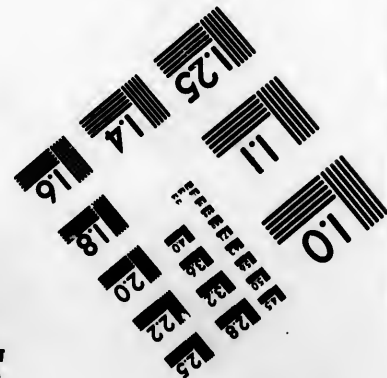
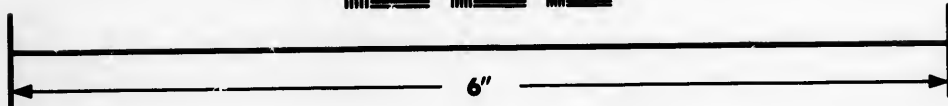
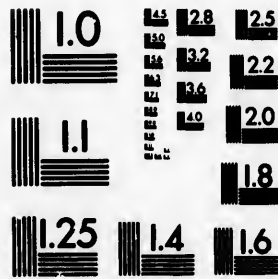


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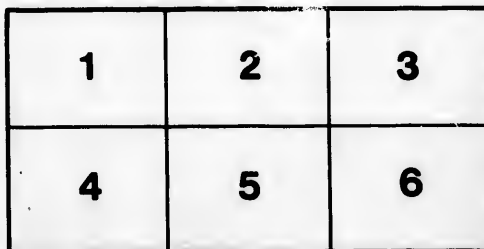
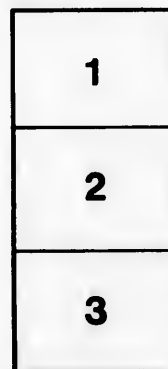
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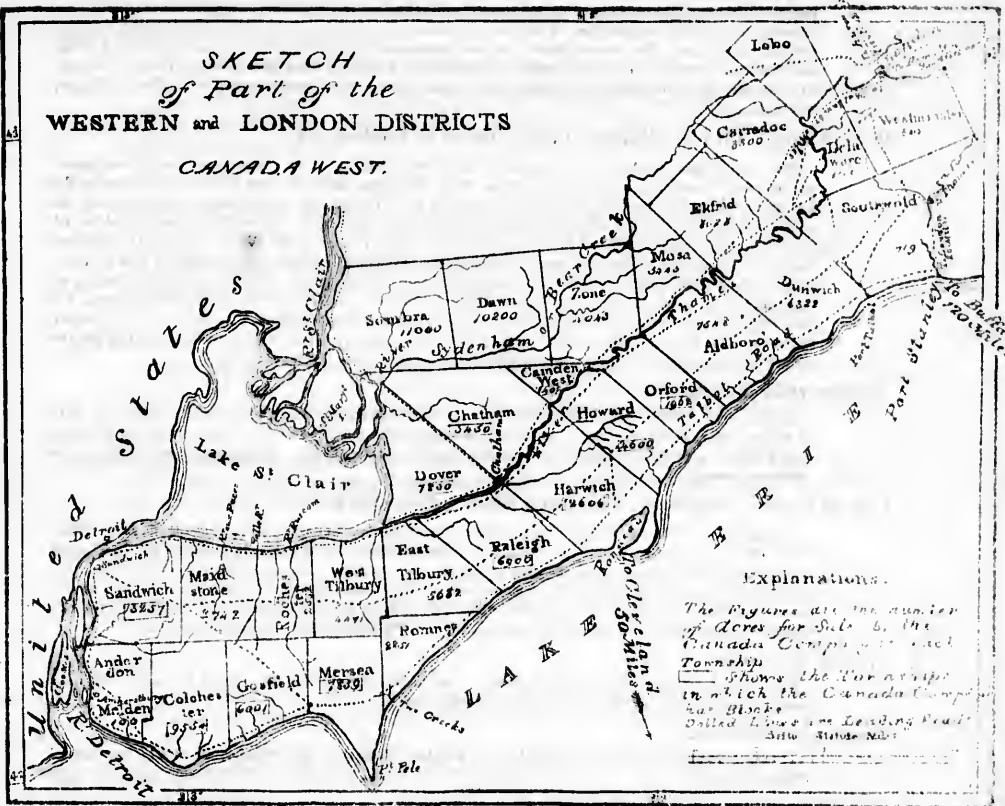
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SKETCH
of Part of the
WESTERN and LONDON DISTRICTS
CANADA WEST.



