MAP OF THE TOWNSHIPS IN THE PROVINCE OF UPPER CANADA.

# LANDS IN UPPER CANADA,

TO BE DISPOSED OF BY THE

# *CANADA COMPANY.*

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

*DIRECTORS.*
CHARLES BOSANQUET, Esq. *Governor.*
CHARLES FRANKS, Esq. *Deputy-Governor.*
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*AUDITORS.*
THOMAS POYNDER, Jun. Esq.
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JAMES GOODEN, Esq.

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THE CANADA COMPANY have Lands for Sale in almost every part of the Province of Upper Canada, on terms which cannot fail to be highly advantageous to the Emigrant, as from the Company requiring only one-fifth of the purchase-money to be paid in cash, and allowing the remainder to be divided into five annual payments, bearing interest, the Settler, if industrious, is enabled to pay the balance from the produce of the land.

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

Scattered Reserves;
Blocks or Tracts of Land, of from 1,000 to 40,000 acres each;
The Huron Tract, containing upwards of 1,000,000 acres.

## SCATTERED RESERVES.

The scattered Crown Reserves are lots of land of from 100 to 200 acres each, distributed through nearly every Township in the Province, and partaking of the Soil, Climate, &c. of each particular Township. These lands are especially desirable for persons who may have friends settled in their neighbourhood, and can be obtained at prices varying from 8*s.* 9*d.* to 25*s.* currency an acre.

## BLOCKS OF LAND.

The Blocks or Tracts 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 space of a few years only, a town has been established, containing Churches, Schools, Stores, Taverns, and Mills, and where there are mechanics of every kind, and a society of a highly respectable description. Property has improved in value from 250 to 1000 p cent.; thus showing, beyond the possibility of doubt, the adva tages which the plans adopted by the Canada Company, in t settlement of their lands, have conferred upon the Emigra The same plans being adhered to in the Huron Tract, there every reason to expect similar results.

## THE HURON TERRITORY.

This is a tract of the finest land in America, through which Canada Company have cut two roads of upwards of 100 miles extent, of the best description of which a new country adm The population there is rapidly on the increase.

The Town of Goderich, at the mouth of the River Maitl on Lake Huron, is very flourishing, and contains several excel stores, or merchant shops, in which any article, usually requ by a Settler, is to be obtained on reasonable terms. There good School established, which is well attended,—a Churc England and a Presbyterian clergyman are appointed there; as the churches in Upper Canada are now principally suppo by the voluntary subscriptions of their respective congregati an inference may be drawn of the respectable character of inhabitants of this settlement and the neighbourhood. The T and Township of Goderich contain about 1000 inhabitants; since the steam-boat, built by the Company for the accommod of their Settlers, has commenced running between Goderich Sandwich, a great increase has taken place in the trade and p perity of the settlement. In this tract there are four good mills, three grist-mills, and in the neighbourhood of each w found stores well supplied. And as the tract contains a m acres, the greater portion of which is open for sale, an Emi or body of Emigrants, however large, can have no difficul selecting eligible situations, according to their circumsta however various they may be. The price of these lands is 11*s.* 3*d.* to 15*s.* provincial currency, or about from 11*s.* to 13 sterling per acre.

The Company's Commissioners at Toronto (late York) in Up Canada, or the Agents at Guelph and the Huron Tract, will tr with Emigrants for the purchase of lands, in quantities of acres or upwards.

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.

His Majesty's Government, with a view of affording protection and assistance to Emigrants proceeding from the Outports, have appointed the following Agents:—

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| Liverpool | Lieut. Low, R.N. |
| Bristol | Lieut. Henry, R.N. |
| Leith | Lieut. Forrest, R.N. |
| Greenock | Lieut. Hemmans, R.N. |
| Dublin | Lieut. Hodder, R.N. |
| Cork | Lieut. Friend, R.N. |
| Limerick | Lieut. Lynch, R.N. |
| Belfast | Lieut. Miller, R.N. |

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. Great improvements have taken place in the mode of conveying the Emigrants up the St. Lawrence from Montreal within the last two years, by which the hardships and privations formerly suffered on that route are avoided, and they may now have covered conveyances all the way, for a very moderate addition to the old charges. They have now, also, the option of taking the route by the Ottawa and the Rideau Canal, by which a saving of time is effected at a small additional expense.

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, (No. 13, St. Helen's Place, Bishopsgate-Street,) from persons emigrating to Canada, giving letters of credit on their Commissioners in Canada, for the amount, by which the Emigrants obtain the benefit of the current premium of exchange.

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. Those possessed 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. 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.

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;*
*New York;*

of the Company's Commissioners, the Hon. William Allan and Thomas Mercer Jones, Esq. *Toronto, Upper Canada;* and in the United Kingdom, of

Messrs. W. D. & W. C. Acraman, *Bristol;*
John Astle, Esq. *Dublin;*
George Buchanan, Esq. *Omagh, Londonderry;*
Messrs. Gilkison & Brown, *Glasgow;*
*New Ross;*
Messrs. Acraman & Stitt, *Liverpool;*

or of the different Ship-Owners and Brokers at 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, on applying to the Secretary by letter or otherwise.

*Canada-House, St. Helen's Place,*
*Bishopsgate-Street, January,* 1835.

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

1835 CANADA CO.

1835 Canada Co

# 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 firs, hemloch 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 in 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 peas, 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.

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