

PRIVATE.

SUMMARY
OF
INFORMATION AND EVIDENCE

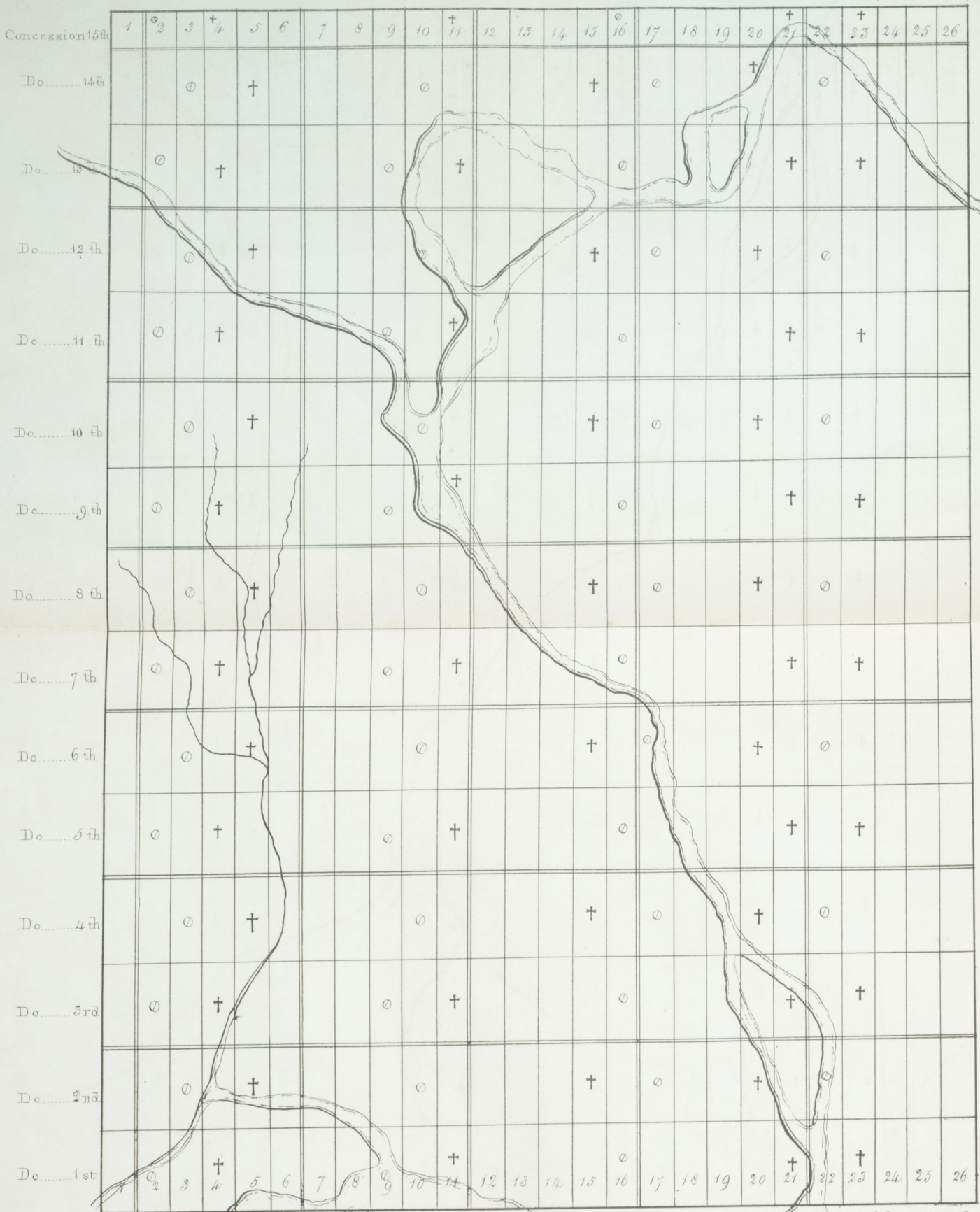
RELATIVE TO THE

CANADIAN COMPANY.

1824.

LONDON:
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Sketch of the manner in which a Township is laid out in Upper Canada.



GEMaddeley del.

River.

C. Grey Lithog 310 Strand.

Crown reserves †
 Clergy Do. ○
 Roads ||



PLAN
of the PRINCIPAL SETTLEMENTS of
UPPER CANADA
1820.

This communication was explored by Lieut. Cutty Roy Esq. in 1819

GEMadeley. del.

C. Ingreys Lithog 310 Strand.

[Private, and to be returned.]

THE
CANADIAN COMPANY.

CANADA is one of the most flourishing of all the British colonial possessions ; an annual influx of emigrants, not only from Scotland and Ireland, but even from the United States, is increasing the population, and extending the settlements.

Settlers have chiefly planted themselves on the banks of the great lakes and rivers, where the soil is exceedingly fertile, and the climate but little inferior to that of France ; but owing to the large tracts of land already settled and granted to individuals, or held in reserves by Government, the emigrants now arriving are obliged to settle in districts remote from the cultivated country.

In all the townships which have been located since 1791, Government has reserved one-seventh part of the lands at the disposal of the crown, and another seventh for the support of the clergy. These crown and clergy reserves may be computed at from three to four millions of acres of the best lands in the country, and in the best situations, being interspersed throughout the settled districts.

Government, sensible of the great impediment which these reserves in their uncultivated state are to the prosperity of the province, has now come to the resolution to sell to a company all the crown reserves, and two-thirds of the clergy reserves at a moderate rate, with reference to operations on a large scale, which rate to be determined by commissioners appointed by Government on the one hand, and by the Company on the other, taking as a standard the general value of uncleared lands in the different districts, at the 1st March 1824.

It is therefore proposed to form a Joint Stock Company under the sanction of Government, with a royal charter, and to be afterwards incorporated by an act of parliament.

The objects of the Company will be, —

- To purchase these crown and clergy reserves on the terms above mentioned.
- To give immediate employment to emigrants on their arrival in Canada.

To prepare, by clearing and by building houses, to facilitate the immediate settlement of families to whom the lands may be sold or let, as may be agreed on.

To make advances from time to time of capital in small sums, under superintendance, at the legal rate of interest in the colony, which is 6 per cent., to such settlers on the lands of the company as may require it, withholding the titles till the advances are repaid, as well as the price of the lands.

To promote the general improvement of the colony, whether it may be in making inland communications connected with the lands of the company, or working minerals applicable to the wants of the country.

To give, in this country, to persons intending to emigrate, local information as to lands in Canada, and to facilitate the transmission of their funds.

The advantages which will arise from directing capital to these objects, are evident by what has taken place in the section of the state of New York, immediately adjoining Upper Canada. There several opulent individuals from Europe, as well as Americans, purchased large tracts of land, and spent many thousand dollars in preparing them for settlement. The capital invested in these speculations has been returned with great profit, and that part of the country is at this time one of the most flourishing and best peopled districts in the Union. These gentlemen commenced their undertakings in the woods, by building inns and mills, and making roads for the accommodation of settlers; many of whom they assisted with capital, and sold the lands to them at a determined price, payable in a certain number of years, withholding the titles to the lands until the settlers had repaid the capital with interest, together with the price of the lands. As the tracts were in this manner settled and disposed of, many lots, which, in the beginning of the operations, were considered of the least value, gradually became more valuable, so that those which remained longest unsold, often in the end brought the best price.

The returns to the company will be precisely similar to those by which the American speculators have been so richly repaid, with the superior advantage in the commencement, that the operations will not be undertaken in a wilderness, but in a settled country, among a population augmented by the natural increase, and by the arrival of emigrants, with a rapidity hitherto unknown, and where the only drawback on industry is the want of capital, which will be supplied by the establishment now proposed.

The documents and information contained in the Appendix have been hastily collected, to enable those who have not previously considered the subject, to understand something of the actual state of Canada, and in what manner the proposed Canadian Company would contribute to the progressive improvement of that country.

The map shows in what manner the townships are laid out, and the diagram, the arrangement of the lots and roads in each township.



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A P P E N D I X.

EVIDENCE AND INFORMATION,

WITH AUTHORITIES.

EVIDENCE RELATIVE TO UPPER CANADA.

MR. WILMOT HORTON *laid before a Select Committee of the House of Commons the following Paper, drawn up at his request by COLONEL TALBOT.*

“ Remarks on the Province of Upper Canada. By the Founder of the “ Talbot Settlement.”

“ *Position and Extent of Upper Canada.*

“ THE province of Upper Canada commences at between 73 and 74 degrees of west longitude, its western extremity being at about 84°. Its southern boundary extends from 45° 20' to 41° 40' of north latitude. To the north it may be said to advance as far as the pole. That portion of its territory, which is now in course of settlement, is computed to be not less than seven hundred miles in length from east to west, having a mean breadth of one hundred and fifty miles, or thereabouts.

“ The whole of this extensive tract of land possesses peculiar advantages in point of situation; the River of St. Lawrence, and Lakes Ontario, Erie, and St. Clair, furnishing a continued and easy water communication along its entire southern line. There are several other navigable lakes and rivers which intersect it in a northern direction, all of which are connected with the St. Lawrence.