THE CANADA COMPANY,

HAVING had numerous inquiries from various parts of British North America, and from the United States, upon the WESTERN DISTRICT, wherein the Company possess Lands, in Scattered Lots, of 80 a 200 Acres, and in Blocks containing from 3000 a 9000 Acres each, have been induced to print the following Memorandum — which will, it is believed, prove very useful and satisfactory to those who may contemplate settling in Canada West, as the Memorandum is furnished by a very intelligent and experienced gentleman resident in the Western District, where he holds the office of District Councillor.

Company's Lands, &c.

Company's Lands ; Locality ; Facilities of Communication with other Parts ; Roads ; Grist and Saw Mills, &c. &c.

The Company's Lands in the Western District, remaining undisposed of, may be about Two Hundred Thousand Acres, situated (with very few exceptions) within from one to six miles of navigable waters. The Western District is particularly well situated, having the River Thames running exactly through the centre, with Lake Erie on the South, and Lake St. Clair on the North, with two branches of the Sydenham River, both navigable for a considerable distance into the northern part of the District, and the noble River Thames having a navigation of twenty-six miles free for the largest Schooners. CHATHAM, the principal Town in the District, and twenty miles from Lake St. Clair, can boast of two Steam-boats, one of which plies between that place and Detroit; the other along the shores of Lake Erie, from St. Thomas to Buffalo, twice-a-week. Notwithstanding the proximity of these lands to the navigable waters, they are in the immediate vicinity of old settlements, with Roads in every direction; with Grist and Saw-Mills—an advantage of no small consideration. There are two Steam Grist Mills, and one Water Grist Mill with a Steam Saw-Mill, in Chatham. The Board of Works have now commenced their operations on the road leading from London, via Chatham, to Malden, a distance of upwards of 180 miles. The Plank Road from Chatham to the new Harbour on Lake Erie will be immediately undertaken, which cannot fail of advancing the prosperity of the Western District very materially.

Price of Land ; Cost of Clearing ; Crops ; Prices of Produce, &c.

The price of Land, per Acre, may be quoted at about from 8s. 9d. to 12s. 6d.; the cost of clearing, fencing, and making ready for seed, may be fairly put at £3 per Acre. The crops most cultivated are Wheat (the best of the Province), Barley, Oats, Rye, Pease, Indian Corn, Potatoes, &c. Tobacco has been extensively cultivated along the shores of Lake Erie, and not a few have made themselves independent by it. There is an extensive field for Old Countrymen with small capital and enterprise, upon the extensive Prairies in this District, either as Dairymen and Graziers, or as growers of Barley, to meet the rapidly-increasing demand for Beer,—or the culture of Flax or Hemp, either of which the Prairies are eminently calculated for and capable of producing. They, however require draining, an improvement the people in this quarter have no idea of; from two to three crops are raised by once ploughing; the price of ploughing is breaking up may be fairly put at 12s. 6d. per acre, afterwards 5s. per acre: price of Wheat per bushel, 8s. 6d. to 4s. 6d.; Pease, 2s. 6d.; Oats, 1s. 3d.; Barley, 2s. 6d.; Indian Corn, 2s.; Tobacco, £1. 5s. per 100 lbs.; Flax is cultivated more for the Seed than the Flax; of Hemp there is little or none grown.

Average yield of Crops, &c.

