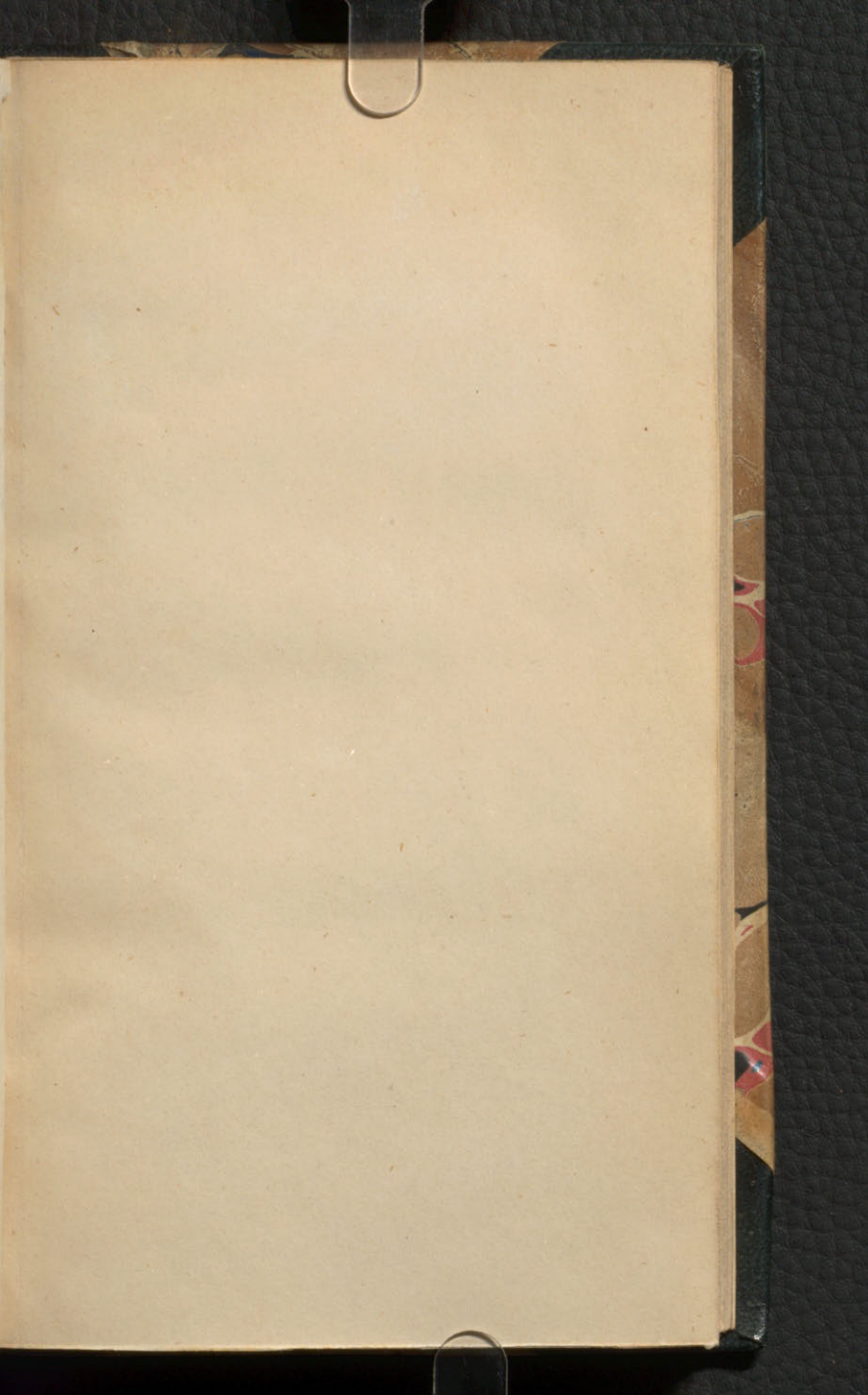
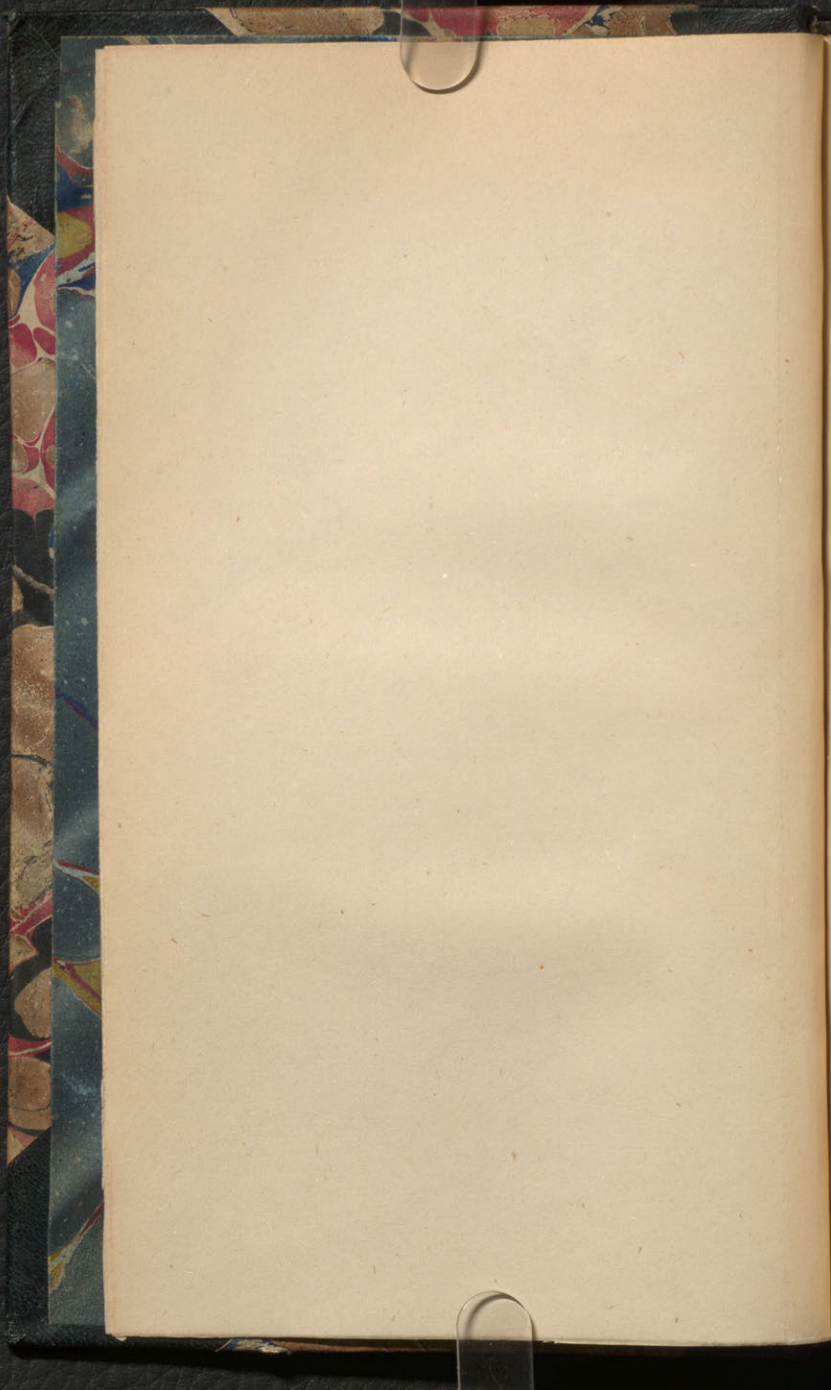
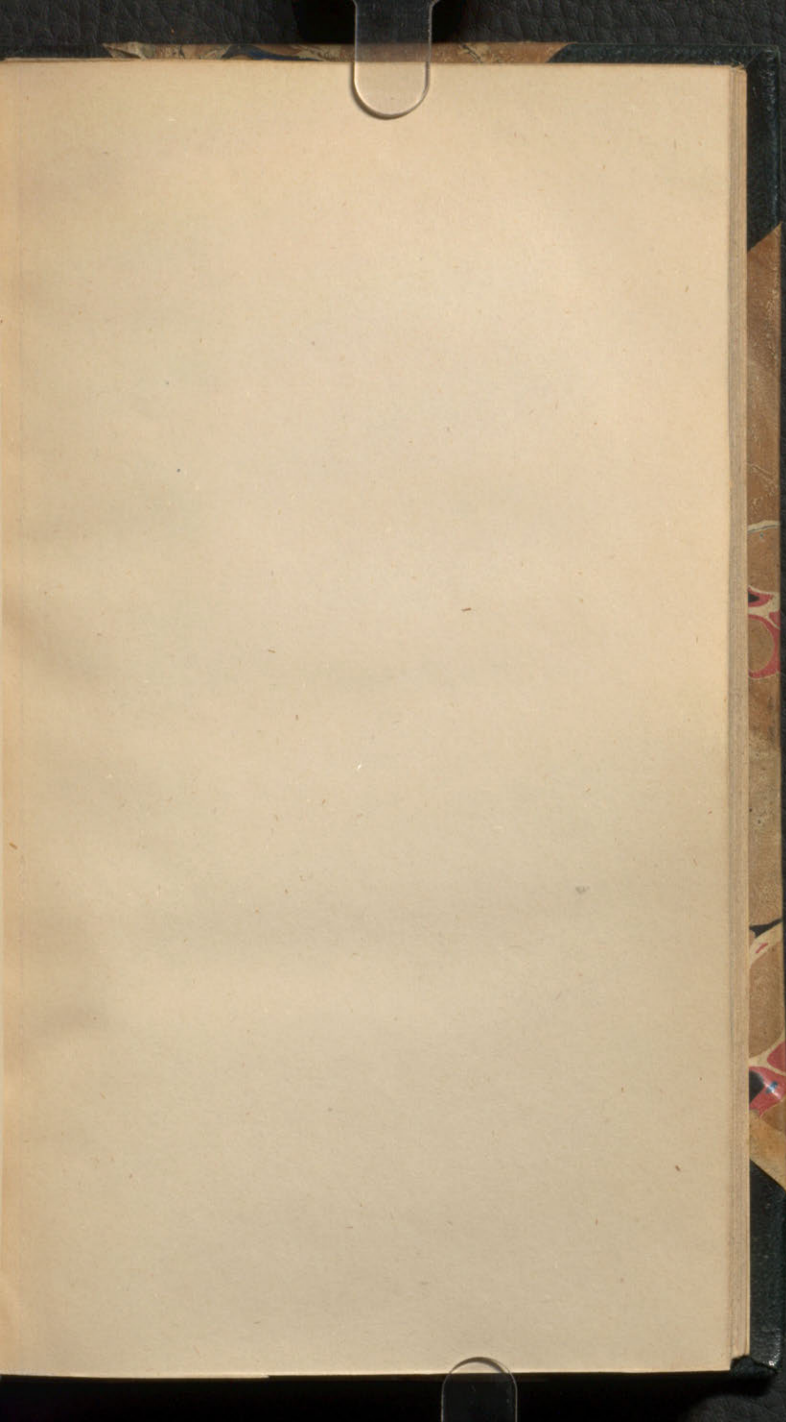


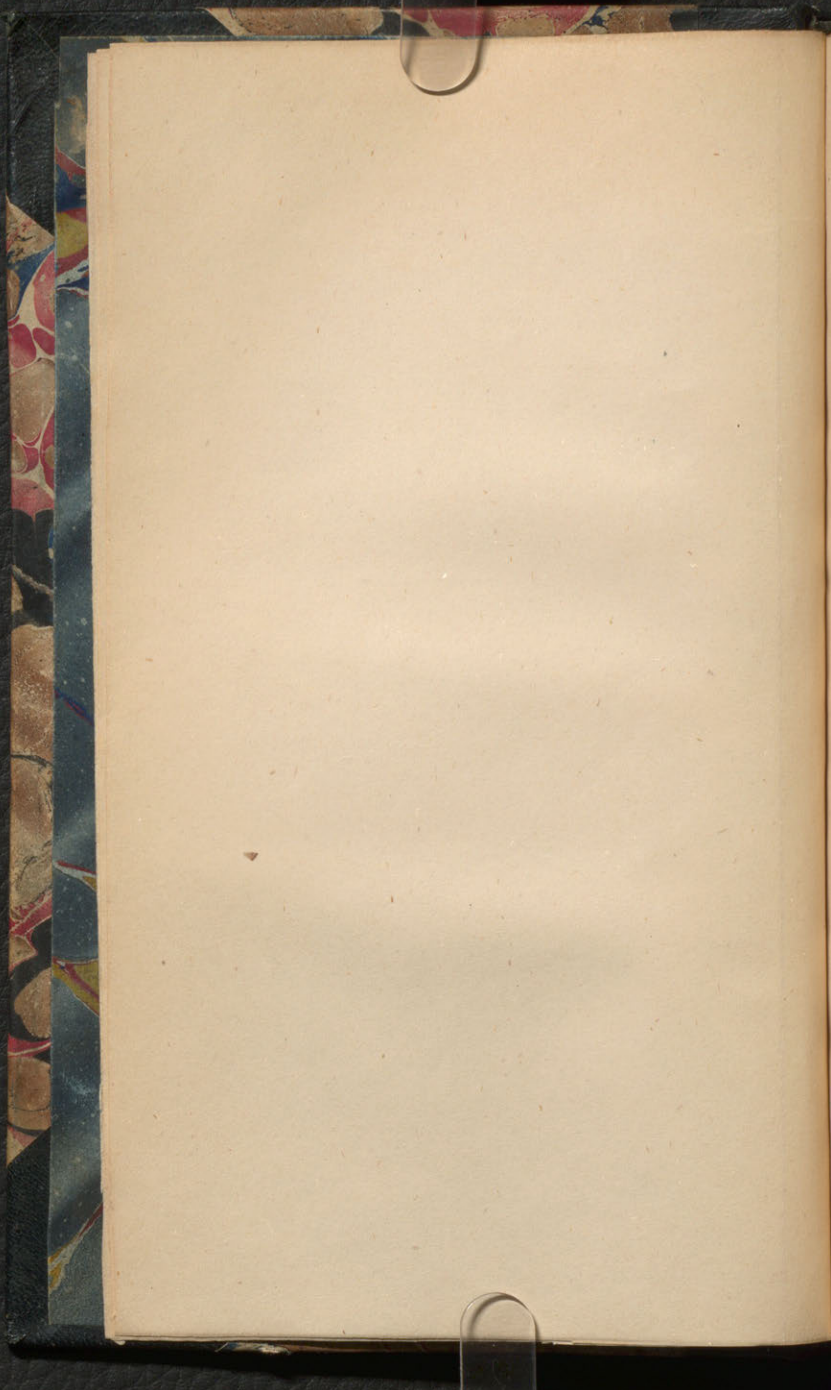
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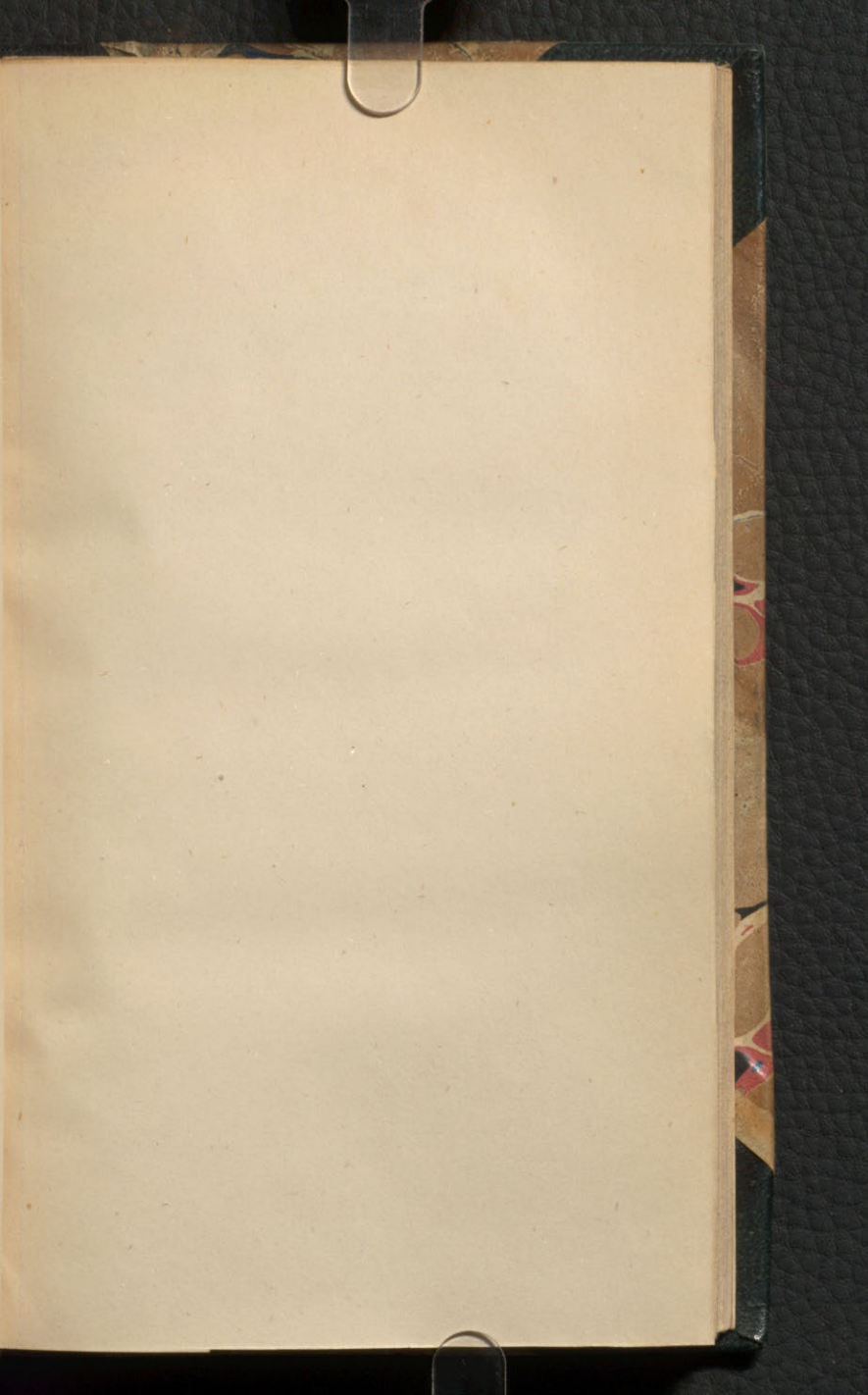