“ *Climate, Soil, and Productions.*

“ *Climate*: — 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 the Point au Bodet, on Lake

St. Francis, its eastern extremity, and continues in that neighbourhood till the middle of April, it rarely commences on the shores of Lake Erie before Christmas, when it usually disappears between the 25th of March and 1st of April. The greatest depth of snow around Lake St. Francis is about three feet, which gradually diminishes to eighteen inches on the borders of Lake Erie. From York on Lake Ontario upwards, neither black cattle nor sheep require housing during the winter; and the new settler, with the addition of a small quantity of straw, can keep his stock on the tender branches of the trees felled by him in clearing his land, until the return of spring. 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, as will appear when the agricultural system there pursued is noticed; 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 chesnut 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 India 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 forests abound in excellent timber, adapted to

all uses, and furnish a considerable supply both to the West Indian and British markets. That which is chiefly exported consists of the oak and fir. 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, cartwheels, &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. The bark of the oak, hemlock, and black-birch, is employed in tanning; but that of the first is preferred for this purpose. Butter-nut bark affords a durable brown dye for woollen, cotton, and linen-yarn. 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. Plumbs, cherries, crab-apple (which latter yield an excellent preserve), gooseberries, currants, strawberries, raspberries, grapes, cranberries, walnuts, chesnuts, 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.

“ In the Talbot Settlement, wild turkeys are met with in great numbers, often from fifty to one hundred in a troop. The borders of the lakes and rivers also contribute their quota of the feathered race, such as swans, geese of different kinds, together with the many varieties of duck, teal, and widgeon, most of which have a delicious flavour; the waters themselves swarm with excellent fish of various sorts, many of which are unknown in Europe. In proportion as the country is explored, Salt springs are discovered, which, when properly worked, it is expected will yield an adequate supply of salt to the province; there are also mineral springs, some of which have great efficacy in removing rheumatic and scorbutic disorders. Of limestone and clay for making bricks there is no want. Iron-works are likewise established in several situations; and from the quantity of ore found, they promise to be exceedingly productive.

“ *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 of green crops. There are potatoes, turnips, pumpkins, clover (red and white) and timothy grass. Both flax and hemp succeed remarkably well, and the latter will proba-

bly, at no very distant day, become an object of the greatest importance both to the colony and the mother country. Even at present a very considerable saving to government might be obtained in encouraging the growth of this article in Upper Canada, where it would be manufactured into cables, and cordage for the naval establishments on the lakes, at half the expense it now costs, owing to the distance of transport.

“ *Fruit and vegetables* : — All the fruit 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, without forcing in England, succeed there in the open air ; such as peaches, nectarines, apricots, grapes, and melons, all of which are excellent in their kinds. There is also a great variety of apples, pears, plumbs, and cherries 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 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 and second crops ; 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.

“ *Duties of a new settler* : — On application made to the superintendent of the land-granting department of the district in which he proposes to settle, he will obtain a ticket of location for a certain quantity of land ; furnished with this, his first care ought to be to select a proper situation for his house. This should be placed, as near as may be, to the public road on which his lot abuts, and contiguous, if possible, to a spring or run of water. Having chosen his spot, he then sets about clearing a sufficient space to erect his house on, taking care to cut down all the large trees within the distance of at least one hundred feet ; the dimensions of the house are generally twenty feet by eighteen ; and the timber used in constructing the walls, consisting of the rough stems of trees cut into those

lengths, is not to exceed two feet in diameter; the height of the roof is commonly about thirteen feet, which affords a ground-room, and one over head; the house is roofed in with shingles (a sort of wooden tiles,) split out of the oak, chesnut, or pine timber; a door, windows, and an aperture for the chimney at one end, are next cut out of the walls; the spaces between the logs being filled up with split wood, and afterwards plastered both inside and out with clay or mortar, which renders it perfectly warm. When once the necessary space for the house is cleared, and the logs for the walls collected on the spot, the expense and labour of the settler in erecting his habitation is a mere trifle; it being an established custom among the neighbouring settlers to give their assistance in the raising of it; and the whole is performed in a few hours. The settler having now a house over his head, commences the clearing a sufficient quantity of land to raise the annual supply of provisions required for his family.

“ The following is the method in which land is cleared. The brushwood is first cut down close to the ground, and piled in heaps as it is cut; next come the saplins, or young trees, to the size of six inches in diameter, these are cut into short lengths and laid on the brushwood. Such timber as may have fallen by age or accident on the space to be cleared, is then sought out, the stems of which are chopped into lengths of eleven feet, and the lops and tops piled with the brushwood, &c.; these operations performed, he may set about cutting down the large trees; they are chopped at about two feet and a half from the root, and the stem of each tree is cut up into lengths of eleven feet. The limbs and tops are cut into short lengths and packed on the brushwood heaps. When the whole of the large trees on the ground to be cleared, are disposed of in the manner just described, the brushwood heaps, as soon as sufficiently dry for the purpose of burning, (which in the summer months is the case in a fortnight) are set fire to. During the process of burning the heaps must be attended to, and the ends occasionally pushed in, in order that the whole may be consumed; after this has taken place, the ground is ready for what is called logging; this is performed by a yoke of oxen, with chains to fasten round the ends of the stems, (reserving such as will split into rails,) which are drawn together and piled up in different heaps. Three or four men are generally required to attend this work; these last heaps may be immediately set fire to, if the weather be dry, and likewise require to be watched by a man, who is to push in the logs as the centre becomes hollow. After all is consumed, excepting the lengths intended for rails, the ashes are either spread out on the land, or collected for the makers of potash, who give about 4*d.* per bushel for them. If the cleared ground is sufficiently near to a potash work for transport, the price given for them nearly covers the expense of clearing. The land is now prepared for fencing and sowing: for the latter object, the ground is merely gone over in cross directions with a triangular harrow. This form is adopted that it may pass through the stumps, which still remain in the ground. Potatoes and Indian corn are put in with a hand-hoe; amongst the latter pumpkin seed may be sown without injury to the corn. The properest season of sowing wheat is

generally from the end of August to the middle of September; but on these newly cleared lands, that do not require ploughing, it can be sown at any time before the frost sets in, although it cannot reasonably be expected that late sown wheat should produce so abundant a crop as that which is put into the ground early. The quantity of seed used is one bushel only per acre, and the usual return is from twenty-five to forty bushels; whereas in England, the farmer sows three bushels to the acre, and the yield does not exceed thirty bushels. The other grains are sown in the following proportions: a peck of Indian corn will plant one acre, yielding from forty to one hundred bushels; pease require two bushels and a half to the acre; oats two bushels, barley three, rye one, and buck wheat half a bushel. A settler arriving in June, if industrious, can with ease prepare five acres for wheat, to be sown the same autumn; after which he may employ himself in clearing fresh ground for his spring crops, and at the end of the first fourteen months he will find himself amply supplied with bread and vegetables; these, with the addition of a cow, and a pig or two, will be all that is necessary for his sustenance. His cow and hogs will find their living in woods during the greatest part of the year, and only need a trifling support in winter. There are distilleries generally established throughout the country, where the settler can obtain spirits in exchange for his grain on very moderate terms. Brewing also might be carried on at little or no expense, as the soil and climate produce hops of the best quality; grist and saw-mills are also sufficiently numerous in all parts of the provinces. Whenever the settler can afford to lay down in grass a sufficient quantity of land for the keep of a few sheep, he can from the wool, with the aid of a small patch of flax, manufacture whatever clothing his family may want. It may be as well to remark in this place, that the use of the axe generally appears at first somewhat awkward to the emigrant from Europe, but practice will soon reconcile him to it; such persons, however, as prefer hiring American choppers, and possess the means of so doing, can easily find contractors for the work. The usual charge for chopping, burning, fencing, and bringing the land into a proper state to receive the seed, is at the rate of about 4l. 10s. per acre, the workmen finding their own provisions; an expert chopper will clear, ready for burning, an acre of heavy timbered land in eight or ten days.

“ From the foregoing observations a tolerable idea may be formed of the advantages to be derived by a poor family emigrating to Upper Canada, the very first year assuring its members abundant means of living well, and each succeeding one enlarging its scale of comforts. The settler in the first place obtains from the Crown a grant in perpetuity of from fifty to _____ acres, according to the size of his family, and his means of improvement; his labour therefore is wholly expended upon his own property.

“ A large family of children, instead of proving a burthen upon him, contribute greatly to his assistance; as useful employment is constantly to be found even for small children in a new settlement. Public schools are universally established throughout the province, upon a liberal foundation.

“ To afford some idea of the rapidity with which a new settlement will advance under proper management, it is only necessary to state, that the writer of this tract having been entrusted by his Majesty’s government with the location and general superintendance of those extensive districts on the shores of Lake Erie, which at present bear the name of the Talbot Settlement, has, by his exertions in opening roads at convenient distances, aided by the peculiar advantages to the soil and climate, collected around him a population of twelve thousand souls at the least, in the short space of ten years. The generality of these settlers, on their arrival in the province, were persons of the very poorest description; whereas they may be now said to form as independent, as contented, and as happy a body of yeomanry as any in the world.

“ This, too, has been accomplished in a situation which, little more than ten years ago, appeared an impenetrable wilderness, and was above one hundred miles removed from all human intercourse.”

Queries answered by the Honourable and Reverend Dr. STRACHAN, and by P. ROBINSON, Esq. Members of the Council of the Province of Upper Canada.

QUERIES.

HAS the improvement of Canada, particularly of the Upper Province, with respect to the value of property and the increase of population, been in any degree considerable within the last seven years?

To what extent may emigration have been carried during the last seven years?

ANSWERS.

THE population has increased prodigiously during the last seven years, but the emigrants have been chiefly persons of little or no property, with the exception of half-pay officers, who are entitled to gratuitous grants.

Lands in Canada, being in some degree a circulating medium, are estimated in the market high or low, in proportion to the value of their produce, the lowness of which, for several years back, has caused much distress to many who were not provident when it was high; consequently persons forced to sell, have seldom got the value of their property, sometimes not half the value, but those who are not in distress, will not dispose of their property at an under price.

