

A STATEMENT OF
THE SATISFACTORY RESULTS
WHICH HAVE ATTENDED
EMIGRATION TO UPPER CANADA,
FROM THE ESTABLISHMENT OF
THE CANADA COMPANY,
UNTIL THE PRESENT PERIOD;
COMPRISING STATISTICAL TABLES, AND OTHER IMPORTANT
INFORMATION, COMMUNICATED BY RESPECTABLE
RESIDENTS IN THE VARIOUS TOWNSHIPS OF
UPPER CANADA.

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*With a General Map of the Province.*  
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COMPILED FOR THE GUIDANCE OF EMIGRANTS.

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EMIGRATION TO UPPER CANADA.

INTRODUCTION.

THE Canada Company, in laying before the public an analysis of their labours during the last twelve years, in effecting the settlement of their lands in Canada, feel convinced that a more gratifying spectacle than it presents, of the signal success that has attended industrious exertions in the Western Hemisphere, has never been collected before.

In order to obtain this intelligence, and that its fidelity and accuracy might be established beyond the reach of cavil or suspicion, they procured the instrumentality of some of the most influential, longest settled, and respectable inhabitants, residing in various parts of the province, to collect the necessary information. They were directed to spare neither trouble nor expense to procure the most minute and faithful returns. From the very diffuse and extended information thus obtained, the Company have made such selections, and furnished such an abridgment, as they deemed sufficient for general purposes; but as they are desirous of affording to any individual an opportunity of examining the details, persons would be permitted, on application at the Office of the Company, 13, St. Helen's Place, to inspect these returns. Nothing can be

more gratifying or triumphant than these interesting accounts.

These prosperous results were chiefly obtained by industry and exertion, almost unaided by capital, and are well calculated to cheer, sustain, and encourage the properly directed and persevering efforts of the labouring classes who purpose making the fertile and almost boundless regions of Canada their future home. Although great success has followed the exertions of those who had not the assistance of capital, yet perhaps no country on the globe offers such inducements and incentives as Canada, to the industrious yeoman possessing a capital of from 100*l.* to 500*l.*, and the country abounds with examples of their great and deserved success.

A body of settlers, who emigrated to Upper Canada a little more than ten years since, placed themselves on the Company's lands near Guelph. They consisted of 156 families, of which number 129 had no capital whatever: the whole number of persons were 436. They now possess 100 houses; they have cleared and cultivated 2820 acres; they have 438 head of cattle, 41 sheep, and 9 horses; and the aggregate value of their property, formed on a low estimate during the spring of last year, was found to be 22,658*l.*

There are many instances of an increase of capital in ten years seven-fold, and other cases still more startling and wonderful, where the increase in value has arisen from local circumstances and peculiarities, such as contiguity to a village or town, water powers, &c. &c.; but these do not form a part of the general estimate.

The county of Huron has been described at greater length and in more detail than other counties or townships, principally because it still affords the largest scope for settlement, offers great and peculiar advantages, and establishes, beyond all doubt or disputation, the full ability of the inhabitants of the British Isles, successfully to subdue the wilderness and

convert it into productive land. It is essentially a British settlement; its cultivation has been principally effected by immigrants from England, Ireland, and Scotland; and the cheering results of their perseverance and vigour are to be seen in this fine fertile and extensive district, by the formation of numerous villages, and in the quantity of cultivated land. The town of Goderich, the capital of this district, beautifully situate at the margin of the majestic Lake Huron, at the confluence of the River Maitland, possessing now a safe, commodious and noble harbour, and a large and thriving population, was an entire wilderness as recently as 1830. It has now its court-house, and about seven hundred inhabitants, is surrounded by a country, whose fertility of soil is unsurpassed by any in the continent of America, and bounded by an inland sea, supplying the greatest variety and best description of fish. The town of Guelph, in the neighbourhood of this district, originally belonged to the Company, and was settled by their instrumentality. In 1827, it was untenanted but by the wild beasts of the forest, without a tree having been felled; it is now a district town, with four churches, numerous public buildings, possessing a large and increasing population, and is still progressing in wealth and importance.

The subject of emigration has recently attracted much of the public attention, both in Canada and the United Kingdom; and various societies have been formed with a view to its promotion. The establishment of Emigrant Societies, scattered throughout the province for obtaining interesting statistical details, and correct information as to the best means of obtaining employment for new comers, and for distributing this information amongst them, so as to prevent their congregating in cities and towns, and to encourage their spreading themselves into the interior with the prospect and assurance of permanent occupation, and ultimate independence, must be productive of immense advantage. These returns must con-

vince all, that numbers who might have toiled through a hopeless existence without any improvement in their condition; in Europe, are now thriving and happy in their settlements in Canada; where the industrious man will always be sure to draw from the earth the reward of his labour, and may feel confident that, unless some extraordinary affliction should befall him, independence will be the reward of himself and his children.

The Company feel much satisfaction, that the advantages of Canada were first prominently brought before the notice of the people of the United Kingdom by their exertions; they are rejoiced to make public their success; and they will still be happy to aid to the utmost of their power, the settlement of Canada, by promoting the emigration of their fellow-subjects from the British Isles.

I.—ANALYSIS of the RETURNS sent to the COURT OF DIRECTORS of the CANADA COMPANY showing the AVERAGE state of the SETTLERS upon the COMPANY'S LAND in the THIRTY-EIGHT TOWNSHIPS herein mentioned on their arrival in UPPER CANADA, and their actual condition in 1840.

NAME OF TOWNSHIP.	Persons who commenced without Capital.			Persons who commenced with a Capital of £20 and under.						Persons who commenced with a Capital over £20.						
	No.	Total Amount of Property in 1840.	Average Amount of property possessed by each individual in 1840.	No.	Total Amount of Capital.	Average of Capital possessed by each individual.	Total Amount of Property in 1840.	Average amount of property possessed by each individual in 1840.	No.	Total Amount of Capital.	Average of Capital possessed by each individual.	Total Amount of Property in 1840.	Average amount of property possessed by each individual in 1840.			
Otanabee	21	£ 6105 0 0	£ 290 14 3	6	£ 60 0 0	£ 10 0 0	£ 1440 0 0	£ 240 0 0	13	£ 1575 0 0	£ 121 3 0	£ 6275 0 0	£ 482 13 10			
Hamilton	4	1500 0 0	375 0 0						7	1130 0 0	161 8 6	4800 0 0	685 14 3			
Haldimand	1	300 0 0	300 0 0						7	455 0 0	65 0 0	2100 0 0	300 0 0			
Huntley	18	4887 0 0	271 10 0						3	1320 0 0	440 0 0	3030 0 0	1010 0 0			
Torbolton	7	1085 0 0	155 0 0	2	20 0 0	10 0 0	400 0 0	200 0 0								
Nepean	6	2370 0 0	395 0 0	1	15 0 0	15 0 0	1100 0 0	1100 0 0								
March	6	2100 0 0	350 0 0						1	50 0 0	50 0 0	200 0 0	200 0 0			
Oxford (Johnstown District)	2	270 0 0	135 0 0	2	25 0 0	12 10 0	340 0 0	170 0 0	5	730 0 0	146 0 0	1492 0 0	298 8 0			
Montague	12	2539 0 0	211 11 8	3	55 0 0	18 6 8	579 0 0	193 0 0	3	120 0 0	40 0 0	785 0 0	261 13 4			
Chinguacousy	24	10946 2 0	456 1 9	19	230 12 6	12 2 9	8353 2 0	439 12 8	18	1405 0 0	78 1 1	8378 17 0	465 9 10			
Adjala	36	7774 8 0	215 19 1	6	45 0 0	7 10 0	1738 6 0	289 14 4	7	385 0 0	55 0 0	2034 0 0	290 11 5			
Mono				4	1684 12 0	421 3 0	4	24 10 0	6 2 6	2546 0 0	636 10 0	4	240 0 0	60 0 0	2630 4 0	657 11 0
Gore of Toronto	11	4017 0 0	365 3 8						11	1510 0 0	137 5 5	8150 0 0	740 18 2			
Clarke	15	8940 0 0	596 0 0	5	65 0 0	13 0 0	1555 0 0	311 0 0	16	1610 0 0	100 12 6	15453 0 0	965 16 3			
Cavan	11	4947 0 0	449 14 6	6	85 0 0	14 3 4	2300 0 0	383 6 8	10	1545 0 0	154 10 0	5120 0 0	512 0 0			
Darlington	2	400 0 0	200 0 0	7	110 0 0	15 14 3	4050 0 0	578 11 5	9	715 0 0	78 6 8	6630 0 0	736 13 4			
Hope	8	1470 0 0	183 15 0	2	21 0 0	10 10 0	328 0 0	164 0 0	13	1095 0 0	84 4 7	2727 10 0	209 16 1			
Alfred				3	1290 0 0	430 0 0	6	100 0 0	16 13 4	2842 0 0	473 18 4	62	8248 5 0	133 0 8	44820 10 0	722 18 2
Plantagenet	18	8057 0 0	447 12 2	5	52 15 0	10 11 0	3462 0 0	692 8 0	22	3738 10 0	169 18 7	13299 0 0	604 10 0			
East Hawkesbury				1	350 0 0	350 0 0	2	40 0 0	20 0 0	530 0 0	265 0 0	10	820 0 0	82 0 0	4500 0 0	450 0 0
Wilmot, A. and B.				4	1595 0 0	398 15 0						19	1910 0 0	100 10 6	9925 0 0	522 7 4
Yarmouth	1	150 0 0	150 0 0	2	35 0 0	17 10 0	250 0 0	125 0 0	9	630 0 0	70 0 0	3230 0 0	358 17 9			
Southwold	2	268 7 6	134 3 9	3	55 0 0	18 6 8	835 2 6	278 7 6	2	275 0 0	137 10 0	655 0 0	327 10 0			
Westminster	20	8207 0 0	410 7 0	1	10 0 0	10 0 0	250 0 0	250 0 0	8	615 0 0	76 17 6	5705 0 0	713 2 6			
Pickering	8	5466 0 0	683 5 0	2	40 0 0	20 0 0	3870 0 0	1935 0 0	5	442 0 0	88 8 0	2528 0 0	505 12 0			
Whitby	15	2298 0 0	153 4 0						6	400 0 0	66 13 4	1133 0 0	188 16 8			
Seymour	7	1766 0 0	252 5 8						1	350 0 0	350 0 0	1700 0 0	1700 0 0			
Ekfrid	7	5750 0 0	821 8 7	1	20 0 0	20 0 0	300 0 0	300 0 0	1	350 0 0	350 0 0	1700 0 0	1700 0 0			
Smith	11	6975 0 0	634 1 9	2	15 0 0	7 10 0	800 0 0	400 0 0	5	680 0 0	136 0 0	4700 0 0	940 0 0			
Monaghan	35	8167 0 0	233 6 10	1	10 0 0	10 0 0	155 0 0	155 0 0	10	775 0 0	77 10 0	4345 0 0	434 10 0			
Douro	10	2473 0 0	247 6 0						5	205 0 0	41 0 0	1335 0 0	267 0 0			
Dummer	3	1360 0 0	453 6 8	1	10 0 0	10 0 0	190 0 0	190 0 0	2	90 0 0	45 0 0	435 0 0	217 10 0			
Asphodel	4	721 0 0	180 5 0						5	310 0 0	62 0 0	1188 0 0	237 12 0			
Trafalgar	337	116,228 9 6		89	1,143 17 6		38,213 10 6		298	33,373 15 0		169,304 1 0				
Camden East																
Richmond																
Sheffield																
Kitley																

The accompanying Analysis of the Returns from Settlers on the Canada Company's Lands in the Thirty-eight Townships therein mentioned, transmitted to the Court of Directors in London, is made without reference to the degree of prosperity attaching to each individual; wherever the Returns clearly and positively show the Settlers' actual cases, they are noticed, be they good, bad or indifferent. This explanation will account for the number of Settlers treated of in this Analysis being limited as compared with the Returns for the respective Townships.

From this Analysis it results that 724 persons who, on arriving in Canada, together possessed Capital to the amount of . . . £34517 12 6
Now (in 1840) possess property to the amount of . . . 323,746 1 0

Of these—337 Settlers arrived in Canada with *no* Capital whatever. They now collectively possess property to the amount of . . . £116,228 9 6
Being an average for each person of . . . £344 17 9
89 Settlers arrived in Canada with Capital in sums of £20 and under to the amount of £1143 17s. 6d.
Being an average for each person of . . . 12 17 0
They now collectively possess property to the amount of . . . 38,213 10 6
Being an average for each person of . . . 429 7 3
298 Settlers arrived in Canada with Capital in sums of £20 and upwards to the amount of £33,373 15s.
Being an average for each person of . . . 111 19 10
They now collectively possess property to the amount of . . . 169,304 1 9
Being an average for each person of . . . 568 2 8

Total amount of property . . . £323,746 1 0

II.—ANALYSIS of RETURNS, showing the AVERAGE state of the SETTLERS upon the COMPANY'S LAND in the FORTY TOWNSHIPS herein mentioned on their Arrival in UPPER CANADA, and their actual condition in 1840.