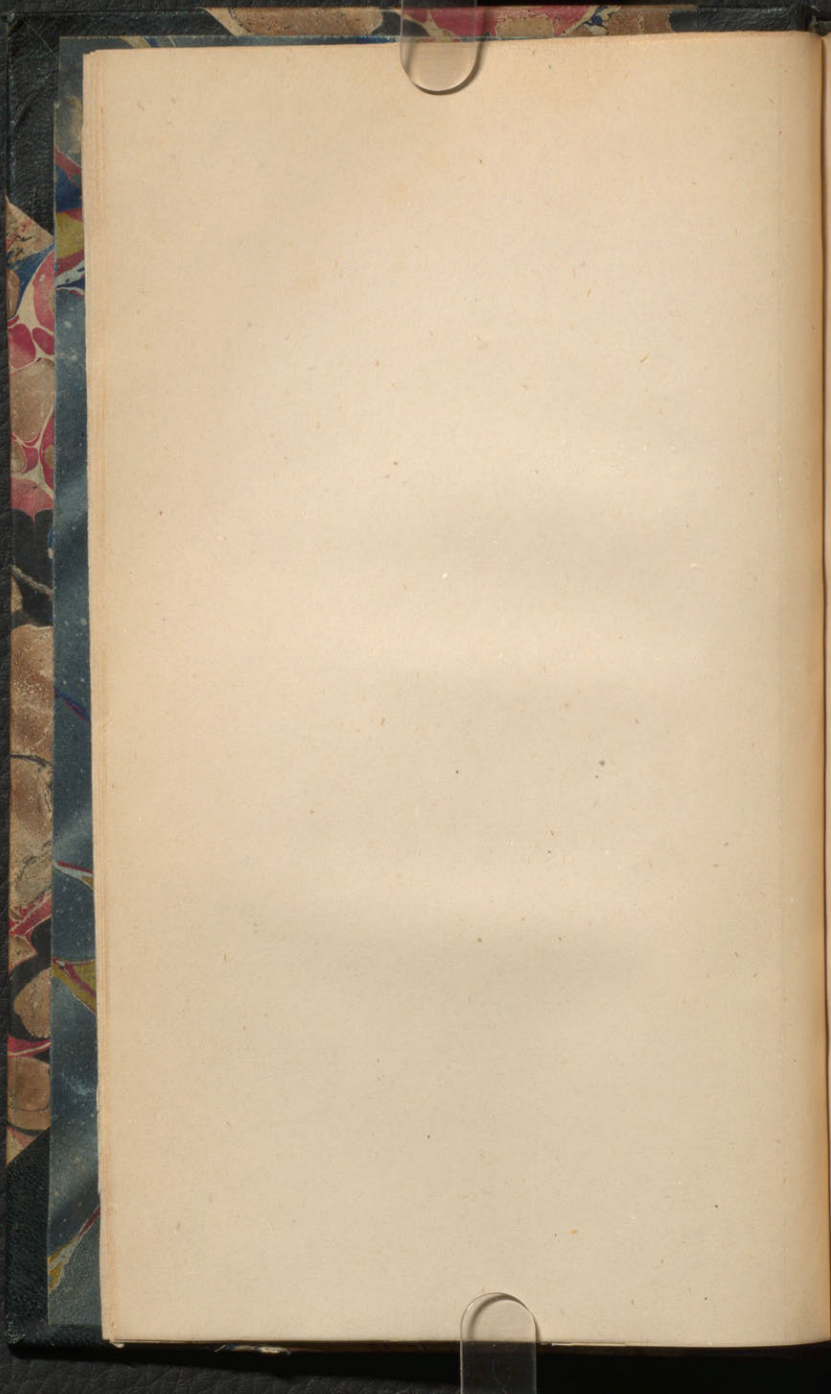


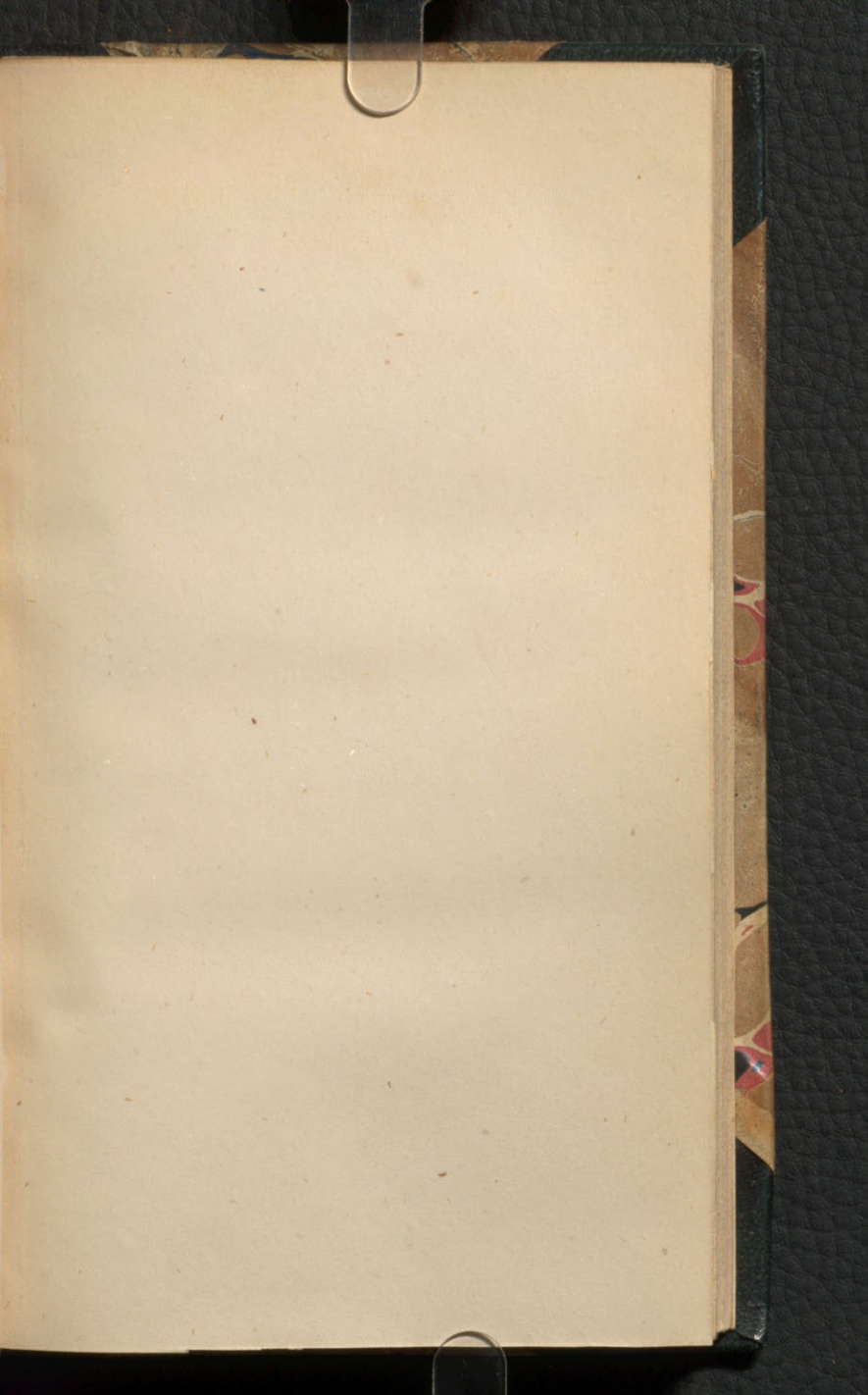


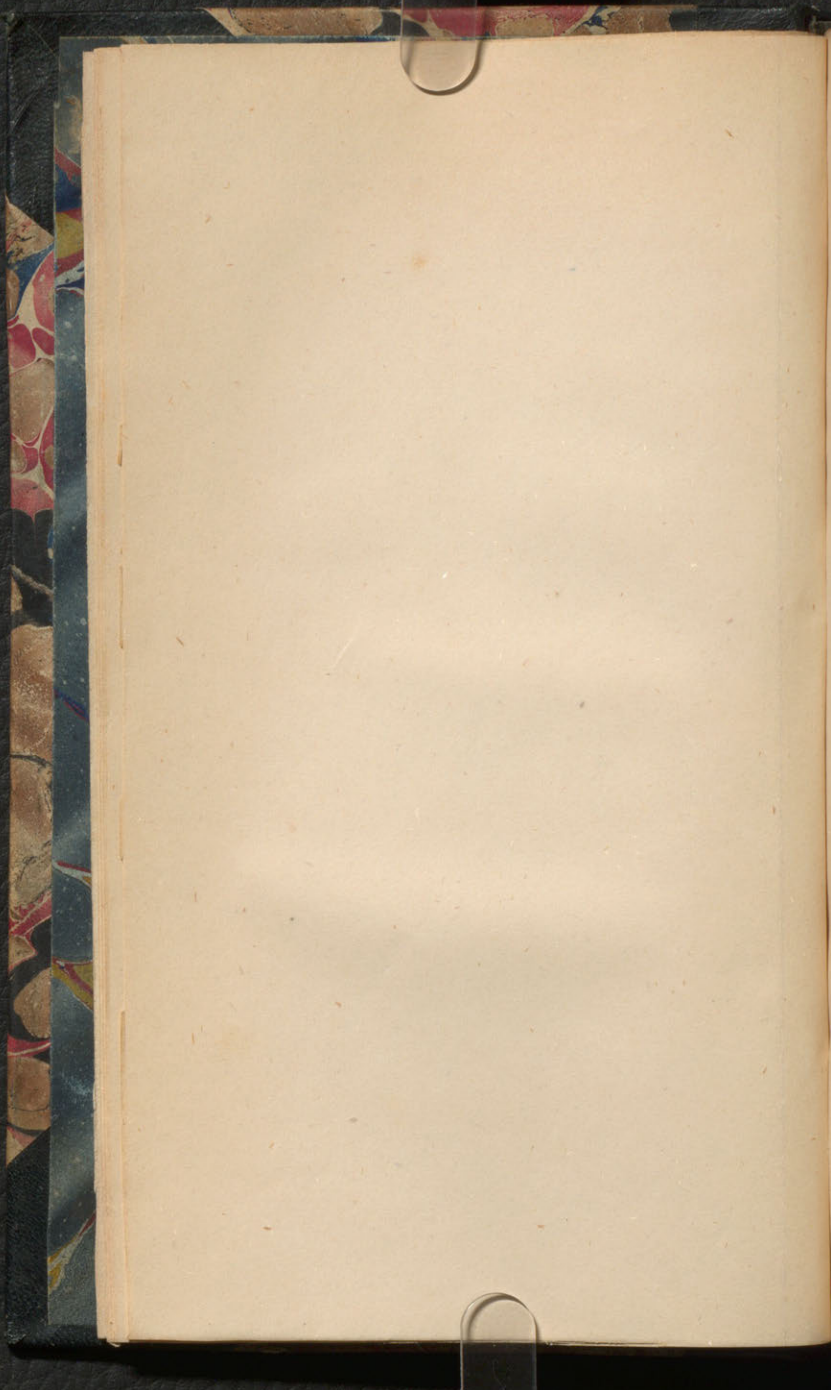




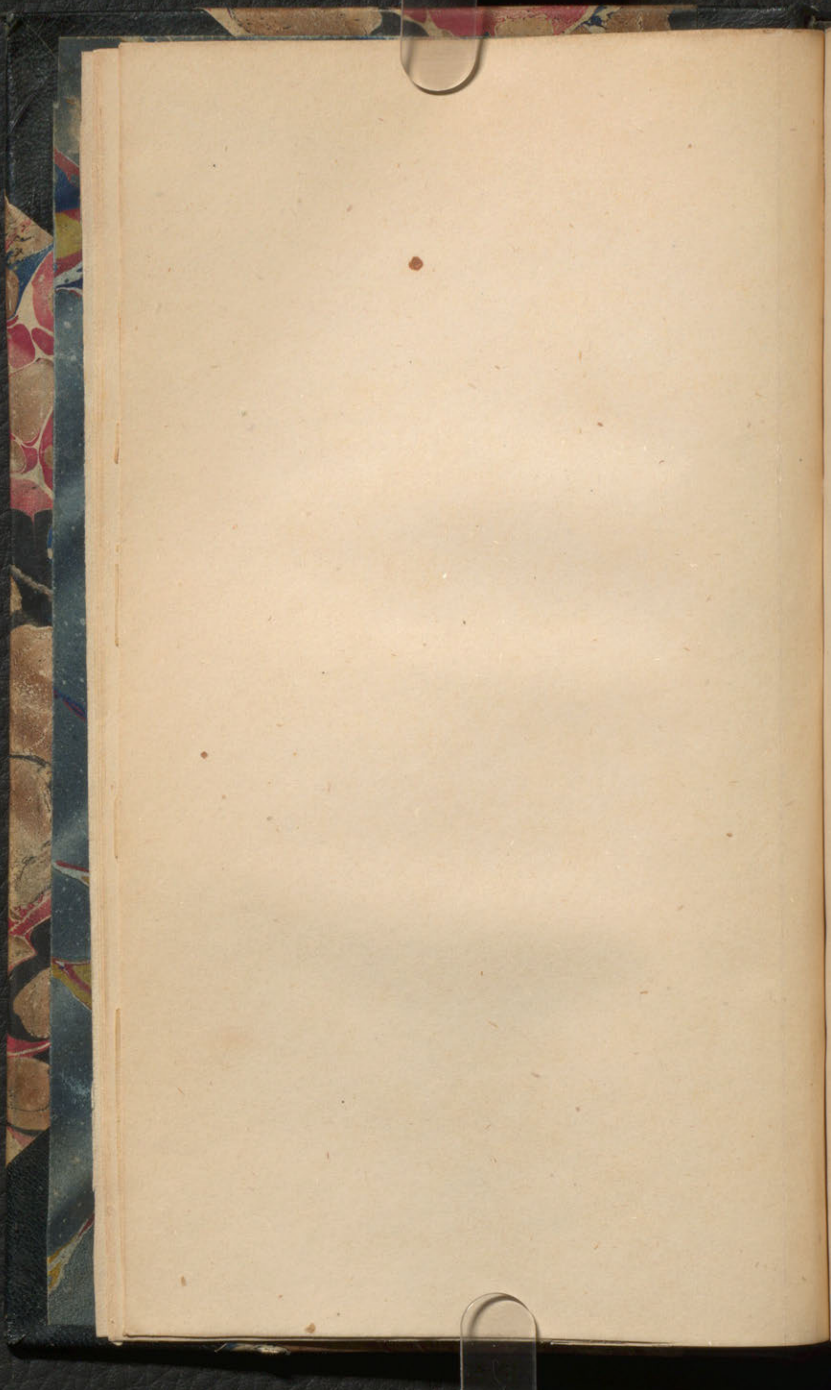


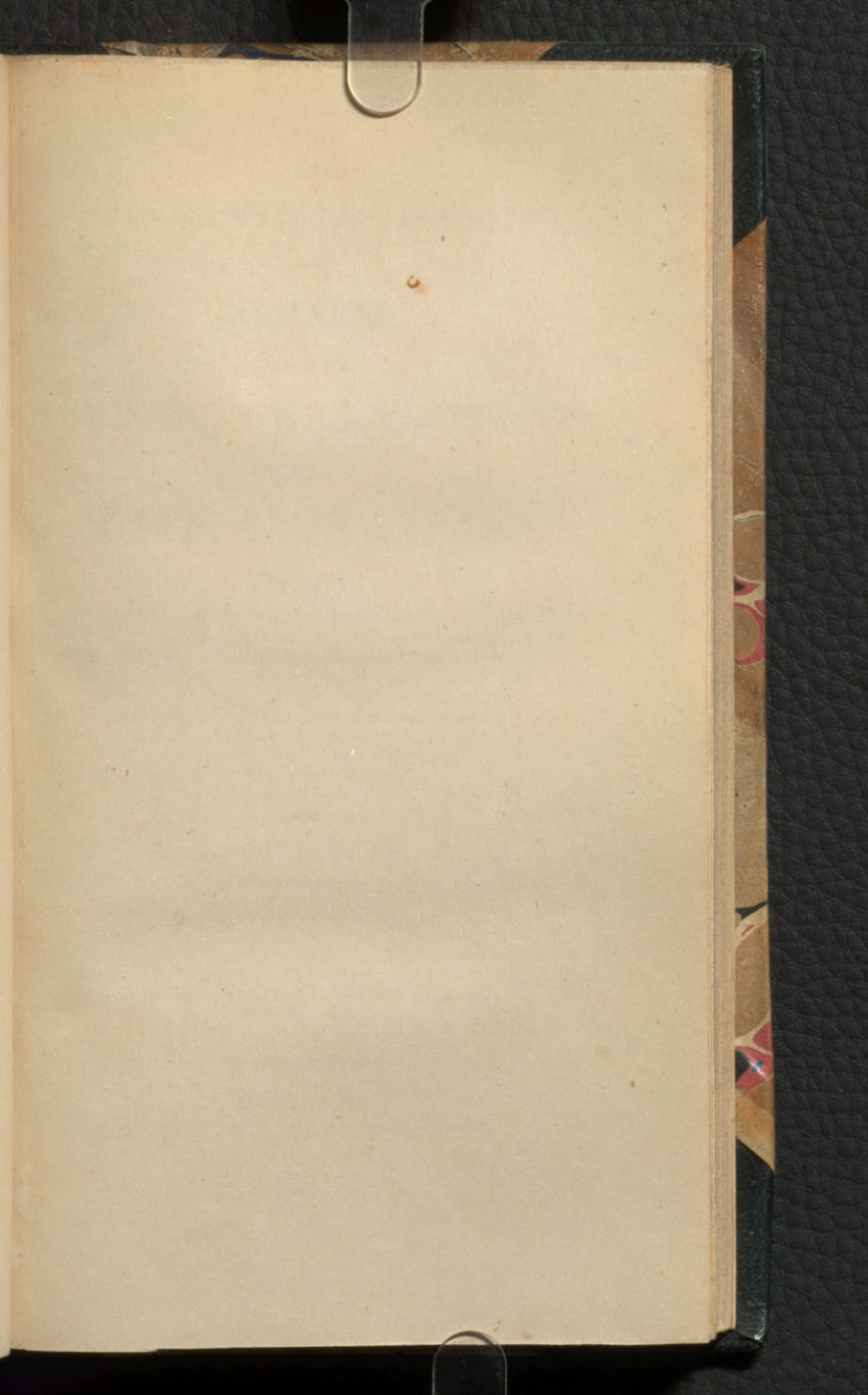


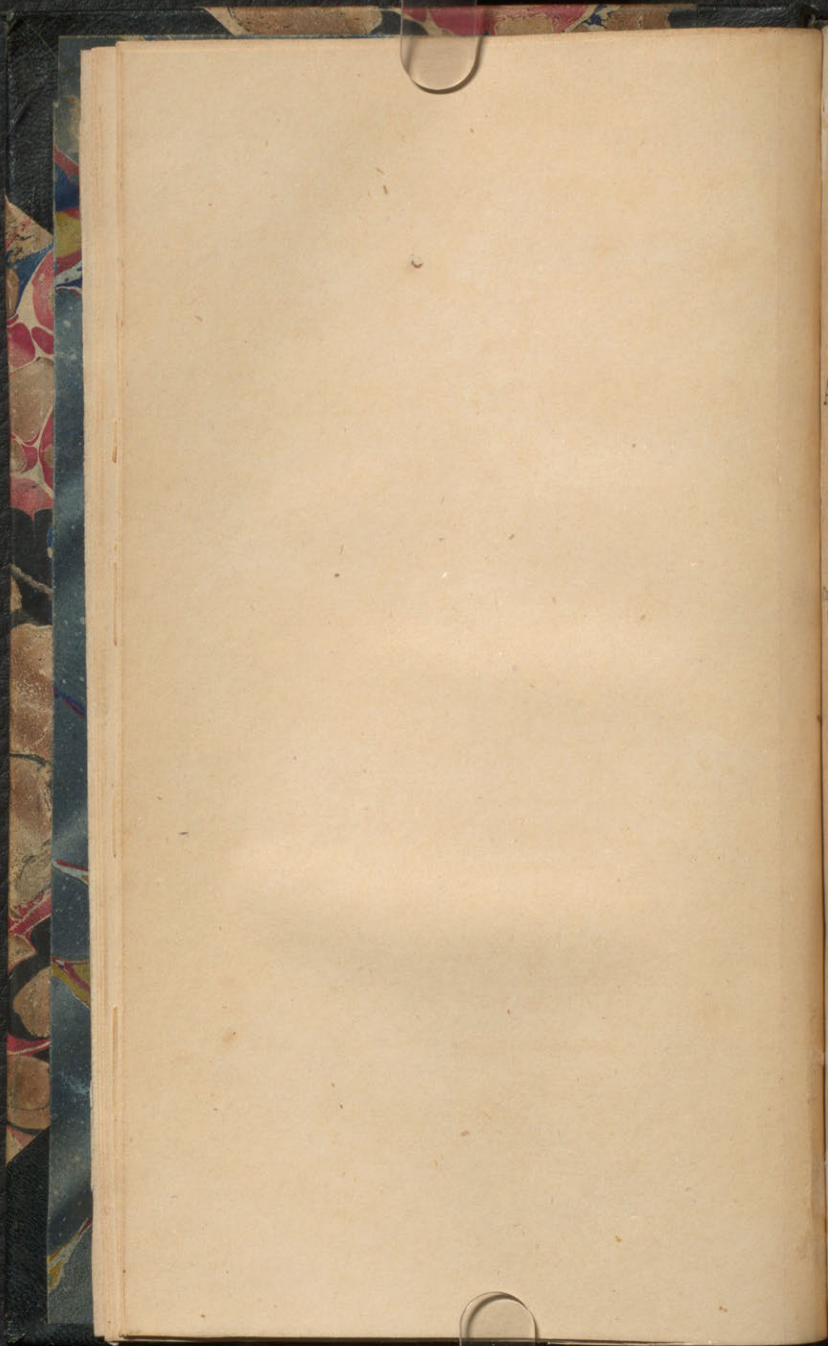














THE  
EMIGRANT'S ASSISTANT:  
OR  
REMARKS  
ON THE  
AGRICULTURAL INTEREST  
OF  
THE CANADAS:

PART I.