The average number of emigrants who have landed at Quebec during this period, may be taken at upwards of 10,000 annually.

In one year more than three thousand orders

QUERIES.

Suppose a Company were formed in England to promote the agricultural improvement and population of Canada, from what sources would they derive any return for their capital?

ANSWERS.

for land were granted by the present excellent Lieutenant Governor.

Were such a company in possession of large "blocks" of land, and the whole of the Crown Reserves in any district, a new impetus would be given to the province. By good roads and building mills on the blocks or tracts, the lands would immediately become valuable. Offices for the sale of their lands might be opened in London, Edinburgh, and Dublin, furnished with correct maps and descriptions.

The character of the Company would guarantee the safety of the purchaser in respect to his title — and to shew fairness, the Company might direct their lands to be shewn free of all expence to the agents of any private associations or small capitalists who might be disposed to purchase.

These remarks chiefly regard the blocks. In many of the populous townships, the reserves would be purchased by the native inhabitants, in order to settle their children near themselves; for example, in many of the townships, there are already 200 families, most of which possess one lot of 200 acres; but we shall suppose that the 200 families possess among them only 150 such lots. Now the grantable lots in a township are about 240 and 90 reserved lots, that is, forty-five for the crown, and forty-five for the clergy. The population from emigration and natural increase, doubles in about 12 years, so that in that time the 200 families would be 400 families, and require at least 150 more lots of land, but 240 less, 150, leaves 90 remaining unoccupied, so that the reserves would in that time be called for.

This supposition is placing the matter in the most disadvantageous point of view, because many of the unoccupied lots belong either to the inhabitants of the same township or other individuals, who, knowing the value of lands in the midst of a populous settlement, hold them high, so that the Company would in all probability sell the reserves much sooner than is here

QUERIES.

ANSWERS.

anticipated, being satisfied with a moderate profit. In fine, were a little capital thrown into the province, and the public attention drawn towards it, lands would rise four-fold, and yet be cheap to the actual settler, as the produce would rise in proportion, from the rapid advancement of commerce, of enterprize, and increase of a circulating medium.

What is the cause of that difference which all travellers have remarked between the United States and Canada, where the soil and climate are so similar: in the former every thing is represented as alive, active, and prosperous; in the latter, all dull and languid?

This question admits of a most satisfactory answer.

Upper Canada was settled first by refugees from the United States after the peace of 1783, all of whom were destitute and wholly without capital; every accession of inhabitants has been nearly of the same description. Whatever wealth is to be found in the province has been made entirely from the soil: never yet has one single capitalist come into the country, purchased a large tract of land, built mills, made roads, and, as the Americans say, prepared it for settlement. The consequence has been apparent languor, compared with the neighbouring States, many persons becoming comfortable, but never acquiring great capitals: but in the American States, the late Sir William Pulteney for example, the Holland Company, Mr. Parish, Mr. Le Roy, and a thousand others, purchased large tracts, spent many hundred thousand dollars in their preparation for location, sold at high prices, and after a few years, recovered the capital laid out seven-fold. The same may be done in Canada at this moment, and with the certainty of speedier returns than the speculators on the other side, as the population of Canada is much greater than the parts of the country were, where they commenced their operations.

Queries answered by the Right Reverend Father MACDONELL, Bishop of Rhoesina.

QUERIES.

WHAT do you conceive would be the most effectual mode of encouraging emigrants possessed of a little capital to settle in Canada, independent of the cheapness of the land?

Suppose a Company were formed in England for this purpose, what would be the sources of income, or the return for the capital so invested?

What is the cause of that difference which all travellers have remarked between the United States and Canada, where the soil and climate are so similar: in the former every thing is represented as alive, active, and prosperous; in the latter, all dull and languid in comparison?

ANSWERS.

WERE twenty or thirty acres cleared in lots of 200 acres, it would be a great inducement to that class of emigrants to sit down at once in Canada; but certainly the most efficacious way of inducing emigrants to go to Canada and remain in the country, would be to help them with the means of clearing the lands and settling themselves.

The Company should have lands on easy terms from Government; it should agree with settlers to take those lands at a certain regulated price, and assist the settlers to clear them in the American way; taking an obligation from the settler to repay the money advanced, and the price of the land, within a certain period of years. Thus the difference between the price paid by the Company to Government, and the price which the Company would receive from the settlers, would in my opinion constitute a very rational source of return to the Company.

In the United States the lands are bought in large tracts by speculators, men of capital. The first thing those gentlemen do, is to open roads in different directions, through the tracts which they purchase, and to build mills in favorable situations, thus attracting settlers to their lands; and by disposing of lots along the roads and in advantageous situations, giving encouragement to build villages. These speculators help the new settlers with loans, &c., and do not give them titles to the land till such time as they have fulfilled the condition, and have repaid the capital with interest of the money advanced to them. When it happens, as it sometimes does, that the settlers fail in their engagements, the lands revert to the speculators with all the improvements made on them, and then are in a condition to

QUERIES.

ANSWERS.

bring a much better price from the next that desires to purchase them.

As the tracts are thus improved, the lots which were at first considered of little value by settlers, are gradually made more valuable, insomuch that those which remain longest in the hands of the speculators, generally bring the greatest prices. Now, on the other hand, with regard to Canada, the crown and clergy reserves, and the concessions granted to military claimants, keep more than three-fourths of the whole province in a state of nature, and deprive the settler of the assistance of his neighbours in making bridges and roads, to bring his produce to market, and from the towns such things as his family requires; prevent mills and other accommodations from being erected; thus cramping the exertions of the settlers; insomuch that many after clearing the lands and working for years on them, abandon them in despondency.

But you have said that there are no speculators with capital in Canada, similar to the Americans: of what avail then will it be, that these waste lands are brought to sale, when the energy is wanting that is required to animate the country?

If those obstructions, of which I have spoken, were removed, and the lands free to be sold, capitalists would soon rise to render them profitable subjects of speculation. I do even conceive that men of capital would come from England and Europe, and deal in the American manner with those lands: besides, the natural progress of the agricultural population of the province would create a market; for it may be justly said, that the youth of Canada all aspire to become possessors of land, and there are no spots so desirable as those very reserves which are a dead weight on the prosperity of the province.

Do you know any thing of the Pulteney Lands on the American side of the St. Lawrence?

Yes: I had an opportunity many years ago of reading the correspondence of the agent of Sir W. Pulteney, respecting those settlements. From that correspondence it appeared that the progress of their operations were, as I have described the process of the American speculators. It also appeared that Sir W. Pulteney and his associates had laid out large sums of money, perhaps as much as sixty or eighty thousand pounds in building inns and mills; and making roads and bridges before

QUERIES.

ANSWERS.

they got much return. But now the lands, which were not worth half a dollar an acre when they began their operations, are worth on an average from thirty to forty dollars an acre.

How long had these operations been going on before the lands came to make so great a return?

There was very little return made for the first eight or ten years. The return for the succeeding five was considerable, and the profit has since continued to increase in a prodigious ratio, quite incalculable.

Do you conceive if similar undertakings were instituted in Canada, that similar results would follow from them?

I think that the results would be quite equal; for the natural facilities in Canada are more favorable than those on the American side.

What are those superior natural facilities?

The great channel of internal navigation, the St. Lawrence, from Montreal to Amherstburg, a distance of nearly 800 miles, might be rendered navigable for vessels coming across the Atlantic, and steam boats, by cutting a canal, first, from the Cascades to Cotau du Lac a distance of thirteen miles, and from Cornwall to the head of the rapid Plat, a distance of forty miles, and from Burlington Bay at the head of Lake Ontario to the mouth of the grand river that flows into Lake Erie, a distance of about thirty miles. Government is excavating a canal to avoid the great rapids of the Ottawa, and besides these; the whole country is intersected by streams and lakes in a manner quite peculiar to itself, affording the means of inland navigation in every direction.

Queries answered by WILLIAM GILKISON, Esq. long resident in Upper Canada.

QUERIES.

ANSWERS.

WHAT is the average cost per acre of clearing land in Upper Canada in favourable situations, and in what may be called unfavourable situations?

LANDS uncleared of their standing timber and brushwood, (not of roots,) including fencing, for the average price of about seventy-five shillings per acre.

It is immaterial to the labourer where the

QUERIES.

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land may be situated, but the quality of its timber fixes the rate. Lands covered with oak, ash, elm, hickory, or maple, and the like, are the most easily cleared, and may be called favourable: those with white pine, cedar &c. unfavourable.

What is the average value of land, generally, per acre, after it has been cleared?

There are but few lots (lots consist of 200 acres,) cleared of more than half its timber; and when sales or valuations are made, this is done by average of the whole quantity in the lot: their price varies according to situation and state of buildings. Average may be 350*l*.

What would be the difference in comparative value of a lot of 200 acres in a state of nature, and the same lot where fifty acres shall have been cleared?

I have about 2000 acres in a state of nature, some of them exceedingly well situated, which I would not sell under 15*s*. an acre; but tracts of land have been sold for 3*s*. an acre. Last winter I sold 200 acres in the township of Cornwall, with a house and barn on it, for 420*l*. This farm had been several years in the market; it had sixty acres of cleared land, but no fence.

What would be the value of a lot of 200 acres cleared, with a house, &c. thereon?

A 200 acres lot, is in no case ever cleared of more than half of its timber. The value, taking it with the first houses, barns, &c., may be estimated at, from 250 to 300*l*. The answer to this query applies to land settled within eight years, during which the first buildings are seldom changed.

