated at about \$600. But few are disposed to sell all their land, unless at a good price, and then clear new lands for themselves. Many would willingly sell a part or divide their

lands; for farmers have generally too much land—much more than they are able to cultivate.

MANUFACTURES.

In this county there are 7 Grist Mills and 52 Saw Mills propelled by water, and 2 Saw Mills by steam; 1 Carding, 2 Shingle, 1 Lath, and 1 Bark Mill, all by water power. 1 Axe factory, and 1 Saw and Planing Mill, with Grist Mill attached, propelled by both steam and water. The proprietor of this mill (called the Eureka Mill), J. Barss, Esq., states that he employs 25 hands on an average; and that his markets are the West Indies, United States, and Halifax. Messrs. Bill & Skerry, proprietors of the Axe factory, state that they manufacture Broad and Narrow Axes, Adzes, Hatchets, Mortice Chisels and Slices; that they employ about 7 men, and that their markets have been in the counties of Queens, Lunenburg, Halifax, Colechester, Hants, and Pictou.

Messrs. Cowie & Son, of Liverpool, write that they are engaged in the manufacture of Sole, Upper, and Harness Leather, Saddlery, Trunks, &c., and Deals, Planks, &c.; that they employ in those various branches about forty hands, with occasionally a number of laborers. That their market for Leather and Saddlery is principally local, and for Lumber principally the West Indies and South America. Also, that they use both water and steam power in their establishment.

SHELBURNE COUNTY

Is bounded on the west by the county of Yarmouth; on the north east by Queen's County; and on the south by the Atlantic.

The population by census of 1861, was 10,668.

The surface of the county is low and uneven on the coast; in the interior the lands are higher. The soil is generally rocky, but there are patches of good land on the coast, and in the interior tracts of fertile soil.

Shelburne is the county town. The people are thriving and industrious, and the county has improved rapidly during the last seven years. On the sea board districts the people are engaged in

the fisheries and farming ; in the towns and villages chiefly as ship-carpenters, with a few joiners, smiths, shoemakers, tailors, &c. In the country the employments are lumbering and small farming.

AGRICULTURAL LABOURERS,

There is very little demand for, but a few might find steady employment.

DOMESTIC SERVANTS

Are fully supplied from the country.

MECHANICS,

There are plenty of for present wants.

CROWN LANDS.

About 172,031 acres still remain ungranted, but a small proportion only is suitable for settlement, the greater part being sterile and rocky.

There are several thousands of acres owned under old grants and unsettled ; the most of which is reported as of poor quality, and unsuitable for cultivation.

The timber on unoccupied lands consists of Oak, Pine, Spruce, and Hemlock ; the most of young growth.

There are no farms in the county for sale. The value of any may be estimated by prices in the adjacent counties.

The markets depended upon for disposal of produce are the West Indies, United States, and Halifax. Conveyances all by water.

MANUFACTURES.

In this county there are only 26 Saw Mills, 3 Grist Mills, 2 Carding, and 2 Shingle Mills ; all by water power ; a Block factory and a Tannery.

YARMOUTH COUNTY

Is bounded on the north by the county of Digby ; on the west and south by the Atlantic, and on the south east by the county of Shelburne.

Population by census of 1861, 15,446.

The soil of the county is generally but agreeably diversified by numerous lakes, streams, and inlets; and much of it is susceptible of cultivation.

Yarmouth is the county town. The people are enterprising and industrious. About one-half follow farming, about one-fourth are fishermen and lumberers, and the remainder merchants, store-keepers, and professional men. In the Argyle district all are seagoing people, small farmers, and lumberers. The town of Yarmouth owns a large amount of shipping, and is increasing both in population and wealth.

AGRICULTURAL LABOURERS.

There is no want of at present. The farms being only cultivated to a small extent, and entirely by the farmers and their families.

DOMESTIC SERVANTS

Are sufficiently numerous for requirements.

MECHANICS.

There are plenty of to meet the demand.

CROWN LANDS.

About 211,414 acres remain ungranted, the most being of inferior quality; the best and most suitable having been already granted.

There are from 10 to 12,000 acres owned under old grants but uncultivated; much of which is well wooded.

The timber on unoccupied lands consists chiefly of hard woods, Beech and Birch, with a minor proportion of Spruce and Pine.

The price of a farm of 200 acres, partially cleared, with a house and barn, is estimated at from \$600 to \$1000, according to locality and quality of soil.

The markets principally depended upon for disposal of produce are the West Indies, United States, and Halifax. To the latter as well as the former the conveyance is entirely by water.

MANUFACTURES.