Containing an account of the most effectual means of assisting Settlers on their arrival in the country—Observations on the different Tenures by which Lands are held in both Provinces. Directions for procuring grants of waste Lands, and some account of the different methods of clearing them—collected from documents and various papers furnished for the information of the Montreal EMIGRANT SOCIETY, in the year 1820.

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BY A. J. CHRISTIE, A. M.

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WITH AN APPENDX,

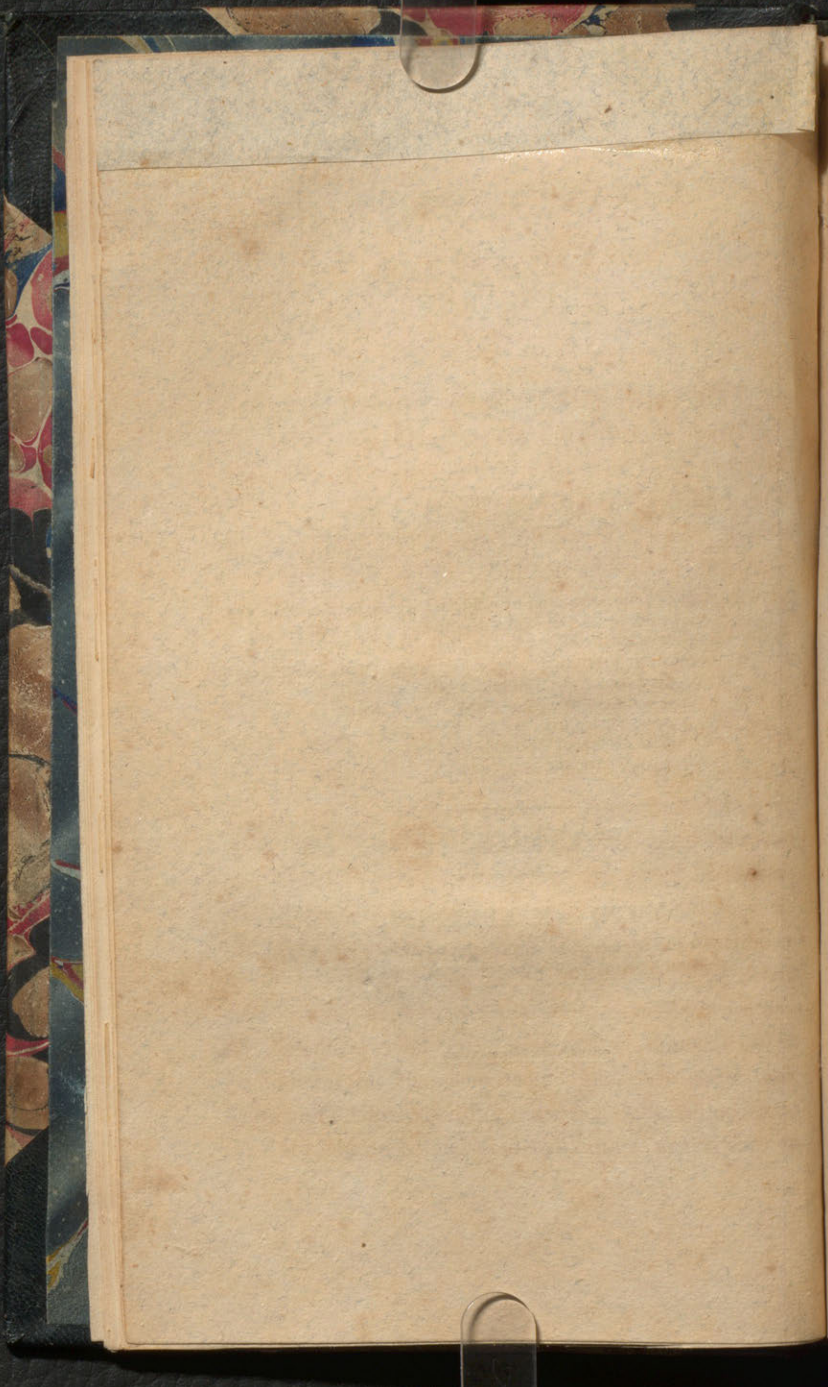
EXHIBITING THE LATEST OFFICIAL ORDERS OF GOVERNMENT RESPECTING THE GRANTING OF WASTE LANDS, FORMS OF PETITIONS—LOCATION TICKETS, &c. &c. &c.

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MONTREAL:  
PRINTED BY NAHUM MOWER.

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1821



## PREFACE.

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THE writer of the following remarks having had the honor of acting as Secretary to the EMIGRANT SOCIETY of Montreal, on the first establishment of that Association, felt himself called upon, from his situation, to use every diligence in acquiring such information as would be useful for strangers on their first arrival in this Country. With this intention, circular letters, containing queries on rural affairs, (chiefly relating to Agriculture,) were distributed over the two Provinces, to such gentlemen, as might be expected, (from their long residence in the country and an intimate knowledge of its situation,) best able to give correct information, on these subjects. From the answers to these letters, and from other sources of information the writer had an opportunity of consulting, he soon found himself in possession of a greater mass of Statistical facts, than perhaps had ever been obtained by any other person, in the country.

ON a reference to the various publications relating to the Canadas, which late years have produced, he was struck with the defectiveness of information on some points most essential to be known. The nature of the various tenures by which landed property is held,

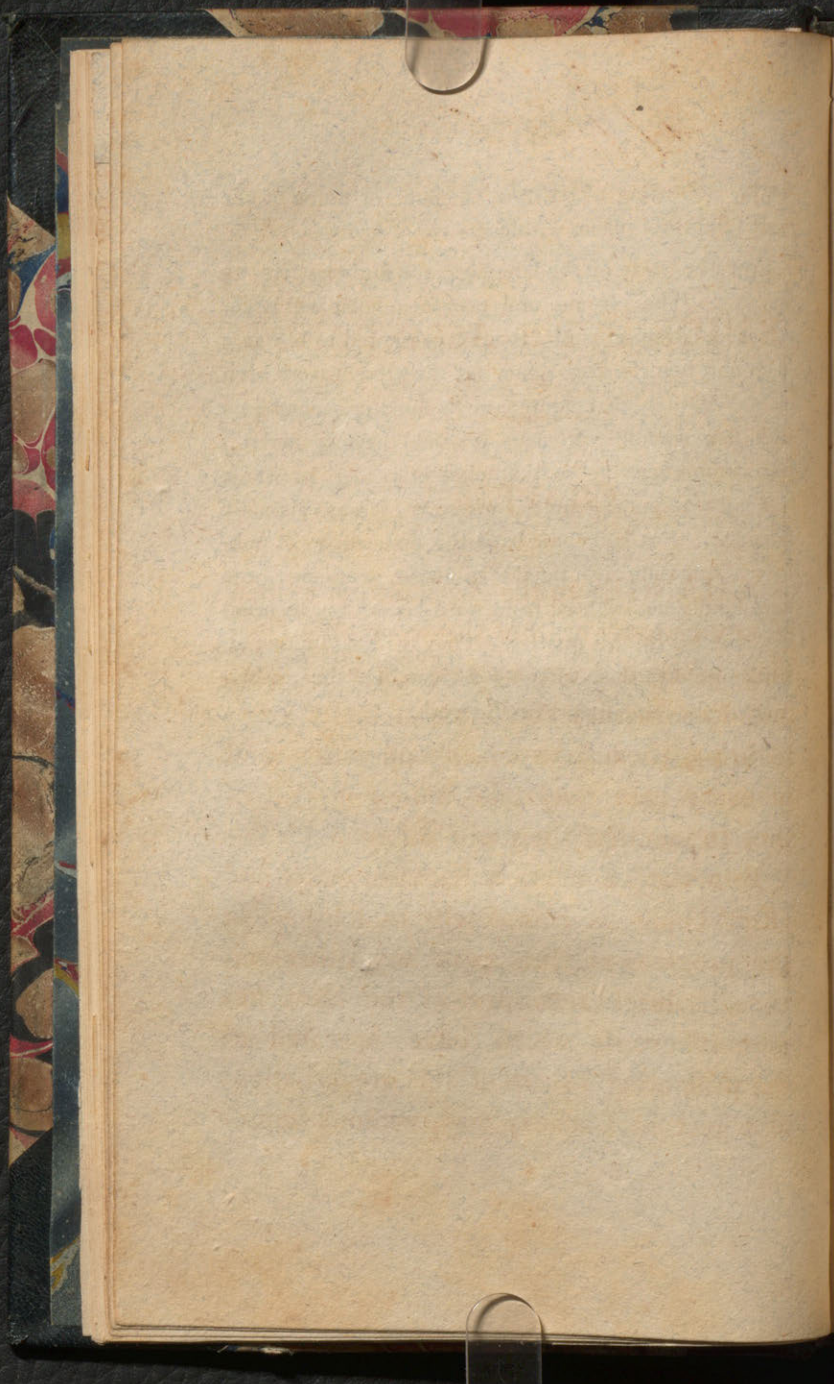
for instance, is a subject on which many of these authors had not even touched, and others of them who had written upon it, gave very imperfect and erroneous ideas of the matter, much more calculated to mislead and to cherish prejudices, than to remove those already existing. The importance of this subject, to every person intending to become a land-holder, will be readily admitted; and the anxious desire, to obtain some knowledge of it which had been expressed by many of our most intelligent Emigrants on their arrival in the country, will plead the writer's excuse for noticing it in the early part of his remarks. He has been further induced to devote his earliest attention to this point, from the well known fact, that many of our wealthiest and best informed Emigrants, arrive in the country imbued with strong partialities in favour of one species of Tenure, and with corresponding prejudices against others, whereas there appears to be no foundation in reality for such a distinction.

It was solely with the desire of conveying to others what he knew upon this, and other points in Canadian Agriculture, that the writer has been induced to give his remarks to the world; and if a kind public should receive his humble efforts with feelings corresponding to those which actuated him in their publication, and with that favourable indulgence which he has on many occasions experienced at their hands, he may at a future period be enabled to give a sequel to the present

work, embracing a statistical account of some of the most important places within the two Provinces.

FOR the style of the language, the author offers no apology. The elegant and tasteful scholar will never reject or despise truth, though presented to him in a plain and homely dress; and had the present work been embodied in high coloured metaphors, or incumbered with fine sounding similes, it would have rendered it less comprehensible to that class of readers by whom it is most required, and for whose use it was originally intended. But he cannot omit this opportunity of publicly expressing his thanks to those gentlemen who have kindly contributed to forward his design, by sending answers to his queries. They will find a due attention paid to their obliging favours, on the appearance of the second part of the work.

MONTREAL, 1821.



*B. Munton*

## EMIGRANT'S ASSISTANT.

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### CHAPTER I.

CHANGES in the Agricultural system of any country are not the work of a day; they proceed from causes which in some instances require the lapse of many years to bring them into sensible operation, and in every case they take a long period of time to manifest their whole force.

BUT the connection between cause and effect being as completely established in the progress of this, as of any other science, a brief retrospect of the most important events which have operated as the promoting causes of this great national object in Canada, may, without impro-

priety, be prefixed to any remarks upon the present state of Agriculture in that country.

At the time the Canadas became a colony of Great Britain, by the definitive treaty of 1763, the great proportion of the inhabitants, were a poor and simple race of peasantry from old France. Some of them were the descendants of the first settlers of the country, others had emigrated afterwards, along with such of the Noblesse as had been induced by the liberality of their Sovereign, (who at the time gave large grants of land,) or from some other cause, to quit their native country for the North American Colonies. These people having been born and brought up in a country, blessed as France is, with a climate and soil yielding to the husbandman all its productions with little exertions on his part, imported into the Canadas their former habits, and rigidly adhered to those of their forefathers. In this new country they found a land equally fertile as that



which they had left, and equally ready to yield its fruits at a low expense of labour. Some exertions on their first outset were no doubt necessary. The lands, which were covered with forests, completely impervious to the sun's rays, required to be cleared, before a crop could be procured from them: but to make this exertion they had the most powerful of all stimulants, namely, self-preservation. They soon discovered that if they did not clear the land and raise crops, famine must be their inevitable lot; and the dread of this produced all the effort requisite for such an undertaking. In a short time, experience shewed that a little more than a commencement was required, for the attainment of their object. Lands partially cleared, without being tilled, produced them luxuriant crops and soon removed the apprehension of want. This facility of attaining their object, destroyed the original motive which had produced the exertion on their part, and they soon relapsed into

their former negligent habits, as far as regarded the business of farming. The continuance of these feelings and habits, may be discovered among the lower classes of the Canadians to this day; notwithstanding the numerous opportunities they have had of profiting by the examples of others: and it is no doubt to their inexorable adherence to the old customs and habits of their predecessors that we may ascribe the wretched system of husbandry they at present carry on. Agriculture at the period alluded to was at a low ebb in France itself. For in no part of the world had it attained that eminence as a science, or that importance as a national object, which it now so justly holds. Hence it may be advanced as some excuse that the first settlers in Canada, and all who came to it for many years after its discovery, had not the opportunities of good example from the mother country, and could hardly be expected to improve in a profession, the ex-

tent of whose value was either totally unknown, or not justly appreciated.

FEW will attain eminence in any pursuit when no motive is held out for exertion, and wherein there is no desire to excel.

IT has been the opinion of many, that the tenures by which the lands in Canada were at that time granted, formed a barrier to the improvement of Agriculture; and the same idea operates against the improvement of husbandry, in the lower Province, at the present time. Lands were then granted under Seigniorial titles, (the nature of which will be explained hereafter) and the descendants of those who obtained property from the French Government under this tenure, still retain it by the same.\* How far it actually militates against the advancement of Agriculture, or that it really does so, is a question not yet

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\* This description of Tenure prevails only in part of Lower Canada; in almost the whole of the Upper Province, the Lands are held in what is termed free and common Soccage.

decided. The Seigniors rents and immunities are very similar to the Quints in England, and none will pretend to say those have retarded the improvement of Agriculture in that country. But to return to our subject: The local position of the Canadas, combined with political occurrences, which happened subsequent to the period we have been describing, soon produced a very important change for the better in the Agricultural interest of these Provinces. Their vicinity to the United States, at that time a colony of Great Britain, and which had become a receptacle for such men of talents and genius as were desirous to leave their native country, soon brought them under the notice of many of these characters. The fineness of their soil, and the superior salubrity of their climate, induced many to give the Canadas a preference to the United States, when both were under the British Government, and brought many to settle in them who were eminently qualified, both by talents and

habits, to promote the improvement of a new country.

IN the progress of time, another political change took place, attended with many solid and real benefits to the Canadas. I allude to the rejection of the British Government and the declaration of Independence by the United States: an occurrence which was followed by an influx of talent, industry and capital, which would not have taken place for many years after this period, had affairs continued in their former state. All those who wished to adhere to the British Constitution left the United States, and many of them came and settled in Canada. The effect of this change soon became visible in the improvement of the Agriculture of the country. These men not only brought with them the means of carrying on agricultural pursuits on an improved scale; but they had also the desire to do so, and at the same time they introduced all the improvements in the practical parts

of husbandry which they had seen followed in the country they had left.

AND it is not to the individual exertions of these loyalists alone we are indebted for the improvements in husbandry which occurred at this period: other causes concurred in producing them. Of these it is only necessary to mention the following, being one of the most obvious and powerful in contributing to the same effect. The Canadas being now placed in the immediate neighbourhood of a powerful nation, (which, it was but too obvious, looked upon all the British possessions on this continent with a jealous eye,) found it necessary for their safety to draw the bands which united them to the mother country still closer than they were before. With this view they began to cultivate a more intimate intercourse with Great Britain, and they became better known to each other than they had previously been. This intimacy was not confined to the Government departments and to political affairs; many of those

loyal Britons whom the revolution had driven from the United States, to take shelter under their favourite system of Government in the Canadas, had friends and relatives in Great Britain with whom they kept up a close correspondence. In their intercourse, they detailed to each other the comparative advantages attending their respective situations—they described the conditions and benefits which the different countries held forth, in the shape of encouragement to men of various characters and professions. The consequence was, that many who had been engaged in different pursuits in the old country relinquished them, and came to join their friends in Canada in the hope of meliorating their situations. The policy adopted by the British Government at this time, in the way of granting lands, likewise contributed to the advancement of the Canadas. The Ministry found, by the conquest of these Provinces, that they had got possession of an extensive country so thinly inhabited, that it

could be defended against foreign invasion with the greatest difficulty, if any hostile attempt should ever be made against it.

THE lands in their present condition were of no value to the nation, being covered with immense forests and in the wildest state of nature.

THEY therefore adopted the plan, of giving extensive tracts of those lands, to such true royalists as had adhered to their cause, and to such officers and men as had been useful in the late struggle with the United States. This plan, they believed would answer two good purposes; it would afford an opportunity of rewarding, at a cheap rate, the services of those men, and the soil would pass into hands, where it would in time be settled and cleared so as to increase its value and augment the strength of the country.

ALTHOUGH this method has not been attended with all the success that was expected, it must be obvious that it would be followed by some good; and there can be lit-



tle doubt that it was the adoption of this measure, which first directed the spirit of enterprize among commercial men towards the Canadas, and produced a corresponding degree of exertion in its agricultural interest. It augmented the rage for going to settle in Canada which hitherto had been very limited in Great Britain. This soon produced an increase of population, and attracted the notice of the merchant. Trade (which had been heretofore confined to some trifling speculations in furs,) began to extend its operation; respectable houses from Great Britain established agencies in the country; the superabundant produce of the land was given in exchange for the necessaries the country did not produce of itself. To procure these articles, the husbandman was constrained to increase his diligence, and to adopt every scheme to augment the quantity of his crops. This soon led to the adoption of the most improved system of agriculture the nature of the country would admit of, and both the far-

mer and the merchant reaped a benefit from their mutual efforts. The success attending this trafic, brought numbers of enterprising individuals from other countries to join in it, and their collective efforts have been the means of promoting the improvement of the country in a very great degree. Among those who have aided in effecting this object, there is one class of people, meriting some notice as having been most instrumental in extending the agriculture of the Canadas. These are farmers from the United States, who may with more propriety be denominated land-clearers.

MANY of these have come to Canada from various motives, and have for years carried on the following singular mode of life. They are from their infancy accustomed to the use of the axe; possess an invincible talent for perseverance; and being habituated to endure all the privations attendant on such an undertaking, are every way qualified for clearing the wood-lands

and preparing them for cultivation. One of these men with his axe on his shoulder, his waggon containing his provisions, &c. and a pair of horses, goes into the wood: where he commences his operations by cutting down trees and building a hut to shelter himself from the weather. This being done, he proceeds with his labour, until he clears a piece of ground; and after taking one or two crops from it, or perhaps before he sows it, he sells it to the highest purchaser he can find, and sets out with the money to buy another uncleared spot, with which he proceeds in the same manner. How soon a farmer from the old country, gets his farm cleared and under a proper state of cultivation; he sits down quietly for the remainder of his life, to enjoy the fruits of his labour. With him, his farm constitutes his fortune, on which he lives; with the United States farmer on the contrary, his farm is an article of merchandise, which he will sell to the best advantage and with the money he gets, lay in a new stock of the

same kind of Goods as quick as possible. It is scarcely necessary to add, that the latter forms a character of great utility in a country, such as this is; and it cannot be denied, that Canadian Agriculture has reaped very important benefits from the labours of such men \*

OTHER political events, which succeeded these, had a no less powerful effect in bringing the Canadas into notice. The late war, during which the Canadians behaved so well, demonstrated their sincere attachment to the British constitution, and that they were deserving the protection of the Government. That contest brought numbers of men belonging to the army to the country; who, fascinated by its superior advantages, embraced the offer held out by Government—took their lands, and settled on them when released from their military duties. So great indeed was the attraction to this, that of some regiments who were

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\* These in the language of the Country are termed Squatters.

disbanded in the country, almost three fourths of their numbers, both officers and men, remained and turned their attention to agriculture.