In what districts do you consider the most desirable reserved lands to be situated, bearing in mind that the enquiry is made with reference to operations on a large scale?

It is impossible to give a satisfactory answer to this query. A reference to the Surveyor General's maps, &c., and to the field notes of his deputies, can alone be relied on. I have always heard the districts of Niagara, Gore, and Midland District, named as containing the most valuable of the crown and clergy reserves.

CANALS.

“The inhabitants of Lower Canada propose to render the navigation of St. Lawrence uninterrupted, by cutting canals at those places where the rapids impede it. This is quite practicable; but I fear there are not wealth and public spirit enough in the two provinces for such an arduous undertaking. I say the two provinces, because the inhabitants of both would in an equal degree be benefited by any improvement in the navigation of that river, which ministers in so great a degree to their mutual convenience and prosperity. However, an incorporated company have lately undertaken to cut a canal between Montreal and La Chine, the expense of which is estimated at 80,000*l.* sterling. It will be about eleven miles in length, and will receive a supply of water from the St. Lawrence. The trade between Upper and Lower Canada is at present so great, that the stockholders in the concern confidently believe, that a large dividend will become due to them in the course of three or four years after the canal has been completed.”

HOWISON'S *Sketches of Upper Canada*, page 3.

“The canal between La Chine and Montreal is advancing towards its completion. But the most important measure is that projected in Upper Canada, for uniting the lakes Ontario and Erie by means of a navigable canal. A meeting of the merchants of Upper Canada took place at York on the 4th of March. (1824.) The design and general utility of the proposed measure were explained. All the persons present subscribed liberally for the stock *, and we hope the projected communication will be carried into effect on a scale proportionate to its importance, and that it will be made sufficiently large and commodious to admit vessels capable of navigating the lakes. The falls of Niagara form the only obstruction to navigation from the St. Lawrence to the head of lake Superior, a distance not very far short of fifteen hundred miles.

“But in order to give full effect to these measures of improvement the great object yet remains. This is to remove the obstructions which at present interrupt the course of the St. Lawrence between Montreal and lake Ontario. The whole distance is about one hundred and eighty miles: but vessels of some burthen already descend to Prescot about sixty miles below the lake, thus reducing the distance to be improved, to about one hundred and twenty miles. There is not sufficient capital in the Provinces to enable them of themselves to engage in an undertaking of such magnitude. But at a time when Great Britain is overflowing with unemployed capital, it is not surely too much to hope that a part may be devoted to this useful purpose; more especially since there never was a project so capable of realizing views of profit, or so far removed from the chances of failure.

* By the last accounts it appears that their example had been generally followed throughout both provinces.

“ The inland seas of America, extending in a line fifteen hundred miles long, into the very heart of the continent, connecting its remotest parts with each other, surrounded by countries of great fertility, above all, affording, by the depth of their waters, uninterrupted navigation, have but one outlet — the St. Lawrence. To improve the navigation of this river, therefore, is to facilitate the intercourse of Great Britain with the vast regions of the interior — it is to enable the inhabitants to export their produce with less difficulty, and at a cheaper rate, to her markets, and to receive in return her manufactured goods at a less price.

“ The Americans, in order to secure as large a share as possible of the advantages we speak of, are cutting a canal three hundred and fifty-three miles in length, from lake Erie to Albany, whence goods are conveyed down the Hudson to New York, a distance of one hundred and eighty miles, in vessels. But such are the superior advantages possessed by the St. Lawrence, that were the obstructions which at present interrupt the navigation of that river removed, nothing could prevent us from engrossing the whole commerce of the lakes, and rendering Quebec and Montreal, as they are by nature intended to be, the great entrepôts for the commerce of the interior:”

“ That the trade of Canada is at present sufficiently great to cover the expense of the proposed undertaking, there can be no doubt, and still less that those who engage in it might reasonably look for additional returns from the increased trade which would be the inevitable result of its completion. At present batteaux are ten days in ascending from Montreal to Kingston. Were the obstructions which now impede navigation removed, there can be no reason assigned why the same distance should not be accomplished, either by steam boats or other vessels, in one-fourth of that time. The expense of transporting goods would be diminished in the same proportion : so that tolls sufficiently high to make a handsome return for the capital invested, would be scarcely felt. The tolls on the New York Canal, from Buffaloe on lake Erie to Albany, if we are correctly informed, will amount to about 5 dollars per ton. The canal, according to statements recently laid before the New York legislature, will cost 7,597,271 dollars. * The interest of this sum, at five per cent. is 379,863 dollars : so that the transport of 75,000 tons of goods will be sufficient to make a return of five per cent. to the stockholders.

“ Proceeding upon similar data, and supposing that the projected improvements on the St. Lawrence would cost 600,000*l.* the interest of this sum would be 30,000*l.* To secure the speculators from loss, therefore, the transport of 40,000 tons, reckoning the tolls at 15*s.* per ton, would be required. Now by statements before us, it appears that in the year 1823, there were imported into Canada 132,634 tons of goods, and exported 138,219 tons, of which full one-half, or about 135,000 tons, must have been transported on the St. Lawrence. There can be no doubt, therefore, but that the trade of Canada, even in its present state, is sufficiently great to cover a much larger expenditure than that which the projected improvements would demand.” *Colonial Register*, No. I. May 1824.

* The far greater part of the stock is held by British capitalists.

Summary View of the COMMERCE of Lower Canada for the Year 1823.

TRADE.

“ The number of vessels built this year is only one more than the last ; in tons an access of 354. This branch of commerce, for which we are so advantageously situated, is not carried on to the extent which might be expected. It is perhaps not generally known, that in New-Brunswick, at the Port of St. John’s alone, in the same period, 42 ships, brigs and schooners, carrying 8002 tons, were registered. Our winters, in which many of the labouring classes are idle, and therefore labour is low, would lead us to think, that they might be built as cheap here as any where : but individual interest, where capital exists, is always the best judge of such speculation. We are glad to find that something more in this way is likely to be done this season.

“ On comparing the imports of dutiable merchandise, we find them somewhat greater this year than last, and in reality, from the depreciation in value of most of the articles, they must have exceeded in quantity those of last year. This increase may be attributed to the progress of our population, which doubles in every twenty years. The Revenue, owing to the operation of the 3d Geo. IV. Chap. 119, or Canada Trade Act, must have been materially increased.

“ The value of all imported merchandise, however, is greater last year than this, by 5,323*l.* 2*s.*—this year’s amounting to 737,596*l.* 7*s.* 4*d.* and last year’s being 742,919*l.* 9*s.* 4*d.*

“ Of Wines—the importation of such as are in greatest demands, exceeds that of last year by 84,316 gallons, a very unusual thing, we suppose, being more than double that of last year. The 3d Geo. IV. Chap. 45, permitting the importation of wines direct from foreign parts, under much more favourable circumstances than heretofore, may account for this, which however, is not a fair criterion of the consumption, but may be the consequence of speculation in a new channel. As a corroboration of this, the last year’s importation of French wines was only 4925 gallons—that of this year is 27,160 gallons.

“ In Brandy, probably from the same cause, the increase has been marked: the importation of last year being 14,304 gallons only, and that of this year 59,308 gallons ; an increase of about 275 per cent.

“ In Rum,—the decrease is 317,278 gallons, or about 25 per cent. this year’s importation amounting to 970,265 gallons, and last year’s to 1,287,543 gallons.

“ In Sugar,—the difference is not worthy of notice.

“ In Teas,—the importation of last year was 134,379 lbs. ; of this year it is only 70,925 lbs. ; forming but an inconceivably small portion of the actual consumption of the country. This subject, we are glad to see, has attracted the attention of the Legislatures of both Provinces, and some remedy to an evil equally

detrimental to the interests of the Mother Country and the Colony may be looked for in consequence.

“ In Molasses,—there is about three hundred per cent. in favour of last year’s importation.”—*Colonial Register*.

EXPENSE OF CLEARING.

“ Waste land may be completely cleared and fenced at the rate of 4*l.* per acre ; however, if the quantity is large, and the work contracted for, the cost will not be so great. Farm-labourers, if hired by the day, receive from three shillings to four shillings and sixpence, exclusive of board. A man’s wages are 3*l.* per month, besides board ; but if he is hired by the year, he receives less in proportion. Women servants can hardly be procured, and they generally receive eighteen shillings or a guinea a month. A moderately good horse costs 20*l.* or 25*l.* ; a yoke of oxen the same sum ; a good cow from 5*l.* to 7*l.* ; a sheep 4*s.* 6*d.* ; a large sow 2*l.* ; and other domestic animals in proportion. Wheat averages 4*s.* 6*d.* a bushel ; rye 4*s.* ; oats 1*s.* 10*d.* ; buck-wheat 3*s.* ; Indian corn 3*s.* ; potatoes 2*s.* ; apples 2*s.* 6*d.* ; hay, per ton, 2*l.* When farms are rented, it is generally upon shares. The tenant is furnished with horses, oxen, and agricultural utensils by the owner, who receives one-third or one-half of the whole produce, as may have been agreed upon. This system is tolerably equitable, it being for the interest of both parties that as much land as possible should be laid down in crop.” *Howison’s Sketches*, page 250.

“ Notwithstanding the quantity of labour necessary in clearing a piece of land, the first crop seldom fails to afford a return, more than sufficient to repay all that has been expended. The clearing, fencing, sowing, harrowing, and harvesting an acre of waste land will cost about 5*l.* 5*s.* The produce is usually about twenty-five bushels of wheat, which on an average are worth 6*l.* After the land has been in crop, its cultivation becomes much less expensive. The cost of putting in a second crop (ploughing being then necessary), will not exceed 2*l.* per acre, while the produce will amount to perhaps thirty-five or forty bushels ; thus affording a clear profit of from 4*l.* 15*s.* to 6*l.* 10*s.* after 1*l.* 10*s.* has been deducted for harvesting and threshing.” *Howison’s Sketches*, page 265.

