

EMIGRATION.

APPENDIX

TO

REPORT

Of Lieutenant Colonel Cockburn,

ON THE SUBJECT OF

EMIGRATION.

(N^o 109. 10 March.)

Ordered, by The House of Commons, to be Printed,
17 March 1828.



W. G. Young.

EMIGRATION.

FURTHER RETURN to an Address of the Honourable The House of Commons,
dated 4th March 1828;—for

Copy of the REPORT, laid before the Colonial Department by Lieut. Colonel
Cockburn, on the subject of Emigration; together with the Instructions received
from that Department on 26 January 1827:—VIZ.

Appendix to Colonel Cockburn's Report.

*No. 109.
Ordered to be
printed 10 March.

Colonial Department,
Downing-Street,
14th March 1828.

F. LEVESON GOWER.

Ordered, by The House of Commons, to be Printed, 17 March 1828.

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APPENDIX.

NOVA SCOTIA.

(A.)—No. 1.

EXTRACTS from the Letter and General Information Book of C. Morris, Esq. Surveyor General of Nova Scotia; and from a Letter of J. Spry Morris, Esq. Assistant Surveyor General in the same Province.

SIR,

Surveyor General's Office,
Halifax, Nova Scotia, 25th June 1827.

I HAVE the honour to report, that, in pursuance of your Instructions (which I was authorized and commanded by his Excellency the Lieutenant Governor and Commander-in-Chief strictly to follow and obey), Circular Letters were promptly written to my Deputies in the several Counties and Districts throughout the Province, requiring of them, according to your positive directions, to examine and report, with the least possible delay, the Nature, Extent and Quality of the Crown Lands, pointing out those Tracts best adapted for the settlement of Emigrants; which service has been performed; and the Answers to your Queries have been reported to you by my Son, the Assistant Surveyor General.

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Appendix (A.)
No. 1.

The Plans of the Counties which you directed us to make on the enlarged scale, exhibiting the several Allotments, Grants and Locations, with the names of the Grantees, were, as you must have observed (from a Work of such magnitude), in as forward a state as the limited means of this office could admit; but as you do not appear at the present to require their completion, this service has been discontinued, and our attention has been confined to the Plan of the Province made according to your direction, and which I trust will afford you the required information. With the Map you will receive the Plan and Report of the county of Sidney; also the Book containing descriptive boundaries of the Towns and Counties; dates of their Grants; with some remarks and information connected with the important subject that now engages your utmost attention.

The Plan of the Province done in accordance with your directions is herewith sent, with the Plans of the county of Sidney — Isle Madame, and Reports of the Deputy Surveyors. With regard to the Plan of the Province, there are many locations made in different parts by warrant from Government, that do not appear on the Plan, being of recent date, and the returns and plans not yet reached this office; and it is my duty to remind you that a vast proportion of what appears on the Map to be Land, is so covered and cut up by large Lakes, Ponds, Swamps and rocky Land, that it is utterly impossible, except in Sidney, to find any extensive quantity of good land in any one contiguous tract, that can admit of being laid out or subdivided in any regular form, without intermissions, which these Lakes, Rocks and precipitous Ascents unavoidably occasion.

In the hope our endeavours may prove satisfactory, I have the honour to subscribe

(signed) *Charles Morris,*
S. General.

Lt. Col. Cockburn.

NOVA SCOTIA.

Appendix (A.)
No. 1.EXTRACTS from the General Information Book of C. Morris, Esq.
Surveyor General of Nova Scotia.

COUNTIES.

- | | |
|--------------------|-------------------|
| 1. HALIFAX. | 6. KING'S COUNTY. |
| 2. LUNENBURG. | 7. CUMBERLAND. |
| 3. QUEEN'S COUNTY. | 8. HANTS. |
| 4. SHELBURNE. | 9. SYDNEY. |
| 5. ANNAPOLIS. | 10. CAPE BRETON. |

DISTRICTS.

POICTOU.
COLCHESTER
UPPER } DISTRICTS IN THE COUNTY OF SYDNEY.
LOWER }

TOWNSHIPS.

HALIFAX.	ANNAPOLIS.
DARTMOUTH.	GRANVILLE.
PRESTON.	WILMOT.
LAWRENCETOWN.	AYLSFORD.
TRURO.	CORNWALLIS.
ONSLow.	HORTON.
LONDONDERRY.	FALMOUTH.
CHESTER.	WINDSOR.
LUNENBURG.	NEWPORT.
NEW DUBLIN.	DOUGLAS.
LIVERPOOL.	KEMPT.
SHELBURNE.	ST MARY'S.
BARRINGTON.	POICTOU.
ARGYLE.	MAXWELTON.
PUBNICO.	BOERTON.
FARMOUTH.	WALLACE.
NEW EDINBURGH.	GUYSBOROUGH.
DIGBY.	MANCHESTER.
CLEMENTS.	PARRSBOROUGH.

COUNTY OF HALIFAX.

THE county of Halifax is bounded on the West by the county of Lunenburg, on the North by the county of Hants, on the East by the township of St. Mary's and Northerly by the Gulf of St. Lawrence and county of Cumberland, and on the South by the Atlantic Ocean.

Part of this county was subdivided (during the Administration of the late Governor, Sir John Wentworth,) into Two Districts; the one called the District of Poictou, the other the District of Colchester. This division was made at the desire of and for the local convenience of the Inhabitants of each, and has proved useful to the Inhabitants.

TOWNSHIP OF HALIFAX

The township of Halifax is terminated by a right line drawn from the head of St. Margaret's Bay to the confluence of Sackville River with Bedford Basin.

The town of Halifax is situated on one of the best harbours in America, of easy access and great capacity; the channel deep enough for ships of the largest burthen. 500 sail of ships and square-rigged vessels have anchored before the town, within George's Island, and ample room for as many more.

The Town is situate on the west side of the Harbour, on the declivity of a hill 240 feet above the level of the sea; its north suburbs called Irish Town, and south suburbs called Irish Town with Halifax, contain 10,000 inhabitants. Their main support

support depends on the garrison, military and naval establishments, and the civil officers of His Majesty's Government.

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No. 1.

The country about Halifax, for upwards of fifteen miles to the westward, is composed of high, broken, rocky land, interspersed with a few spots and ridges of tolerable good land, the remainder incapable of cultivation but at a very enormous expense, as has in many instances been proved. The town was settled in 1749; and in 1750, General Cornwallis, then Governor, ordered the peninsula on which the town is situated, containing 3,000 acres, to be divided into lots of five acres each among the inhabitants, exclusive of a common containing twenty-four acres in the rear of the town, which was granted in trust in perpetuity for its object; and to encourage the settlement of which five acre lots, an excise duty was laid on all spirituous liquors consumed in the Province, out of which a bounty was paid, at the rate of 20 s. for every acre of ground fenced and cleared of the woods.

The inhabitants, excited by this boon, cleared and inclosed by wood fence about 200 lots, containing 1,000 acres, and sowed them with grass seed; but the land in general being covered with moss, which becoming dry when the trees were removed and exposed to the sun, was set on fire, which raged with extreme violence, destroyed all the wooden fences, and discovered that the soil in general was sterile and covered with stones; and so unfavourable for agriculture, that all future attempts of cultivators were suspended for many years, except by a few opulent men, who expended large sums in fruitless attempts to reclaim the soil.

Governor Cornwallis, finding the inhabitants of Halifax were obliged to purchase and import all their hay from the state of Massachusetts at enormous prices, procured an Act of the Assembly for granting a bounty for the erecting of stone wall inclosures (the timber being consumed by the fire,) and also a bounty on every hundred weight of English hay raised within the peninsula of Halifax. By this encouragement further attempts were made; and about twenty acres, at an expense of ninety dollars per acre, were inclosed in the year 1762; and by removing the stones, levelling the soil, and covering it thick with stable manure, it yielded tolerable crops of English hay. Since that period the revolution in America has contributed much to the improvement of the Town and Peninsula, by introducing therein a number of respectable loyal colonists of property and public spirit, who have excited an emulation in industry in agricultural and commercial pursuits.

TOWNSHIP OF DARTMOUTH.

Opposite the town of Halifax, the town called Dartmouth was laid out in the year 1749; but in the war of 1756, the Indians collected in great force on the Basin of Minas, ascended the Shubenacadie in their canoes, and in the night surprised the guard, and killed, scalped, or carried away the most of the settlers; from which period the Settlement went to decline, and was almost derelict until the year 1784, when a number of families were encouraged to settle there from Nantucket, to carry on the whale fishery. The town was then laid out in a new form, and cultivation and business revived with spirit and activity; and very encouraging expectations were formed of success in the whale fishery by all concerned in it, until these enterprising people were persuaded, by liberal encouragement, to quit this country, and remove to Whitehaven in England, where they settled, and became connected with merchants of great capital.

N. B.—The town of Dartmouth took its name from the Earl of Dartmouth, the Secretary of State for the Colonial Department of that day.

The remaining townships within the county of Halifax are Lawrencetown, Preston, Truro, Onslow and Londonderry.

TOWNSHIP OF PRESTON,

Situate on the east side of the harbour, in the rear of the townships of Dartmouth and Lawrencetown, was formed in the year 1784, consisting of loyal Refugees and

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No. 1.

disbanded corps, and some few Negroes who followed the Loyalists from the States. The blacks in general became very industrious and thrifty, affording a considerable supply of vegetables, butter, poultry and eggs for the market at Halifax; and from their temperance and persevering industry were in a fair way of making provision for their families, when some agents of the Sierra Leone Company appeared in this province; and by their alluring offers, these people were induced to quit their peaceful retreats and remove to Africa, where most of them fell victims to the climate or savage negroes.

The disbanded soldiers were in general prone to idleness, and to the free use of ardent spirits, and when they had exhausted His Majesty's bounty of provisions, they sold their lands and quitted the Settlement. Those who remain, by temperance and industry, might soon be enabled to live comfortably; for although the lands in general are very stony, and afford little marsh or meadow, yet their proximity to Halifax, where every article they can raise is in demand, and where they can sell their produce, procure their necessary supplies, and return the same day with perfect ease, renders their situation advantageous.

This township was granted to 388 proprietors in 1784.

TOWNSHIP OF LAWRENCETOWN.

In the year 1754 (the then) Governor Lawrence, with a view to promote the settling of the country, granted to twenty proprietors 20,000 acres of land, about four leagues east of Halifax, which was erected into a township by the name of Lawrencetown; the proprietors obliging themselves to settle twenty families at their own expense, and the Governor engaging to build a block-house and protect them with a military guard. Accordingly twenty families were settled by the proprietors, and maintained at their expense, and supplied with cattle.

The inhabitants remained there three years; and by their industry and improvements they had just arrived at a state to support themselves comfortably, when General Hopson, then commanding the troops in Nova Scotia, withdrew the guard and demolished the works, whereby the proprietors sustained a loss of upwards of 700 l. sterling, which they had expended in promoting this Settlement, for which they could obtain no recompence, but an assurance, as the General judged it expedient for the preservation of the province to withdraw the troops, that the lands should not be subject to forfeiture.

This township commences at the confluence of the nook called the Smelt Brook, at the north-east branch of Cole Harbour, and runs east to the falls of Chezzetcook River, and is bounded on the south by the sea coast; it is much intersected by large lakes and ponds, and a great part is barren rocky land, incapable of cultivation. The best lands in this township lay upon the harbour of Chezzetcook and Lawrence Rivers. Its main advantages are the markets, which enable the inhabitants to keep considerable stocks of cattle. The inlets, and which are called harbours, in this township, are Cole Harbour, Lawrencetown Harbour, which are barred harbours, not having more than four feet water on them at low common tides.

Three Fathom Harbour, so called from having that depth of water, has only two families settled on it.

Chezzetcook Settlement consists of twenty families, chiefly French Accadians, who are engaged in shallops in the fishery, and in supplying the town of Halifax with cord-wood, pickets, &c.

The township of Lawrencetown contains at present only fifty families, but is increasing in population and improvement.

TOWNSHIP OF TRURO.

This township is bounded, northerly, on the basin of Cobequid, and by the township of Onslow; westerly, by the river Shubenacadie.

Truro is deemed a very pleasant village, and the surrounding country of a good soil, conveniently adapted for farming. It was fenced and settled in the year 1762, and

and laid out for the accommodation of 150 families; fifty-three of whom were brought hither with their stock at the expense of Government, and also supplied with 600 bushels of seed corn for planting.

This township for the most part consists of improvable lands of a rich soil, in general free from stone, and contains upwards of 1,500 acres of marsh and meadow.

The natural growth of the upland is spruce, fir, hemlock, pines, beech, birch, maple and ash, with some oak and elm.

The tides here rise forty feet: the channels are empty for three hours between tides.

The main road from Halifax to Poictou and Cumberland passes through this village.

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TOWNSHIP OF ONSLOW.

The township of Onslow is situate on the north side of Cobequid Bay, and near its head. This Settlement commenced in the year 1752.

The inhabitants, which then consisted of fifty-two families, were conveyed here at the public expense. They arrived the latter end of May, and immediately set to work to raise corn and roots, such as potatoes, carrots, turnips and cabbage, for their subsistence; but a severe drought, and, after that, an early frost, destroyed the corn. They however succeeded in raising the first season a sufficient supply of vegetables, and to cut hay enough for their stock; and Government, to prevent their suffering for want of provisions, humanely lent them 800 bushels of corn.

This Settlement has progressed in cultivation, improvement and population, and the inhabitants in general are in a comfortable way of living.

It contains about 1,400 acres of marsh and meadow lands, and was laid out for 150 families.

The soil of the upland is rich and free from stone, as far back as the mountains; some parts of which are stony and rocky.

The country near the shore has formerly suffered by fires.

The present trees are of a small growth, and easily cleared. The natural growth of the woods on the uplands the same as Truro.

TOWNSHIP OF LONDONDERRY.

This township was settled by Alexander M'Nutt and associates, an enthusiastic adventurer from the North of Ireland, who was so liberally encouraged by Government in the allotment of land, that 1,000,000 of acres were granted to him and his associates, in situations of their own selection.

Its settlement commenced in the year 1763. It contains 2,000 acres of marsh, and the upland is in a good state of cultivation. The original inhabitants came here with M'Nutt from the North of Ireland. The growth of the woods the same as Truro.

The lands from Iebucto Head, going westerly to St. Margaret's Bay, are, except in a few spots, covered with rocks; the shore iron-bound; and not a tree to be seen for many miles. It was formerly covered with a growth of spruce, hemlock, and an intermixture of birch and beech trees; but the fires getting into the woods in a dry season of the year, raged with great fury, and, propelled by the winds, spread with devastation over almost the whole township of Halifax, and consumed an immense quantity of forest of wood and timber, to the great injury of its inhabitants.

The harbours and coves on this range of coast are conveniently situated for the cod and mackarel fishery.

At Herring Cove, the first fishing-place to the westward of this harbour, twenty families are settled; between that place and Catch Harbour, sixteen families, whose chief employment is in supplying the market at Halifax with fish. At Catch Harbour there are eighteen families settled, who follow the boat fishery.

At Sambro, which is the next harbour to the westward, there are twelve families settled; at Pendant, the next harbour, three families; at Lower and Upper

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Prospect and Mollineaux Baron, forty families; at Dover, Indian Harbour and the intervening coast between Prospect and Margaret's Bay, there are seven families settled. All these people subsist by the cod and mackarel fishery solely, the land being incapable of cultivation, except in a few instances where there are small pieces of land used for raising a moderate supply of cabbage and potatoes.

These hardy fishermen raise a number of hogs, which they feed on the offal of their fish through the summer, and in the fall fatten with potatoes for winter use. Of their delicacy or flavour nothing can be said: yet such is the force of habit among these rugged people, they feast on this pork as a great luxury.

ST. MARGARET'S BAY.

This beautiful sheet of water is of great capacity, about one mile and a half wide at its entrance; but within is four leagues deep, and nearly two leagues in width; has many harbours, coves and islands, which afford shelter for ships of the greatest burden, and convenient situations for fishing or farming.

The lands, for the distance of about three quarters of a mile from the shore on the east side, are well clothed with birch, beech, hemlock and other timber of the fir kind. The soil is very stony, yet fertile, producing vegetables of all kinds, rye, barley and oats in perfection.

There are several streams which fall into this bay, which abound with gaspereau, trout and salmon, and afford situations for saw and grist mills. All the lands on this bay, capable of cultivation, having, on the early settlement of the province, been granted to sundry individuals, who engrossed them on speculation, and were not disposed to sell or lease them but on exorbitant terms; hence they remained in a state of nature until the year 1783 (except in two instances, of a man by the name of Ingraham, formerly a sergeant in the regiment of that day called Warburton's, and a fisherman by the name of Walden Corney), when the late Governor Parr, in a tour to Lunenburg, encouraged some of the French, descendants of the Hugonots, who had suffered persecution in France, and some German families, to remove to this settlement, where they have, by a regular course of persevering industry, become possessed of considerable property, and live in comfort. There are about sixty families settled in this bay, who send a considerable supply of wood and vegetables to the market of Halifax.

TOWNSHIP OF CHESTER.

The next land to the westward is the township of Chester. This township was erected, and its settlement commenced in the year 1760, when thirty families, amounting to 148 persons of both sexes, emigrated from New England, with their stock of cattle, and seated themselves in this place:

This township is situated at the bottom of Mahone Bay; it has a number of islands annexed to it, some of which help to form its very snug, commodious harbour. The lands in this township, where the fires have raged, are in general covered with an inferior growth of spruce and fir, and afford some good situations for farming; and the islands are found of much convenience for the keeping and raising of sheep.

The town is well situated for the fishery and West India trade, and from its proximity to the settlement of Windsor, Falmouth and the interior country on the Basin of Mines.

There can be little doubt that when the main road of communication is improved between Chester and Windsor, as the distance is only twenty-eight miles, stock and cattle of all kinds may with ease be procured, and shipped from this port to the West Indies; and vessels may be employed to advantage in the cod fishery on Quereau, Isle of Sable, and Grand Bank of Newfoundland; and here they could make (to use the American phrase) three fairs of fish with greater ease and less time than the Americans can make two from the United States.

Its principal rivers are Middle River and Gold River, which afford situations for saw and grist mills.

In the year 1784, many families of Loyalists settled in this town, who, being ignorant of farming business, expended their money in buildings and unprofitable pursuits. Discouraged and disappointed in their views, most of them abandoned the Settlement and returned to the States. Their lands have since been purchased by people acquainted with farming business, who live comfortably by well-directed industry in the improvement of their land. The present population is 150 families : —Two saw mills and one grist mill.

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Appendix (A.)
No. 1.

TOWNSHIP OF LUNENBURG.

The township of Lunenburg is bounded on the East by Mahone Bay, South by the Ocean, on the West by the harbour and river of Lehave. This in general is a tract of good arable land (except that part which lies between Lehave River and Lunenburg, which is barren and stony), well covered with birch, beech, spruce, fir, hemlock, oak and pine.

This township commenced its settlement in the year 1753, by the Dutch and Germans, who were transported into this colony the two preceding years at the expense of Government. They consisted of 400 families, amounting to 1,500 souls.

These settlers were supplied with materials for building houses, and farming tools. £.1,000 were also expended for them in cattle and stock ; and for the first three years of their settlement they were maintained at the expense of Government ; and, until the year 1762, received very considerable supplies of flour and grain from year to year. Thus encouraged and supported, and the township possessing many local advantages, comprising many spacious coves, harbours and inlets, which admit their vessels to approach their farms with facility, and receive their produce, and carry it to the market at Halifax, the inhabitants are living in a state of comfort, and many of them in affluence. In the year 1762, there were only two vessels owned in this settlement. They are now increased to upwards of fifty sail of schooners and shallops, which are constantly plying between this settlement and Halifax, supplying the market with hay and cattle and vegetables of all kinds ; and they discover an active and enterprising spirit ; and within the last ten years have built and employed many brigs and vessels in the West India and coasting trades with success.

Lunenburg Township is considered the most thrifty and pleasantly situated in Nova Scotia, exhibiting interesting views of diversified scenery, formed by many islands, peninsulas, coves and basins, and settlements under good cultivation ; the country agreeably interspersed with lakes, ponds, rivers and rich woods of beech, oak, elm, ash, birch and maple ; and although it affords no marshes or meadows near the coast, as in most places in the interior of the Province, yet from its contiguity to the capital, the facility with which every article of its produce, where the wood it grows, is conveyed to the market at Halifax, gives it great advantages over other Settlements in the Province ; and it is an acknowledged fact, that there are no paupers sustained at the public expense. The town contains 100 buildings ; 500 inhabitants ; three churches ; protestant, lutheran and calvinist ; a gaol, school and court-house. It sends one member to the General Assembly, and the county to which it belongs sends two. There are nine saw mills and four grist mills.

TOWNSHIP OF NEW DUBLIN.

This township is seated upon the harbour and river of Lehave : it was granted, in the year 1760, to 260 proprietors from the colony of Connecticut, very few of whom made any attempts to settle, and those who did only remained there three months, and then abandoned their situation ; since which the lands have been regranted and assigned to sundry persons, Germans and others, who are increasing fast in population and improvement.

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The lands bordering on Lehave River and Harbour are stony and mountainous.

It abounds with a large growth of hemlock, timber, spruce, black birch, beech, oak and pines. Many ships and square-rigged vessels have been loaded with lumber and ship-timber for the British market. It abounds with ship-timber (such as birch, spruce knees, plank of oak and pine, topmasts, studding-sail booms, oar rafters, capstan bars, handpikes of ash) in considerable quantities.

In the western part of the township in the rear of Lehave, and about Petite Riviere, which lies five miles to the westward, the lands are of a better quality, and on that river are some neat farms under high tillage. About the entrance and outer harbour of Lehave are islands conveniently situated for the curing and drying of cod fish. The outer harbour lies open to the sea, and is full of shoals; but the river is an excellent harbour, having eight fathoms water at its entrance, (after passing the bar, on which is twelve feet at low water,) and gradual soundings to three fathoms at nine miles, and navigable for sloops and smaller vessels to the falls of the river, which are twelve miles from its entrance. On the west side of the entrance of this river the remains of an ancient French fort are yet to be seen, which was erected in 1732, and which is described by Charlevoix, in his "Histoire et Description générale de la Nouvelle France."

On Lehave and Petite Riviere 150 families are settled, chiefly German: those at Petite Riviere are from the North of Ireland. Here are five good saw mills and three grist mills, a good alewife fishery, and several schooners and vessels employed in the carrying of wood, lumber and produce to the market at Halifax. There has lately a road been traced and cut out from Annapolis to Lehave and Lunenburg, which, if rendered passable and improved, will encourage the settlement of the interior.

TOWNSHIP OF LIVERPOOL.

Liverpool is the next township to the westward of New Dublin. This town commenced in the year 1760, and in the year 1762 its inhabitants amounted to ninety families, consisting of 504 persons, who were all settled at Port Seignor, and subsisted chiefly by the fishery and lumber trade. They had then built seventy houses, employed seventeen schooners in the fishery, made great quantities of shingles, clapboards and staves, and erected one saw mill.

Since that period they have much increased in population, and have built a great number of brigantines, and other square-rigged vessels, schooners and shallops, and possess an active, enterprising spirit for commerce and every branch of domestic industry. This town has much increased in buildings and wharfs, which form a neat, cheerful and respectable appearance; and the new bridge across the river in front of the town adds greatly to its convenience and respectability. There are now two good saw mills at the falls of this river, about two miles above the town; one at Herring Cove, opposite the lower end of the town; three at Port Metway alias Medway, where fifty families are settled, who follow the fishery and lumber trade, and, with Liverpool, afford a considerable supply for the West India markets.

This township comprehends the lands along the coast from Port Metway, four miles west of the harbour of Liverpool alias Port Seignor. The harbour of Liverpool is barred, having but nine feet at low water, but is perfectly secure within the bar, with good anchorage in three fathoms water.

The land bordering on the sea coast, and indeed throughout the township, affords but little for the scythe or the sickle, and particularly on the sea coast; being in general an assemblage of rocky substances, with a few intervening spots for pasture or gardens; but is conveniently adapted for the curing and drying of fish, and grows all the necessary wood and materials for the erecting of flakes and stages for boats, which are requisite for the fishery.

A road was cut out from Annapolis to Liverpool in the year 1804, on which a number of families are settled, and since that period other roads have been opened, and

and settlements formed, in the rear of this township, which are increasing in numbers and cultivation; their names are Kempt, Caledonia, Pleasant River, Harmony.

TOWNSHIP OF SHELBURNE.

Shelburne Township comprehends all the land on the sea coast from the head of Port Hebert to the Clyde River and the east bounds of Barrington. Roseway (or Shelburne Harbour) is the chief port, is spacious, affording safe shelter for ships of the largest burden, secure from all winds. All the lands about the harbour, to the amount of 100,000 acres, were granted in the year 1764 to Alexander M'Nutt and his associates, who settled a few families near the western entrance of the harbour, and himself on the island at its entrance, called Rosaway Island, when some little improvements were made, these people being chiefly engaged in the fishery.

After a lapse of twenty years, and at the close of the late revolutionary war in America, many thousand loyalists emigrated to this port, and, fascinated by its spacious and excellent harbour, commenced the forming of the town of Shelburne, which is situated on the eastern side, and near the head of the Harbour.

The magnitude of the town, the numbers of people who expended their fortunes in building large and expensive houses in it, without object and without consideration, to an immense amount, led to all the distresses and embarrassments which in a few years involved and discouraged the inhabitants, most of whom have returned to the States or settled in other parts of the Province. In 1784, its population exceeded twelve thousand inhabitants, but at present there are not more than two hundred families living in the town or its environs. The lands in general, near and about the shores of this township, and many parts of the interior, are rocky and sterile; and its inhabitants met with many discouragements by the capture of most of their vessels (which were employed in the West India trade) by French privateers, and the garrison and naval force being withdrawn from the settlement, which while with them contributed much to their support and encouragement (as well as protection) by receiving supplies and produce, and paying them liberally in cash; these discouragements, and the many reservations which were then made round the shores of the harbour for military and naval purposes, after the people had settled on them, had a serious tendency to check their endeavours, by breaking and disconnecting the chain of settlements forming round its shores. It however must in truth and candour be acknowledged, that very many of these ill-fated settlers were not calculated for farmers or fishermen. They had been brought up in different habits, and accumulated their property by other means; and in the phrenzy of delusive enthusiasm, which no argument or persuasion could overcome, that a great and splendid town, with spacious streets and commodious buildings, built on a harbour of unrivalled excellence, would attract the notice of enterprising strangers, and soon become the emporium of Nova Scotia, very many among these infatuated people were fully impressed with the belief that the naval establishment and seat of the government would be removed to this New Jerusalem, as it had been emphatically styled by the original proprietors; and all the persuasive arguments of the late Surveyor-general to divert them from this infatuation were unavailing. He had urged Mr. Watson, the Commissary-general of the day, to encourage to the utmost these persecuted loyal people, previous to and at the time of their emigration, to proceed to Guysborough, and spread themselves from thence along the north-western shores of the province towards Pôictou, which was a good country for farming, and from its contiguity to the fishing banks of Newfoundland, Isle Sable and Shore Fishery, was equally advantageous for the fishery.

In traversing the streets of Shelburne, it is quite impossible to repress the regret that so much wealth should have been thrown away by these loyal adventurers, who had made this their place of refuge and asylum. Most happy and fortunate indeed it would have been for them all, if their attention could have been directed to more eligible situations, or other objects; since if the wealth they

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brought with them had been judiciously expended, it was amply sufficient to have purchased the most valuable farms in Nova Scotia for the accommodation of them all, being little short of one million sterling.

It is however by no means improbable, that at some future day the wharfs, stores and situations this town affords, may encourage some merchants of capital to fit out vessels in the Bank and Whale Fishery; and the interior forest lands are opened by roads of internal communication; this depressed settlement may experience a favourable change, and rise to some degree of importance. Its harbour is considered inferior to none in the world for capacity and security.

The lighthouse which has been erected on the island at its entrance, called Rosaway Island, is a very conspicuous object to ships from the offing in making this port, or passing along the coast.

The other harbours in this township, viz. Little Port Hebert, Ragged Island Harbour, Green's River, Cape Negro Harbour, are ports of little note; the lands about them near the coast of little value, being very rocky and barren, and not more than forty families settled in them all, who chiefly subsist by the fishery, except the settlers on the Clyde River, which falls into Cape Negro Harbour, who subsist by farming.

Note.—At the head of the Clyde, above its forks, some valuable lands have been recently discovered, but will require time and roads of communication to render them accessible and of consequence.

TOWNSHIP OF BARRINGTON.

This township contains 100,000 acres, and comprehends the island called Cape Sable, where is a harbour called by that name, on which were settled twelve French families, who had cleared about 200 acres of land. Their principal subsistence was from the cod fishery, and fur trade with the Indians.

The lands in this township are very stony, of the same nature and quality as Liverpool, with the same natural growth, except Cape Sable Island (which is four miles in length and two in breadth), of low land, the soil sandy and barren.

The harbour is safe and convenient for fishing schooners, and other small vessels.

This township was granted, in the year 1760, to 200 proprietors; the most part of them fishermen from Cape Cod, Plymouth and the island of Nantucket, in New England. They commenced their settlement in the year 1762, and laid out the town or village of Barrington with sixty families, which were followed by 100 more in the summer of 1763, with their fishing vessels. There were but few farmers among them. In the year 1784, some respectable loyalists sat down in this settlement, and by their exertions the settlement has in some degree been increased and improved; but from the sterility of its soil and its broken surface, it can never be a town of importance.

TOWNSHIP OF ARGYLE.

The next township west of Barrington is the township of Argyle, which was erected in the year 1771.

It commences at the first falls of Cape Negro River, at the boundary of Barrington, thence running north $33^{\circ} 15'$, west by the compass, on the township called New Jerusalem and ungranted Land, twenty-six miles, or until it meets the Tuskent River, being the south-eastern bounds of Yarmouth; thence along the boundary of Yarmouth until it meets the sea-coast; thence to be bounded southerly and westerly by the several courses or windings of the sea-coast, until it comes to the south-western bound of Barrington; and bounded on the north-west by the boundary line of Barrington, to the beginning bound above described, including all the islands in front, and within the limits of the said

said township of Argyle; containing in the whole 120,000 acres. Its principal harbours are Pubnico, Cocquiwit, Abuptic; and among the islands are safe commodious anchorages for vessels of any burden. The lands in this township afford many good situations for farming, with considerable quantities of marsh; particularly at Pubnico, Abuptic, the Tusket River and the harbour of Cocquiwit. The latter is only a shallop harbour; it lies within the islands called the Wolf Islands, and is the next harbour west of Barrington; it was laid out for the accommodation of twenty families of disbanded soldiers, the remainder loyalists, with two or three old settlers from the states. The settlers were indigent when they commenced the Settlement, but are getting comfortable farms, and increasing their stock of cattle.

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PUBNICO.

The next harbour to the westward of Cocquiwit is Pubnico, which is chiefly settled by the French Accadians, who were permitted to remain in this country after its conquest.

These people are hospitable, temperate and industrious, and are in general comfortably settled, and remarked for their peaceable and subordinate tempers. There are several valuable islands in front of this township, which are conveniently situated for the fishery and for supporting flocks of sheep. At the head of Abuptic Harbour there are some good farms; the chief of the settlers are from the United States, except the Accadians, of which there are about 100 settled in this township, and the same number of people who came from the United States anterior to the revolutionary war in America.

Since 1783, some of the Loyalists have settled among them. They have boats and schooners employed in the fishery, but their main dependence is in farming.

There is a settlement in this township at a place called the Eel Brook, where upwards of thirty families are collected, who for many years, with the Indians, derived their chief support from the immense quantity of eels which are here taken throughout the year.

The French and Indians long contended for the exclusive privilege of taking these eels, and much noise and complaint has been made to Government from the contending parties, until the Province Laws for regulating the fisheries throughout the Province were carried into effect.

TOWNSHIP OF YARMOUTH.

This township was granted the 7th April 1767, in 150 shares or rights of 666 acres each, to settlers from Massachusetts.

Its boundaries are described as follows:—beginning at the Stony Beach on the north side the harbour of Cape Fourchu, and running northward, measuring on the sea beach 950 chs. then to run into the country north 69, east 1,230 chs. thence south 21 chs. until it strikes the Tusket River, and to commence again at the beginning boundary, and to run along the sea coast southerly to Little River, and to be bounded by said river as far as the tide water flows; then to run north 66 chs. until it meets the lands laid out to Montagu Wilmot and others, and to be bounded by the courses of said lands until it comes to the Tusket River, and to be bounded by said river Tusket until it meets the northern boundary first described; reserving for the fishery all the lands lying on the harbour of Cape Fourchu, and on the harbour of Jebogue; to extend 300 feet back from high water mark; also ten acres of land on the north point of the entrance into Cape Fourchu Harbour for a fort or battery. A part of the shares of this township, situate on the eastern branch of the Tusket River, having remained derelict and without cultivation, on the arrival of the Loyalists, in the years 1783 and 1784, many of them settled on this deserted land, which was confirmed to them by grant.

The inhabitants of Yarmouth are in general a thriving industrious people, actively employed in agriculture and fishery. They employ upwards of sixty sail of vessels in these branches of industry. They have some good saw and grist mills, and are making rapid improvement in cultivation, and dikeing and draining their marsh

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lands, increasing their stocks of cattle, and will ere long become a flourishing Settlement. The population about 4,000 souls.

In the rear of this township, and between its limits and Clare, lands have been surveyed for a number of the children of their people, and also for many of the Accadian French, which is called Wentworth.

TOWNSHIP OF NEW EDINBURGH.

This town plot is situate on the western side of the river Sissaboo, and on the south side and within twelve miles of the head of St. Mary's Bay.

It was formed during the administration of the late Governor Parr, in the years 1783 and 1784. The situation is pleasant, and there are some farms in tolerable good cultivation. It has a barred harbour; but from the rise of the tide, which is near twenty feet, vessels of large burden may approach and anchor in safety within the bar at high water. New Edinburgh, like other towns in this Province which have been too inconsiderately built, cannot be expected to rise to any degree of importance until the interior country is more populous, and affords stock and produce for exportation, and demands and consumption for the returns from other climes.

TOWNSHIP OF DIGBY.

This township is formed from the chief part of a tract of land formerly granted to Alexander M'Nutt and associates. It extends from Sissaboo River to the mouth of the cove or inlet called the Grand Joggin, in the Basin of Annapolis, opposite the town of Digby, and which is also the western boundary of the township of Clements. It is bounded on the east by the shore of Annapolis Basin, by the Gut of Annapolis, by the south shore of the Bay of Fundy, and by the north shore of St. Mary's Bay, comprehending Long Island and Briar Island within its limits, and containing 91,600 acres.

This township was granted to and settled by the loyal Refugees who retired to this country at the close of the revolutionary war in America. They consisted of 475 grantees; but a number of them having quitted the country, the township was escheated, and the resident proprietors confirmed in their possessions.