EVERY country, after having been the seat of war, becomes an object of attention to the curious traveller, and this brought numbers to Canada who were travelling for the gratification of curiosity.

THESE characters have carried home flattering accounts of the country, and sent many works from the press, which are loud in the praise of its superior advantages. The dissemination of these reports and writings, has excited a general desire for emigration, among all classes who feel either real or imaginary grievances at home; and this has been the cause of bringing numbers to settle in the Canadas, who will in time draw forth the immense resources the country possesses. It may also be remarked, that the mania for emigration is not now, as formerly, confined to the poorer classes and such as could not gain a living

at home. Of late years, (since the war) many people possessing capital have come out to settle, and it cannot be doubted, that their talents and industry, united with the pecuniary means they possess, will soon produce the best effects. The distresses in the mother country, arising from the taxes, and the sudden transition from war to peace, have contributed to increase emigration. Many men possessed of limited incomes, when they could not procure such a price, for what they had to dispose of, as would pay the public burthens, left their native country, for another, where they would not have taxes to pay. Others, who, from the former situations they had held, were obliged to keep up a certain rank in society, when they found their annual receipts inadequate to do so, adopted the same plan, and rather chose to quit their country and their friends, than to submit to the mortification consequent on a change of life for the worse, among those who had been their equals in better times.

From these, and a number of other causes, which might be mentioned, emigration to the Canadas has of late years attained such an extent that it becomes, very deservedly, an object of national attention. England, it is said, requires some means to throw off her superfluous population. The effects of these people settling in Canada are already visible, in the more extended and improved state of her agriculture; if therefore they can be spared from the former country, and are required in the latter, it follows that every facility and help, consistent with prudence, ought to be given them, for accomplishing their views here. It ought also to be remembered that, every man who comes to the continent of America, and does not settle in a colony of Great Britain, goes to a country, where he increases the strength of England's enemies in a double ratio. If another war should happen, (and it is not an event beyond the bounds of probability,) that man will be compelled to bear arms against his mother

country, or to relinquish his pursuits in life, and perhaps sacrifice all his property, the fruits of many years anxiety and toil. Few of this class are so ardent in their patriotism as to give a preference to the last alternative; with many the *amor patriæ* is little more than a name, after its vitality has been deadened and its force blunted by a distant residence for some years.

It is therefore a preferable plan, both for the individuals themselves, and on the principle of sound policy, to retain our hardy peasantry within the verge of our own dominions, while it is in the power of Government to do so. It is said, that many of those who go to the United States, return to the Canadas; and there is no doubt that nothing but inability to accomplish the journey, prevents many more from following their example. But this cannot be done, without their undergoing many hardships, and at the loss of much time and labour. They may return with some dear-bought experience, but it is not to be sup-



posed that this is all they acquire; the society to which they have access in the United States, and the treatment they receive, is not calculated to give them favourable opinions of mankind; nor to improve their own morals; to make them better men or more loyal subjects, than they were before. Whatever injury they may reap from such an association, it is too obvious they can receive no benefit from it. But this leads me to the next part of the subject.

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## CHAPTER II.

### HOW ENIGRANTS CAN BE MOST EFFECTUALLY ASSISTED.

THE way in which this can be effected, forms a subject of no minor importance. The immense numbers of those who emigrate, and the multiplicity of their wants, preclude the possibility of extending direct pecuniary aid to them all; and if such a

thing were practicable, it remains doubtful how far it would be of service to them, or if it would answer the end designed.

NEITHER the greatest exertion of individual benevolence, nor the utmost stretch of national bounty, would be found adequate to such a task. Still the necessity for something being done is so urgent, that any plan which will mitigate, if not entirely relieve their difficulties, on their first arrival, ought to be adopted. In the execution of this plan, a reference ought to be had to their comparative necessities, so as to suit the relief afforded to the exigencies of these receiving it. And this naturally leads into an enquiry of what classes of persons the emigrants are composed?

BUT it is proper to premise, that the best and most effectual relief that can be given to any description of emigrants, is, *directions and advice in what way they can most readily attain the objects they have in view.* It has been seen, from what was stated above, that there are insurmountable ob-

jections to their being assisted with money ; such a measure, would lead them to depend upon receiving assistance in this way, encourage them in idle habits, and totally disqualify them for the hardships they must inevitably undergo. There is therefore only one alternative, give them sound advice and directions for their future proceedings, and little more will be required in the generality of cases.

THE emigrants who come to Canada, are composed of a mixture of all classes ; from Great Britain and Ireland. As far as respects their necessities on their coming to this country, they may be divided into two sorts, 1st those possessing capital, 2nd those not possessed of capital ; or more properly into capitalists and non-capitalists. This is a division that will perfectly well answer every purpose in view ; but to enable those unacquainted with this country, to comprehend it, some further explanation may be necessary :—

THE greater number of farmers, who

emigrate to Canada, are totally ignorant of that description of information most requisite for them. Their topographical knowledge of the country is necessarily very limited; they are equally unacquainted with the habits and customs of those people they are to meet, and associate with. Their ignorance in this last point, frequently renders them the dupes of designing characters, and the subjects of imposition. It may also be observed, that the agriculture proper for the Canada farm is widely different from that applicable to an English or Scotch farm. They have in this country to commence with a train of operations in husbandry, almost unknown to any district in Great Britain; and these accompanied with the unavoidable difficulties attendant on them, require an effort of labour and of mental energy they never have had to make before. These people leave home buoyed up with the hopes of procuring lands, and becoming proprietors of the soil. This they can easily accom-

plish; as every possible facility for their obtaining lands is given. But although this forms at the time, the ultimatum of their desires, and they can readily attain it, they will still find it a poor supply for their wants, unless judiciously managed. They are not aware that the lands they procure, are covered with tremendous forests; nor do they reflect, that they must make up their minds to endure many privations, and to undergo years of incessant labour, before their lands can be brought into cultivation. The clearing of woodlands is for very obvious reasons, a branch of agriculture little known in the mother country; the mind of the ingenious and scientific agriculturist has been seldom directed to it; hence little improvement has been made in the method; and the practical farmer, has had no opportunity of seeing what is the best way of proceeding. In Canada this forms the first, and most important step, in the settler's operations; and even, in this, he must be assisted by the advice and direc-

tion, of those more experienced, otherwise he may exhaust his means, his time and his labour, to very little purpose.

If he does not adopt the most suitable method, he will make but little progress by his individual exertions; and unless informed correctly of the value of performing this step, he will be deceived and cheated, by others whom he may employ. The price of clearing lands varies, according to the situation of the grounds, and the method of doing it; but this will be more fully explained hereafter.

SUCH are a few of the many obstacles to which a farmer is subjected, on coming to a new country; and which can only be removed by sound advice, and correct directions as to the proper method of proceeding.—

BUT, to return to the distinction we formerly adopted. The term capitalist which we have here used, must not be taken in the same signification, as it is employed in the old country. Every person possessed

of as much money, as will supply his family with provisions for the first year; purchase a few tools, and a small quantity of seed for the portion of land he may be able to clear, may be considered as possessing sufficient capital, to commence as a farmer in Canada. If he be in possession of more cash than is sufficient for these purposes, he will the sooner attain to independence; but many instances have occurred, of persons going on lands who had not a sufficient sum for this purpose, and who have become independent, and even affluent, in the course of a few years. There is another description of men, who may with justice be considered as capitalists, on their arrival in Canada. The distresses attendant on the payment of the unavoidable public burthens, combined with other causes, have of late years pressed hard on many deserving characters in the old country. Many of these who were, from various reasons, compelled to hold a certain rank in society, and from their limited means

unable to do so, have been obliged, (though with reluctance,) to collect the shattered remains of their fortunes, and seek an asylum in Canada. They have come there, with the laudable hope, of either preserving what they had left, or with the wish of increasing it for the benefit of their offspring.\* Such men, though not the most numerous, are obviously the most valuable settlers. They not only import with them the best and newest plans of every science, but also bring the means of carrying these

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\* This more particularly alludes to officers whom the late peace has placed upon half-pay. These men will find that slender pittance, very inadequate, to support their families in England, and maintain the rank they ought to hold. For them, Canada holds out very flattering prospects; there they can have their farms, and the conveniences and comforts attached to them. They are exempted from taxes, and can employ their half-pay wholly, or as much of it as they can spare, from the purchase of necessaries, either in improving their farms, or in clearing more new lands. In short, by a moderate share of prudence, men so situated can not only insure a competence for themselves and families during their lives, but may leave their children well provided for at their death.



plans into operation. It is with such men as these, that the United States farmers traffic in cleared lands in the manner formerly described. One of these capitalists, on his arrival in this country, purchases a farm either wholly or partly cleared, of such an extent, and in such a situation, as will best suit his finances. This, at once, gives him a comfortable home for his family; and should he incline to do so, he may avail himself of the bounty of Government, get his location of new lands, and clear it by degrees by the sale of the superfluous produce of his farm.

FROM this account of the process, it might be imagined that, such as bring capital to Canada require no assistance, even in the way of advice. A moment's reflection will however be sufficient to convince any one of the reverse. Men, in the situation we have described, require advice no less, than such as are totally destitute of means. Their ignorance of the topography of the country, is frequently the cause of much

disappointment, and inconvenience to them. They may purchase a farm, in a situation where they cannot carry their future plans into operation; their unacquaintance with the characters they have to deal with, may be the means of ruining them, by their purchasing lands of some one, who has no legal right to them himself, and perhaps they lose their farm after having paid for it. It is obvious, that they require to be made acquainted with the difference in the mode of pursuing farming as a trade, as well as the poorer sort, or they may soon expend their limited means, and reap no benefit from them.

If we turn our attention to the second description of emigrants, namely, the poor and destitute; we shall find they stand in need of advice, and more urgently require to be directed to what is best for them, than the former. Persons of this description have the same object in view, on coming to this country, as the foregoing have. Their grand and chief desire is to get lands, lands

is their continued cry ; and they not unfrequently subject themselves to a very great degree of misery and hardship, by their precipitancy in acquiring their object. With the former class of emigrants, the possession of their capital, although small, may in some measure alleviate the distresses they have to encounter in settling on new lands ; but the latter have no such relief, they want support for the present—experience to guide them in their future operations—and encouragement to cheer them on in their laborious progress. To persons so situated, good and salutary directions are of the utmost importance. By this their labours may be much abridged, if put on the most proper method ; it will also support them under their fatigues from the idea that they possess friends who take an interest in their prosperity, and thereby prevent that despondent feeling their solitary situation renders them too apt to indulge in.

HITHERTO I have only directed my at-

tention to agriculturalists, but other classes of emigrants are equally in want of advice on their arrival in Canada. Among mechanics and labourers their ignorance of the country forms an equally insuperable barrier to their progress. Many of this description, on their reaching Quebec, have a little money saved from their former labour, and some of them are reduced to their last shilling. Both classes will soon be reduced to the same state of penury, unless directed by timely and salutary advice. These are more the objects of deception than the agriculturalists we have mentioned, for they have not so ready a way of having their hopes realised as those who come out in quest of lands. Full of extravagant notions respecting the high rate of wages, they at first reject the proposals of those who wish to employ them, and loiter away their time in the hopes of receiving an offer, on more favourable terms. The longer they delay, the chance of their finding work daily diminishes, as they will

be followed by others whose expectations are not so high. Their total ignorance of the country, prevents their going to those places, where people of their occupations are required. In this way, they in fruitless expectation waste their time, either in one place, or in wandering about, till they are reduced to absolute beggary, and soon lose that self respect and spirit of independence which is their greatest stimulus to industry, and their best safeguard from vice. From the foregoing remarks, it is obvious that all classes of emigrants, on coming to this country, stand in need of advice; it is likewise evident that this is the description of help best suited to their wants, and such as can be most easily given to them. Direct charity, when bestowed on people, who have not hitherto been accustomed to receive it, is in every instance attended with disadvantage; and the plentiful supply of the necessaries of life which this country affords, with little labour properly applied, renders this description of

assistance unnecessary, except in a very few cases. Let the emigrant, on his arrival in Canada, be directed in the pursuit of his views, by some disinterested person; let the easiest mode of attaining his object be pointed out to him; and if this be done, with a proper regard to his situation and circumstances, nothing further will be necessary. Furnished with this, and endowed with virtuous and sober habits, although he may have difficulties to struggle with at his first outset, these are never insupportable, and he cannot fail to acquire a moderate competence, if not a handsome independence, by perseverance.

MUCH has been written, and many various opinions agitated respecting the encouragement of emigrants, in a political point of view. This not being a subject adapted to the present work, a very brief remark on it shall be deemed sufficient. When emigrants arrive in Canada, their extreme ignorance of the country, bewilders their ideas and perplexes their minds; un-

der this state, there are numbers of designing characters perpetually on the outlook to lead them astray. In the United States, they are perfectly sensible of the advantages which result from a hardy and industrious peasantry, and they are using every effort to obtain it. Their views on this subject are developed, in the plans they pursue to draw them over to their country.

It has been already remarked, that every one of these persons who leave Canada and do not return home, strengthen the enemy, and in proportion weaken the English nation. Let this simple fact be sufficient to guide the people, and the government, in their conduct towards the emigrants, and nothing further need be said to induce them to put a stop to this proceeding on the part of our neighbours. If this be attended to, we shall then retain in Canada, where they are wanted, all those emigrants who are deserving characters in any government, and if deprived of the rest it will not be attended with any loss.

IN the cursory view of this important subject which has now been detailed, it will appear, that emigrants of all descriptions, on their arrival in this country, require to be assisted; that the most effectual help that can be afforded them, is information relative to the state of the country, and its aptitude to suit their wishes. It has also been seen, that, even in a national point of view, and as a measure of sound policy, this aid ought to be extended to them. The next part of the subject for consideration is the means by which that information can be most effectually communicated. Hitherto, the emigrant, on his arrival in Canada, has had no authentic source from which he could procure information; he was left to seek it, from any person he could meet with, and frequently exposed to the operations of interested characters, who had more inclination to forward their own projects, than to assist in his. It may be said, that the publications which have of late been given to the world, were suffi-



cient for this purpose ; but these works, although valuable for the information of the curious, and perhaps well adapted to amuse the superficial reader, are but little calculated for this end. They are, in some cases, too expensive for the means of the generality of these persons ; they do not contain a sufficient mass of that local information, and those practical facts best adapted for them ; and some of them are more calculated for shewing the circumstances under which emigration may be undertaken with advantage, than for directing those people after they have come to Canada. One great defect in all of them is, the scarcity of information they give respecting the Tenures by which lands are held, and the difficulty with which they are obtained. Every man who arrives in Canada, and has an intention of procuring a farm, will of course be desirous of getting one under a tenure as secure as possible, and of that description to which the fewest conditional burdens are attached. It is no

less requisite that the poor agriculturist should have his designs as little retarded as possible, and be enabled to procure his lands with the least possible delay and expense.

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### CHAPTER III.

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BEFORE entering on a particular account of the more minute subjects it is intended to describe. Some attention to the general state of the Canadas may be deemed proper. On this part of the subject but a very brief sketch is required; those for whom the present work is chiefly designed are but little interested in general history, and have but little concern with political subjects; minute and particular information is what they require, and that which ought deservedly to engage their attention.

From the time that the Canadas became

a part of the British Empire until the year 1774, the affairs of Government in this country were managed by the person holding the office of Governor alone. But in the above year, an important change was made, by the passing of the famous Quebec Bill in the British Parliament.

It provided that twenty-three persons should be appointed, under the name of a Legislative Council, for the purpose of assisting the Governor in the discharge of his duty. This Council, in conjunction with the Governor, was empowered to make such ordinances and regulations as they might think of advantage to the Province.

THEIR power of imposing taxes was confined to such as were to be appropriated for making roads, repairing public buildings and the like; and their power of punishment, was restricted to the infliction of fines or imprisonment for a period not exceeding three months. Every ordinance they passed, was laid before the Governor, for the purpose of being submitted by him

for his majesty's approbation, within six months after it passed, and was not valid, until such approbation was obtained and signified by the Governor to the Council. In this manner the business of Government was conducted from the year 1774 until the year 1791, when another act of the British Parliament produced a second change, and established the Constitution on its present footing. Part of the Quebec Bill was repealed, and a third branch, named a *House of Assembly*, composed of Representatives chosen from the people, in a way somewhat analogous to the mode of electing members of Parliament in Great Britain, was associated in the functions of Government with the Governor and Council.

THESE three branches, in their principle of formation, resemble the three great branches, viz: the King, Lords, and Commons, in the old country, but differ from them in so far as all the acts passed by them are subject to the controul of the King, and in some instances to that of the

Imperial Parliament in England. It was at this time the country was divided into two Provinces denominated Upper and Lower Canada.\* Each Province is provided with a Governor, Council, and House of Assembly, in the way above mentioned. In addition to these three branches, there are certain persons who derive their appointment from the King, and are termed Executive Councillors. In Lower Canada these are seventeen in number, and possess powers in the affairs of Government somewhat similar to the Cabinet Council in England.

THE person at the head of affairs in Upper Canada has the title of Lieutenant Governor, and in all civil matters is perfectly un-

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\* LOWER Canada comprises all the eastern part of the old Province of Canada. Upper Canada is formed of the western part, and that immense territory lying on the north side of the chain of lakes and rivers which separate the British territories in North America from the United States. The two provinces are separated from each other by a line commencing at Point au Baudet, in Lake St. Francis in the River St. Lawrence, and running in a northward direction 24° west till it reaches the Ottawa or Grand River.

connected with the head of the Government (called the Governor-in-Chief) in Lower Canada; but the latter is Commander-in-Chief of the forces in both provinces, and stands at the head of the military affairs, in British North America, under the title of Captain General.

THE Quebec Bill of 1774 fixed the Judicature of Canada. According to it, the old French inhabitants are allowed to retain the laws of France, in as far as they relate to property or civil rights; and the same practice is followed in our Courts of Justice to the present day. The English law in criminal cases is universally adopted. This is to be understood as applicable only to Lower Canada: for the great influx of British subjects since that period, and the wise policy of the Government of the Upper Province, has introduced the law of England in all cases.

IN religious subjects, the most ample toleration prevails in the Canadas: The Episcopal religion is what may be denominated

the established Church of the country, but every sect has the same privilege of exercising their tenets, without controul.

IN Lower Canada, the Roman Catholic Religion prevails among a great proportion of the inhabitants, and by the act of 1774, the clergymen of this Church, are authorised to recover their dues and tythes, from people of their own persuasion, by course of law; but no one of any other religious denomination is obliged to pay them.

THE act of 1791, ordained, that the person administering the Government should reserve one seventh, out of all the lands that might be granted by the Crown, subsequent to that period, for the benefit of the Protestant Clergymen of the Church of England. This has been carefully done ever since, and rectories or parsonages, are appointed by the Governor and Council, and endowed from these appropriations, the same as incumbents in the Church of England. Hitherto, little attention has been paid to these lands; some of them have

been settled by farmers, who had no authority to do so; others have been leased at low rents: but the Episcopal Clergy of this country are now formed into a corporation, and the lands placed under their own direction, of course more attention will be paid to settling and improving them in future.

IN Manufactures, the Canadas are at a very low ebb; some of the inhabitants make a species of coarse cloth, for their own use; but the extent of their operations in this way, is confined to the exigencies of each family, where they are carried on, and do not deserve the name of manufacturing.

It is a subject of regret that some attention has not been paid to the searching for the mines with which this country abounds. Iron-ore, copper and lead have been found; there are also, in many places, strong indications of the existence of other valuable ores, but in no instance have these been wrought under the British Govern-



ment, and seldom ever looked for. The great abundance of fire-wood, may in part account for the negligence hitherto manifested towards the coal-mines; but the probabilities of there being mines of this valuable fossile in Canada, are very strong, and a time will no doubt come, when they will be sought for and properly estimated. Enough has been said to shew the capabilities of this country for establishing manufactories.

IN a work written with the intention of this, there is obviously little use for entering minutely into the state of commerce, in the Canadas.

IN their Legislatural proceedings, this branch is said not to have been well attended to; but this is a complaint to which all new countries, and more especially colonies, are subjected.