In this county there are 3 Grist Mills, 36 Saw Mills, and 8 Shingle Mills, all by water power; 4 Bark Mills, 2 Block factories,

1 Joiner's factory, 1 Pail, 2 Carriage, and 7 Shoe factories ; 1 Chain ctery, 3 Planing, Sash and Doors factories, and 5 Tanneries.

Messrs. Kinney, Haley & Co., of Yarmouth, state that they manufacture Sashes, Doors, Blinds, Hand-rails, Mouldings, Brackets, and all materials used in building houses ; that they employ about twenty men, and find a sufficient demand for their manufactures in Yarmouth town and county, and the neighbouring counties ; that they work by steam power, and have in connection a Corn Mill in constant work.

DIGBY COUNTY

Is bounded on the north west by the Bay of Fundy ; on the west by the Atlantic ; on the south by the county of Yarmouth ; and on the east by the county of Annapolis and Annapolis Basin.

Population by census of 1861, 14,751.

The soil of the county is of various qualities. In some parts it is stony and hilly, but generally is of good quality, and in some places unusually fertile.

The population is generally industrious, and making fair progress. Their pursuits are chiefly farming, ship building, lumbering, and the fisheries. Agriculture is the principal occupation, but ship-building is carried on to a considerable extent. The southern portion of the county is inhabited by the descendants of the old French Colonists or Acadians.

AGRICUTURAL LABOURERS.

There are not many engaged by the year ; but in seed and harvest times they are much in demand. The usual wages \$1 per day, with board.

DOMESTIC SERVANTS.

Females are in regular demand at wages from \$3 to \$4 per month.

MECHANICS.

Very few as journeymen are wanted ; but a number of Blacksmiths, Tailors, Shoemakers, as well as other trades, might do well on their own account.

CROWN LANDS.

About 103,644 acres remain ungranted. Much of this is suitable for cultivation and settlement, but not accessible by roads. These lands are situated in the interior of the county, extending to the county lines of Yarmouth and Annapolis, and on both sides of the Sissboo river.

More than one-half of the more recently granted lands remain unoccupied and unimproved. About 10,000 acres held merely for the sake of the timber on them could be purchased at very small prices from the owners.

The prevailing description of timber on unoccupied lands consists chiefly of Spruce, with a large proportion of hardwood; Birch, Beech and Maple.

Farms of 200 acres, with buildings, and partially cleared, may be purchased at from \$600 to \$800, according to situation and quality of soil.

- ∨ The markets for disposal of produce are the United States and West Indies for fish. New Brunswick and the United States for farm produce. Conveyances, of course, by water.

MANUFACTURES.

- ∨ There are in this county 12 Grist Mills and 108 Saw Mills, by water power; and 1 Saw Mill by steam power; 5 Carding and 10 Shingle Mills by water; 4 Tanneries, and 4 Carriage and Cabinet factories.

 ANNAPOLIS COUNTY

Is bounded on the west by the county of Digby; on the north west by the Bay of Fundy; on the east by Kings County; and on the south east by Queens and Lunenburg Counties.

- ∨ Population by census of 1861, 16,753.

The surface of the county is varied and beautiful. It was settled in 1605 by the French, who were attracted by the fertility of the soil and other natural advantages.

Annapolis is the county town. The people are industrious and

thrifty. Farming is the chief occupation, and the system is improving. The youth take pleasure in planting new orchards, and in the neatness of their fences and dwellings. A minor proportion of the population is engaged in lumbering and the fisheries.

AGRICULTURAL LABOURERS

Are not much wanted, a small number would supply all the demand.

DOMESTIC SERVANTS.

The reports are the same of them.

MECHANICS.

The same also.

CROWN LANDS.

About 260,915 acres remain to be disposed of. Some is of excellent quality, consisting of meadow lands, adjoining arable uplands in the townships of Annapolis and Clements, and bordering on Queens and Lunenburg Counties.

There are many thousands of acres of granted lands in this county, unoccupied and uncultivated; the most of which is of good quality.

The timber on unoccupied lands consists chiefly of Birch, Beech, Maple, Spruce, and Hemlock, with a good proportion of Pine, Fir, and Oak. The Oak on granted lands has been nearly all cut to manufacture staves.

Farms of 200 acres, with buildings and partial clearance, can be purchased at from \$300 to \$800, according to locality and quality of land. Those for sale are in the back settlements. Very good land recently cleared, but without buildings, can be had for \$4 per acre.

The markets for disposal of farm produce are Halifax and St. John, New Brunswick; the West Indies for Boards and Deals, and Boston for firewood. A few cargoes of Deals were sent last year to South America.

MANUFACTURES.