The town of Digby contains 200 buildings; It commands a view of the whole Basin of Annapolis, is deemed a healthy, pleasant situation; some vessels have been built here much approved. The inhabitants of the town, and about the shores of the Basin, take great quantities of herrings and alewives or gaspereau, which they cure for the West Indja and Halifax markets. They also employ a number of vessels in the cod fishery. The lands in this township are in general of a good quality; and at the head of St. Mary's Bay there are some marshes, which enable the settlers to keep considerable stocks of cattle. Near the coast, from the Gut of Annapolis to Long Island, the land is high, and in many places of sharp ascent next the sea. In this township, at the entrance of the Gut of Annapolis, is a light-house; and it is proposed to erect another on Briar Island, from which can be seen Cape St. Mary's and Grand Manan. This is evidently a fit and proper situation for the purpose; as all ships and vessels coming into the Bay of Fundy may run boldly for it, and find shelter in the harbour this island affords, or take their departure for any other port in the Bay of Fundy. This township is well clothed with all kinds of hard wood natural to the Province, such as beech, birch, ash, maple, spruce, some pines and fir. There are saw mills at Sissaboo, and on the rivers which fall into Annapolis Basin, which cut considerable supplies of lumber.

TOWNSHIP OF CLEMENTS.

This township is bounded on the West by the township of Digby, on the North by the south shore of the Basin of Annapolis, and on the East by Annapolis Township.

It was settled in the year 1784, during the administration of the late Governor Parr, by loyal Emigrants, disbanded Hessians, and Negroes, amounting in the whole to 437 grantees. The Germans in general have proved industrious farmers, and are making good improvements; and the land throughout the township, although hilly and undulating, is of a generous soil, and the inhabitants will in a short time, by their continued course of persevering industry, become opulent. Those settled on the shore of the Basin take great quantities of herrings, alewives and shad, by erecting weirs on the Flats, which becoming dry at low water, these fish become enclosed. The main road from Annapolis to Digby passes through this township.

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TOWNSHIP OF ANNAPOLIS.

The town is by far the oldest English settlement in Nova Scotia.

The French had formed settlements on this river, allured by its inviting situation, possessing many natural advantages, opening an extensive range of country, and between mountains running parallel with each other the distance of ninety-six miles, the one called the North Mountain, extending from Cape Blow-me-down to the Gut of Annapolis, the other, called the South Mountain, extending to Allen's Creek, near the western boundary of Annapolis Township. All the points which form the various windings of this pleasant river being formed of rich meadow, increasing in breadth as you approach the town, and the mountains covered with a growth of valuable wood and timber of every kind natural to the country; its soil exuberant, and yielding good crops of wheat and grain, and good orchards for apples, pears and fruits; and the town of easy access from the sea; and the tides flowing eighteen feet, favouring the navigation in and out of the Basin; and its rivers and waters abounding in salmon and fish of different kinds, and particularly of the herring and shad, in great abundance; naturally rendered this spot an eligible situation to form a Settlement.

In the year 1720, this town and garrison being then in possession of the English, on the 25th April of that year, Richard Phillips, Esq. its then Governor (who was also Governor of Placentia, in Newfoundland), made choice of the under-mentioned persons as members of His Majesty's Council for this Province, and they were on that day summoned to attend his Excellency, at his house in the garrison of Annapolis Royal, and they met accordingly.

Present:—

His Excellency the Governor General, and the Lieutenant Governor.

Major Lawrence Armstrong,
Major Paul Mascarene,
The Rev. John Harrison,
Cyprian Southack,
Arthur Savage,
Hibbert Newton,
William Skene,
William Sheriff,
Peter Rondie,

were sworn in by his Excellency, as appears by the Records of Council of that date.

The first object of their consideration and determination was the building of a public Magazine or Depôt for the reception of the Grain raised in the Province for the supply of the garrison and inhabitants in time of want, and to require the French settlers on the river to take the oaths of allegiance to His Majesty, although it is an established fact, that Annapolis was settled in the reign of Queen Anne, and that the French inhabitants, who were at that time found settled on that river, took and subscribed the oaths of allegiance and supremacy to that Queen (during the administration of Sir Charles Holby, when Lieutenant Governor of the Province, and residing in that garrison); yet the only records of the proceeding in the Civil Government, I have yet been able to trace, go no further back than the year 1720. The Council

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books, containing the proceedings of Government from that period, are in the public Registry of this Province, and as a reference to them will afford a correct detail of proceedings to the time of the introduction of Protestant settlers, and the general expulsion of the French, I shall for the present only remark, that the township was granted in the year 1764 and 1765, to a number of families, who were encouraged to come into this Province from the United States, to the number of 200 souls, having, as I before observed, choice situations for farming. They have made great improvements, and many of them have become substantial farmers.

The ground on which the Fort is built contains twenty-eight acres, three quarters, and nine rods. It is bounded in front by the Annapolis River; on the North by the main road leading from the town to Halifax; on the East by the ground on which the county Court-house stands, and the main road leading to Digby; and on the South by Allan's River.

The garden called the Governor's Garden, containing one acre and twenty-two rods, being immediately opposite the entrance of the Fort, the field, called the White House Field, adjoins it, contains twelve acres and nine-tenths. It was granted on the 8th of June 1763, in trust to the Hon. R. Bulkeley, then Secretary of the Province, and T. Newton, Esq., for the use of fortifications, or to whatever use His Majesty or His Successors shall direct and appoint.

Upon inquiring, it appears that this field has been claimed by a Captain Aldridge, who formerly lived at Annapolis, and that in the year 1785 he obtained some authority to occupy it, which, however, cannot divest the Crown of its right, whenever it may become expedient to resume it. The field, called the Exercise Ground, lies about 350 yards from the Fort on the south or left side of the road going from Halifax to Annapolis.

TOWNSHIP OF GRANVILLE.

The township of Granville is situated on the north side of the River and Basin of Annapolis, and is bounded as follows:—

Beginning at the Gut of Annapolis on the eastern side, and is bounded southerly by the Basin and River of Annapolis, and extends from the said Gut up the River, including the farm in the occupation of Henry Munroe, and measuring on a right line twenty-eight miles, and from the eastern boundaries of said farm to run north-north-west by the magnet, until it meets the Bay of Fundy; thence bounded by the Bay of Fundy; and comprehends all the land westward of said line to the Gut of Annapolis.

This township was granted, in 1764, to a number of families, who were encouraged to come from the States, amounting to 660 souls (and 158 proprietors).

In the internal division of their lots, they appear to have left 962 acres of land, lying between the Gut of Annapolis and the Farm Lot of George Harvey, undivided, subject to their further disposal.

On this land a farmer, by the name of Johnston, has settled, made great improvements, and cleared fifty-seven acres of land.

It appears he was encouraged to sit down here by the proprietors. Applications have been made for this land by Mr. Fowler of Annapolis, by a Col. Janning a Loyalist, and by Mr. Johnston. Upon a view of the situation and circumstances attending it, it certainly must be considered as a part of the township of Granville, and the inhabitants are in the habit of erecting huts and carrying on the fishery round its shores, it being very conveniently situated for the fishery; but from its not having been subdivided by the proprietors, and not generally improved, it has been contended that it remains subject to the disposal of Government; but as the inhabitants of the township of Granville have never been heard on a point which so materially concerns them, Government has very judiciously deferred any determination for the present respecting this land; and if it should be found hereafter subject to forfeiture, in that case that part situate on the east of the Gut of Annapolis, from its commanding situation, will no doubt be considered as a fit situation to be reserved for military purposes of defence of the narrow pass and only passage into the Basin of Annapolis.

Theré

There are a number of good farms at Granville, well stocked with cattle, and abounding in marsh and meadow ground, fronting on the Annapolis River; the lands in the rear rising into lofty hills of one continuous range, extending from the Gut to Cape Blow-me-down, about a distance of ninety miles.

There are also some good orchards in this Settlement; and the cider and cheese of this Settlement is not excelled in the Province.

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TOWNSHIP OF WILMOT.

Wilmot Township commences at the south-east bound of Granville Township, thence running by the magnet north twenty-two and a half, west on the line of that township until it meets the Bay of Fundy, thence to run up easterly the several courses of the Bay, until eighteen miles and a half in a right line is completed, thence to run south twenty-two and a half, east sixteen statute miles, thence south sixty-seven and a half, west six miles, or until it comes to the south-east corner bound of the township of Annapolis, thence north fifteen, west to the Annapolis River, thence by the several courses of the river to the beginning bound, containing 120,000 acres. This township was established on March 3d, 1774, and a great part of its choicest land was laid out into allotments, in obedience to orders from the Lords of Trade and Plantations, &c., in compact farm lots of 500 acres, bounded in front by the Annapolis River, and the main public road from Halifax to Annapolis (running through the front near the river); yet notwithstanding the advantage of situation and of soil, and the low price Government had fixed for the sale of these lots, being at the rate of sixpence per acre (the upset price), not one farm lot was ever purchased in the lapse of many years, and this valuable country remained almost in a state of nature until the arrival of the Loyalists from the United States, in the years 1783 and 1784. Since that period it has rapidly increased in settlement and improvement; and the same lands in a wilderness state would now sell for a large price. This township contains 600 inhabitants, chiefly Loyalists, whose persevering industry and improvement of their farms on the Wilmot Mountain has been noticed and extolled by all travellers in passing through this growing and valuable Settlement.

TOWNSHIP OF AYLSFORD.

This township is bounded on the West by the township of Wilmot; on the East by the township of Cornwallis; on the North by the shore of the Bay of Fundy; and on the South by the rear line of Annapolis County. It was settled chiefly by Loyalists, in the year 1784, who have been increasing to about 150 persons. After passing Cornwallis Settlement, on the road to Aylsford, you have to cross a long causeway over a barren heath, in extent about three quarters of a mile; near the centre of this causeway a post has been placed, to mark the boundary between the two townships. The soil and growth of Aylsford is similar to Wilmot. Its church is pleasantly situated in a grove of pines.

TOWNSHIP OF CORNWALLIS.

This township was settled in 1760, by families from New England. It is bounded on the North and East by the Bay of Fundy and Mines Basin; on the West by Aylsford; and on the South by Horton.

The inhabitants, having received a grant of the township from Government, made a division of it among themselves, in quantity and quality; the first division, of their marsh, with which this township abounds; the second division, of farm lots, consisting of the best lands, and most contiguous to their marshes and to public roads; the last or third division, of wood-lands.

The land throughout the township is of an excellent quality, free from stone, and every farm has a good proportion of valuable marsh, which enables the proprietors to keep large stocks of cattle. Their great meadow, which is under dyke, and inclosed from the sea, where formerly vessels of burden used to ride at anchor, is now under English grass, and exhibits an extensive plain of meadow, of an oval

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form, surrounded by valuable farms. From Cape Blow-me-down, the view of this township, and of the settlements of Horton, Windsor, the Basin of Mines, with the settlements on its shores, and the extensive range of wild scenery, is at present rather interesting, but in the course of a few years it must be much improved and extended by increased cultivation and improvements, which are going on rapidly in this valuable section of the Province.

This township is acknowledged to be the most compact and valuable settlement in the Province for all agricultural purposes; the soil throughout rich and productive, and abounding in meadow and marsh lands; the latter much increased and improved by the great Wellington Dyke.

The Court-house stands near Peck's Tavern, at the head of the river, on the confines of the two townships of Horton and Cornwallis, and the inhabitants of both being assessed for the expense of the building. It was here placed as a situation the least exceptionable to both townships; and placed as it is, contiguous to the main road, where the Supreme Court travels in its circuit to Annapolis and the western part of the Province, it has proved of general convenience.

TOWNSHIP OF HORTON.

This township was formed and settled in the year 1763; contains 100,000 acres, commencing at a point of land on the River Pisaquid (now called the River Avon), and from thence runs south 60, west 1,670 chains; thence north 60, west 800 chains; thence north 60, east 820 chains, to the River Habitant and Basin of Mines; and easterly by the River Avon.

The natural growth of the country about Horton is much the same as Cornwallis, but the upland, although of a good quality, is far more stony than Cornwallis. Its meadows and marshes are of the same good quality as Cornwallis. The principal marsh, called the Grand Pres, contains about 3,000 acres. It is all dyked in from the sea, and extends from the lower settlement of Horton to the island called Boot Island.

The tavern at Fowlers, where the post-house is kept, has been considered the best on the road.

TOWNSHIP OF FALMOUTH.

This township is situate between Windsor and Horton, and is bounded by their external limits, and may be described as follows; viz. situate on the west side of the River Avon (or Pisaquid), beginning at a point of land on the Pisaquid River, and running south 60, west 1,300 chains, on ungranted lands; from thence south 30, east 880 chains; southerly, on ungranted lands; south 60, east, to land granted to James Monk, Esq. 440 chains; and on the said land running north 30, west 300 chains; thence on the same, north 60, east 192 chains, until it meets with Pisaquid River, or Avon; and on the said river to the bound first mentioned; containing 50,000 acres; allowance being made for mountainous broken lands, lakes and roads.

There are 100 families settled in this township; its marshes constitute its chief value; the upland in general, particularly on the Horton Mountains, being very stony; but the great quantities of marsh enable the farmers to keep large stocks of cattle, which furnish an ample supply of rich manure for the uplands. The main road from Windsor to Annapolis passes through the upper part of Falmouth; the former, an old road, passes through the centre of the settlement opposite the village of Windsor.

The hills called Horton Mountains are partly within the limits of this township; they are irregular, of steep ascent, stony, the land poor, but by persevering labour may be rendered productive and to yield good crops of grain, being sheltered from sea winds and fogs.

~~TOWNSHIP OF WINDSOR.~~

This place was held in great estimation by the original French Accadians, from its central position and extensive marshes, which they inclosed by dykes, and brought under high cultivation. The traces of their industry are to be found in every part of the shores of the river Avon, and to them may be justly attributed the very favourable appearance of this country in cultivation and improvement; and the crops of grain they raised here and in its vicinity, particularly of wheat, were at one period so superabundant, that before the declaration of war against France, which took place 17th May 1756, these industrious people afforded a very considerable supply of wheat for the Boston market, to which place they exported it annually for many years.

~~On the Falmouth side of Windsor (or Avon) River, after you have passed the new Bridge a short distance, you cross a large tract of cleared land, the work of these people; but after their expulsion from the Province it was left waste and derelict.~~

The most valuable situations about Windsor having been monopolized and granted to members of His Majesty's Council residing in Halifax, will account for the improvements not having been much increased or more widely extended.

The military grounds about the Fort Hill at Windsor were, in the year 1767, granted by the then Governor to his groom, but have since been reclaimed and purchased by Government. The upland, in general, between Windsor and St. Croix, on the road to Halifax, after you pass the Three Mile Plain, is poor, rocky, broken land.

Windsor Settlement affords a tolerable variety of scenery, agreeably diversified with hill, dale and lawn; and the surrounding hills shelter it from adverse winds and the chilling fogs of the ocean. It is warmer than the more northerly and southern parts of the Province, and the crops are earlier. It is better adapted for growing of wheat and other grain, which are not so liable to blight and mildew. Peaches, quinces, pears, apples, cherries, plums of various sorts, grow here in perfection; and the orchards are extending and improving. Windsor has excited agreeable surprise and admiration from travellers, particularly from gentlemen from England, who have remarked, that it only required a little more attention to neatness and taste in its cottages and improvement in its buildings, to render it equal to many parts of their favoured country.

This part of the Province abounds in gypsum, which is found in the same range from Plaster Cove in Sydney.

Gypsum has become an article of considerable export from Windsor to the United States.

COUNTY OF CUMBERLAND.

Bounded on the North-western parts by Chignecto Channel and the Missiguash River, and by a line drawn from its source due East to the Bay of Vert, and from thence by the sea-coast of Northumberland Straits to the head of Tatamagouche Harbour; on the south by King's County, and by a line drawn from the northern angle of King's County to the north-western angle of Londonderry Township; thence to run easterly by the course of the north line of Londonderry to the road leading to Tatamagouche; from thence by the said road to the head of the harbour of Tatamagouche.

The townships comprehended within the limits of this county prior to New Brunswick being detached and erected into a separate province (in 1784), were Sackville, Cumberland, and Amherst; the former township by that division is now in the province of New Brunswick, and is called Westmoreland. A material part of the township of Cumberland is also cut off from this Province, the farms and plantations thereby much severed and cut up, and occasioned so much public inconvenience, that pressing remonstrances were made to His Majesty's Government, although ineffectual.

Amherst consists of fifty-three shares or rights of 500 acres each, and contains 26,750 acres, with allowance for glebe, school and minister, and for public roads.

NOVA SCOTIA.

Appendix (A.)
No. 1.

The public business of the county is transacted in the Court-house at Amherst.

The Parrsborough packet sails regularly between Windsor and Parrsborough twice in every week, and occasionally three times; but always from Parrsborough every Monday in the summer season, so as to be at Windsor on Tuesday; and will sail from thence the first high water that happens at or after eight o'clock in the forenoon of that day. From Windsor to Partridge Island, a distance of thirty miles, you cross without difficulty in four or five hours, taking advantage of the tide.

Partridge Island is a high bluff separated from the mainland by a long beach over which the sea has washed in high tides attended with heavy gales. Its western side is perpendicular. It takes its name from the partridges which resort to it in the fall of the year. Its projection tends to break the tides, and affords good shelter during the summer months to vessels which continually ply up and down the bay; and it has been noted for its facilities in the smuggling trade.

The land about it is much broken and hilly; and the sea-shore from hence to Advocate Harbour, and for some miles up the bay, is chiefly high rocky cliffs. The land rises into lofty hills of sharp ascent, but in many places, as well on the slopes as summits, of a rich soil, producing all kinds of vegetables and grain. The principal persons residing at Partridge Island are Messrs. Ratchford, Crane and Shannon, whose employment is supplying the Settlement with goods, &c. in exchange for the produce of the country.

The parish church is situate two miles from Parrsborough on the main road to Cumberland. Between this church and what is called the Boar's Back, at Franklin Manor, the best land on both sides of the road was, in the year 1774, laid out into farm lots by order of His Majesty's Government for public sale, and the upset price limited at sixpence per acre; but no sale could be effected, and no bidders appeared, although due and general notice was publicly given at this place and in every town and county throughout the Province, by handbills and public newspapers of the day; and in the year 1783, these valuable lands were assigned to such families as were inclined to settle on them, and many of them are becoming excellent farms.

There is some good interval on the river, and from the quality of the land there is little doubt of its becoming a thriving settlement. Further on towards Cumberland, is the Mekan Settlement, situate on the Mekan River, which is in excellent condition; the farms well improved and stocked with cattle.

As you approach the Settlement of Amherst, the country opens and expands to an extensive range; and when you arrive at the summit of Fort Lawrence Hill, you have an interesting view of the surrounding country, and of the river Missiguash, its meadows and marshes; but the most imposing view is from the bastion of Fort Cumberland, when you have the Great Tanaramar, the Missiguash, Barronsfield, the whole township of Sackville, and the distant Chepody Mountains, at one view; and the vast stacks of hay on the marshes, made up in the true English manner, convey a favourable and correct idea of the stock and butter it is capable of yielding.

This part of the Province was justly held in high estimation by the French, from the very extensive marshes they dyked in from the sea.

There are sixty families in the township of Amherst, who have on an average from forty to fifty head of cattle, exclusive of many horses, sheep and hogs.

In the district of Fort Lawrence there are about twenty families, chiefly of the first farmers in the county, having upon an average about sixty head of horned cattle to each family, exclusive of horses, sheep and hogs; and the rivers Nepaca, Mekan and Hebert, including Menudic, a French settlement near Barronsfield, contain about 100 families, with large stocks of cattle. The settlements on the River Philip, Pugwash, West Chester or Cobequid Mountain, and Remsheg, contain about 150 families, but have in general only small stocks of cattle, about twenty head to each family.

The county of Cumberland exports annually, chiefly to the markets of Halifax, upwards of 600 head of fat cattle, 1,500 firkins of butter, besides a very considerable

siderable quantity of cheese, oats and vegetables; and if these lands had a sufficiency of able farmers to work and improve them, there is little doubt but the produce would increase to a great amount.

It may serve to convey somewhat more of a probable idea of what this valuable portion of the country is capable of producing, by the following Statement of the Marshes in this and the adjoining County; viz.

	Acres,
The Township of Amherst, Marshes - - -	12,000
Ditto - Cumberland d° - - -	15,000
Ditto - Sackville d° - - -	10,000
Memramcook - - - - -	7,000
Petecoudiac and Chepody - - - - -	6,000
River Mecan - - - - -	3,000
River Hebert - - - - -	5,000
	58,000

These immense tracts of marsh, if divided among a number of enterprising men, with the means and dispositions to improve them, would soon become sources of wealth; but at present they are owned by a few individuals, to the exclusion of useful Settlers.

The navigation of the Bay of Fundy, (owing chiefly to the fogs which prevail in the summer season) has been represented as difficult and dangerous, but the experience of years has established one important fact, that among all the vessels employed in New Brunswick and this Province, and navigating in the Bay of Fundy, fewer vessels have been lost, in proportion to the number passing in the Bay, than on any other part of the American Continent of the same extent; and the tides very much accelerate the dispatch of vessels up and down the Bay; and when accidents have happened, they have been owing to carelessness, or in delaying the time of sailing too late in the fall of the year.

In passing down the Bay from Cumberland for Halifax, Apple River, Isle Holt, the Gut of Annapolis, or Briar Island, which is the western extremity of the south shore of the Bay of Fundy, afford safe shelter for vessels delayed by the tide or wind; from thence they proceed to Yarmouth, and have friendly harbours intervening the whole distance to Halifax.

The land from Barronsfield to Cape Chignecto, except at Apple River, is high inaccessible cliffs, and on which are only three or four settlers, and three families at Apple River, and afford no place of landing or embarkation, except at Apple River and the Coal Mine.

There is a coal mine and salt spring at the river Philip; and at Cape Dore and Toney's River, copper has been found of good quality; and very strong indications of that metal appear between Tatamagouch and Carriboo and the Basin of Mines.

Iron ores are to be found in different parts of the Province, but those at Nictau in the county of Annapolis are considered the most valuable. From the principal attraction of the needle of the compass in the surveys of the wild forest lands, there can be little doubt that when the country becomes more generally settled, and these forests reclaimed, so as to admit of easy exploration and examination, that iron in abundance, as also copper, will be discovered on the Isthmus of the Province.

TOWNSHIP OF NEWPORT.

Bounded by Windsor Township on the West, by Rawdon on the South and East, on the North by the river Avon, containing 100,000 acres, was granted in 1763, and is equal to any in the Province for extensive improvement and cultivation, and exhibits delightful scenery.

NOVA SCOTIA.

Appendix (A.)
No. 1.

NOVA SCOTIA,

Exclusive of Cape Breton, contains	- - -	Acres.	8,789,000
Of which were granted, prior to the year 1782, to the old Settlers	- - - - -		1,971,726
To the new Settlers, between 1st of May 1783 and 31st December 1786	- - - - -		1,255,582
			<u>3,227,308</u>
There remained in the Crown	- - -		<u>5,561,692</u>

GENERAL STATEMENT of the Grants of Land made in NOVA SCOTIA, from the Year 1749 to 1826; showing the Reservations of Mines and Minerals to the Crown.

Periods of the Grants.	Quantity of Land granted.	Of which has been excheated.	Quantity of Land still held by Grant.	Reservation of Mines to the Crown.	REMARKS.
From 1749 to 1752	Acres. 12,000	Acres. 500	Acres. 11,500	In some of these Grants, Mines of Gold and Silver, Precious Stones and Lapis Lazuli are reserved, but in most of them there is no reservation whatever.	These Grants include the Town, Suburbs and Peninsula of Halifax. Farm Lots on the Harbour and Vicinity of Halifax.
From 1752 to 1782	2,890,062	1,945,372	956,690	Mines of Gold and Silver, Precious Stones, and Lapis Lazuli are reserved, and no other.	These Lands were excheated for the reception of the great bodies of Loyalists and disbanded Corps, who settled in this Province in the years 1783 and 1784, and consisted chiefly of large Tracts, situate in the County of Shelburne, Sidney, Poictou, County of Hants, Cumberland, and Halifax.
From 1783 to 1808	1,873,941	206,790	1,667,151	Mines of Gold, Silver, Lead, Copper and Coals are reserved, and no other.	
From 1809 to the present time	1,343,936	- - -	1,343,936	All Mines and Minerals of every description are reserved to the Crown.	
Total Amount	6,119,939	2,152,662	3,979,277		

By the above Statement it will appear,

That - - - 6,119,939 Acres have been granted.
Of which - 2,152,662 Acres have been excheated.
And that - 3,979,277 Acres are still held by Grants.

It further appears,

That upon - 11,500 Acres there is no Reservation of any Mines and Minerals (except in a few Grants to the Crown.)
That upon - 956,690 Acres, Mines of Gold and Silver, Precious Stones and Lapis Lazuli are reserved.
That upon - 1,667,151 Acres, Mines of Gold, Silver, Lead, Copper and Coals are reserved.
And that upon - 1,343,936 Acres, Mines and Minerals of all descriptions are reserved to the Crown.

Halifax,
17 April 1826.

(signed)

Charles Morris,
Surgeon General.

INFORMATION on the following HEADS ; viz.—

NOVA SCOTIA.

Appendix (A.)
No. 1.

QUERIES :

ANSWERS:

1st. What extent of Land has been granted in the Province to individuals or corporate bodies, during the last twenty years, under the King's instructions.

1st. About 1,381,911 acres.

2d. What is the general average Quantity of Land granted to each person, and state the Maximum and Minimum of the number of Acres so granted.

2d. The general average is 237 acres to each grantee.

The Maximum - - 4,000 acres.

The Minimum - - 1 acre.

The small house lots and water lots not noted.

3d. What is the general Quality of the Land so granted.

3d. About one third of a good soil, the remainder affording wood and timber for building, fuel, fencing, and other useful purposes, ship-building, &c.

4th. What are the Conditions of the Grants as to the improvement and settlement.

4th. Within three years from the passing of the grant, to clear three acres for every fifty of plantable land, and erect a dwelling-house of twenty by sixteen feet, and keep upon every fifty acres accounted barren three neat cattle, and in any quarry to keep one hand in digging and working said quarry.

5th. What are the extent of the Improvements made.

5th. As no survey has ever been made of the extent of the Improvements, no certain estimate can be at present formed of them; but on a moderate computation, they cannot be less than ten for every hundred acres.

6th. What Rents or Quit Rents to the Crown are imposed in the Grants.

6th. Two shillings for every hundred acres granted.

7th. Have the Rents or Quit Rents so imposed ever been paid or demanded.

7th. Never, except in a few instances about the years 1769 and 1770.

8th. What quantity of Waste Lands of the Crown is still ungranted in the Province.

8th. About 3,789,000 acres, including land covered by lakes, ponds, rivers, rocks and barrens.

9th. Give some general estimate of the Value per hundred acres of the different qualities of Land which remains ungranted.

9th. I should consider the land of the first quality, lying contiguous to public roads, or accessible by water, to be worth from 2s. to 2s. 6d. per acre; the remainder of the ungranted lands, in their present state, is not worth more on an average than from 6d. to 9d. per acre; but when the forest lands are penetrated by internal communication, and the mill streams that intersect them are occupied, and the saw and grist mills in operation, these lands must naturally increase in value.

NOVA SCOTIA.

Appendix (A.)
No. 1.

10th. What are the Reservations to the Crown, in the grants at different periods, as to Mines and Minerals.

10th. From the year 1809 to this day, all Mines of gold, silver, lead, copper and coals, Lapis Lazuli, precious stones and iron, are reserved to the Crown, also all white pine trees. From 1809 back to 1770, the same reservations, except in a few instances, one of which appears deserving of notice, at Cape Dove, the place said to contain a valuable copper mine. In the grant of this land, the only reservation to the Crown is gold and silver, precious stones and Lapis Lazuli; in the grant of Franklin Manor, 20,000 acres, only gold, silver and coals are reserved; in the grant of 20,000 acres to Col. Dessbarrs at Tatamagouche, gold, silver and coals are reserved; the same in the grant of 20,000 acres to Sir John Wentworth at Merigumish; in the ancient grants of the township, gold, silver, copper, coals, Lapis Lazuli and precious stones only are reserved.

15th Feb. 1826.

(signed) C. Morris.

POPULATION OF COUNTIES.

1817: Lunenburg - - - - -	6,428
Sydney - - - - -	7,090
Cumberland - - - - -	2,905
King's County - - - - -	7,145
Shelburne - - - - -	7,719
Annapolis - - - - -	9,817
Hants - - - - -	6,318
Queen's - - - - -	3,098
Halifax - - - - -	30,196
Yarmouth and Argyle - - - - -	5,892

Total Population of Nova Scotia (exclusive of }
the Island of Cape Breton) in the year 1817 } 86,668

Since that period it has increased to upwards of 100,000, and including county of Cape Breton, cannot be less than 120,000.

GENERAL OBSERVATIONS.

	Acres.
Nova Scotia, exclusive of Cape Breton, contains -	9,000,000
County of Cape Breton - - - - -	2,000,000
	<u>11,000,000</u>

Of the former, one third computed to be barren rocky land, incapable of cultivation; one fourth, lakes, ponds, waters, swamps, &c.

(signed) C. Morris,

26th June 1827.

Surveyor General.

COPY of a Letter to Lieut. Colonel Cockburn from J. Spry Morris, Esq. Assistant Surveyor General of Nova Scotia.

Surveyor General's Office,
Halifax, N. S. 27th June 1827.

Sir,

IN compliance with your directions, I have the honour to send a Plan of the Province of Nova Scotia, which I hope will meet your wishes; at the same time, I must candidly inform you, that it is not given as a minute and accurate description of all the locations as they actually were laid out, but rather the general outline of the different granted lands. Indeed, this Office does not contain the requisite materials for compiling such a plan; the mere outline of the Province is perhaps nearly so; but even Dessbarres, who was no ordinary surveyor, has left some points undefined, and there are no surveys whatever of the numerous streams that discharge themselves from this Province, unless you call such the returns of deputy surveyors, some of whom are wretchedly deficient; and, in fact, if they had possessed ability, *there were no means placed in the hands of the Surveyor General* to enable him to proceed in a scientific manner; the consequence has been, that no regular settlements (except very lately) have been formed in this Province; but the practice uniformly was, for a man to select a piece of land, and then for him to apply for it, when a warrant was given to take it wherever it could be found; and upon this authority the Deputy Surveyor proceeded to survey the allotment, which if bounding upon a river or a road, he never took the trouble to survey, but merely fixed upon one point, and then run perhaps the side lines, including perhaps within these lines more water than land; and this practice was pursued in the surveys and granting of townships. The starting point was defined, and from that a line, or the external limits, were ascertained, and a calculation made that there was so much land. Upon this a division took place among the proprietors; and not until years afterwards (when the labour of some had made their lands valuable) did they discover that, owing to the numerous lakes and barrens within the limits of their grant, where individuals expected to find a nice lot of land, he found himself in snug possession of a lake or barren, as it is emphatically termed; hence arose a fruitful source of litigation between the parties.

I should not have thought it necessary to say so much, only that perhaps you might not be altogether aware of the difficulty there is in compiling a plan from many thousand small imperfect surveys; and now we are rather obliged to fit these surveys to the outline of the Province, than to put them down as they actually are on the ground.

It will strike you at once, upon viewing the Plan, that there is still a very considerable proportion of lands in right of the Crown, particularly in the counties of Annapolis, Shelburne, Queen's and Lunenburg; but from all the accounts we have received, I am confident that 40,000 acres of land fit for settlement cannot be found in one tract in either of the four counties. Those blocks of land which are marked on the Plan have not been closely examined, but have been merely passed through, and there are hundreds of small lakes whose situation we are not sufficiently acquainted with so as to enable us to lay them down with accuracy. The county of Sydney, I think, contains a greater proportion of land fit for settlement, in comparison of the lands still remaining in right of the Crown, than any other, and has the advantage of good harbours; but I think the quantity reported as fit for settlement rather over-rated.

I am rather pushed for time, but hope by the Government brig to transmit some further information. I inclose an account, a copy of which has been presented to the Provincial Secretary. Should any thing occur to you in Canada that can be furnished by this Department, it will give the Surveyor General, I am sure, much pleasure to forward it to your address in England.

I am, &c.

(signed) *John S. Morris,*
Assistant Surveyor General.

NOVA SCOTIA.

Appendix (A.)
No. 2.

(A.)—No. 2.

COPY of a Letter from Peter Crerar, Deputy Land Surveyor, to John Spry Morris, Esq.

Sir,

Pictou, 14th May 1827.

Your Circular, of date 7th ultimo, commanding me to attend Colonel Cockburn, should he visit this district, and furnish him with all the information in my power, I received, and proceeded immediately to collect information on the points mentioned in your letter, and have now the honour of submitting the result to you. Should Colonel Cockburn visit this district, I will gladly obey any commands with which he may favour us. First, in adverting to the subject of this query, it will be best to mention the townships into which the district has been divided: to wit, Pictou, Egerton, and Maxwelton. Pictou is the western. In it the land is almost all granted or located, except such lots as are of an inferior quality or in inconvenient situations, and therefore not considered fit for settlement. In different parts throughout this township there are probably from two to three thousand acres of ungranted lands; part of it, before many years, may probably be sought after, but a great part will never be accounted worth the expense of a grant.

Egerton, the next township, comprehends all the East River, from its mouth nearly to its source, and a great part of the Middle River. It is all granted and located, except a tract upon the south side, which has hitherto been considered too remotely situated, considering its supposed qualities for settlers. Of the quantity in this tract I cannot make even a supposition, but the quality, partly from observation of others, I am induced to believe by no means good. I speak generally, for there are, no doubt, some good pieces, and perhaps of considerable size. The ungranted land on the East River commences about thirty miles from Pictou Harbour by the courses of the river. The tide flows about eight miles of this distance, near the head of which is situated the small town of New Glasgow.

Maxwelton is the eastern township of the district, and extends from west to east, along the shore of Merigomish Harbour, about fourteen miles. The front or northern part of the township, to the extent of about twelve miles from Merigomish Harbour, is nearly all located, and a great part of it settled. Between that and the district line of St. Mary's in the south, and the line of the county of Sydney on the east, is ungranted. This is the only large body of good ungranted land in this district, containing about 40,000 acres, chiefly covered with hard wood. Ever since the formation of a Board of Land Commissioners here, I have particularly turned my attention to this part of the district, and directed settlers to it. I have during that time surveyed lots to about forty settlers, within the twelve miles from the shore as above mentioned; and, at the recommendation of his Excellency Sir James Kempt, also surveyed and marked off, in lots of 200 acres each, about 6,000 or 7,000 acres ready for location. This large tract of land I know from personal survey and observation to be of a most excellent quality, is well watered by Barney's River, running into Merigomish Harbour, and the branches of the St. Mary's, running into the Atlantic; the streams are small, this being their source, and not fit to float timber; there are also several small lakes, some of which abound in trout. Roads could easily be cut through it in any direction, to unite the roads of the three Settlements above mentioned, there not being more than nine miles between the extremities of any two of them.

Fishing could not be carried on by settlers on any part of the ungranted lands in the district of Pictou.