THE chief articles of export from Canada are Timber, of all kinds, Pork, Flour, Pot and Pearl Ashes; of the last a great portion comes from that part of the United

States bordering on Canada, although it is an indisputable fact, that the latter country is as capable of making and exporting all these as the former, and only requires a proper share of Legislatural protection to enable it to do so. Furs and Peltries form another article of Canada commerce, but the trade in these is confined to a few Companies, (almost to one,) and as they are procured from Indian nations which inhabit the territories on the north and west of Canada in exchange for British and foreign wares, brought to the country by these companies, they can hardly be considered as an article either the produce of Canada, or purchased by the productions of its soil. Besides these there are others which form a part of the exports of Canada, such as Oil, dried Fish, Ginseng and some Medicinal Drugs, but not in such quantities as to be deemed staple articles of trade.

## CHAPTER IV.

## THE TENURES OF LAND IN CANADA.



THE landed property of this country is held by two descriptions of titles, namely, *in fief Seignorial, and in free and common Soccage.*

THIS difference of heritable right to landed property, has arisen out of the political situation in which the country has been placed at different periods. Under the French Government the civil Constitution was established upon the Feudal System, and their mode of granting lands was in conformity to it. Subsequent to the Act of King Charles II, which confirmed the holding of lands in England by free and Common Soccage, and when the Canadas became a part of the British Empire, the extension of the benefit of that act to them, introduced the plan of granting lands according to the same tenure, namely, *in*

*Free and Common Soccage.* The Seigniorial titles had their origin in this way, and owe their existence at the present day, to the act of cession which yielded this country to England; for by the articles of that treaty, those holding lands under the French grants, had them all confirmed, according to the tenure on which they had been granted.

BESIDES the above reason, another operated with the French Monarchs in establishing the Seigniorial tenure. It afforded them an opportunity of rewarding their adherents and followers at a cheap rate, and they no doubt thought, it was the best tenure for facilitating the settlement of the country. Influenced by this opinion, they granted an immense tract of territory, extending from about 90 miles below Quebec, along the banks of the River St. Lawrence, to 40 miles above Montreal, a distance of more than 360 miles, in large tracts under the name of Seignories. These vary in size in different cases, but are generally from 36 to 50 square miles each, and contain in all

about 7,985,400 square acres. The grantees, who held these Seignories, were bound by their patents, to the performance of many duties, as vassals of the King. They also possessed many privileges and powers within their Seignories, similar to those enjoyed by the Seignors or Lords of the soil under the feudal system, in other nations. The greater part of those powers being now abrogated, by the Act 14th, of his late Majesty George III. which abolished their authority in criminal matters, and confined them to the civil part; and as many of the duties are not insisted on by the King, little need be said relative to them. There are however several reservations, made by the King, in those grants which are still in force. Among others, may be mentioned the payment of the Quint, or fifth part of the purchase money, on the sale or alienation of the Seignories, unless in the direct line of succession. The Grantee was also bound to give notice to the King of all mines, ores, and minerals, which were found

on the Seignory.\* To preserve all the oak trees fit for building ships to the King; and to bind his sub-tennants to do the same. Such are a few of the reservations in the oldest grants which are still in force. In those more recently granted the King reserved to himself, the right of taking back such part, of the lands so granted as he might require for the purpose of building forts, batteries, or any public works, roads, &c. and also the privilege of cutting timber for the erection of these, and firewood to supply his garrisons, without making any recompense to the Grantee.

Other particular reserves are made in certain Seignories; such as the red or pitch pine for making tar; but the above include almost all those generally in force. By their patents, certain obligations were imposed on the Seignors or Grantees, respecting the mode in which they were to con-

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\* There are two exceptions to this. In both the Seignories of Terrebonne the ores, minerals, and mines belong to the Seignior.

cede their land to subfuers or those applying for it.

It being the wish of Government to promote the settlement and cultivation of the country, a clause was inserted in the deeds, conveying the Seignor's lands, by which he was obliged to concede them in farms, to such as applied for them, under the penalty of forfeiting his Seignory, and of its being reunited to the King's Domain.

THIS right was put in force in several Seignories near Champlain, which were reunited to the crown for want of cultivation, antecedent to the conquest; and were afterwards regranted to others, and in some cases to the original holders, on their fulfilling, or promising to fulfill, the conditions. By an arret dated March, 1732, when the Seignor refused to concede lands to subfuers, on the usual conditions; the Governor or Intendant was authorised to concede the same, and the rents were to be paid to the Receiver General to the exclusion of the Seignor. In some of the more recently

granted Seignories, the Grantee was obliged to build a house, cultivate part of his Seignory, and stock it with cattle; but they have been restricted from the sale of wood-lands, being obliged to grant them to applicants, under the penalty of nullity, restitution of the purchase money, and annexing the lands to the Royal Domains.— From these it would appear that the revenue or advantages, belonging to the Seignior are very limited, and that the possession of such a property is attended with no benefit to the holder. A little farther consideration will be sufficient to do away this impression. The Seigniors although obliged, as has been seen, to concede their lands in lesser lots or farms, free of all expense, except the costs for surveying and the prices of a proces verbal, were not left without a provision. Those to whom such concessions were made, were bound to pay them certain sums, expressed by the deed of concession, as annual *rent* and other perquisites under



the term of *lods et ventes*. From these two sources, a considerable portion of the Seigniors income was derived. The rents are in all cases very low, although varying in different Seigniories. They in no instance exceed 5s. and 2 bushels of wheat per annum for every 60 acres of land. Originally they were limited to one halfpenny for every acre in front by 40 acres deep, and one halfpenny for every superficial acre, to be paid on a certain day every year, to the Seignior at his mansion-house. These were denominated the *cens*, and were exacted, for the purpose of maintaining the recognition of the subfuer to his Seignior, and to secure to the latter, his right to the second description of payment viz. the *lods et ventes*. It also deserves to be mentioned, that in many cases the seigniors on conceding uncleared lands, do not exact this rent for the first two or three years.

THE *Lods et ventes*, are a fine payable to the Seignior by the purchaser or successor to any farm which has been once conce-

ded ; unless the farm descends to the next heir, by the lineal descent, in which case no lods et ventes are payable.

THIS fine is paid to the Seignior, on the same principle as a Quint or fifth is paid to the king, in the event of the sale of a Seigniori. The amount was fixed by the French Government, at one-twelfth of the purchase money, or of the value of the farm ; but in general, when it is promptly paid, the Seigniors have been in the habit of deducting one fourth, so that they only claim six per cent instead of eight and a half which the law allows them. No inconsiderable portion of the seignior's income, is derived from this source ; and it is obviously capable of great augmentation, as the lands become cultivated, and frequent changes of the owners of farms take place.

BESIDES these two, there are other perquisites and privileges reserved to the seigniors, which constitute a part of their revenue. They have the exclusive privilege of erecting Grist-mills on their Seigniori ; and

their tenants are bound to grind all the corn used for their own families, at these mills, under the penalty of being fined in double the amount of the Toll, which is fixed to the 14th Bushel. A Seignior also has a right to cut down timber on any part of his estate, whether conceded or not, provided the timber so cut is to be employed, in constructing mills making roads or for any public purpose.

HE can in many instances claim, all the fisheries or fishing stations, or he may exact a toll from such fisheries as are established in his Seigniory: the amount of which varies in different places. In addition to these, other rights are held by the Seignior. A portion of land varying in extent in different Seigniories, is reserved under the title of the domain; which part he is not obliged to concede to applicants, in the manner above mentioned; but may sell lease, or dispose of it, in any way he deems most to his advantage. And if a seignior brings the whole of his land under a state

of cultivation, the obligation to concede it, on the usual terms, ceases; and he may sell or lease it if he chooses. When any of his vassals or tenants wish to sell their farms; the seignior must be informed of it, and he can take it himself at the price fixed by the seller, having a preference as the purchaser; but this is a right seldom enforced, and appears to have been granted, only with the view of preventing the Seignior being defrauded of his Lods et ventes, by the seller concealing any part of the purchase money.

I have in the above description, confined my remarks, to those large tracts of land which were granted by the French monarchs, under the fief or seigniorial tenure, because they are the greatest in extent, and were I believe the first in point of time. Besides these there are other tenures on the feudal system, under which small tracts of land, such as town lots were granted.

These are held under a species of Igno-

ble tenure termed *Roture*, and likewise some allodial grants denominated, *Franc Aleu Noble*, and *Franc Aleu Roturier*, a few others under a species of spiritual tenure, called *Pure Aumone*, or *Frank Almoign*; but the extreme rarity of these and their small extent render them unworthy of particular notice except in the Towns.

A SLIGHT attention to what has been detailed respecting the seignioral title, will be sufficient to convince any reader, that it possesses some trivial inconveniences; but it cannot be denied that it is also pregnant with advantages, which will, (if the original system be fairly acted upon,) counterbalance all its defects. The obligatory clause, which compels the Seignior to concede his lands to an applicant, facilitates the wishes of a farmer who is desirous of obtaining a farm: and he can effect this at a very trifling expense, for with the exception of a small sum, to defray the charge of surveying it, and about 7s. 6d for the proces verbal, he has no

more money to pay for obtaining his lands. The local position of those lands, which are held by the Seigniors; their propinquity to the river, and the facility of reaching the markets, will be found to compensate for the difference of climate, and for all the disadvantages attached to the tenure.

ANOTHER advantage of the seigniorial titles, is the facility with which the farmers can dispose of their farms, should a change of circumstances, or any other event render it necessary to do so. In the case of lands granted, in free and common soccage, as will be seen hereafter; the locatee does not get his deed of concession at once; nor does he procure such a title as is disposable. He obtains what is called a Location ticket, by which he is obliged to perform certain conditions, and it is only after the performance of these, that he procures a right to the soil; such as to enable him to transfer it to another. It has happened in some cases, that the granting of these deeds or patents, has been delay-

ed for years, and the occupier of the land having no power to sell has been deprived of an advantageous opportunity of doing so, when he might have embraced it. Among the objections to the seigniorial titles one of the best founded, and which has been the most strongly reprobated, is the payment of the Lods et ventes on the sale or mutation of property. This burden is said to operate, in deterring the industrious agriculturist from expending his labour or money, in improving his farm ; because on the sale of it, he is obliged to relinquish to his Seignior  $8\frac{1}{2}$  per cent of the capital laid out ; or of the profits he would get from it.

THIS is a stubborn fact, which the most zealous advocates for that tenure cannot deny ; and it is obvious if it were not compensated by other advantages, would put a stop to the cultivation of seigniorial lands, among all those who wished to improve lands for the purpose of selling them.

THE exclusive right of erecting mills by the Seignior is another impediment, with

many to settle under their tenure. It has been urged as a hardship, that a farmer should be obliged to have his grain ground at one particular mill, and to pay a specified toll, when he might get it equally well manufactured, and at a more reasonable rate, at a mill perhaps more contiguous to his farm. The same thing existed under the feudal system in Great Britain, and the advantages which have accrued there, from a commutation of moulters and an abrogation of this plan, may be fairly advanced as a proof of its injurious consequences wherever continued. This duty however was highly judicious, and indispensably necessary, at the time it was imposed on the Seigniors. The erection of mills, and keeping them in proper repair is attended with an expense, which few of the subfurers or tenants could afford. There were not at that time, men of capital and enterprise in the country; who would embark in such an undertaking; and unless mills had been erected by the Seigniors, there



would have been but few, and perhaps none, to supply the wants of the people. If the tenants are obliged to grind their corn at the Seignior's mills, on the other hand the seigniors are bound, to erect mills, and preserve them in proper order. Hence it is attended with a mutual benefit and as ought to be the case, in all contracts, a reciprocal advantage to the parties concerned.

It is also deserving of notice, that in some places where mills are erected by private individuals, the toll charged is always as high, and frequently higher, than that exacted at the seigniorial mills.

A PREJUDICE has arisen against seigniorial tenures, more difficult to overcome, than that resulting from either of the above objections; and it is more difficult to oppose by argument, as it is purely ideal, and has no foundation in any definite or known circumstance. I allude to the derogatory idea of vassalage, which some attach to those sub-tenants, who hold land from Seigniors.

During the operations of the feudal system, the holder of lands was compelled to pay homage and fealty to the sovereign, as the Lord of the soil. He was also bound to the performance of other duties, such as furnishing his quota of foot-soldiers or horsemen, when the king went to war. These conditions however existed only between the King and the Seignior; they had no reference to the subtenant or the farmer, to whom the latter had conceded his lands. In the deed of concession given by the Seignior, as far as I have heard, no vassalage or fealty was exacted. In the early time, when the Seigniors had the right of exercising high and low justice, within their territories, something of this kind might have existed, but that ceased at the time the Seigniors relinquished these rights; and at the present moment nothing is claimed of the farmer, unless what is expressly stipulated in the deed of concession. Under this view of the subject, it is obvious that this objection is founded on a

vague and incorrect opinion ; and forms no valid argument against the Seignioral tenure. On the contrary, it appears from custom, that those holding lands under this tenure are more independant and more exempt from vassalage duties than those who hold directly from the crown.

THE King, as sovereign Lord of all the soil, requires certain conditions from such as hold it under him, as vassals, which conditions may be either expressed or implied in the patents conveying the lands. In the case of the seignioral title, those who are the more immediate vassals of the crown, step forward and become bound for the performance of these duties ; whereas the subtenant, who holds of them, is exempted from every description of fealty, unless expressly stipulated at the time he takes the lands.

IN this argument, I am supported by the opinion of some of our most eminent lawyers. Blackstone Vol. 2. Cap. 5 says “ all

tenures being thus derived of the king, those that held *immediately under him*, in right of his crown and dignity were called his tenants *in Capite* ; which was the most honourable species of tenure, but at the same time *subjected the tenants to greater and more burdensome services, than inferior tenures did.*" In objecting to the seignioral titles it has been asserted that they are prejudicial to agriculture ; and many of the advocates of this opinion, will maintain it without advancing one solid reason in its support. The best reply to this, is the notorious fact, that the farms of good agriculturists, even when held by the seignioral tenure, are under as good a state of cultivation, the occupiers of them as wealthy, if not more so, as those who hold farms in free and common soccage. From which it is obvious, that if the soil, and the exertions of the farmer be equal, no difficulty will arise to the progress of improvement, or the prosperity of the farmer under either tenure. In reply to all this, it may be

asked, what is the reason the same progress has not been made in settling the lands under the seignioral tenure, as those in free and common soccage? The cause of this is obvious. The solid objections arising from the existance of the lods et ventes operated in the first place against this tenure; for no settlers from Great Britain would take lands subject to such a burthen, when they could procure them without it. This, combined with other objections to this tenure (many of which as has been already shewn have no foundation in reality) at first, excited a strong prejudice against it. This unfavorable opinion has been kept up, by the avaricious conduct of the Seigniors, in some cases; and in others, by their remissness in not exerting themselves to get their lands settled. Several of them have left the management of their estates, to selfish or negligent agents, who were more intent on aggrandising themselves, than in forwarding the wishes of settlers, or promoting the true

interest of their employers. Such men frequently put off those applying for lands, with some trivial excuse; and it has been said that they sometimes exacted a *douceur* before a deed of concession could be obtained from them. In some cases, the Seigniors are said to have co-operated with them in this unfair traffic, and to have shared their spoil; in others it has been alleged that the Seigniors preferred present, though inconsiderable, emolument, to their future and more solid interest; and conceded their whole seigniories to their agents, in their confidence, and that in such cases, applicants for lands could obtain them in no way, but by a purchase from such agent. On the amount of this purchase, the Seignior became entitled to his *lods et ventes*, and by these means, a difficulty and an expense, attended the obtaining a seigniorial grant on such Seigniories, which few men were willing to incur. These instances of unfair conduct on the part of the Seigniors, it is to be hoped are exceedingly

rare ; and although they have contributed to keep up the prejudices against this description of tenure, it can never be said they arise from an inherent defect in the tenure itself ; for the more intelligent seigniors, who see and appreciate the advantages of having their estates settled, and well cultivated ; readily concede their farms to such as apply for them, on the fair conditions by which they are bound to do so. The complaints against the seignioral tenure are not of a recent date. In the year 1790, a committee of the whole council was held at Quebec, by order of Lord Dorchester then Governor in Chief, for the purpose of enquiring into, and deliberating upon the propriety of converting, the tenures held in fief and seigniorie, into that of free and common soccage. This order was issued, in consequence of a petition from a Mr. Lanaudiere, to enable him to make a conversion of his tenure ; At the same time the council, in the event of their considering that legislative interference

might be necessary for this purpose; were ordered to prepare a draft of a bill, such as they thought proper; for the object intended.

In the course of their investigation, many facts and circumstances relative to the seignioral tenure were elicited; but in the report they presented, it was stated, "that in exploring the causes of the tardy progression of the population of the country, under the Government of France, there seems to be no ground for ascribing it to the non-compliance of the Seigniors, with the conditions for cultivation expressed in their patents or grants." The committee on this occasion, after expressing their doubt how far a conversion of these tenures would be prudent, in a political point of view, express their decided opinion that it could not be effected without legislative interference, and proceed accordingly to draft a bill for this purpose. By this bill, it was to be enacted, that every person desirous of effecting a change of his tenure,



from the seignioral to that of free and common soccage; should make a surrender of his lands into the hands of his majesty's representative in the province: and after his having done so, that the Governor or the person administering the Government, should be bound within a certain time, after such a surrender is made, to cause a fresh grant to be made out to the said person, of the same lands, to be held in free and common soccage. This is the only way, by which such a conversion of the tenures could be effected. The accomplishment of such an object, is of too great importance, to be done without the interference of legislative authority; and as it involves the interests of two contracting parties, it can never be accomplished but by their mutual consent. By this plan, it would be left optional with the parties to embrace the change or not, as they chose, and unless such consent was given on their part, it would be deemed an undue interference of legal authority to compell it. In

all cases where lands have been granted by the French crown, under the seignioral title, the British Government have sedulously adhered to it; and that, not only in cases, where the representatives of the original Grantees are alive, but also in those instances, where the lands from forfeiture or other causes have reverted to the crown.

It has been alledged that a conversion of the seignioral tenure, into that of free and common soccage has been opposed, on the principle that the crown would not relinquish the immunities it derives from tenures of the former description; This, I am inclined to think is an assumed argument, and totally devoid of foundation. It has already been shewn, that the far greater portion of the lands granted by the French King, were given under the fief and seignioral tenure. From these the crown reaps no benefit, except the Quint on the sale of a Seignior, or the rentes and lods et ventes, which it receives from such vassals as hold lands by the inferior species of

tenure, such as roture &c. from the crown. I am not prepared to state the amount of revenue which it derives from these sources at present, as a portion of it depends upon casualties it can never be estimated with precision. The part of the amount which is fixed also depends upon the quick transition of property, and unless in towns cannot be very large. From the Receiver General's Books between the years 1775, and 1785, the whole amount did not exceed ten thousand pounds sterling, including the arrears due previous to that period; a sum far too insignificant to operate against any measure which would be beneficial to the country, for it cannot for a moment be imagined, that Government would hold the possession of this trifling sum in competition with the advantages, which would arise from having the country settled and its wealth and political importance encreased.

*Free and Common Soccage*

THIS, as already observed, forms the se-

cond species of tenure, by which lands are held in the Canadas, and the next subject for the consideration of those who are desirous of becoming landholders in the Country. There has been a difference of opinion among writers respecting the origin of the term soccage, while some have maintained that it is derived from an old saxon word signifying liberty, because the adoption of this tenure conferred additional liberty on the tenants or vassals; others with equal zeal have concluded that it owes its origin, to an obsolete word signifying a plough, because one of the chief conditions of this tenure obliged the tenant to plough the manor of his lord, or to give so many days of his plough and cattle for that purpose. It is unnecessary to waste time, in enquiring which of these derivations is the most correct. The signification of the term, as it is most generally understood at the present time, and agreeable to the acceptation it has obtained from some of our most eminent lawyers, is detailed in the

subsequent passages ; and this is all that is required to be known in the present work. When any word or phrase conveys a clear and accurate idea, of which every man of common information, can form a correct conception ; it is surely unnecessary in a work designed for public use, to hunt after obscure and difficult authors, in search of the radical term from which it is derived.

THE tenure of free and common soccage is distinguished from that in fief and seigniorial, and from all others, by its having the services or returns, which the landlord exacts from his tenant or vassal, clearly and accurately defined ; as to nature extent and time of performance.