Name of Township.	Persons who commenced without Capital.			Persons who commenced with a Capital of £20 and under.				Persons who commenced with a Capital over £20.					
	No.	Total amount of property in 1840.	Average amount of property possessed by each individual in 1840.	No.	Total amount of Capital.	Average of Capital possessed by each individual.	Total amount of property in 1840.	Average amount of property possessed by each individual in 1840.	No.	Total amount of Capital.	Average of Capital possessed by each individual.	Total amount of property in 1840.	Average amount of property possessed by each individual in 1840.
		£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.		£ s. d.	£ s. d.	£ s. d.	£ s. d.
Tyendinaga				2	25 0 0	12 10 0	540 0 0	270 0 0	13	1415 0 0	108 17 0	4158 0 0	319 17 0
London	12	3025 0 0	252 1 8	4	52 0 0	13 0 0	1125 0 0	281 5 0	16	2450 0 0	153 2 6	5600 0 0	350 0 0
Westminster	3	750 0 0	250 0 0	4	51 0 0	12 15 0	775 0 0	193 15 0	21	3832 0 0	182 9 6	6425 0 0	305 19 0
Wolford									2	200 0 0	100 0 0	610 0 0	305 0 0
Etobicoke	4	2114 0 0	528 10 0	2	16 15 0	8 7 6	1083 0 0	541 10 0					
Toronto	2	1417 0 0	708 10 0										
Caledon	26	7720 0 0	296 18 5	6	38 0 0	6 6 8	1933 0 0	322 3 4	4	177 10 0	44 7 6	941 0 0	235 5 0
Albion	15	5176 0 0	345 1 4	2	17 10 0	8 15 0	1006 0 0	503 0 0	6	357 10 0	59 11 8	2172 0 0	362 0 0
Vaughan	10	4185 0 0	418 10 0	11	33 1 0	3 0 1	5504 0 0	500 7 3	11	1175 0 0	106 16 4	4914 10 0	446 15 5
King	14	6806 0 0	486 2 10	14	94 7 1	6 14 9	5025 0 0	359 0 0	10	642 10 0	64 5 0	3136 0 0	313 12 0
Tecumseth	6	2071 0 0	345 3 4	14	105 4 0	7 10 3	3046 0 0	217 11 5	1	75 0 0		725 0 0	
W. Gwillimbury	9	2580 0 0	286 13 4	7	83 10 0	11 18 7	3332 0 0	476 0 0	5	727 10 0	145 10 0	2011 15 0	402 7 0
Zorra	44	9478 0 0	215 8 2	2	14 0 0	7 0 0	582 0 0	291 0 0	7	1011 0 0	144 8 7	2782 0 0	397 8 7
Oxford East	13	6917 0 0	532 1 6						5	601 0 0	120 4 0	2037 0 0	407 8 0
Do. West	3	633 0 0	211 0 0						1	50 0 0		300 0 0	
Do. North	3	411 0 0	137 0 0	1	10 0 0		163 0 0		1	150 0 0		260 0 0	
Malahide	2	600 0 0	300 0 0	2	40 0 0	20 0 0	200 0 0	100 0 0	20	3505 0 0	175 5 0	11050 0 0	552 10 0
Orford	5	1295 0 0	259 0 0	9	135 0 0	15 0 0	4264 0 0	473 15 6	5	265 0 0	53 0 0	2030 0 0	406 0 0
Carradoc	8	1886 0 0	235 15 0	2	40 0 0	20 0 0	375 0 0	187 10 0	1	100 0 0		300 0 0	
Delaware	1	250 0 0							1	300 0 0		743 10 0	
Lobo	5	2008 0 0	401 12 0	1	20 0 0		250 0 0		9	1450 0 0	161 2 2	3279 0 0	364 6 8
Aldborough				4	52 0 0	13 0 0	1350 0 0	337 10 0	4	150 0 0	37 10 0	1750 0 0	437 10 0
Dawn	14	5510 0 0	393 11 5	1	12 0 0		140 0 0		3	800 0 0	266 13 4	10050 0 0	3350 0 0
Bayham				2	20 0 6	10 0 3	150 0 0	75 0 0	24	2405 0 0	100 4 2	8430 0 0	351 5 0
Whitchurch	6	2500 0 0	416 13 4	1	6 0 0		500 0 0		1	250 0 0		375 0 0	
Chatham	12	3074 0 0	256 3 4						3	125 0 0	41 13 4	1175 0 0	391 13 4
Esquesing	27	9659 0 0	357 14 9	2	21 10 0	10 15 0	1260 0 0	630 0 0	7	780 0 0	111 8 7	4540 0 0	648 11 5
Nelson	4	3495 0 0	873 15 0						3	425 0 0	141 13 4	1360 0 0	453 6 8
Harwich	9	2646 0 0	294 0 0	14	170 0 0	12 2 10	2370 12 6	169 6 7	20	2453 0 0	122 13 0	5301 5 0	265 12 6
Cramahe	11	2230 0 0	202 14 6						1	100 0 0		650 0 0	
Murray	11	2735 0 0	248 12 9						3	480 0 0	160 0 0	1715 0 0	571 13 4
Percy				3	50 0 0	16 13 4	425 0 0	141 13 4	1	50 0 0		185 0 0	
Sidney	4	700 0 0	175 0 0										
Thurlow	2	300 0 0	150 0 0	1	20 0 0		550 0 0		1	25 0 0		450 0 0	
Hungerford	1	100 0 0		2	25 0 0	12 10 0	600 0 0	300 0 0					
Huntingdon	4	1300 0 0	325 0 0						2	250 0 0	125 0 0	875 0 0	437 10 0
Rawdon	4	720 0 0	180 0 0						3	360 0 0	120 0 0	940 0 0	313 6 8
Madoc	4	440 0 0	110 0 0						2	114 0 0	57 0 0	425 0 0	212 10 0
Emily	9	770 0 0	85 11 1										
Ennismore	3	286 0 0	95 6 8										
	310	95,787 0 0		113	1,151 17 7		36,548 12 6		217	27,251 0 0		91,696 0 0	

From this Analysis it results that 640 persons who on arriving in Canada together possessed Capital to the amount of £28,402 17 7
Now (in 1840) possess property to the amount of 224,031 12 6

Of these—210 Settlers arrived in Canada with *no* Capital whatever. They now collectively possess property to the Amount of £95,787 0 0
Being an average for each person of £308 19 9
113 Settlers arrived in Canada with Capital in sums of £20 and under, to the amount of £1151 17s. 7d.
Being an average for each person of 10 3 10
They now collectively possess property to the amount of 36,548 12 6
Being an average for each person of 323 8 9
217 Settlers arrived in Canada with Capital in sums *above* £20 to the amount of £27,251 0s. 0d.
Being an average for each person of 125 11 7
They now collectively possess property to the amount of 91,696 0 0
Being an average for each person of 422 11 2
640 Persons. Total value of property £224,031 12 6

STATEMENT in the aggregate of POPULATION, LANDS CLEARED, BUILDINGS ERECTED, and of the STOCK possessed by the Inhabitants of the TOWNSHIPS comprising the County of HURON, taken from Returns made after actual Inspection.

TOWNSHIPS	Population.	Grist Mills.	Saw Mills.	Tanneries.	Breweries.	Distilleries.	STOCK.					IMPROVEMENTS.				Present Value of Stock.			Present Value of Improvements.			Means on arriving in the Country.			Means on going on the Land.					
							Yoke of Oxen.	Cows.	Horses.	Young Cattle.	Sheep.	Pigs.	Acres Cleared.	Acres Chopd.	DWELLING HOUSES.		FRAME BUILDINGS.		£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.
															Frame.	Log.	Frame.	Log.												
Goderich	1148	1	3			1	141 ¹ / ₂	487	127	1009	597	2316	5103	329	12	235	12	231	11,803	5	0	43,225	0	0	22,828	9	0	23,644	10	7
Stephen	91						19	39	11	146	35	176	350	94	2	13	2	19	1253	5	0	2588	0	0	644	0	0	637	15	0
Williams, E. C. R. ..	453	1	2			2	92 ¹ / ₂	284	60	366	849	150	2141	286	2	108	1	231	4530	5	0	10,231	0	0	4005	10	0	4005	10	0
Usborne	138	1	1				24	72	9	145	136	248	520	43		26	2	40	1650	10	0	3731	0	0	756	10	0	566	7	3
Biddulph	420						68	194	41	328	358	677	1480	70		90		62	4545	15	0	9816	0	0	2256	0	0	1809	10	3
North Easthope ..	544	1	1				95	304	42	624	529	1022	2770	175	2	107	11	102	5965	0	0	13,053	7	9	4147	12	6	5487	10	0
Tuckersmith.....	342	2	1				61	191	31	386	365	618	1467	257	2	70	4	76	4323	0	0	16,131	0	0	2710	0	0	4044	15	0
Ellice	208		1				34	92	14	176	115	386	1160	36	3	34	6	37	1907	5	0	5392	0	0	1542	10	0	1754	10	0
Fullarton	46						8	23	2	31	19	100	212		1	10		8	412	15	0	824	10	0	429	10	0	419	10	0
Logan	9							1		3		1	17		1	1	1		11	5	0	306	0	0				256	5	0
Hay	60						15	37	21	92	108	82	242	85	1	14	1	14	1152	10	0	1890	0	0	815	0	0	1395	5	0
Stanley	211	1	1				37	118	12	214	117	300	663	43	2	55		43	2303	15	0	8360	0	0	72	12	6	454	0	0
South Easthope ..	389		1			1	62	191	26	423	346	853	2111	49	3	71	3	60	3976	0	0	10,594	10	0	1850	2	6	2831	0	0
Colborne	225		4				40	131	15	222	197	547	1280	37	4	42	7	41	2838	0	0	12,701	0	0	10,545	0	0	11,645	0	0
McGillivray	142						30	83	13	176	113	239	586	101		32		33	1914	0	0	4107	0	0	2016	15	0	2037	5	0
Bosanquet	125	1	1				23	39	1	86	35	19	275	11		16		3	925	10	0	1682	0	0	216	10	0	216	10	0
Williams, W. C. R. ..	17		1				3	7		12			59	7		3		3	125	0	0	399	0	0	524	0	0	524	0	0
Hullett.....	62						7	28	53	9	79	174	401	76	2	15	3	11	775	10	0	4817	0	0	20	0	0	1135	0	0
Mackillop	143		1			1	24	77	146	8	63	204	460	49		29	2	22	1671	10	0	4093	0	0	2284	15	0	2306	0	0
Downie	241						38	121	20	228	133	566	1164	17	3	43	6	31	2432	15	0	4908	5	0	1855	5	4	2174	10	0
Gore of Downie ..	153						18	59	5	83	57	215	328	4	1	31		10	1043	5	0	1263	0	0	540	0	0	1015	0	0
Hibbert	39						8	28	41	5		66	120			10		6	520	10	0	713	10	0	20	0	0	390	0	0
Town of Goderich..	699			2	1	2									143	73						25,380	15	0						
In all	5905	8	18	2	1	7	848	2606	690	4772	4251	8959	22,909	1769	184	1128	61	1083	56,080	10	0	186,206	17	9	60,110	1	10	68,749	13	1

THOMAS MERCER JONES.

Goderich, Upper Canada, 18th December, 1840.

**Abstract from the Statistical Returns of the County of Huron,
October 31, 1840,**

The Settlement of which was commenced by the Canada Company in 1828.

TOWNSHIP.	Population.	Families.	NO MEANS.		UNDER £10.		UNDER £50.			
			Present Value of Stock and Improvement.		Present Value of Stock and Improvement.		Present Value of Stock and Improvement.			
			£	s.	£	s.	£	s.		
Williams, E. C. R..	453	59	7325	10			24	3393	0	
McGillivray	142	21	2233	0	1	376	15	6	1054	10
North Easthope ..	544	27	2676	10	7	1515	15	37	5454	5
Downie	241	19	2761	5	6	632	10	8	1257	0
Ellice	208	9	2242	15	2	258	0	13	2090	5
South Easthope ..	389	26	3794	0	5	946	10	24	3996	15
Colborne	225	33	4462	0	1	74	0	2	242	0
Gore of Downie ..	153	15	870	5				9	480	0
Usborne	138	9	1971	10	2	353	10	12	2232	15
Logan	9				2	67	5			
Tuckersmith	342	30	5046	0	1	180	0	15	2159	0
Hay	60	6	649	5				3	517	5
Stanley	211	36	4438	15	3	277	0	16	1910	0
Biddulph	420	42	5255	5	13	2466	15	29	4020	0
Hibbert	39	3	260	10				4	388	10
Hullett	62	11	5512	0				1	80	10
Fullarton	46	4	343	15	1	135	0	1	198	0
Bosanquet	125	21	2391	0						
Goderich	1148	113	15,315	10	17	3141	0	46	9548	0
Stephen	91	7	1576	15				4	1504	5
Town of Goderich .	699		18,330	0						
Williams, W. C. R.	17									
Mackillop.....	143	23	3031	0						
	5905	514	90,486	10	61	10,424	0	254	40,526	0

514 families destitute of any means on going on land,
yet the present value of their stock and improve-
ment is £90,486 10 0
61 families with means under 10l. 10,424 0 0
254 families with means under 50l. 40,526 0 0

£141,436 10 0

Value of stock and improvements made and pos-
sessed by individuals commencing with means
varying from 50l. upwards 100,850 17 9

Total value of stock and improvements in the county
of Huron, as per Statement herewith £242,287 7 9

Total population..... 5905

Goderich, Upper Canada, 18th Dec. 1840. THOMAS MERCER JONES.

HURON DISTRICT.

THIS splendid district, consisting of a million of acres, is bounded by the Wellington, London, and Western Districts; extends a long distance on the shores of Lake Huron, and will be united, by a public road, with the new settlement opening by the Government, extending from Garrafraxa to Owen's Sound. After leaving the richly cultivated township of Waterloo, the Company's territory commences in the township of Wilmot, which is in the Wellington district, but forms a continuous unbroken tract with the Company's land in the Huron district. This fine territory is a most gratifying testimony to the effect of industry, possessing a prosperous, wealthy, contented body of settlers, who commenced the subjugation of the forest with scarcely any other capital but health, industry, and perseverance. Perhaps no portion of Canada presents a finer appearance, is cultivated better, or is in a more thriving state. The Company have opened a wide road to Goderich, on Lake Huron. It passes through a great extent of cultivated country, several newly-formed villages, and unites, twelve miles from Goderich, with the other main road which has been made by the Company through their land from the township of London.

The district of Huron comprises twenty-one townships, and extends from the western extremity of the Gore district to Goderich, on Lake Huron, and from Goderich to London, in the London district. The two main roads are in these directions, from which the others diverge. The road at the western end of Lake Ontario, from the village of Dundas, is nearly macadamized throughout to the flourishing village of Galt, on the banks of the Grand River, in the township of Dumfries. From thence it passes through the richly cultivated township of Waterloo, principally settled by Dutch Pennsylvania farmers, exhibiting the most cheering appearances of comfort, prosperity, and wealth. The road continues through the fine and thickly settled township of Wilmot, at the verge of which the Huron tract begins. On a branch of the Ouse, at the commencement of the township of North Easthope, there is a village forming called Jonesboro', that has mills, taverns, &c. Along the road there are some extensive clear-

ings, and the settlements seem thriving, from the extent of stock, and appearance of the land. Near the village of Stratford-upon-Avon are several beautiful lakes on the road side. This new and increasing village is at the termination of North and South Easthope, and at their junction with Ellice and Downie. It is prettily situated on the river Avon, being built on four small hills sloping to the river, over which is a good bridge. There is an admirable mill here, doing much business, and of vast advantage to the surrounding country; the settlers from the neighbouring thickly-peopled township of Zorra availing themselves of its advantages. A great quantity of grain is brought to it, and the tolls received are considerable. Since the alteration in the post-office department, the number of letters received at the post-office in this village from the United Kingdom have greatly increased. There are three churches, a good tavern, and a school-house in this village. The Company have an office also here for public information. The country to the township of Mackillop is still, to a great extent, unsettled, although the land is good in quality, and reasonable in price. In a beautiful situation on the banks of a branch of the Thames, a reservation has been made for a village, to be called Mitchell. The river possesses many good sites for mills, and the surrounding country abounds in the best description of timber; a good tavern is kept there by an Englishman, where travellers meet with comfort, civility, and attention. From the centre of the township of Fullarton, and throughout the township of Hullett, the aspect of the country greatly improves; there are larger quantities of land in cultivation, more houses, greater abundance of stock, and more agricultural produce is raised.