WANT OF CAPITAL.

“ Money is so difficult to procure, that almost all the farmers are obliged to pay those they hire with grain of some kind, which being unsaleable, those who receive it are obliged to barter it away with loss for any thing else they may

require. He who has a little money at command in Upper Canada will possess many advantages. He will get his work done at a cheaper rate than other people who have none; and, in making purchases, will often obtain a large discount from the seller. A third cause of the high wages of labourers is the exorbitant rate at which all merchandise of British manufacture is sold in Upper Canada, the retail prices of such being, on an average, 150 per cent. higher than they are in Britain. The different articles of wearing apparel cost nearly twice as much as they do on the other side of the Atlantic, and are of very inferior quality." HOWISON'S *Sketches*, page 251.

MEANS OF DISPOSING OF PRODUCE.

"When the farmer is able to raise a larger quantity of produce than is required for the support of his family, there are several ways in which he may dispose of the surplus. In many new settlements the influx of emigrants is so great as to produce a demand for grain more than equal to the supply. In Talbot Road, the average price of wheat has of late years been 4*s.* 6*d.* per bushel, while in most other parts of the country it was selling for 3*s.* and 3*s.* 6*d.*; shewing evidently, that the farmer will sometimes find the best market at his own door. But should there be no demand of this kind, he may carry his produce to the merchants. They will give him in exchange, broad-cloth, implements of husbandry, groceries, and every sort of article that is necessary for his family, and, perhaps, even money, at particular times. He will likewise often have it in his power to barter wheat for live stock of different kinds, and can hardly fail to increase his means, although without a regular market for his surplus produce, if he gets initiated into the system of traffic prevalent in the country." HOWISON'S *Sketches*, page 268.

LOG-HOUSES.

"The usual dimensions of a house are eighteen feet by sixteen. The roof is covered with bark or shingles, and the floor with rough-hewn planks, the interstices between the logs that compose the walls being filled up with pieces of wood and clay. Stones are used for the back of the fire-place, and a hollow cone of coarse basket-work does the office of a chimney. The whole cost of a habitation of this kind will not exceed 1*l.*, supposing the labourers had been paid for erecting it; but as almost every person can have much of the work done *gratis*, the expense will not perhaps amount to more than 5*l.* or 6*l.*" HOWISON'S *Sketches*, page 262.

A RETURN of the Amounts of the Imports and Exports into and from the several Ports of the United Kingdom from and to Canada, in the several Years ended 5th January from 1816 to 1824.

Years ending 5th January.	Official Value of Imports from Canada.			Official Value of Exports to Canada.						Declared Value of British and Irish Produce and Manufactures exported to Canada.					
				Produce or Manufactures of the United Kingdom.			Foreign Merchandize.						Total.		
	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.
1816	110,471	18	0	1,353,712	18	5	505,661	6	3	1,859,374	4	8	1,744,157	19	7
1817	223,747	7	7	981,859	7	0	429,886	5	4	1,411,745	12	4	1,325,652	5	7
1818	367,782	9	2	503,871	2	1	288,225	10	4	792,096	12	5	619,066	5	2
1819	370,488	3	2	608,193	6	4	332,796	7	8	940,989	14	0	663,515	0	6
1820	399,243	6	9	752,253	17	8	298,210	7	4	1,050,464	5	0	836,539	17	0
1821	511,465	2	11	586,466	2	9	333,324	11	2	919,790	13	11	643,968	18	9
1822	408,146	7	11	467,888	12	5	264,099	4	7	731,987	17	0	483,389	11	7
1823	395,729	5	0	694,569	12	2	174,286	19	0	868,856	11	2	633,000	15	3
1824	477,276	9	1	747,753	4	0	118,995	3	1	866,748	7	1	651,922	10	2

Inspector-General's Office, Custom-House,
London, 1st May, 1824.

Signed,
WILLIAM IRVING,
Inspector-General of Imports and Exports.

VALUE OF LAND.

In Upper Canada, waste land varies in value according to its situation. Near villages, and populous parts of the country, its price is from 4*l.* to 8*l.* an acre; however, when it lies remote from any settlement, and has no particular local advantages, it may sometimes be purchased in tracts at the rate of two or three shillings an acre. Cultivated land sells much higher, particularly when bought in small quantities, its price being then sometimes 20*l.* or 30*l.* per acre. A farm containing two hundred acres, thirty of which are under cultivation, and a log-house and barn, may be purchased for 250*l.* in the Talbot Settlement, where the majority of British emigrants now take up their residence. A farm of similar extent, situated any where upon the frontier, between Niagara village and Fort Erie, could not be bought for less than eight or nine hundred pounds. In the back settlements, farms are always for sale at prices much lower than any I have mentioned; but the disadvantages incidental to their situation render them not very desirable for any person. In many of the villages of Upper Canada, lots containing half an acre sell for 50*l.* or 60*l.*; and the lands in their immediate vicinity often bear a proportionably high value. *HOWISON'S Sketches*, page 248.

The man who bought eight or ten thousand pounds worth of land, would derive no revenue from it for perhaps as many (eight or ten) years. The persons to whom he sold it out in small portions, at a very advanced rate, probably would not be able to pay any part of the price, until they had cleared and frequently cropped it, and thus gained something by their labours; but the speculator would secure himself all the time, by not granting a *deed* to any settler, until he had paid the amount of his purchase. When money did begin to flow in, he would receive a return not only equal to the interest of the capital he had laid out, but triple or quadruple the amount of the capital itself. *HOWISON'S Sketches*, page 275.

Additional Queries answered by Dr. STRACHAN and Mr. ROBINSON.

QUERIES.

What is the average cost per acre of clearing land in Upper Canada, in favourable and unfavourable situations?

In the labour of clearing, how long time would it require, as the work is commonly performed, for one man to clear an acre; and how long, and how many men, according to the usage, would it require to clear fifty acres?

ANSWERS.

About 4*l.* sterling. At present many farmers save nearly half of this expence, by preserving and selling their ashes; and the first crop is generally considered to pay the clearing.

A good chopper will cut down the timber in six or seven days; to log and clear up the acre require a yoke of oxen, and four men for a day, or a day and a half; the whole reduced to the labour of a single man, may be reckoned at twenty days work.

QUERIES.

ANSWERS.

What is the average value of land, generally, per acre, after it has been cleared?

This depends entirely on situation. It would not in some places be worth the expence of clearing, did not the first crop commonly defray this expence.

What would be the difference in comparative value of a lot of 200 acres, in a state of nature, and the same lot when 50 acres shall have been cleared?

This also depends upon situation. At present every thing is rather dull; generally speaking, the lot worth 50 acres cleared, would treble its original value.

How much may the cost be of a farm house, constructed for a lot of 200 acres?

A comfortable log-house, may be built for 20*l.*, or 25*l.*

What would be the value of a lot of 200 acres, cleared with houses, &c. thereon?

No distinct answer can be given to this question. Some farms have been sold for one thousand pounds, and at various prices down to 200*l.* Every thing depends upon the soil, situation, and value of produce.

In what districts do you consider the most desirable reserves to be situated, bearing in mind, that the enquiry is made with reference to operations on a large scale?

The London district, containing perhaps thirty townships, the crown reserves of which, after allowing for such as may be under lease, contain about 250,000 acres.

What would you consider a moderate and fair price for them, were an individual applying to buy lots of these reserves?

The answer to this question, cannot be distinctly given, as no reserves have ever been sold; but high prices have been given for a transfer of a lease.

Additional Queries answered by the Right Reverend Bishop MACDONELL.

QUERIES.

ANSWERS.

WHAT do you know of the roads opened in Upper Canada?

THERE has been an attempt made in Upper Canada to open a line of road from York to the boundary of the province, touching Lower Canada. The line has, in fact, been opened, but

QUERIES.

ANSWERS.

the road is not yet well made ; wheel carriages, however, go in every part of it. The distance is not less than three hundred miles. From the same boundary to river de Lisle, in the lower province, a distance of seven miles, the road has never been completed, owing to impediments thrown in the way by Mons. Bocheau, of New Longuille.

What other roads are there in Upper Canada ?

A line of road has been opened, but not completed, from the St. Lawrence to the Ottawa, through the townships of Charlottenburgh, Locheil and Treadwell seigniory ; another line has been lately opened through the Indian reserve in Charlottenburgh, all the way to Plantagenet. A third line has been opened from Prescott, to the Rideau and Richmond settlements. A fourth from Brockville to the Perth settlement, along the Ottawa from Vaudruil, in the lower province to Treadwell seigniory, through Hawksbury, there is another road. There is also a road opened from Perth settlement to Kingston : likewise from York to Lake Simco, a very good road ; and from York to Niagara, and from Niagara to fort Erie, the road is open.

Do you know, however, of your own knowledge, what effect the opening of any of these roads had on the value of land ?

After the roads were opened and improved, the lands were considered, in the eastern district, and along the roads, to have doubled in value : there might be local circumstances which contributed to this immediate increase of value ; but undoubtedly the main cause was, the opening of the roads.

ROBERT GILLESPIE, Esq. who has resided many years in Canada, on being applied to for information relative to different points, returned for answer, as to the expence of clearing land : —

“The general expence of clearing wild land in Canada is about 12 dollars per acre.”