UNDER the feudal tenures, the vassal was bound to fulfill certain services and duties to his lord, as a consideration for the lands he held, and the latter might call upon him for the performance of those services, wherever he chose, and as often as he pleased. But by the tenure in free and common soccage, the conditions on

which the vassal holds the lands, are expressly stipulated in the deed of concession; and by their being thus defined, nothing beyond the performance of them as specified in that agreement, can be exacted.

It will be obvious to our readers, that the adoption of a tenure such as this, (and differing as above mentioned from the former feudal rights which gave the lord of the soil an unlimited sway over his vassal,) conferred a very great and important augmentation of freedom on the latter. Thence it is probable that the epithet *free* was added to this tenure, while at the same time its coming generally into use, might have given it the other title of *common* and from the combination of these arose the whole term *Free and common Soccage*.

SOME of our writers on law, are of opinion that this tenure is only applicable to those instances, wherein a fixed and definite sum of money is paid for lands, and contend that, in all cases where personal

services of any description, (known of old by the name of Escuage or Sergentry) is demanded, it becomes a military tenure, under the feudal plan and different from that under the free and common soccage. But this opinion is neither accordant, with the original acceptation of the term, nor agreeable to the sense in which it has been received, by many other writers of equal celebrity with the supporters of the first opinion, who contend that it is not the nature or extent of the conditions which forms the specific distinction between this tenure and others; but that the difference consists solely, in these conditions being accurately defined, and stipulated for, between the lord and his vassal see Blackstone Vol. II. Book 2d Cap 6. Writers on civil law, when treating on this subject, have described different kinds of soccage tenure, but in as far as this is referable to lands in Canada, it is only necessary to notice one description of this tenure; there being no lands but what are granted under it, ex-

cept such as are held by the seignioral or other tenures formerly mentioned.

FREE and common Soccage was established, (as has been already noticed,) by an act of King Charles II, which act, not only describes it, but also provides for its continuation.

AFTER discharging the other kinds of tenure, by which lands had been formerly granted, and securing certain rents and fees which arose to the crown, from particular customs fixed by these tenures; reserving the right to such monies as may be due from the alienation of lands or tenements, previously made, and also providing for such suits at law as may hereafter occur respecting former tenures; it proceeds, "and be it enacted by the authority aforesaid that all tenures hereafter to be created by the King's majesty, his heirs or successors, upon any gifts or grants of any manors lands tenements or hereditaments of any estate of inheritance at the common law shall be in *free*



“ *and common soccage, and shall be adjudged to be, in free and common soccage only, and not by Knights service*” &c. &c. 12 Car. II Cap, 24 Sect. 4.

THE Tenure of Free and common Soccage being thus established, and provision made for its continuance, by the common law of England, it would obviously be extended to this country, on its annexation to the British Empire; as there was no provision to the contrary in the treaty which ceded it, nor any provincial statute passed since that time that could operate against it.

THAT this has been the case, is evinced from the practice pursued since the above period; for almost all the lands which have been conceded, under the authority of the British Government in Canada, have been granted in free and common soccage, in conformity to the provisions of the above act.\*

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The only three exceptions to this are the Seigniories of Malbay, Mount Murray, in the District of Quebec and Megoacha Point in the District of Gaspe.

THE advantages attached to this species of tenure are so well known, and so justly appreciated, that a minute enumeration of them would be superfluous ; but in regard to the particular conditions which are exacted from the landholders in Canada, or what may be called the tenure by which lands are at present granted in this country, some further illustration becomes necessary-

THESE conditions are fixed, by the authority of the Governor and council, and are as follows. Every person obtaining lands is obliged to become *bona fide*, a settler upon them. He must build a house and keep in repair the road in front of his lot or farm ; and lastly he must clear five acres for every hundred he has got before he gets his title to them. It deserves to be noticed that these conditions are strictly enforced, in the Upper Province only, and their exaction has only been made of late years. In Lower Canada, large tracts of land have been ceded to individuals

without attaching to them the duty of actual settlement ; and here it is still allowed to be done by proxy, neither is there any clause obliging the settler to make the road or to keep it in repair, that being provided for by the Provincial road act. The extent to be cleared is also less in the Lower Province than it is in the Upper ; four acres on the whole grant, whatever be its extent being all that is required in the former. This constitutes what is called the settlement duty, for the performance of which the settler is allowed the space of three years, and at the expiry of that time he obtains a deed or patent for his lands, and becomes, to all intents and purposes, the lord of the soil. Besides these, he has a specific sum to pay in money, as the price of his lands ; and certain fees which are exacted for drawing out the papers, furnishing the proper certificates, and other necessary documents. The whole amount of this sum varies in different parts of the two provinces ; but it no where exceeds

3s. and 6d. per acre, and is made payable in different small instalments, to suit the convenience of the farmer, and this only in Upper Canada, in Lower Canada he pays only 23s. for fees of council, &c. The existence of a strong prejudice against the seignioral or fief tenure, has already been noticed; and this is accompanied with a corresponding partiality, in favour of the tenure in free and common socage. It has also been seen, that many of the prejudices urged against the former, are totally unfounded, and owe their existence, rather to the abuses which have crept in among the holders of lands under that tenure, than to inherent defects in itself.

THERE have also been outcries, and complaints, against the tenure in socage; and an enquiry into some of these may not be useless, as it will shew that they are equally destitute of foundation with those urged against the former, and ought to form no just objections to it.

THE first thing the opponents of this tenure, have advanced against it, is founded on that clause in the conditions, which compells the holder of lands to settle on them. In consequence of this obligation, say they, the possessor of an old cultivated farm will never take a new one, for the purpose of improving it, because he would be obliged to leave the former and reside on the latter, to undergo privations he could never submit to. The falsity of this species of reasoning is so obvious, that it may be thought unnecessary to waste time in refuting it ; such an objection can never apply, but in cases where the farmer is the possessor of an old farm, and even in these instances it ought to be no valid obstacle to the tenure. For if he were not bound to actual settlement, it would ultimately be found to his advantage to reside on his lands, and for the present will subject him to no additional expense. He can build, in most cases, a log house to live in for the sum of ten or

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twenty pounds ; and while his operations of clearing and fencing are going on, he will find it proper for himself to be on the spot, on the score of prudence. His cultivated farm will furnish a home for his family, supply stock for his own use, and raise provisions for himself and labourers while employed in clearing the other. At the same time, if a prudent arrangement be followed, it will not require his undivided attention, so as to prevent his devoting a large portion of his time to superintend the operations on his new lands. It is therefore obvious from a consideration of these facts ; that even if this clause did not exist, every intelligent farmer who wished to cultivate his lands on the most economical plan, would reside upon them, and this part of the conditions requires nothing farther. The enforcing actual settlement, upon those who have no place of residence, but their own lands, can be no hardship, to them compliance becomes a matter of expediency, and such as they

would never object to it. It is therefore evident that this part of the conditions, never can militate against the interest of the individuals themselves; and ought not to be objected to as a fault in the tenure, nor in those who have imposed it, or whose duty it is to see it duly performed and it ought to be kept in mind that the settler may act by proxy in Lower Canada. See appendix. If we consider its operation in a national point of view, instead of being objectionable it will be found one of the wisest measures our Legislature could have devised. The plan of disposing of the uncultivated lands in the United States, has been often complained of, as it is found to subject the poorer farmer to serious delay, and heavy expense before he can get a small lot. This arises from their waste lands being bought up in immense tracts, by individuals, who wish to sell them out again; and who not unfrequently do so at such an exorbitant rate, as subjects the small farmer to heavy burthens, and cramps his best exertions for

many years. It was with the intention of avoiding a similar state of things in Canada, that the Legislature devised the conditions by which lands are at present conceded. The imposing the duty of actual settlement, and the obliging the holder to clear five acres of every hundred, was perhaps the best plan that could have been hit upon for this purpose. It effectually prevents the waste lands from becoming the prey of land-jobbers, and such as might procure large tracts of it as an article of speculation, and thereby protects the industrious cultivator, of the soil from many unreasonable exactions he would otherwise be exposed to.

THE soccage tenure in Canada, as at present exercised, is considered objectionable from the expense attending it. The charges in this respect vary in the two provinces and in different parts of the same province; but in no case do they exceed three shillings and sixpence per acre, including the necessary fees, the price paid for the lands,



and all contingencies. This objection, if it can be considered one, is only applicable to the Upper Province a table of the fees charged in which, will be seen in the Appendix. In Lower Canada there is nothing to pay until the final land patent be made out for the settler, excepting some trifling fees to the various offices and these are not regulated according to the extent of the grant: nor do they exceed 24s. for 100 or 1000 acres. A circumstance which of itself gives the Lower Province a decided advantage over the Upper, for a settler who may be in straitened circumstances. In a country such as Canada, where the great abundance of waste lands, renders it of little value as an article of purchase, this sum, of 3s. 6d. small as it appears, will frequently be considered too high, unless the lands possess some great advantages as respects soil or situation. But although the present price of lands may give a colour of truth to this opinion, it will obviously be of short duration, for as the va-

lue of lands comes to be known and appreciated, and as cultivation extends, by the country becoming more settled, this will in a few years be reckoned a very small price for lands of a middling quality. Even at the present time, if all the circumstances of the case be considered, it will not be deemed an unreasonable demand for landed property. It has already been remarked, that, this amount is payable by instalments, and the time given for paying it is such, as to afford every convenience to the farmer for doing so. In almost every situation, with a moderate degree of industry, and attention, he can realize as much from the produce of his lands, besides his own expenses and the cost of clearing it, as will pay his instalments when they become due; and when it is remembered, that for this small amount, he can not only procure a comfortable independance during his own life, but also make a provision for his family at his death, he certainly has but little cause of complaint on this head. The

Justice and liberality of government, have been amply displayed in making this demand for the lands, they concede. When an applicant is so very poor, as to be unable to pay for his lands, fifty acres are given to him free of all charges : and in those instances where individuals have claims on Government for services rendered, they obtain lands *Gratis*. This applies to the cases of such men as have served, in the Army or Navy, to all of whom land is given in quantities proportionate to the rank they held, free of all costs. There appears to be something unreasonable, (not to call it unjust,) in complaints from this cause, and it would seem as if such characters could never be satisfied with the utmost extent of national liberality. Government, in order to carry on a regular system in the land-department, is under the necessity of supporting an extensive establishment, for the purpose of surveying and appropriating lots of land to the various applicants. This cannot be done but at a heavy cost, and it

is surely unfair to expect, that Government is to bear the whole charge without any remuneration, or some means of defraying the expense attendant on so extensive an arrangement. From this, a good argument may also be drawn, in favor of the amount of these charges at the present day. Although they may appear to be in many cases, more than the farmer can easily afford, the whole sum resulting from them, is not adequate to remunerate the labour of men of talents, such as are capable of discharging the important trust, that must be placed in them in the above situations. The last objection to the Soccage Tenure is founded on an abuse of, and a mistaken idea of it conditions. It is said to be difficult to obtain a regular title, so as to enable the farmer to sell or dispose of his farm should he wish to do so. It has been already mentioned, that, three years are allowed to the settler, to perform the duties which entitle him to a deed of his lands; but it must not be inferred from this, that

he must wait for that space of time before he can procure such a document: on the contrary, as soon as he can prove that he has performed the settlement duty, even at the expiry of the first year he will obtain his title deeds on applying for them.

IN some of the old townships in Upper Canada, the landholders have not yet obtained titles to their lands, although they are long since under cultivation; but this has arisen from some informality or error in the form of conceding them, and not from a defect in the soccage tenure; A similar delay is not likely to occur in future; as Government have of late paid more attention to the granting of lands, they are pledged to furnish deeds on it being proved that the settlers have performed the settlement duty; and there is no doubt they will fulfil their promise.

IN the foregoing remarks, a few of the most important properties, of the two principal sorts of tenure in this country have been detailed. The objections which are

commonly urged against them have also been noticed. Many of these, which have been ascribed to imperfections in the tenures, arise from the non-fulfillment of the conditions they impose; and others have been created by interested men to serve their own ends. To proceed further with the view of demonstrating the superiority of the one, or exhibiting the defects of the other, would lead into a detail far exceeding the intended limits.

It is sufficient for the emigrant, who comes to Canada in quest of lands to be assured that the industrious and prudent agriculturist, seldom fails to reap a due reward for his labours, whether he holds his farm under the Seigniorial right or in free and common soccage.

## CHAPTER V.

## DIVISIONS OF LAND.

PREVIOUS to entering on the particular directions, as to the method of applying for, and obtaining lands, some account of the plan on which they are laid out, may be deemed expedient.

THE Seigniories, as formerly noticed, are formed of large tracts of various extent, with their front bordering on the river, and extending back to a greater or less distance.

THESE are divided *into lots* (differing in size in different Seigniories,) by lines drawn at right angles with the river, or nearly so, and extending back to the depth of the whole. Other lines, running at right angles with these, cut them transversely, and divide the whole into lots of an oblong shape; each of which forms what is called

a *concession* or farm. The desire to obtain lots bordering on the river, induced the seigniors to run the lines which go at right angles with the river, as close to each other as possible, so that in many cases they are only the width of two acres apart.\*

THE transverse lines which separate the concessions are at greater or less distances apart, 20, 30, or 40 acres.

By this arrangement the number of acres front, multiplied by the number in depth, or what is termed the length of the concession, gives the amount of square acres each lot or farm contains; and which is the smallest quantity generally conceded to an individual, but does not confine him in extent, as he may take one or more lots as he feels inclined, or thinks his means will enable him to cultivate. The lots are numbered 1, 2, 3 &c. along the bank of the river, the whole width of the Seignio-

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(Note.) Wherever the word acre referring to the Seignioral lands occurs the French *arpent* is meant which is a measure of length about 180 feet as well as of surface.



ry, and the concessions or ranges 1, 2, 3, 4 &c. through its depth. In specifying any farm, it is described by the number of its lot, and the number of its range or concession as lot 4 in the 2d or 3d concession &c. :

THE lands which have been granted, and are still to be conceded, not in the seignioral Estates are divided into *Townships*. A Township is a square tract of land about ten miles broad, and as many in width, and subdivided by diagonal lines, into *lots* and *concessions*, similar to those above described in the Seigniories.

EACH lot contains 200 square acres, if complete and unbroken in front by the intervention of any lake or river, and forms the extent of land given to one family at a time. They are described by the number of the lot, and the number of the range, the same as in the Seigniories. The lands which are reserved for the crown; or the clergy, are such a number of lots as will make up the quantity provided for by law;

but are not fixed to any particular part of the Township nor have they any preference; on the contrary, when these have been laid out in such a way, as to interfere with the pursuits of the settler, or retard his operations; there have been instances in which Government have changed them for others not lying in the way of the settlement.

For the more ready administration of justice, and various other purposes, each of the provinces have been divided into large districts, and the Government of Upper Canada have lately taken advantage of this division, to facilitate the granting of lands. They have established, in each of these districts, a land board, subordinate to the head of the department at the seat of Government in York, to which applicants for lands are to present their claims, in the manner hereafter described.

It is to be wished that some arrangement of this sort was adopted in Lower

Canada, where the farmer desirous of procuring lands, is subject to a great waste of time and labour, being obliged to make one, and frequently more, long journies to Quebec, before he can get a grant of lands.

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## CHAPTER VI.

*The form of obtaining Lands in Canada,  
with the mode of applying for them.*

UNDER the Seignioral tenure, this is a simple and cheap process. The farmer has only to go to the Seignior, and after fixing upon a lot, which has not been previously conceded, the Seignior gets it surveyed and a process verbal made out; for which the settler has to pay a small sum, namely, about 15s. for surveying, and 7s. 6d. for the process verbal. This is all that is required; the farmer can then proceed with his operations, and has from this sim-

ple arrangement all the title and right to the ground he ever can obtain under this species of tenure.

IN the tenure by soccage, some farther formality is required, and the plan to be pursued in the Lower Province differs in some respects from that in the Upper.

IN the former, when a farmer wishes to obtain lands, after fixing upon the spot that suits him, he must go to the Surveyor General's office, where he obtains a certificate of the lot in question not having been previously conceded. From this he proceeds to the office of the Provincial Secretary, for the purpose of ascertaining if it be vacant, from the records kept in that department. Having received from these two certificates, of the lot he has chosen being unconceded; he has next to apply to the Governor and Council by a memorial stating his wishes and specifying the lot; and accompanying it with the certificates of its being vacant. On this memorial the Governor and Council decide, either for or

against the applicant. If the former, it is returned to him and on presenting it at the Surveyor Generals office, a license of settlement, denominated a location ticket, is given, and his name enrolled as the possessor of the lot in question: on which authority he goes and commences the performance of the settlement duty as above described, which being accomplished, he obtains his title deed under the seal of the Province, and the signature of the Governor, for the time being, agreeably to the forms prescribed for that purpose.

IN Upper Canada, the mode pursued for this purpose is somewhat different.

THE settler, wishing to obtain lands, if he goes to York the Capital of the country, he must first appear before a commissioner, appointed for the purpose, and take the usual oaths of allegiance, abjuration, and supremacy, (if a Protestant,) but if a Roman Catholic, he is only required to take the oath of allegiance, agreeably to the act of the 14th of his late Majesty. The

Commissioner then gives him a certificate of his having been sworn, for which a charge of 2s. and 6d. Halifax Currency is made. The applicant next makes out a petition or memorial (see appendix) to the Governor and Council, and lodges it accompanied with the above certificate, and such other testimonials of character as he may have, with the clerk of the Executive Council, who charges a fee of 5s. and 6d. Halifax Currency, and directs him to apply on the the next day the council sits,\* when he is examined by his Excellency in Council and the merits of his petition decided on. If the answer be favourable, he receives from the clerk of the council, a warrant addressed to the Surveyor General, containing the order on his petition, and on presenting it at the office of the latter, his name is entered on the plan of the Township, for the lot he has chosen; and he receives a licence or location ticket (*vide appendix*) authorising him to proceed

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\* The Council meets every setond Wednesday.

and settle on his lot, for the purpose of performing the settlement duty. This ticket contains, a description of the land located, and the conditions of location formerly mentioned, for which the Surveyor General receives a fee of 2s. and 6d. Halifax Currency. The foregoing plan is pursued in case of the applicant for land being at the seat of Government; but as it frequently happens that he is in a remote part of the Province, drawn there perhaps from a desire of joining his relations, or from some other reason, a provision for granting him lands, without exposing him to the expense of a long journey to the seat of Government was thought necessary. In consideration of this difficulty, the division of the country into districts was taken advantage of, to facilitate the granting of lands, and a Land Board established in each district by an order of the Executive Council to that effect dated 13th March, 1819, as follows :

*Executive Council Chamber,* }  
*13th March, 1819.* }

Present,

HIS EXCELLENCY SIR PEREGRINE MAITLAND  
K. C. B. Lieut. Governor in Council.

“ WHEREAS, great inconvenience accrues to Emigrants desirous to become settlers in this province, from the necessity of presenting themselves at York, before they can obtain a location on the waste lands of the crown. For remedy thereof, His Excellency the Lieut. Governor, by and with the advice and consent of the Executive Council, is pleased to appoint, in each of the districts, certain persons to form a Board, with power to locate any emigrant, or other person, desirous to become a settler in the respective district, on a lot of 100 acres within the same, under such limitations, restrictions, and rules, as from time to time may be made for the government of the said Boards by any order in Council.”



## RULES &amp; REGULATIONS.

THE Boards will assemble, one day at least, in each week, of which public notice shall be given in the district.

THEY shall examine every applicant, and minute his place of birth, age, and time of coming into the province, shall receive and minute a declaration, that he has not before received any land from the Crown, within it.

WHEREUPON being satisfied as to his character, and the propriety of admitting him to become a settler, the Board shall administer to him the oath of allegiance, and deliver to him a certificate to that effect, signed, by two members at least, and having entered his name in the Township plan, shall at the foot of the said certificate, assign to such settler the said lot, and deliver the certificate with such assignment, in order that upon the production thereof, with proof of having performed the settlement duty, he may receive a patent grant of the land. For which purpose the Surveyor General shall

furnish the Boards, with plans of each Township, shewing the lots therein unlocated.—After the deposit of such plans with the Board, no location to be made therein by the Surveyor General, until he shall have received, on special reference, a certificate from the Board, that no settler is located thereon. In case of any apparent occupation or improvement, made on any lot, vacant on the plan, no location to be made thereon, without further order from the Surveyor General. The Land Boards may appoint a clerk to preserve a minute of their proceedings, and countersign their certificates, upon delivery of which he may receive from the applicant, the sum of Seven shillings and sixpence.

