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LANDS IN UPPER CANADA,

TO BE DISPOSED OF BY THE

CANADA COMPANY.

INCORPORATED BY ROYAL CHARTER AND ACT OF PARLIAMENT, IN 1826.

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THE CANADA COMPANY have for sale lands in every part of the Province of Upper Canada, on terms which cannot fail to prove advantageous to the Emigrant; as from taking payment in six instalments, the first payment being only one-fifth of the purchase-money, and the remainder in five annual payments, with interest at 6 per cent., the industrious Settler is enabled to realize the greater part of the money required out of the profits arising from the cultivation of his farm.

THE LANDS OF THE CANADA COMPANY are of three different descriptions, viz.—

1st, Scattered Reserves; 2dly, Blocks or Tracts of Land, from 1000 to 40,000 acres each; and, 3dly, the Huron Territory, being a district of land containing 1,100,000 acres, situated on the shores of Lake Huron.

SCATTERED RESERVES.

1st. The scattered Reserves are farms or lots of land of from 100 to 200 acres each, which are spread over nearly every Township of the Province, and in many instances are desirable, not only on account of their soil and other intrinsic advantages, but their value is much enhanced, to the British emigrant especially, by their proximity to neighbours or to mills, stores, (or general shops,) schools, and churches. Emigrants who have friends already settled in the Province would do well to write to them, before they leave this country, to look out for a favourable situation, and to take the preliminary steps for purchasing a lot, in order that the Settlers may enjoy the very great advantage of being enabled to commence their operations the moment they arrive in the country. The prices at which lands are now selling are from 8*s*. 9*d*. to 20*s*. per acre, depending upon the situation or location.

BLOCKS OF LAND.

2d. The Blocks of Land lie entirely in that part of the Province situated to the westward of the head of Lake Ontario, and contain lands which, for soil, climate, and powers of production, are equal, and perhaps superior, to any on the continent of America. These are worthy the attention of communities of Emigrants who, from country, relationship, religion, or any other bond, wish to settle together.

The largest block of this kind in the Company's possession is the township of Guelph, containing upwards of 40,000 acres, of which the greater part has been already sold, and, in the short space of five years, a town has been established in the wilderness, with churches, schools, stores, taverns, and mills; and where there are mechanics of every kind, and a society has been formed of a highly respectable description. Property has improved in value from 250 to 1000 per cent., thus showing, beyond the possibility of doubt, the advantages which the plans adopted by the Canada Company in the settlement of their lands have conferred upon the Emigrant. The same plans being adhered to on the Huron Tract, there is every reason to expect similar results.

THE HURON TERRITORY.

3d. The Huron Tract.—This is a tract of the finest land in America, through which the Company have made two roads of upwards of 100 miles of extent, of the best construction of which a new country admits. It comprises already a village of about fifty inhabited houses and various other settlements, containing in all nearly 1500 inhabitants, whose numbers are rapidly increasing. The town of Goderich, bordering on Lake Huron, at the mouth of the River Maitland, contains stores (or general shops) and most of the different classes of working mechanics are established there, but not so many as the settlement requires. There is a saw and grist mill in the immediate vicinity, and three more of each are in progress in different parts of the tract. There is also a saw-mill, on a large scale, on the River Aux-Sables, in the southern part of the tract. It would be superfluous to state, that where such an extent of good land is open for purchase, an Emigrant, or a body of Emigrants, however numerous, would have no difficulty in selecting a location suited to their circumstances, however various these might be.

The Company, to encourage settlement in the Huron Tract, have determined to continue for this year to allow to all *families, Settlers*, in this District, purchasing 200 acres or more of the Company, the expenses of conveyance at a stipulated rate from Quebec or Montreal to the head of Lake Ontario, allowing each family to consist of two adults and three children, by deducting those expenses from the second instalment of the purchase-money of their farm. The present prices of lands in the Huron Tract are from 8*s*. 9*d*. to 10*s* provincial currency, that is, from a dollar and three quarters to two dollars per acre.

It is hoped that, from the numerous improvements that have been recently made, the passage of Emigrants, from Quebec or Montreal to the Upper Province, will be greatly facilitated, and much labour, privation, time, and expense saved by taking the route of the Rideau Canal, instead of that of the St. Lawrence.

The class of persons chiefly required in Upper Canada, and who, of course, will find it best suited to their purposes, are small Capitalists, Farmers, Mechanics, and Labourers; people of large capital can find profitable and safe investments for their money in the Stock of the Banks, &c. and in the Public Securities, the latter being invested at 6 per cent. and the former at a rate considerably higher. Mortgages at 6 per cent. also, on lands and tenements, can be had on unexceptionable security, as a Register Office in each county prevents the possibility of fraud or deception being practised, by obtaining money on encumbered properties.