As to the usage with respect to cultivation:—

“ I believe two and a half to three bushels (Winchester) are generally sown per acre. I am not aware that seed is ever lent for a premium in kind, but know that settlements are frequently done in this way—the seed is found, the house is built by the proprietor, and the tenant has half the produce, with the understanding that he goes on an adjacent lot, clearing as he can for himself, which lot he has granted to him. A great part of the difficulties experienced by new settlers arises from the want of some sort of habitation, and of food for the two first years.”

Extracts from the Evidence attached to the First Report of the Committee of the House of Assembly of Lower Canada, relative to the Crown Lands.

The HONOURABLE JAMES CUTHBERT examined.

Question. **W**HAT is your opinion of the density of the population of the settled part of the Seigniories?

Answer. The population in the old Seigniories is very dense, and in my division of Militia in 1804, there were from nine hundred to one thousand Militiamen, and in 1820, twenty-four hundred men above sixteen years of age.

Q. I understand you have travelled in Europe and the United States of America, did you ever observe an agricultural population so dense as that of this Province?

A. In no country where I have travelled, have I met with such a dense Agricultural Population as in this country, except in French Flanders and Brabant.

The HONOURABLE RODERICK M'KENZIE examined.

Q. Is there any, and what number of British Emigrants settled in the manors or lordships in the District of Montreal, and if so, when did the said settlements take place, and are the settlers satisfied with the said tenure?

A. I am not prepared to state the number of British Emigrants settled upon Seigniories in the District of Montreal. Several hundreds have applied to me within three years, but it was not in my power, however desirous I might be, to encourage them. Still settlements are of late forming on the banks of the L'Chigan, both in the Seigniories of Terrebonne and La Chenaie. Spirited and independent Emigrants, (some of whom have travelled far and near for a home) take farms at all hazards, as fast as the land can be surveyed, and roads can admit.

The REVEREND MR. DEMERS, Superior of the Seminary of Quebec, examined.

Q. What are the causes which have prevented His Majesty's Canadian subjects from settling the lands in free and common sockage?

A. One of the principal causes, is the want of pecuniary means of purchasing lands and afterwards clearing them. I do not think there is now to be procured in the townships, a tract adequate to the support of a family for less than 100*l*.

Mr. PHILEMON WRIGHT, of Hull, in Lower Canada, examined.

I have resided in this country twenty-three years. Previous to residing in this country, I resided in the province of Massachusetts; I was induced to come in this country, by the proclamation of General Clarke, which held forth the prospect of obtaining lands, to persons desirous of investing Capital in land, and under their form of Government.

Q. Did you obtain a grant of any and what waste lands of the Crown, and at what time?

A. I was leader for a quarter of a township. Ten of us obtained a patent for twelve hundred acres each. I surveyed the whole of the township of Hull, wherein these lands were situated, being a township of 82429 acres. I got the Order in Council, on the 22d March 1800, the patent was issued in 1806.

Q. At what expence was this survey made?

A. I cannot speak to the exact amount of the expence, it could not be less than 700*l*. The expenses were greatly increased by the remoteness of that township from any other settlement, being at a distance therefrom of not less than 80 miles. This survey contained the concession lines as well as the outlines, and I have not yet been reimbursed by the other grantees of the other three-fourths of this township, for their proportion of this expence.

Q. What portion of the land given to your associates, remained in their hands?

A. The agreement between me and my associates was, that I should pay out of my own pocket all the expences of survey, of patent fees and travelling expenses, in consideration whereof, they were to assign to me 1000 acres each, out of the 1200 assigned to them, which was accordingly done.

Q. What is the number of acres of ground cleared, in your hands and in the hands of your sons?

A. About three thousand acres.

Q. In what state have been and are now the roads and highways in the township of Hull, how and in what manner have they been made, kept up, and repaired?

A. When I first settled in the township of Hull, there was not a single tree cut down. I have opened all the roads with some assistance, to make it possible for my people to pass and repass. One stone causeway in particular, cost me above one thousand pounds. The total of the amount of money, spent by me and some of my neighbours upon these roads, for the twenty years past, amounts to 221*l*. 17*s*. 6*d*. besides 955*l*. expended by the commissioners of the county of

York, making a total of 3166*l.* 17*s.* 6*d.*, and the roads in the front of the township are now very good.

Q. What is the extent of the roads made in the said township with this money?

A. About thirty miles.

Q. Are there any and what obstacles to making roads in the new townships?

A. The Crown and Clergy Reserves constitute one great obstacle to the improvement of the internal communication of the townships.

SECOND REPORT.

Lieutenant-Colonel BOUCHETTE, Surveyor General of Lower Canada, examined.

Q. By what denomination was generally known that individual amongst the petitioners, who charged himself with the preparing of the petition, and obtaining signatures thereto, with presenting the same to the Provincial Government, and carrying it through the Council, with the expences of survey, and ultimately with obtaining the patent, and paying the fees thereof?

A. They were called leaders of townships.

Q. Upon the face of the patent did they or any of the other patentees receive any more than 1200 acres?

A. As far as my knowledge goes, not more.

Q. Were not those leaders by the original understanding between themselves and the co-petitioners, charged with this trouble and these expences, without obtaining from their said co-petitioners any remuneration for the one or reimbursement for the other?

A. I have generally understood such was the case.

Q. What might be the expences of survey and patent on a township of 44,000 acres?

A. About 340*l.*

Q. What was the average value of lands in those townships, as they were purchased up by speculators from the year 1796 to 1803 and 1804?

A. The lands were then considered of little value, as they were sold, as far as my knowledge extends, from 6*d.* to 15*d.* per acre.

Mr. J. P. ROBINSON, Culler of Timber in Quebec, examined.

Q. Have you passed through any and what townships, and what is the extent of the cleared lands in the same, and the population thereof respectively, and are there any and what townships on the south shore in which there are no clearings or settlements?

A. I have passed through the whole of the townships on the River St. Francis, as far as the township of Eaton, and from Ascott to Stanstead on the line. The township of Stanstead is for the greatest part cleared and settled: there are four companies of Militia in that township. The township of Hatley is in part

cleared and settled; the other townships are partly cleared, some more some less. There are some townships, for instance Barford, Stoke, and a few others, where there are no settlements.

Q. What is the state of the roads in the said townships, and are there any and what causes, which tend to advance or retard the improvement of the internal communications of the said townships?

A. The roads in general are bad, the cause is that the Crown and Clergy Reserves are not settled; likewise the absence from the province of large landholders, the actual settlers having been obliged to open and make these roads through necessity; this all retards the settlement, and this is the principal cause why I parted with my property in the township of Compton.

SIXTH REPORT.

Mr. WILLIAM MEIKLEJOHN examined.

Mr. William Meiklejohn then appeared before your committee, and stated that he had been reared to the mercantile profession, and resided upwards of twenty years at Quebec, bestowing his time during a large part of that period upon trade and mercantile affairs.

Q. What has been the surplus agricultural produce annually exported from Lower-Canada, and supplied by its own resources from the year 1774 downward, so far as you have had any means of information upon this subject?

A. In the year 1779, 1780, 1781 and 1782, so great was the scarcity occasioned by bad crops, and the troubles by the revolutionary war, that exportation was prohibited, and supplies of bread, flour, and provisions sent from England.

From 1788 to 1792, the crops were considered a fair average, and considerable exportations made of wheat and flour, but I have no account of the quantities. The ten years from 1793 to 1803, without foreign supplies, exported as follows:

	1793	1794	1795	1796	1797	1798	1799	1800	1801	1802
Wheat, -	487000	414000	395000	3106	31000	92000	129000	217000	473000	1010033
Flour, (Bbls.) -	10900	13700	18000	4300	14000	9500	14400	20000	38000	28300
Biscuit, (cwt.) -	9800	15000	20000	3800	8000	12000	21500	25000	32300	22051
Amounting to	Bush. Wheat,		Bbls. Flour,		Cwt. Biscuit.					
Annual Average	3,251,139		171,100		169,451					
Do. of Flaxseed,	325,114		17,100		16,945					
	Do. of Flaxseed, 7,500 bushels, and of Pease, Oats and Barley, 4,000 bushels.									

From 1802 forward, crops were favourable, and the American embargo following, exportations, in consequence of United States flour and provisions passing through Canada to a market, were large; but I cannot at present lay my hand on the account of the amounts, nor of the quantity from the United States passing

through Canada. During the late war, supplies from the United States were but trifling, and exportations small.

In June 1815, the governor and council permitted the free importation of flour and provisions from the United States. Previous to the American embargo the Genessee (that is the western section of the state of New York,) was not well settled, and the quantity of United States flour, &c. passing down the Saint Lawrence was not considerable; but I think (indeed it is certain,) the embargo produced a great annual increase of the trade in flour and provisions up to the commencement of the war.

The agriculture of Upper Canada was unavoidably much neglected during the war, and that country was so much wasted, that the distillers were, by the authority of the Government, not permitted to work until or after the year 1818; then Upper Canada reviving, began sending down a little flour, and notwithstanding the great influx of emigrants last year, exported about 20,000 barrels of flour.