On reaching the township of Goderich, the prospects appear still more gratifying, the settlements on the road side being continuous and prosperous, and the first habitations generally giving way to better dwelling-houses. Nine miles from Goderich a spot has been selected for a village on the banks of a fine stream of water called Bridgewater, where already many houses have been erected, a church and a school-house are in course of erection, and where there is an excellent tavern kept by an Englishman. By far the greater portion of the road on this route is good; from this inn to Goderich

it is excellent, through a pretty, undulating, thriving, and well settled country. Nothing can exceed the beauty of the situation of the town of Goderich. It is high, dry, and extremely salubrious; one portion is situate nearly on the level of the river Maitland, the other on the high and lofty tableland forming its bank, commanding a most extensive view of the lake and the river Maitland, which divides Goderich from Colborne, and which runs from the interior of the country through high hills, skirted at their base by a rich valley. The streets are well laid out, and all centre in a large, circular market-place, near which the new court-house has been erected, and a large brewery built by a settler from Wiltshire. On the opposite bank of the Maitland, the Baron de Tuyl has erected his residence; and Dr. Dunlop's extensively cleared and finely cultivated farm of Gairbraid stretches a considerable distance. A large and substantial bridge has been built over the Maitland by the Company; and the harbour, by the construction of a long and solid pier, has been rendered safe, deep, commodious, and easily accessible, and must render Goderich a place of great commercial consequence. There are several excellent taverns in this increasing town, which possesses also good society, and every requisite for advancement in population and wealth. The fisheries round the Saugin Islands, in Lake Huron, are inexhaustible, and the result of one gentleman's individual enterprise in 1840, was nearly 600 barrels of salmon, herrings, and white fish. The new township of Ashfield, to the north of Goderich, beyond Colborne, is supplied from Goderich with stores; and as the settlement of townships bordering on the lake progresses, the trade and prosperity of Goderich must also proportionably advance, as there is no other port on that shore of Lake Huron where vessels can take refuge in storms.

The Indians come in numbers to Goderich, with their peltries for sale, and some trade is in consequence carried on in that department. Numerous good and substantial buildings are in course of progress; labour is in great demand, and no portion of Canada is more desirable for industrious settlers in respect of fertility of soil, salubrity of climate, and opportunity for the favourable investment of capital and reward of enterprise.

LETTERS.

THE DIRECTORS OF THE CANADA COMPANY have received a great number of letters from all parts of Upper Canada, accompanying the returns, of which the foregoing tables are an analysis.

Finding the whole would be too voluminous, they have made the following extracts :—

To the Commissioners of the Canada Company.

Guelph, December 16th, 1840.

GENTLEMEN,

I NOW beg to acknowledge your letter of the 15th July last, in which you asked of me as one of your Guelph settlers, to furnish you with such information as I possessed or could obtain, relative to the actual state and condition of settlers in general in this immediate neighbourhood. Unfortunately your application reached me just at a time when I was very busily employed in selling off and winding up a very extensive and varied business, and which concern has not yet ceased to absorb nearly all my time; hence my long delay in attending to your request.

I am even now unprepared to give you that extensive and varied information in detail which is sought for and desirable, neither do I expect to add much new matter to the mass of facts already before you, and known to thousands besides; nevertheless as locations differ in situations, soil and settlers from each other, and as it may be desirable to have as much corroborative evidence as possible to support a statement, proposition, or position, I shall proceed to add my mite, and share the responsibility of advocating the just claims this

Colony is about to put forward, as a decidedly favourable and advantageous country for emigrants of several classes to adopt as their future home.

Of course I shall first endeavour to show what has been done by emigrants for this town and township since my first coming here, or rather what this part of Canada has enabled them to do for themselves. On my arrival here in 1832, the town plot presented a decidedly unpromising aspect; very ordinary log-houses at great distances from each other, in the midst of stumps, composed the Town of Guelph. In 1832 and 1833 many hundreds of British settlers of all grades located themselves here, and from that time up to this date a rapid improvement has been going on, and as far as I know, through the means settlers brought out with them, or have acquired through the exercise of their various callings in this country. Except collections made in various quarters towards the erection of places of worship, I am not aware of any pecuniary assistance having been given the inhabitants of Guelph; hence 'tis emigration from the old country has made the place what it now is, and to emigration must we look for the same results in other parts of this vast and beautiful province; and it is the duty and interest of every man in this country to aid and assist in some way or other, and with all zeal and earnestness, the noble efforts now being made to restore emigration to this country. No one need to fear he is acting a selfish part, neither can he be fairly accused of serving a particular party, body, or interest, inasmuch as it is evident the promotion of emigration from the old country is justly a patriotic measure, relieving the parent state of a mass of poverty, discontent, and wretchedness, converting this mass of recipients of the gains of others into good customers, and a source of profit to all nations who may trade with them. The political advantages are immensely great and numerous, too much so for me to even touch upon in this paper. In a moral point of view, much good is done by relieving a nation of its poor redundant population, as experience has fully proved that when poverty stalks through any country, crime follows in its train. Solomon shews this, when he said that poverty inclined men to profane the name of

God. Philanthropy urges us to do all in our power to relieve the wants of others, and I am fully persuaded that at least sixty to eighty thousand of our fellow-creatures who are now in want in the old country might annually be brought to this colony, where their immediate and most pressing necessities would be at once removed, and their future prospects greatly and encouragingly brightened, and especially if proper means are cordially co-operated upon, and actively and zealously put into operation, throughout the entire province. It is the duty of the Government to give its powerful aid in furthering the emigration scheme, had its children only the single claim upon it that every child has on its parent or guardian, namely, to *give* it bread, and carefully to place it in due time where it can *procure it for itself*.

I have said what state the emigrants of 1832 found this town in, and shall proceed to shew the improvement which has taken place, with a view to illustrate, and in fact to demonstrate, the proposition we all entertain in relation to the subject of emigration; and as Guelph is not a port, nor the seat of any manufacture of goods or merchandise, and being far removed from any high road leading from and to any important points, parts, or places, and having solely to depend on an agricultural produce for its support, I trust two plain truths will be made to appear, namely, that emigrants can make a handsome town, full of all the conveniences and necessaries of life, together with no small portion of comforts and luxuries, and a neighbourhood full of well-cleared farms, in a constantly progressive state of improvement, out of the wilderness. And secondly, that the wilds of Canada do actually enable them to do this. The town plot of Guelph is beautifully and advantageously situate on the River Speed, which winds nearly two-thirds round the town; over this river are three bridges. There are three powerful waterfalls, besides several smaller ones, all of which are now employed in the working of saw-mills, grist-mills, tanneries, chair manufactories, &c. We have now here two grist-mills, three saw-mills, two tanneries, three distilleries, two brick-kilns, three lime-kilns, three breweries, one carding-mill, one scientific millwright, three wheelwrights, all doing a large business;

one axe-maker, three blacksmiths, employing several hands ; four cabinet-makers, one upholsterer, sixteen carpenters, joiners, and builders ; five tailors, five coopers, one gunsmith, one watchmaker, two saddlers and harness-makers, one confectioner, one baker, in large business ; nine shoemakers, one tinworker, two hair-dressers, three butchers, one gardener, five *milliners and dress-makers, in full work* ; two painters and glaziers, one coachmaker, one potash manufactory, one large chair manufactory, six bricklayers and masons, two farriers, two auctioneers, three attorneys, three surgeons, five ministers of religion, ten stores with general assortment of goods, three of which import their goods direct from the old country ; one store devoted to drugs, patent medicines, stationery, garden and agricultural seeds, and a great variety of fancy articles ; six taverns, several common schools, and three Sunday-schools, numerously attended and well conducted. The Episcopalians, Presbyterians, Catholics, Methodists, and Congregationalists have each a neat and commodious church or chapel. Guelph being now a district or county town, here is a handsome new jail just finished, and a large tavern has been converted into a court-house. A school-house for the district grammar school is yet to be built, but the Canada Company having built their first settlers a large stone building for that purpose, no inconvenience is felt at present. A large market-house was built by the Company, which is now used by the settlers. Several large brick and stone houses are built, and a great number of well-framed houses are plastered and finished to imitate Portland stone ; the remainder of the houses are principally the usual framed house, with clapboarding, and a remnant of the log-houses seen in 1832. It may not be amiss for the writer of this to state a fact, that will give some idea of the business done in this town, and as he has just disposed of all his stores and stock, and retired from trading in any line, he cannot justly be accused, or even suspected of puffing for his own advantage. The amount of the *cost* of goods sold out of his late store exceeded four thousand pounds yearly, for the last three years ; the returns of the other nine stores he is of course unable to state, but he has no doubt that two or three were not very far below him

as to amount of business done. In 1832 it was with much difficulty that *common necessaries* could be bought here; though high prices were offered in cash payments, and many had to bring provisions up with them; now many thousand pounds' worth of these articles are yearly taken down to the Lake. The town is abundantly supplied with them, and, in addition to necessaries, a settler or visitor may have anchovies and such dainties for breakfast; any of the London made fish and meat sauces, together with West India pickles, for dinner, and London porter in *draught* or *bottle*, claret and champagne, olives, &c.

Guelph and the adjoining townships are remarkably healthy, and will bear a comparison with the most healthy spots known. Having been in many parts of the world while in the medical department in the Royal Navy, and nearly twenty years in extensive practice in England, some good opportunities have been given me to form a judgment upon. Guelph abounds with the best building materials, such as stone, lime, sand, brick-earth, and hard timber; pine we are short of, and have to fetch it from a mill some few miles from us, our lands being too good to grow it. All the hard woods, and those said to indicate good soil, form almost exclusively the trees of this township; the population of the township is 2290; of the town 643. The settlers are nearly all English, Scotch, and Irish, and these in about equal numbers. I have said, in this report, Guelph was at a low ebb in 1832, and as many persons who may read what I write know that the township had been partially settled and carefully fostered by the Canada Company for some four or five years prior to that date, they will be curious to know why it was so little had been done by the first settlers, and as I was myself at a loss to account for this, I made some inquiries at the time of my arrival here, and many since. From these I learn of the old settlers themselves, that when the Company's chief office was in Guelph, many of these settlers were employed for months and even years on the cutting roads, clearing town plot, constructing bridges, making mill-dams, raising and hauling building materials, &c. &c., and thus long kept off their several lots of land; and it appears that when they did go on

land they did not do much, having been nearly and some quite spoiled by the Company's high wages, too liberal treatings, and much too lenient overseers. It may be and undoubtedly is good to give a measure of assistance to poor men on first coming to this country ; but I am of opinion, that after doing a little for them, the sooner they are thrown on their own resources the better it will be for them. I have seen that many of the late-come poor penniless working men, have far outstripped the earlier settlers ; hence I must conclude that too much nursing of this class does not turn out beneficial to them. We have here (as no doubt is the case elsewhere) abundant evidence to shew that the industrious sober emigrant, who resolves to succeed, will and does succeed, help or no help ; while, on the other hand, some never do succeed, nor will they, give them what money, advice, and assistance you may. These men are to be found all over the world, so far as I have seen it ; but we must remember that we who invite emigration to our adopted country, and those well-intentioned individuals who send emigrants from home, are in the path of duty. Men are placed in precisely the same situation in which thousands have gained a competence, and some a little fortune, and thus far we have served our neighbour ; it is for him to make his election whether he will do as others have done by the use of the same means, or whether he will not. From pretty close observation during the past eight years, I have come to the conclusion that the *Scotch* are the best and most successful of all emigrants. Come they with or without money, come they with great working sons, or with only little useless girls, it is all the same ; the Scotchman is sure to better his condition, and this very silently, and almost without a complaint. Of all the sons poor Scotchmen bring out with them, scarcely any become servants. I observe they work with and for their parents till the latter are well stocked in and securely provided for, when these young men betake themselves to land on their own account. This is worthy of notice, and should be imitated by others, as the greatest advantages are derived from the family having a head in good circumstances, and ready with its assistance in times of need. The industry, frugality, and sobriety of the

Scotch, mainly contribute to their success, and such habits are absolutely necessary to be rigidly followed by poor settlers on first entering the "Bush." I have carefully watched the progress and result of the Scotch, Irish, and English emigrants, in the race to the goal desired by all, viz., to obtain a deed for their land, and find that, where all have appeared to me to be equally well mounted, and precisely the same course to go over and the same hills of difficulty to ascend, the Scotchman is generally first in at the winning-post. Next to the Scotch, I am of opinion the *Englishman* comes in for his meed of praise; but it is infinitely more difficult to speak of him than of his *Scotch* or *Irish* neighbours, as every shade and grade of character, conduct, and success, is to be found amongst the English in this place and its neighbouring townships; suffice it to say, that were it not for a considerable number of good men from Yorkshire and Nottinghamshire, who are prospering in this part of Canada, I must have left my own countrymen to be noticed last. Generally speaking, English families do not hold together long enough to ensure success; the sons of poor English emigrants leave their parents, and become servants at the usual high wages, and instead of saving money to purchase land, the same is squandered away in fine clothes and at the numerous country balls, &c. This course is followed up by taking a wife, becoming a common labourer, and hiring a smart house *in the town*, where he is determined his wife shall wear as rich a silk dress on a Sunday as any lady in the place. The lowest characters we have in Guelph, and pests they are, turn out to be English drunkards. I do not intend to make any attempt to deprive our *Irishmen* of their well-earned and well-known forte in making occasionally more noise than any other men when a little "*high*;" but in common I find them more at their farms or at their respective callings than the English are. The English "gentleman farmer," who lost in a very few years in the Old Country nearly all he possessed on starting in life, and thus by living beyond his means, neglecting his farm, and too hotly and constantly pursuing the hounds, comes to Canada, a very unlikely man to succeed; such a man grumbles dreadfully at first, curses his hard fate, then the

country, then the Government, then the Canada Company, and every man who ever wrote a line or said a word in favour of Canada. Onward, however, he goes by fits and starts, now determined to *try*, again to give up; but after a few years we *hear less and see more* of this man, because his mind is sobered down, and he looks upon things as they really are; he sees and feels that he is doing well in spite of himself; that he has an estate of his own, has no dread of "rent-day," nor landlord, has no tithe to pay, no poor-rate, and almost no taxes of any kind. Should crops fail, or prices be very low, we never see a farmer "break" or "fail" in this neighbourhood; and the reason is, because the outgoings of a farm are very small, and the farmer can easily reduce them to any extent he pleases till things go better. This man sees also, that although he is not himself in possession of so many luxuries and amusements as he used to indulge in at home, he has all the substantial comforts and necessaries of life, and, moreover; is in a way, and in a country, where his children now have, and may hereafter continue to have, the same without failure, save what failure their own bad conduct may be the cause of. This class of men are numerous in the agricultural districts of England, and were they to come to this colony before reducing their means to so low an ebb as they almost invariably do before starting from home, their task here would be much easier to perform, and themselves spared a great deal of mental suffering and bodily fatigue. The rapid strides made by the plain, sober, hard-working English labourer or small farmer of the Old Country, are truly worthy of our admiration and regard; with these men capital seems not to be essentially necessary to their success, as, in a few years, they actually outstrip and leave their old married masters far behind them. Of gentlemen, properly so called, we have a full sprinkling all over our township; but as they will not be questioned as to what they had in money when they first arrived, neither can we easily ascertain what sources they may have in the Old Country to give them a quarterly or annual supply of cash: we can only speak of them as farmers and settlers, leaving out of the question their gains or losses.

The well-bred man of good education, and with a mind of superior cast, is to me a wonder! I have seen many such come here, and instead of loitering their time away at a tavern, and running up a heavy bill, as many emigrants of an inferior class do, they at once purchase a farm, and forthwith take up their abode there, however mean and even wretched the shanty or log-house may be into which they must go for a time, and in acting thus prudently, they save a sum of some fifty to a hundred pounds that would have been squandered by many a man far their inferior in wealth, rank, or education. This class make good farmers, and more readily descend to drudgery, and adopt with cheerfulness the plain fare and habits of this country, than thousands who never possessed a tithe of the luxuries this class for many years enjoyed. These gentlemen maintain a proper and becoming dignity in this country, and are sure to be known, noticed, and distinguished by the Governor. Of course, it follows they are the aristocracy of Canada, and having no superiors here, they possess an importance and weight fully equal to the magistrates of the Old Country, and to me they appear prosperous, happy, and contented with their lot.