Average yield of Wheat, per acre, from 20 to 25 bushels, although 50 have been raised; Oats, last year, from 75 to 80 bushels; Rye, 50 bushels; Barley, 80 bushels; Potatoes, often 500 bushels. So fertile are the lands here, that many Farmers on the River Thames find it necessary to remove their cattle sheds, that being an easier process than to remove the manure.

Cost of Houses ; Buildings ; Furniture ; Cattle ; other Stock, &c.

A Comfortable Log-House, 16 feet by 24, two floors, with shingled roof, £9; Log Barn, 24 feet by 40, £10; Frame House of same dimensions, £50; Ditto Barn, £70; 4 yoke of Oxen, £10 to £12 10s.; Cows, £2 10s. to £3,—this sort of property has fallen in value one-third during the last two years; Household Furniture—many indeed are satisfied with Furniture entirely of their own manufacture; good Cabinet Furniture, however, can be bought at very low prices, of Black Walnut or Cherry, Breakfast Table, £1; Dining do., £2; Bureau, £2 10s.; Bedsteads, 12s. 6d.; Chairs, per dozen, £1 5s.; Clothing, very little dearer than in England; a pair of Horses average £16.

Price of Provisions.

Flour, by the barrel, £1; Beef, per lb. 2d. to 2½d.; Mutton, the same; Pork, 2d.; Butter, 5d. to 6d.; Eggs, per dozen, 4d. to 5d.; Cheese, 5d.; excellent Fish at very low prices.

Farming Implements.

Threshing Machines, from £16 to £30, fixed or portable; Fanning do. £5; Ploughs, £2 to £4; four-wheeled Waggon, £15 to £17.

As to the coming and departure of Frost.

From 20th September, frosty nights, with particularly clear days generally, until about fourteen days before Christmas, when the navigation of our Rivers generally closes, until about the end of March, when the ice breaks up. The Farmers near the prairies may reasonably calculate upon good feed for their cattle, upon the wet parts of the prairie, by the 1st day of April—upland fourteen days later.

Farmers' Avocations during Winter.

Attention to their cattle, milling, providing fire-wood, killing their pork, and marketing generally. Few Farmers of experience have found their way here. The greatest evil seems to be the extreme fertility of the soil. The more nature does for man, the less he will do for himself.

Fruits and Vegetables.

Scarcely one Farm on either side the River Thames, for forty miles from Lake St. Clair, is to be found without an extensive Apple, Peach, and Cherry Orchard; price of Fruit in the fall, 6d. to 1s. per bushel; Turnips, and all sorts of Vegetables, can be raised to any extent, without manure or even hoeing, if sown thin. Few indeed trouble themselves about raising anything beyond a few for the use of the kitchen, although it is evident to those who know better that nothing could be produced to greater advantage.

Wages

Wages.

Farm Servants, per month, with board, £2 10s. : Without board, £3 15s. to £4. Female Servants, £1 per month, with board. Day Labourers, 8s. 6d. per day, without board.

Taxes.

A great change has taken place with regard to the internal Government of this Province. Every householder has a vote in electing a member of the Municipal Council for his District, who has the power to impose taxes for making improvements: Every fraction of the tax is spent in the District where it is raised. This is a great boon and cannot fail, in a very short time, to work immense improvements in this Province. The present tax is one penny per acre on Wild Land: Rateable Property, one penny half-penny in the pound.

Offices Settlers are Liable to Serve.

Every Settler is liable to serve, in the Township where he resides, the following offices, viz.—Pound Keeper, Fence Viewer, Road Master, Township Clerk, Assessor, Collector, and School Commissioners. The statute requires District Councillors to be possessed of £300 worth of real property,—that is to say, freehold property to that amount: Members of Parliament, £800. Freeholders only are eligible to vote for Members of the Provincial Parliament,—but Freeholds are easily obtained.

Schools.