2d Query.—My knowledge on the subject of this query is very limited, but I think for the kind of payment you mentioned, land could be cleared, unless particularly difficult, for from 3*l.* 10*s.* to 15*s.* per acre; this does not include fencing.

3d Query.—I think about 15*l.* or 20*l.* would build a comfortable house for a settler.

4th Query.—It is impossible to give you a correct idea of the value of Wilderness Land, as it bears a different price in every different situation, often selling for 5*l.* and sometimes for 40*l.* a hundred acres. There is, perhaps, no land which has been taken up within a number of years past, that would bring above 10*l.* a hundred.

Herewith

Herewith I have sent you a list of the lots of land granted, but not settled; in this I am not exactly correct, as I have only been guided by my general knowledge of the district, and reference to plans. Three or four thousand acres in addition would probably cover the omissions in my statement. I have counted all those lots settled, on which, though containing 500 acres or more, there is one settler. Your several recommendations I shall carefully keep in view.

NOVA SCOTIA.
Appendix (A.)
No. 2.

I have the honour to be,

Sir,

Your most obedient humble Servant,
(signed) Peter Crerar,
Deputy Land Surveyor.

To John Spry Morris, Esq.

RETURN of Granted Lands unsettled in the District of Pictou in 1827.

GRANTEES NAMES.	No. of Acres granted.	No. of Grant upon General Plan.	WHERE SITUATED.	REMARKS.
James Armstrong, Esq. -	500	54	{ 2d Division, N. Side of } Pictou Harbour - }	Settled by Intrusion, but abandoned.
James Robson, Esq. -	500	53	- - ditto.	
John M'Colla, Esq. -	240	437	{ Scotch Hill, N. W. of } Pictou.	
Heirs of Phil. Marchinton	1,400	182	{ Between Three - Brook } and Caraboo River.	
Ditto - - - -	200	- -	Big Caraboo Island.	
Minister's Lot - -	500	436	{ Scotch Hill Road to } River John.	
Glebe ditto - - -	500	- -	- - ditto.	
Schoolmaster's ditto	500	- -	- - ditto.	
John Mackay - - -	500	897	{ 2d Division, E. Branch } River John - - }	Sold, but not settled.
Peter Kilgour - -	200	420	Rear of Milne's Grant -	- ditto.
Alexander M'Donald -	450	- -	- - ditto - -	- ditto.
William Ridston - -	500	950	- - ditto - -	- ditto.
Phil. Merchinton - -	1,400	182	Gulf Shore, Cape John -	{ Some few Settlers } by leave.
Robert Stewart - -	250	756	2d Division, Gulf Shore	
Thomas Davison - -	500	299	River John Road.	
George Logan, senior	200	- -	S. of River John Road.	
George Logan, junior	100	- -	- - ditto.	
James Logan - - -	100	- -	- - ditto.	
Robert Logan - - -	100	- -	- - ditto.	
John, George, and D. } Mingo - - - - }	400	633	{ 2d Division, E. Branch } River John.	
John Tullis - - -	500	998	N. S. E. Branch ditto.	
John Stoddart - - -	250	- -	- - ditto.	
John and David M'Gill	400	- -	South Side ditto.	
Windsor College - -	5,000	- -	River John.	
William Robertson -	362	419	E. Side ditto.	
George Davison - - -	282	- -	- ditto.	
Samuel Langillo - -	150	- -	W. Side ditto.	
Carried forward -	15,984			

NOVA SCOTIA.

Appendix (A.)
No. 2.Return of Granted Lands unsettled in the District of Pictou in 1827—*continued.*

GRANTEES NAMES.	No. of Acres granted.	No. of Grant upon General Plan.	WHERE SITUATED.	REMARKS.
Brought forward	15,984			
Alexander Thain	200	640	{ 2d Division W. Side River St. John.	
Robert Allan	250	1,152	- - ditto.	
George Pallrigan	450	633	{ N. W. Corner of College Land.	
John G. Marshall	250	494	{ Upper Settlement, E. Side of River John.	
William Rankine	200	881	- - ditto.	
John Taylor	300	626	{ River John Road, Upper Settlement - - }	7 or 8 Acres cut down, but not settled.
David Creighton	300	-	- - ditto - -	- - ditto.
James Stewart	350	644	W. of Mount Dalhousie.	
Peter M'Lean	200	626	- - ditto.	
Alexander Craig	200	763	- - ditto.	
James M'Cara	350	623	Head of River John.	
James M'Intosh	200	645	- - ditto.	
Elizabeth M'Gill	384	-	- - ditto.	
Rev. John Mitchell	300	376	- - ditto.	
James Miller	200	507	S. of Mount Dalhousie.	
John M'Lellau	200	764	- - ditto.	
Robert Paterson	300	897	- - ditto.	
Andrew Marshall	400	882	- - ditto.	
Alexander Archibald	300	-	- - ditto.	
John Boyd	500	-	Mount Thomas Road.	
William M'Kenzie, senior	200	796	{ Head of W. River of Pictou.	
William M'Kenzie, junior	200	-	- - ditto.	
Daniel M'Kenzie	200	-	- - ditto.	
Thomas W. James	410	131	{ Between E. and Mid. River.	
John Campbell	200	1,085	Toney River.	
James Milne, Esq.	5,000	-	Toney River - -	About 1,600 acres sold.
James Robertson	500	598	{ Barney River, Merigomish.	
Eliza Fraser	100	142	{ Between Mid. and W. Branch Barney River.	
Hugh Fraser	500	797	W. Branch Barney River.	
James Gilles	300	-	2d W. Branch ditto.	
John Waggoner	200	-	- - ditto.	
Robert Gillies	200	-	- - ditto.	
Donald Robertson	100	-	{ 3d Division, rear of 82d Grant.	
John Smith	50	598	- - ditto.	
Robert Sturgeon	150	499	- - ditto.	
John M'Owen	250	-	- - ditto.	
John M'Kay	500	678	4th Division ditto.	
Alexander Fraser	500	162	5th Division ditto.	
John Fraser	500	-	- - ditto.	
Lawrence M'Cube	500	-	- - ditto.	
Carried forward	32,278			

Return of Granted Lands unsettled in the District of Pictou in 1827—*continued.*

NOVA SCOTIA.

Appendix (A.)
No. 2.

GRANTEES NAMES.	No. of Acres granted.	No. of Grant upon General Plan.	WHERE SITUATED.	REMARKS.
Brought forward -	32,278			
Samuel Cameron -	400	-	{ 5th Division, rear of 82d Grant, Merigomish.	
William Fraser -	200	-	{ Ditto 2d Range, E. of Sir J. Wentworth's Grant.	
Donald M'Donald -	200	-	- ditto.	
John M'Kinnon -	300	-	- ditto.	
Angus M'Donald -	500	597	Range - ditto.	
Charles M'Vicar -	200	-	Range next Wentworth's.	
John Thompson -	350	-	- ditto.	
Angus M'Vicar -	200	-	- ditto.	
Valentine Laws -	300	-	- ditto.	
James Brown -	200	-	- ditto.	
John Johnston -	200	-	- ditto.	
Matthew White -	200	-	- ditto.	
Constantine Adamson -	500	-	S.E. Corner Wentworth's.	
Archibald M'Lean -	300	-	W. Branch Barney's River.	
Alexander M'Donald and Sons -	700	-	{ 1st Division, rear of 82d Grant.	
John Cameron -	200	-	- ditto.	
Hugh Cameron -	200	-	- ditto.	
John Smith -	420	-	- ditto.	
Charles M'Gee -	400	-	- ditto.	
Barnabus M'Gee -	300	-	- ditto.	
John Small -	200	-	82d Grant, 3d Division.	
Alexander M'Queen -	200	-	- ditto.	
Donald M'Donald -	200	-	- ditto.	
David Simpson -	300	-	2d Division, 82d Grant.	
Lawrence M'Cabe -	200	-	- ditto.	
James Campbell -	200	-	- ditto.	
Robert Dunn -	200	-	- ditto.	
William Hattie -	200	-	E. Branch Barney River.	
Sir J. Wentworth -	20,000	-	Merigomish	{ About 7,000 sold, and about 1,000 occupied by Intruders.
Acres -	60,248			

(A.)—No. 3.

LETTER from W. Taylor, Esquire, to the Honourable C. Morris.

Sir,

Guysborough, 16th April 1827.

I HAVE the honour to acknowledge the receipt of your much-esteemed favour of the 9th instant, on the subject of Colonel Cockburn's intended visit to this place, and his Excellency's request that I should afford him all the information in my power respecting the objects of his visit. I beg you will convey to his Excellency the assurance that nothing shall be wanting on my part to promote his good intentions, as respects these objects, as far as my local knowledge will enable me.

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A regret

NOVA SCOTIA.

Appendix (A.)
No. 3.

I regret that the season is so unfavourable for exploring, owing to the streams and swamps being full, and the snow not yet gone out of the Woods; otherwise I should have felt it to be proper, in compliance with his Excellency's request, to traverse an extensive tract of ungranted land, which lies north-west of this township, and extends in that direction to the Settlements of Antigonish, and westwardly to the Country Harbour Grant, and to the lands formerly surveyed by me for the reception of Emigrants adjoining thereto. This is the only tract of any extent in this district with which I am unacquainted, and I have reason to think that it contains much good land. However, if the season continues favourable, I trust I shall be able, during the first week in May, to accomplish it. As respects the tract between the east branch of St Mary's and Merigomish, my assistant, Haltie, has been several times across it, and reports it to be of superior quality; but I have no plans showing its extent northwardly.

In my humble opinion, Country Harbour presents the most favourable situation for commencing the proposed Settlement; as the country adjacent thereto is already opened by roads in different directions, and there are yet extensive tracts of ungranted lands of a good quality within a short distance of its navigation, part of which has been already surveyed for Emigrants. It is, however, much to be regretted, that there are so many unoccupied and even unclaimed lots in the Country Harbour Grant adjoining these ungranted lands. Eight miles on the main road from Guysborough to St Mary's, and four on the road from Country Harbour to Antigonish, both within this Grant, are wholly unsettled, with the exception of two families near Country Harbour River, and a single man who is settled about two miles from it towards St. Mary's: and nearly the whole of this extent is land fit for settlement. Were these lands again invested in the Crown, it would be of vast importance in the formation of such a settlement as the one contemplated. It would appear, that in the original allotment of the Country Harbour Grant, two large tracts, one at the south-west angle, containing about 4,000 acres, and the other at the north-west angle, containing about 2,000, were left unallotted, there being probably more land within its bounds than there were then claimants. The former of these tracts lies west of Country Harbour River, and the main road runs through it. I was employed about ten years ago, by some persons who pretended to have unsatisfied claims for land in this Grant, but which I have since discovered was only pretence, to lay out this tract in 500 acre lots, similar to the rest of the Grant, that they might obtain the lands which they claimed. This I did at their request and risk, so far as taking a survey of the road, and fronting off the lots upon it. And one Hudson, of Country Harbour, who claimed 1,000 acres in the right of his deceased brother, Joel Hudson, a disbanded Lieutenant of the regiments which were settled at Country Harbour, took possession of two lots, and one Bradford of another. These lands, however, still remain unsettled, with the exception of, I believe, 200 acres, on which the single man I before mentioned is settled, and whose improvements are very small. The Honourable Michael Wallace, as the agent or assignee of Sir James Wright, was entitled to 500 acres in this Grant, and had it located in this tract; and Joseph Marshall, Esq. formerly a Captain in one of the regiments before mentioned, had also a similar claim, and drew 500 acres; so that, exclusive of the two locations last mentioned, and the tract settled as aforesaid, there are yet about 2,500 acres of this tract unsettled, and the whole of the tract at the north-west angle. My object in making this statement is, to request your opinion, previous to Colonel Cockburn's arrival, whether these lands are not liable to be disposed of as Crown Lands; because, owing to the facility of communication which the road affords, and their proximity to the navigation, they would be an important acquisition for the ready reception of Emigrants.

In addition to this, it would be desirable to know if any means could be adopted to re-invest the Crown with the unclaimed lots formerly drawn in this Grant, the owners of which are either dead or gone out of the Province, and there being no means of obtaining titles to them unless by escheat.

There are also, between the two blocks of allotments formerly surveyed by me for the reception of Emigrants, several tracts of excellent land, which were granted eight or nine years ago to Captains and other Officers of the Royal Navy, on which no kind of improvements or Settlements have yet been made, and this is a peculiar hardship to the adjoining settlers, who have been obliged to open roads in different directions through these lands, to gain access to the adjacent Settlements. Were these,

these, and the tracts I have mentioned before, escheated, there would be sufficient space to form an extensive and compact Settlement; the whole within ten or twelve miles of the navigation, and on lands through which roads are already opened in different directions.

NOVA SCOTIA.

Appendix (A.)
No. 3.

Liscombs is an excellent harbour, but the valuable lands lie far from the navigation, and extensive barren tracts intervene. Access to the good lands on the new road from St. Mary's to Musquedoboit, must be by the way of these Settlements, and will be subject to a long land carriage. However, should extensive Emigration be contemplated, these lands are at present most easily accessible from the navigation at St. Mary's; but taking into account the unexplored lands first mentioned, between Country Harbour, South River and Guysborough, Country Harbour would be the most central point for the whole; and from an establishment commenced there, Settlements on all these lands might be supplied with greater facility than from any other single point within my knowledge.

Should Colonel Cockburn's arrangements permit, I should be glad if his visit to this place might be postponed until about the 20th of May, as our Inferior Court sits here the second week in that month; and being Prothonotary, my unavoidable engagements in that office would, in the event of his arriving near the time, interfere with the particular attention which I am very desirous of devoting to him, and to the objects which he has in view. I shall, however, use every exertion to be prepared in case of his arrival at the time you have mentioned.

I have the honour to be, &c. &c.

(signed) *Wentworth Taylor,*

Deputy Surveyor.

Honourable Charles Morris,
Surveyor General, &c.

LETTER from W. Taylor, Esq. to Lieut. Colonel Cockburn.

Sir,

Guysborough, 10th June 1827.

IN order to afford the best information in my power of the extent and situation of the ungranted and unlocated lands in the Lower District of the county of Sydney and its vicinity, and the navigable points from which they are most easily accessible, I have compiled a Map of the District, with the exception of the coast and harbours from Canso to Country Harbour, of which I have no plans or connected surveys, and have also sketched the new road from St. Mary's to Musquedoboit. To these I would beg leave to refer for the purpose of elucidating the following Statements.

As respects the quantity of ungranted or unlocated lands which may be reckoned fit for settlement, this cannot be accurately known until they are actually surveyed; but the following may be taken as below the actual amount; viz.

The tract between Guysborough, Country Harbour, and Antigonish, marked A, contains 40,000 acres; allow for swamps and broken ground, one fourth; remain	Acres. 30,000
Lands adjacent to this tract, part of which were formerly laid off by order of Government for the reception of Emigrants, part fronting on the south river of Antigonish and its lake, and part on the main road between Country Harbour and St. Mary's, marked B.	10,000
The tract north-east of Milford Haven, and lying between it and St. George's Bay, contains about 25,000 acres; allow two fifths for barrens and broken ground; remain, marked C.	15,000
Lands between Salmon River and New Harbour, including the ungranted lands about the latter, marked D.	15,000
Within the District	70,000
On the west branch of St. Mary's, Liscomb Lakes, and the new road from St. Mary's to Musquedoboit, marked E., supposed of good land	50,000
Total	120,000

NOVA SCOTIA.

Appendix (A.)
No. 3.

A great proportion of the Tracts A. and B. are good hard wood land, abounding with excellent water, beautiful lakes, and good situations for mills. Trout, and, in their season, alewives, are abundant in the streams and lakes that fall into Country Harbour and Salmon River. The northern part of the Tract A. lies contiguous to the main road from Guysborough to Antigonish, which is a carriage road, and touches the head of Milford Haven. About half of this tract might be made accessible to its navigation, in a distance of from eight to fifteen miles, by roads leading into the main road, or in a distance of eleven or twelve miles, by a direct road from the upper lakes on Salmon River, to the head of Milford Haven. The southern part of this tract, and the lands adjacent, marked B, are most easily accessible from Country Harbour. This is an excellent harbour, and navigable for vessels of any burden within three miles below the head of the tide, as marked on the map; and a great proportion of the Tracts A. and B. lie within eight to twelve miles of the ship navigation on this harbour, from which a road running about north-east would lead through the main body of the Tract A.; but the present road from Country Harbour to Antigonish, and other roads connected with it, make a large quantity of these lands of easy access at present.

The Tract C. is conveniently situated to the road from Milford Haven to Tracadie, and to the navigation of both. There is an extensive barren tract running through it; but on the northern side the land is good, and also to the eastward of Clam Harbour Lake, and some ranges near the Tracadie Road above mentioned. Three miles of a road is already opened and improved from the navigation at the head of the Narrows of this harbour (to which large vessels can come) in a direct line to the nearest angle west of Clam Harbour Lake. This is the proper situation, and in fact is intended for a road to extend across the country to Harbour-au-Bushee, which will lead through this tract.

The main body of the Tract D. is most easily accessible from the navigation at Guysborough. On the southern line of this township, which was run by me, there is considerable extent of good land, which I am informed extends for some distance each way; that is, north and south. On New Harbour, and the streams which fall into it, there are considerable tracts of land, which, although not of the best quality, yet being convenient to the navigation, may be considered as fit for settlement. The soil is in general good, but in some parts the lands are rocky.

The lands on the west branch of St. Mary's, and on the road between it and Musquedobit, are at present most easily accessible from the St. Mary's. Sherbrooke village is at the head of the navigation on this river, and is the principal place of trade in the township, being the outlet to an extensive and increasing Settlement. A considerable lumber trade is carried on from this place. The road which leads from Sherbrooke into the country is the only communication from the coast into the main road leading to the capital, in the whole extent from Country Harbour to Sheet Harbour. The distance to these lands is from twenty-five to forty-five miles. On the south side of the west branch of St. Mary's there is an extensive range of fine land. This stream is navigable for timber, and for flat boats or canoes in spring and autumn when the waters are high.

About half way from this river to the Sheet Harbour Road, on the new road to Musquedobit, there is a large tract of good land, bordering in many places upon fine lakes; and in the streams connected with them there are many good situations for mills. Pine, spruce, and other suitable timbers for building, are in many parts, particularly about the lakes and streams, in considerable quantities. Near the Sheet Harbour Road there is also a tract of good land, but I believe it is partly located. On other parts of this road there are tracts of land of a good quality, but these I have mentioned are the principal ones.

I would here beg leave to suggest the propriety of having some general lines for roads well explored and laid out in different directions, and in the best situations, through the principal tracts which I have described, connecting with those already opened, before any plan of allotting them is adopted.

The convenience and interest of the Settlers will depend much upon their knowing at first where roads are to be made, and in having as many lots fronting on them as possible. And it should be remembered, that few situations in this country admit of a good road being made for any great distance upon, or even near to, a direct

a direct line or general boundary between blocks or ranges of lots previously laid out; any deviation from which would deprive a part of the Settlers of having access through their own lands to such roads.

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Appendix (A.)
No. 3.

Should it be in view to settle Emigrants in situations where they would be wholly or principally dependent upon the fisheries or other maritime pursuits for subsistence, there are several harbours and convenient situations for that purpose on the sea coast of this district, between Mary, Joseph and Canso, about which the lands are yet in whole or in part at the disposal of the Crown. Among these is Liscomb Harbour, which is equal for safety and for depth of water to any in the Province; and in the eastern side of which a considerable body of land, some of it of good quality, is yet ungranted. The western side of Little St. Lawrence or Legozin, which lies between Liscombs and St. Mary's, is ungranted, and the harbour is a safe and convenient one. All the harbours, from St. Mary's to Country Harbour inclusive, are within the original St. Mary's Grant. Of these, Hollands, Beckerton and Fisherman's Harbour are safe and very convenient to the fisheries, and, with the exception of one or two settlers, are wholly unsettled. Island Harbour, Coddels, Raspberry and Molasses Harbours are also convenient situations, and the lands about them are to the best of my knowledge wholly ungranted and unlocated. Besides these there are many other inlets and islands which would furnish convenient situations for fishermen, particularly the numerous islands about Canso, most of which are yet at the disposal of the Crown. And to this class of Settlers there are few situations in any country where a greater abundance of fish may be taken, convenient to the residence of those employed in this business, than in several of the places which I have mentioned.

Before concluding this Report, I beg permission to express a hope, that the central station of Guysborough or Milford Haven, as respects a very considerable proportion of the ungranted lands in this district; its convenience to extensive fisheries; its safety and accessibility for shipping at all seasons; added to the natural beauties of the scenery about it, of which you and the gentlemen accompanying you were pleased to express your admiration; will induce you to consider it as one important station for an establishment connected with the settlement of these lands by Emigrants. And in view of this I am authorized to state, for your further information on this subject, that should there be amongst the Emigrants any English or other British farmers desirous of purchasing lands in a situation possessing so many advantages, there are several excellent farms bordering on this harbour, and some of them commanding views of the surrounding scenery superior to what you saw, which are for sale upon the most reasonable terms, the present owners having incumbered them by engaging in the fisheries, and neglecting their cultivation.

In reference to the expense of clearing new lands for crop, that is, for chopping down or burning off the whole, I have made extensive inquiries, and from my own knowledge cannot rate it below 3*l.* per acre.

I have no idea of what it would cost to extract the stumps when they are green; it is not practised in any part of this country.

The best season for peeling rinds is from the middle of May to the middle of July.

The expense of a hut built of round logs or poles, with a floor of the same, squared or flatted, covered with rinds, and having a chimney, foundation of stone and upper part clay, dimensions fourteen feet by sixteen, from 7*l.* 10*s.* to 10*l.* according to the size, and convenience of procuring the materials.

The above are answers to queries directed to me by the Honourable the Surveyor General, which I have given with as much correctness as my information enables me to do.

I have considered the subject of the surveys, and have inclosed my proposals to the Surveyor General, with this Report, and also a bill of the expense, all of which I trust will meet your approbation.

I have the honour to be, &c. &c.

(signed) *Wentworth Taylor,*
Deputy Surveyor.

Lieutenant Col. Cockburn,
&c. &c.

NOVA SCOTIA

Appendix (A.
No. 4.

(A.)—No. 4.

EXTRACT from Lieut. Colonel Cockburn's General Remark Book.

Truro, Nova Scotia, 23d May 1827.

Mr. ALEXANDER MILLER, Deputy Surveyor, states, that in this whole district the vacant lands would not exceed 40,000 or 50,000 acres, the which are scattered about. That more than 15,000 or 20,000 could not be found in a block; and that the lands have been so picked, that not above one half of what remains is fit for cultivation.

Mr. Miller has no positive information respecting any other districts. Both Mr. Miller and Blanchard state, that the value of lands back in the Woods, but well situated in this district, and of first-rate quality, will average from 5*l.* to 25*l.* per 100 acres; that even within four or five miles of *this town*, lands can be bought of first-rate quality, and roads running through them in different directions, and immediately communicating with the great Halifax Road, for one dollar per acre. The above gentlemen are of opinion, that, perhaps, from the vacant lands of the Crown still remaining in this district, a very few might be found that would fetch 3*s.* or perhaps 4*s.* per acre, but the average value of the remaining vacant lands would certainly not average more than 1*s.* 3*d.* and would not cover the value of the Grant Fees. Colchester, in which is the township of Truro, is reckoned a favourite district from its situation. Its land would average at rather a high rate. The average wages of first-rate labourers about 22*l.* per year, eight dollars per month, and for a shorter period, from 2*s.* 6*d.* to 3*s.* per day, exclusive of provisions, which latter may be estimated at 1*s.* 6*d.* per day. The supply and demand for labour is at this time about equal.

Price of pork (salt), per pound, 4*½d.*; beef, ditto, 3*d.*; flour, per pound, 2*½d.* District of Colchester might, perhaps, supply from 100,000 to 120,000 lbs. of pork annually, and about the same quantity of beef; but perhaps these are estimated too high, and it would be nearer correct to say 80,000 lbs. of each annually. The calculation is, however, on supposition, and without good grounds to offer it as sufficiently correct to be relied on.

Poictou, 25th May 1827.

Road from Truro, first twenty miles hilly, and none of it very good. Information at Truro applies in great measure to this place. Harbour at Poictou extensive and excellent. The entrance to it rather narrow in places, particularly near the bar. The town of Poictou compact, and a good deal of business going on, ship-building and lumbering in particular; the latter rather on the decline. For other particulars, see Mr. Crerar's Report.

NEW BRUNSWICK.

(B.)—No. 1.

EXTRACT from a Letter addressed to Lieutenant Colonel Cockburn, by
A. Wedderburn, Esq. Dated Saint John's, New Brunswick, 1st May 1827.
—With Inclosures.

IN compliance with your desire I have forwarded to Halifax, via Windsor, two axes for you. One I have had ground and a handle put to it, that a sample may be given of the axe used here in its finished state; the other is just as it came from the hands of the blacksmith.

NEW BRUNSWICK.

Appendix (B.)
No. 1.

I have also done myself the honour of forwarding the Emigrant Examinations you wished, to which I have added a third, to show the actual produce of the labour of an industrious man upon new lands in the course of five years.

The value of his present stock I have stated at as correct an estimate as my own acquaintance of the country warrants, supported by others well informed on those points; and the supplies he took into the Woods with him are put down at what be absolutely paid for them; and from corroborating circumstances I believe the statement of the quantity of provisions required for his family from crop to crop to be tolerably correct. If then these things are to be relied upon, and I have no hesitation in saying that they are as closely correct as the nature of the subject admits, it appears, Sir, that *Alexander* has been making wages, or accumulating wealth, at the rate of 32*l.* 16*s.* per annum, after supporting his family at the expense of 22*l.* a year, giving him in all the very remunerative return for his labour and original capital (17*l.* 6*s.* and a few clothes), the sum of 54*l.* 16*s.* per annum.

With such data before me I formed my opinion of the meditated Emigration, when the Report of the Evidence before the Committee of the House of Commons was handed to me; and so far as it may effect this Province and the individuals sent to it, and upon continued reflection and inquiry, I have found no cause to change my mind; and I heartily wish the system that success which its benevolent object so justly merits.

TESTIMONY of *Thomas Gregory* and *Thomas Duffield*, resident voluntary Emigrants in the Emigrant District, Shepody Road.—8th December 1826.

Thomas Gregory.—1. HOW long have you resided on the Settlement?
Since December 1824.

2. How many acres of land have you improved from a wilderness state during this time?

Six acres upon my own lot, and the same quantity upon Campbell's lot.

3. Who is Mr. Campbell?

A new resident, who has occasionally employed me to work for him.

4. How does he pay you for the work you do?

He allows me all the crop I can raise upon the land I improve for him.

5. Do you find working thus upon another man's land as advantageous to you as applying your labour to your own?

The Campbell Land having been chopped down when I went into the Settlement, I found it convenient for me to use it until I could clear some of my own; but as I am now getting a-head with my own land, I would not continue to work for him.

NEW BRUNSWICK.

Appendix (B.)
No. 1.

6. Had you any money when you went into the Woods?
I had enough to purchase 3*l.* worth of potatoes, 5*s.* worth of seed oats, and half a bushel of buck wheat.
7. Had you any assistance in clearing your land, and putting in your crop?
None, further than receiving four days' work from neighbours, which I repaid by working the like number for them.
8. Are you a single or married man?
I got married last year.
9. Have you been able to support yourself and wife upon your place?
I have. I was enabled to procure a barrel of fish, and a barrel of flour, and a cow, with the money I earned in opening a public road for Government through the Settlement.
10. What stock have you now upon your lot?
Two cows and a pig.
11. Have you any produce to dispose of at market at present?
Yes; one hundred bushels of potatoes, twenty to thirty of oats, and twenty of buck wheat*.
12. Will not your selling so much disable you from planting next spring; by your finding it difficult to get seed should you be short of it?
No; my seed at present is not very good; and I will put myself to some inconvenience to get better.
13. Will the Settlement derive any advantage from the opening of the roads to Martin Head and Sussex Vale?
Yes.
14. State any?
Already we have found the advantage of the Martin Head Road, by bringing salt by it for our provisions, which we are getting able to salt, as well as procuring other supplies through a distance of only eight to fifteen miles land carriage, when before we had to go from forty to forty-five. The middle part of the Settlement will find the road to the Vale very convenient to procure supplies of hay, &c. for their cattle.
15. How do the Settlers in general feel towards Government?
We are all protestants in the lower part of the Settlement; we are very thankful to the Governor for doing so much for us; we are all happy and contented, on good terms with each other, and assist one another as much as possible.
16. Had I or any other person lent you twenty or twenty-five pounds, at the time you first went into the Settlement, and asked you no interest for two or three years, when do you think you could pay me back the whole with interest?
If you would take produce from us, or young cattle at the market price, I think we could return it to you, with the interest, in five years.
17. Do you think you have got on as well without it?
For my own part I would not like to have such a burden upon me. At first starting, a little to buy a cow and some potatoes would be very useful; but I think I am more content without it, for I should always be afraid I could not pay it.
18. Would not that feeling make you work better?
I am afraid it would *cost* me too much.

* Value of these in the Settlement:—

	£.	s.	d.
100 Bushels Potatoes, at 1 <i>s.</i> per bushel	5	—	—
20 to 30 Bushels Oats, say 25, at 3 <i>s.</i> ditto	3	15	—
20 Bushels Buck Wheat, at 4 <i>s.</i> ditto	4	—	—
	£. 12	15	—

19. Then do you mean to say, that poor as you were when you went upon your lands, you would rather go so again than incur the debt and obligation?

That I would.

20. Do you think any others in the Settlement are of the same opinion?

The minds of people there are so different that I would not like to answer for others.

21. How old are you?

Thirty.

(signed) *Thomas Gregory.*

NEW BRUNSWICK
Appendix (B.)
No. 1.

Thomas Duffield.—Heard the preceding questions and answers, and generally concurs in the latter.

1. HOW long have you resided in the Settlement?

Two years.

2. How much land have you cleared?

Nine acres.

3. Are you single or married?

Married.

4. What family have you?

One child.

5. Had you any money when you went into the Woods?

Five shillings.

6. Any provisions?

A barrel of flour and a barrel of mackarel. I had planted enough of potatoes on my father's place the year before to yield me a hundred bushels. I had also two and a half bushels of buck wheat.

7. What stock have you?

A cow and a steer.

8. How did you pay for them?

The cow I got from the Society, (*i. e.* St. John's Agricultural and Emigration Society,) and the steer I paid for in work.

9. Have you any produce now to sell, without distressing yourself?

Yes; 100 bushels of potatoes and twelve to fifteen bushels of oats.

10. Can you or Gregory tell me, what provisions would be required to subsist a family upon, in tolerable comfort, for the first twelve months upon going into the Wilderness, supposing the family to consist of a man, his wife, and three children from ten to fifteen years of age.

When putting this question, other two Emigrants entered my office, and joined in the following, as the quantity that would be required:—200 bushels potatoes, two barrels flour, two barrels fish, a little tea and molasses, and consider the milk of a cow as a very great benefit and saving.

11. What trade have you?

I am a Shoemaker.

12. Do you get any work in the Settlement?

Very little; I sometimes make for a neighbour, and he pays me by working again for me in some other way.

(signed) *Thomas Duffield.*

THE following Examination is intended to show the improvement made by another Emigrant, who carried a small sum in supplies with him into the Settlement. I have stated the value of these supplies at the price he actually paid for

NEW BRUNSWICK.

Appendix (B.)
No: 1.

for them, and also have *inventoried* his present stock and improvements at what is a fair valuation, so as to afford as clear a return as possible of the produce of his capital and labour, during the period of his residence. It must also be observed, that as he is now placed in a degree of *comparative* wealth, his improvements (*by a continuance of his industry*) will advance in a much more rapid ratio than during the first five years of his residence, which will appear by the following Statement.

James Alexander.—1. WHAT Supplies did you take into the Woods with you on first settling, and where did you settle?

In the fall of 1821, I had the following articles: viz.

1 barrel Flour	- - - - -	£. 1 15 -
1 do. Rye	- - - - -	1 5 -
1 do. Biscuit	- - - - -	- 15 -
1 do. Mackarel	- - - - -	1 4 -
50 to 60 lbs. salt Beef (say)	- - - - -	1 10 -
5 gallons Molasses	- - - - -	- 13 9
3 do. Rum	- - - - -	- 9 9
3 lbs. Tea	- - - - -	- 15 -
6 lbs. Sugar	- - - - -	- 5 -
1 Cow	- - - - -	4 - -
1 Sow	- - - - -	- 16 -
1 Axe, 10s.—1 Hoe, 7s. 6d.	- - - - -	- 17 6
30 bushels of Potatoes	- - - - -	3 - -
		<hr/>
		£. 17 6 -

2. Was this your whole stock, exclusive of your clothing, when you went out?
Yes.

3. What family had you?
My wife and self.

4. At what time of the year did you go to your land?
In the month of November.

5. How long did your provisions last you?
Until the 9th August following, when our new crop began to yield.

6. What crop did you raise the first year?
One hundred and fifty bushels of potatoes, twenty-seven bushels of buck wheat, and four bushels of rye.—Cost from 6s. to 8s.

7. Did you purchase any flour that year?
No; I sold all I could spare off my land to procure other necessaries.

8. Did you get in debt?
No!

9. Have you any family now?
Three children.

10. What quantity of land have you now clear, and what stock and improvements have you got?

Twenty acres cleared, at 80s. per acre	- - - - -	£. 80 - -
2 Cows	- - - - -	12 - -
2 Steers	- - - - -	7 10 -
1 Mare in foal	- - - - -	20 - -
5 Sheep	- - - - -	3 2 6
2 Hogs	- - - - -	2 - -
1 House	- - - - -	12 10 -
1 Barn	- - - - -	5 - -
1 Sled	- - - - -	1 10 -
Harness	- - - - -	3 - -
Purchased furniture this year to the amount of	- - - - -	10 - -
Amount due to me for road work, &c.	- - - - -	7 10 -
		<hr/>
		£. 164 2 6

11. Do you consider the sums here set down as a fair valuation of the property you now possess?

I do.

NEW BRUNSWICK.

Appendix (B.)
No. 1.

12. How much produce have you sold at market after supplying your family and reserving seed?

About 20*l.* worth.

13. Have you any produce on hand still, and for sale?

Yes, about one hundred bushels of potatoes.

14. How long does it employ you to cut down and clear an acre of land for a crop?

Fifteen or sixteen days. (I should say not less than twenty. *A.W.*)

15. How long does it employ you to build such a house as you inhabit?

I made a *frolic* of the people in the Settlement, and got my neighbours to put up the walls in two days. I afterwards finished it. I dug the cellar myself in eight days.

16. How many miles are you from St. John?

Forty miles.

17. How much do you think a family, like yours is at present, would require upon first going into the Woods, in provisions, clothing, blankets, cooking utensils, bedding, axes, &c. &c.?

From 30*l.* to 35*l.*; that would keep them well until they began to raise their own crops, when, if they have good land, they must then manage for themselves.