THE advantages attending this arrangement are too obvious, to require enumeration. It, in the first place, lessens the heavy and important duties of the Surveyor General, thereby diminishing the chances of mistakes and irregularities in his department. It affords an opportunity to the

settler, to obtain his lands in a distant part of the province, without the delays, expenses, and many other inconveniences, attendant on a long journey. It places the settler more immediately under the eye of those from whom he has received his lands, and thereby imposes on him an additional inducement to exert himself in performing the settlement duties. Add to all this, that, the gentlemen composing the Land Boards in the different districts, are men resident in those districts, who have an interest in seeing them improved, and will not fail to encourage the new settler with their advice and countenance, in the laborious exertions unavoidably attendant on his first attempt.

In this way, the appointment of Land Boards, has been attended with the most salutary consequences in Upper Canada; and it is sincerely to be wished that a similar plan were adopted in the Lower Province. The form of Location Ticket or certificate of settlement, which is given by

the district Land Boards, differs in some trivial respects, from that which is issued at the seat of Government ; but it is equally valid in a legal point of view, and similar in the conditions it imposes on the settler, (vide appendix.) The Regulations for these subordinate Land Boards, are more minutely detailed in a letter from the Provincial Secretary to D. M'Gregor Rogers, Esq. Chairman of the Land Board of the New-Castle district, Upper Canada, dated 26th April, 1819, vide appendix.

BESIDES the foregoing methods to be pursued for obtaining grants of lands, there are others which deserve to be noticed here. It has been already stated that retired officers or men from the army or navy, whose services give them a claim on Government, can readily obtain grants of Land in the Canadas, on applying for them. Such characters have also some preferences over others, and the government has of late been sedulously careful that they should reap the full advantages, these pre-

ferences give them. The quantity of lands allowed to officers under these circumstances is in proportion to their rank. They are exempted from paying the fees which are exacted from settlers not so situated, and no conditions beyond those connected with the fulfilment of the settlement duty are imposed upon them. In addition to these the government has set apart particular portions of land in different parts of the two Provinces under the denomination of "Military settlements" to be given to such characters. In these military settlements, a much greater degree of regularity and order, in settling prevails, than among those who sit down promiscuously in other situations. Each of them is under the immediate direction of an officer termed a Superintendant the discharge of whose duty, is of material importance in preserving that order and regularity. On any person who has procured a lot in one of these, not fulfilling the settlement duty, or in case of his abandoning it afterwards :

the superintendant, being on the spot immediately discovers this, and on making his report to Government of the lot in question being vacated it is given to another applicant, and thereby prevented from being left uncultivated when all around it are so. In many cases after the petitioner for lands has obtained the order in council for the lots he applied for, and when he has received his location ticket and sets out to settle on them, either from the negligence of those who have been employed in making the survey; or perhaps from some other cause, on his arrival at the spot he finds the pickets marking the boundary of his lot have been removed, and he has to spend much time and labour before he can ascertain the place where it is, or the exact extent of it. In the military settlements, the new comers are not subjected to this inconvenience. The superintendant is on the settlement, and the applicant has only to go to him, and he will accompany him, both pointing out his

lot and correctly designating its boundaries. But in the application to be previously, made there is a slight difference from the plan above detailed. On an officer so situated, arriving in Canada, with the view of settling on his lands; after he has selected the settlement he wishes to go to, he applies to the Governor in Chief by a memorial. This application is accompanied with certificates of his service, and the other necessary documents, designating his rank &c. &c. On the Governor giving a decision on this petition, it is then taken to the Quarter Master General, who writes an order on it, addressed to the superintendent of the settlement in question, stating the rank of the applicant and the number of acres he is intitled to. With this order the petitioner then goes to the settlement, when the Superintendent lays out his location for him in terms of the order, and he proceeds with his improvements accordingly. As far as regard the subsequent proceedings for obtaining the Patent deeds &c. the mi-

litary settler is on the same footing with others.

ANOTHER method by which lands may be obtained in the Canadas is the following; and which will be found to answer the purpose of many who are possessed of a small capital. In a former part of this work, it has been stated that soon after this country became a portion of the British Empire, the Government desirous to reward its adherents, had given to several of them extensive tracts of waste lands as a recompence for their services. These, extensive grants as well as others which were subsequently procured were given to the grantees without imposing upon them any conditions, such as at present exist. They were not liable for non-fulfillment of the settlement duties, and many of them never paid any farther attention to the lands they had procured in this way. In consequence of this there are at this day, large tracts of excellent lands lying in a state of nature, in many parts of the Pro-



vince, which had been originally given out in this manner, being too extensive for the original grantees to bring under cultivation themselves; and they never have made any exertions to procure farmers to settle upon them. The titles of these grantees or their representatives are as valid as any description of tenure which can be obtained; and to the small capitalist it will be found an object well deserving his attention to make a purchase of some of them. Such lands are frequently valuable from their quality and situation; and they can readily be procured at prices varying from 6d. to 5s. per acre. This plan will enable the settler to make a deliberate selection of a lot adapted to his future views; he will not be subjected to those conditions and obligations which have been more recently imposed; and in the event of the purchase he thus makes, not being found to answer his expectations; on a trial of it, by being thus furnished at once with a valid and transferrable title he may dispose of it and buy another more suitable

for his purposes. But, on the other hand, it is obvious this plan cannot be taken advantage of by the poorer settler : he perhaps hardly possesses the means of living, while cultivating for his first crop ; far less can he advance money for a purchase of lands ; to him there for there only remains the other alternative namely, to procure his lands in the way already described, either directly from government, or from some of the Seigniors as is most agreeable to him.

THE mode to be pursued for obtaining the patent grant or deed of the lands, is nearly similar in both Provinces and is as follows. How soon the settler has performed the conditions specified in the location ticket, he applies to the nearest magistrate, and if no magistrate reside near him, to two of his neighbours who proceed to inspect his improvements ; and certify upon oath if they are performed as required by law, before a magistrate. Their affidavit, or the certificate of the magistrate, (provided he has inspected and re-

ported the state of the lands,) is then attached to the Location Ticket, and presented to the Surveyor General, whose duty it is to note upon the ticket, if any alteration which could affect the interest or right of the settler has taken place, since he went on his lands. Provided nothing of the kind has occurred, the Surveyor General gives an authority to the Receiver General, to whom must be paid the proportion of the crown fees, and also the fees, for surveying the whole grant.

HAVING received a receipt for these, the settler next goes to the Land granting Officers, to whom he pays the fees allowed them for making out the patent grant, and on presenting their receipt, along with that of the Receiver General, his location ticket and certificate of having performed the settlement duty, to the Attorney General, he receives from him, a fiat for making out the patent grant, addressed to the Surveyor General. This grant is then made out, containing an accurate description of the

extent, and boundaries and also a specification of the clergy reserves in respect to the land granted; and is in this state sent to the Secretary of the province to be engrossed.

It is then transmitted to the Attorney General, along with the Surveyor General's description, and after being examined by the former, and his name signed on the margin of it; it is returned to the Provincial Secretary, who affixes the great Seal of the Province to it, and sends it to the Governor's private Secretary for his Excellency's Signature. After this it is sent to the Provincial Secretary, who forwards it to the Auditor General of Land Patents, when it is docketed, and returned to the Provincial Secretary, where it is registered and deposited in his Office, until called for by the Grantee or his Agent.

## CHAPTER VII.

## THE METHOD OF CLEARING LANDS.

HAVING in the preceding pages, pointed out the regular method to be pursued by such as are desirous of procuring lands, a few observations respecting the best plan of proceeding to render these lands productive, may not be superfluous in this place. It deserves however, to be remarked, that the operation of clearing lands, is liable to be affected by such an infinite variety of concurrent circumstances, arising from the quality of the timber—the local position of the land—the present views or ulterior designs of the settler, &c. &c. that no explicit rule can be laid down applicable to all cases.—All therefore that can be done, is to give a brief account of the methods most generally in use; leaving it to the judgment of the settler to select that one which

may be best adapted to his own particular situation.

THE plan most frequently pursued is, for the settler to go over his ground and cut up all the under-wood which is termed *Brush*, as close to the roots as possible ; having done this, he next cuts down the larger trees at a convenient height from the ground, taking care to make them fall as much in one direction as he can. These last are then cut up in pieces of eight or ten feet long, so as to enable them to be drawn together in one place. In this state, mixed with the branches and brush wood, as they have fallen, they are set on fire, and as much consumed as possible. After the fire of the first burning is extinguished, the settler, by the help of his oxen, draws the larger logs, which, are left unconsumed, into heaps, when they are again set on fire which commonly consumes them entirely.

PROVIDED the quality of the timber, and the circumstances of the farmer be such as to induce him to manufacture Potash, he

goes on his lands after this second burning, and collects the ashes for that purpose; but if on the contrary, his object be to procure a crop, his lands are in this state ready for sowing, and he may throw in the seed and cover it slightly with what is termed a brush harrow. No ploughing is required on land in this state, and it could hardly be effected if requisite, owing to the numerous impediments from the fibrous roots, and the stumps which are left standing. The alkaline property of the ashes combining with, and acting on the rich vegetable mould, always ensures a superabundant crop from the simple process above detailed.

THE second method of clearing varies in some respects from the above plan. Here the settler cuts down the brush wood, and after collecting it along with the smaller timber burns it. The larger trees are left standing and are what termed *girdled*; that is, an incision or notch is made round each, at the height of three or four feet from the

ground, and so deep as to penetrate quite through the bark. By this means the circulation of the sap in the tree is impeded, and it dies in the course of a year or two, when it falls and is burned in the way above noticed. Much has been said as to the comparative advantages of these two methods of clearing; and like every thing of the kind, the preference given to either of them must be influenced by the state of existing circumstances. As to the matter of expense, the first method costs nearly double that of the last, the cutting up of the underbrush being but a trifling undertaking, and when the larger trees are dried and fall of themselves, they are burned at a far less expense than when in a green state.

THE advocates for the first method, have advanced reasons in favour of it no less substantial than these. It is in the first place the most elegant method of clearing. In the case of girdling the shade of the large trees which are left standing, impedes



the rays of the Sun and prevents the crop coming to such perfection, as it does if they were cut down: Hence if a settler only clears ten acres by the first plan, he will have as much crop from them, and will be more sure of reaping his reward, than he would from double the extent of ground, cleared in the manner last described. The experience of later years seems also to have sanctioned the first, in preference to the last plan, for few instances of girdling are now to be seen, unless in places where there are few large trees, or where the settler is not anxious for, or dependant on a large return the first year.

THE expense of clearing lands by either of the above processes, differs in different parts of the country, and is generally estimated by the value of labour in other operations.

THE Stumps, which are necessarily left in the ground after clearing in both the above methods, are allowed to remain there until they rot out in the course of time;

The period necessary for this will vary according to the description of the land and the species of timber; in general the stumps of the softer kinds decay in three or four years, while others continue from ten to fifteen; but as they are gradually diminishing in number every succeeding year, the facility for using the plough becomes proportionally greater.

It will occur to any man conversant with the best and readiest methods of saving labour that a more expeditious plan than either of these might be adopted; by cutting down all the trees and underwood together, and after they have been left a sufficient time to dry, by setting fire to them at once. By this method the labour and time required for collecting the brush wood into heaps might be saved, and as a great portion of the larger timber would be thus consumed, the labour of cutting up the logs, and collecting them into heaps (termed logging) would be very much abridged. There are however serious objec-

tions against this plan. Those experienced in the business have discovered that the excessive heat which is by this means applied to the whole surface destroys the vegetative power of the soil; and if cleared in this manner it will not bear a crop for many years after. This is no doubt a valid objection in many descriptions of soil. If it contains a large portion of iron, the calcination it would undergo in this process will no doubt injure its fertility. If the soil be of a lime stone or calcareous nature the complete destruction of the animal and vegetable matter, by this plan, will leave no substance for the lime, thus formed, to act upon. In Argillaceous or clay soils, the surface may become so indurated by the heat as to be unfit to produce a crop. Or lastly the reduction of all the vegetable substances in the soil into ashes along with that produced by the trees may render the soil too alkaline in its nature. In either of these cases the views of the farmer who expects a crop will be frustrated; and it is

of but little consequence to enquire how his defeat occurs; since ample experience confirms the fact that lands cleared in this manner are unfit to bear a crop for years after.

A SLIGHT consideration of the above methods of clearing lands exonerates, the Canada settler from a reproach to which he has been long undeservedly subjected, by strangers who have visited the country. I mean the want of taste, in not leaving groves and patches of wood in different places, to beautify his farm. It is obvious from what is above said, that were he inclined to make such reservations; it would be hardly possible to do so but at an enormous expense, as the ravages of the fire during the first burning could seldom be prevented from extending to such a favorite spot. Its limits can seldom be correctly circumscribed, far less is it possible to preserve unscathed, a favorite bush or tree, in the middle of the space over which it has to pass. Another objection to the reservation

of trees, for the sake of embellishment in Canada, is the circumstance of their not continuing. Trees which grow in large thick forests, seldom extend their roots and fibres so far in the ground, as those which are planted detached or in small clustres. Hence when a farmer in Canada leaves a solitary tree, or even a clump of trees for an ornament to his farm, they are generally blown down by the first high wind, and are on this account not worth the trouble of preserving. It has been asserted that the farmer in this country, ought not to reserve clustres of trees in the midst of his cleared ground, even if such a thing were practicable; because such a reservation affords shelter to small birds and other vermine which eat up his crop. It must be confessed that this objection possesses considerable force in some cases, but it only bears in particular situations. If the farm be situated in the midst of a cleared country with no timber in its vicinity, the reserving of patches of timber would no doubt at-

tract birds; but when it is surrounded by extensive woods, as is generally the case in Canada, such a reservation can hardly be supposed to encrease their number. And it requires no apology for leaving undone that which it is impracticable to accomplish.

## APPENDIX.

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*THE following Official Papers relative to the granting of the waste lands of the Crown in Upper Canada, contain the latest regulations by Government on that subject*

N<sup>o</sup>. 1.

*Executive Council Office, }  
YORK, 14th December, 1819. }*

WHEREAS it is desirable to alleviate the situation of the poorer classes of settlers, by an exemption from any charge on the Patent deed, and also to remove all obstacles from the more free accommodation of others with larger grants, than have been usually made: His Excellency the Lieutenant Governor in Council, has been pleased to order that the first mentioned class of settlers may receive a gratuitous Grant of fifty acres, under exclusion, be it understood, from any further Grant from the Crown, but with liberty to lease the Reserves.

To meet the above gratuity, and increased burthens attending the purchase and distribution of Lands &c.

It is ordered that the scale of demands on the Grant of one hundred acres and upwards shall be regulated according to the annexed table, to take effect from the first of January, 1820. It is further ordered that the restriction from the sale for three years be abolished, and that deeds may issue on proper certificates of the performance of settling duties being produced. The grantee will be required to clear one half of the road in front of each lot, and the depth of two and one half chains from the road the whole length of every lot, and erect a dwelling house.

*TABLE OF FEES.*

UPON all grants of Land issuing under orders in Council, bearing date subsequent to the 1st January 1820, the following sums will be paid by the patentee.

On Grants of 50 Acres

On do	100 do	12	£
On do	200 do	30	do
On do	300 do	60	do
On do	400 do	75	do
On do	500 do	125	do
On do	600 do	150	do
On do	700 do	175	do
On do	800 do	200	do
On do	900 do	225	do
On do	1000 do	250	do
On do	1100 do	275	do
On do	1200 do	300	do



In three equal Instalments. The first on receipt of the Location Ticket, the second on certificate filed of settlement, the third on receipt of the fiat for the patent.

No petition can be entertained unless accompanied by a written character or a satisfactory reason shewn for such not being produced.

(Signed)

JOHN SMALL, *Clerk*  
of the *Executive Council.*

N<sup>o</sup>. 2.

*Government House.* }  
*6th March, 1820.* }

HIS EXCELLENCY THE LIEUTENANT GOVERNOR is pleased to direct that no Location requiring settlement duty shall be confirmed by Patent, without a certificate from the Land Board of the district in which such location may be situate that the settlement duty required by the order in council has *bona fide* been performed, within the time specified by the Location Ticket.

JOHN SMALL, *Clerk of the*  
*Executive Council.*

No. 3.

Surveyor Generals Office,  
York, 2d August, 1820. }

THE Tract of land in the long woods, on the river Thames, in the District of London, having lately been surveyed and returned to this office.

Notice is hereby given that a Location of 100 acres, on the north side of the road, laid out through that tract may be made, at the Council Chamber on Saturday the 2d day of September next at noon, by any person having an order in Council for land, who will perform the ordinary settlement duty, and make and maintain the whole road in front of his respective Lot.

Militia Grantees will be exempt from all fees, and others will pay only the patent fee of £3 5 2 Province Currency.

Should the number of applicants exceed the number of Lots. They will draw for priority of choice.

(Signed)

THOMAS RIDOUT,  
Surveyor General.

N<sup>o</sup>. 4.

Copy of a Letter to D. M'Gregor Rogers, Esq.  
Chairman of the Land Board, Newcastle District.

Lieutenant Governors Office, }

April 26th, 1819. }

SIR,

I AM directed by HIS EXCELLENCY the LIEUTENANT GOVERNOR, to reply to your letter of the 15th instant, in explanation of those particular points, on which you, in the name of the Land Board of the New Castle District, sollicite more precise information than that contained in the instructions transmitted to you by the Clerk of the Executive Council.

IN the first place, with regard to such other persons besides Emigrants, as the Board may be authorised to grant locations to, I am to explain to you, that by such "other persons" are to be understood such able settlers as have resided in the district before the late war, and produce certificates of having done their duty in its defence.

*Secondly.*—With regard to military claimants. No military claimant as such is referred to the Board: being to receive their land gratuitously in the military settlement, any dispensation of that sort must be approved on application to the Lieut. Governor in Council.

*Thirdly.*—The sons and daughters of U. C. Loyalists, being entitled to gratuitous grants of 200 Acres, must apply to the Lieut. Governor in Council.

*Fourthly.*—Persons arriving from the United States, and bringing due certificates of their being British born subjects, are admissible by the Board.

*Fifthly.*—A form of location Ticket will be transmitted to the Chairman of the Board, in which will be specified the conditions of settlement.

*Sixthly.*—His Excellency is of opinion that the presence of the Chairman is not necessary at every meeting of the Board; any three of the members constitute a Board, and may proceed to act accordingly.

*Seventhly.*—The settler should be thoroughly instructed, that, in the event of his finding any improvement on the Lot to which he may be located, he is immediately to return with his Ticket of Location to the Board, and report the circumstance for the information of government. Should he fail in this particular, he can expect no confirmation of the grant to him. In this case the Board will appoint him another location.

*Eighthly.*—With regard to the difficulty that may be experienced by the settler in finding his particular lot: His Excellency bids me observe, that, in order to remunerate the person who might be employed to point it out to him, the settler must be burthened with another fee, and that in case of persons located by the Surveyor-General's Office no such precaution is practised, his Excellency does not perceive the necessity of the regulation.

I am &c. &c.

(Signed)

GEO. HILLER, Private Sec'y.



N<sup>o</sup>. 6.FORM OF A LOCATION TICKET FROM A DISTRICT  
LAND-BOARD IN UPPER CANADA.

*Land-Board,* *District.*

A. B. born at \_\_\_\_\_ in \_\_\_\_\_ of the age  
of \_\_\_\_\_ years, having arrived in this Province  
and petitioned to become a Settler therein,  
has been examined by us, and we being satisfied with  
his character, and of the propriety of admitting him to  
become a Settler, and having administered to him the  
Oath of Allegiance, do assign to him One Hundred  
Acres of Land, being the \_\_\_\_\_ half of Lot No.  
\_\_\_\_\_ in the \_\_\_\_\_ Concession of the  
\_\_\_\_\_ in \_\_\_\_\_ for which, upon due proof of having clear-  
ed and cropped five Acres, and cleared half the Road  
in front of his land, of having erected and inhabited a  
house thereon for one year, he will be entitled to re-  
ceive a Grant to him and his Heirs, he paying the Pa-  
tent Fee of £5..14..1. Sterling.