In Towns and thickly settled localities, Education is cheap indeed: 1s. 3d. per month from every pupil, with a tax upon each householder, not exceeding 8s., yearly;—in thinly settled localities, the burden, for the present, must be rather higher. Places of Religious Worship are numerous: There are already four Churches in Chatham, with a population of about 1200 persons. A majority of the whole population within eight miles of Chatham, are Scotch Presbyterians, the others are chiefly Episcopalians, Methodists, &c.

The Climate.

The Climate is milder in the Western District than in any other part of the Province,—being four degrees south of Montreal: The highest range of the Thermometer may be fairly stated at 94; the lowest 10 below zero—but this is an extreme range, of rare occurrence as to the cold. The Air generally is particularly clear and serene.

The Probable Expense of Supporting a Family.

The probable expense of supporting a Family of six grown persons, for twelve months, (a sufficient time for an industrious family to raise a crop,) may be fairly put down at about £36.

The Navigable Waters of the Western District.

The navigable waters of the Western District are so abundant, that the greater portion of the Canada Company's Lands are within six or eight miles of the Steamboat Landing. Teaming can be had at a very reasonable rate, say 10s. per day for a pair of horses, waggon and driver.

Wild Beasts.

Very few complaints are to be met with on this head. The Wolves, when hard pressed by the severity of the winter, will sometimes come to the Farm-yard and steal some sheep, if not properly protected.

Cost of Transportation by the Navigable Waters, and afterwards by Land, to the Company's Settlements.

The Cost of Conveyance by Steamboats varies slightly each year,—but the following rates of Passage will be found sufficiently correct:—

From Montreal to Toronto.....	Cabin, £3 10 0	.....	Steerage, £1 10 0
From Montreal to Hamilton	" 5 15 0	.....	" 1 12 6
From Toronto to Hamilton	" 0 5 0	.....	" 0 2 6
From Kingston to Toronto	" 1 5 0	.....	" 0 10 0
From Rochester to Toronto	" 1 0 0	.....	" 0 10 0
From Lewiston to Toronto	" 0 10 0	.....	" 0 5 0

Land Carriage, that is the hire of a Team of Two Horses, Waggon and Driver, which will take 12 cwt. of load, may generally be reckoned at 3d. per mile to the journey's end,—supposing the Team to come back empty, cheaper land travelling than this can, however, often be obtained by making a bargain.

* Opposition; and rates are lower just now.

Communications with the United States.

Steamers ply daily from Lewiston, Queenston, and Niagara, to Toronto and Hamilton, distant 40 miles. There are two Steamers plying three times a-week from Rochester to Toronto, Kingston, and Hamilton. The distance, by Railway, from Buffalo to Lewiston, is 20 miles. The *Kent* Steamer leaves Buffalo every Monday and Thursday for Port Stanley, opening an easy, cheap, and quick communication with the London, Huron, Western, Talbot, Brock, and Gore Districts. The *Waterloo* Steamer plies between Buffalo and Chippewa, from whence there is a Railway to Queenston. The Steamer *Brothers*, Captain Eberts, in connection with a daily line of Stages from London, leaves Chatham, in the Western District, for Detroit and Amherstburgh, Monday, Wednesday, and Friday mornings,—returning the alternate days, at seven o'clock, A. M.

NOTE.—The prices given are in Halifax Currency, of which £1, or 5s., is equal to 6s. York.

With reference to the prices given in this statement, it will be well to bear in mind, that the last twelve months has been a period of extraordinary depression in the value of Agricultural Productions, and that prices have ruled lower than has been known for many years: There have been many causes acting to this result, but perhaps the leading cause has been the *free* introduction into Canada, of United States produce. The Provincial fiscal regulations, which will be in force next month, will, it is expected, operate beneficially to the Canadian Agriculturist; and if to those the *free* importation of Canadian produce into the United Kingdom, be conceded by the Imperial Government, the prosperity of this Province will be ensured, and numbers of farmers with capital, enabled to hire labour, will, there is reason to believe, emigrate and settle in Canada.

CANADA COMPANY'S OFFICE,
Frederick Street, Toronto, 5th June, 1845.