18. What articles will support *your* family for the same period, independent of clothing, and as you are now placed?

Three barrels of flour (one of wheat and two of rye flour); one barrel of pork; one ditto of fish; six pounds of tea; ten gallons of molasses; one hundred bushels of potatoes: value about 22*l.* currency. Upon these we can live in good working condition, until we get a fresh supply by our own labour.

19. Recollect yourself, and say, if any part of your answers be more or less than a simple statement of facts, as they have occurred to yourself?

I can swear to the best of my recollection that they are so.

(signed) *James Alexander.*

20th April 1827.

I am personally acquainted with the character of the Settlers from whom the foregoing answers were received, as well as their situation and condition in the Settlement, which, with very few exceptions, may be considered a fair sample of the district.

The ratio of labour performed varies materially, according to the *internal* force of a family. In the space of a few miles, I noted the labour in twenty-seven cases, and found it as follows: During a residence of five years,

13	Families had cleared from 10 down to 2 acres.
11	- - ditto - - 20 - 10 ditto.
3	- - ditto - - 45 - 20 ditto.

A most prejudicial propensity attaches itself to many of the voluntary Emigrants, viz. great unsteadiness; and I must add, that of clinging to towns for labour, "to make something," as they say, "to enable them to go upon their lands."

I have almost invariably found such people worse off at the expiration of several years, than at the moment they landed in the country; if they receive high wages for their labour, they are most improvident in their habits, and seldom lay by any thing for the alleged purpose of settling. It is then that during seasons of relaxed demand for labour, those people become burdensome to the Province; but I am not acquainted with a single case where an industrious man has gone directly upon land, that land being of a good quality, without rendering himself and family tolerably comfortable, and amply supported in the course of a few years. I look upon

NEW BRUNSWICK.

Appendix (B.)
No. 1.

Duffield (see Examination) as poor a man as could have braved the difficulties of first settling, but his industry has given his family a livelihood, and something still to sell.

As the Examinations were taken without any other motive than to acquire an accurate knowledge of a district with which I have a good deal to do, I must request your indulgence to their want of an official form; I can, however, vouch for their accuracy. My last visit to the Settlement was in October, but Settlers are with me almost every day.

(signed) *A. Wedderburn,*
Major County Militia, and Secretary to
the A. and E. Society.

St John, New Brunswick,
1st May 1827.

(B.)—No. 2.

EXTRACT from a Letter addressed to Lieutenant Colonel Cockburn, by
Judge Botsford. Dated Sackville, 7th June 1827.

Appendix (B.)
No. 2.

BY the return of Mr. Smith, I had the pleasure of hearing of your safe arrival at Truro, and was glad to learn that before you left it you had an opportunity of receiving his Report, and also that of Mr. M'Laughlin. The very favourable accounts those gentlemen give of the parts of the country which they explored, must have afforded you much satisfaction, as they tend to prove that there are large tracts of ungranted lands well adapted, from the nature of the soil, and from their local situation, for the settlement and accommodation of thousands of Emigrants. I have here to observe, that in a new country where the tracts of wilderness are immense, and the range of choice so wide, the very best lands only are selected and pronounced to be good, while other tracts upon which there are not such strong indications of fertility are overlooked or condemned as sterile and unfit for cultivation. In many places lands that were at first rejected, have been since located, and have been found, on cultivation, to be equally as productive as those that were thought of a much richer quality. It has come within my own knowledge, that lands which twenty years ago would not have been received as a gift, are now in demand, and contain a soil highly productive. When lands, therefore, are pronounced to be good by persons who have explored them, and who have no interested motives to make false representations, it may fairly be inferred that they are so. I was much gratified at hearing so good report made of the tract of land lying between Miranichi and the Bend of the Petecoudiac River. The distance is about seventy-six miles, and the soil well calculated for the settlement of Emigrants. On looking at the Map of the Province you will observe that this route will cross the Shediac, Cocagne, Chebuctouch, and Richibueto Rivers, from which abundant supplies of fish can be obtained; and the harbours at the entrance of several of them will afford convenient places for the disembarkation of Emigrants. There is another very important object, which the settlement of this tract of country would promote, and which might be connected with the proposed scheme of Emigration. I allude to the making it a direct road from the Bend of the Petecoudiac to Newcastle, and which would form a very considerable section of the contemplated communication between Halifax and Quebec, by the way of the Ristigouch. It has always appeared to me of the utmost statistical importance to the British North American Colonies, and in case of a war with the United States, highly necessary to their joint defence, that their otherwise isolated and distant territories should be connected by a good road of communication. To you, Sir, whose knowledge of this country is so accurate and extensive, I need not to observe, that the route from Halifax to Quebec, by the Ristigouche, would on many accounts be preferable to the one now used by the way of the river St. John. One decided advantage it would have, that of being one hundred miles shorter. The Road from Halifax to the Bend of the Petecoudiac, a distance of one hundred and eighty miles,

miles, is already a good one for carriages. The average expense of making a road through the Wilderness is generally estimated at 100*l.* currency per mile. I think that it would cost more to make it passable for carriages. The sum of 10,000*l.* in my opinion would make the projected route from the Bend to Newcastle a good road; and it certainly would facilitate the settlement of many families of Emigrants. I confess I am struck with the importance of this project, upon which we had some conversation when I had the pleasure of seeing you; and the more I reflect upon it, the more am I struck with the bearing it will have upon the settlement of the Emigrants, and upon the line of communication with Quebec. The route lately explored between Newcastle and St. Peter's, a distance of fifty miles, is as I have been informed, well adapted for the accommodation of Settlers. From St. Peter's by the Ristigouche, the Matapedia River and Lake, to Mitis, is a distance of about one hundred and fifty miles. With respect to the means of making this communication, I know not from whence they are to be derived.

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Appendix (B.)
No. 2.

(B.)—No. 3.

EXTRACT from Colonel Cockburn's Journal of 20th May 1827.

AT 3 P. M. I set out from Bay Verte, a distance from Westcock of about twenty-two miles. The country, farms, roads and general appearance are first-rate; indeed the parishes of Dorchester and Sackville may be so described generally. The latter part of the road to Bay Verte not quite so good, and the country less thickly inhabited. At seven, reached the house of Mr. Chappell, a very old, intelligent and prosperous Settler. Mr. Botsford was anxious I should see and converse with him, and the rest of the evening was dedicated as usual to the various points connected with Emigration. Without communicating our opinions, we put various questions to Mr. Chappell. The old gentleman took a certain time before he would return his answers. The result was truly gratifying, and confirmed as nearly as possible my previous calculation. Mr. Chappell agrees with Mr. Botsford in thinking that our supply of implements is too liberal. If fish is given, he particularly recommends the fat mackarel and the sea shad, both of which were cheap, nourishing, and mix up particularly well with potatoes. Mr. Chappell paid nine dollars an acre for clearing and burning some land last year; that is having it prepared for crops, but *without fencing*; the *doing which* in the case of the Emigrants lots would be useless. There is a tract of about 1,000 acres of heavy-timbered hard wood land close to him, the which he has no doubt might be prepared in like manner for putting in the crop, for ten dollars per acre. Mr. Chappell thinks the axes should not exceed five pounds in weight. His son, a fine young man and very strong, and *particularly accomplished* as a chopper (no mean qualification in this country) uses an axe of only four pounds and a half weight. This person (the son) says, that two good woodsmen should clear, without fencing, at the rate of an acre in every seven days. Wages per month about Bay Verte for good labourers, ten dollars per month; expense of provisions about 1*s.* 6*d.* per day. The Settlement at Bay Verte consists of a very few houses; and nothing larger than schooners, when loaded, can come within two or three miles of shore, the whole bay being very shallow. As a harbour for ships, therefore, it is useless. Vessels of 200 tons and upwards are sometimes built here. The harbours of Pugwash and Ramshag, about fifteen and thirty miles to eastward, are good, particularly the latter.

Appendix (B.)
No. 3.

(B).—No. 4.

REPORT of George N. Smith, Surveyor of the Province of New Brunswick, on an Exploration in the Parishes of Hillsboro', Hopewell, and part of Salisbury, in the County of Westmoreland, in obedience to Instructions received from Colonel Cockburn. Bend of Petecoudiac, 17th May 1827.

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Appendix (B.)
No. 4.

1827, May 28th.—Left the Bend in a boat at seven o'clock this morning, and arrived at Weldon Creek, a distance of twelve miles, in an hour and a half. Proceeded up this Creek until we got to the rear lines of the granted lands. These front lands are pretty well settled, and are chiefly valuable for the meadow lands, and their proximity to the Petecoudiac River. A young man, called Steeves, has removed back on account of the superiority of the soil, although his family possess much land nearer the river, where he could have made his choice. Onward from the granted lands, the woods indicate good tracts, being chiefly the larger hard woods, with occasional mixtures of ash, hornbeam and alders. Continued west-south-west, the growth rather improving. Ascended farther to the west, and on the upper part of the hill got an extensive view of continuous tracts of hard wood, mixed with spruce and hemlock. Descended in a winding direction, and suddenly got a view of the intervalles on Turtle Creek. The French, who originally occupied this place, call it "Forche à Crapaud." Entered an improvement, by one Milton, who has left this beautiful vale, and gone to sea; the family appear very indigent; one of his sons was going out to the mill (about four miles off) with a peck of corn to have it ground. This recluse spot, surrounded by prolific and romantic mountains, showed, by its beautiful patches of greensward, that it requires only the hand of industry to render it an enviable retreat. Pushed on to the foot of the western hill, and skirted its base to another farm, which is occupied by Sam Steeves; has a wife and nine children; had sowed three bushels of wheat, and was harrowing with a crutched harrow, the crutch too long and narrow; better have a short wide one, for stumps, with five or seven teeth. Ascended the vale through land that cannot be exceeded; immense elms, ash, rock maple, birch and hornbeam; the swales a rich black alluvion. The same fine growth continues up the mountain; here, in a maple grove, Steeves and his son made nine hundred weight of sugar last year; he had 1,200 cassoos (vessels for receiving the sap) set, and yet had not tapped one half of the trees. When a person occupies a "Sugarie," (in all cases ungranted), makes "troughs and barks," builds his camp and brings his boilers there, he is considered in possession of the place, and calls it his "Privilege." Under such a right, Steeves has farmed out this grove during the last spring, and gets a certain proportion of the sugar made. Having gained the summit of the mountain, found it formed a most extended table land; examined it, and found the good land still continue. From the northern brow, the wide growth, yet scarcely budded, afforded an opportunity of viewing an immense body of fine land every where around, the Blue Hills withdrawn behind the Bend, and the smoke of clearing fires which appear to arise from the Roxborough Settlement; after descending a little to the west, discovered a fine spring; and as the night was closing in, we halted and encamped.

May 19th.—Up in time to see the rising sun gilding the tops of the distant forest. Started; edged down the hill to the west, same growth; discovered a seam of coal in a ridge down the mountain; burned some of the surface splinters, and found them consume very well, considering their inferiority from lying on the top; crossed a great number of streams falling into Turtle Creek, and at length the main branch. These streams divide large ridges, the general character of which is fine hard wood on the heights, with such growths in the flats as indicate good meadow land. Met an old blaze on a beech, which Doiron recognized as having been made by him twenty-five years ago; cut into it, and counted the growth of the tree since it was made, which exactly agreed with his assertion. He says

says he is perfectly acquainted with this district, and that the good land extends four or five miles to the northward, and all the way to Shepody in a contrary direction. Onward, crossed one of those very steep ravines or abrupt glens, between the mountains, which are here called "Vaults." The banks on each side are nearly perpendicular, being about 200 feet high, and certainly not more than 350 feet asunder at the top. Having crossed the table land beyond this, met the first rill falling into Coverdale River. After having met several streams, and a very small space of inferior land, ascended the highest mountain which as yet lay in the route. Soft woods from the base to within half a mile of the top, when a beech grove begins and the rocks appear; further up, a fine grove of maple, tall and wide, allowed of a most interesting view of the wooded hills, table lands and valleys meeting the eye in every direction, all covered with hard wood, interspersed with evergreens, stretching into the deciduous tracts like promontories and bays. Beyond the brow and inward on the plateau, met a beech ridge, solely beech, for a quarter of a mile, and then an instant transition to rock maple, with the largest firs I have ever seen, and which indicates the first quality of land. Proceeded onward about two miles through this growth, and descended gently through admirable land; partly down the mountain discovered a blue haze, which led me to conclude we were near Coverdale River; still descended, and when down, got into an intervale. Having been almost cloyed these two days with repetitions of the most desirable tracts for settlement and delightful travelling, nature seemed here determined to furnish us with a rich treat. The growth is of the most luxuriant and picturesque description; the soil is the finest alluvial deep dark mould; and the under brush presents a great variety of flowering shrubs, amongst which the "bush cranberry" (tamarind) was everywhere hung with clusters of its ripened fruit, which were very refreshing after the toils of the day. Through this intervale runs Coverdale River, on the banks of which we pitched our woodland camp. After refreshment, I left the Frenchmen in the camp, and went down the river to find some settlement, in order to discover where our route crossed the stream. At about three and a half miles reached the clearing of William Perkins. He seems to have chosen this place from ten or twelve acres of intervale lying there; the intervale is only middling, and the surrounding lands not worth clearing, being an exception to all I have yet seen in this district; says, he knew nothing of land when he settled there; sows five pecks wheat per acre, and has about twelve to one produce; sells at 7 s. 6 d. a bushel. Oats cost 2 s. per bushel; buck wheat sells for 5 s. per bushel; he sows three pecks per acre, and has thirty to one produce; he pays 22 s. 6 d. an acre and board to a man for felling, junking into ten feet lengths, and trimming off the branches; thinks it costs him 22 s. 6 d. more to burn and make fit for harrowing.

He says, the land on the road from his farm to the mill on Paulet River is poor next the streams, and hard wood between; all up between Paulet River and Coverdale River, and on towards Shepody, "is as good land for settlement as lies out of doors;" would have gone further up, but spent his means in building and clearing where he is.

May 20th.—The consequence of not having the lands open and cleared away round low flat grounds was very striking here this morning, as the intervale was covered with hoar frost, and the ground considerably frozen. Returning very early to the camp, found the high lands untouched with the cold, but, on descending to the camp, felt the frost again. Refreshed, and started to explore to Paulet River. On leaving Coverdale a small swamp occurs, which entirely disappears on ascending the heights. Onward, nearly south-west, crossed many streams and rising grounds and valleys, but not any so high or so deep as between Turtle Creek and Coverdale River. It may be noted, that without exception every valley is wooded with deciduous trees on the western bank, and with hemlock, spruce and firs, mixed with hardwood, on the eastern banks. Arrived at a branch of Paulet River, and found some improvement by persons who have occupied the grounds on their own authority; struck the main branch, and refreshed; crossed the river by fording, and continued the route westerly; from a height got a view of the lands towards Kennebecassis, and am convinced the same fine tract continues to Trout River and Martin's Head on the Bay of Fundy.

My instructions requiring that I should reach Shepody to-morrow night, and proceed to report to Colonel Cockburn at Sackville or Truro, I now altered my

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Appendix (B.)
No. 4.

course to south-east, and continued so to steer through similar fine tracts as hitherto. Recrossed the Paulet River at the Falls, to which I had been attracted by the noise of the cascade. It is one of the most pleasingly picturesque I ever saw, and has an air of peculiar elegance; its height is about thirty feet; the rocks are amazingly grand; and the character of the banks above the fall, and fine bit of distance, form a very perfect picture. I remained long enough to take a sketch. There are many lesser falls. Ascended the river about a mile, and had to ford across, being too wide to fell a tree; and the growth on its banks, the shrubby kind. Went on in the south-easterly course, through as fine land as ever, but in places rather rocky. Reached the head of the south-west branch of Coverdale River, and descended into the valley or intervalle; fine soil. Proceeded about two miles up, to a very large meadow, where the stream forms a clear rapid stretch, wide enough to be called a lake; the grass already abundant. Went up, although out of the course of the route, in order to get a place to cross. Forded opposite to a beaver dam; numbers of leeches in the lake; wild duck breeding; a porcupine feeding on the top of a poplar; could hardly restrain Jean Doiron's son from killing it. Climbed up a steep ascent of a few yards, and got on the side of an uncommonly finely-wooded hill; every furlong we met a swale, moist and green; could have walked for miles over such encouraging ground, but the sun was nearly set, and we had a camp to make, to light a fire, and cook our supper. Halted for the young Frenchman, who had lost us by his skulking behind to go and attack the porcupine; his father was very uneasy, and after whooping and hallooing, the report of his gun told us he was near. When he came up we proceeded in quest of water, and reaching a mountain spring which trickled away into a little rill, we formed our camp and refreshed, and went to rest.

May 21st.—Having encamped on the eastern ascent of a considerably high hill, openly clothed with hard wood, the beams of the morning sun had unsealed our slumbers by a quarter before five o'clock; refreshed, and started immediately.

After getting over this mountain, crossed several streams, and got into a district of low level land; the growth such as indicates good grazing lands, when cultivated. The day being warm, this moist land was refreshing and agreeable; met a roughly blazed line; pursued it for about a mile; and by the mark XIII. ascertained it to be a line laid out by Mr. Palmer, through lands thought very eligible for settlement, but the House of Assembly did not think fit to remunerate him for *what* he had done, and the thing lies over; it is a recent project. Hence went due south, through an extent of flowing green wood land, finely watered. Crossed a number of streams flowing towards Cape Enragé on the Bay of Fundy. The land, although evidently declining towards the sea, rises from the lower moist lands that I had just passed; and that description of wood which I met in the former day's journey re-appeared. Ascended gently to an amazingly fine table land of hard wood; continued along this beautiful ridge, and from the highest point could see no bounds to the same kind of land. My guide and attendants agreed that it extends nearly to St. Martin's Head on the south-west; for many miles to the north-east; and nearly to the shore on the south; with desirable mixtures of soft wood. Measured a black birch, which at four and a half feet from the ground (where the trunk was nearly as thick as it was for several feet higher), and found it fourteen feet and a little more in circumference. The mountain ash, which Sir Walter Scott calls the rowan tree, grows here to six and eight inches diameter, and in this hard wood upland firs measure from fifteen to twenty inches diameter; no stone, excepting such as may be on the sloping brows of the hills; and it may be inferred, as it is true, that there is very little beech in this admirable tract. Descended, and struck the main branch of Upper Salmon River; the heat of the day made the shade of the green woods exceedingly pleasant. There is a great variety of plants here; the gentian, small white antirrhinum, langue de bœuf, adders tongue, and a yellow-flowered fratillary, are in full blow. From hence gradually descended to Shepody.

As a summary of the whole, I may say, that the whole tract is a continuity of superior land for settlement, and that I do not think more than two and a half per cent can be deducted for stony land, steep banks, and the place occupied by rivers. *There is no barren whatever*; no swamps but such as are highly desirable; and on almost every stream can be found a mill site. The highlands are early, not subject to blight and early frost; and the difficulty of access is obviated by the table lands,
upon

upon which a road can be brought from Shepody to Coverdale River, and from thence to Paulet River, without any draught that is not perfectly easy.

The writer begs Colonel Cockburn's indulgence on the score of perspicuity, not having time to send a map of the route; but will mark the places on that which will be furnished to Colonel Cockburn, in such a manner as will render this account more clear.

(signed) *George N. Smith.*

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Appendix (B.)
No. 4.

(B.) No. 5.

COPY of a Letter from J. A. Maclauchlan, Esq. to Lieutenant-Colonel Cockburn, Commissioner, &c.

Sir,

Fredericton, 30th June 1827.

HAVING received your instructions at Miramichi, to explore and ascertain the growth of timber, and the quality of the land lying between the upper Settlers on the Richibucto River and the Butternut Ridge; also from that in rear of the granted lands to the Bend of the Petecoudiac River; I have now the honour to report my having attended to this duty, and beg leave to state the following for your information, which is accompanied by a plan showing my route, and which I hope may be satisfactory.

Appendix (B.)
No. 5.

The upper Settlers on the Richibucto River are about twenty-two miles from its mouth, and three from the head of the tide. Their farms are composed of good tillage land, and timbered with an equal proportion of rock maple, birch, beech, hemlock and spruce. They informed me the increase of their soil was from fifteen to eighteen bushels of wheat from one; other grain in proportion. Potatoes twenty bushels, and hay from one and a half to two and a half tons to the acre.

From these Settlers I took my departure, with a south-west course, rather to the southward, and should imagine, from time, to have travelled five miles. From the first mile I found the same description of land as on the bank of the Richibucto, but the remaining four very indifferent soil, timbered with the inferior woods of white birch, spruce, prince's pine, poplar and fir. From several observations taken in this course of high spruce trees, the land to the westward appeared of the same description as I passed through; but to the eastward and south-east, that is, on or near Trout Brook, and Coal or Mile Branch, appeared to be timbered with good hard wood. My course was then directed south for ten miles; and almost in the whole of this distance, excepting, as I have said before, on the Trout and Coal Branches (both of which I crossed), passed through soft wood timber of a similar growth and description as the four miles first spoken of. I made frequent observations, and found the land to the westward low and very indifferent; but to the east and south-east, good land.

Again I took nearly a south-east course for five miles, and passed through the quality of soft wood timber, as before described, which brought me into a very extensive barren, or what is termed in this country a Caraboo Plain. From this I have reason to believe the Buetouche, Mile or Coal Branch, Salmon River, and the new Canaan Rivers, take their source. From the Barren I went south, and came to a stream about a mile, that I was afraid (from the sketch of the country furnished me,) was the head of Salmon River, which discharges into the Grand Lake. However, I changed my course for one I thought would bring me to Butternut Ridge; when I crossed the same stream several times, and at length came to a Settler on its banks, of the name of Rider, who informed me it was the new Canaan River, that empties into the Washademoak Lake. Frequent observations were taken between the Barren and the Settler, which I should suppose a distance of eight or nine miles; and the land for several miles on Canaan River was found very low, and timbered with a very inferior quality of soft wood.

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No. 5.

At Rider's House I discovered the ridge, which bore south twenty degrees east, six miles distant; the land between me and it, low and timbered as just before described.

The Clearing I discovered on the ridge belonged to Charles Alwood, who is in the possession of a very good farm, and also many others adjoining him. The growth of timber here is rock maple, birch, beech, butternut and hemlock. I was told, the annual increase was generally, of wheat, from fifteen to twenty bushels from one; Indian corn, eighty bushels; potatoes, twenty; but the soil too dry for grass. Saw several apple orchards, which bore, in five years, from the seed. There is also in this Settlement a *great quantity* of most excellent limestone.

I took my departure from this ridge for the Bend at the upper Settler, Charles Alwood's; and from his improvements through; the land, generally speaking, is excellent for agricultural purposes, *particularly so* for within eight miles of the Bend. The timber on this tract is composed of rock maple, birch, beech, ash, elm, oak, hemlock and spruce.

In making a computation of the quantity of land that I should consider fit for cultivation in my route, I am of opinion from 80,000 to 90,000 acres may be found, and probably more, when an accurate survey is made.

I have, &c.

(signed)

J. A. Muclachlan.

REPORT of George Smith, Esq. Assistant Surveyor General of New Brunswick, on his Route from St. Nicholas River to the Bend of Petecoudiac River.

THE growth from Richibucto to the West Branch of St. Nicholas River, is hard wood on the sides of the streams, with a mixture of hemlock and spruce in the middle grounds; on the West Branch there is a considerable extent of intervale. The south bank of the West Branch is steep in some parts, and covered with rather a poor growth of wood, which, however, extends only a few chains, when an uncommonly fine tract commences, and which extends several miles up stream: birches (of five cord), elm, ash and maple of immense size. Onward to the south the land declines, and a small dry barren runs east and west. Beyond it the hard wood re-appears, and skirts both sides of Buctouch Mill-branch. A few stripes of wet barren, partly spruce, swamp, and wet mixed land, lie on the way to the Buctouch, but upwards the land is excellent. At Miller's Cove, on the north side of the Buctouch, the land appears but of a middling quality, yet wherever any hay or clover seed falls, the evidence of a luxuriant vegetation is very striking.

The land on both sides of the Buctouch, all up both sides of both branches, is of a most inviting quality. At a considerable distance up, between the two main branches, there is a pretty large barren stretching westerly, in a direction similar to the general course of the river. Nearly on the head of a stream, which evidently empties into the Mahalawodiac, is a very good meadow, part of which has been improved. Beyond it, to the south, the land sustains a tall growth of spruce, sometimes mixed with hemlock and white birch, but never an absolute barren. Onward to the south, the north-west branch of the Cocagne runs a long way through the same kind of land. About half way between the north branch and the main Cocagne, a most excellent tract of land occurs, wooded with oak, elm, ash, hornbeam, beech, birch and maple. A beautiful small stream flows in all directions through this fine tract. Farther south, the growth is large hard wood and hemlock, which ridge is stated (by one of my attendants, who knows this country well) to extend to the shore on the east, and to the top of the stream on the west. Towards the Cocagne the land descends more than in any part of the tract as yet described. The Banks immediately on the river descend for a considerable distance, and large stones protrude from the surface; towards the water edge, the stones disappear. The stream is rapid, and clear of obstructions; the south bank is more rapid in ascent, but less stony, and may be called, as well as the north side, good land; the timber is large hard wood mixed with hemlock and spruce; the same kind of land continues until
it

it falls into what is called the Roxborough Settlement, where it greatly improves; the Roxborough land is very good, and is covered with oak, ash and other hard wood; towards the Bend, the quality changes into the low marshy description.

NEW BRUNSWICK.

Appendix (B.)
No. 5.

The foregoing details are from my own immediate observation; but among a number of reports the following may be noted. When up the Richibucto, I met a Mr. Barnes, a man thoroughly experienced in the Woods, who had just descended the Mill or Coal Branch; he had been seventeen miles up the same, found it perfectly unobstructed, and pursued a land route, nearly south from the place where he left his canoe; he proceeded for ten or twelve miles and ascended a pretty high hill, from which he could plainly perceive, at a few miles distance, the course of the Washdemoak; and intervening, a lake, or rather what he took to be a meadow. In the whole extent of this route he found a very fine body of land, with a few limited exceptions. He passed one or two plains of small extent, and upon the whole, thinks the tract of good land stretches as far and wide as any other that he has heard of. Barnes' Tract is marked on my return with dotted lines.

An Indian (whom I met in the Woods) says, it may be observed, that either on the sides of the large rivers, or at a small distance from them, good tracts of land stretch in the direction of those rivers, but that when they are widely separate, tracts of barren or poor and swampy land lie between them. His name is L. Richards, and was accompanied by his daughter, and a young girl, daughter of Noel John. They had gone up to hunt musquash with their dogs, but were forced back by bad weather.

In estimating the quantities of the various qualities of land exemplified in the return, I have been careful to underrate the good and excellent, and rather exceed the quantity of bad. The whole extent is finely watered, and springs are everywhere met with.

Several admirable sites for mills are to be found; and indeed there is hardly a stream which does not present facilities for such useful erections.

It is to be remarked, that spruce and fir land, so much decried in almost every other part of the Province, is greatly esteemed in this, not without reason, for I saw fields under cultivation at Mr. Turner's, which would do credit to old settled hard wood lands, that were covered with spruce, a little hemlock and much fir. The soil is strong, loamy and free from stone.

The Roxborough Settlers employ themselves very profitably in winter by getting oak and ash staves off their lands; also in making shingles, for which they get ready sale or barter.

COPY of a Letter from W. J. Layton, Esq. to Lieut. Colonel Cockburn.

Sir,

Richibucto, 16th May 1827.

I HAVE the honour to report to you, that, agreeably to your directions, I proceeded on Friday the 11th May to examine the real quality of the land situate between the Richibucto River and the North Line of the county of Kent; which service was completed on the Wednesday following.

I first of all ascended Molus River on the right-hand side, and in order to ascertain the length of a spruce swamp, I proceeded through the middle of it, and found it to be about three miles in length, and never more than one mile and a quarter wide; in the rear of which the land appeared to be of good quality. This swamp on the accompanying Sketch, is denominated as No. 5. At the further end of the swamp I crossed the river, and ascended the left bank, in order to determine the extent of a swamp there, being a growth of spruce, poplar and white birch, which is about two miles long, and not half a mile wide. This is also designated No. 5. There is excellent land on this side above and below this swamp, and a considerable quantity of intervalle. The good land extends along the banks, and a spruce swamp, about half a mile deep, in rear of it for a considerable distance, where the river begins to be very small. Diverging downwards, I passed through a very fine tract on my way to Kouchibouguasis, consisting of hard wood, with a small mixture

NEW BRUNSWICK

Appendix (B.)
No. 5.

ture of evergreens. A swamp of poor land then extends for half a mile or more in some places to the river. Crossing the Kouchibouguacsis, I ascended it on the right bank, through an immense tract of excellent upland and intervalles. At the turn of the river to the northward I crossed the barren, and found it quite inconsiderable, and a very tolerable growth in rear of it. I recrossed the barren farther up, and descended a short distance. I then crossed the river, and ascended it to Mooney's Camp, and found very good land and many fine wild meadows. Descending again and crossing, I struck across the barren in another place, and found it not more than half a mile wide, and entered a cedar swamp; crossed several small ridges and some alder swamps, and then came to a ridge of very good land, which extends to the Kouchibouguacsis River. Between this part of the latter river to Barnaby's River is all very good land, with a slight exception, described on the sketch. Within the forks of the upper south branch is also excellent land, and below it is equally as good. Recrossing to the Kouchibouguacsis we found no barren at all, but all very good land. Descending at a distance from both rivers the land alternates from ridges of dry good land to cedar and alder swamp. Recrossed the Kouchibouguacsis, I ascended it on the left bank through tolerable land, and struck across the tail of the swamp to Molus River; descended the latter, where I had not seen it before, and crossed over to Bass River through almost all exceedingly fertile land, watered by a beautiful little brook. Descended Bass River about two miles, and re-crossed to Molus River, through all very poor land, marked on the sketch. Descended Molus River to M'Eachern's, and returned.

All the rivers have small pieces of intervalle on their banks, but the Kouchibouguacsis has most.

On the whole, according to my judgment, if the whole tract were divided into seven parts, the hard wood would be two; mixed growth, two and a half; tillageable swamp, one and a quarter; and barren, one and a quarter.

On the north side of Kouchibouguacsis River, the land to my certain knowledge is all perfectly good, or at least much more so generally than on the south side; I therefore did not conceive it to be at all necessary to devote any time in passing over land which was well known to me, but to devote more labour on that which was of a doubtful character.

Considering the prejudices entertained by new comers, I should beg leave to recommend that they might have a choice out of double the quantity of lots, which ought certainly to insure their being satisfied.

I have, &c.

(signed) *Wm. Jno. Layton, D. S. L.*Lieutenant Colonel Cockburn,
&c. &c. &c.

COPY of a Letter from B. R. Jouett, Esq. to Lieut. Colonel Cockburn.

Sir,

North-west Miramichi, 14th May 1827.

I HAVE the honour to report for your information the quality of the land lying between the Richibucto River and the River Miramichi, taking the Woods at Kellock's twenty-two miles up the Richibucto River, and proceeding from that direct for the village of Chatham, through the Wilderness, with some little divergences from a straight line.

The land in general on Richibucto River is of a good quality, timbered with hemlock, black birch, maple, beech, spruce, and some scattering pines; the land where I took my departure from Richibucto River, back for a distance of five miles, is of an ordinary quality, interspersed with small swamps, then commences barren; this continues half a mile; then comes flat land, rather swampy, and not so good in quality as that discovered the five preceding miles; the timber, hemlock and spruce, with a small proportion of hard wood; this continues to Bass River, or about four miles. On the north side of this river, a mile and a half below our line, there is a small ridge of good land, timbered principally with hard wood, running in a north-easterly direction. The land westerly appears of a tolerable good quality, mixture

of

of timber, some scattering pines. From Bass River, onward, for the first two miles, the land is very good generally; timber, large hemlock, black birch, &c.; the land very level and free from stone; then comes rather inferior land for a mile and a half; then comes large lake. There is a fine ridge of land lying south-westerly and west of our line, and rather extensive, (this information I obtained from the man, who climbs every few miles, or wherever we meet the smallest height,) also one of the same description north-easterly. The land from the lake before mentioned to Kouchibouguacis, a distance of three miles, is generally low and swampy, with some barrens interspersed; but one mile above this, on the north side of Kouchibouguacis, commences an excellent tract of land, and extends up parallel with the river for four or five miles; also a little below our line, on the south side of the river there is a fine ridge of good land running parallel with the river, and continuing for three or four miles; mixture of timber, birch, maple, hemlock and spruce. From Kouchibouguacis, on our line, the land continues low and swampy for one mile and three quarters; timber, small spruce, hemlock, fir, &c.; then comes small ridge of hard wood; the land good; this continues three quarters of a mile on our line, running westerly three or four miles, and easterly two or three miles; timber, principally hard wood, with a mixture of hemlock and spruce of a large size; then comes barren, covered with scrubby spruce; this continues for half a mile; then comes tolerably good land, rather low, but well timbered with birch, maple, and large hemlock; this continues to the Kouchibouguacis River, interspersed with swamps; the land on this river, skirting the banks up and down as far as the climber can see, appears to be very good, well timbered, principally hard wood. The land from Kouchibouguacis onward continues good for half a mile, well timbered; then comes low swamp land interspersed with a little hard wood here and there; this continues near two miles; then comes hard wood ridge, very fine land, but only continues a quarter of a mile; then comes barren, and continues half a mile; then comes level swamp, rather dry, large timber; then comes barren, partly open; this continues about half a mile; then comes flat land, tolerably good, timbered with hemlock, birch and spruce; then comes a low cedar swamp, very thickly timbered. From this to Bai-des-Vents (a distance of near three miles) the land is generally very good; timber, birch, maple, hemlock and spruce, some cedar and spruce swamps. The land skirting the banks of the Bai-des-Vents River is of a very good quality as far up and down as the climbers can see, well timbered, principally hard wood, very large. From Bai-des-Vents River, onward for half a mile, very good land, well timbered; then comes spruce and cedar swamps; those continue a mile and a half; then comes rather better land; but low, interspersed with cedar swamp; this continues two miles; then comes hard wood ridge; this continues half a mile on our line, and extends easterly two miles, and westerly two miles; timber, birch, beech, maple, hemlock and spruce; then comes cedar and spruce swamps; this continues for a half a mile; then comes barren, three quarters of a mile, covered with scrubby spruce; then comes cedar and spruce swamp; this continues one quarter of a mile; then comes higher land and of a better quality; timber, maple, white birch, spruce and fir, with some pines; this continues one quarter of a mile; then comes a small ridge of good land; timber, maple, birch and large hemlock; this continues one quarter of a mile; then comes barren; this continues one quarter of a mile. From this to Black River, a distance of one mile and a half, the land is generally low and swampy, with some small barrens. From Black River to Chatham, the land is low and swampy, poor growth of timber, very little hard wood; the distance from Black River to Chatham is about nine miles. This country is in general very level and free from stone. The weather, as you doubtless will have observed, proved most unfavourable for our work.