In this county there are 33 Grist Mills, 5 Carding and 6 Shingle Mills, all propelled by water power; 1 Iron Foundry, 1 Cabinet factory, 1 Pottery, 1 Cloth factory, and 1 Rake factory.

Mr. James Hillis, of Bridgetown, states that the Foundry Com-

pany makes all kinds of Stoves, Ploughs, ship and mill work ; that eight men are employed, and that a sufficient market is found in the county.

Mr. John Harris, of the Lequille Mills, states that the Company make Satinette, Kersey, Jean, and Flannels upon cotton warp ; that ten hands are employed, and that the cloth is principally sold in the western parts of the Province and Halifax.

KINGS COUNTY

Is bounded on the west by Annapolis County ; on the north by Minas Channel ; on the east by Minas Basin ; and on the south-east by Lunenburg and Hants Counties.

Population by census of 1861, 18,731.

The surface of the county, like that of Annapolis, is beautiful and diversified. It also was first settled by the French, who dyked much of the marsh land.

Kentville is the county town. The people are industrious and energetic, and are chiefly engaged in farming and fruit growing. Ship-building is also carried on to some extent.

AGRICULTURAL LABOURERS.

There is a little more encouragement for in this than the former reported counties. A small number in addition to those already engaged would find constant employment.

DOMESTIC SERVANTS.

There is little scarcity of ; but a few more would find ready engagements.

MECHANICS.

A moderate number of Carpenters, Blacksmiths, Shoemakers, &c., could find profitable employment.

CROWN LANDS.

About 110,577 acres remain ungranted, the greater part of which is of good quality, situated principally in Aylesford district. No estimate has been returned of the quantity of granted but

unimproved and unoccupied lands in this county. They are no doubt of importance.

The timber on unoccupied lands consists of all descriptions of both hard and soft woods.

Farms of 200 acres, with buildings and partially cleared, could be purchased in the more remote districts at from \$600 to \$800.

The markets for disposal of produce are the United States, New Brunswick, Halifax, and the southern shore of Nova Scotia. Conveyances, by water to the States, New Brunswick, and the coast; to Halifax, by waggons to Windsor, and thence by rail.

MANUFACTURES.

A Boot and Shoe factory at Wolfville, a Rake factory at Aylesford, and an Edge Tool factory at Sheffield Mills, Cornwallis; 20 Grist Mills propelled by water, 72 Saw Mills by water and 1 by steam power; 7 Carding and 13 Shingle Mills by water power, and 1 Tannery.

HANTS COUNTY

Is bounded on the north west and north by Kings County and the Basin of Minas; on the east by the Shubenacadie river, which separates it from Colchester County; and on the south by Halifax and Lunenburg Counties.

Population by census of 1861, 17,460.

The surface of the county is in general low and undulating, except in the southern part, where there are hilly districts. The soil in the lower parts is good and fertile, but in the hilly parts often stoney and unproductive.

Windsor is the county town. The people are industrious, prudent, and economical, and are chiefly engaged in agricultural pursuits; but many are extensively engaged in ship-building. The greater number live in a degree of comfort and independence not surpassed in any country.

AGRICULTURAL LABOURERS.

A considerable number would find no difficulty in getting constant employment.

DOMESTIC SERVANTS.

A good many females would be readily engaged.

MECHANICS.

The county is at present pretty well supplied with mechanical labor.

CROWN LANDS.

About 121,368 acres remain undisposed of. The lands recently granted have been taken up for the sake of the timber. Those remaining are north of the Ke netcook river; and in Douglas, Walton, Kmpt, and Newport districts.

About 90,000 are estimated as remaining neglected and unimproved by the proprietors under old grants.

The prevailing description of timber on unoccupied lands is chiefly soft wood; Pine, Spruce, Hemlock, and Fir. But there is a considerable proportion of hard wood; Maple, Birch, and Beech.

Farms of 200 acres, with wooden buildings, and 40 acres cleared, could be purchased at from \$400 to \$1200. The prices varying with the situation and quality of the lands.

The markets for disposal of produce are Halifax (the principal) and the United States. Conveyance to Halifax chiefly by the east and west branches of the railroad; to the United States by sea.

MANUFACTURES.

1 Iron Foundry, 1 Tannery, 3 Carriage factories, 1 Block factory, 1 Brick and Pottery work, and 1 Woodenware factory; 19 Grist Mills propelled by water; 67 Saw Mills, 63 by water and 4 by steam power; 6 Carding, and 8 Shingle Mills by water power.

The "Stillwater Mills" manufacture Deals, Boards, and Laths. 40 men are generally employed; and they supply a foreign as well as a domestic demand.