The Company's Commissioners at York, the Managers at the Offices of Guelph and Goderich, or the Agents throughout the various parts of the Province, will treat with Emigrants for the purchase of lands, in quantities of 100 acres or upwards; but should less than that quantity be wanted, there are in almost every Township smaller lots; and in the Township of Goderich the lots are laid out in 80 acres each; and a Settler, if he should wish to purchase more than one lot, is only limited in the extent of his purchase by his ability to pay the first instalment, and to comply with the other conditions laid down by the Company for the settling of the Huron Territory.

The Company do not interfere in the outward passage of Emigrants, but passages to Quebec or Montreal may be obtained on the most reasonable terms, from any of the great shipping ports in Great Britain and Ireland, by application to the Ship-owners and Brokers; it is expedient that the emigrant should embark early in the spring, that he may have the summer before him, and leisure to settle his family comfortably before the winter sets in.

The expense of conveying a family from a port in the United Kingdom to York, Upper Canada, is as follows:—£3 : 10*s*. to £4 for the passage of an adult from England to Quebec; children £1 : 10*s*.; provisions about as much more, but from Ireland and Scotland the whole expense is considerably less. From Quebec to York the expense is about £1 : 10*s*. to £2 for an adult, and £1 for children, without provisions.

The ordinary baggage of emigrants consists of their wearing apparel, with such bedding, and utensils for cooking, as may be required on the voyage; and any articles of clothing not intended to be used at sea, ought to be packed in water-tight cases or trunks, not exceeding eighty or ninety pounds in weight.

The Company will receive deposits of money at their Office, in London, from persons emigrating to Canada, giving letters of credit on their Commissioners, in Canada, for the amount, by which the emigrant gets the benefit of the current Premium of exchange, which in 1832 was from 6 to 10 per cent.

All further information may be obtained by letter, (post paid,) directed to JOHN PERRY, Esq. Secretary, St. Helen's Place, London; of the Agents

JOHN DAVIDSON, Esq. *Quebec;*
Messrs. HART LOGAN & Co. *Montreal;*
JAMES C. BUCHANAN, Esq. *New York;*

of the Company's Commissioners, The HONORABLE WILLIAM ALLAN, and THOMAS MERCER JONES, Esq. *York, Upper Canada;* and in the United Kingdom, of

Messrs. W. D. & W. E. ACRAMAN, *Bristol;*
JOHN ASTLE, Esq. *Dublin;*
GEORGE BUCHANAN, Esq. *Omagh, Londonderry;*
Messrs. GILKISON & BROWN, *Glasgow;*
Messrs. WATSON & GRAVES, *New Ross;*
Mr. ANTHONY MORGAN, *Great Yarmouth;*
Messrs. ACRAMAN & STITT, *Liverpool;*

or of the different SHIP-OWNERS and BROKERS in the Outports in the Canada Trade, all of whom, as well as any persons interesting themselves practically in Emigration to Upper Canada, may have a Parcel of the Company's Proposals and printed Papers sent to them free, by addressing a Letter to the Secretary.

To parties who have determined to emigrate, and wish to make enquiry relative to the Company's Lands, letters of recommendation to the Company's Commissioners will be given if required.

Canada-House, St. Helen's Place,
Bishopsgate-Street, February, 1833.

[*For Climate, Soil, and Productions, turn over.*]

The property of Wilfred Campbell
Hartley Campbell

CLIMATE, SOIL, AND PRODUCTIONS

OF

UPPER CANADA,

From an official Report of an Agent of His Majesty's Government, laid before a Select Committee of the House of Commons, in 1823, by His Majesty's Under Secretary of State for the Colonial Department.

THE CLIMATE of Upper Canada is considerably milder than that of the lower province, and the winter shorter in the same proportion. In both these respects it improves as you proceed to the westward; so much so, that although the frost generally sets in in November at its eastern extremity, and continues in that neighbourhood till the middle of April, it rarely commences on the shores of Lake Erie before Christmas, and it usually disappears between the 25th of March and the 1st of April.

On a comparison with the climate of Great Britain, the heat in the summer months is somewhat greater, but never oppressive, as it is always accompanied with light breezes. There is less rain than in England, but it falls at more regular periods, generally in the spring and autumn. The winter cold, though it exceeds that of the British Isles, is the less sensibly felt, in consequence of its dryness, and seldom continues intense for more than three days together, owing to the regular fluctuation of the wind between the north-west and south-west points. It may be observed that the winter season is the most favourable to land-carriage, as the roads then admit of sledging in all directions, which is a very expeditious mode of conveyance, and attended with but little draft; so that one horse or ox can, in this manner, easily draw double what he can upon wheels. It is hardly necessary to state that in a country so overspread with timber there can never be a deficiency of fuel. As the forests disappear the climate improves.