The most compact and extensive body of good land I have discovered, commences near the forks of Bai des-Vents River, and between the same, and extends up towards the head of Barnaby River; this may contain 20,000 acres. There is another body of good land near the head of Mac Ginnises and Troudys Brook; this is not very extensive, but very good. The ridges of good land in general are of an oblong figure, rather narrow, and running parallel with the rivers.

The general quality of the soil is, first, a covering of decayed vegetable matter, varying in depth from one to three inches; then a yellow or light gray clay, intermixed with more or less white sand in the best land, but with not a great deal of the latter.

NEW BRUNSWICK.

Appendix (B.)
No. 5.

Being detained in the Woods much longer than I expected, (from the severity of the weather,) I fear I shall be too late for this post; however, I shall make every exertion to dispatch my Report this time. I reside some distance from Newcastle, which renders my communications by post difficult and uncertain.

I regret to say, that this Report is not as explicit or as much to my mind as I could wish; but I assure you, Sir, that the unparalleled badness of the weather rendered it almost impossible to do any thing in the Woods. Not one day from the time I left Richibucto River, until I reached Chatham, but I experienced more or less rain or snow.

I herewith forward a statement of my account; a draft for the amount on Joseph Cunard & Co. if convenient to you, will answer every purpose.

I have, &c.
(signed) B. R. Jouett.

Lieut. Col. Cockburn,
&c. &c. &c.

P. S. My general course from the River Richibucto to Chatham was from five to ten degrees to the westward of north.

EXTRACT from Colonel Cockburn's General Remark Book.

MR. POWELL, resident of Richibucto, says, that between Richibucto and the Bend, land from about two miles and a half of the sea shore is good for a great way; and at the head of Bass River, the land for six miles square is excellent; the north side Mojus River, and all the south side Bass River. From Bass towards Grand Lake, burnt land, swamp, cedar, spruce and alder.

Mr. Goodfellow, of Newcastle, Miramichi, would prefer settling about the River Bartibog, in preference to any part of the two Provinces, for good land.

Mr. Harris, of Moorfields, Miramichi, states the land between Newcastle at Miramichi and Nipisiguit, Bay of Chaleur, on the eastern side of the old road, towards the shore, to be very capital. The new road is laid out nearer the shore, or to the eastward of the old one, and runs through a long tract of good land.

The land on the Ristigouche is generally good. He considers the climate quite as good as any in the two Provinces, and that farming can be as advantageously carried on there as in any part of the Province; and that he would as soon live on the Ristigouche as on the Gulf. Ristigouche navigable for ships for twenty miles above the bay, or mouth of the river.

PRINCE EDWARD'S ISLAND.

(C.)—No. 1.

REPORT of PRINCE EDWARD'S ISLAND, as directed by the Right Honourable
the Principal Secretary of State.

PRINCE COUNTY.—467,000 acres, divided into 23 townships; quit rent 2s. per 100 acres per annum. Township No. 15 revested in the Crown in the year 1818. Terms prescribed by His Majesty's Royal instructions, in the proportion of one settler to every 200 acres. The county in general containing an equal proportion of good and indifferent land.

PRINCE
EDWARD'S
ISLAND.

Appendix (C)
No. 1.

KING'S COUNTY.—412,000 acres, divided into 21 townships; quit rent 2s. per 100 acres per annum. Township No. 55 revested in the Crown in the year ; on which the quit rent is 6s. per 100 acres.

QUEEN'S COUNTY.—486,400 acres, divided into 23 townships; quit rent 2s. per 100 acres per annum. Terms same as above.

CHARLOTTE TOWN AND ROYALTY AND COMMON.—7,300 acres; Charlotte Town divided into hundreds, containing 496 town lots; 21 water lots; 45 of which do not appear on record. Royalty containing 592 lots of 12 acres each, 90 of which do not appear on record; 35 common lots of 12 acres each, two of which do not appear on record. Quit rent on town lots 7s. per annum; pasture lots 3s. per annum. 151 town lots granted within the last twenty years; 16 water lots; 187 pasture lots; 2 common lots. Terms prescribed by grants on town lots, to build a house, 16 feet by 12; and pasture lots, to clear three acres previous to obtaining a grant, and pay the annual quit rent.

GEORGE TOWN AND ROYALTY.—4,000 acres; George Town divided into 12 ranges, containing 192 town lots, of which 163 do not appear on record. Royalty containing 405 lots of eight acres each, 377 of which do not appear on record. Quit rent on town lots 5s. per annum; pasture lots 2s. per annum. Three town lots granted within the last twenty years; five pasture lots. Terms the same as above.

PRINCE TOWN AND ROYALTY.—4,000 acres, divided into 38 rows, containing 306 town lots, of which 228 do not appear on record. Royalty containing 346 lots of eight acres each, 124 of which do not appear on record. Quit rent of town lots 5s. per annum; pasture lots 2s. per annum. Granted within the last twenty years, 5 town lots; 53 pasture lots. Terms the same as above.

(signed). *J. E. Carmichael,*
Col. Secretary.

APPENDIX TO COLONEL COCKBURN'S

PRINCE
EDWARD'S
ISLAND.Appendix (C.)
No. 1.*Lots granted within the last Twenty Years :*

Charlotte Town	-	-	-	-	151	Lots.
George Town	-	-	-	-	3	Do.
Prince Town	-	-	-	-	5	Do.
<hr/>						
Town Lots	-	-	-	-	159	
Water Lots	-	-	-	-	16	
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Total of Town and Water Lots	-	-	-	-	175	

Charlotte Town	-	-	-	-	187	Pasture Lots.
	-	-	-	-	2	Common Lots.
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	-	-	-	-	189	
George Town	-	-	-	-	5	Pasture Lots.
Prince Town	-	-	-	-	53	Pasture Lots.
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247						Total of Pasture and Common Lots.

RECAPITULATION.

Acres.	
467,000	Prince's County.
412,000	King's County.
486,400	Queen's County.
7,300	Charlotte Town and Royalty.
4,000	George Town and Royalty.
4,000	Prince Town and Royalty.
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1,380,700	Total.

(C.)—No. 2.

RETURN of the Acting Surveyor General of Prince Edward's Island to
Colonel Cockburn.

Office of the Surveyor General, Prince Edward's Island.

Appendix (C.)
No. 2.

IT appears by the Office Plans of Townships, No. 55 and No. 15, that the following number of acres are held by grant, and also by license of occupation, as ordered by the Secretary of State, shortly after these townships were re-vested in the Crown.

Township, No. 55, granted	-	-	-	Acres.-	5,000
Ditto, under Lease	-	-	-		600
<hr/>					
					5,600

The township contains 20,000 acres, which leaves 14,400 acres in the Crown.

Township, No. 15, granted	-	-	-	Acres.	1,200
Ditto under License of Occupation	-	-	-		6,700
<hr/>					
					7,900

The township contains 20,000 acres, which leaves 12,100 in the Crown.

(signed) J. E. Carmichael,
Acting Surveyor General.

(C.)—No. 3.

QUESTIONS BY MR. HORTON.

Q. 1.—THE fullest account of the Nature of the Lands which have already been granted; their Quality, Capacity, and the Terms of Cultivation which have been imposed?

PRINCE
EDWARD'S
ISLAND.

Appendix (C.)
No. 3.

A.—Prince Edward's Island contains 1,400,000 acres of land, and is in its greatest length 160 miles, and varying in breadth from forty miles at the widest to six and seven miles at the narrowest part. It is much intersected by navigable rivers and arms of the sea; and it is said that there is not one point in the Island more than five miles distant from water carriage. There is no country of its extent more abounding in safe and commodious harbours, and there is everywhere abundance of springs of the purest water.

The Island is divided into three counties, King's County, Queen's County, and Prince County. The whole of the land in each county has been granted away by the Crown, to different persons, in tracts or townships of 20,000 acres each. These grants consist in the whole of sixty-seven townships, and include every acre that His Majesty could grant, excepting the site of a town and a royalty in each county, containing about 15,000, and the townships No. 55 and No. 15, which were reinvested in the Crown under an inquest of office in the year 18—.

The grants of townships contain no condition to cultivate; but each grantee was required, within a definite period, to settle his lot with inhabitants in the proportion of one person to every 200 acres of land, and on condition of paying a quit-rent for each 100 acres, which is now reduced to the sum of 2 s. annually. The quit-rent has not at any time been regularly collected, and it is not now. None of the adjoining Colonies pay quit-rent, although there is a like reserve in those of Nova Scotia, New Brunswick and Canada.

The Island is everywhere of a very undulating surface, there being not, probably, half a mile of level ground within it. The highest land is said to be about 400 feet above the level of the sea. The soil is generally a deep red sandy loam, of great fertility, approaching in some districts to a clayey loam. All the grains of Britain are raised in perfection. Wheat, oats and barley, are each excellent in their kind, and abundant in their produce, under ordinary management. All the leguminous crops, potatoes, turnips, carrots, parsnips, cabbages, and the mangel wurzel, are here brought to perfection.

From the earliest period of the English settlement of the Island, which may be said to have commenced in the year 1775, the Island raised enough for its own consumption, and may be said to have been, since the year 1790, an exporting country of oats, wheat, barley and potatoes, and still continues so, though in a smaller degree, since a larger market has arisen within it from the demands of lumber men, from ship-building, and from a small fishery.

The whole Island is an unvaried tract of hard wood, beech, birch and maple forming the mass of its forest. There is not, probably, 20,000 acres of indifferent land in the Colony; and it may be said to be all arable; that is to say, capable of yielding profitable crops under the plough.

There are no obstacles to beneficial cultivation but the forest trees; the land is everywhere free of stones and rocks, and draining is hardly anywhere required. The country on the coast abounds with sea ware, which is used as a manure; and in all the bays, rivers and creeks there is abundance of rotten eel-grass, a sort of sea-weed, which, in a state of decay, is excellent manure; muscle-mud, a very rich marle, containing, on analysis, 45 per cent of the carbonate of lime. All of these have latterly been used by the farmers, but not to the extent they ought.

The grasses commonly sown in the Island are the timothy (meadow catstail of the botanists), the red and white clover, and the cow-grass, or perennial red clover. Where the land is under tolerable management, from one half to two tons of hay is made

PRINCE
EDWARD'S
ISLAND.

Appendix (C.)
No. 3.

made to the acre. It must, however, be borne in mind, that all culture here, even the best, is far behind that of Europe.

Connected with this subject, climate must not be omitted. The winter is long, and its length, not its severity, is formidable. From the 1st of December ploughing is in general impracticable, though there are some rare instances of its having been prolonged to January. Its recommencement may fairly be stated as the 17th April, although earlier seasons are not unfrequent. Wheat is sown from the 1st to the 15th of May, in ordinary seasons; oats a week later; and barley a week or ten days still later. Potatoes are planted from the first day till the middle of June, and in the Forest a fortnight or three weeks later.

The hay harvest begins in the middle of July, and terminates, with all good farmers, towards the end of that month or the first week of August. The grain harvest commences in the end of August, and continues through September. The potatoe crop is taken up in October.

It may be fairly said that all crops are brought to maturity here, and are saved with much less trouble than the same crops are in Great Britain or Ireland.

The severity of the winter is not so great here as in any of the Colonies that adjoin it under the same parallel of latitude, or indeed more southerly; our insular situation accounts for this.

The people here are satisfied that the winter is favourable to agriculture; by that is meant that the snow covering our land is beneficial.

Q. 2.—THE Nature of the Conditions with respect to Road-making and Draining, which have been required?

A.—There is no condition in the grants of our townships but those already noticed. There is, however, a reserve in each grant of land, for the Crown to make highways and wharfs, and for fortifications.

Under this reservation the government of the Island has caused roads to be made at public expense, where such roads were deemed beneficial, through the townships, without giving any compensation to the owners, and indeed without any claim having been made, such roads being in all cases as advantageous to the proprietor as they were to the public.

It may be mentioned here, that the highways of the Island have been heretofore made almost exclusively by the labour which each male person, between sixteen and sixty, is bound to work four days annually on the roads. The produce of a public tax on imported spirits and wines, in aid of these roads and the bridges, has been for many years only partially applied to this object. The highways are, however, better than might have been expected; on one road a carriage may be driven, without difficulty, seventy miles, and on many others ten and fifteen miles. There is reason to believe that in a few years good carriage roads will be made to every part of the Island; and that as the Legislature has voted money for that purpose, the statute labour may, in a short period, be exclusively applied to cross roads.

It may safely be said, that there is no forest country in America where good highways can be made at so small an expense. Draining is hardly anywhere required.

Q. 3.—THE Operation of any existing Law of Escheat?

A.—There is no colonial law of escheat here. Two townships, Lot 15 and Lot 55, were escheated some years ago by orders of my Lord Bathurst. They were escheated under an inquest of office, for the non-performance of the conditions of the grant. The forfeiture of Lot 15 has never been questioned, and grants have been given of it to the extent of 12,000 acres. There are, under license of occupation, 6,700, making a total of 7,900 acres. The township contains 20,000 acres, which leaves 12,100 in the Crown.

The escheat of lot 55 is now in a course of legal investigation by a traverse of the inquest of office. Grants of that lot to the extent of 5,000 acres (and under lease 600) have been made in the interval between the period of escheat and the traverse. The township contains 20,000 acres, which leaves 14,400 in the Crown.

Q. 4.—The

Q. 4.—THE Value of the Lands?

A.—The value of land in this Island, and indeed in all new countries, varies perhaps more than it ever does in Europe. One hundred acres in a good situation, well cleared, with good fences, and suitable buildings, and in judicious cultivation, might yield a higher price than 5,000 acres of forest land of the same natural quality, situated in a remote quarter, distant from roads, harbours, settlements and markets.

PRINCE
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ISLAND.
—
Appendix (C.)
No. 3.

The common rent of wood land here is 1s. currency the acre, or 5*l.* for 100 acres. This rent is seldom exacted till the tenant has been three years on the land, and these three years he sits rent-free. The common price of the like land is from 10*s.* to 20*s.* the acre for a farm of 100 acres; this is of land favourably situated, and in settlements, and the terms of payment are generally made very easy. This is the way in which the owner of a township deals with his settlers.

Purchases of land, however, on a large scale, are after a very different rate.

It is not, however, very easy to say what may be the rate by the acre, where there are so many varying circumstances in the value of a township, for they all are more or less settled, and generally are of value in proportion to their being so, if the lands have been leased; but on the other hand, when the settlers have bought their lands, the value of a township is diminished, because the early settlers generally have chosen the most valuable tracts of land, and the best situations as to harbours and water carriage.

Perhaps some instances of recent sales may give the most correct information. A township, Lot 54, of excellent land, with an extensive water front on Cardegan River, where the largest man-of-war may enter, was lately sold for 1,500*l.* sterling. The land sold was 18,000 acres; 2,000 acres had previously been disposed of.

Mr. Johnson, the agent of Lord Selkirk's property, is now in treaty with some New Brunswick Frenchmen, for the sale of Lot 10, and half Lot 12, both nearly in a state of nature, and containing 30,000 acres; these lands are distant about sixty miles from Charlotte Town; the price Mr. Johnson has asked is only 2,500*l.* It is a detached portion of my Lord Selkirk's estate, which he wishes to get rid of. Mr. Johnson offered 16,000 acres, part of Township 31, within eight miles of the capital, for 2,000*l.* currency, and there are tenants paying rents to the amount of nearly 50*l.*; and Mr. Johnson has only yet received an offer of 1,500*l.* with distant periods of payment.

Land then may be said to be very cheap; it is much lower priced than in any of the adjoining Colonies, and for this solid reason, that there is a greater abundance of fertile land here. It has already been said that the Island contains 1,400,000 acres, and the population is thought to be about 31,000 souls. There has never been any census that could be relied on, but the above is thought, by the best informed persons, near the truth. Land must therefore, of necessity, be cheap where the population is small, and fertile land so abundant.

Q. 5.—THE Means of Improvement, whether dependent on Capital or otherwise?

A.—The Island wants capital, as all new countries do. There no is British Colony where capital may be invested in land more beneficially, and no Colony of the Crown that has so sparingly partaken of public money. Since its settlement, half a century, it has never received one ray of public encouragement; while Nova Scotia has had not only assistance in its early settlement from Government, but up to the present day owes any prosperity she enjoys to the Military and Naval station of Halifax, and the money thereby circulated.

The capital which has from time to time been invested in land purchases here, by private adventurers, has not been great. Nothing, indeed, is deserving the name of capital, save what was expended by the late Earl of Selkirk, and the late Lord Chief Baron of Scotland, Montgomery; and neither of them nor their heirs have yet reaped the benefits which their spirited exertions well merited.

PRINCE
EDWARD'S
ISLAND.

Appendix (C.)
No. 3.

There has not been any capital as yet applied to agriculture. A few gentlemen near Charlotte Town have amused themselves in farming, and have adopted judicious modes of culture, and improved the breed of stock of all sorts; and this taste increases and spreads over the country; but the new farmer who goes to clear the forest is in general possessed of no more property than his axe and hoe, and is often in debt for that. If he be an Emigrant he generally wanders about from place to place, quite bewildered with the variety of choice, and only fixes himself on the spot where he spends his last shilling.

It is to this numerous and valuable class that a small advance of capital may be of incalculable value; and any body of capitalists who might engage in such an advance, would find it a beneficial and safe mode of employing money; such capitalists having in the first instance possessed themselves of lands in the Island sufficient for their purpose; 150 or 200,000 acres might be had on nearly the same terms as before mentioned.

If the Government gives any aid to persons wishing to emigrate to the Island, it is to be hoped such Emigration may proceed from England. The basis of our population is the Scotch Highlander; a small body of the old Accadian French, and a few American Loyalists; the remainder is about an equal compound of English, Irish and Lowland Scotch. There is not a more orderly people in any of His Majesty's dominions, and it is very desirable to keep them so. This, however, might be despaired of were a great addition made to our population from Ireland.

Q. 6.—THE Quantity remaining to be disposed of?

A.—The quantity of public land is the 12,100 acres of Lot 15, and the remaining 14,400 of Lot 55, should the traverse of the inquest of office be unsuccessful; and a few town and pasture lots in the town and royalty of George Town.

The quantity of land that might be purchased from individuals is very great, say 150 to 200,000 acres.

July 1825.

(C.)—No. 4.

COPY of a Letter from Mr. Richard Yates to His Excellency the Lieutenant Governor.

Charlotte Town, 28th May 1827.

Appendix (C.)

RICHARD YATES' respectful compliments to his Excellency the Lieutenant Governor, begs to state, by a hasty calculation, also from other information, he thinks the under-mentioned is a tolerable near account of the surplus produce, as may be expected any fair year under present circumstances; viz.

100,000 Bushels of Potatoes.
17,000 Ditto Oats as Meal.
2,500 Ditto Barley Ditto.
1,000 Ditto Wheat as Flour.

(C.)—No. 5.

EXTRACT from Colonel Cockburn's General Remark Book.

Appendix (C.)
No. 5.

Charlotte Town, Prince Edward's Island.

A BEAUTIFUL and excellent harbour. Town not extensive, but neat and well built. The harbour shut up from first week in January to about the middle of April. Price of wheat 5s. per bushel; potatoes 1s. Clearing land and preparing it for crop \$ 10 (*i. e.* ten dollars) per acre. The soil throughout the whole Island good. Improvements by no means as extensive as they ought to be. Population about 30,000.

CAPE BRETON.

(D.)—No. 1.

COPY of a Letter from J. Crawley, Esq. Surveyor General, Cape Breton, to his Excellency Lieut. General Sir James Kempt, G. C. B. &c. &c.

Sir,

Sydney, 16 April 1827.

I HAVE the honour to acknowledge the receipt of your Excellency's note of the 4th April, and I hasten to offer such information concerning the subject of it, as I have been able by various means to procure. In my private note of 30th January to Sir Rupert George, I ventured to state that there might be vacant land for the accommodation of between 5,000 and 6,000 families, in this Island. That estimate was founded rather on my knowledge of the extent of surface than of the quality of the soil; and the result of later inquiries would induce me to recommend great caution as to the number to be brought hither in one year, until the interior has been carefully explored by intelligent persons.

CAPE BRETON.

Appendix (D.)
No. 1.

If the Great Miré Grant were escheated, there would be about 82,000 acres of disposable land, nearly one half of which, I am credibly informed, is good for nothing. From the western boundary of that Grant to the vicinity of St. Peter's and northerly and southerly, there may be rather more than 100,000 acres, some, doubtless, good, and a great deal, I fear, very indifferent, more especially towards the sea coast.

I have been disappointed in my expectations of obtaining a survey of the cluster of lakes in the rear of the Red Island lots, and a better knowledge of that country, by an unlucky accident, which confined to his room, until the ice became impassable, the only competent Surveyor that was disengaged. I learn from my deputies, from whose unrequited labours we derive the only information to be depended on, that the greatest quantity of ungranted good upland lies between the River Denis, the Gulf Shore, and thence towards the River Inhabitants. According to Mr. Luce's calculation, or rather his conjecture, there may be within those limits about 100,000 acres; and I am of opinion that 500 families might be planted at once in that part of the country, with less risk of disappointment than in any other. Five hundred would, I think, be as many as should be hazarded at one time between Miré, including the grant of that name, and St. Peter's. Mr. M'Nab makes a report of 200,000 acres, in *detached* situations, unoccupied, and fit for cultivation; it would perhaps be more correct to say, fit for farms; for it is not probable that the whole is suitable for cultivation. My deputy for the north-eastern part of the Island thinks there may be, in various situations in his district, from the Island Boularderie to Cape St. Lawrence, about 150,000 acres of land fit for agriculture; but I would not venture to recommend to send thither 200 families *until* the country be explored. In short, although there may be in the whole Island vacant land for 5,000 families, it would be very rash, considering our limited knowledge of the interior, to pretend to say where any large body of Emigrants might *safely* be placed, previously to the making correct *surveys* and divisions into lots, or, at least of extensive and careful explorations.

I have the honour to be, &c

(signed) J. Crawley, S. G. C. B.

His Excellency the Governor.

CAPE BRETON.

Appendix (D.)
No. 1.COPY of Letter from C. D. Rankin, Esq. to James M'Lauchlan, Esq.
H. P. 104th Regiment.

Dear Sir,

Charlotte Town, 28th May 1827.

ACCORDING to your request when we parted, I called at your lodgings at the time appointed. I was informed you had gone on board.

After a residence of upwards of twenty years in this country, that is so say, in the Canadas, Nova Scotia, New Brunswick, Cape Breton, and this Island, I was applied to by several of the principal proprietors of the Highlands of Scotland to make myself as well informed regarding the most suitable of the above Colonies for the location of Settlers. I of course made it my study to travel as much of the interior of said Provinces as possibly I could, whenever leisure would permit me, and the duties of both the civil and military situations which I had the honour to hold. I am very sorry that your request was not made at an earlier period, for the information of Colonel Cockburn. As the small sketch I have given you of the Bras d'Ors, and several lakes, will inform you of that part of Cape Breton, I will commence from the Gut of Canso to Cape North, which is as follows :

From the Judique to Cape Mabou, the front is settled, but by cutting roads through in many directions from the Judique to the interior, or opposite lakes, the lands are good and well adapted for Emigrants.

From Cape Mabou to Margaree River, the front is also settled, which is a distance of sixty miles from the Gut of Canso. The whole of the interior is well calculated for Settlers, with many fine lakes. From Margaree to Chetecan Harbour, the front is partly settled by French. The most part of the interior is rocky, and all the coast between Chetecan and Cape North is very wild, not fit for Settlers. From Cape North to Sidney I do not know, but was informed the land was very barren.

Commencing again from Canso to St. Peter's, the whole is settled in front. An immense number of inhabitants could be located on the interior of all that coast by cutting cross roads, and in particular from St. Peter's to Sidney, I am certain, is the best tract of land on the Island.

The Great Bras d'Or and Little Bras d'Or are a good deal settled on the front. I am well aware that there is plenty of lands in Cape Breton to accommodate from 25,000 to 30,000 Emigrants.

Should Colonel Cockburn, at any future period, require any information of the aforesaid Provinces, I shall be most happy to give him or you every assistance in my power.

I am, &c.

(signed) C. D. Rankin.

(D.)—No. 2.

Appendix (D.)
No. 2.INFORMATION obtained at Saint Peter's, Island of Cape Breton,
7th June 1827.

REV. MR. MAC LEOD, (Catholic Clergyman,) from information obtained from his parishioners, who reside all round the Bras d'Or Lake, and from whom and others he has heard much respecting the Island, confirms the statement which is given by the colouring of Map: and further states, that he has seen and conversed with persons who passed through the tract of country marked Unknown, and lying from the Bedeque River towards Limbo Cove and Cape North, and who spoke favourably of it. The Indians have informed Mr. Mac Leod there is a silver mine near Cape North.

Mr. Mac Leod thinks favourably of the soil of this Island generally, and is fully convinced that many parts of it are decidedly superior to Prince Edward's Island. He has seen a great deal of new Settlers, and feels satisfied there is no part of British North America so well qualified for the reception of Settlers as the interior of this Island;

Island; fish being to be taken in abundance in all the waters, summer and winter, and the water communications being within easy reach of every part of the Island.

CAPE BRETON.

Appendix (D.)
No. 2.

Mr. Mac Leod states, there is a great want of mills throughout the Island; but that there is no want of situations for building them.

Mr. Kavenagh (in whose house Mr. Mac Leod gave the foregoing information), and who is member of the Assembly for this Island, and has resided at Louisburg, Arichat, and at St. Peter's, from his childhood, fully corroborates Mr. Mac Leod's testimony; and expresses his confident opinion, that the soil of this Island is quite as good as that of any of the Provinces in British North America. Mr. Kavenagh thinks, the increase of wheat on new lands in this Island is about ten or twelve for one. He rather expresses this opinion from hearsay than his own knowledge; but of this he feels certain, that whatever the increase may be in other Colonies, it is quite as great here. Mr. Kavenagh states the price of labour in this country to be about 20*l.* per annum for wages, and about 14*l.* per annum, or 9*d.* a day, for provisions. Wages per month, at some seasons of the year, as high as 3*l.* The price of preparing land for crop, exclusive of fencing, 3*l.* per acre if store price, and if for cash 2*l.*

Mr. Kavenagh has no doubt that the climate of Cape Breton is to the full as favourable, both for health and agricultural purposes, as any part of the North American Provinces.

A census, taken in 1814, gave the population of the Island at about 8,000. Mr. Kavenagh thinks its amount at the present time does not exceed 17 or 18,000. Price of fall mackarel 15*s.* per barrel, put up for West Indian market.

(D.)—No. 3.

INFORMATION obtained at Arichat (Island of Madame), 8th June 1827.

Appendix (D.)
No. 3.

MR. LUCE, Deputy Surveyor for the Southern District, from general information, and from what he has seen, confirms the statement given by the colouring of the Map; and, from his own knowledge, is aware that the lands from the St. Deny's to the road leading from Port Hood to Whykohomah, containing about 50 or 60,000 acres, are good and fit for cultivation. The tract below the St. Deny to the road leading from Ship Harbour to head of St. George's Channel, and containing from 50 to 60,000 acres, Mr. Luce has also been frequently over, and knows to be good land. The timbers on both these tracts are black birch, beech, some maple, mixed in some places with hemlock. The green on the tract between the St. George's Channel and the Lennox Passage, goes rather too low; it however contains about 5,000 acres of good land. In that part, between St. George's Channel and St. Peter's, the green should have been continued down nearly to the Settlements, and contains 5,000 acres of good land. Of the large tract, lying between the Bras d'Or Lake, and that part of the Ocean extending from Grand River to Gubanas Bay, Mr. Luce states, that the part bordering on M'Nab's or the north-west side of the small central lake is not good, a few marshes only excepted. From the south-east side of the lake, however, for three miles towards the sea, the land is good. With respect to the other part of this tract Mr. Luce is unacquainted. In going back beyond the mountains, in rear of Chetigan, is a tract of good land; and which extends in a southerly direction to the Marguerite River. Mr. Luce considers the hard wood timbers of this Island to be of a superior quality to those of Nova Scotia. The lands are mixed, there being no very large tracts of very good or very bad; but those which are of good quality are fully equal to any in Nova Scotia, that is, in reference to the hard wood lands. Mr. Luce thinks an increase of ten or twelve bushels of wheat from one would be an excellent crop from any new land in the Province, which includes Nova Scotia.

CAPE-BRETON.

Appendix (D.)
No. 3.

Mr. Luce will explore any tract or tracts on which further information may be required for 30s. per diem, he paying the whole party, provisions, &c.

There is no vacant land fit for settlement in Isle Madame.

Mr. Luce is very confident, that with the assistance intended to be given by Government, Settlers with common industry cannot fail to succeed in Cape Breton. He has known them come out destitute, and in a few years become independent.

ESTIMATES.

—(E.)—

ESTIMATES.

Appendix (E.)

ESTIMATES of Expense of establishing a Family of Five Persons as Settlers in New Brunswick ; and Messrs. S. Cunard & Co's Tender in support thereof.

ESTIMATE of the Expense to be incurred in taking a Family of Five Persons from England, and permanently establishing them on 100 acres of land in New Brunswick.

1.	^{See Offer of} ^{Beatson, Carter, & Bonus, page 62.} } Transport from England	-	£. 16	11	4
	Medical attendance and comforts whilst embarked	-		1	5 -
2.	^{See Messrs.} ^{Cunard's Tender, page 61.} } Provisions for fourteen months	-	35	10	-
3.	Tools of husbandry, and domestic utensils, as hereafter detailed	-		3	6 3
4.	Surveys	-		-	9 -
5.	Roads	-		-	10 -
6.	^{ Supposed } ^{ Expense. } Transport from place of disembarkation	-		1	- -
7.	Cash for cow, or to assist in putting up hut	-		4	10 -
8.	Public Buildings	-		-	6 -
9.	Clearing and fencing thirty acres of land	-		-	1 -
10.	Seed corn, &c. (see Messrs. Cunard's Tender)	-		1	10 -
	Add for sundries	-		1	1 5
				£. 66	- -

or £. 13. 4s. for each individual.

In addition to the above, there will be a charge of about £. 1,000 a year for the Settling Department in the Province.

ESTIMATES.

Appendix (E.)

We also engage to supply the following articles, at the prices affixed thereto, in sterling :

16,000 Bushels of Potatoes, at	-	-	2s. per bushel.
2,500 Ditto Seed Wheat	-	-	5s. 6d. —
4,000 Felling Axes, warranted	-	-	6s. each.
4,000 Hoes	-	-	3s. —
2,000 Sickles	-	-	1s. —
2,000 Scotch Spades	-	-	4s. 6d. each.
2,000 Pots	-	-	3d. per lb.
2,000 Bake Ovens	-	-	3d. —
2,000 Frying Pans	-	-	4½d. —
2,000 Hand Saws (cast steel)	-	-	5s. 6d. each.
2,000 Augers	-	-	2s. each.
2,000 Gimlets of Sizes	-	-	3d. —
2,000 Pairs Hooks and Hinges	-	-	4½d. per lb.
2,000 Claw Hammers	-	-	1s. 6d. each.
24,000 lbs. {	Nails, 4 ^{ty}	-	8d. per lb.
	D° 10 ^{ty}	-	5½d. —
	D° 20 ^{ty}	-	5d. —
2,000 Drawing Knives	-	-	2s. each.
12,000 Panes of 7 × 9 Glass	-	-	4d. —
2,000 Grindstones	-	-	2s. —
60 Whip Saws	-	-	23s. —
30 Cross Cut D°	-	-	23s. —
2,000 Large Common Tea Kettles	-	-	4s. —
80 Bushels Yellow Seed Corn (Indian)	-	-	6s. 6d. per bushel.

It is understood that this offer is subject to the approval of His Majesty's Government at home ; and should it be approved and afterwards abandoned, ten per cent to be allowed us to cover any loss that we may sustain erecting storehouses, collecting provisions, &c.

We further state, that to prevent the possibility of any serious disappointment in the event of Emigrants coming out this autumn, we will keep on hand a larger supply of provisions than usual, so as to be enabled, at the shortest notice, on any emergency, to send such quantity as may be required to any part of the Province. In making this latter arrangement, should we sustain any trifling loss, we will state the same, not however as a matter of claim or right, but entirely leaving to His Majesty's Government the amount of any remuneration it may be thought fit to afford us.

We are ready to enter into any security that may be required, either here or in London.

We have to entreat that the decision of His Majesty's Government may be communicated to us at the earliest possible period, to enable us to make our arrangements.

We have the honour, &c.

(signed) S. Cunard & Co.

LETTER addressed to Lieut. Col. Cockburn by Messrs. Beatson, Carter and Bonus, previous to his leaving London.

Sir,

3, George Yard, Lombard Street, 29th January 1827.

CAPTAIN DOUGLAS having intimated to us your desire to ascertain the terms upon which Settlers could be conveyed to Nova Scotia, New Brunswick, and Quebec, from appointed ports in the United Kingdom, we beg leave to state we would contract for the conveyance of any number on the following terms:—the old soldiers rations agreeable to the form enclosed, with the usual proportion for women and children, together with water and fuel at the following prices:—men, per day, 1s. ; males above twelve years, 1s. ; women, two thirds, 8d. ; children under twelve years, 6d. : tonnage 21s. 6d. per ton, and embarked in the proportion of two adults to three tons register. Half freight payable on sailing of the ships, and the other moiety on the receipt of certificates of safe arrival at the ports of destination.

We have the honour, &c.

(signed) Beatson, Carter, & Bonus.

INSTRUCTIONS AND REPORT ON EMIGRATION.

63

RULES to be observed in victualling Troops when embarked.

ESTIMATES.
Appendix, (E.)

Six Soldiers' Allowance, for every Day in the Week.

	BREAD, Pounds.	BEER, Gallons, or half Pints SPIRITS, or Pints WINE.	BEEF, Pieces of 8lbs.	PORK, Pieces of 4lbs.	Peas, Pints.	OATMEAL, Pints.	BUTTER, Pounds.	CHEESE, Pounds.	VINEGAR.	WATER.
Sunday	4	4	-	1	2	-	-	-	-	One Quart in a Week. A sufficient Quantity for the Time they may be on board.
Monday	4	4	1 or 6lbs. of Flour, and 1lb. of Raisins.	-	-	4	-	1	-	
Tuesday	4	4		-	-	-	-	-	-	
Wednesday	4	4		-	-	2	4	1	-	
Thursday	4	4	-	1	2	-	-	-		
Friday	4	4	-	-	2	4	1	-		
Saturday	4	4	1 or as above	-	-	-	-	-	-	

Women are to be victualled at three-fourths of the above allowance, and Children at one half of Women's allowance.—The above are to be served out by full weights and measures.

N^o 3. as referred to in General Estimate.