Mr. Malcom, proprietor of the Brick and Pottery work, states that he manufactures pressed, common, and fire bricks, fire tiles, and all articles usually made from fire clay. In the pottery department, drain pipes of all sizes, chimney tops, farmers' tiles, stove pipe tubes, and earthen and stoneware of all descriptions; that he employs about 45 hands, and finds a market for his goods entirely in Nova Scotia.

Messrs. Alex. Stephen & Co., proprietors of the woodenware factory, state that they manufacture Pails, Tubs, Wash-boards, Clothes-pins, Bedsteads, Chairs, Tables, &c., &c., &c.; that their works are driven by steam power, and that they employ from 60 to 70 hands on an average.

The Gold Districts of Renfrew and Mount Uniacke are in this county. Both near stations on the railways.

COLCHESTER COUNTY

Is bounded on the north west by Tatmagouche Bay and Cumberland County; on the south east by Cobequid Bay and the Shubenacadie river; on the south by Halifax County; and on the east by Pictou County.

Population by census of 1861, 20,045.

The surface of the county is diversified; it has a great variety of soils, and is important as an agricultural county. It contains rich deposits of Iron, and some deposits of Coal have also been discovered. The French were the first settlers, but there are now no inhabitants of French descent in it. Truro is the county town. Farming is the principal occupation, but many of the population are engaged in lumbering and ship-building. In summer, numbers are engaged in the shad and other fisheries of the Bay of Fundy; and in winter in cutting timber for ship-building, and foreign markets.

The people are industrious, and rapidly advancing in material prosperity and home comforts.

AGRICULTURAL LABOURERS

A few beyond those already employed; say from 50 to 100, would have no difficulty in finding permanent engagements.

DOMESTIC SERVANTS.

Not many wanted.

MECHANICS.

The demand pretty well supplied, a few more would find employment.

CROWN LANDS.

About 76,516 acres remain ungranted, of which 30,000 are computed to be good tillage land. Excellent tracts of these lay between the head waters of the Stewiacke river and St. Mary's river.

There are large portions of land alienated by old grants, unoccupied and neglected. The extent cannot be properly computed, but from 5 to 6,000 acres are considered to be of very good quality. The alienation of much of these lands has been a great impediment to settlement, as the proprietors will not sell on reasonable terms, although they themselves neglect the land entirely. The timber on unoccupied lands consists chiefly of hardwoods with a mixture of softwoods. The quality of both is generally good.

Farms of 200 acres, with buildings, partially cleared, may be had at from \$400 to \$1200. According to situation, soil, &c. There are none offering at present.

The markets for disposal of produce are Great Britain, the out-ports of the Province, and Halifax; to which city the conveyance is entirely by rail.

MANUFACTURES.

33 Grist Mills propelled by water; 122 Saw Mills, one of which is by steam, the others by water power; 13 Carding, and 19 Shingle Mills by water power; 3 Fulling Mills, 5 Tanneries, 1 Boot and Shoe Factory, 1 Saw and Planing Mill, 1 Iron Foundry, 3 Lath Mills, and one Plaster Mill.

Mr. Jas. W. Killer, of the Boot and Shoe factory (at Truro) states that they make men's, women's, and children's boots and shoes. That they employ on an average about 40 hands, and that their sales are confined to the limits of the Province.

 CUMBERLAND COUNTY

Is bounded on the north by Northumberland Straits; on the north west by New Brunswick, Cumberland Basin and Chiegnecto Bay; and on the south and south west by Minas Channel and Basin, and the county of Colchester.

Population by census of 1861, 19,533.

Nearly all the land in Cumberland is susceptible of cultivation, though much of it is light and sandy. The most valuable mineral is coal, and other resources are rich and various. The surface is undulating in the northern parts.

The people are industrious, and generally engaged in agriculture, but lumbering and ship-building are also followed to a large extent.

AGRICULTURAL LABOURERS.

Only a limited number of new hands would find constant employment.

DOMESTIC SERVANTS.

Females of this class would meet engagements. Still there is no great demand.

MECHANICS.

None in addition to those in the county required.

CROWN LANDS.

About 211,813 acres remain for disposal, and these chiefly lay west and east of the main road, leading from Patridge Island to Amherst; to westward in direction of Apple River, and to eastward in direction of Pine Island.

There is not much granted land in this county unoccupied.

The timber on unoccupied lands consists chiefly of hard woods. Maple, Birch, &c., with a mixture on the low grounds of Spruce, Pine, and Hemlock.

Farms of 200 acres, with buildings and partial clearance, might be purchased at from \$600 to \$1000. Several may be had in convenient situations.