I have now to speak of the *Irish* settlers, and what I have just said of English *gentlemen* will apply to the same class of Irish; the only fault I find in some of them is a too frequent boiling over of their ardent opinions and feelings of loyalty upon unnecessary occasions, and a too frequent indulgence in invectives against sound constitutionalists, who do not, they think, come fully up to their idea of patriotic perfection. We have a here a good many of the "middle men" of Ireland, who succeed well and make excellent settlers, adding to the wealth and strength of the province. In times of commotion these men shew their loyalty, and were amongst the foremost of volunteers to defend the province against enemies within and without it. There is here a very remarkable difference between the educated and uneducated Irish; nearly every man of the *former* does well for himself and family, and while he pays a cheerful deference to his superiors, comforts, supports, and consoles himself with an assurance that he is a worthy descendant of some highly respected ancestors of universal re-

noun, and in duty bound so to demean himself as not to bring disgrace upon the family escutcheon !

A very large portion of *Irish* settlers hereabouts are composed of the *lower orders* of that country, and *because of their numbers* spoil the Irish sample of settlers. This class go upon land as soon as they arrive here, and being without means, make very slow progress. Were they to "work out" for two or three years, and thereby accumulate capital (and all working men, women, and children may do this and live well at the same time in this country), their chances of success would be more certain, and improvements more rapidly made, the latter to an extent that would enable them to pay for their land before large arrears of interest are added to the first cost of the land.

I have, in several places of this paper, shown that emigrants may and do prosper in this colony, and would only refer to the altered and vastly improved appearances of this country in every township thereof, as evidence of the facts stated, were it not deemed necessary to go into detailed statements. It will readily be admitted that any one part of a farmer's establishment must be part and parcel of, as well as a sample and specimen of the whole, and with this belief I would here notice the subject of horses, animals not absolutely necessary to ensure success in farming new lands in this country, however valuable they undoubtedly are on old cleared farms. No man thinks of purchasing a span of horses till he has surmounted the first and most trying difficulties of a beginner in the "Bush." Now, when I first came to Guelph in 1832, I do not believe there were twenty horses in the township, and few or more in the surrounding townships (Waterloo excepted); whereas many hundreds are kept now in the town and country about us, and some of them are noble animals. These horses are occasionally used to assist the farmers on the land, and to rear up young stock; but at once tend to proclaim the easy circumstances of the owners, being very often used in pleasure excursions, and thereby show the stage of importance at which the drivers of them have arrived. I cannot refrain from noticing a very common observation many new comers make on their first arrival here respecting the scarcity of money or

floating capital amongst us, the absence of which seems to strike them with alarm. Such persons should reflect seriously for a few minutes only, when, I imagine, the supposed evil would vanish. Three principal reasons may be given to account for this state of things:—*Firstly*, few men of capital come to this country, and those who do, generally take up their residence in towns near the ports; settlers on land have mostly only limited means, and it is both the duty and interest of such men to expend their whole stock of money in improving wild land by means of clearing the same, and erecting the necessary buildings thereon. *Secondly*, by the time the settler has accomplished his first object, he is purchasing other lands for his children, so that as they grow up he may have them near him. *Lastly*, the money circulating in this country is either silver or gold, or *good* bank-notes easily and certainly convertible into these metals at pleasure, whereas in a neighbouring country, where so much boasting is made of an abundant circulation of money, it not unfrequently turns out that the holding of a great deal of *such* money is as the holding of nothing; the banking system of that country being of the most unsound, and, I may add, dishonest character. Not so the banks in Canada, which in late troublous times passed unscathed through a fiery ordeal. New comers should also bear in mind that nineteen-twentieths of the farmers at home only hire farms, and have their capital to work them with; here all are owners of farms, and have their capital locked up in real estate. The Canadian farmer would rather have real property than property's representative, money, and is only careful to possess, from time to time, just so much as is needful to purchase him some articles he cannot obtain in exchange for produce.

It is commonly said that gentlemen are not wanted in Canada, and that here they cannot succeed. My observation and knowledge of this colony not only incline me to question the truth of the above, but to flatly contradict it. I am aware that what are commonly called fops, dandies, exquisites, &c. &c. would be here, as they are everywhere else, good for nothing; but I am confident that no breeding, rank, education, or moderate wealth, unfits a man for Canada; neither is

Canada a country that would not receive such men in goodly numbers, and reward them for coming over to it, especially as in this colony no man suffers loss of caste by entering into any honest trading pursuits, be they what they may.

Gentlemen of property are much wanted in Canada, and could here employ their capital to great advantage; in fact, capital is much wanted here to purchase, convert, and export the rapidly increasing productions of the country. Should the Government and United Parliament cordially co-operate in carrying on to completion the public works so long neglected in consequence of the late unsettled state of this country, and at the same time devise and carry out measures for the promotion of trade and commerce, men of capital would reap an abundant harvest of reward by the combination of intelligence, capital, and enterprise.

In complying with your request, it would be proper to notice in this report a great variety of subjects not yet touched upon. My time is too limited to go far into any of them; hence I shall only give them a brief notice, so as to put any who may read this in mind of the several matters that are of more or less importance to us all.

Labouring men are much wanted here, and the wages of such hold out the strongest inducements for such men to come over to Canada. Food is very cheap, so much so that any working man may procure enough to maintain a family much better here than he can at home, by the proceeds of *three days'* work in a week. The wages of these men are, in ordinary times, 3s. 9d. per diem, and during busy seasons much higher. I have lately known men refuse to work for a bushel of good wheat, or ten pounds of good pork for a day's labour! Servants of both sexes and of all ages are much wanted. Men-servants get from 30*l.* to 36*l.*, and board, per annum. Servant girls have from 9*l.* to 15*l.*, and boarded, per annum, and younger servants in proportion. A great reduction has of late taken place in the prices of all clothing and British manufactured goods in general. Stores in country places are now supplying goods at a very moderate advance on sterling cost, and this is a benefit to farmers and servants of great importance, inasmuch as they purchase such goods at

twenty per cent. less than the same were sold at only a few months since. Many causes may be said to produce this change, but I believe it is more the result of the combination of capital, mind, and enterprise mentioned above than anything else. If I am asked what is the greatest evil in Canada, and which most retards its advancement, and is constantly checking its rising importance, I would say bad roads. We stand now more in need of good *bye-ways for settlers*, and a *highway across the country to the "far West,"* than anything else. Next to roads, improved inland water-communication. The settlers can and would cheerfully pay additional taxes for these things.

I will now speak of the crops grown in this neighbourhood, but wish it to be borne in mind that soil and situation vary in places not very far distant, and that while in Guelph a farmer may find his account and profit in a wheat crop, another farmer not more than fifty or eighty miles from him may make more by a crop of Indian corn. Here we grow turnips of all sorts in great size and perfection, while a man one hundred miles off may never have one on his farm. The rich soil of this neighbourhood yields abundant crops of wheat, barley, oats, peas, turnips, potatoes, clover, and all the grasses. All the vegetables of the English kitchen garden do well with us here. The woods near us form the entire support of oxen, cows, pigs, and young stock during summer. Butter and cheese are abundant; turkeys, geese, venison, and poultry, are more commonly seen here on the tables of the poor emigrants, than they are on the boards of many genteel families of the Old Country. Prices of produce are just now *much too low*. I have elsewhere said the old settler can well sustain himself during a period of very low prices, but not so the man who has only just commenced working his way up; such a man cannot pay up his instalments on land, and is sadly put back by present prices of all kinds of stock, grain, meats, &c. &c. Wheat is only 2s. 6d. to 2s. 9d.; barley 1s. 6d. to 1s. 8d.; oats 7½d. to 9d. per bushel; hay £1 : 10s. per ton; potatoes, 7½d. to 9d. per bushel; pork, mutton, and beef 2½d. to 3½d. per lb.; butter and cheese 4d. to 5d. per lb. Hides, wool, feathers, and the skins of wild animals are all

30 per cent. lower this year than I ever knew them before. It is a deeply interesting question, and one I should like very much to see seriously taken up,—why it is that we should have such an immense accumulation of produce nearly unsaleable, or selling at such extremely low prices, when England and other countries are paying from two to four times the prices given here? The expenses of carrying produce from the head of Lake Ontario to England, and the duties imposed at home, will not at all account for this state of things. It is impossible to say what working oxen, horses, cows, sheep, and young stock are *now* worth, if we are guided by the Hudibrastic couplet,

“ The value of a thing
Is just as much as it will bring.”

Such things are just now unsaleable with us. 'Tis quite evident we want as one thing an influx of emigrants every year. All new countries ever needed this, and ever will till they become something more than mere farming countries. Emigrants now coming to Canada may purchase stock and provisions at a rate highly advantageous to them; and when once again the stream of emigration shall flow towards this country, I am of opinion it will continue, because when it is seen what has been done here during the past eight or nine years, during which period we have had all sorts of trouble to contend with from internal commotions and foreign invasions, we may fairly conclude that a different state of things would have produced brighter results, and we have now, I trust, a goodly prospect. If the Government at home would assist the emigration associations now formed or forming, and the Canada Company join them with a portion of the means and efforts used by that body in 1832, I am confident many thousands of our now unfortunate countrymen may be induced to come over to this colony, wherein they may do what the settlers heretofore have done, as shown by some cases herein enclosed. I beg you will bear in mind that the instances of success in various individual cases now presented are not *selected, picked out, or partially taken*, and reference to the

maps of this and the adjoining townships will fully prove what I say to be correct.

Finding it a task I could not accomplish at this season of the year, that is to say, obtaining a *general* return of the circumstances of settlers, and that even a large sum of money would be but wasted in such an attempt, I at last resolved to visit a patch or line of farms in various places, not overlooking a single man on a limited spot, who was at home, or disposed to give the information sought. I beg to call your attention to a fact that forcibly strikes me in the survey on which my report is founded, namely, the great number of mechanics, artisans, or operatives, who have acquired large possessions by the cultivation of the soil, and would ask, if tailors, stocking-weavers, shoemakers, and confectioners, can in a few years amass wealth by a pursuit they never were instructed in or brought up to, what may not be done by those who have a knowledge of farming and can add capital to that knowledge? It should be borne in mind that the picture I have given of this neighbourhood is not intended to be taken as a representation of more advanced parts of this province; for instance, it would utterly fail in setting forth the neighbouring township of Waterloo, wherein may be found large old cleared farms without a stump to be seen, and estate after estate in high cultivation, equal in scenery and extent to the best farming counties in England. One thing that a good deal occupies the people's minds at home I wish to touch upon here, and it is the subject of the agreement and good feeling I have every where seen to exist between the different denominations in religion. We have many Roman Catholics in this neighbourhood, and all sorts of Protestants; but so far as I can see and hear, we are all on good terms with each other, and hardly ever hear the subject of difference in creed mentioned. The Catholics are a decidedly loyal set of men in this country.

We have reason to expect much from the measures our zealous and well-informed Governor-General will bring before the approaching United Parliament, and amongst them is to be one for rendering the education of children of settlers more certain than heretofore. This will be a great blessing to this country, and no doubt he will desire to remove the checks and

hindrances thrown in the way of emigration for many years past by the Lower Canadians. No man can be found better qualified to understand the trading and commercial interests of this country than the present head of the Government here; hence we may fairly expect soon to be placed in a fair way of attaining unto the importance this colony is destined to arrive at sooner or later. Lord Sydenham can do much for us: we must back him.

Up to this part of my report, I have not noticed the success of our mechanics, and such as are commonly so called, say, carpenters, masons, cabinet-makers, shoemakers, harness-makers, coopers, blacksmiths, tailors, painters and glaziers, tin-workers, brickmakers, &c. &c.; not that I need shun them so as to make out a good case in favour of emigration; on the contrary, I make no hesitation in saying that here I could take a stand from which no croaker or opponent of emigration could by any means remove me. The success of some of these is beyond what I dare set down here, as it would be doubted by many of the best friends to the cause we advocate. I *knew* upwards of thirty of these men, who arrived seven, eight, and nine years since in Guelph, destitute of cash, furniture, and nearly so of clothing, who would not now take from 200*l.* to 500*l.* for their property; and some who had a few pounds, who would not take nearly double that money for what they now possess, and some *tradesmen*, whose savings are so plainly seen in building and farms, as to incline me to believe they have accumulated property to a large amount.

Annexed is a letter addressed to me by Mr. Joseph Parkinson of Eramosa, which will tell well in any report that may be deemed necessary to print and circulate in the Old Country. Mr. P. says I may make what use of it I please; hence I send it to you. I can bear my testimony to the truth of Mr. Parkinson's statements. It may appear to some persons who do not understand things as they really are in this country, that Mr. Parkinson's large grant of land mainly contributed to his success. Now the truth is this: had Mr. Parkinson and the few friends who were with him on his entering Eramosa, possessed the whole of the wild land of that large township up to

this day, and during all the time that has elapsed since the date of his first going there, up to now, no emigration had taken place, no new settlers had located themselves near him, no roads been made through the woods, *to him and his place*; no mills been erected near him, no stores or merchants set up and opened in business near him; why Mr. P. would not now have done *one-fourth* of what he has, nor would his property be worth a *twentieth part* of its value now. The making of Guelph made Mr. Parkinson, gave him customers at home for his produce, and thus stimulated the whole family to increased exertions, which led to the rapid increase of the property now held by his family. In a word, emigrants make other emigrants who preceded them, and are themselves made men of property in their turn by those who come after them. The township in which Mr. Parkinson lives contains a population of 826 persons, and in no other township of its age and size do I know so many prosperous families. The soil of Eramosa is very good, and industry prevails every where in that settlement. The settlers are Scotch and English principally. In the new township of Garrafraxa the lands are good, and watered by numerous streams; the settlers have had at present too little time allowed them to make much boast of their success, but I have not talked with one who is not doing well, according to his *own* shewing. It is very difficult, however, to get a settler in the "Bush" to confess in words that he is doing well; he generally prefers holding back such information, and leaves it to sundry and *divers proofs of prosperity* to give the desired information.

Some of the information you require I cannot obtain. I ask for it, but frequently get an answer after this manner: "I am willing to tell you, Sir, when I came to this country, and what I have made in it, but have no time (others say no inclination) to set myself about recollecting the ages of every child," &c.

Such men's circumstances and statements are sent you as they are given me. I can however go on trying to collect more cases, and no doubt shall be able to send you another list if you wish for it.

Since writing the foregoing, I have talked with several persons on the subject of prices of articles not yet put down,

and with some tradesmen on the cost of farming implements. I now give you them as they were told me.