Tools of Husbandry and Domestic Utensils :

	£.	s.	d.
2 Felling or Narrow Axes	-	-	12
2 Narrow Hoes	-	-	6
1 Sickle (Blade)	-	-	1
1 Spade, Scotch	-	-	4 6
1 Iron Pot, weight 22lbs.	-	-	5
1 Bake Oven, weight 31lbs.	-	-	7
1 Frying Pan	-	-	2 6
1 Hand Saw (cast steel)	-	-	5 6
1 Auger, 1 and 1 1/2 inch, in equal proportion	-	-	2
1 Gimlet	-	-	3
1 Set of Hooks and Hinges	-	-	2
1 Claw Hammer	-	-	1 6
12 Pound Nails, of Sorts	-	-	6
1 Drawing Knife	-	-	2
6 Panes of Glass	-	-	2
1 Grindstone	-	-	2
60 Whip and Thirty Cross Saws, for the whole	-	-	1
1 Tea Kettle, 1 1/2 gallons	-	-	4
	£.	3	6 3

No. 4. as referred to in General Estimate.

For Roads :

From the sea shore to the place of settlement	£. 600	-	-
A track from the Bend of the Petecoudiac direct to Richibuctob River, through the centre of Settlement, at from 11 l. to 12 l. per mile	-	400	-
	£. 1,000	-	-

This sum, divided amongst 2,000 heads of families, would be 10s. to each.

APPENDIX TO COLONEL COCKBURN'S

ESTIMATES.

N° 8. in General Estimate.

Appendix, (E.)

For Superintendent's House and Store :

Superintendent's house, which will contain the								
office	-	-	-	-	-	-	-	£.350 - -
Provision store	-	-	-	-	-	-	-	250 - -
								<u>£.600 - -</u>

This sum, divided amongst 2,000 heads of families, would be 6 s. each.

N° 9. as referred to in General Estimate.

For Clearing and Fencing Thirty Acres round Stores and Houses, at something upwards of 3*l.* 10 s. per Acre, say 100*l.* sterling, which, amongst 2,000 heads of families, would be 1 s. to each.

This expenditure is particularly required as a preventive against fire.

N° 10. as referred to in General Estimate.

For Seed, supposing 4½ acres for crop :

2 Acres in wheat ; 2½ bushels of seed, at 5 s. 6d.								
a bushel, weighing 60 lbs.	-	-	-	-	-	-	-	£. 13 9
1½ Acre potatoes ; 8 bushels of seed, at 2 s. per bushel	-	-	-	-	-	-	-	16 -
1 Acre Indian corn ; 1 quart, at about 6 s. 6d. per bushel	-	-	-	-	-	-	-	2 ½
								<u>£. 1 9 11 ½</u>

Settling Department, as referred to in General Estimate.

Superintendent	-	-	-	-	-	-	-	£.300 - -
First Clerk	-	-	-	-	-	-	-	150 - -
Second D°	-	-	-	-	-	-	-	110 - -
Two issues, at 70 <i>l.</i> each	-	-	-	-	-	-	-	140 - -
								<u>£.700 - -</u>

Or for each family 7 s.

INSTRUCTIONS AND REPORT ON EMIGRATION. 65

(F.)—No. 1.

GENERAL RETURN of the POPULATION, and AGGREGATE ACCOUNT of the RATEABLE PROPERTY, in the Bathurst District, for the Year 1827.

UPPER CANADA.
Appendix (F.
No. 1.

GENERAL RETURN of the POPULATION of the Bathurst District, for the Year 1827.

TOWNSHIPS.	NUMBER IN EACH.					TOTAL.
	Heads of Families.	Males under 16.	Females under 16.	Males above 16.	Females above 16.	
Drummond - - -	356	441	419	127	394	1,737
Bathurst - - -	348	351	422	118	419	1,638
Beckwith - - -	306	332	350	52	288	1,328
Lanark - - -	313	418	383	99	313	1,526
Ramsay - - -	267	342	337	84	265	1,295
North Sherbrooke - - -	37	45	53	28	38	201
Dalhousie - - -	187	244	228	60	184	903
Goulbourn - - -	328	416	404	94	337	1,579
March - - -	61	99	107	27	71	365
Nepean - - -	76	62	90	263	89	580
Fitzroy - - -	49	39	33	39	45	196
Huntley - - -	140	136	119	33	124	552
Packenham - - -	67	70	66	28	76	307
	2,515	2,995	3,011	1,043	2,643	12,207

The above is a correct Return.

G. H. Reade.

Torbolton, M^cNab, South Sherbrooke, Darling, and Levant, not included in this Return.
Torbolton not assessed this year; and M^cNab containing a Population of more than 200.

G. H. Reade.

UPPER CANADA.—Appendix (F.) No. 1.—continued.

AGGREGATE ACCOUNT of the Rateable Property

TOWNSHIPS.	Acres of Land.		Houses.									
	Uncultivated.	Cultivated.	Squared or hewed Timber, Two Sides, One Story.	Additional Fire-places.	Framed, under Two Stories.	Additional Fire-places.	Squared Timber, Two Stories.	Additional Fire-places.	Brick or Stone, of One Story, with not more than Two Fire-places.	Additional Fire-places.	Frame, Brick, or Stone, of Two Stories, with not more than Two Fire-places.	Additional Fire-places.
Drummond	32,705	4,408 $\frac{1}{2}$	9	-	29	9	3	1	5	4	9	25
Bathurst	31,326 $\frac{1}{2}$	4,632 $\frac{1}{2}$	10	-	-	-	-	-	1	-	-	-
Beckwith	31,159	3,413	3	-	1	-	2	-	-	-	-	-
Lanark	32,014	2,939	-	-	-	-	-	-	1	-	-	-
Ramsay	25,718	2,095	-	-	-	-	-	-	-	-	-	-
North Sherbrooke	5,085	321	-	-	-	-	-	-	-	-	-	-
Dalhousie	18,177	1,903	-	-	-	-	-	-	-	-	-	-
Goulbourn	37,233	3,181	22	9	1	-	-	-	-	-	2	3
March	16,884	916	-	-	-	-	-	-	-	-	1	4
Nepean	9,789	909	16	-	4	-	-	-	2	-	1	-
Hantley	16,472	858	-	-	-	-	-	-	-	-	-	-
Packenham	5,764	339	-	-	-	-	-	-	-	-	-	-
Fitzroy	12,321	449	6	3	-	-	-	1	-	-	-	-
Total	274,047 $\frac{1}{2}$	26,355 $\frac{1}{2}$	65	12	35	9	5	1	9	4	13	32

Torbolton, McNab, South Sherbrooke, Horton, Darling, and Levant, have not been assessed: the Township of Torbolton was last year; and McNab, that contains a Population of more than 200 souls, has been neglected.

(signed) *G. H. Reade,*
Clerk of the Peace, Bt. Dl.

INSTRUCTIONS AND REPORT ON EMIGRATION.

67

UPPER CANADA.—Appendix (F.) No. 1.—continued.

in the Bathurst District, for the Year 1827.

Mills.			Merchant Shops.	Storehouses.	Stone Horses for covering Mares for Hire or Gain.	Horses 3 Years old and upwards.	Oxen, 4 Years old and upwards.	Milch Cows.	Horned Cattle, from 2 to 4 Years old.	Wag-gons, kept for Pleasure.	Rate per Pound.	Amount of Assessment.			Amount to be Collected		
Wrought by Water, with One Pair of Stones.	Additional Pair of Stones.	Saw Mills.										£.	s.	d.	£.	s.	d.
1	-	1	9	-	1	79	286	623	328	3	d.	19,284	15	-	80	7	3/4
4	-	2	2	-	-	58	274	546	327	-	-	15,862	16	-	66	1	10 3/4
1	-	-	4	-	-	24	323	425	183	-	-	13,691	16	-	57	-	11 3/4
3	-	1	1	-	-	9	213	395	275	-	-	12,515	16	-	52	2	11 3/4
2	1	1	3	-	-	9	155	297	224	-	-	10,083	12	-	42	-	3 1/2
-	-	-	-	-	-	-	32	53	40	-	-	1,665	-	-	6	18	9
1	-	-	-	-	-	3	112	224	199	-	-	7,071	8	-	29	5	11 1/2
1	1	1	6	-	-	45	223	421	169	-	-	15,472	12	-	64	9	4 1/2
1	-	-	-	-	-	15	57	82	31	-	-	5,167	16	-	21	10	7 1/2
-	-	2	9	1	-	30	83	102	34	-	-	6,578	16	-	27	8	2 3/4
1	-	-	-	-	-	16	71	154	65	-	-	5,241	8	-	21	16	9 1/2
1	-	1	-	-	-	2	27	62	34	-	-	2,076	16	-	8	13	- 3/4
1	-	2	-	-	-	15	65	52	44	-	-	3,975	4	-	16	11	3 1/2
17	2	11	34	1	1	395	1,921	3,332	1,953	3	1	118,647	15	-	494	7	3 1/4

Certified to be correct, and agreeing with the Assessor's Returns as filed in my Office.

(signed) G. H. Reade,
Clerk of the Peace, Bt. Dt.

UPPER CANADA.

Appendix (F.)
No. 2.

(F.) - No. 2.

COPY of a Letter from Major Hillier to Colonel Cockburn.

My dear Colonel,

Government House, 11th July 1827.

I SEND, as you requested, a hurried sketch of that part of the Province you pointed out; by means of it you will be enabled to transfer to your own map the information you desire.

To the east of that tract an exploring party lately proceeded, at the instance of Mr. Peter Robinson, and they passed through the country (about twenty miles back) in rear of the surveyed part of the Newcastle District. Their report is generally that the land is very rocky, and but a very small portion of it fit for cultivation.

In the Ottawa District, Townships of Clarence, Osgoode, Cumberland, Gloucester, and, perhaps, in all the townships of the District, may be found a good many lots ungranted, but none lying together in large tracts, so as to be easily superintended. The tract purchased of the Indians in 1825, in rear of the London and Western Districts, contains 1,870,000 acres, of which 1,000,000 are to be assigned to the Canada Company.

To the rear (northward) of this purchase, there may remain from 1,500,000 to 2,000,000 of acres, which are not yet purchased from the Indians, said to be of good quality, but the situation very remote.

On the engraved map, the route of canal laid down is that of the work now constructing under Colonel By, with very few deviations.

If you will send me from Quebec a memorandum of any thing else you wish for, I will send it home to you at the Colonial Office.

I remain, &c.

(signed) *J. Hillier.*

To Colonel Cockburn.

UPPER AND LOWER CANADA.

(F.)—No. 3.

COPY of a Letter from Messrs. Gillespie, Moffat & Co. to Colonel Cockburn.

UPPER AND LOWER CANADA.

Appendix (F.)
No. 3.

Sir,

Montreal, 16th July 1827.

WE beg leave to subjoin the rates at which we think flour and pork could have been supplied this year at the annexed stations, had arrangements been made for providing the same during winter. Immediately on the opening of the navigation, the holders of those articles begin to ship them to Lower Canada, and any considerable demand thereafter, made at any of the higher stations, would of course materially enhance the prices.

We are, &c.

(signed) Gillespie, Moffat & Co.

Colonel Cockburn.

	Fine Flour, per Barrel of 196lbs. net.	Prime Pork, per Barrel of 200lbs. net.	Peas, per Winchester Bushel.
Halifax Currency.			
Lake St. Claire - - - - -	12s. 6d. to 15s.	45s. to 50s.	Uncertain.
Amherstburgh - - - - -			
Port Talbot - - - - -			
Niagara - - - - -			
Burlington Heights - - - - -	15s. to 17s. 6d.	50s. to 55s.	2s. to 2s. 6d.
York - - - - -			
Port Hope - - - - -			
Cobourg - - - - -			
Carrying Place - - - - -	15s. to 17s. 6d.	50s. to 55s.	2s. to 2s. 6d.
Belleville - - - - -			
Kingston - - - - -			
Brockville - - - - -			
Prescott - - - - -	17s. 6d. to 20s.	55s. to 60s.	2s. 6d. to 2s. 9d.
Cornwall - - - - -			
Montreal - - - - -			
Quebec - - - - -			
	25s. to 27s. 6d.	65s. to 70s.	3s. 9d. to 4s.
	26s. 3d. to 28s. 9d.	70s. to 72s. 6d.	4s. to 4s. 3d.

It is desired to observe, that last winter was a season of depression with respect to the value of all kinds of grain in the interior.

Average Rates of Freight from Montreal to Quebec:

Flour - - - - - 9d. per barrel.
Pork - - - - - 1s. per do.
Peas - - - - - 3d. per bushel.

G. M. & Co.

UPPER AND
LOWER CANADA.Appendix (F.)
No. 3.EXTRACT of a Letter from Messrs. John M'Pherson & Co. to
Colonel Cockburn.

16th July 1827.

OUR Rates for conveyance of Settlers from the Port of Montreal to Prescott in Upper Canada, until the latter end of August next, would be as follows; viz.

A family of one man, one woman, and three children,	
one of the latter an adult - - - - -	£. 1. 0. 0.
Luggage, per cwt. - - - - -	0. 3. 9.

At the above rates, we should expect to pass the La Chine Canal, and Locks at Cascades, Split Rock, and Coteau du Lac, free.

John M'Pherson & Co.

Colonel Cockburn.

QUESTIONS:

ANSWERS:

What will a Durham boat carry?

In coming down, they bring from forty to fifty tons. Upwards, they could carry from fifty to seventy-five men, women and children, and eight to ten tons of luggage.

Average passage from Port of Montreal to Prescott?

Eight days at farthest. It has been done in three or four days.

What number of persons could you transport at a time, and what notice would you require of their arrival?

With a week's previous notice, during the months of from May to August inclusive, for this year (after August probably the price would increase, as there would be fewer return boats), 1,000—say 1,000.

What is the expense of the Canal and Locks for each Durham boat, loaded as above described?

La Chine Canal, 12s. 6d. for the boat, and 6d. a head for each passenger. Cascades, Split Rock, and Coteau du Lac, 70s. for boat and cargo and passengers.

Is the exemption from tolls a *sine qua non*?

This question shall be answered when Government shall be prepared to enter into a contract.

Our direction is John M'Pherson & Co. Montreal; and in the event of a contract being entered into, we shall be perfectly prepared to give security.

John M'Pherson & Co.

The wages to the masters of Durham boats is from thirty to forty-five dollars per month; the boatmen, eighteen to twenty-five, and found in the best of food, without limitation, also grog in abundance. The rate of transport of produce from Niagara or Burlington Beach, flour per barrel, 4s. 3d.; if insured, 4s. 5½d.; pork, 6s.

Sir,

Montreal, 10th March 1827.

IN wishing to follow up our custom of issuing a printed circular in the early part of each succeeding year, taking a retrospective as well as prospective view of our market for country produce generally, we have delayed it this year to rather a late period, in the hope that we might receive some favourable Foreign advices, producing such healthy and permanent changes in commercial affairs, as would enable us to guide the country trader in his purchase of produce, and encourage him to pay liberal prices to the farmer; but we can yet only say, that our latest European advices

advices are to the 17th January, and they do not present any remarkable or decisive features whereby we can draw such favourable inferences as we could wish; but the season being now nearly at hand, when active operations in commercial business in this country commence, we deem it necessary to form as correct an opinion as our sources of information will permit, and communicate it to our friends and customers: and although it is painful to advert to the past year's transactions, which have been attended with almost one continued scene of anxiety and alarm, and in many cases serious and ruinous losses, yet we trust that the worst is over, and that we can perceive returning confidence, and safe and moderately profitable business, in prospect.

UPPER AND
LOWER CANADA.

Appendix (F.)
No. 3.

Ashes.—The very heavy export in 1825, and the limited consumption, compared to former years (owing to the deranged and distressed state of the manufacturing districts,) sufficiently accounts for the low prices and great losses sustained by shippers of ashes to England, and consequently the uncommon low prices at which ashes opened here in the spring of 1826, and continued during the whole season; and although the falling off in the make and in shipments, during the last year, was about 26,000 barrels from Canada alone, yet the stocks seem heavy on hand in England, and prices do not advance, as was by many confidently anticipated; and unless they do soon take a favourable turn and attract notice, we cannot hold out even saving prices to the maker on this side. The quantity now in this market is not one third the usual supply at this season of the year, and we think we shall be safe in saying, that the whole Canada export of 1827 will not exceed 30,000 a' 35,000 barrels, against 40,000 barrels in 1826, and about 66,000 in 1825. The duty of fifteen per cent. levied on ashes coming from the United States to Canada, although a moderate estimate is placed on them, yet amounts to \$7½ a' \$9 per ton, which is about equal to the advantages the shippers have in shipping ashes from Canada over New York; and thus in effect holds out no inducement for American ashes to come this way; but we have great hopes and good reason to believe, that this duty will soon be removed altogether, or greatly reduced, thereby giving this market a decided preference over New York, or any other United States market. The present price of potashes is 24s. a' 24s. 6d. and pearls 26s. a' 26s. 6d. and we expect by the month of May or June to see the former at 26s. a' 27s. 6d. and the latter at 28s. a' 30s.

Salted Provisions.—The great apparent inducement held out by a knowledge that, after the 5th of January 1826, salted pork and beef could not be legally imported in barrels into Canada from the United States, caused excessive exertions to get in as much as possible before that period, and the import was much too large for the demand; consequently a number of thousand barrels of the pork inspected in 1826 is yet on hand, but is in an excellent state of preservation, and although not generally so well liked for export as new pork, yet we are confident the old will command as much (or more) this year as the new would last. In the year 1825 there was a very large demand upon Canada for pork and beef to supply Newfoundland and other lower ports, but in 1826 they seemed to draw nearly all their supplies from Hamburg, Ireland, and the United States direct; and from the best information we can obtain, we apprehend that they will this year draw a considerable part of their supplies from the two former countries, in which case the privilege of importing salted provisions from the United States to Canada, to go into bond for export to Newfoundland only, will not be worth much; and it seems a little doubtful even yet, whether the law permitting the import of salted provisions from the United States by sea, to go into bond at Quebec for export as above, extends to permit the same importation by land or inland navigation; this doubt, however, will soon be cleared up, and we hope and believe favourably. The general prices obtained last year were, for

Mess Pork	- \$ 15 a' 17	} On 90 days Credit.	Mess Beef	- \$ 10 a' 11
Prime Mess	- \$ 13½ a' 14		Prime Mess	- \$ 8 a' 8½
Prime	- \$ 12 a' 12½		Prime	- \$ 6½ a' 7½
Cargo	- \$ 11 a' 11½		Cargo	- \$ 5 a' 5½

The foregoing are about the nominal prices now for such pork and beef as can be sold for consumption of the country, or for export to any place, (and there is no other here at present,) and we have no doubt will be saleable at these rates, after

UPPER AND
LOWER CANADA.Appendix (F.)
No. 3.

shipping arrives. Fresh pork in the carcass sells readily at 5 a' 5 $\frac{1}{2}$ cents per pound, according to quality and weight; and a good many droves of swine have been slaughtered and packed here; yet, speaking comparatively, the quantity on hand is limited, and should we have the usual or an unusual export demand, the price must advance, for the Government require large supplies for the troops and the people who are to be employed on the Rideau Canal, they having already contracted for 2,100 barrels of pork, and the same quantity of flour; the country consumption besides will also be considerable, but not so large as usual, owing to the ruin of most of the Lumber-men last year, who when successful consumed an immense quantity of pork. As our friends in Upper Canada, generally, may not understand so well the different grades of pork, and manner of putting up to meet the law of inspection here, we take the liberty to remind them, that mess pork consists of the thickest side pieces alone of the fattest and largest hogs, and even the flank or belly part should not be put in; 200 lbs. in pieces of 4 a' 6 lbs. each, should be packed in a barrel; prime mess, or one hog, admits two half heads, the snouts cut off near the eyes, two legs, (the legs cut off above the gambrel joint,) two shoulders, and the residue, to make 200 lbs. of good side pieces; prime pork admits three half heads, three legs, three shoulders, and good side pieces to make up 200 lbs.; and cargo pork admits three or four half heads, three or four legs, the same number of shoulders, and side pieces to make up 200 lbs. The barrels should be made of the best seasoned white oak, to contain thirty gallons, should be fully hooped with walnut hoops, if possible, and so neatly and well made as not to lose the pickle.

Grain, Flour and Meal.—The price of flour, generally, last year was rather low; superfine, 25 s.; fine, 22 s. 6 d.; middlings, 20 s.; and in some instances, at forced sales, for cash, 2 s. 6 d. per barrel less was submitted to; but towards the close of navigation, a very animated demand existed for a few days, and prices ran up to 30 s. for superfine; 26 s. 3 d. a' 28 s. 0 d. for fine, and 25 s. for middlings and rejected. This demand, however, abated, and entirely ceased the moment that the shipping had left the country; and ever since there has been little or no demand, the bakers having more generally supplied themselves by buying wheat, and getting it ground, which they could do at less than 25 s. for fine flour. The stock now in market is by no means large, and is held at 25 s. a' 26 s. for fine, and 27 s. 6 d. for superfine; and we look with some confidence for an extensive and animated demand as soon as the navigation opens at fair (though not high) prices. We think superfine will open at 26 s. 3 d. a' 27 s. 6 d.; fine at 25 s. a' 26 s.; middlings at 20 s. a' 21 s. 3 d. and that these prices will be maintained during April, May, and a part of the month of June; and it is not improbable that some choice brands, neatly made, and clean barrels, may occasionally command 1 s. a' 2 s. higher. It would be well if millers and country dealers in flour would be more particular in the quality and external appearance of their barrels; and it would be of the greatest importance also to the character of the flour, if storers and forwarders would be more careful about exposure to the sun and rain. As Upper Canada, from her climate and soil, is capable of growing the very best quality of wheat, and, at no distant period, ought to supply 100,000 barrels of flour annually for export, it should be considered of the utmost importance to give a first rate character to the article in Foreign Markets; this can only be done by having the best mills, with machinery complete, for taking out all the smut and other foul matter, and cooling it properly before it is packed; then the barrels should be made of the best white oak seasoned timber, and the heads fastened with lining hoops; some of the bilge and chime hoops should be nailed, then carefully handled by the storer and forwarder, and not exposed too much and too long to the sun and rain. To gentlemen in Upper Canada, who contemplate erecting flouring mills, we recommend them to see and examine one (Messrs. C. & J. M'Donald, of Gananogue) now in full and successful operation, the flour from which is not inferior to the best that ever came to this market from any quarter.

Kiln-dried corn meal will be in demand the ensuing season for export, and might possibly be an object for some of the Upper Canadians, as well as Americans, to make trial of this market. If packed in hogsheads, they should contain 800 lbs. meal; the packages should be made of the best seasoned white oak, clear of sap, and suitable for rum hogsheads, having four iron hoops besides the necessary wooden hoops; if packed in barrels, they should be of the ordinary size and shape of flour barrels, and should contain 168 lbs. meal. We think hogsheads of meal will sell at

\$ 17 a' 20, and barrels at \$ 3½ a' 4. The duty payable on flour is 5s. sterling, and on meal 2s. 6d. sterling, on 196 lbs. when imported into Canada from the United States. From the late accounts from England, it does not appear to us that the shipments of wheat from Canada last year could have resulted in any great profit to the parties concerned, nor do we see at the present price of wheat here, 4s. 6d. a' 4s. 9d. that any great good will come by shipments the coming season, yet some are buying extensively, with shipment in view. We can form a better opinion respecting grain and flour bye-and-bye, after we see what alteration (if any) is made in the Corn Laws. The coarser grains, corn, rye, oats and barley, have been in fair request for the distillers and brewers; corn 3s. 4d. a' 3s. 9d.; rye, the same, for 60 lbs.; barley, 2s. 9d. a' 3s. 4d.; oats, 1s. 8d. a' 2s. 2d. The distilling business, however, seems not to have flourished latterly, owing to the rather high price of grain, and comparatively low price and dull sale of whiskey. Clean white boiling peas sell at 3s. a' 3s. 4d. per minot.

Butter, Lard, Hams, Tallow, Cheese.—Butter of the sweetest and best quality has been and now is comparatively low; 7½d. a' 9d.; old and strong, very unsaleable, at 5½d. a' 6d. Lard has been and is now in fair demand at 5d. in large and 5½d. a' 6d. in small packages. Tallow has maintained a fair price, at 6½d. a' 7½d. Cheese, 3d. a' 6d. as in quality. The best smoked hams 5d. a' 7d. per lb.; there are as many cured here as to meet the demand, and we cannot recommend their being sent from any distance to this market, as they so soon perish in hot weather.

We do not see any great encouragement that we can hold out to lumber and stave dealers; yet, as but a comparatively small quantity is preparing for market this year, it is to be hoped, that those who from necessity laid up their stocks in Quebec last fall, may realize fair prices in the spring.

Drafts on London - - - 8 a' 9 per cent premium.
New York and Boston 1 a' 2 ditto - ditto.

We annex prices of some leading articles of merchandize, as also of the imports and exports via Quebec, for the year 1826; and tendering our services, as agents and commission merchants, we remain,

Your obedient servants,

Horatio Gates & Co.

Prices Current of the following Goods.

Jamaica Spirits	-	-	4s. 0d. a' 4s. 6d.	per gallon, according to strength.
Leeward Island ditto	-	-	3s. 3d. a' 3s. 6d.	- - ditto - - ditto.
Cogniac Brandy	-	-	6s. 0d. a' 6s. 6d.	- - ditto - - ditto.
Bordeaux ditto	-	-	5s. 0d. a' 5s. 6d.	- - ditto - - ditto.
Rectified Whiskey	-	-	2s. 4d. a' 2s. 8d.	{ of strength that will bear one gallon water to three gallons whiskey.
Musc. Sugar	-	-	50s. a' 60s.	per cwt.
Refined Loaf ditto	-	-	0s. 11d. a' 1s. 0d.	per lb.
Twankay Tea	-	-	3s. 0d. a' 3s. 1d.	-
Hyson Skin	-	-	2s. 10d. a' 2s. 11d.	-
Young Hyson	-	-	4s. 7d. a' 4s. 9d.	-
Hyson	-	-	5s. 3d. a' 5s. 4d.	-
Souchong	-	-	2s. 6d. a' 3s. 3d.	-
Bohea	-	-	1s. 10d. a' 2s. 0d.	-

UPPER AND
LOWER CANADA.Appendix, (F.)
No. 3.

IMPORTS AND EXPORTS FOR 1826.

IMPORTS.

At Quebec.

714 Vessels, 179,949 Tons, 1,263 Men.

123 Pipes - - -	} Madeira Wine, 16,269 gallons.
50 Hhds. - - -	
23 Quarter Casks - - -	
44 Cks. & Cas. - - -	
257 Pipes - - -	} Port, 41,058 gallons.
78 Hhds. - - -	
54 Quarter Casks - - -	
143 Cks. & Cas. - - -	
231 Pipes - - -	} Teneriffe, 31,342 gallons.
140 Hhds. - - -	
296 Quarter Casks - - -	
4 Cks. & Cas. - - -	
17 Butts - - -	} Spanish, 116,270 gallons.
759 Pipes - - -	
354 Hhds. - - -	
289 Cks. & Cas. - - -	
467 Pipes - - -	} Sicilian, 65,389 gallons.
196 Hhds. - - -	
9 Quarter Casks - - -	
64 Pipes - - -	} Italian, 8,580 gallons.
10 Hhds. - - -	
1 Cask - - -	
30 Pipes - - -	} French, 8,476 gallons.
52 Hhds. - - -	
221 Cks. & Cas. - - -	
3 Puns. - - -	} Whiskey, 241 gallons.
2 Kegs - - -	
251 Pipes - - -	} Brandy, 37,356 gallons.
153 Hhds. - - -	
1 Cask - - -	
192 Pipes - - -	} Gin, 25,330 gallons.
74 Hhds. - - -	
3,230 Puns. - - -	} Jamaica Rum, 350,885 gallons.
126 Hhds. - - -	
2 Casks - - -	
7,207 Puns. - - -	} L. I. Rum, 793,349 gallons.
528 Hhds. - - -	
123 Casks - - -	
7 Puns. - - -	} Shrub, 870 gallons.
2 Hhds. - - -	
1 Cask - - -	
43 Cks. & Cas. - - -	} Cordial, 213 gallons.
12 Hampers - - -	
1,088 Cks. Molasses, 100,975.	
276 Casks Refined Sugar, 229,542 lbs.	
3,636 Casks - - -	} Muscovado Sugar, 2,371,398 lbs.
696 Bags - - -	
192 Casks - - -	} Coffee, 75,636 lbs.
33 Bags - - -	
71 Casks Leaf Tobacco, 77,001 lbs.	
66 Kegs - - -	} Manufactured Tobacco, 11,219 lbs.
38 Boxes - - -	
44 Half Boxes - - -	
299 Quarter Boxes - - -	
19,952 Packs Playing Cards.	
290,783 Minots Salt.	

484 Chests	-	-	-	} Hyson Tea, 32,704 lbs.
*19 Packages	-	-	-	
13,310 Chests	-	-	-	} Other Teas, 1,042,318 lbs.
3,583 Boxes	-	-	-	
*58 Packages	-	-	-	

UPPER AND LOWER CANADA.

Appendix (F.)
No. 3.

N. B.—Three per cent has been deducted from all the above articles, except the Playing Cards.

Value of Merchandize, paying 2 1/4 per cent	-	-	£.715,836	9	8
Value of Free Goods	-	-	15,086	3	3
			<hr/>		
			£.730,922	12	11

Memorandum.—TEAS from CHINA :

Teas imported in 1825	-	-	-	-	15,480 chests and boxes.
Of which there appear to have been sold, as the duty thereon has been paid	-	-	12,651		
Remaining	-	-			2,829
Teas imported in 1826	-	-	-	-	17,377
Of which have been sold	-	-	144		
Remaining	-	-			17,233
			<hr/>		
Total remaining in the Agent's warehouse	-	-			20,062

Of the quantity sold, there has been exported 1,014 chests and boxes.
Net Sales for Home Consumption in 1825, 1826, 1827 - - 11,781.

N. B.—A Sale will take place in May.

At New Carlisle.

(From 10th October 1825 to 10th October 1826.)

29 Vessels, 5,307 Tons, 295 Men.

138 Gallons Wine.
878 D° Brandy.
3,422 D° Rum.
3,099 D° Molasses.
2,138 Refined Sugar.
7,814 D° Muscovado Sugar.
157 D° Coffee.
54 D° Leaf Tobacco.
472 D° Manufactured Tobacco.
39 D° Teas.

N. B.—Three per cent has been deducted from the above Articles.

37,280 Bushels Salt, Duty free.

Value of Merchandize, paying 2 per cent - - £.8,994. 5s. 2d. Currency.

At Gaspe.

(From 10th October 1825 to 5th July 1826.)

9 Vessels, 837 Tons, 55 Men.

107 Gallons Brandy.
868 D° Rum.
630 D° Molasses.
1,358 lbs. Muscovado Sugar.
57 lbs. Manufactured Tobacco.

N. B.—Three per cent has been deducted from the above articles.

256 Tons } Salt, Duty free.
6,000 Bushels }

Value of Merchandize, paying 2 1/4 per cent - - £.2,526. 14s. 1d. Currency.

* From London

UPPER AND
LOWER CANADA.Appendix (F.)
No. 3.

EXPORTS.

At Quebec.

801 Vessels, 198,848 Tons, 9,057 Men; 59 of which built this Year
17,823 Tons.

751	Masts and Bowsprits.	9	Puns.
2,892	Spars.	10	Barrels } Hams, 6,066 lbs.
23,822	Tons } Oak Timber.		Loose
22	Feet } Pine Timber.	7	Barrels } Tongues, 6,717 lbs.
129,151	Tons } Pine Timber.	261	Kegs -
32	Feet } Ash Timber.	636	lbs. dried Beef.
2,537	Tons } Ash Timber.	1,250	lbs. fresh Beef.
31	Feet } Elm Timber.	7	Jars } Sausages, 1,680 lbs.
10,718	Tons } Elm Timber.	55	Kegs } Sausages, 1,680 lbs.
12	Feet } Maple, &c.	29	Kegs Tripe, 1,450 lbs.
1,420	Tons } Maple, &c.	5	Half Barrels Mutton, 500 lbs.
17	Feet } Maple, &c.	249	lbs. Bacon.
1,967,934	Pieces Standard Staves and Heading.	699	Kegs Lard, 23,817 lbs.
3,096,754	Pieces Pipe and Punch Staves and Heading.	1,933	D° Butter, 98,046 lbs.
61,191	Stave Ends.	5	Hampers } Cheese, 1,163 lbs.
742,797	Deals, 3-inch.	5	Cases }
80,225	Boards and Planks.	2,281	Casks } Codfish, 18,020 cwt.
50,951	Deal Ends.	254	Boxes }
20,317	Battens.	25	Bunds. }
4,382	Batten Ends.	242	Tierces } Salmon.
38,590	Oars.	659	Barrels }
20,049	Handspikes.	18	Kitts }
1,301	Cords, Lathwood.	550	Barrels Mackarel.
1	Ton Timber Ends.	89	D° Shad.
37	Cords } Oak Billets.	39	Kitts Trout.
500	Pieces }	573	Barrels } Herrings.
98,888	Pieces Wood Hoops.	120	Boxes }
695	Puns.	1	Cask Cod Sounds, 25 lbs.
208	Hhds. } Stave Packs.	438	Casks }
100	Barrels }	88	Kegs } Oil, 21,849 gallons.
50	Q° Casks }	270	Jars }
36,570	Pieces Treenails.	31	Puncheons and Loose, Oil Cake, 205 cwt.
24	Knees.	557	Boxes Soap, 31,674 lbs.
9	Anchor Stocks.	376	Boxes Candles, 15,018 lbs.
150	Blocks.	230	Casks Ale, 12,079 gallons.
221,700	Shingles.	2	Boxes } Essence Spruce.
18,371	Barrels Pearl Ashes, 65,631 cwt.	9	Casks }
	1 qr. 24 lbs.	4	Casks Cider, 264 gallons.
21,218	D° Pot Ashes, 90,816 cwt. 3qrs.	12	Cases ditto, 12 dozen.
	19 lbs.	1	Barrel Peppermint, 35 gallons.
228,635	Bushels Wheat.	10	Casks } Canada Balsam.
2,590	D° Barley.	2	Kegs }
3,907	D° Oats.	929	Barrels Apples.
26,082	D° Peas.	1	Barrel Pears.
30	D° Indian Corn.	6	Puns. -
552	D° Malt.	5	Barrels } Cranberries.
6,724	D° Flax Seed.	5	Kegs -
85	D° Rye.	49	Packages Trees and Plants.
33,448	Barrels } Flour.	3	Kegs Honey, 277 lbs.
366	Half Barrels }	3	Casks Bees-wax.
35	Bags - }	1	Bag Wool.
12,412	Cwt. Biscuit.	1	Case Bones.
11	Barrels } Crackers, 1,670 lbs.	15	Hhds. }
18	Kegs - }	3	Casks } Horns.
2,132	Bushels Potatoes.	1	Basket }
48	D° Carrots.	987	Pairs Moccasins.
-	- Turnips.	13	Bales } Leather, 1,452 lbs.
27	D° Onions.	9	Cases }
9,228	Barrels - } Pork.	174	Hides.
537	Half Barrels }	1	Hhd. Leaf Tobacco.
5,173	Barrels - } Beef.	49	Kegs Plug Tobacco, 7,733 lbs.
1,364	Half Barrels }	11	Boxes } Cut ditto, 1,358 lbs.
12	Half Barrels } Rounds, &c.	2	Barrels }
244	Kitts - }	7	Barrels Segars.