The markets for disposal of produce are chiefly Halifax and Saint John, New Brunswick, for Beef, Pork, and Butter; not much of any others are exported, except Deals and Timber to Europe. Conveyances by water; to Halifax by railroad from Windsor.

MANUFACTURES.

40 Grist Mills, 39 by water and 1 by steam power; 292 Saw Mills, one by steam, and all the others by water power; 7 Carding Mills, by water power; 3 Oat Mills, 1 Grindstone factory, propelled by steam.

PICTOU COUNTY

Is bounded on the south west and west by Colchester County ; on the north by the Northumberland Strait ; on the east by Sydney or Antigonish County ; and on the south by Halifax and Guysborough Counties.

Population by census of 1861, 18,985.

The surface of the county is generally undulating. In the western part there is a group of hills, and the southern part is a more hilly district. The soil in the lower parts is everywhere capable of cultivation ; but although stony in the hilly districts there are amongst them some of the most fertile soils in the county.

Pictou is the county town. Coal and iron ore abound in the county. The people are generally moral and industrious, and have made rapid progress in their pursuits. The majority are engaged in agriculture, but many in mercantile business, besides Miners and Mechanics.

AGRICULTURAL LABOURERS.

There is no scarcity of at present.

DOMESTIC SERVANTS

A moderate number of females would meet engagement. There is no scarcity.

MECHANICS.

The demand is pretty well supplied, but there is room for a moderate number of industrious and sober people.

CROWN LANDS.

About 107,259 acres remain ungranted. They lay between the head of East Branch and St. Mary's River, and the counties of Sydney and Guysborough, and in sundry unsettled portions of the county. But the most suitable for cultivation have been already granted.

The extent of land owned but unoccupied under old grants cannot be precisely estimated.

The prevailing description of timber on unoccupied lands is

chiefly hard wood on the best, viz: Birch, Maple, Beech, &c.; on the others, Hemlock and Spruce are the most abundant kinds.

Farms of 200 acres with buildings, and partially cleared, can be had for \$400 to \$1400, according to situation and quality of land. In general \$600 may be stated as an average price.

The markets for disposal of produce are Halifax, Newfoundland, and the county towns; but a large proportion of the farm produce is consumed by the mining population. Conveyances by railway to Halifax, by main post-roads to county towns, and by water to Newfoundland.

MANUFACTURES.

42 Grist Mills, 39 of which are by water, and 3 by steam power; 7 Carding Mills by water power; 11 Shingle Mills, 10 by water and 1 by steam power; 6 Fulling Mills, 1 Axe factory, 3 Iron Foundries, 1 Wood factory, 12 Tanneries, 1 Cabinet factory, 1 Steam Bakery, and 1 Cloth factory.

ANTIGONISH COUNTY,

Or Sydney County, is bounded on the north and east by Northumberland Strait, St. George's Bay, and the Strait of Canso; on the west by Pictou County; and on the south east by Guysborough County.

Population by census of 1861, 14,871.

The centre of Sydney County presents a large and fertile valley, bounded on two sides by broken and hilly districts which are not of great elevation, and contain many tracts of good soil.

The useful minerals are gypsum and limestone.

Antigonish is the county town. The people are almost exclusively agriculturists, but follow grazing and raising of stock more than the cultivation of cereals or fruit. They are not very enterprising, and their progress is slow. Ship-building is carried on in some districts.

AGRICULTURAL LABOURERS.

The demand is fully supplied by residents.

DOMESTIC SERVANTS.

Only a few females used to farm work could be employed.

MECHANICS.

No present opening for any beyond these already in the county.

CROWN LANDS.

There are about 7,382 acres remaining in the hands of the government, although some are already squatted on.

There are several thousand acres of land owned under old grants remaining unsettled on and unoccupied. They are situated in the western part of the county, and roads are required to make them available.

Farms of 200 acres with buildings, and partially cleared, can be purchased at from \$400 to \$800, according to advantages of locality, &c.

The prevailing description of timber on unoccupied lands is chiefly hard wood, Birch, Beech, &c., with a mixture of Fir and other soft woods.

The markets depended upon for disposal of produce are Halifax, and St. John's, Newfoundland. Conveyance by water, and partially to Halifax by railway from Shubenacadie.

MANUFACTURES.

28 Grist Mills and 54 Saw Mills propelled by water power; 8 Carding and 7 Shingle Mills by water power also; 2 Fulling Mills, and 1 Lath Mill.

A Salt work of considerable extent is in course of erection in the vicinity of the County town.

 GUYSBOROUGH COUNTY

Is bounded on the south west by the county of Halifax; on the north by Pictou and Sydney Counties; on the north east and east by the Strait of Canseau and Chedabucto Bay; and on the south by the Atlantic.