Oxen for draught, 12*l.* 10*s.* per yoke ; horses for light pleasure carriages, 18*l.* each ; peas per bushel, 1*s.* 6*d.* ; cows, 4*l.* ; best made road-waggon, heavy ironed, 20*l.* ; light waggon, wooden axle, 15*l.* ; ploughs, 2*l.* each ; harrows or drags, 1*l.* 5*s.* each ; farming harness for teaming horses, 3*l.* for each horse. Whiskey, per gallon, 1*s.* 3*d.* ; strong beer, per barrel, 1*l.* 10*s.* The wages of journeymen in various trades as follows :—Carpenters, 6*s.* 3*d.*, painters, 6*s.* 3*d.*, masons, 6*s.* 3*d.*, good plasterers, 7*s.* 6*d.* per diem. Dress-makers get about three times the money here for their work that they do in England, and tailors about twice as much ; shoemakers, 3*s.* 9*d.* to 6*s.* 3*d.* per day ; shoeing a horse round 7*s.* 6*d.* Much of the success in the “ Bush ” arises from the habits early acquired by the settlers of converting the produce of their own farms into clothing, utensils, and buildings, *by their own hands*, and for their own use ; hence we find many of them spinners, weavers, wool-combers, dyers, carpenters, masons, and plasterers. I have never seen the following lines so fully acted upon, and fully up to, in any country as this, and from all I see in such families, I am inclined to believe they are the happiest in Canada ; on visiting them, one may perceive that the owner need not sing aloud,—

“ I grow my own lamb, my own butter, and ham ;
I shear my own sheep, and I wear it ; ”

for the whole domestic economy at once proclaims it. This is to be seen every where in the township of Waterloo, settled some thirty or thirty-five years since by Germans, commonly called Dutch in this neighbourhood. Waterloo contains upwards of four thousand inhabitants in perfect ease and independence ; some amongst them are rich.

I wish it were in my power to say something to my countrymen on the choice so many of them foolishly and hastily make in giving the United States a preference *without having first tried the Canadas*. It is quite certain they must have much further to travel before they can procure good and cheap land than they would have to do in coming to this

country, and it is notorious fevers and ague are common destroyers of health and life too in the "far West." There produce has to incur an immense charge upon it by the extra hundreds of miles it has to go to market; and, above all, how a right-minded and high-spirited Briton can subject himself to the taunts and divers annoyances the Yankees are sure to inflict upon him continually, I know not, to say nothing of the price he must pay for anything like a life of peace and quiet amongst them by taking the oath of allegiance, in which he swears to become an enemy of his father-land! God forgive the poor weak wretch who does this! My desire in making these remarks is not that I wish to rail at the Americans; on the contrary, I by no means approve of the silly things written and spoken of this people daily, and by those who ought to know better than to try all their lives through to keep up ill feeling between the two countries; but while I wish to let Americans do as they think best, and be Americans, I say let Englishmen, Scotchmen, and Irishmen still remain *even so*. The fact is, we, as Britons, have never been, whether at home or here, half so thoughtful, careful, active, or zealous in settling this noble province with our countrymen as our neighbours have ever been in peopling theirs with whom they can catch.

Having written the above remarks and observations by snatches of time, I purposed to revise and copy them, but now find the mail by which I promise to send them is too near leaving for me to do so; I am reluctantly compelled to give you them in this crude state, rather than delay any longer. I have not done justice to the subject, neither have I pleased myself, and shall not be surprised if you tell me I am an unprofitable servant, as I shall plead guilty at once, and confess that in consequence of a variety of unpleasant and perplexing annoyances having for some time past pressed too heavily on a weakly constitution and a much too sensible and irritable mind, I am become much too shaky for any work that requires to have clear-sightedness and close application brought to bear upon it. Wishing sincerely I could have served you better,

I beg to remain, Gentlemen,

Your most obedient servant,

ROBERT ALLING.

November 8th, 1840.

DEAR SIR,

WHEN I saw that you were appointed Emigrant Agent for our district, I thought it my duty to render my assistance to you, so far as my account of twenty-two years' experience in America will go. In July, 1818, we landed at Philadelphia; from thence we went to settle in Susquehanna County, in Pennsylvania, with about thirty-six other families, English and Scotch. As I had only, when I left England, about 125*l.* and our passage from Liverpool to Philadelphia cost nine guineas a head, so by the time I settled down in a township called Silver Lake, in Susquehanna County, I had not much money left to begin the New World with. I had a wife and eight children, six boys and two girls, the oldest about twelve years old. Provisions were high, being not long after the war. I staid here about two and a half years. It became a by-word amongst us—to sow a bushel and reap a peck! I bought 100 acres at four dollars per acre, sold it for what I gave, after working and improving upon it, &c. I then moved into Seneca County, State of New York, in the Township of Ovid; here I found a good country, handsome farms, very productive, but they had good owners to them; I might as well have staid in England as expected to have got a farm. The land was here about 8*l.* to 10*l.* per acre, so it was out of my reach. As future anxiety for the good of my family was the chief cause of emigration, I staid at Ovid about two years and six months, saved, made, or earned about 200*l.*, and then came to Upper Canada in the fall of 1823, as my object was to get land for myself and family. My means being only 200*l.*, I found I must settle in some very new township, and go far back to make my little money go as far as I could. I first bought the 100 acres I live on, or a part of my present farm in Eramosa for the sum of thirty-five dollars, about 7*l.* sterling. I next bought the lot my son George settled on for the same money. I then applied to Government for land in Eramosa, proved to them I had 200*l.*, six sons, and now four daughters; they granted for myself 500 acres, and set 400 acres apart for my two oldest sons; so now I had in Eramosa 1,100 acres. In the spring of 1824, we came and began on

our new farm, then twenty-five miles from a grist mill and a bad road, twenty-five miles from a post office or a shop of any kind, but being determined to conquer or die in the attempt, I never gave way to despair, not for an hour. We now have been about sixteen years on our farm, have eight children married off and settled on land close around us; we have given five of our sons 100 acres a-piece, a yoke of oxen, &c., in value at the time when given about 100*l.* each. The three girls we have given 25*l.* each, making what we have now advanced 575*l.* to our children. We are now called, with propriety, father, by forty children—grand-children, sons-in-law, daughters-in-law included,—so we are now become a great band, and Mrs. P. and myself are only fifty-five years old. We have still a good farm of about 250 acres in our own hands; have got a boy and girl at home with us, and about 120 acres under good improvement. Our stock consists of about thirty head of horned cattle, six of the horse kind, for one of which, a young steed coming three years old, I have had offered 100*l.*; of hogs about thirty, fifteen fat ones, fourteen store ones for another year; from twenty to thirty sheep; from their wool we make our own cloth, &c. Our buildings are good; our house thirty by forty feet, cellared under the whole: I am happy to say a better farm-house I do not know of in the parish I come from, consisting of seven townships. Our barns 117 by 40 feet; sheds, stables, waggon-houses, &c. far more convenient than falls to the common lot of farm premises in England. Our tax-gatherer comes only once a-year. For all my property I only pay about 1*l.* sterling, with the exception of now having for a few years to help to build our jail, &c. We have no rector coming to demand the tenth of our grain, nor covetous landlords to satisfy for rent, &c.

These are a few facts hastily thrown together; if you think they will be any way useful to the Emigrant Society, you are at liberty to make what use you please of them.

I remain, dear Sir,

Yours, &c.

JOSEPH PARKINSON, Sen.

From Lancashire, Old England.

*To DR. R. ALLING,
Emigrant Agent, Guelph.*

Eramosa, December 12th, 1840.

DEAR SIR,

WHEN I wrote you last on the 5th instant, you wished me to give you my opinion on the subject of the success of the poorer class of emigrants. I am of an opinion that where a trade or exchange can be carried on between any two countries, and be really profitable to both, such a trade or exchange ought to be encouraged. In nothing could such a trade be carried on better than in emigration from Great Britain to Canada, or with such great benefits resulting to both parties. The poorer class of emigrants who are settled near me, and within the reach of my knowledge, are really so well off that it is almost needless to ask them to come to work any more; they are all comfortably settled on small farms, either by lease-rent, or the more provident by purchase. They used to be glad to come and thrash for every tenth bushel. This year I wanted a man to thrash my barn empty. I expected to have about 1,000 bushels of wheat, oats, and barley: they asked me every eighth bushel, and board, grog, &c. &c. They are really worse than the rectors in England in the worst cases. He only asks a tenth, and takes it in the field; they must have an eighth in the half-bushel, and their board in the bargain. One of my near neighbours, W. N., sent out by the parish about ten years since; he was a widower with four children, at that time mostly small. The parish agreed to send him to Upper Canada on condition he would marry a widow, who had four children, by the name of M. P.; they also sent two boys who belonged to the parish with N.; he soon found places for them at Toronto. I have seen one of them since well dressed, riding a good horse of his own. They came from Radstone, near Brackley, Northamptonshire; they leased twenty acres of ground in the woods of Mr. W. J. for ten years, on the conditions, without rent, to have all they could make. At the end of the term, Wm. J. pays N. 1*l.* 10*s.* per acre for his improved land. N. has got the twenty acres cleared; the 30*l.* will purchase N. near 100 acres in some new place. They have three or four milch cows; kill seven or eight fat hogs in a year weighing eight or ten score a-piece; last year, a good fat ox for

Christmas, &c. N. has a good yoke of oxen; grows about fifteen acres of wheat, oats, barley, and potatoes; the rest, meadow; his cattle go in the woods, quite a good pasture in summer. T. N. has once been burnt out, and had a new house to build, and lost considerable property. I should suppose he is now worth 100*l*. Close by Wm. N. lives T. B., from near the same place, and who came out about the same time; he married a woman much younger than himself, began to have children rather more than the parish wished for, so they packed him off. He now rents a farm of ten acres, a house, and fire-wood, &c. for 3*l*. 10*s*. per year; has two good milch-cows; has killed five good large fat hogs this fall; has three or four young horned cattle coming up; grows his own bread and potatoes, &c. What a different state these men are now in from what might have been expected had they been still at home in England! I now give a boy seventeen years old 22*l*. 10*s*. per year. I have had a man this summer to whom I gave 3*l*. per month; he really earned money so fast, that every fourth week he would have a holiday for a whole week. I really had to put up with it much against my will; men were scarce and bad to get. Dear Sir, I shall really have to write you another letter on the middle class of settlers, such as can land here with from 100*l*. to 500*l*., and a good stout healthy family, who have been used to hold their own plough, &c.; these are the men that will always do well in Canada, but they are hard to persuade to come out while they can command a few hundred pounds. They do know it is no use to lock the stable-door when the horse is stolen. If they have a small farm, and if by industry they can pay their way, what is to become of their children when they begin to marry off?—how to settle them comfortable in the world with a fair chance to get an honest living by working hard, &c.? A man with a few hundred pounds here can get an estate for himself and all his family. My paper is done, my subject only just begun. I must subscribe myself,

Your obedient servant,

and well-wisher to the cause of emigration,

JOSEPH PARKINSON, Sen.

To Dr. R. ALLING,
Emigrant Agent, Guelph.

*Extract of a Letter from William M^cCay, Esq., dated Nelson,
17th September, 1840.*

SIR,

The accompanying report, imperfect as it is in many respects, may possibly aid in some measure in exhibiting the advantages that Upper Canada “offers to the sober industrious emigrant.” It is very apparent, from the examples to be found, that those coming here with even a small amount of money, generally have acquired property more rapidly than others who have come without any means but their industry ; yet I am confident that sufficient encouragement is afforded to all such as are able and willing to labour if they will only venture, resolved to put up with some hardships and privations at first which they must expect to encounter, but with the cheering anticipation of ultimately succeeding in obtaining a comfortable independence for themselves and their children.

I came to this province from Pennsylvania, near Lancashire, just previous to the last war with the United States ; travelled on foot, (although quite a stripling,) with an elder brother, carrying all I possessed in a knapsack on my back ;—served in the flank companies and otherwise during the war, and when peace came, settled on the farm (then woods) where I now reside ; and although encountering the difficulties and hardship incidental to new settlements, I found every year I was becoming more comfortable ;—am now possessed of 450 acres of land, some of it *very valuable*, with other necessary and suitable accommodation, and feel that I have every reason to be contented with my situation and with the Government, and that I have received all and everything that I had any right to expect ; therefore, have nothing to complain of, and am only anxious that others, like myself, should *experience* the advantages this country really and truly possesses.

(Signed) W^m. M^cCAY.

F. Widder, Esq. &c. Commissioner, City of Toronto.

Port Hope, 5th September, 1840.

SIR,

In transmitting you the replies made by the purchasers of land from your Company residing in the townships of Hope, Clarke, Darlington, Cavan, and Otanabee, in the district of Newcastle, to the series of questions submitted to them, I am requested to express to you the entire satisfaction felt by them at having been induced at an early period to avail themselves of the advantages held out by the Company to the honest, industrious, and persevering emigrant.

Having been a resident in this section of the country for more than twenty years, during the whole of which time I have had the honour of being a magistrate of the district, and in daily intercourse with the great mass of my countrymen of British origin, it may naturally be expected that I possess some information respecting the progress made in that period of time, and whether the efforts of those cultivators of the soil who annually leave the British isles to seek that provision for their families which is no longer attainable in the dense population of Europe, and settle in this locality, are crowned with success.

There can be no doubt that the honest, sober, and persevering emigrant, will find in this country that his industry meets with an ample and sure reward ; but as the information you seek is not the dictum of an individual, however qualified to give an opinion on the subject, but facts elicited from the whole number of the Company's purchasers in a township, and not a portion selected to answer a sinister purpose—a mode which appears to me most unobjectionable, and cannot be gainsaid, I refer you to the accompanying report, and you will be highly gratified to see, in numerous instances, what persevering industry can accomplish in the space of ten or twelve years. Persons possessed of means scarcely sufficient to pay the Company the first instalment on their purchase, are now proprietors of real estate in fee simple of great value. There are two prominent causes producing this gratifying result,—the cultivation of a bountiful soil, and the increased value of land arising from some town or village suddenly

starting up in its immediate locality. As an instance exhibiting this result, I refer you to Lot 30, in 12 Concession of Otanabee, purchased from the Company in 1827 for 10s. per acre. This lot, if sold by auction to-morrow, I hesitate not in saying, would find a purchaser at 1,250*l.* in its wild state.

When we take into consideration that this colony is exempt from all the burdensome exactions which are so objectionable in the middle classes of society in the British isles, such as tithes, church-rates and poor-rates, and excise-laws, and the restrictions in prohibiting families from making their own soap, candles, malt, and beer, and other commodities, I am surprised a much greater number of that class do not find their way to this colony. I trust, however, that Her Majesty's Government will, at the next session of the Imperial Parliament, adopt a national system of emigration on a scale of magnitude commensurate with the important bearings it will have on the welfare and happiness of the British people; and I firmly believe, that on an impartial investigation of the relative advantages of our vast colonial possessions, as an asylum for our redundant population, that Upper Canada would appear pre-eminently conspicuous.

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

(Signed) JOHN TUCKER WILLIAMS.

Frederick Widder, Esq. &c. Toronto.

Coburg, 12th Sept. 1840.

GENTLEMEN,

In compliance with your wishes communicated to me some weeks ago, I took the best steps in my power to procure information in regard to persons who purchased land from the Canada Company, and now beg to transmit to you a report made to me by the gentleman whom I employed upon the occasion, and upon whose statement I can place every reliance. I am aware of the great success which has attended the efforts of many settlers whose means at the commencement of their settlement were comparatively very trifling, but who did not purchase their lands from the Canada Company, but

from private individuals. I will mention a few of the most prominent ones, to show that, in this country, persons of industrious and sober habits, may, in a short time, with judicious management, become opulent men. J. C. is a farmer residing in the township of Hope, of which he became an inhabitant about twenty-five years ago, with means at that time probably not exceeding 150*l*. He is now the proprietor, I believe, of 400 acres of very valuable land, with extensive improvements and good buildings thereon, which together with his stock and other personal property, may safely be estimated at 3,000*l*.