- 27 Kegs
- 90 Bladders } Snuff, 1,482 lbs.
- 1 Box
- 4 Bark Canoes.
- 20 Wooden Clocks.
- 12 Packages Indian Curiosities.
- 5 Boxes Bark-work.
- 5 Horses.
- 3 Barrels } Nuts.
- 4 Kegs
- 9 Boxes Maple Sugar.
- 105 Stoves.
- 156 Pairs Iron Hooks.

FURS AND PELTRIES.

- 39,619 Martin Skins.
- 650 Hare ditto.
- 7,510 Beaver ditto.
- 940 Fisher ditto.
- 6,433 Raccoon ditto.
- 3,782 Bear and Cub ditto.
- 1,698 Otter ditto.
- 15,028 Muskrat ditto.
- 4,218 Minx ditto.
- 362 Lynx ditto.
- 3,292 Fox ditto.
- 187 Cat ditto.
- 5,459 Deer ditto.
- 4 Wolf ditto.
- 17 Wolverine ditto.
- 14 Buffalo Robes.
- 2 lbs. Bear Coating.
- 2 Casks } Castorum, 382 lbs.
- 1 Case

IMPORTED GOODS EXPORTED.

- 5 Hhds. } Wine, 667 gallons.
- 13 Q' Casks
- 6 Cases Bottled Wine.
- 6 Puns. } Rum, 859 gallons.
- 6 Casks
- 3 Casks Molasses, 242 gallons.
- 2 Hhds. } Musc. Sugar, 1,904 lbs.
- 4 Barrels
- 1 Box Coffee, 28 lbs.
- 535 Chests and Boxes } Tea, 32,432 lbs.
- 18 Packages
- 1 Q' Chest
- 6 Boxes Chocolate.
- 28 Casks } Raisins.
- 289 Boxes
- 123 Ditto Prunes.
- 9 Ditto Figs.
- 4 Bags Almonds.
- 1 Barrel Candy.
- 1 Box } Pepper.
- 3 Barrels
- 2 Tierces Rice.
- 2 Puns. Lime Juice.
- 2 Tons Logwood.
- 1 Pun. } Paint.
- 233 Kegs
- 846 Bars } Iron.
- 3 Bundles
- 39 Tons

- 3 Cases Sheet Iron.
- 146 Bundles Iron Hoops.
- 3 Grates.
- 2 Iron Pots.
- 150 Sheets Copper.
- 2 Boxes Axes.
- 1 Cwt. Steel.
- 34 Gross Bottles.
- 1 Cable.
- 12 Coils Cordage.
- 1 Bale Cotton Wool.
- 10 Bales } Canvas.
- 10 Bolts
- 20,000 Bricks.
- 20 Tons Coals.
- 2 Barrels Pitch,
- 3 Ditto Tar.
- 8 Ditto Sp. Turpentine.
- 10 Boxes Glass.
- 5 Puns. } Broken Glass.
- 1 Hhd.
- 1 Case Castor Oil.
- 600 Minots Salt.
- 4 Cwt. Shot.
- 295 Barrels } Gunpowder.
- 50 Kegs
- 178 Packages Merchandize.

From Gaspe.

(13 Vessels, 1,701 Tons, 81 Men.)

- 14,376 Cwt. Codfish.
- 5 Barrels Eels.
- 10 ditto Salmon.
- 3 ditto Oil.
- 20 Pieces Oak Timber.
- 157 ditto Pine Timber.
- 61 ditto Elm, Ash, &c.
- 11 Spars.
- 4,008 Pieces Staves.
- 7,971 ditto Deals.
- 273 ditto Deal Ends.
- 8 Cords Lathwood.

From Newcastle.

(30 Vessels, 4,787 Tons, 261 Men.)

- 19,661 Cwt. Codfish.
- 4 Barrels Salmon.
- 9 ditto Shad.
- 204 ditto Herrings.
- 2 ditto Oil.
- 12 ditto Pork.
- 36 ditto Flour.
- 3,899 Tons Pine Timber.
- 89 ditto Birch, &c.
- 125 Spars.
- 318 Pieces Planks.
- 2,484 Feet Boards.
- 40 Oars.
- 5,330 Treennails.
- 2,300 Minots Salt

UPPER AND
LOWER CANADA.Appendix (F.)
No. 3.

March 15th.—Since writing the foregoing, we have received numerous letters from England and Ireland, some as late as the 1st of February; the contents, however, do not seem very important, either in a political or commercial point of view. The doubt expressed in the body of this circular, respecting the admission of salted provisions by land or inland navigation, to go into bond for export to Newfoundland, is now cleared up, and they can be admitted, and may be landed and inspected at this place, and then sent to Quebec to go into the warehouse, till sold for export to Newfoundland; but as we have before said, we fear the demand will be very limited, and prices low, compared to prices of beef and pork, which can be sold for the consumption of the country, or for export to the West Indies. We see nothing in the late accounts to alter our views respecting grain and flour; but we regret to see that ashes, instead of improving, had rather receded. We annex an extract of one of our Liverpool letters, of the 1st February; and remain yours

H. G. & Co.

Liverpool, 1st February 1827.

Ashes.—"There has scarcely been any inquiry for United States ashes during the month; and the only sales made have consisted of about 300 barrels Pot, at 27s. a' 27s. 6d. and 60 Pearl, at 28s. per cwt.; these prices would be readily accepted again: but although the stocks on the Continent appear to be small, the prices there are not yet sufficiently high, as compared with what are asked here, to hold out much inducement for shipments. Canada Ashes have met with a very limited sale of late; and although the principal holders are not pressing sellers, the prices have given way further; Pot may be quoted at 26s. Pearl at 27s. a' 27s. 6d. per cwt.; and it is difficult to realize even these rates, excepting in small retail quantities."

1827.—PRICE OF GRAIN, &c. IN PERTH.

Wheat, per 60 lbs. (cash)	3s.
Flour, per 196 lbs.	20s.
Pork, per 100 lbs.	22s. 6d.
Oats, per bushel	1s. 3d.
Barley, per ditto	2s. 6d.
Beef, per lb.	3d. to 4d.
Mutton and Veal, per lb.	3d. to 4d.

Friday, 6th July.

LOWER CANADA.

(G.)—No. 1.

EXTRACT of a Letter from Lord Dalhousie to Colonel Cockburn, dated
Sorrell, 17th July 1827.

LOWER CANADA.

Appendix (G.)
No. 1.

Sir,

HAVING perused the Copy of Instructions which you sent me, and the various other papers you have submitted, I have only to assure you, that whatever documents the Public Offices in Quebec can furnish shall be most readily given to you. As to myself, I do not think that I can add any farther information to what I have already said by my despatches, public and private, to Mr. W. Horton. I must therefore refer you to them as my decided opinion on the subject of Emigration.

I do not think any plan can be devised more likely to ensure success in the undertaking, or economy in the expenditure, than the system in the Military Settlements at Perth and Richmond, of which you were *yourself* the chief Superintendent.

In Lower Canada, I suggest three points for settlement and extensive survey.

1st. On Ottawa, below Hull; and that should be appropriated exclusively to Scotch Emigrants from Glasgow and the Highlands. My object is to connect that country with its valuable neighbours, the Glengarry Highlanders, situated immediately opposite on the South side of the Ottawa.

2d. About forty miles south of Quebec, to survey a line parallel with the St. Lawrence, and extending in rear of Kamouraska to the Lake Tamiscouata.

3d. In Gaspé and Bay Chaleur, at various points, one of which should start from the Indian village on Ristigouche River, as a continuation of the great line of road through New Brunswick to Mitis on St. Lawrence.

I think these are sufficient for Lower Canada; but I earnestly beg to impress upon His Majesty's Government, that no Emigrants may be sent to this Province, until surveys have been made for their reception.

The tract of country you have selected in New Brunswick, I think highly judicious.

I have, &c.

(signed) *Dalhousie.*

Col. Cockburn.

(G.)—No. 2.

LOWER CANADA.

REPORT of the Surveyor General of Lower Canada.

Appendix (G.)
No. 2.

Surveyor General's Office, Quebec, 23d July 1827.

STATEMENT of the average quantity of Waste Lands of the Crown, situate and lying South of the St. Lawrence, between the Old Seigniorial Grants and the Boundary assumed by the American Government, and extending from the Seignioriy of Lauzon Eastward to Trois Pistoles, making an average superficies of about twelve Townships, of 61,600 Acres each, as projected on the accompanying Map, marked C. from No. 1 to 14 inclusive	Acres.
	739,200
From which average quantity, the two sevenths as reservations for the maintenance and support of a Protestant Clergy, and future disposition of the Crown, being deducted	211,200
Leaves of grantable Land	528,000

The one third part of which, as far as is known, may be fit for settlement; viz. 176,000 acres, being equal to the grantable lands in four townships, and the same proportion for the reserves.

The townships marked A. B. C. D. E. F. may average five townships, equal to 308,000 acres, of which (the reserves deducted) the grantable lands are 220,000 acres, one half of which quantity, viz. 110,000 acres, may be considered fit for settlement, being equal to the grantable lands in two townships and a half.

The Township of *Cranbourne*, marked G. omitted in the above calculation, may contain about 22,000 acres fit for settlement, vacant and grantable.

Jos. Bouchette,
Surveyor General.

NOTES on the preceding Statement.

THE part of the country exhibited in the above Statement, accompanied with a Plan illustrative of the projected townships which might be laid out in the rear of the seigniories, is tolerably correct as to the quantity of acres vacant, but from that part of the country not having been explored, and the general character of the face of the country being uneven, mountainous and broken, leaves me in doubt as to the quantity that might be found fit for cultivation. I have accordingly stated it to be only 176,000 acres, and that part comprehending the Chaudiere Townships at 132,000 acres; yet more might be found, besides proper sites for villages, and high commanding positions, in the vicinity of Lake Etchemin, in Standon and Cranbourne.

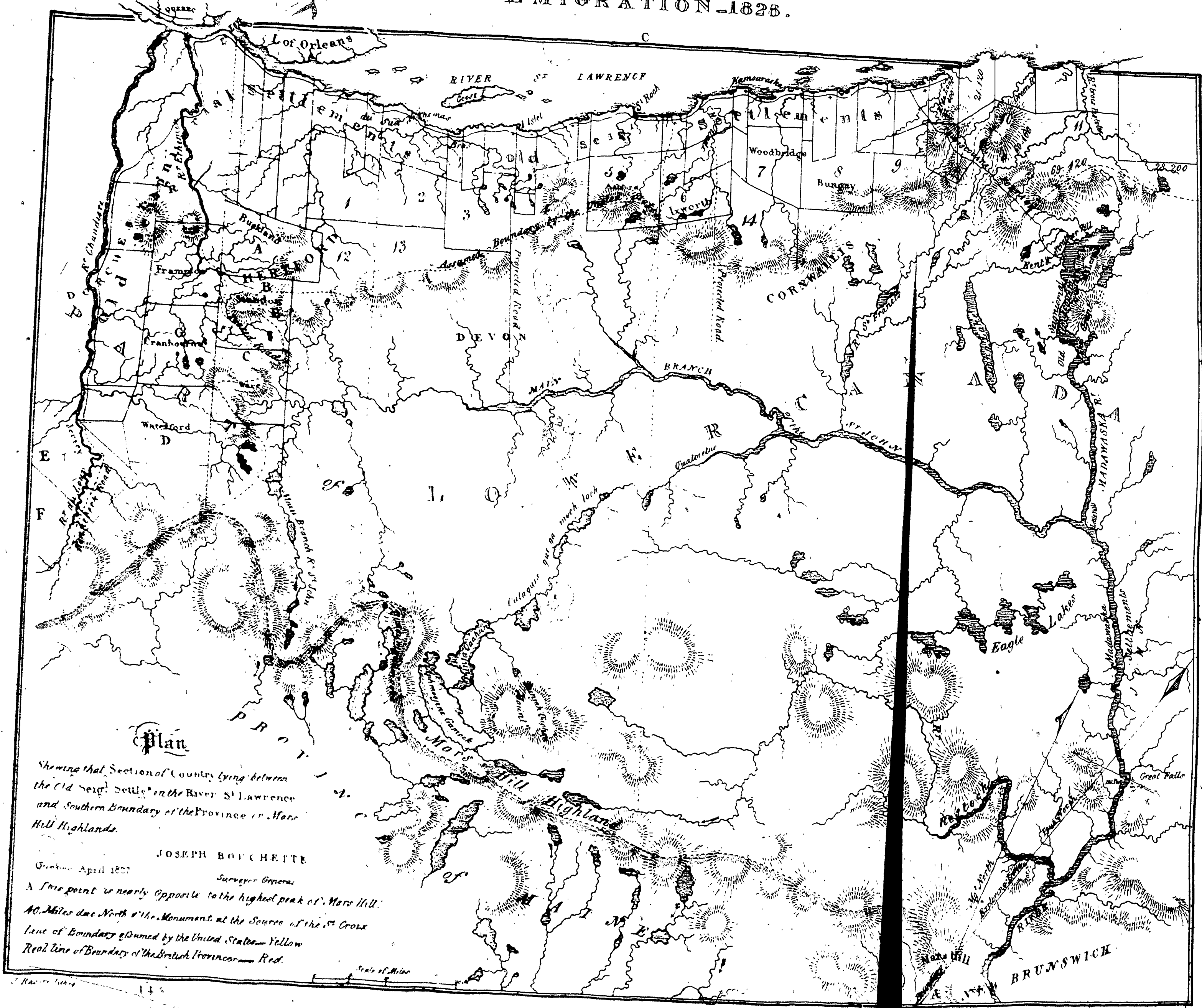
The Kennebec Road offers also a field for settlement.

The chief object of the printed Plan and Report annexed* was to know the extent of the tract of country lying between the French Seigniories and the southern boundary of the province, and no doubt South of the inferior ridge of highlands, marked by the yellow line. The land and face of the country is highly deserving of notice, for the purpose of planting a new and large colony of Emigrants. The St. John's River is bordered by fine lands, and navigable.

P. S. Since the before-mentioned Notes were written, I find, from information and reference to the actual survey of the lands in the rear of the seignioriy of Port Jolie, that the description of the land from thence Eastward to the portage of Temiscouta, is not so bad as supposed, and that its general character is as follows: chains or ridges of rocks, and here and there small hills are to be found;

* This refers to the lithographic Plan, and Minutes of Evidence taken before a Special Committee of the House of Assembly of Lower Canada, which follow this Note.

E MIGRATION - 1828.



Plan

Showing that Section of Country lying between the Old 'seig' Settlement on the River St. Lawrence and Southern Boundary of the Province or Mars Hill Highlands.

JOSEPH BOURCHETTE

Quebec April 1827

Surveyor General

A Line point is nearly Opposite to the highest peak of Mars Hill.
 40 Miles due North of the Monument at the Source of the St. Croix
 Line of Boundary claimed by the United States—Yellow
 Real Line of Boundary of the British Province—Red.

Scale of Miles



and that the general surface between these hills is level and fine vallies of intervale land, and well watered by rivers and lakes; that it might be very practicable to have a range of Settlement, extending along the rear of the Seigniories from Port Jolie to River du Loup; and that about 200,000 acres at least would be found in continuation; *i. e.* in No. 4, 5, rear of No. 6, part of 7 and 14, and part of 8 and 9.

If such be correct (and the same can easily be ascertained by a small exploring survey) it would offer a very advantageous site for an Emigrant Settlement quite near the St. Lawrence, and also to numerous mills and Settlements almost extending to the rear of the Seigniories; and the consideration of this subject seems to me deserving of notice.

(signed) *Joseph Bouchette, S. G.*

LOWER CANADA.

Appendix (G.)
No. 2.

MINUTES OF EVIDENCE taken before a Special Committee of the
House of Assembly of Lower Canada.

Joseph Bouchette, Esq. Surveyor General of the Province of Lower Canada, was called in and examined, as followeth.

HAVE you had any and what means of becoming acquainted with the course of the River St. John on the South shore of the Saint Lawrence, and with the quantity of the lands bordering on the same?

As His Majesty's Surveyor General on the Service of the Boundary Lines, under the fourth and fifth articles of the Treaty of Ghent, from 1816 to 1818, I had an opportunity of becoming acquainted with the course of the River St. John, and of the Lands bordering thereon, partly from my surveys and exploring operation of that part of the country lying between the source of the Sainte Croix and the Head Waters of the Ristigouche River, in 1817, and partly from other sources of information, with respect to the description of country westward, as far as the head or source of the St. John.

Be pleased to produce any maps or plans of the said River now in your possession?

Some of these are my original documents from actual survey, the others are the productions of different Surveyors, one of whom was employed by order of His Majesty's Colonial Government, under an Act of the Legislature, to explore the source of the River St. John, and the country in its vicinity, also to trace a road of communication from the last Settlements of Frampton to that River. After this service had been completed, a copy of the Plan and Report was furnished to each branch of the Provincial Legislature.

What would be the expense of compiling from these materials, or from any other source of information you possess, a map of the country, lying between the old Settlements of the South shore of the St. Lawrence, and the southern boundary of the Province, embracing consequently all the River St. John; also a second map of the same country, on a reduced scale, the latter to be printed with a lithographic press, and two hundred copies thereof furnished by you to this Committee?

Such a work can be done for the gross sum of 55*l.* currency.

What would be the expense of an exploring survey of the country, bounded in front by the old Settlements on the South shore of the River Saint Lawrence, in the rear by the line dividing this Province from the United States of America, on the one side by the Province of New Brunswick, and on the other side by the lands lying about the head waters of the Saint John?

Previous to my answering this question, with respect to the probable expense of an exploring survey of that part of the country you describe, it is indispensably necessary to know whether it is to comprehend all that portion of territory within the limits of the boundary or line of demarcation, and maintained by and reported upon by His Britannic Majesty's Commissioner under the fifth article of the Treaty of Ghent, as the true line of boundary between this Province and the United States of America; whilst the American Commissioner, on the part of his Government, under the same article of that treaty, assumes as the boundary that which would leave

LOWER CANADA.

Appendix (G.)
No. 2.

very little to explore, inasmuch as his assumed line of demarcation would take in the whole of the River Saint John, its source and numerous tributary streams, and with it a large portion of British territory, composing an interesting section of this Province.

From the situation you have held as His Majesty's Surveyor General under the fifth article of the Treaty of Ghent, and from your surveying operations of 1817, relative to the fixing and establishing the boundaries between this section of the British Dominions in America and the United States, by and under Commissioners, it may, perhaps, be in your power to convey to this Committee your opinion as to the actual and true line of boundary between New Brunswick, this Province, and that section of the United States adjoining thereto, and also of the knowledge you have of the quality of soil, and general description of this extensive tract of country?

This is a subject which has of late particularly occupied public attention, and has been ably investigated in a pamphlet, published in London, intitled, "Consideration of the Claims and Conduct of the United States, respecting their North-eastern Boundary, &c." This pamphlet has evidently been framed from the highest and most authentic sources of information, and seems based on the operations of 1817, out of which, together with the subsequent exploring operations under the same article of the Treaty of Ghent, and the arguments of the agents of both nations, sprung the Report of the British Commissioners for that section of the boundary. Wherefore, in order to convey to the Committee the opinion I entertain of that part of the boundary dividing this Province from the territory of the United States, and of the quality of soil, and general description of the tract of country on which they desire information, it becomes expedient to convey the knowledge I have of the points of difference between the Commissioners, in respect to this line of boundary; and this I can only do by stating in substance certain parts of my Report, made to the Board of Commissioners in 1818, of my surveying operations of the year previous; and also of other subsequent Reports made to His Majesty's Government as far back as the early part of 1821.

SUBSTANCE of certain Parts of the REPORTS referred to in the preceding Answer.

HAVING devoted much attention on the points of difference between the Commissioners, and on the consequences attendant on the ultimate decision thereon, I cannot withhold observing, that the subject appeared to embrace a question of the first importance to the British Empire, inasmuch as on the decision that should be given upon the points now in controversy, would depend, in a great degree, the preservation and future security of His Majesty's dominions in America, and upon which the defence of these Colonies would either be weakened to an extreme degree, or so consolidated as to afford them additional strength, and to tend to their future preservation.

The line of boundary assumed on the part of the American Government is evidently inadmissible: First, because the North-west angle of Nova Scotia cannot be established at 144 miles on a line due North from the source of the Sainte Croix, as such highlands cannot be those described and intended by the treaty of 1783, being about fifty miles to the North of the southern boundary of the then Province of Quebec.

Secondly, Because the same would embrace, within the limits of the United States, a portion of territory exceeding 6,000,000 of acres, of right appertaining to the British Empire, of which His Britannic Majesty hath uninterruptedly retained the possession since the conquest, and which, in fact, previous to the conquest, was held by the Kings of France, by whom extensive grants of land were made therefrom; and also, because it is in a manner isolating the Canadas from the sister Colonies of New Brunswick and Nova Scotia, by an intervening portion of territory susceptible of agriculture for the maintenance of a dense, and, in case of war, an hostile population, at a future period.

In order to convey more effectually my ideas on this subject, it may be necessary to previously enter on a short description of this immense tract of country, and of the local advantages it possesses, together with a few observations with respect to its relative situation with New Brunswick and the Province of Maine, the same tract being and forming a portion of the Province of Lower Canada.

LOWER CANADA:

Appendix (G)
No. 2.

This portion of territory is bounded on the South by Mars Hill Range of Highlands, (so distinguished in my Report of Surveys, Maps and Sections, presented to the Commissioners in 1817,) from which all the rivers which empty their waters into the Atlantic within the limits of the United States take their source, and which also divide the waters of the River Chaudière from those of River Kennebec. It is bounded on the North and North-west by another range of highlands within this Province, and considered as less conspicuous than Mars Hill Highlands, of which it is only a branch, directing its course to the north-east, from the western extremity of a small lake, and extending along the upper part of the Chaudière, at the distance of twelve and fifteen miles to the east thereof, gradually approaching in its course the borders of the Saint Lawrence, and finally passing within ten statute miles of the said River on Témiscouata Portage; from thence winding in a more easterly direction to the point of intersection with the due north line from the source of the Sainte Croix, and thence due south 104 miles, to the point where that line intersects Mars Hill Highlands, at forty miles north of the source of the Sainte Croix, at or near the point named by His Majesty's Commissioners as the North-west Angle of Nova Scotia; which triangular tract of country so bounded exceeds (as I have already stated) 6,000,000 of acres, of which quantity about 2,500,000 may be computed to be covered by mountains and various ranges and descriptions of highlands, with intervening low lands and swamps, leaving thereby a surplus of 3,500,000 acres, which may be considered propitious and fit for agricultural purposes; besides many parts of the highlands, in progress of time, may also be found fit for similar purposes.

This tract is most abundantly watered by the River St. John and its numerous branches, the chief of which are, the Rivers Ristook, Madawaska, St. Francis, Toledo, Long Lake and the Green and Grand Rivers, besides many other tributary streams and about forty lakes, which together, upon an average computation, may be said to cover a surface of about 1,30,000 acres, the most conspicuous of which lakes, are those that form the sources of the River St. John and of the River Madawaska.

The main branch of the St. John deserves particular notice, in consideration of its great extent, and on account of the various advantages it offers in an agricultural and military point of view. The river runs nearly in a parallel direction with the St. Lawrence to its confluence with the Madawaska, and at some places is only from twelve to fourteen leagues therefrom, and about twenty-two to twenty-five from Quebec; it traverses the middle of this portion of territory, on a south-westerly course, from its junction with the Madawaska to its source, a distance of about 432 miles, which is said to be navigable for boats, offering thereby an interesting field for a new line of settlement of at least thirty six townships, in connection with the most flourishing and inhabited parts of this Province, and presents, at no very distant period, a new and shorter line of communication to New Brunswick, by near sixty miles, on which route, if I am correctly informed, in respect to the general quality of the lands along and in the vicinity of that river, most prosperous settlements could be made.

(G.)—No. 3.

LOWER CANADA. NOTE on the Communication between Mitis and the River Ristigouche,
a distance of about Eighty-five Miles.

Appendix (G.)
No. 3.

Quebec, 23d July 1827.

THE front of the Seignior of Mitis is already settled, and there are some tolerable good farms to be seen. Mr. M'Nider has erected mills and stores, and is now building dwelling-houses, intended for the reception of travellers. He has built a schooner to ply from thence to Quebec; and one or two square-rigged vessels have been also built at that place. The road is perfectly practicable all the way down from Quebec for carts or calashes; and settlements all the way.

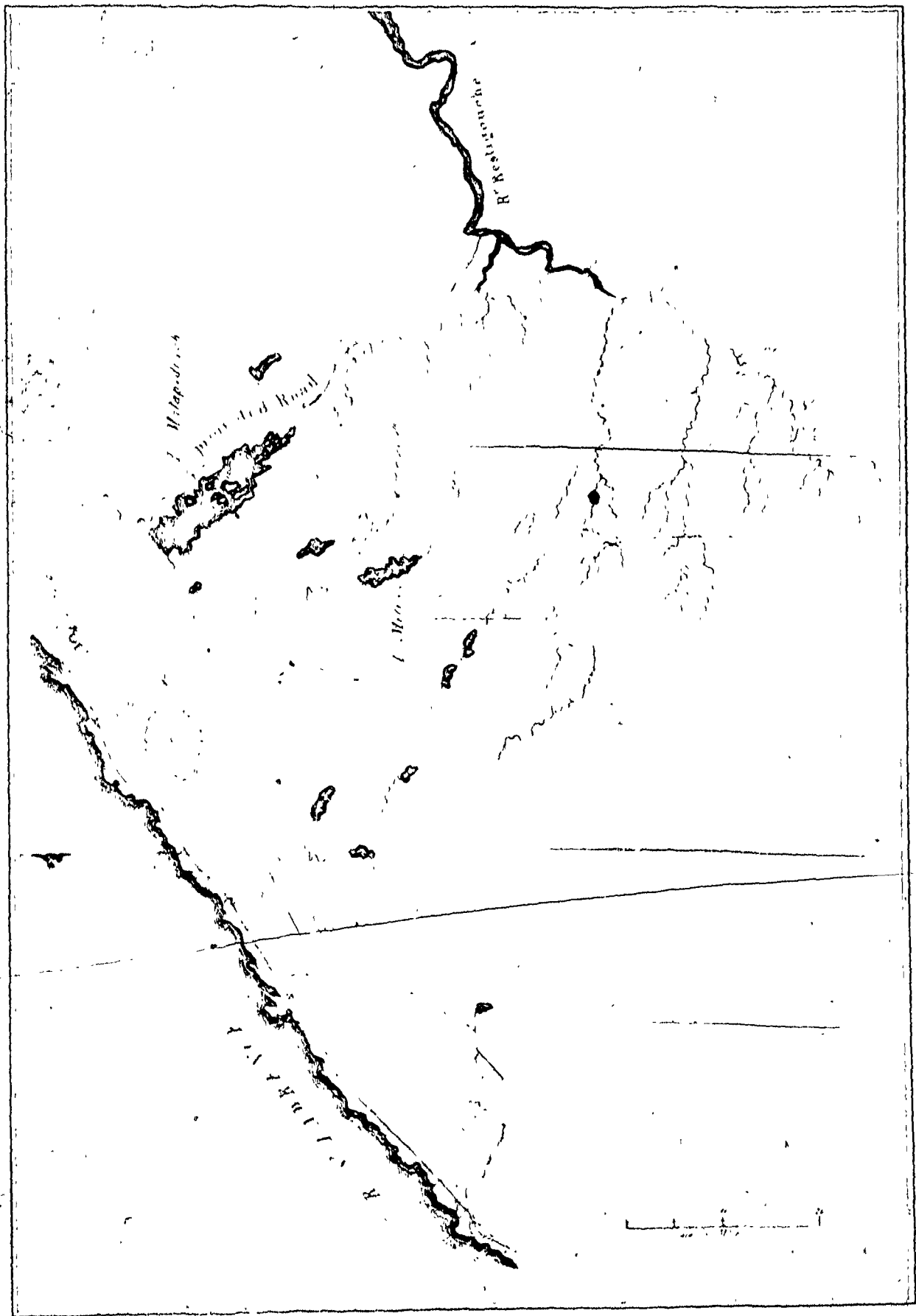
The projected road, traced of late at Mr. M'Nider's expense, from Mitis to Lake Matapediack, takes an easterly course, and winds here and there until it arrives at the Lake. The land, except immediately passing the highlands, is reported generally level and fit for cultivation, and requiring very few bridges or causeways; the distance is twenty-seven miles from the St. Lawrence to the Lake. The lands are high in some parts round the Lake and the borders of the River Matapediack, but it is said that the generality of the face of the country, soil and timber is good, and fit for settlement; and the proprietor of the Seignior of one league round the Lake, means to do something towards effecting a Settlement thereon. More than eight townships might be laid out on that communication; at least, the front of townships might be marked in laying out the road, which is only indifferently traced by travellers, and latterly marked by a party of men employed by Mr. M'Nider, Seignior of *Mitis*. This is all the information I can give of that part of the country at present.

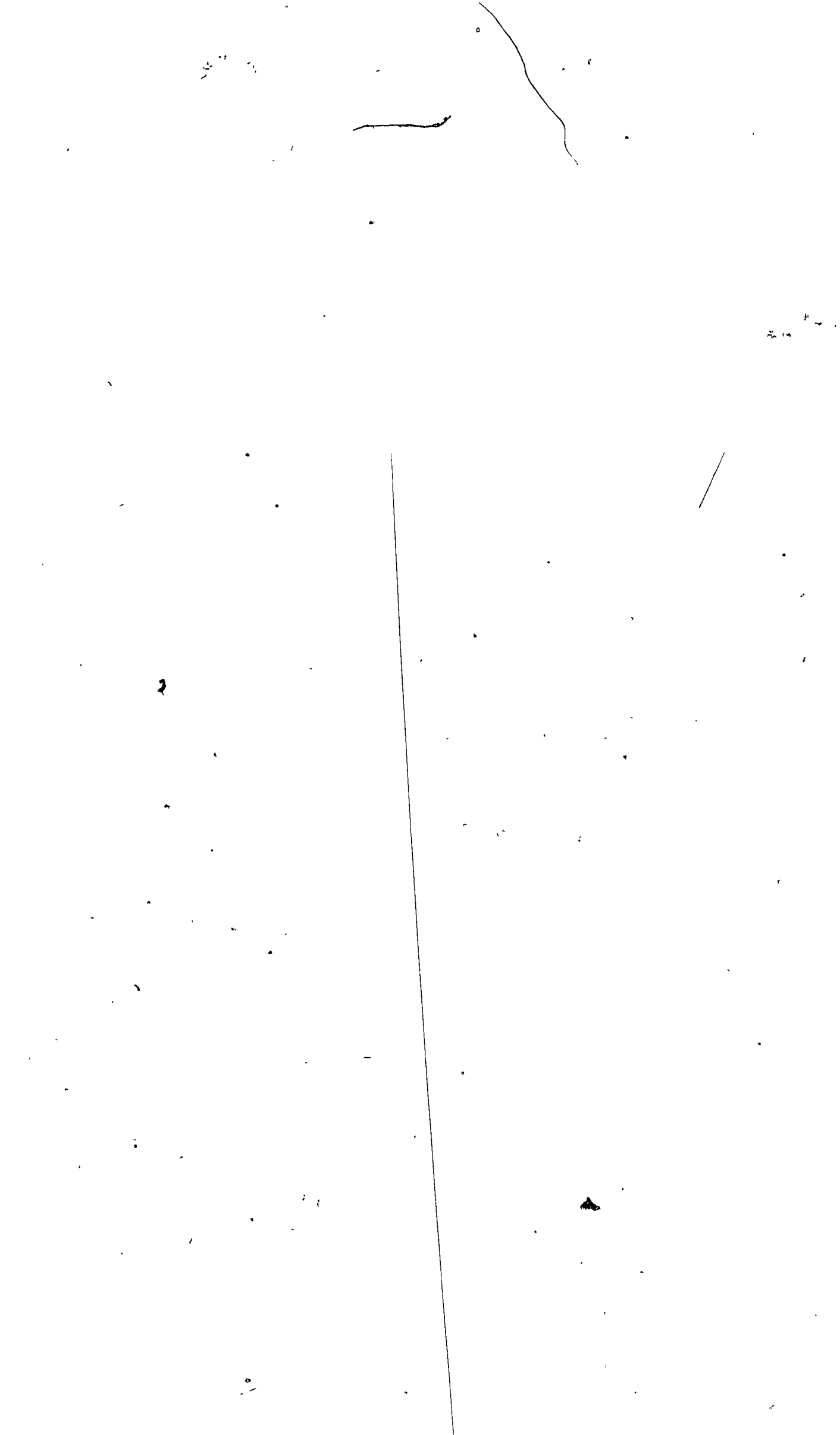
In performing an official tour through the Province for statistical information, I shall make it a duty to ascertain not only all that relates to this route, but also as respects the quality of land in the rear of the Seigniories on the south side of the St. Lawrence. I intend commencing my tour at *Mitis*, and will leave town the latter end of this week, for two or three months.

It will afford me much pleasure to convey every information to Colonel Cockburn which will appear to me acceptable to him, and useful to His Majesty's Government.

(signed)

Joseph Bouchette,
Surveyor General.





MISCELLANEOUS.

(H.)—No. 1.

EXTRACT from Lieutenant Colonel Cockburn's General Remark Book.

On the Road from Fredericton to the Miramichi River.

MISCELLANEOUS

Appendix (H)
No. 1.

Tuesday, 24th April.

Young informed me that wheat sown in June was sufficiently early for a crop. His son, a boy nine years old, does the work of a man. Has known Emigrants who had never previously touched an axe, become first-rate choppers in three months.

From *Mr. Boice*, who resides at the place where the Portage from Fredericton and the Nashwauk River strikes the south-west branch of the Miramichi River; this place is sixty-eight miles above Chatham. Mr. Boice has made an extensive clearing; has a saw and grist mill, trip hammer, blacksmith's forge, and several other buildings; states that the land up the South-west and westerly then from above the Portage, is of a superior quality. The land between the South-west and North-west, about the heads of Renons, Dungarven, and Big Hole Brook, is poor land, timbered with pine, spruce and fir. The Renons abounds with good intervale.

He will transport Settlers from Newcastle to his place for 10s. each, allowing 50lbs. of baggage and two children to each person. This will amount to about 20s. currency, or 18s. sterling, per family. He will make axes for 7s. each, (6s. 3d. sterling,) and hoes, agreeably to a pattern, for 3s. each (2s. 8½d. sterling), if heavier, the price in proportion.

The south-west branch of Miramiehi River is navigated by canoes and scows. A scow, towed by two horses and conducted by two men, will carry from six to ten tons from Newcastle to the Portage in four days.

Boice states the land above the Portage and west of the South-west to be a continued tract of excellent land, as far as it has been explored by himself and neighbours; and in a south-westerly direction they have explored to the Cardigan Settlement, north of Fredericton. He states the land east of the South-west, about the heads of Big Hole and Porter's Brooks, and the Renons, Dungarven, and Bartholomew Rivers, to be, generally speaking, pine, fir and spruce ridges and barrens, and consequently of a description unfit for settlement. He thinks the land east of the South-west, fifteen or twenty miles above the Portage, is mostly a good hard wood tract: the Renons River abounds with good intervale, which is first quality land.