Population by census of 1861, 12,713.

The county in the northern part is generally cultivable, and in some parts on the east and west branches of the St. Mary's River; also on the north side of Chedabucto Bay it is both beautiful and fertile. The southern half of the county is rugged and uneven, but has some good soil on the borders of the rivers. In most parts on the coast it is rocky and barren. Granite for building and mill-

stones abounds in the southern parts of the county; and there are large beds of limestone near the town of Guysborough.

Guysborough is the county town. The population in the southern parts of the county on the sea coast are chiefly engaged in the prosecution of the fisheries, and are not very industrious; they have made but little progress for several years past. Those of the northern and western parts are principally farmers, who in general are very industrious, and have made good progress during the last few years; clearing off debts which they had incurred, and becoming independent.

AGRICULTURAL LABOURERS.

Have been much wanted for three or four years; but very few farmers in the county can afford to hire them. A few good men would get steady employment.

DOMESTIC SERVANTS.

There is some scarcity of female domestics; a few would get employment.

MECHANICS.

There are as many in the county as can find profitable employment.

CROWN LANDS.

About 171,668 acres are ungranted in different parts of the county. There is a tract of ungranted lands of about 25,000 acres between Manchester Harbor, the Gut of Canso, and Traeadie, one half of which is eligible for settlement. There is also on Liscomb River some very good land, and on Ekumsekum River, about ten miles from the coast, some excellent land.

There are about fifteen or twenty thousand acres of land held under old grants and unimproved, very suitable for settlement, situated to the westward and northward of the town of Guysborough, which could be purchased at from \$60 to \$80 per 100 acres. In the western part of the county there is nearly as much more.

The timber on unoccupied lands consists chiefly of Birch, Beech, Maple, and Firs; and in the lower parts of the county Juniper (or Larch) and Spruce.

Farms of 200 acres, with wooden buildings, and partially cleared, could be purchased at from \$600 to \$800.

The markets for disposal of produce are Cape Causeau, Port Mulgrave, Guysborough, Sherbrooke, Isaac's Harbor, and Halifax. Conveyance principally with teams by main post roads, and to Halifax by water.

MANUFACTURES.

9 Grist Mills, 30 Saw Mills, 6 Carding and 3 Shingle Mills, all propelled by water; also 1 Fulling Mill and 4 Tanneries.

The Gold Mining districts of Isaac's Harbour, Wine Harbour and Sherbrooke are situated in this county.

RICHMOND COUNTY

ISLAND OF CAPE BRETON.

Is bounded on the west and northwest by Inverness County and the Bras d'Or Lake; on the southeast and south by the Strait of Causeau, Chedabucto Bay, and the Atlantic; on the north east by Cape Breton County.

Population by census of 1861, 12,607.

The surface of the county is generally low, with some slight elevations at the eastern and western extremities. The soil is, with few exceptions, cultivable; the best tracts are on the shore of the Bras d'Or Lake and the margins of the rivers.

Minerals.—There are valuable beds of gypsum. Limestone abounds in many places. The coal measures are apparently not very productive.

Arichat is the county town. Fishing and the coasting trade are the chief employments of the people of this county. Farming is followed only by a smaller proportion of them. They are generally industrious in their pursuits.

AGRICULTURAL LABOURERS

Are not required, the farmers with their families doing all their own work.

DOMESTIC SERVANTS

Are not required either.

MECHANICS.

A few good hands would meet with encouragement.

CROWN LANDS.

About 123,461 acres remain to be disposed of, situated in West Bay, St. George's Channel, Frambosi, Loch Lomond, and at Grand River.

About 1,500 acres conveyed under old grants, and owned by private individuals, continue unoccupied and neglected.

Timber.— The unoccupied lands are covered chiefly with a mixture of Birch, Beech, and Maple, with a small proportion of Spruce, Fir and Pine.

Farms of 200 acres with buildings, and partially cleared, may be purchased at from \$300 to \$400.

Halifax is almost the only market depended upon for sale of produce. The conveyance, by water.

MANUFACTURES.

2 Tanneries, built in 1866; 9 Grist Mills, 1 Saw Mill, 1 Carding and 3 Shingle Mills, all propelled by water.

CAPE BRETON COUNTY,

ISLAND OF CAPE BRETON,

Is bounded on the north west and west by Victoria County, and the Bras d'Or Lake; on the south west by Bras d'Or Lake and Richmond; on the east by the Atlantic.

Population by census of 1861, 20,866.

The surface of the county is generally undulating, and in many places very fertile.

The valuable minerals are coal, limestone, and gypsum.