Mr. Z. B., an inhabitant of the township of Hamilton, came to this country nearly forty years ago from the United States, possessed of means not exceeding 30*l*., he is an extensive farmer, and now possesses several farms, and large tracts of land, and is supposed to be worth 25,000*l*.

W. L., an English farmer, residing in the same township, came to this country about twenty years ago, with a large family, possessed of means not exceeding 200*l*. and is now the proprietor of nearly 2,000 acres of land, and has extensive improvements and good buildings thereon, and may be considered worth 4,000*l*.; he has brought up a very large family, consisting of nearly twenty persons, although he has during that period doubtless enjoyed part of the income (100*l*. per annum) of his mother, who resides with him. In Haldimand there are two farmers of the name of N. and J. B., who came out from Ireland sixteen years ago, and were not I believe worth 10*l*. at that time; they are now opulent farmers, and supposed to own land and other property to the amount of 2,000*l*. each. I could give more instances of the kind, but it would occupy much time to procure such information.

I am, &c.,

(Signed) G. S. BOULTON.

To the Commissioners of the Canada Company, &c.

*Extract of a Letter from J. A. Cull, Esq. dated Yonge-street,
Township of York, 28th Nov., 1840.*

GENTLEMEN,

Pursuant to your instructions contained in your letters of the 15th and 23rd of July, I proceeded to inspect the progress

made by the Company's settlers in the several townships of Vaughan, King, Tecumseth, and West Gwillimbury, the particulars of which are all included in the detailed statements sent in. I have been extremely particular in all cases not to overrate the condition of the parties of whom I made enquiries; and although I obtained the information of their success or otherwise, personally, and in every instance actually inspected their farms and property, yet I have not given nearly so flattering a result as would accord with the parties' own representation. I have taken an inventory of the principal effects of each settler, but in all cases, excepting his spring crops (of wheat, oats, barley, pease, corn, hay, and all bulbous roots, dead stock, &c.) taking it for granted that the amount of these in the aggregate will pay the debts which each may owe; in all cases placing my own valuation on them at the same prices for which articles of a similar nature are selling every day in Toronto market. In the value of the land I have also used my own judgment; I believe it would cost more actual money in every instance than the sums I have named to place the settlers in similar situations to those they now hold, to purchase their land, cattle, and stock (live and dead), erect their buildings, and make their clearings. It will no doubt be perceived that the valuations and estimates of property in these townships average higher than similar returns made from other parts of the province; several causes produce this effect. The land, from its vicinity to the capital of the province, is more valuable from the goodness of the roads and the constant demands at Toronto for all articles of agricultural produce; the farmer is almost always certain of a ready sale at good, and in most instances high, prices. Instead of being obliged, as in some parts of the province, to barter their produce for goods instead of money, they are always certain of cash; thus giving them an opportunity to provide for their general wants at a cheaper rate, and of a better quality, than they would otherwise be able to do. The settlers are generally well mixed, and consist of pretty equal numbers of English, Irish, Scotch, Canadian, and American, and where this is the case it is found that they succeed better than where those of any particular country generally preponderate.

The breed of the cattle and pigs, too, is in the home district generally superior to that of almost any other part of the province, owing to capitalists having imported valuable specimens of the best English and American breeds, and the great and beneficial influence produced by the agricultural societies. The quality of the land is generally extremely fertile, and the best principles of husbandry are rapidly gaining ground over the old system of Canadian management. I have seen many instances where farms, completely worn out under the old system by Canadians (so much so indeed as to oblige the owner to abandon them), have been let to good old country farmers at a rent sufficient to support the family of the owner as well as the tenant, respectably and comfortably, and enable the latter, in the course of a few years, to realize an independence from land supposed to have been entirely run out and exhausted.

Old cleared farms generally rent at from 7s. 6d. to three dollars per acre where the buildings are tolerably good; if they are greatly superior, and have orchards attached to them, the rent is somewhat higher. I have observed through all the townships which I have inspected, that a farmer, as soon as his land is paid for, is independent and comfortable, and far beyond the reach of want in any shape. They all seem to have the means of settling their children on farms, and I may say there can be no comparison made between what their circumstances now are, and what they must have been, had they remained in the mother country. *This is not merely my assertion, but their own also, without exception.*

I have seen, since I have been on this tour of inspection, many persons who in England, Ireland, and Scotland would have thought themselves well off had they possessed a cow or a pig, with a small patch of garden-ground, at an easy rent, and who now possess a good farm, with plenty of stock, and a well filled granary, and all necessary farming implements. One great difficulty I have had has been to ascertain from the parties their real situation before emigrating; this of course cannot be wondered at, as the same persons who at home were in many instances receiving parochial relief, are now considerable landowners, and persons of some importance.

*Extract of a Letter from B. F. Barfoot, Esq., dated Chatham,
7th September, 1840.*

HONOURED SIR,

HAVING received your letter bearing date 15th July, I cannot but express my gratification in finding that so influential a body as the Canada Company have taken up the future interest and welfare of so important a colony. Although my experience does not exceed four years, yet I cannot but view it as the granary of the world, more especially the western district, possessing richness of soil scarcely to be equalled, and escaping those early frosts so injurious in some sections of Canada. I am aware an opinion prevails in England, that the winters are too severe for European constitutions. On the contrary, the winters are not more severe in this section than in England, and much more healthy; not that I would desire to impress an opinion, that Canada has no privations: on the contrary, the scarcity of money, the want of congenial society to the more respectable portion of the community, together with those of a more trivial description. But surely these would all be obviated were it more the resort of capitalists, the intelligent farmer, and the industrious respectable settlers. Such being the true merits of the country, and affording such encouragement for the investment of capital in building steam-boats, cutting canals, railroads, factories, &c. each ensuring an ample return,—in fact, nature has opened a water communication scarcely equalled, offering sources unparalleled for repaying the capitalist, and I am satisfied the advantages of Upper Canada only want to be more fully understood in Great Britain, to render it the resort of hundreds now labouring under the weight of competition. The success of the industrious and intelligent farmer in Canada is beyond doubt, in illustration of which, I have forwarded a true statement of the progress made by settlers.

THE FOLLOWING OFFICIAL INFORMATION MAY BE USEFUL TO
PERSONS INTENDING TO EMIGRATE TO CANADA.

Government House, Toronto, 13th November, 1840.

SIR,

His Excellency the Lieutenant Governor, having received instructions from H. M. Government to furnish answers to the enclosed "Questions," proposed by the Board of Commissioners appointed in London for the promotion of emigration to the colonies, has desired me to transmit a copy of them to you, and to request that you will have the goodness to favour him with such information on the different points to which they relate, as it may be in your power to afford.

I have the honour to be, Sir,

Your most obedient servant,

(Signed) S. B. HARRISON.

F. Widder, Esq. &c. &c.

Toronto, 21st November, 1840.

SIR,

I have the honour to acknowledge the receipt of your letter 13th inst. stating that His Excellency the Lieutenant Governor having received instructions from H. M. Government, to furnish answers to the Questions proposed by the Board of Commissioners in London, for the promotion of emigration to the colonies; and Her Majesty being desirous of such information on the various points alluded to as it is in my power to afford, you have with this object enclosed to me a copy of these "Questions." In accordance with His Excellency's request I have the honour to transmit my replies thereto, and I shall be glad if they in any manner prove useful or satisfactory to His Excellency.

I have the honour to subscribe myself, Sir,

Your most obedient and humble servant,

(Signed) FRED. WIDDER.

S. B. Harrison, Esq. &c. &c. Government House.

FOR THE INFORMATION OF EMIGRANTS WITH CAPITAL INTENDING
TO SETTLE UPON LAND.

*Questions proposed by
the Board of Commis-
sioners for Emigra-
tion.*

*Answers given by the Commissioners
of the Canada Company.*

1. What is the smallest quantity of land which can be bought of the Government in the colony?

1. Of the Canada Company 100 acres.

2. What is the upset price? and if this vary what is the average?

2. It is nearly impossible to give any thing like a correct average price of lands, inasmuch as it depends upon locality more than the quality of the soil; but in order to give figures, I will say 7s. 6d. to 35s. per acre for wild lands, according to their situation.

3. What is the average price actually fetched by ordinary lands?

3. Answered by No. 2.

4. What is the average price of land partially cleared and fenced?

4. This will be ruled by the *quantity* cleared and fenced; no fixed value can be given, as no sales are made except forced ones, through distress or the individual leaving the country. The cost of clearing and fencing may be stated at 3l. or 4l. per acre.

5. Is it easy and not expensive to ascertain the validity of titles to private lands?

5. Yes, there is no difficulty whatever. There are registrars throughout the province, by whom every transaction relating to the title or interest in the land must be registered prior to its being valid. The charge for giving the required information is 1s. 6d. on each "search."

6. What is the cost per acre of clearing waste lands ready for the drag or harrow?

6. I cannot better answer this query than by giving a statement founded entirely upon the data recently furnished to me by a very intelligent and respectable Englishman from Kent, a yeoman, settled in the London District. I have reason for supposing that the beneficial results are less than those at which they might be fairly hewn

Cost of clearing ten acres of heavy timbered land in the usual Canadian fashion, with an estimate of the crops to be produced thereupon during the first three years after clearing.

	Dr.			Cr.		
	£	s.	d.	£	s.	d.
FIRST YEAR. —Chopping, clearing, and fencing ten acres (7 rails and riders, i. e. a substantial fence at least 8 feet high) so as to leave it fit for the drag and sowing, 4 <i>l.</i> per acre . . .	40	0	0			
Seed, 1½ bushel wheat to the acre, say fifteen bushels, 5 <i>s.</i> . . .	3	15	0			
Sowing and dragging at 5 <i>s.</i> per acre . . .	2	10	0			
Harvesting at 7 <i>s.</i> 6 <i>d.</i> per acre . . .	3	15	0			
The value of the straw tailing, wheat hulls, &c. on the farm are supposed to be equal to the thrashing and cartage to the barn . . .						
By twenty bushels of wheat per acre, 200 bushels, at 3 <i>s.</i> 9 <i>d.</i> . . .	..	..	..	37	10	0
SECOND YEAR. —To timothy and clover seed at 2 <i>s.</i> 6 <i>d.</i> per acre . . .	1	5	0			
Mowing and taking off hay at 7 <i>s.</i> 6 <i>d.</i> per acre . . .	3	15	0			
By 1½ ton per acre of hay at 6 dollars per ton . . .	..	..	..	22	10	0
THIRD YEAR. —To mowing and taking off the hay at 7 <i>s.</i> 6 <i>d.</i> per acre . . .	3	15	0			
By 1½ ton per acre of hay, at 6 dollars per ton . . .	..	..	..	22	10	0
Balance . . .	23	15	0			
	82	10	0	82	10	0
By balance brought down . . .				£23	15	0

In this case the value of the after-grass is not taken into consideration, although it is of great value to the farmer, it being the object of this statement to make every allowance for extra expences, and as it might possibly be thought that the prices of labour were stated at too low a rate, the value of the after-grass is thrown into the scale to compensate for any deficiency in the statement of expences.

The same quantity of land cleared by slashing :

	Dr.			Cr.		
	£	s.	d.	£	s.	d.
FIRST YEAR.—Slashing ten acres, at 4 dollars per acre	10	0	0			
This is to be allowed to lie three years						
Interest on 10 <i>l.</i> for three years at 6 per cent.	1	16	0			
Burning, clearing, and fencing, at 8 dollars per acre	20	0	0			
Ploughing twice at 15 <i>s.</i> per acre, 7 <i>s.</i> 6 <i>d.</i> each time	7	10	0			
Dragging and seed	6	5	0			
Harvesting	3	15	0			
By twenty-five bushels wheat to the acre, 250 bushels, at 3 <i>s.</i> 9 <i>d.</i> . . . . .	..	..	..	46	17	6
SECOND YEAR of Cultivation.—Ploughing once, at 7 <i>s.</i> 6 <i>d.</i>	3	15	0			
Sowing and dragging, at 5 <i>s.</i>	2	10	0			
Seed, 1 1½ bushels rye per acre, at 3 <i>s.</i> 9 <i>d.</i>	2	16	3			
Harvesting	3	15	0			
By twenty bushels rye per acre, 3 <i>s.</i> 9 <i>d.</i>						
Rye in Zorra always brings an equal price with wheat for distilling, but say, to be quite certain, 3 <i>s.</i> 1½ <i>d.</i> . . . . .	..	..	..	31	5	0
THIRD YEAR.—To timothy and clover seed, at 2 <i>s.</i> 6 <i>d.</i> per acre	1	5	0			
Mowing and taking off hay at 7 <i>s.</i> 6 <i>d.</i>	3	15	0			
By 1½ ton of hay per acre, at 6 dollars per ton . . . . .	..	..	..	22	10	0
Balance	33	10	3			
	100	12	6	100	12	6

By balance brought down £33 10 3

The mode of clearing lands by slashing, although more tedious from having to wait two or three years after the trees are cut, is attended with less personal labour, and all the trees being cut in the height of summer never again sprout, and the stumps rot out two or three years earlier than by the common mode. The description of crop, too, is more saleable and better for persons who have not capital to buy stock to feed off their hay with.

In the foregoing statements, it is not meant to assert that in the back townships cash can be got for hay, but it is rated at the price mentioned which it is fully worth for feeding cattle.

It will be observed, that in these statements no mention is made of the profit to be derived from feeding of cattle, this is left out

purposely, in order to show that the actual produce in wheat and hay, taking it under every common disadvantage, would in three years pay for the clearing, &c.

It also appears that the clearing of wild land, and thus forming what is called in this province a fallow for wheat, is not more expensive than preparing a fallow for wheat in the old country.

The farmer who furnished the data upon which these statements are made, went into the different items, and satisfactorily proved that three or four ploughings, marling, chalking, or both, manuring, and otherwise preparing an acre of land in England so as to make a good summer fallow of it, and insure a profitable crop of wheat, was, without taking rent, poor's rates, and taxes into consideration, fully equal to the price of clearing (not taking into account the fencing) an acre of land in Canada.

In both instances the crop is nearly the same, if any difference the advantage is in favour of Canada, as the average of the wheat crop throughout Canada is considerably greater than the average of wheat crop in England; and although in Canada the price is much less for the produce, yet there is neither rent, rates, or taxes to pay.

It must be borne in mind in making a comparison between Canada and Britain, that in the case of the latter a fallow is prepared *for the crop*, or at most the crop and the succeeding one; while in Canada, when once an acre of land is cleared, it ranks in the farmers' lists of assets for ever at the value of its cost of clearing, as it is in fact so much reclaimed from the forest, which for eight or ten years at least will require scarcely any expense in the way of manure or fencing. The preceding accounts show that the farmer would have *ten* acres of cleared land substantially fenced, the fence of which will last without repair from twelve to fifteen years, and with repair for twenty years at least; and it must also be borne in mind, that in case the farmer does the labour *with his own hand and the assistance of his family*, the whole amount at the debit side, with the exception of the cost of seed, is swept off, leaving the clear profit in the first case 77*l.* 10*s.*, and in the latter 91*l.* 0*s.* 3*d.*; that at the end of the time before-mentioned, the land is *actually better* than it was when *first cleared*; and that every year afterwards it goes on improving until the stumps rot out, when it must be gradually levelled, and then it will be advisable to adopt the usual course of good English farming.