The exports of bread stuffs from the port of Quebec for the last seven years 1816 to 1822 inclusive, in something near round numbers, is as follows :

	1816	1817 & 1818	1819	1820	1821	1822
Wheat, (Bushels.) - - - -		546500	37800	320000	318400	145000
Flour, (Barrels,) - - - -	1137	69100	12100	45000	22600	47700
Biscuit, (Cwt.) - - - -	456	22700	11200	8800	11200	13500
Amounting to Annual Average,		Bush. Wheat, 1,367,700 195,386	Ebbs. Flour. 197,637 28,233		Cwt. Biscuit. 67,856 9,694	

Barley, oats, and peas, near the average of the ten years, ending in 1802; flax seed less: the previous ten years give an average on seven years of two millions two hundred and seventy-five thousand bushels of wheat, and two hundred and twenty-seven thousand barrels of flour. I consider from the resources of Canada alone. The difference now I ascribe to the great encrease of population and the stationary state of cultivation. Biscuit, first ten years is nearly doubled, to that of last seven years in proportion.

The soil and climate of Canada come the nearest of any part of the world we are acquainted with, to those of the hemp countries of Europe: the judicious and extensive introduction of that article would be a mine of wealth to this country, and there would be a certainty, under the fostering assistance of the most beneficent of all governments, of a constant demand and liberal prices.

The honest and innocent peasantry of this country most unfortunately have a dislike to corn spirits: until the manufacturing and consumption of this, is generally introduced, there will be a want of demand for the native grain; this branch of business would afford employment to many hands, and the offals is the best feed for bestial: let us look to the United States, to Great Britain or Ireland, and the other eastern or corn countries in Europe, and there we see how this branch

aids the operations of the cultivator of the ground, and in Upper Canada the people may now be said to deny themselves the use of foreign spirits, not by legal enactment, but by their patriotism and good sense, in finding a home market for their grain by distillation and brewing. If five thousand puncheons of good whisky were annually made in Lower Canada, the country would be independent of foreign demand for grain, which is at the best precarious, and this quantity is not half of our yearly supply of rum now-a-days. The manufacture of barley into beer and spirits, of late years, I estimate from forty to fifty thousand minots, and did not, at any period, reach one hundred thousand minots.

The Census taken in 1784 is as follows:

Number of Souls.	Bush. of Grain sown yearly.	Land in Cultivation.	Horses.	Oxen.	Cows.	Young Cattle.	Sheep.	Hogs.
113012	38349	1569818	30096	22094	44291	32206	84666	70466

I consider the population now quadrupled, the increase of bestial not doubled, and the increase of cultivated land about one-third. If this view is near the truth, and I think it will be so found, it establishes what appears from the amount of exports and imports, that the country does not produce subsistence, in the way of production, to its native population; but computing on its datum, the amount will be found as follows:

452,048 511,132 2,093,091 60,192 44,188 88,582 64,412 169,332 140,932

Want of roads I consider the greatest obstacle to improvement in any country; nothing exemplifies this more forcibly, even in old countries, than the present state of France and England. In the former there are only four great public roads, and from want of intersecting roads, grain and other bulky articles are often dearer in one place than in another, twenty or thirty per cent. at a distance of only so many miles; whereas in England there are great roads and canals in all directions, and a good road to every farm; hence in a great measure arises the wealth and prosperity of that country; nor do I see how this *stop* can be obviated while the clergy reserves remain in the way as they are at present, and for time past have been, and large grants of land without intermediate and successive annual clearing, and cultivating and settling: until these contribute their just and equal proportion, the best and most beneficent intentions for the prosperity of Lower Canada are defeated, and settling and improving the country much retarded, if not entirely put a stop to.

NOTE. — The above estimate of the population of Lower Canada is certainly not incorrect. Lieutenant Colonel Vassal de Monviel, Adjutant-General of the Militia of that Province, states in evidence in the sixth Report, that the militia force of Lower Canada in 1822, consisted of 70,443 men.

The following Table is extracted from Mr. GOURLAY'S Statistical Account of Upper Canada.

STATISTICAL TABLE, shewing the Progress of Improvement in Norwich Township, London District.

Names of Residents.	Of what Place Natives.	Date of commencing Im- provement.	Family, consisting of	Number of Acres owned.	Extent of Crop put in first Season.						No. of Horses, first Season.	No. of Oxen, do.	No. of Cows, do.	No. of Horses now in possession.	No. of Oxen, do.	No. of Cows, do.	No. of young Cattle, do.	No. of Sheep.	Number of Acres now under Improvement, Plough and Meadow.	Bushels of Wheat, last Crop.	Bushels of Corn, Oats, and Peas.	Bushels of Potatoes.	Money expended.	The first work of all, on settling, is the erection of a temporary Log House.	
					Do. second Season.	Do. third Season.	Do. fourth Season.	Do. fifth Season.	Do. sixth Season.	New Buildings.															
Peter Lossing.	Dutchess County, State of N. York	Spring of 1811	Wife and 5 childr.	300	14	20	23	25	28	30	3	0	3	2	2	8	18	25	80	300	300	1000	200	Frame Barn and Timber House.	
Michael Stover.	Ditto	late in the season.	Do. and 9 children	1000	4	11	13	16	13	15	1	2	2	2	2	7	24	39	60	400	350	100	120	Frame Barn.	
Fred. Stover.	Ditto	Ditto	Do. and 6 children	1000	4	10	10	10	18	18	3	2	4	3	2	7	11	18	70	250	300	200	350	Frame Barn and House.	
Adam Stover.	Ditto	Ditto	Do. and 5 children	1000	0	5	9	18	18	14	0	2	2	3	0	6	15	26	80	100	120	60	24	Log House and Barn.	
Sears Mold.	Ditto	1811	Do. and 6 children	1000 reserve	8	12	14	16	18	20	0	0	2	2	2	4	6	16	50	200	80	100	0	0	Frame Barn.
Sam. Cornwell.	Ditto	Ditto	Do. and 9 children	100	0	16	20	22	23	25	1	2	2	2	4	4	6	25	55	200	220	300	62	62	Log House and Barn.
Elias Moore.	Nova Scotia	Ditto	Do. and 5 children	400	0	24	24	28	30	44	2	2	1	4	6	9	14	20	100	500	150	200	300	300	Two Frame Barns.
John Syple.	Albany Street, N. York	Ditto	Do. and 5 children	200	0	18	18	20	22	30	0	2	2	3	0	6	14	13	40	200	200	200	0	0	Frame Barn.
Sol. Sackrider.	Dutchess County, State of N. York	Ditto	Do. and 5 children	200	0	20	25	26	26	27	2	4	4	2	4	7	7	20	60	200	200	200	50	50	Log House and Barn.
Peter De Long.	Ditto	Ditto	Do. and 5 children	400	7	25	24	28	28	30	3	2	4	2	3	7	8	24	100	150	300	150	100	100	Frame Barn.
Peter M'Lees.	Ditto	Ditto	Do. and 7 children	400	0	4	5	5	6	8	1	2	2	1	2	8	11	19	40	250	100	320	36	36	Frame Barn.
11 farmers.	89 persons.		11 wives, 67 children.	5,200	37	165	185	214	230	261	16	20	28	26	27	73	134	245	735	2750	2320	2830	1242	12 barns and 5 houses.	

CHARACTER OF THE COUNTRY.

“ Canada is a country susceptible of immense improvement. Its navigable rivers are numerous, and its lakes of an extent unknown in other parts of the world. Both offer a quick and easy communication between the different parts of the province. A few short canals would render the country accessible by water in all directions. Its plains are fertile; and though the greater part are still covered with wood, they must one day submit to the hand of industry, and support a numerous population. The country is in general rather level than otherwise, yet every river affords falls, and some of them sufficient to drive the heaviest machinery.” BELL’s *Hints to Emigrants*, page 176.

“ To whatever part of the province settlers intend to go, they should push forward as quick as possible, as those who come last have always the disadvantage of going farthest back in the woods. Those, however, who purchase or rent lands in the improved parts of the country, succeed far better than those who at first plunge into the forest, and engage in employments, the nature of which they do not understand. The manner of renting a farm in this country is generally this: the landlord, besides the land and houses, finds cows, horses, farming utensils, and perhaps seed for the first year; the tenant does all the labour, and the produce of the farm is divided between them in such proportion as shall have been agreed upon, generally equally. This is a good plan for emigrants, at first, as even though they should afterwards go into the woods, and take land of their own, they will then have some knowledge of the mode of agriculture practised in the country, and will have some stock to begin with on their own farms.

“ Emigrants ought at first, if possible, to purchase or rent land on which some improvement has been made. Few, indeed, are able to purchase; for most of the settlers that go out there are at first poor: but, if they have any ready money at all, a farm may now be obtained at a very low rate, even lower than the improvement cost. Farms containing 100 acres may be bought at from 50 to 400 dollars, according to their situation and goodness. But they should be cautious about buying land upon a location ticket, that is, without a deed. BELL’s *Hints*, page 214.

“ A township or parish is generally about ten miles square; it is divided by lines into twelve parts or concessions, and each of these parts into twenty-seven lots; each lot containing 200 acres, except the last, which contains only 100. Ordinary settlers formerly received each 200 acres; but since the last war they usually receive 100. Every seventh lot is set apart for the support of the church, and is called a clergy reserve. The clergy connected with the church of England form a corporation for the management of these lots, and lease them for twenty-one years whenever they can find tenants; but as most of them lie waste, they are great hindrance to the improvement of the country. BELL’s *Hints*, page 73.

“ Upper Canada, though more elevated than the lower province, yet, being more to the south, possesses a milder climate; and, in consequence, offers better encouragement to agricultural pursuits. The first settlers being discharged

soldiers and loyalists, who had lands assigned them at the end of the first American war, settled along the north bank of the St. Lawrence, about forty years ago. Since that time the population has received accessions every year of emigrants, both from Great Britain and the United States. From the former, indeed, it received few, till within the last eight years, being overlooked as a place of little or no importance; but of late many thousands, who could well be spared from home, settled upon its plains, and are now employing their energies with advantage, both to themselves and their country. The English language is, of course, generally spoken through the province.