Sydney is the county town. The people are not very industrious and their progress consequently slow in wealth and education. Farming is the principal pursuit, but many are fishermen, and now a considerable number are employed at the coal mines.

AGRICULTURAL LABOURERS.

None wanted.

DOMESTIC SERVANTS.

No prospect for any.

MECHANICS.

The wants of the county are fully supplied with those already there.

CROWN LANDS.

About 116,457 acres remain ungranted and for disposal, but not much of them suitable for cultivation, laying principally between the north shore of St. Ann's and the County line. There are no unoccupied lands conveyed under old grants reported. The timber on unoccupied lands consists chiefly of spruce, maple, birch, and beech—on barren lands, scrub spruce.

The markets for disposal of produce are Newfoundland, St. Pierre, Halifax, and the Coal Mines. The only exports are coal and cod-fish, which are sent to Canada, the United States, and West Indies. Conveyances all by water.

MANUFACTURES.

There are two Iron Foundries in the County, a Shoe Factory, and several Tanneries on a small scale; 20 Grist mills, 19 by water and 1 by steam power; 29 Saw mills, 28 by water and 1 by steam; 1 Carding and 1 Shingle mill, both propelled by water power; 1 Engine Factory and 1 Oat mill.

 INVERNESS COUNTY.

The County of Inverness, Island of Cape Breton, is bounded on the northwest by the Gulf of Saint Lawrence; on the west and southwest by St. George's Bay and the Strait of Canseau; on the southeast by Richmond County and the Bras d'Or Lake; and on the east by Cape Breton County.

Population by census of 1861—19,967.

In the northern part the county is generally elevated and unproductive. The southern part is lower, and the soil everywhere valuable. Coal occurs in large valuable deposits at Port Hood, Mabou, and Broad Cove. Gypsum, Limestone and Freestone are found at several places.

Port Hood is the county town. The people are in general moderately industrious, and all in the interior are engaged in farming.

On the sea-shore, farming and fishing combined. Good progress in the condition of the county has been made of late years.

FARM LABORERS

Are not required—families doing all the work themselves.

DOMESTIC SERVANTS.

None wanted.

MECHANICS.

There is no opening for more than are already in the county.

About 157,337 acres remain of lands ungranted; by far the greater part of which is mountainous, barren, and unfit for profitable cultivation.

The quantity of lands held under old grants and unoccupied, is not considerable; and the most of them will be soon settled, as the parties owning them have young families to bring up. A farm of 200 acres, with Log-house, and about 40 acres cleared, could not be purchased under \$700. None are at present offered for sale.

The timber on unoccupied lands consists chiefly of birch, beech, and maple. Portions are mixed with fir, spruce, and hemlock.

Halifax is the chief and almost only market relied upon for disposal of produce. Conveyance by water.

MANUFACTURES.

Four Dyeing and Fulling mills; 37 Grist mills; 30 Saw mills; 5 Carding and 10 Shingle mills. All propelled by water.

VICTORIA COUNTY.

Victoria County, Island of Cape Breton, is bounded on the north-west by Inverness County; on the east by the Atlantic; and on the southeast and south by Cape Breton County and the Bras d'Or Lake.

Population by census of 1861,—9,643, now rapidly increasing.

In the southern parts of the county the lands are generally low and fertile. The remainder consists of wooded hills, and elevated table lands, with belts of low and fertile soil in the valleys and along the coast. Towards the north the hills in the interior present much bold and romantic scenery. It has valuable gypsum quarries and coal mines, and recently gold also has been found.

Bedeque or Baddeck is the county town. The people cannot be called generally industrious; much time is lost in idleness, but notwithstanding the county has progressed considerably in wealth and comfort during the last few years. The occupation of the people is divided between farming and fishing—the former on the southwest and the latter on the northeast parts. Farming is little understood, and those who are engaged in it are very deficient in their business. Consequently the produce is small, although the land is good.

FARM LABORERS.

A few would meet encouragement at wages from \$10 to \$14 per month with board, and an increase of pay in the haying season.

DOMESTIC SERVANTS.

Not many required; those from Europe not adapted to the work in this county.

MECHANICS.

There is no encouragement for—those in the county are not steadily employed.

CROWN LANDS.

About 120,474 acres remain ungranted, but very little of this is fit for settlement. Almost all lands available and fronting on the waters and rivers are already settled. There are about 2500 acres of granted lands, owned by private individuals, on which little or no labor has been spent.

Farms of 200 acres, with house and barn, partially cleared, may be got at from \$200 to \$600. There are several of 100 acres offered for sale.

Timber on unoccupied lands consists chiefly of hard wood with soft wood of common kinds, spruce, &c. No pine woodlands.