7. What kind of lands cost most in clearing? 7. Heavy pine lands.

8. Can a capitalist, on arrival, immediately see, by lists and charts in the Office of the Crown Land Commissioner or the surveyor-general what lands already surveyed are open to sale?

8. He can. The Canada Company issue printed lists of their lands on sale throughout the province, and any detailed particulars can be had by return of post, by application to the Company's Commissioners at Toronto.

9. If the lands applied for be not surveyed, can they be occupied first, and surveyed after?

9. I believe not.

10. Will the survey be commenced as soon as the land is applied for?

10. I do not know.

11. How long after having chosen a lot amongst lands already surveyed, is a purchaser liable to be detained before he can effect his purchase, and obtain possession of the land?

11. As regards the crown lands I cannot answer. The Canada Company grant licences of occupation upon the first instalment of one-fifth of the purchase-money being paid, or grant a complete title-deed, immediately the whole is paid, no delay whatever need therefore take place.

12. Are any rights in the land reserved to the Crown?

12. I believe there are for military purposes; but the Crown must indemnify the proprietor for what is taken from him; the Crown, likewise, reserves to itself all mines, and *white* pine timber; the latter right is not however enforced.

13. Are there established charges upon the land?

13. There are no Government imposts; but the local taxes, applicable to the general purposes of the district in which the land is situated, amount to *5s. 5d.* on each 200 acres per annum for *wild land*. If cleared *1d.* per acre per annum.

14. Should the settler take out all his property in money? or would it be better to invest as much as he can spare in farming stock, &c., before leaving this country?

14. No. What funds he brings out should be by means of letters of credit on the Canada Company, or banks in Toronto; he will thus insure a favourable exchange. For some time past the rates of exchange have been so much against this province, as to make 100*l.* sterling worth 120*l.* currency, which is of course to the advantage of the individual having money to bring here.

With respect to stock:

The description of cattle throughout the province is generally good, but in the Huron tract it is remarkably so; yet there would be no objection to an intending emigrant bringing with him any favourite good breeds of horses, cattle, or pigs, having of course re-

ference to what they would realise in England, and the expence of the voyage here.

15. By far.

15. Is the great proportion of cleared land under tillage?

16. Are there parts on which grazing is chiefly used; and if so, name the districts and the advantages for that pursuit?

17. What are the comparative gains of grazing and tillage?

16. I am not aware of any particular parts in which grazing is chiefly practised, but should suppose the longest-cleared land most suitable.

17. For the gains on *tillage*, see answer, No. 6. As to the profits upon grazing they are very considerable; the demands for cattle for the use of the colony cannot be supplied except by importations from the United States, where considerable numbers of sheep are raised for the wool. In the Huron tract and Wilmot, the pasture afforded to the cattle in the woods is so excellent, that without any assistance they get remarkably fat, and fit for slaying. In Wilmot, the Huron and Waterloo, the number of sheep is much on the increase, and large flocks are seen. In Waterloo several fulling mills are erected, and large quantities of woollen yarn spun by the women and children, which is made into a durable flannel, stockings, and coatings.

PROFITS UPON GRAZING.

From the statement of a respectable and intelligent individual residing in Zorra, whose veracity I have no reason for doubting, it appears that the value of stock in that township is as follows:—

Sheep (store), after shearing, 10s. a-piece.

Working cattle, per yoke, 50 to 60 dollars.

Year-old hogs, 12s. 6d. to 15s. each.

Horses, from 30l. to 40l. the span.

Cows, 16 to 20 dollars each.

It appears that stock farms are much more profitable than merely grain farms, on account of the great increase in the value of cattle. In the first, three, or four years the following is a fair statement of what may be done with them.

In the fall of the year ox-calves calved in the spring may be purchased for 20s. currency per head, generally at something less. The next autumn the same calves are worth 40s. each. The succeeding autumn, when $2\frac{1}{2}$ years old, they are worth 80s. each, and the spring following are fit to break in, and then are worth 5*l.* each, or 10*l.* per yoke. The stock farmer should not keep them longer, as they will not continue to increase in the same proportion.

Heifer calves are equally profitable to keep.

18. What is the usual mode of letting, and if by leases, state the conditions, and for what terms of years?

18. I am not aware that the system of leasing lands has hitherto been extensively in practice; there is little doubt, however, that as the price of land increases, by being nearly all disposed of, leasing will necessarily be resorted to. When farms are leased, the rates are from 2 to 3 dollars per acre for cleared land, with good house, barn, and stables, near a principal market, and from 1 to 2 dollars per acre further back; it is not an uncommon practice to let farms in shares, the occupant giving to the proprietor one-third of the crop, without reference to the cost of production.

19. What is the rate of profit on farming operations generally?

19. See No. 6 and 17.

20. Are failures of crops common?

20. No; the last and previous years were however exceptions; even then the quantity produced was sufficient to supply the requirements of the province, although the general average quality was inferior. I would particularly mention the county of Simcoe, where fully

one half of the crop remained unsold at the end of the season ; but owing to the almost insuperable difficulties from a want of internal roads, the United States were enabled successfully to compete with our farmers in the back settlements, who could not afford the expense of transit, frequently $7\frac{1}{2}d.$ per bushel for 40 miles to a market, whilst from Cleveland, in Ohio, it was placed at Toronto for $6d.$ per bushel ; and wheat was also sent to Kingston at $9d.$ per bushel freight for the same part, upon wheat selling for $4s.$

21. What is the rate of interest for money lent on mortgage ?

21. Six per cent. per annum is the legal rate, but I am credibly informed that few individuals lend their money on these easy terms. On mortgage 10 to 12 per cent. is obtained through the medium of a bonus, or other well known means.

22. What is the expense of erecting a suitable house for a small farmer? and also of a barn and stables for three horses ?

22. A good log-house will cost £60
 „ frame ditto „ 90
 „ log-barn „ 30
 Stables for 3 horses, including sheds for cattle . 30

The Dutch farmers attend more to the comfort of their cattle than that of their own families, and their barns and sheds are their first consideration, their dwelling-houses are quite out of character with their barns.

23. What is the usual rate of money wages to labourers by the year, and by the month, or by the day ?

23. Farm labourers in the country for the summer $2l. 10s.$ per month, in addition to board and lodging ; for all the year $2l.$ per month, and board and lodging. Wages are higher in the country than in the towns.

24. Are there any laws peculiar to the colony, regulating contracts between masters and servants ?

24. There are severe ones, but I believe conventional practice supersedes them in most cases.

25. What is the ordinary price of articles named in the annexed table ?

25. See Tables, in which the prices are given for four separate townships.

TABLE I.

Rates of Wages in the Home District.

Trade or Calling.	Average wages.
Bread & Biscuit Bakers..	5 <i>l.</i> to 5 <i>l.</i> 10 <i>s.</i> per month.
Butchers	2 <i>l.</i> 10 <i>s.</i> per month by the year, with board and lodging.
Brickmakers	5 <i>s.</i> to 5 <i>s.</i> 6 <i>d.</i> per day.
Bricklayers	6 <i>s.</i> 3 <i>d.</i> to 7 <i>s.</i> 6 <i>d.</i> "
Carpenters and Joiners..	6 <i>s.</i> to 6 <i>s.</i> 6 <i>d.</i> "
Cabinet Makers.....	7 <i>s.</i> 6 <i>d.</i> to 10 <i>s.</i> "
Coopers	6 <i>s.</i> 3 <i>d.</i> to 7 <i>s.</i> 6 <i>d.</i> "
	Deducting 10 <i>s.</i> for the towns, and 7 <i>s.</i> 6 <i>d.</i> for the country per week will show the rate of wages, with board and lodging.
Carters (no labouring carters.)	
Cooks (women)	25 <i>s.</i> to 35 <i>s.</i> per mon. with board & lodging.
Comb Makers	by the piece, earn from 5 <i>s.</i> to 7 <i>s.</i> 6 <i>d.</i> a-day.
Dairy-women.....	no such servant in Canada.
Dress Makers.....	25 <i>s.</i> to 30 <i>s.</i> per month, board & lodging.
Milliners.....	36 <i>s.</i> to 40 <i>s.</i> do. do.
Farm Labourers.....	25 <i>l.</i> to 30 <i>l.</i> per annum. do.
Gardeners (first rate)...	4 <i>l.</i> 10 <i>s.</i> to 5 <i>l.</i> no employment in winter.
Grooms	2 <i>l.</i> 10 <i>s.</i> to 3 <i>l.</i> per month, 30 <i>s.</i> to 40 <i>s.</i> all the year, with board and lodging.
Millwrights	7 <i>s.</i> 6 <i>d.</i> to 10 <i>s.</i> per day.
Millers, head millers, usual,	6 <i>l.</i> per month, sometimes 100 <i>l.</i> per ann.
Ditto, (inferior)	4 <i>l.</i> per month, sometimes 60 <i>l.</i> per. ann.
Blacksmiths	6 <i>s.</i> 6 <i>d.</i> to 7 <i>s.</i> 6 <i>d.</i> per day.
Painters	6 <i>s.</i> 3 <i>d.</i> to 7 <i>s.</i> 6 <i>d.</i> per day.
Plasterers	work by the piece, will earn from 10 <i>s.</i> to 15 <i>s.</i> per day, not employed in winter.
Plumbers and Glaziers ..	6 <i>s.</i> 10½ <i>d.</i> per day.
Quarrymen.....	5 <i>s.</i> per day,—no work in winter.
Rope-makers	none.
Shoemakers	5 <i>s.</i> to 6 <i>s.</i> per day; work by the piece, and good workmen will earn 10 <i>s.</i> per day.
Sawyers	earn 6 <i>s.</i> 3 <i>d.</i> per day; are paid for every 100 feet superficial measure of timber.
Shipwrights & Boat-builders,	6 <i>s.</i> 3 <i>d.</i> to 7 <i>s.</i> 6 <i>d.</i> per day.
Stone Masons (day-work)	7 <i>s.</i> 6 <i>d.</i> per day, not much employed in
Do. (job-work)	12 <i>s.</i> 6 <i>d.</i> per day. [winter.
Sail-makers	6 <i>s.</i> 3 <i>d.</i> per day.
Slaters and Shinglers ...	5 <i>s.</i> per day.
Shepherds	none.
Tanners	5 <i>s.</i> to 6 <i>s.</i> 6 <i>d.</i>
Tailors	7 <i>s.</i> 6 <i>d.</i> —work by the piece.
Wheelwrights	6 <i>s.</i> 3 <i>d.</i> to 7 <i>s.</i> 6 <i>d.</i> per day.
Whitesmiths—viz. Locksmiths & Gunsmiths,	7 <i>s.</i> 6 <i>d.</i> to 10 <i>s.</i> per day.
It may be taken as a general rule, that all the tradesmen working by the Job, earn from 1 <i>s.</i> 3 <i>d.</i> to 5 <i>s.</i> per day more than by the day.	

TABLE III.

*Of Prices Current for November, 1840, of Agricultural Produce
and Farming Stock in Upper Canada.*

	Bytown.	Toronto.	Hamilton.	London.
Wheat, per bushel . . .	4s. to 5s.	3s. 6d. to 3s. 9d.	3s. 1½d. to 3s. 9d.	3s. 1½d.
Barley, do.	2s. to 2s. 3d.	1s. 6d., 2s. 10½d.	. . .	2s. 6d.
Rye, do.	3s. 3d. to 3s. 9d.	2s. to 2s. 3d.	. . .	2s. 6d.
None grown of any consequence, chiefly bought by distiller.				
Oats, per bushel . . .	1s. 6d.	10d. to 1s.	1s. 3d.	1s.
Maize, „	3s. to 4s.	2s. to 2s. 6d.	. . .	2s. 6d.
Pease, „	2s. 9d.	2s. to 2s. 6d.	1s. 3d.	1s. 10½d.
Beans, none in the market, not required	. . .	5s. to 7s. 6d.	nominal.	
Hay, per ton . . . .	. . .	35s. to 40s.	30s. to 35s.	35s. to 40s.
A good cart-horse . . .	15l.	17l. 10s.	15l.	15l.
A serviceable riding- horse	20l.	20l. to 25l.	20l. to 25l.	25l.
A good coach-horse, as high as . . . . .	. . .	50l.		
A yoke of oxen	17l. 10s.	12l. to 15l.	15l. to 20l.	15l. to 17l. 10s.
Sheep, per score . . .	. . .	10l. to 25l.	10l. to 12l. 10s.	12l. 10s.
A good milch cow . . .	5l.	6l.	5l. to 5l. 10s.	4l. to 5l.
A breeding sow . . . .	. . .	1l. 10s.	1l. 10s. to 2l.	1l. 10s. to 2l. 5s.
Pigs, six months old . .	. . .	15s.	1 year old, 15s.	6 mos. old. 15s.
A cart, (not used by farmers) . . . . .	. . .	10l.	10l. to 12l. 10s.	
A waggon	14l. to 15l.	20l.	15l.	{ 16l. 5s. to 17l. 10s.
A plough	2l. to 3l.	2l. 10s.	2l. 5s.	2l. 10s.
A harrow, with nine iron teeth or tines . . .	. . .	1l.	1l.	1l.
Potatoes, per bushel . .	1s. 3d.	10d. to 1s. 3d.	1s.	1s. 3d.
Hops according to the crop, which cannot be depended on . . . .	. . .	4s.	. . .	2s. 6d.

* * The Prices stated are in Currency, five shillings to the dollar,—five shillings being equal to four shillings sterling.

26. Are there places of education for children of the middle classes ?

26. There is a general want of places for education throughout the province, as the facilities have in no manner kept pace with the increased requirements. There is a provision made by the legislature for a grammar school in each township, and also for a common school, but as a township is 9 miles square, the benefits arising from these schools are limited.

27. Is it cheaper for persons paying their own passage to go to Upper Canada by New York than by Quebec ?

27. The route from New York is cheaper and more expeditious than from Quebec ; the following is a note of the expenses from New York to Toronto, for a gentleman :—

From New York to Albany per steamer :—

Distance.	Time.	Cost of passage.
150 miles.	10 hours in Summer generally .	0 10 0
	Autumn	0 15 0
	1 meal	0 2 6

Albany to Schenectady, per railway :—

	Miles.	Hours.	
Railway	16	2	0 3 9
Schenectady to Utica	78	5	0 15 0
Utica to Syracuse	53	3	0 10 0
<small>the rates do not vary</small>			
Syracuse to Oswego, per canal packet-boat, towed by horses	38	12	0 7 6
One meal in the boat			0 2 6
Oswego to Toronto per steamer	160	20 incl. meals	1 10 0
	495	52	4 16 3

The whole journey from New York to Toronto, including stoppages, is performed in 3 days. 1 cwt. of luggage is allowed free, above this quantity is charged freight 5s. per cwt. of 112 lbs. The expense of living at New York and Quebec is about the same.