“ York is the seat of government, and has already assumed the appearance of a town, though it was laid out only in 1797. It was taken, and partly burnt, by the Americans during the late war. Its population is something short of 1500, though some travellers have represented it as amounting to more than twice that number. The town stands on a plain, at the head of a bay, on the north shore of Lake Ontario. It is 175 miles west from Kingston, and 375 from Montreal. It contains a handsome building, lately erected, for the accommodation of the two houses of Assembly. The country in the neighbourhood is well cultivated, and supplies its market with abundance of provisions at a moderate rate.

“ Kingston, which is situated at the outlet of Lake Ontario, though not the seat of government, is both the oldest and the largest town in the province. It is built on a point of land formed by a bay on the one side, and the lake on the other. It was laid out in 1784, and contains, in 1823, a population of 2000, besides the garrison. The houses are mostly built of limestone, which is found in the neighbourhood in the greatest abundance, and of an excellent quality. When first dug, it is of an azure colour, but after exposure to the air for some time, it becomes nearly white. The fort and the naval dock yard are situated about a mile to the eastward of the town, on the opposite side of the bay. Here the little navy, employed upon the lake during the last war, is dismantled, and rests in peace. The largest vessel is the St. Lawrence, built for 100 guns. Niagara is the next town in importance. It is pleasantly situated on the west side of the St. Lawrence, or Niagara river, where it falls into Lake Ontario. Queens-town is eight miles higher up, and is the place where goods intended for the upper part of the province are landed, to be carried beyond the falls. It is a thriving and agreeable place, and already contains many good houses, though it was burnt by the American army during the last war.” *BELL'S Hints*, page 175.

Mr. Bell states the expence of clearing at from twelve to sixteen dollars an acre.

CANALS.

“ The river Ottawa contains a long and dangerous rapid called the *Longue Sault*, which neither boats nor rafts can pass without the greatest difficulty. This obstacle is to be removed, by building locks, and cutting a canal on the north bank of the river to the length of about twelve miles. This undertaking is now

executing at the expense, and under the direction of government. About one-half of the cut is already completed, and is attended with very considerable expense, most of it being through a hard rock. When finished it will tend greatly to improve the country; as, besides its original intention, it will open a direct and easy communication between Montreal and the numerous settlements formed, and to be formed on the banks of this fine river.

“The military road from the Point of Nepean on the south bank of the Grand River, to Kingston, is already opened, but not finished. The distance from the Point to Richmond is twenty miles, from Richmond to Perth thirty miles, and from Perth to Kingston about seventy miles; so that the whole distance from Montreal to Kingston by this route will be 240 miles.” *BELL'S Hints*, page 79.

“A canal has long been talked of between the Grand River and Kingston, and we hear that it is soon to be commenced, surveyors being employed in examining the different lines, in order to determine which is best. It is probable it will ascend the Rideau River, pass through the lake of that name, as well as some of the smaller ones with which the province abounds. Its length will not be less than a hundred miles, and will probably be to cut about half that distance. This undertaking will greatly improve the country, employ a great number of hands, and afford a ready means of conveying the farmer's produce to market.” *BELL'S Hints*, page 87.

Mr. Stuart, in his little work, entitled “The Emigrant's Guide to Upper Canada,” speaking of the lands round Lake Erie, says, “The great cataract of Niagara, however, shuts them out from the sea; and although the intervening distance of land-carriage which it produces be not great (only nine miles), yet it is sufficient, together with the additional distance, to give them a decidedly inferior character in this respect. Canals, no doubt, will ere very long, lower this balance against them; but it will probably never be effaced, until productions, suitable to their warmer air only, be cultivated to a proportionate extent.” Page 49.

TOBACCO has not yet been imported into this country from Canada for any commercial object; but samples have been received of a good quality. The additional expense in bringing Canadian tobacco to market above that of the United States has been this year considered by his Majesty's government, and an abatement of duty, to the extent of three pence per pound, allowed. Stuart, in his “Emigrant's Guide,” states that “Tobacco is also produced in every part of the province; but the western district is probably the only part where it could be advantageously cultivated to commercial extent; and there it need have hardly any limit but the means and other views of the cultivator. It has been tried on a small scale near Amherstburgh, and has been judged equal in manufacture to any obtained from the United States.” Page 35.

On the subject of hemp, flax, and tobacco, the following extract from a private letter will be found interesting:—

“ London, 20th May, 1824.

“ When I came to London, in 1807, from Upper Canada, to endeavour to prevail upon the government to purchase from a rope-work in which I was then interested, the cordage which they required for the marine department on the Lakes, you did me the favour to draw up the memorial to the colonial department. This document stated, that the culture of hemp being in its infancy, the memorialist, for himself and the people of the western district where he lived, requiring the fostering hand of government to enable them to prosecute a laborious and important branch of agriculture, which, from experiments made at the dock-yards, between the strength of their hemp and cordage, had been found to be fully equal in quality to the hemp imported from Russia for the use of the British navy : and he prayed that his case, from the difficulty of exporting such a bulky article as hemp, for 700 miles, before it could reach the vessel destined to bring it to the mother-country, might meet with that encouragement which the colonists thought themselves entitled to — the supply of the government vessels on the Lakes.

“ The result of this application was, an order to the Commissariat to supply themselves in part with Canadian cordage ; and this continued until the war of 1812 broke out, during which the manufactory was destroyed ; and, I believe, none has been erected since that period. We carried on business at Amherstburgh, at the mouth of the Detroit river.

“ There is not the smallest doubt that a great part of the lands of Upper Canada are exceedingly well adapted to the cultivation of both hemp and flax, particularly those of the western district, the principal district for hemp ; but that district is so distant from Montreal, and its population so small, and scattered over the country to such an extent, that the raising of hemp from these united causes seems to be entirely abandoned as an article of exportation. The first great difficulty which occurred to the hemp raiser, was the want of hands, in the first place, to pull it at a proper season ; in the second, to rot it correctly for breaking ; and in the third, to break and clean it for market. They could get over the first and second of these causes, but the third was insurmountable, from the great labour required ; the high rate of wages then from twelve to fifteen dollars a month, besides the labourers' board, bed, and washing. We had neither breaking nor sketching hemp-mills ; but we had them for flax, which was never raised for any other purpose than for domestic use. The inhabitants, after they have been settled four or five years, manufacture the principal part of their own clothing from flax and the wool of their sheep. The late Lord Selkirk imported some choice Marinos and South Down sheep into Upper Canada ; but, whether from the inattention of his agents, or the effects of the climate, they did not succeed to his wishes. And they have now, like the settlers which he also imported, acquired the habits and customs of the inhabitants they came to live among. This was what might be expected from the people ; but the sheep were expected to improve the breed of the country.

“ The culture of tobacco, when I was in Canada in 1817, was nothing more than the raising of a few plants by the lover of that plant, for his own personal

use. Now, I am credibly informed, there was last summer from seventy to eighty hogsheads of Upper Canada tobacco brought into the Montreal market; and nearly the whole of it came from one district, and that one the least populous of the whole, I mean the western district. Its soil, climate, and distance, from Montreal, is the cause of its population turning their attention from hemp to that of tobacco. This district is admitted on all hands to contain the richest lands of the province.”

Additional Information from DR. STRACHAN.

1. The principal line of road is, with the exception of small portions, where the population is thin, good for travelling from one end of the province of Upper Canada to the other, in so much so, that a company last winter petitioned the legislature for an exclusive charter for fourteen or twenty-one years, to run a stage through the whole extent of the province.

2. Where the townships are populous, the roads are getting tolerable, and the laws now in operation will, in a very few years, make them as good as they are in any part of the United States. This, indeed, is already the case with the greater part of the main road.

3. The reserves are all checquered on the map, on a regular plan or system, before the land is surveyed. Some townships in the Western district having been in part settled before the law passed for allotting one-seventh for the clergy, the reserves have been placed in these townships in the middle, and constitute a block, but the number of such is very small.

TOWNSHIPS.

In 1823 it was estimated that of 270 Townships which had been surveyed and divided, 132 were settled in these proportions —

65	—————	100 to 200	ditto.
46	—————	50 to 100	ditto.
21	—————	from 200 to 500	families.
<hr style="width: 10%; margin: 0 auto;"/>			
132 in all.			

COMMERCIAL PRODUCTIONS.

The fur-trade of Canada is in the hands of the Hudson's Bay and the North West Companies, which having been lately united, now form one concern. The peltries which they annually export has been estimated at about 150,000*l*.

Prior to 1810, it could not be said that Upper Canada had from her forests contributed any considerable supplies of timber to the British navy. The first

specimens of masts from Canada were sent to England in 1802. In 1804 upwards of a hundred were sent home, and from that time the supply began to increase, till in 1810 upwards of 7000 pieces were sent from Quebec. All other kinds of timber and lumber now constitute a great part of the staple exports of the country.

Pot and pearl ashes are also regular articles of export ; but it is to the agricultural produce of the country, chiefly in hemp, flax, tobacco, and hops, that an extension of the trade for returns is contemplated, for while the restrictions on the trade in corn are continued, it would be impolitic to calculate on any considerable increase of exportation to this country of what are called bread-stuffs. There is, however, one article of export from Canada in a great degree peculiar to our North American Colonies, namely, that of ships or vessels for sale in Europe. This, as will be seen by reference to Account of the Trade of Canada for 1823, constitutes a very important branch of the commerce of Lower Canada, and is not included in the value of the custom-house returns.