25th April 1827.

Fowler, on the South-west, thirty-three miles below Boice's, states the land between his place and the Little South-west to be generally of good quality, although interspersed with pine and spruce barrens. He has followed this tract up about twenty miles, travelling through the country in every direction, and the above description will hold good for that distance. He has explored the branches of Cain's or Etienne River, for about twelve or fifteen miles from its mouth in every direction, and found it to consist generally of pine, spruce and fir swamps and barrens. Fine tracts of intervale are met with on Cain's River; and twenty or thirty miles up the upland is reported to be good.

Henderson, at Thomas Smith's about nine miles above Newcastle, states the land up Barnaby's River to be generally of an excellent quality; between two branches

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No. 1.

of the river he met with 6 or 8,000 acres of hard wood land, without any poor land intervening. This tract commences about three miles up Barnaby's River, or twelve miles from Newcastle.

Chatham, 26th April 1827.

Mr. Justice Williston states, that in the vicinity of Bay Duvin River (properly Bay des Vents), a tract of good land extends about twenty miles in length, and varies in breadth from two to five miles, being a hard wood ridge.

Mr. Joplin, Road Commissioner, states the distance from Chatham to Richibucto, by the new line of road, to be about forty miles. In this distance the land varies alternately from hard wood ridges to swamps and barrens. About one half the land on the road is of a good quality.

Approaching Cape Escaminiac, the land is generally of a very inferior description, and many naked barrens are met with. The good land in rear of the road is met with in greater abundance. The hard wood ridges are more extensive and more numerous. The land between St. Nicholas River (Richibucto) and Chebuctouche is a continued ridge of fine hard wood.

Mr. Young (Robert) states, that the intended road from opposite Middle Island below Chatham to Nipisiguit, is about forty-four miles in length. He has travelled the first twenty-five or twenty-six miles, and considers the land to be of a very good quality; if lots were laid off, at least four fifths would prove fit for settlement. From his own observations, and from information furnished him by his brother at Pockshaw, he thinks that no part of the Province presents greater advantages to a new Settler than the tract between Miramichi River and Nipisiguit. His brother generally begins ploughing about the twenty-fifth of April; puts in his grain crop during the month of May (he thinks that it will not ripen if sowed in June); commences reaping in August, varying, according to the season, from the first to the last of that month. The first frosts generally happen in October, and are very seldom known to injure the crops, unless sowed too late. The lumber trade interferes with the seed-time of many of the farmers; their grain is not in the ground until late, and, in consequence, sometimes suffers by the frost. The greatest inconvenience arising from the length of the winters, is the quantity of fodder required for their stock. The time can be employed to advantage in clearing land, procuring rails for fencing, and wood for fuel.

In April 1826 he commenced clearing a new farm; employed Irishmen new to the country, paying 2s. 6d. per day, and provisions; he completed burning in July, and had twenty-eight acres and a quarter fit for a crop. The land on which the timber was burned in May, he sowed with wheat and oats; on that burnt in June, he sowed oats, intending to cut them green for fodder; and on that burnt in July, he sowed turnips and planted potatoes. He procured nine barrels of flour, reserving two barrels of wheat for seed, (a barrel contains 196 lbs.); only ten bushels of the oats ripened; he cut eight or nine tons of excellent fodder, thirty barrels of turnips, eighty of potatoes, and eight of barley; he reckons the above a very light crop, but the season was more unfavourable than usual.

*At Mr. Richard M'Lauchlan's, on the North-west Branch of the
Miramichi River.*

28th April 1827.

Mr. M'Lauchlan states, that an excellent tract of land commences at Big Hole, on the east side of the north-west branch of Miramichi River, extends back several miles easterly, up to within four miles of Portage River; approaches the Nipisiguit about three miles below Gordon's Brook, and extends down the Nipisiguit. He has explored the tract in quest of timber, without success.

Portage River is about thirteen miles above Big Hole, and the latter thirteen above ship navigation. Gordon's Brook is about eleven miles above Nipisiguit Harbour, which affords an excellent fishery.

Between

Between the upper part of the North-west and the Little South-west a great proportion of the land is of good quality.

Mr. M'Lauchlan resides about 100 rods below the mouth of the Little South-west; has about 300 acres of cleared land around his house. When he settled on the land, about eight years since, the clearing comprised about thirty acres; he has personally superintended the clearing of the residue. He raised 4,000 bushels of potatoes last year on his home farm, and 600 on a farm he owns above the Big Hole. His extensive lumbering concerns have induced him to turn his attention principally to grass and green oats for fodder.

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No. 1.

Chatham.

Mr. Deputy Surveyor Jouett states the land for about twelve miles up the Little South-west to be of very good quality. Crossing to the Renons at the termination of that distance, he travelled through poor land, the principal growth a small red pine; the borders of Renons abound with good intervale; the upland on the South-west side is very good for about a mile and three quarters back, and thence the country is interspersed with barrens.

Mr. Jouett considers the best land he has seen in Miramichi, to be of the same description and equally productive with the best land in the grain districts in York County; he has taken particular notice of the seasons in Miramichi and at Fredericton, and can perceive no difference in any respect; he has also resided at St. Andrew's and St. John, and considers the winters to be milder and shorter in those places, but the climate not more favourable to ripening grain. He considers the length and severity of the winters, and the extreme shortness of the summers, as unfavourable to extensive farming.

Mr. Graham states the land between Chatham and Richibucto to consist generally of hard wood ridges, intermixed with cedar swamps; about half of the land is fit for settlement; that the land in the upper part of Buctouche, and from thence across to Richibucto, is excellent. He has travelled the new road from Buctouche to the Bend, and found the land to be mostly good; the distance is about twenty-two miles.

Andrew Hudson and *George Brooks*, on the St. Nicholas River, have most excellent farms; and the former raised 300 bushels of wheat; has only been settled four or five years; reports generally as to the superiority of the land in the rear.

Mr. James Davidson, Surveyor, states that there is an extensive tract of good land between Tracadie and Poemouche; good from Bartibog to Tabusintac along the east side of the road; not so good from thence to Bathurst.

Mungo Murray has not travelled much from the banks of the various streams from Miramichi to Bathurst, but can say, generally, that on their banks to the east of the Truro Road, to within a mile or two of the Streams, are fit for settlement.

Mr. Peter Henderson, Chatham, to Richibucto and the Bend, considers the land from Gaspereau River across the Etienne River, and thence to Richibucto, the best land for settlement in this Province. From the Bend to Bai des Vents back, all good land in a straight line; also all to the Great Lake and Etienne River. All the place coloured green, from Sussex Vale to Gaspereau, round by Barnaby's River, to Bai des Vents, and round to the Bend, fine land. By the information from Mr. Henderson, there is a very high hill near the valley, from whence the features of the surrounding country can be seen.

(H.)—No. 2.

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No. 2.

EXTRACT from Lieutenant Colonel Cockburn's General Remark Book, dated at Newcastle, Miramichi, 28th April 1827, containing some Information obtained from a respectable old Resident in that District.

TEN bushels of seed potatoes per acre—Increase, twenty-five or thirty for one. One bushel and a half wheat to land newly cleared, with stumps, gives increase from fifteen to twenty.

Three bushels of oats per acre new land, ten to fifteen increase.

One peck Indian corn to an acre—Increase, thirty bushels from one peck.

(H.)—No. 3.

Appendix (H.)
No. 3.

EXTRACT from Lieutenant Colonel Cockburn's General Remark Book.

Richibucto.

6th May 1827.

R. Jardine states that the land about the upper part of Richibucto is generally very poor; that the best tract of land he has met with is between Molus River and Bass River, about twelve miles above the harbour at Richibucto; that he has traversed twelve miles without arriving at the termination of the ridge, which he is confident comprises 60,000 acres.

By this statement, and that of every other person acquainted with the country, the land about St. Nicholas and Buctouche Rivers is excellent in quality for many miles around.

Price of clearing land, ten to eleven dollars. Price of labour in currency of Halifax, at 5s. for each dollar, per month, 55s.; per week, 17s.; per day, 7s. 6d.; per year, 35l. and provisions.

Average passage from the United Kingdom to the Harbour of Richibucto: spring, thirty to thirty-five days; summer, thirty-five to forty-two days; fall, forty-two to forty-nine days.

Time of the Harbour of Richibucto freezing up, 10th to 20th December; opening, 19th to 25th April.

Depth over the bar, eighteen feet high water; high water neap tide, fifteen feet; low water neap tide, eleven to twelve feet.

From the mouth of the Richibucto the river is navigable for loaded ships of 300 tons, for ten miles, and for large schooners for twenty miles, and for scows thirty miles.

Price of timber at Richibucto, five to seven per cent lower than at Miramichi.

Number of ships here last year, eighty-two.

Probable price of transport for a family of five persons and baggage, say 500 weight, to the highest point to which the river is navigable for scows, 3l. currency per family.

Price of opening the road fourteen feet wide, and turnpiking and clearing one rod on each side, 100l. currency per mile.

Saw mill, driving one saw, 450l.

Saw mill, driving two saws, 600l.

(H.)—No. 4.

INFORMATION received by Colonel Cockburn, at the Bend of Peticoudiac River.

16th May 1827.

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Appendix (H.)
No. 4.

Jean Gould, born in this Province, taught by his father to go into the Woods like an Indian, has been all over the country; recommends the parishes of Hillsborough and Salisbury, as containing the most extensive and uninterrupted tract of land in the country. Knows of no other so extensive or so fine. Considers it to embrace an extent of vacant Crown lands, forty miles by thirty wide.

Gould has been engaged all his life in hunting; kills bears, foxes, and martins. He has also travelled Nova Scotia, and can steer for Quebec through the Woods. He knows every river, creek and brook throughout the country, and the position of the hills and valleys; persists that there are no Carriboo Plains in the Hillsborough District, and few pine trees or swamps, but that the land is really good, in an immense unbroken body.

17th May 1827.

Ezra Styles says, he considers that the greatest extent of excellent land, with the fewest interruptions to its goodness, lies between Shepody and the rivers falling into Peticoudiac above the Bend; thinks there may be enough to settle 2,000 families at 100 acres for each; there are numerous mill seats, and plenty of coal. Mr. Wilmot says, limestone is found in abundance. Grindstones cost 2s. 6d. each; says, buck wheat for seed costs 3s. 6d. a bushel; is liable to be injured by frost; yields from thirty-five to sixty-five to one. Mr. Wilmot says, "give him land that he can get the water off, and he can make a farm." On the high lands the frosts have less effect, and the mild season is longer.

(H.)—No. 5.

INFORMATION received by Colonel Cockburn, at Sidney, from Captain Crawley, Surveyor General of Cape Breton.

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No. 5.

Portage.

Sidney, 5th June 1827.

Currie, a good intelligent man, distance fourteen miles from Sidney.

Thomas, an Indian, well acquainted with the country, and residing near Currie^s and the Priest.

Rev. Mr. M'Leod, Catholic Priest, residing near Currie's.

Escasonie, Indian village, North-west side, at which lives an Indian (Noel, or Christmas), a very intelligent man, and in possession of a good farm well stocked.

The settlers along the road generally capable of giving information.

Mr. M'Nab, Deputy Surveyor at Barrois des Huitres, intelligent and well qualified to give positive information as to his own District, which is extensive, and general information respecting the Province. The Surveyor General would strongly recommend Mr. M'Nab as well qualified to obtain information respecting the quality of lands, should Government hereafter employ persons for that purpose.

Mr. Kavanagh, at St. Peter's, has also much information.

At Arichat lives *Mr. Luce*, an excellent Surveyor, and in possession of much positive information respecting his District. The Surveyor General would recommend this gentleman in the same strong terms, and with the same confidence, as Mr. M'Nab. These two gentlemen, and a *Mr. Giles* at Port Hood, are the three

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No. 5.

persons whom the Surveyor General would select as most competent to obtain information, and in whose conduct and reports the most confidence might be placed.

The Surveyor General is further of opinion, that for the sum of 150*l.* currency, good information of a general description, and far better than any at present to be had, respecting the quality of soil of the vacant lands throughout the Province might be obtained.

The Surveyor General is of opinion that, generally speaking, there would be very few, if any, of the grants of land in this island liable to escheat, some improvements having been made and continuing to be made on almost, if not entirely, the whole of them.

(H.)—No. 6.

Appendix (H.)
No. 6.

REPORT of Mr. J. Beckwith to Lieutenant Colonel Cockburn, relative to part of New Brunswick.

Monday, 7th May 1827.—Left Dixon's at half-past eleven A.M. in a boat, accompanied by Mr. Jouett and four men, and proceeded to Little's, within about one mile of the head of the tide, which flows about twenty miles above the harbour's mouth. We were obliged to contend all day with a heavy wind from the westward.

Dixon lives on the south side of Richibucto River, about one mile above its discharge into the sea. The principal part of the shipping load in the immediate vicinity, which is properly Richibucto Harbour; around the borders of which are scattered the houses, stores, offices, &c. of the inhabitants, the greater proportion on the north side; the land low, sandy and unfit for agricultural purposes. The principal timber shippers, Messrs. R. & J. Jardine, reside on the south side, about one mile above the harbour, and their situation presents apparently the greatest advantages for a town of any spot in the vicinity, combining bold water, facility of crossing at all times, banks of a moderate height, and level table land.

St. Nicholas' River is about six miles above the harbour's entrance. No square-rigged vessels approach nearer than three miles to it. There is sufficient water in the channel, but the navigation is said to be intricate and interrupted by oyster beds. The point between the St. Nicholas River and Richibucto River, at present in a wilderness state, is reserved for a town site, and appears well adapted for the purpose, should the navigation prove safe. Above the St. Nicholas the quality of the land improves, and the Settlers are more scattered. The river holds its width of from 500 yards to half a mile, as high as Middle Island, about eight miles above the St. Nicholas; thence from 300 to 400 yards to the Coal Branch, four miles higher, to which place the river is navigable for schooners. It abounds with tracts of excellent land, generally rising with a gradual slope from the water's edge. The banks are in some places abrupt, but not lofty.

Little has resided here nine years; without any son to assist him, he has nearly fifty acres of excellent land cleared.

Tuesday 8th.—Parted with Jouett in the morning, who proceeded northerly on a hay road leading to the head of Bass River; followed a path to the Upper Settlement, consisting of three families, and situate about one mile above the head of the tide. The river is here about thirty yards wide; the land in its vicinity consists of a reddish loam and sand; sub-soil, clay; mixt timber, a good proportion of hard wood. Pine has been settled here six years; has between thirty and forty acres of land cleared; is about forty years of age; has nine children; the eldest son, aged twelve, assists him materially in clearing the land; has currants and vegetables in abundance; young apple trees very thrifty; raised forty bushels of millet on one acre and a quarter of land the last season, with a few pints of seed; he thinks
millet

millet will ripen if sowed by the 10th July, and makes better bread than rye; he considers the land in rear to be better than the land in front in his neighbourhood; and states, that a tract of excellent land extends up Hudson's Brook (a few miles above this place.) He considers his land to be of a better quality than the land below the St. Nicholas.

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No. 6.

Intending to take the Woods at Pine's, and the day proving rainy, I did not leave his place for the day. In the afternoon, Mr. M'Lauchlan arrived, and after a short stay returned down the River.

Wednesday 9th.—Left Pine's at a quarter past six A.M.; proceeded westerly, through hard wood and hemlock land, and a small swale of cedar; quarter past seven crossed Hudson's Brook, near an old clearing grown up to bushes; thence, quarter of an hour, good hard wood land, soil a yellow loam; thence, until twelve o'clock, through spruce and fir land to a timber road, which we followed in north-easterly about one mile to Richibucto River; thence skirted the River to the Portage leading to Salmon River, being near the head of canoe navigation on the Richibucto River, which is there about fifteen to twenty yards wide, the current strong, but interrupted by rock, and sufficient intervale at the entrance to the Portage of one good farm, but no tillageable upland to within half a mile of Hudson's Brook; and I am informed that the River affords very few skirtings of intervale in that distance. From Pine's to the Portage, about nine miles, and the distance across the Portage 220 chains (two miles and three quarters,) low spruce and fir land, with a few ridges of spruce, white birch and small Norway pine; light sandy soil.

Proceeded along shore about half a mile; thence struck back across Burnet Land, about west-south-west, at three quarters of a mile; intersected an old hay road, which we followed, the course west-north-west, about two miles through Burnet Land, (sandy soil;) thence from west to north-west spruce and fir land for two miles; thence excellent land timbered with maple, yellow birch and hemlock, half a mile; explored west-south-westerly, and found hemlock land, with a mixture of hard wood, and interspersed with wild meadows, extending by all appearances to Salmon River; thence travelled about one mile through hemlock land, interspersed with wild meadows; and thence about three miles, crossing several small wild meadows and branches of Richibucto River, to a lumber camp near its head. This distance consisted of spruce, fir and pine swamps and barrens.

Thursday 10th.—Followed a lumber road from the Richibucto to the Little Fork Stream (a branch of Salmon River,) distance about two miles and a half, west-north-west. The first two thirds of the distance principally barrens, wild meadows and swamps, the residue white and yellow birch, hemlock, pine, and some scattering maples, (tillageable land, but not of the best quality;) traced the brook up for nearly two miles, and nearly the same distance down, found the same description of land, the brook about forty feet wide at crossing place (probably sixteen to twenty in summer,) course toward Salmon River about South 25° West.

Proceeded north-west by about one mile, same description of land; thence half a mile, pine, hemlock and spruce; the land then falls; travelled a few rods through a spruce and cedar thicket; thence about three miles through a fine ridge of maple, birch, hemlock, spruce, and a few scattering pines: the ridge appeared to extend a great distance south-westerly, and for a considerable distance to the northward, but south-easterly and north-easterly falls into plains and barrens, with spruce and small red pine ridges.

Crossed a branch of the Big Fork Stream, skirted with alders, and the banks studded with pines; the stream forty feet wide; from the appearance of the channel, about sixteen feet wide in summer; course South 60° West; thence, between two and three miles, a continuation of the same hard wood ridge, being an excellent loamy soil, easily cleared, and rather inclined to be stony; this ridge, I have no doubt, extends to Salmon River and when settled, roads might be opened to greater advantage from that quarter than from Richibucto. Thence, still westerly, about one mile, to the Big Fork Stream; the current rapid, channel deep, and about fifteen or sixteen feet wide in summer. Thence, proceeded westerly through a continuation of naked barrens, skirted with small spruces, beaver ponds, wild meadows, and spruce and red pine ridges, (occasionally intermixed with a few white birches,) until Saturday at three o'clock, P. M. when we entered a pine ridge; at four o'clock,

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No. 6.

intersected a lumber road, which we followed south-westerly about one mile and a half to the banks of the Gaspereau, which we found to be about fifty yards wide, and very rapid, but not deep; the course about south-south-east. Followed the stream up north-west by about one mile; spruce, fir, pine, white birch, and white maple, composed the principal part of the wood; the soil sandy. The continued snow, sleet, and rain, for the last two days, with the very heavy travelling in the barrens (ankle deep in moss, and near knee deep in water,) rendering our progress slow and tedious. We crossed but one stream of any magnitude, which we judged to be a principal branch of Sabbie's River, falling into the Etienne or Kain's River. On Friday we travelled across a tolerably good ridge of hard wood land, about half a mile in breadth, which extended apparently for a great distance to the southward, but to the northward fell almost immediately into a barren.

On Sunday morning, the trees covered with snow, travelled northerly about one mile and a half; thence north-west about two miles, crossed a deep brook running north-east through wild meadows and alder land; thence bore west, and, after proceeding a few rods, crossed a path running north and south (the Portage from Gaspereau to Etienne River,) the last three miles through red pine and spruce ridges intermixed with barrens; thence about seven miles spruce and pine burnt land, excepting the borders of the different brooks we crossed, which had partially escaped the ravages of the fire; fell in with a lumber camp, from which timber had been hauled into Etienne River; and at the same time perceived a hard wood ridge to the southward, which I proceeded to explore, and found a continuation of hard wood ridges (principally beech land,) and pine and spruce groves, all burnt over, apparently one or two years since; the soil, sand and loam, very light: returned to the camp.

Monday 14th.—Course south 70° west, from five until eight o'clock, through burnt spruce and pine land; a few strips of beech land, and one cedar swamp in that distance, being about four and a half to five miles; thence one mile and a half, birch, beech, spruce, hemlock and pine, partially burnt, light sandy soil. By climbing, found that the ridge extended several miles to the southward. Thence about three miles through old burnt land, grown up with cherry trees; a great proportion of the burnt trees had blown up, which rendered it very difficult to force our way forward. Thence until night, spruce, fir and pine land; about four o'clock, p. m. fell in with a small lake, which we suppose to be the head of the Gaspereau.

Tuesday 15th.—General course, south 70° west, from six to eight; same description of land as yesterday afternoon; eight until ten, good land, extending north and south for a great distance, timbered with maple, birch, beech, spruce, fir, pine and hemlock; thence to Little River, which we reached at ten o'clock, old burnt land soft wood, intermixed with cedar swamps; thence until half-past three, burnt land for the first half of the time, and pine and spruce land for the residue; thence about one mile and a half excellent ridge of hard wood, a barren to the southward, beyond which hard wood appears in the distance; exploring to the northward found a continuation of the same ridge, which is too much inclined to stone. After leaving the ridge, proceeded about half a mile through spruce and fir land to an extensive barren; proceeding half a mile southerly, again fell in with the hard wood ridge, extending south-west: returned half a mile northerly, and encamped.

Wednesday 16th.—In order to avoid the barren in front, proceeded north-west about one mile and a half; thence west one mile, pine and spruce land; thence mixt land, about one mile; when we intersected a lumber road, south 60° west, and an extensive barren to the westward. Following the road found its general course to vary from west to north 70° west, mixt land, a great proportion, birch, beech and maple, somewhat stony, but good tillageable land, capable of making a good Settlement. After proceeding about five or six miles, struck the Nashwack, about sixteen miles above Fredericton, at which place we arrived at six o'clock, p. m.

The general opinion I have formed is, that the country around the Fork Streams, thence extending towards Salmon River, and the country approaching the Nashwack, extending towards the Peniack, present advantages for forming Settlements on an extensive scale. The other hard wood tracts are of so small an extent, or so difficult of access, as to render them ineligible for many years to come.

Fredericton, 21st May 1827.

(signed) John Beckwith.

(H.)—No. 7.

REPORT of the Route from the Bend of the Peticoudiac River to Fredericton, as explored by Martin Chapman, in October 1820, and furnished to Colonel Cockburn by Mr. Justice Botsford.

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Appendix (H.)
No. 7.

11th.—Left the Bend River north 40° west, five miles, to the Mountain Settlement (as so called), a road being passable that far, land being good and level; then north 88° west, two miles and a half; thence north 55° west, one mile and a quarter; thence north $67\frac{1}{2}^{\circ}$ west, one mile and a quarter, all good land; then cross the north branch of the Peticoudiac; thence north 88° west, two miles, all level land, sandy soil, small growth of timber, maple and birch; continued this course; at the eleventh mile found a large swamp; land being dry to this and to the thirteenth mile, where we crossed a carraboo plain (small); then spruce land, to a large meadow, about twenty acres clear, good crop of grass, and a little further came to another hard meadow, a little larger, with an excellent stream of water leading through it; continued this course to the twentieth mile, tolerable land, sandy dry soil; thence north 55° west, one mile and a half, when we crossed the Washadamoack to this; generally pitch, pine timber, and very dry soil; river 150 links wide. In order to avoid an extensive carraboo plain, continued down the river seven miles, general course about west; good settlement and good road to Charles Lewis. From thence north-west, one mile, when we crossed a fine stream fifty links wide; continued this course six miles further, through excellent hard wood land most of the way, to a fine brook; continued same course one mile and a quarter; crossed a fine stream running south-west, good land, except two very small carraboo plains; continued this course until we crossed Cole Creek (as so called) at the forty-second mile; thence north 65° west, generally good land, and very level to the forty-sixth mile, to a fine brook; continued same course till we came to the Salmon River, being fifty-one miles and a half; all this way good level land, as did the face of the forest appear all around as far as the eye could extend. The Salmon River appeared to have a general course north 55° east up the stream, proceeding up two miles to the mouth of the Gaspereau, where was a good saw mill, and a good two-story house, with blacksmith's shop, &c. &c. Continued this course north 65° west, two miles; thence west, and at sixty miles and a quarter a very deep brook, with a fine stream; all this way good land to the sixty-third mile; from the fifty-eighth to the sixty-first mile is an excellent grove of hard wood land, no stones visible, but a remarkable deep and easy soil of a brown cast; kept this course to the seventieth mile, with many dry heaths and barrens; thence groves of pine, occasionally batmatack swamps, and wet, till we came seventy-five miles and a half, when we crossed (as we supposed) the little river which empties into French Lake; thence west, two miles, to a fine brook; thence south 65° west, to seventy-eight miles and three quarters, to a deep brook and good land, two streams of water; to eighty-one miles and three quarters, through groves of pine, with heaths; thence south 45° west to the eighty-second mile, a fine stream running about south, good land; the eighty-fourth and eighty-fifth miles very high hard wood land; the eighty-seventh mile principally hemlock, very rocky, and many hills and deep vaults; three quarters of the eighty-eighth mile is excellent level beech land, easy soil; low land to the ninetieth mile, but not soft; at the ninety-first mile, deep brook, each side the hills are stony; thence west, to the ninety-third mile, descended a hill to a brook, where is some fine intervale land; struck across, and continued our course along this stream some distance, and thence a little southward across some high land to the Nashwack, to Henry White's, on the south side, being ninety-five miles from the Peticoudiac Mountain Settlement, and one hundred from the bend.

(signed) *M. Chapman.*

N. B.—As I went down the Washadamoack, the land appeared (and I was informed was) better to go from Lewis's to the Butternut Ridge.

Dorchester, January 1823.

(H.)—No. 8.

MISCELLANEOUS.

Appendix (H.)
No. 8.

INFORMATION received by Lieutenant Colonel Cockburn, from a highly respectable and intelligent Resident in Quebec, who has devoted great attention to the subject of Emigration.

THERE are four tracts of country in the Canadas, entitled to be particularly considered in reference to the inquiry of Emigration. The first is the tract of country around Lake St. John, and the head waters of the River Saguenay. The second is the country lying between the rear lines of the old Seigniories, on the south shore of the River St. Lawrence, and the line dividing the Province from the District of Maine (United States). The third is the tract of country lying on either side of the Canal connecting the Ottawa with Lake Ontario at Kingston. The fourth is the country lying on the North shore of the St. Lawrence, in the rear of the existing Settlements.

The first of these tracts comprises an extent of about 6,000,000 of cultivable acres of land, in a country better watered than any country on the face of the globe. Protected as this country is by a range of mountains to the north-eastward, the climate is milder than at Quebec. Melons grow there in the open air.

This country seems to be a most important one in a military point of view. The River Saguenay is navigable for a ship of the largest size, for twenty-seven leagues. Its precipitous capes render it of easy defence against any maritime force, however powerful. The fleet upon the Halifax station affords it a complete defence. The great Valley of Lake St. John could not be attacked by land; no enemy could march over the mountains by which it is on every side surrounded.

The port of Tadoussac, at the mouth of the Saguenay, is open a fortnight or three weeks earlier than that of Quebec, and closes as much later. The dangers of the navigation of the River St. Lawrence are saved; it commands, as much as Quebec does, the sortie of the Great Lakes, and is in more immediate connection with the Gulf, its fisheries, and the provinces of New Brunswick and Nova Scotia. In the rear it commands the whole of the Hudson's Bay territory, and it is principally in connection with the Canal and line of communication in the rear of the St. Lawrence, intended to be effected by that great work, that this Valley is of importance. It has already been seen that a more immediate connection with the ocean can be kept up from Tadoussac than from Quebec; and such are the astonishing facilities of internal water communication afforded by the streams emptying themselves into Lake St. John, that there is no portion of Lower or Upper Canada to the successful defence or attack of which the possession of that Lake might not be conducive.

From Lake St. John, a water communication, with *portages*, may be had through Lake Mistassinis and Rupert's River, with James' Bay. A like one may be had with the St. Lawrence, through the Batiscan River; and another through the River St. Maurice, or the Black River.

A water communication with the Ottawa or Great River is also had through various streams and lakes emptying themselves into the Lake St. John and the Saguenay, until the sources of the Gatineau are reached, which is navigable for canoes, a distance of 300 miles, and empties itself into the River Ottawa, nearly opposite the mouth of the Kingston and Ottawa Canal.

This territory is now in the possession of a lessee, who pays for it 1,200*l.* a year; there remain about fourteen years of his lease unexpired; but it is presumed that a surrender might be obtained from him upon easy terms.

The second tract of country contains also about 6,000,000 of cultivable acres; it possesses great advantages for settlements; but until the claim of the United States to a large portion of it is disposed of, it does not seem to be likely that any Settlements will be made upon it.

The

The third tract of country lying upon the Kingston and Ottawa Canal is a most valuable tract of land, under a very mild climate, and admirably fitted in every respect for locating Emigrants.

The fourth tract of country, there is every reason to believe, contains a large quantity of good land; but little is known of it except from the Indians and hunters. The whole of this tract remains to be explored.

There is reason to believe that the whole of the interior of this country was explored and surveyed by scientific men in the French time, and that the plans were returned, and deposited in the *Bureau de la Marine* at Paris. If the records of this public office were not destroyed during the Revolution, these plans would probably be found there, and, if so, would certainly convey much information.

The persons by whom these tracts of country might be settled, are Scotch Highlanders, Englishmen, Scotch Lowlanders, Irishmen and Canadians.

The Scotch Highlanders, either alone, or jointly with the Canadians, but certainly without any other mixture, ought, it seems to me, to be located in the Great Valley of Lake St. John. This is unquestionably the *Arx et domicilium imperii* of this Northern portion of the American Continent, and ought, therefore, to be occupied by a people of military habits, and sufficiently strongly attached to their ancient institutions and usages not readily to coalesce or assimilate with the people of the United States.

It is of the last importance, that this portion of Lower Canada should be inhabited by good men and true; for if Great Britain were driven from all her other Colonial Possessions upon the St. Lawrence and the Great Lakes, *quod Di avertant!* she might maintain herself here, against the combined strength of the whole of the North American Continent.

As well the country lying between the old Seignories and the Province Line on the South Shore, as that lying in the rear of the old Seignories on the North Shore, ought, it seems to me, to be exclusively appropriated to Settlements of Canadians. This frugal, hardy, brave and polite people do not readily coalesce with the Americans; and their population is redundant to a degree which, in a new country, is astonishing, and calls for remedy.

The English, Lowland Scotch, and Irish Emigrants, might be advantageously settled on the tract of country contiguous to the Ottawa and Kingston Canal. All concur in representing this country as one of the greatest fertility. The climate is mild, and there is a great demand for labour.

(H.)—No. 9.

MISCELLANEOUS.

Appendix (H.)
No. 9.

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Colonel Bouchette—Description of the country between St. Lawrence and New Brunswick, late Temiscouta, with his observations as to the causes that retard the settling that country—chiefly the undecided boundary.—Pages 25 to 27. |||

Robert Christie, Esq.—Description of the district of Gaspé—climate and soil good, abounding with harbours and rivers, fish, &c.—Pages 28 to 31. |||

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Captain Fougere—Description of Magdelon and Brion Islands, in Gulf of St. Lawrence, property of Sir I. Coffin.—Page 51.

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Colonel Bouchette—relative to the quantity and description of Land, unconceded on the River Sud, north of Ottawa, deducting Clergy and Crown Reserves, about 18,000,000 acres, and about 300,000 fit for cultivation, near Granvell and the river that falls into the Ottawa, from the north-east, with description of a line of road from BERTHIER to Upper Canada; shortens distance thirty-one miles— with various information, connected with the surveying and granting. Lands in Lower Canada—Official Fees, &c.—say, Surveyor General, 15s. per 1,000 acres— 10s. Clerk of Council—Provincial Secretary, 15s.—former, 6s. 8d.—Auditor Registrar, 5s.—Attorney General, 10s., &c. &c.—Pages 11 to 16. ||||

Alexander Rea—states that about 200,000 acres of Land fit for cultivation, unconceded in rear of La Valtrie and adjacent Seigniories—states that for want of PROPER ARRANGEMENT AND FACILITIES TO DIRECT EMIGRANTS, the Settlement of new Land is much retarded in Lower Canada.—Pages 34 to 38. ||||

* The Scores in the Margin refer to the relative Importance of the different Paragraphs of the Report.

James M'Douall—states that the climate and soil is very productive in the back country, lying north of Lake St. Peter's, towards the source of St. Maurice River, &c.—Pages 48 to 49.

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Table of land granted in Lower Canada, which has been surveyed since year 1795.

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445,660	-	-	-	Crown		
439,705	-	-	-	Clergy		

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Isaac Man, Esq.—Description of the country about the Bay of Chaleur, RISTIGOUCHE, &c.—River Matapediac—original Settlement of New Carlisle and Gaspé, &c.—Pages 120 to 123.

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Captain Fenwick, Harbour-master of Quebec—Arrival of Emigrants,

1821	-	-	-	8,056
1822	-	-	-	10,470
				18,526

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Edward Isaac Man, Esq.—Remarks on Madawaska and the COUNTRY IN REAR of old Settlements on the St. Lawrence from Point Levi to Cacona, with observations on proposed road from Metis to Chaleur—Expenses of surveying new country, 20s. per mile.—Pages 24 to 27. | | |

J. Bouchette, Esq. junior—Description of Gaspé—Bay of Chaleur to St. Lawrence—River Ristigouche, &c. &c.—Matapediae—Soil, &c. &c.—Pages 27 to 33. | | |

Mr. Ruggles Wright's description of land lying between the St. Maurice and Ottawa Rivers—particularly good—Clergy Reserves, &c. against improvement—well calculated for English or Irish Emigrants—new Emigrants good axe men in a few months—in three or four years clear twenty or thirty acres land—acquire a cow, oxen, &c. &c.—Pages 35 to 36.

John Neilson, Esq.—Opinion of a party necessary to explore a new country—One manager, 15s. per day—Three Indians, 5s. = 15s.—Two farmers, 5s. = 10s., say 40s. per day for one month, is 60l.—Lower Canada suited to culture of hemp.—Pages 37 to 42. | |

Mr. P. Wright's Statement in Hull—Ottawa soil superior to any in Massachusetts.—Pages 43 to 57.

COLONEL BOUCHETTE, SURVEYOR GENERAL—respecting Maps and Surveys of Lower Canada—Country lying between the SAGUENAY and St. Maurice Rivers—Lake Temiscouta, nine leagues long, one or two miles and a half wide.—Pages 61 to 63. | | | |

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||| T. T. Tacherau, Esq.—Answer to eight questions, respecting the Ristigouche, Madawaska, and Temiscouta, which he represents extremely fertile and well adapted for Settlement.—Pages 67 to 73.

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