28. Is it desirable to take out furniture, clothes beyond those of immediate use, iron ware, and saddlery of all kinds ?

28. Furniture should not be brought out ; the internal freight falls very high upon bulky articles : and all that is needful or desirable is manufactured in the province at a reasonable rate ; bedding, however, is dear, and should, if convenient, be brought ; a moderate

stock of wearing apparel should likewise be brought, for although the shops are well supplied, yet they are dearer, and not of so good a quality perhaps as those an individual would select for himself, had he a choice. Iron ought not to be brought, as what is needful and adapted to the usage of the country can be obtained in the province. Saddlery of all kinds may be brought or not, as it can be purchased here good, although dearer than in England. It may not be amiss to add, that all the packages should be water-proof; it is left to the choice of the individual what the packages may be made of, as beyond a trunk or two any other will be afterwards valueless. Puncheons are good packages, but the freight runs high upon them.

FRED. WIDDER.

Canada Comp. Office, Nov. 20, 1840.

FOR THE INFORMATION OF EMIGRANTS OF THE LABOURING CLASS.

Questions proposed by the Board of Commissioners for Emigration.

Answers given by the Commissioners of the Canada Company.

1. Is it desirable for agricultural labourers to take with them any implements either for their ordinary occupation or for clearing land? and if so, what are they?

1. No, they can all be purchased in Canada at reasonable prices considering the expence of transit, and they are adapted to the country.

2. Is it desirable for artizans to take with them the tools of their trade?

2. Generally speaking it would be well for artizans to bring with them such tools of their craft as they may actually have, but no others; as they can all be bought in Canada of an excellent quality. The tools manufactured in the States are much prized, they are chiefly all made from cast steel, and bid fair to supersede those from England.

3. Should bedding be taken out from England, exclusive of what is necessary for the voyage?

4. Should cooking utensils and crockery be taken out?

5. Should warm clothing be provided, or could it be procured more cheaply in the colony?

6. Is there any kind of constitution to which the climate may be considered peculiarly hurtful or unsuitable?

7. What class of country labourers is most in demand?

8. Do the wives and children of agricultural labourers readily find employment?

9. What kinds of mechanics and artizans are most in request?

10. What is the best time of year for labourers to arrive at Quebec?

11. Are domestic servants much in demand, and what are their wages?

3. It is not absolutely requisite, but if convenient it may be as well to do so; it can be bought in Canada, although at a higher rate than in England; feathers are however, abundant, and the emigrant may supply his own wants; feathers 2s. 6d. per lb.

4. All may be obtained in Canada suitable to the usages of the country at reasonable prices, considering the high freight.

5. It is dearer in the colony, yet the advantage of buying here what is required for the climate, perhaps counterbalances the difference in prices.

6. Perhaps to individuals who may be subject to attacks of the chest or lungs or who may be susceptible to sudden and extreme changes of temperature, the climate may be considered as ill suited, otherwise it may be considered as very healthy and congenial.

7. All agricultural labourers and farm servants.

8. Yes, if they cannot find employment at wages, they can always profitably employ themselves at their homes.

9. Bricklayers, masons, carpenters, wheel-wrights, waggon, and coach-makers, tin-smiths, coopers, black-smiths, basket-makers, joiners, cabinet-makers, tailors, and shoe-makers.

10. In May.—In April the roads and country are much broken up, rendering occupation of lands rather difficult; yet it must not be forgotten that if the emigrant gets upon land in April, he can insure obtaining a sufficiency of spring crops for all his wants during the ensuing winter. If he gets on his land in May, only potatoes and turnips can be depended upon.

11. Very much; male servants £2 10s. and female servants 16s. to 24s. per month, in addition to board and lodging.

12. Is there a capitation tax on emigrants, and what is the amount?

12. No such tax now

13. In what shape and under what circumstances is relief afforded to emigrants out of the proceeds of this tax?

13. See answer to No. 12.

14. Has every emigrant to go to the quarantine station whether there have been infectious disease on board during the passage or not? If so, how long is he detained there, and at whose cost is he maintained?

14. I believe every vessel must touch at Grosse Isle, where, upon reporting the health of the crew, she is permitted to pass on immediately to Quebec. I have no knowledge as to the way of dealing with vessels which may have disease on board.

15. When the emigrant lands from his voyage, does the Government agent meet him and give him advice as to his future proceedings, and inform him where he is likely to obtain employment?

15. I believe every kind of information is afforded to the emigrants upon his applying to the emigrants' offices throughout the province. The Canada Company have also an agent at Quebec during the season, whose duty it is to render every information as to the province, lands, prices, means of travelling and expenses throughout the routes, and he is also charged to give every possible advice that can be required.

16. At what places are these government agents, and what are their names?

16. I believe at Quebec, Montreal, Bytown, Kingston, Toronto, and Hamilton.

17. State the length and cost of the journey, noting the difference for children from the usual port of disembarkation to the principal town or district to which the bulk of the emigrants proceed in Canada, especially from Quebec to Toronto. Return the names of the chief intermediate stations, the time consumed in going from one

17 and 18. I cannot better or more completely answer these queries than by giving the substance of the information I have recently obtained with the object of disseminating it in England, and which embraces points not touched upon in the interrogatories. On the arrival of the emigrant vessel at Quebec, the emigrant should on no account leave the vessel, excepting it be to go with the long-boat direct with his luggage to the steamer for Montreal, which many have done; and not unfrequently the steamer comes along-

to the other, and in making the whole journey, the means of conveyance, distinguishing each change from river to river, from steamboat to barge, or from water-carriage to cart, or stage-coach, and the expense, pointing out the cases in which maintenance is included in the fare, or has to be paid for by the emigrant, and estimating the charges of lodging and subsistence at those places where the travellers have to stop for a night, so that the sum total may exhibit the entire cost of the whole journey?

18. When he leaves water-carriage, as for example in Canada, the great line of the St. Lawrence, or the Rideau, and the lakes, what means are there for the transport of himself and his family to the place where his labour is required?

side the emigrant vessel while she is still lying at anchor in the river, and thus facilitates the embarkation of the emigrant. The captain of the emigrant vessel can easily arrange with the steamer to accommodate them in this way; and in most cases this is done. Very little difficulty is experienced by the emigrant at Quebec; a few hours suffice to provide his family with the necessaries of life, if he has run out. The time occupied in going from Quebec to Montreal varies from 20 to 30 hours; when the steamers have to tow, of course they are longer on the way. The fare is 5s. for each adult, and no charge made for extra luggage, unless the quantity is very much and quite out of the common. The fare occasionally varies in the event of opposition, and this year it may be reduced, as two additional boats are preparing for that line, the "Ontario" and "British Queen." The emigrant, before going on board the steamer, should boil as much pork or beef as will serve him for a day or two, which he can do before leaving the emigrant vessel. In a few minutes he can procure fresh bread, and if he has a large tin teapot with a few tins, he can with ease obtain hot water in the steamer to make a little tea to refresh the members of his family on their journey up. On his arrival at Montreal, he should, with as little delay as possible, get his baggage transported to the barges of the forwarding Company. He will find many carters ready to accommodate him, and also to over-charge him; 1s. 6d. should be sufficient to take all his luggage to the station of the barges. Here the fare is from Montreal to Bytown 8s. per adult, allowance of luggage 1 cwt. to 1 $\frac{1}{4}$ cwt. free, and for any quantity over and above this, 2s. per cwt. The same barges continue through to Kingston. The fare from

Bytown to Kingston is 10s. per adult, same allowance of luggage as above, and 2s. 6d. for every cwt. extra. The average voyage from Montreal to Kingston is six days, never less than five; this year it has exceeded this, but an improvement in the line is meditated.

When the emigrant gets on board of the barge at Montreal, his baggage need not be moved until he reaches Kingston. He will find apparatus for cooking, and the female part of his family will find shelter in the cabin of the barge. In case of foul weather, he can get his family on board of the steamer at Lachine, (seven miles from Montreal,) where the barges are taken in tow to Carrillon, about 40 miles from Lachine. The barges there take 7 or 8 hours in getting through the locks, and passing through to Grenville: on the way the emigrant can buy a few potatoes from the farmers alongside of the canal. The prices of provisions do not vary from Montreal to Kingston; potatoes 1s. 6d. to 2s. per bushel; pork, 5d. to 7d. per lb.; butter, 8d. to 10d. per lb.; flour, 5 dollars to 6 dollars per barrel; tea, 3s. to 4s. per lb.; sugar, 6d. per lb.; eggs, 8d. to 10d. per dozen; butcher's meat, 3½d. to 5d. per lb. according to the quality. All these articles he will find no difficulty in procuring on the way. From Grenville to Bytown is about 65 miles, and the barges are towed from thence by a steamer, and reach in about 15 or 16 hours, varying according to the number of barges she may have in tow. On their arrival at Bytown, the barges have again to pass through locks, which causes a detention of some hours. The passage from Bytown to Kingston is rather tedious; but as it affords to the emigrant various opportunities of seeing the country, and many of engaging

as farm-servants, he should not look upon it as altogether lost time.

A great error is committed by the emigrant in asking exorbitant wages on his arrival; and if they would be contented with 30s. or 40s. per month and their board, they would get abundance of opportunity to engage; but their views are generally by far too extravagant.

Many emigrants, on arrival at Quebec and Montreal, have not the means to carry them forward; but they find no difficulty in getting work about the coves at Quebec, and are very soon enabled to lay by sufficient to carry them up the country. They should on no account remain in Quebec or Montreal during winter, as they will assuredly have much privation and hardship to contend with. However high the wages may be in the busy season, the winter presents to them a barren field.

At Kingston there are steamers and stages for Toronto, distant 170 miles, and for Hamilton, at the head of Lake Ontario, distant from Kingston 210. The time occupied to Toronto is 24 hours; the deck fare is usually 7s. 6d.; last season it was only 5s. for each adult, exclusive of provisions; two children under 14 years of age are reckoned as one passenger. The distance from Quebec to Toronto is 606 miles; time occupied in performing it last season about 8 days; and the total expense of each adult, exclusive of provisions, (about 9d. per day,) 1l. 14s. 6d.

At Toronto there are steamers plying daily for Hamilton, distant 40 miles, time occupied three hours and a half. Deck fares 5s., exclusive of a meal. Emigrants proceeding to the Huron tract, or the Western townships, will avail themselves of this route, as it is cheapest and the quickest. There are stages running daily from Hamilton to London, 83 miles, stopping all night on

the road ; time occupied in travelling 20 hours, fare 5½ dollars, or 27s. 6d. ; and also every other day to Galt 25 miles from Hamilton, fare 6s. 3d., time five hours. From London there are stages every other day to Goderich, 60 miles through the Huron tract, fare 15s., time one day ; and from Galt twice a-week to Goderich 80 miles ; through Stratford and the N. W. part of the Huron tract, fare 20s., time two days, sleeping on the way one night. These stages (or their substitutes during winter, sleighs) from London and Galt to Goderich have been started, and are chiefly supported by the Canada Company, who, during the summer season, likewise run a steamer to and from Goderich and Detroit, for the use of passengers and the settlement.

19. Is it customary to pay money wages ? State the average wages of mechanics and labourers named in the annexed (No. 1.)

19. The mechanics and domestic servants are paid in money ; agricultural labourers are frequently partly paid in produce, according to mutual convenience. See Tables of Labourers' Wages, page 48.

20. When the public works are in progress, are the wages generally at an higher or lower rate than those paid by farmers ?

20. The question scarcely admits of a direct answer, inasmuch as the labourers engaged upon public works are raw emigrants, who are only fit on their first arrival for such description of work ; and beside, having been employed in Europe solely as excavators upon canals, or railways, they are ill adapted by education or habits, to be so useful or so desirable as farm labourers.

21. If the public works are at a distance from the towns, does the Government provide lodging for the labourers ?

21. I cannot answer.

22. What is the usual period of hiring for farm labourers ?

22. Almost always by the month.

23. To what extent do the wages of labourers

23. Very materially in the country ; viz. in summer 2l. 10s. per month, in

vary in summer and in winter?

24. What are the usual wages by week or month to farm labourers during harvest?

25. State the average retail prices in summer and winter of the articles named in the annexed table (No. 2.)

26. Does the price of provisions increase much in the settlements which are distant from the towns?

27. Is beer the drink of the common labourers? and if so, can it be procured all the year, and at what price?

28. Will land be granted by the employers of labour, on which to erect a dwelling? and what extent of garden allotment is usually added?

29. What is the expense of erecting a log hut?

30. Does the log hut afford sufficient protection against the weather in all seasons?

winter 2*l.* per month. In Toronto and other large towns the wages do not vary.

24. Five shillings per day, with board and lodging, is the usual rate; but, occasionally in some places, 7*s.* 6*d.* per day has been paid during harvest.

25. Answered by Table No. 2. See Table, page 49.

26. Generally speaking they are lower, owing to the difficulty and cost of sending them to a good market, from the state of, or absence of any roads. But of course it frequently happens, that where the best market is there will be an abundant supply, and there also will prices rule low.

27. No; little beer is drank out of the towns, although it is brewed of good quality at a moderate price, I believe at about 10*d.* to 1*s.* per gall. The common drink of the people is whiskey, made from wheat, barley, and rye, but from wheat principally. It is sold at 1*s.* 2*d.* per gallon wholesale, or retailed at 2*s.* to 2*s.* 3*d.* per gallon; it is a wholesome beverage. This year the price of whiskey is extremely low. In some parts of the province excellent cider is made and sold at 10*s.* per barrel of 30 gallons.

28. It is done sometimes with great advantage by both farmer and labourer; but it is not a general practice.

29. The usual manner of erecting a log hut, or shanty in the bush, is by means of a "Bee," viz. the assistance of the neighbours, when it will cost about 2*l.* 10*s.*

30. Completely.

31. Need any locks, hinges, bolts, latches, &c. be taken out from England?

32. Is there a clergyman in each of the settled districts?

33. Are there means of education in the rural districts?

34. Are there any savings banks, and if so, what interest on deposits is allowed?

35. Are there any hospitals or infirmaries?

36. Are there any benefit societies?

37. Is there any fund for the relief of the destitute?

31. No. See answer to No. 1. besides wood generally supplies the place of metal.

32. A great deficiency has been seriously complained of; but their numbers have increased lately, and it is hoped that the Government will render a ready and effectual co-operation to remedy an evil which presses most heavily against the future moral progress of the community.

I believe there are clergymen in every district, but they are so few as to preclude any advantage to very many of the townships.

33. Very limited. See answer to No. 26. in reply to interrogatories for the information of emigrants with capital, &c.

34. There is a saving bank at Toronto, formed in 1830, it has no charter. The deposits now are 6000*l*. The interest allowed is five per cent.; the amount of deposits is limited to 50*l*. in the whole for each individual.

35. Yes, at Quebec, Montreal, Kingston and Toronto.

36. Yes; the St. George's, St. Patrick's and St. Andrew's Societies, and Mechanics' Benefit Societies.

37. I apprehend not, except at Toronto, where there is a House of Industry supported by voluntary contributions; its disbursements last year were 800*l*.; there are between 70 and 80 inmates, who are lodged, boarded and clothed, and about 250 out-door pensioners receiving general relief.

*Canada Company's Office,
Toronto, 20th Nov. 1840.*

FRED. WIDDER.