MARKETS FOR PRODUCE.

Newfoundland, the Mines, St. Pierre, and Halifax. Conveyance by water.

MANUFACTURES.

There are several Tanneries and one Boot and Shoe Factory; 18 Grist mills; 14 Saw mills and 2 Shingle mills, all by water power. Also one Fulling and Dyeing mill.

CONCLUSION.

While the Province appears to be pretty well supplied for the present with both skilled and unskilled labor, there is distinctly a large field open with considerable inducements to agriculturists who are possessed of sufficient means to enable them to commence farming on their own account, and, with some encouragement from Government (which would soon be amply remunerated), to respectable farm laborers also. Nova Scotia is not only an agricultural country; it presents many great advantages for the disposal of farm produce besides. With ready sales and good prices in her own markets, the short and cheap conveyances to seaports for shipment are a great advantage to the farmer, not enjoyed in Western Canada and the Western States.

It may be asked, then, why are the farmers of Nova Scotia so backward in progress? and why is there not a greater demand for farm laborers? Several sufficient answers can be given to these questions.

In former times an idea prevailed, which existed to a certain extent until not very long since, that the cultivation of the soil was an *inferior* occupation; and that money could be more rapidly acquired and wealth attained in many other pursuits. The disposition of the people to engage in the exciting pursuits of the shore fisheries, by which, on fortunate occasions, large sums were made, and contenting themselves with cultivating only as much as was required for their bare support,—the restless practice of *lumbering*, too, (as cutting of timber is called) distracted the attention of many from their farms. The means of living were too easily obtained to compel people to give earnest attention to an occupation in which any one might engage, and so perfectly within their reach. They were easy, and might have been in comfortable circumstances and gradually prosperous; but many felt discontented that they were not rich, and thought that they could only become so by fortunate adventures and speculations, in seeking after which ruin has often been the consequence.

It is not, therefore, to be wondered at, that a common want of any scientific knowledge of farming prevailed, and that the lands were tilled in a slovenly and improvident manner. The cheapness of the land, too, induced the farmer to neglect any means to

increase or prolong its fertility. After exhausting the portion of his property cleared by repeated cropping, without any application of manure, he would clear another part rather than bestow any pains or expense upon what he had previously brought under cultivation. It is still well known that, generally, the farmers of Nova Scotia are deficient in practical as well as scientific agriculture; that they not only endeavor, in many parts of the country, to get along with as little labor as possible, — many depending solely on their own and their family's labor, — but that often some of them (to their obvious loss) leave their farms neglected, and hire themselves, with their carts and cattle, to work for others or in road service; while their lands are standing in need of more than all the pains and attention they could bestow upon them.

The class of immigrants most desirable, and most worthy of the notice of the Government, is that of small farmers, with some little means, who are accustomed themselves to work. People who have been brought up with industrious habits, and who will in like manner bring up and train their children; who will work themselves, and employ others also; men who know what work is required on farms all the year round, who, if not scientific farmers, would readily give their attention to the suggestions of science. A valuable class of the tillers of the ground could be procured from the farm laborers at home, if inducements were extended to them beyond the mere condition and advantages of the country. If any tract or distret of the Crown lands of good quality were laid off in lots of 100 or 200 acres each, with a few acres on each cleared, and a cheap, comfortable log house built — roads being also made to give access to them — they could be sold to such people by agents at home, on a credit, at prices that would amply repay the expenditure. Arrangements should also be made for their comfortable reception and settlement, instead of allowing them to go forth on the new lands unsympathized with and uncared for; and for whatever assistance is given they should be required to pay back the cost of to the Government, as soon as they have got their work fairly in hand, and have established themselves comfortably in their homesteads.

Such lands should be left open to the young men of the country also; and it would be well if a number of them were settled near or amongst the immigrants, as they could give them much instruc-

tion and aid in clearing new land, and receive in return valuable agricultural information from them.

The extensive alienation of Crown Lands to speculators is now becoming a matter of serious importance. A very alarming extent of the best lands in the Province has passed into the hands of people who sought them only for the immediate value of the timber. When that has been taken off they neglect the lands entirely, but will not sell them under such prices as are sufficient to deter any honestly intending settler from purchasing; the most moderate double the amount of the Government price when the timber remained. They have made their profit off the lands, which may now be said to have cost them nothing, and do not care to sell under the highest price which they can possibly hope to squeeze out of a buyer. It is to be hoped that the Government will take early measures to arrest a course so destructive to the interests of the Province, and allow no absolute grants without such conditions as will ensure the occupancy and improvement of the lands. To those who only want the timber, leases might be given for certain periods to cut what they require.

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