SOIL.—Upper Canada is blessed with as productive a soil as any in the world, and it is easily brought into cultivation. The nature of the soil may be invariably discovered by the description of timber it bears. Thus, on what is called hard timbered land, where the maple, beech, black birch, ash, cherry, lime, elm, oak, black walnut, butter-nut, hickory, plane, and tulip tree, &c. are found, the soil consists of a deep black loam. Where the fir and hemlock pine are intermixed in any considerable proportion with other trees, clay predominates; but where they grow alone, which is generally on elevated situations, sand prevails. This also happens where the oak and chestnut are the only trees. These sandy soils, though naturally unfavourable to meadow and pasture, are found to produce the brightest and heaviest wheats, and can, with the assistance of gypsum, which abounds in many parts of the province, be made to bear the finest possible crops of clover and Indian corn. In moist seasons the clays furnish the greatest burthen of grass. Perhaps there does not exist in any quarter of the globe, a country of the extent of Upper Canada, containing so small a quantity of waste land, either of marsh or mountain, yet there is not any deficiency of water; for, independently of the numerous rivers and streams which flow through the country on every side, good springs are universally found either on the surface or by digging for them.

NATURAL PRODUCTIONS.—The timber most esteemed in Upper Canada for building and farming purposes is the white oak (very similar to the English); the yellow pine, a sort of deal which cuts up into excellent boards, as does also the tulip-tree, which there grows to an immense size. This latter timber is by many considered the best for weather boarding, from its superior facility in taking paint, and being of the poplar tribe, it is less liable than most other woods to accidents from fire, as it never blazes; the oak and hickory are principally used for ploughs, cart-wheels, &c.

The black-walnut, cherry, and curled maple, work up into durable and beautiful furniture of all sorts. From the maple, the settlers, by a very simple and easy process of tapping, obtain in a few days a sufficient quantity of sugar to supply their families for a year; many, indeed, manufacture a considerable surplus for sale. Soap may be made in any quantities from the wood-ashes, with the addition of a certain proportion of tallow or grease of any kind. Plums, cherries, crab-apples (which latter yield an excellent preserve), gooseberries, currants, strawberries, raspberries, grapes, cranberries, walnuts, chestnuts, and filberts, grow wild in the woods, where game is sufficiently abundant; consisting of red-deer, hares, pheasants, woodcocks, snipes, and quails, with many other birds, good for the table; in which enumeration should not be omitted the wild pigeon, which, at certain periods of the year, migrate from the westward in flocks of such magnitude as surpasses all description, and are excellent eating.

GRAIN, &c.—The grain grown in Upper Canada consists of spring and winter wheat, oats, barley, rye, buck-wheat, and Indian corn, the last of which is a most important article of consumption. Peas are the only field pulse cultivated there; the summer heats being considerably too great for beans. There are potatoes, turnips, pumpkins, clover (red and white), and timothy grass. Both flax and hemp grow remarkably well.

FRUIT AND VEGETABLES.—All the fruits and herbs, common to the English kitchen-garden, thrive well in this province; and several of the former, which cannot in all seasons be had in perfection, in England, without forcing, succeed there in the open air; melons, in particular, which are excellent. There is also a great variety of apples, pears, plums, &c. of the finest quality which are known to European orchards. The stone-fruit is also raised on standards.

AGRICULTURE.—Course of crops: the soil being of such a nature as not to need manure, the same attention is not there paid to the regular succession of crops as in Great Britain. After wheat, which is generally harvested in the month of July and beginning of August, rye can be sown on the same ground in the autumn to advantage; the rye crop is frequently laid down with clover or grass seed, which, unless the farmer is pressed for ground, will continue to furnish good meadow and pasture for four or five years, otherwise it is ploughed up before winter, and in the spring put into pease, spring wheat, Indian corn, barley, oats, or buck-wheat, all of which answer very well; the two first rather benefiting than impoverishing the land. The leaves and tops of the Indian corn are likewise excellent winter food for cattle, particularly milch-cows. After any of these latter crops, wheat may be sown again; potatoes and turnips succeed well upon newly cleared land, as a first crop; potatoes being put into the ground with a hand-hoe, from the beginning of May till the middle of June; turnips are sown about the first week in August, after the greatest heat has subsided, and, at which time, the fly has disappeared, simply requiring the harrow. It is to be understood that the new land is never ploughed for the first crop. Timothy is the grass most cultivated, as it affords a large burthen of the best hay, besides good after-grass; however, it is best mixed with clover, to which it serves as a support, and prevents matting.

MARCHANT, PRINTER, INGRAM-COURT, LONDON. 1833.

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THE HOWARD-SNYDER GRAIN COMPANY