N. B.—If the Settlement duty is not performed  
within two years, this Location to be of no value, but  
assigned to another Settler.

N<sup>o</sup>. 7.

## FORM OF A PETITION FOR LANDS.

To His Excellency, (*Here introduce the titles of the Governor, Lieutenant Govern<sup>r</sup>, or person Administering the Government at the time, as the case may be.*)

THE Petition of \_\_\_\_\_ of the Township of \_\_\_\_\_ Humbly Sheweth,

THAT your Petitioner is a native of the Parish of \_\_\_\_\_ in the County of \_\_\_\_\_ and has lately arrived in this Province from \_\_\_\_\_ with his family, consisting of a wife and children.

That your Petitioner has the means to improve Land, and is desirous of becoming a Settler on the waste Lands of the Crown in this Province.

Wherefore your Petitioner humbly prays that your Excellency would be pleased to grant him lot No. \_\_\_\_\_ in the \_\_\_\_\_ Concession of the Township of \_\_\_\_\_ District of \_\_\_\_\_

And your Petitioner shall ever pray  
York

FORM OF A LOCATION TICKET FOR THE  
LOWER PROVINCE.

No.                    THE bearer                    being entitled  
to                    Acres of Land, by virtue of an order of  
the Governor in Council of the                    day of  
182                    , I hereby assign to the said                    (*Here insert  
the number of the Lot, and its situation*) on condition  
that he the said                    shall immediately settle  
thereon, and that he or his family, do remain thereon  
for the term of three years from the date of this  
assignment, and that four acres, at least, of the said  
land be cleared and cultivated during that period, and  
that before the expiration of that period, a dwelling-  
house be erected on the said land—At the end of  
which term of three years (*provided the said*  
shall have fully complied with the above conditions,  
but not otherwise,) he shall receive a grant of the said  
land to him, his Heirs, or Devisees, in due form, or  
such further terms and conditions as it shall please His  
Majesty to ordain. And be it further stipulated and  
provided, that it shall not be lawful for the said  
to alien, transfer, or otherwise dispose of the said land,  
or any part thereof, or any right or title which the said  
may claim thereto by virtue of this assign-  
ment, or otherwise, until the expiration of the said term  
of three years, nor until the said                    shall have  
performed all the conditions above specified. And all  
persons are desired to take notice that this assignment,



and all others of a similar nature, are not transferable by sale, donation, or otherwise, on any pretence whatever except by an act under the signature of the Executive Council which is to be endorsed upon this certificate.

Given at the Surveyor General's office  
 this            day of            one thousand eight hundred  
 and

(Signed)

JOSEPH BOUCHETTE.  
*Surveyor General.*

N<sup>o</sup>. 9.

*Extract of a report of the Committee of the whole Council dated the 14th August, 1818.*

Approved by HIS GRACE THE GOVERNOR IN CHIEF  
 in Council, 29th August, 1818.

ON a petition for exemption from personal residence on Lands recommended to be granted to the petitioner.

“ THE Committee do humbly report, that the condition of the Location Ticket, being that he or his family do remain thereon for the period of three years, and that four acres thereof at least be cleared and cultivated during that period, and a dwelling house erected, they are humbly of opinion that the Petitioner is not bound to reside personally upon the land in question, and that the performance of the conditions by any person he may place upon it will be sufficient.”

(Certified)

W. D. RYLAND.  
*Asst. Clk. Execut. Council.*

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# *Emigrant's Assistant*

## *Part II.*

1821

### INTRODUCTION.

IN PRESENTING to the Public a second part of the EMIGRANT'S ASSISTANT, the Author has been influenced by a variety of motives, in addition to those which led to the publication of the first part of the work. Among these may be mentioned, a desire to fulfil the promise formerly made, (vide Preface to Part I.) which the indulgent attention of a liberal public has enabled him to perform.—A wish to render the work as complete as possible, by withholding no part of the information on the subject the author was in possession of:—and lastly, a desire to give a more ample testimony of his gratitude to those persons who kindly aided his designs, by furnishing answers to his Queries, than could be done within the compass of the first part. The nature of the subject made it easily divisible into two parts; the first referable to those points connected with the landed interest of the country in general;—the second embracing a detail of facts, peculiar to local circumstances, or such as influence the Agriculturalist in particular situations. The con-

ditions of those persons for whom the work was particularly designed rendered it necessary to include both parts, and hence the work would not have been complete, without a sequel to that already published. To the reader who peruses the subject merely to satisfy curiosity, without any design of applying the knowledge he may acquire to practical purposes, what has been detailed in the first part may be sufficient; he might from it learn something of the state of the landed interest in Canada, and the general situation of its Agriculture; but for the practical farmer who comes to this country with the intention of settling, and for the purpose of pursuing his occupation, something further is required. It is not a relation of general facts alone that will serve his purpose—he requires minute and particular descriptions, applicable to time and place, and the more minute they are, the better they are suited to his views.

Few Emigrants come to Canada, without having friends or relatives previously settled in the country, whom they wish to join. It frequently happens they have been induced to emigrate from the mother country in consequence of the advice of those very friends, and who in giving such counsel have been actuated by the very best motives. But although such advice may be given and received in the spirit of pure and disinterested friendship, and although there is every wish in the advisers that it should be for the benefit of those to whom it is given, it not unfrequently happens that it

turns out the reverse. The friends of the Emigrant settled in Canada, sending him a glowing description of their situation, and a cheering account of the advantages they enjoy, excite and encourage their relatives to join them, when perhaps they have omitted to mention some material circumstance, which renders the place in which they reside, totally unsuitable to the views of the friends they are thus unwarily encouraging to come to it. In an equally ignorant state the poor man leaves his native country, along with his, perhaps, young and helpless family: he is impressed with the firm belief, that if he could once reach his friends in Canada, all his troubles would be at an end. He looks forward with hope to a participation of those halcyon pleasures they have depicted to him, and never dreams of the fatal omission they have made, which in the end overthrows all his fairy prospects. He has no means of discerning the fitness or unfitness of the place to which he is going for his purposes, except from the description his friends have sent of it, as there is no other source from whence he can learn its real state. Under this idea he presses on through a long and wearisome journey, during which he passes many places far better suited to his individual pursuits, than that to which he is going; and at last when he reaches the destined spot, he finds himself reduced to the sad alternative of again moving in search of another, or of adopting a new plan of proceeding widely different from what he has been habituated to,

and for which he is from his ignorance very ill qualified. Had there been a correct description of the place, to which he could have had access, it would have removed all this difficulty;—he could have read carefully and weighed maturely such a description—he might there have seen if any circumstances unfavorable to his prospects existed in that place, and if its inaptitude was so great as to influence his choice for another situation, he would have foregone the pleasure of a residence near his friends, for the more prudent desire of settling where his own exertions would have rendered him independent. Or if the obstacles in the place in question should not be of such a magnitude as to induce him to change his destination, he would at all events be informed of their existence, and go prepared to encounter them. In this way minute local descriptions are of the utmost service to the practical Agriculturalist, and if they be useful for such as can obtain practical information relative to the country, by correspondence with friends and acquaintances, they are still more beneficial and indispensibly necessary for such as come to the country totally ignorant of it.

For the statistical accounts of the different places contained in the following pages, the writer (as already mentioned) is indebted to the kind attention of his friends. They have been furnished by gentlemen whose talents, long residence in the country, and intimate knowledge of its condition, rendered them well qualified to give such information: and little more than



completing and arranging the matter so furnished was required of the author. In doing this he has frequently employed the same words as those in which the facts were conveyed to him, being well convinced that no diction of his own could convey the meaning of his correspondents in so clear and concise a manner as that employed by themselves.

The writer is aware the prices current attached to the account of the different places, must be received with a degree of caution. Although every exertion has been used to get them as correct as possible, they must be liable to vary from the effluxion of time, and the various other causes, which produce a change in such things. Mathematical accuracy could hardly be expected in this point; but it was necessary to introduce the prices at the present time in order to render the work complete; and if the present state of these things which affect the value of such articles be taken into consideration, perhaps the utility of these price lists may be of greater duration than might at first view be expected. The advantages of them to emigrants coming to the Canadas at the present time will not be denied. During late years, when this country was the seat of war, it underwent all the changes incident to such a state. The increased quantity of circulating medium produced a corresponding diminution in the value of money, and a rise in the price of every thing else. The produce of the agriculturalist came in for its share in this change, and attained a value, far beyond its natural rate. While

the productions of the soil were diminished in quantity in consequence of many of the farmers being employed as soldiers; the influx of troops, and the additional numbers to be fed occasioned an augmented demand for these articles. The system of policy pursued by the United States, at the time alluded to, left a great portion of their northern division to be supplied with foreign goods by the route of Canada; a circumstance which increased the demand for them, and raised their price far beyond what it would have been had the demand been circumscribed to the supply of Canada alone. A combination of all these causes brought on an increase in the price of every necessary of life, attended by its never failing concomitant, a rise in the price of labour, which attained a rate far beyond what it ever could have done from a natural course of affairs. Had the prices of articles as specified in this work been taken during the above period, it would have exhibited a very different result—and very remote from their actual value as dependant on the demand, and the value of money. But the effects of these changes have been guarded against in estimating these prices. Those times are now passed away, and in most places, with the ceasing of the causes, the effect has also disappeared. The superabundant quantity of money, has left the country with the withdrawing of the army, and it has risen to nearly its natural standard value. The farmer in peace has resumed his customary labours, and now obtains for the superabundant

productions of his farm a price proportionate to the demand. The merchant has begun to limit his importations to the wants of the country, and the means it has of paying for them. The plentiful supply of the necessaries of life—and the ease with which they can be procured, have brought the value of labour to nearly its proper standard. And although the shock occasioned by the rapid change, and subsiding of hostilities still continues to bear hard on the commercial interest, it is not probable that it will have much farther effect on the productions of the soil.

IN estimating the prices of different articles in different parts of the Canadas, difficulties arose which would not have intervened in other countries. In those places denominated new settlements, which are but lately begun to be cultivated, the price of every article is higher than the distance of such places from the market would warrant; because in these situations the new settler has every thing to purchase and nothing to sell: hence a local demand far exceeding the supply is created, and enhances the value of these things in addition to the extra price which must be paid in consideration of their being brought from a distance. Whenever this has occurred, in estimating the following prices, the value of the article at the nearest market has been taken: it being presumed that every settler has of his own the means of bringing his supplies from thence. An additional charge for time and labour in transporting them from the nearest market to the settlement has

therefore to be added to the price here specified in ascertaining their real value, and ought to be borne in mind by every new settler, in his outset. It is obvious that increased prices in new settlements will continue for some time after their first establishment, and will be regulated by the greater or less influx of Emigrants to them. In this state of affairs, the first comers to such a settlement, will always find a ready market for their superabundant produce in supplying those who immediately follow them: and the augmented demand will continue until such time as the productions of the first cultivated farms be more than equal to supply the wants of their owners, and to furnish the means of subsistence to new comers. After this comes to be the case, the farmer must travel to a distance in quest of a market for his overplus produce; and the place where he lives assumes all the characteristics of an old settlement.

It is with the country so situated, and different places under these circumstances, that, the following prices have been taken. Every attention has been bestowed not to underrate those articles the settler has to purchase, nor to estimate too highly what he may have to sell; a slight deviation from these prices may occasionally be met with, but the alteration will not be productive of disappointment to the Emigrant in his outset, or in his future progress in the country.

On comparing the prices here mentioned, with those paid for similar articles in the mother country, the

greatest difference will be found in the rates of mechanic's wages. While a good Carpenter, Mason, or Shoemaker in the old country cannot get above 2s. or 2s. 6d. per day, in many places in Canada they will receive as much as 5s. 7s. 6d. or sometimes 10s. per day. But it ought to be kept in mind that while they receive this sum in hard cash, at home, they are often obliged here to take it in agricultural productions, or in other necessaries, rated at a very high price, an occurrence which very frequently happens in new countries. Many causes have concurred to produce this high rate of wages in Canada, perhaps one of the chief of them is the low value of landed property, and the consequent scarcity of journeymen mechanics. It has been already mentioned that the chief desire of all emigrants on arriving in the country is to procure land. The facility with which this can be accomplished has induced many mechanics on reaching the country to turn their attention to farming. The want of a requisite amount of capital prevented many of them from commencing as masters in their different occupations, and they have preferred settling on farms, and becoming proprietors of the soil rather than working as hired journeymen under others. This will in part account for the high rates of wages which have hitherto been prevalent here; but it deserves to be mentioned that these are daily declining in price with the lessening value of every thing else. This is already visible in every part of the country and in many places they have al-

ready fallen from the exorbitant war prices to nearly their natural rates.

IN enumerating the advantages which Canada holds out for her settlers, many writers on this subject have fallen into error in painting these in too glowing colours. It would be unjust to ascribe this in every instance to an unworthy intention to deceive. On the contrary, it has more frequently proceeded from their ignorance of the real state of the country. When any one of these tourists (of whom late years have produced numbers) passed through the country in the smiling season of summer, wherever he went he saw the fields clothed in verdure, and the lands wherever cultivation had been extended covered with luxuriant crops, of various descriptions, to use a common metaphor, every farmer reposing "under his own vine and under his own fig tree." A faithful description of such a state of affairs would furnish a glowing picture, and the describer be still kept within the bounds of verity. The error does not therefore arise from a deception on their part but from the circumstances of time and place. These people saw the country only during that season of the year when every rural beauty was in its full perfection. Their researches were confined to the old settlements, where cultivation is in its best state and where the goodness of the roads and the facility of conveyance, tempted them to travel, they only saw the fair side of the prospect and never extended their enquiries beyond that; and from this view of the subject they have mag-

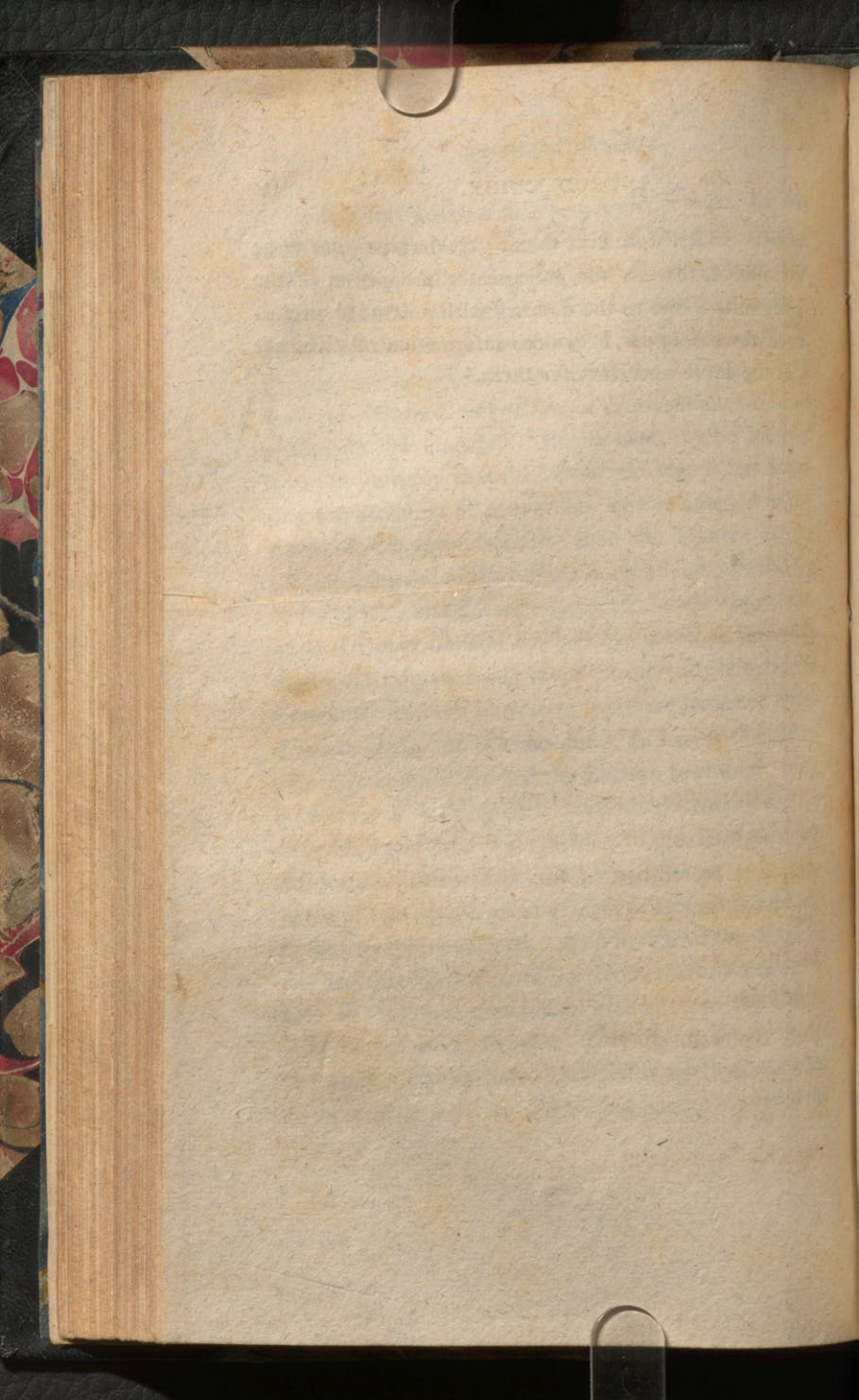
nified the advantages of the Canadas beyond what they are in reality ; from not having seen in the new settlements the labour and exertion necessary to bring things to this state. But it ought not to be concealed that there are difficulties of no ordinary magnitude, to which new comers to this country are subjected. Every man in his outset here has privations to endure, and hardships to struggle with to which he would not have been liable in almost any other country which has been long settled. This is particularly the case with the agriculturalist. The very first step in his operations viz. the clearing lands of timber is a task requiring patient and laborious perseverance, beyond any other part of husbandry ; and if it be considered, that it has often to be performed here where labour is expensive, and a market for procuring supplies at a distance, the difficulties attending it will be very much augmented. These facts are not mentioned with a design of deterring settlers from coming to the Canadas, nor with the wish of depreciating the many advantages this country holds forth to them. Ample experience has proved that however great these difficulties may be, there are none of them insurmountable ; and that by a due perseverance in a proper plan, the industrious settler, though not possessed of a capital, may in a few years attain a comfortable independence ; but it is only justice, to inform him that this cannot be attained without bodily exertion and mental energy, and that he ought to come

to Canada prepared with those qualifications, for encountering the difficulties he may meet with. Independence in worldly concerns, is a prize which no man in any situation can acquire but by time and labour, and Canada forms no exception to the general rule.

AMONG the places described in the following works it will be observed, only a few of those situated in Lower Canada are included. But it must not be inferred from this omission that the Lower province is less deserving the attention of Emigrants or less adapted to the views of the agriculturalist, than the Upper; on the contrary, the soil of the former is equally good with that of the latter; and the superiority of climate which some parts of Upper Canada may possess, is compensated for, by Lower Canada being more conveniently situated for a market. In both Provinces there are immense tracts of waste lands, still unconceded. In Lower Canada an extensive country termed the Eastern townships, lying in the rear of the Seigniorial lands on the east side of the river St. Lawrence and reaching to the line 45 which divides the Canadas from the United States, is still capable of receiving a great number of settlers in addition to its present occupants. And in rear of the Seignories on the West side of the river, there is a territory able to sustain a population greater than the United Kingdom of Great Britain. There being fewer places in Lower Canada, here described is solely attributable to those, who were applied to, not having answered the



queries which were sent them. It deserves also to be mentioned, that as the far greater proportion of the emigrants come to the country with a decided preference for the upper Province, information relative to it was the more necessary for them.



# EMIGRANT'S ASSISTANT.

## PART II.

### CHAPTER I.

*General directions for Emigrants on their coming to Canada, Selection of Implements, Manufacturing of Maple Sugar, &c. &c.*

THE plan to be pursued by an Emigrant in his journey to Canada, and on his arrival there is so liable to be influenced, by his ulterior views—the means he has of accomplishing them—the distance of the place of his destination from the port where he lands—the number of his family—and so great a variety of other circumstances, that it becomes almost impossible to lay down rules equally applicable to every case. As the

intention of the present work, has been avowedly for the use of Agriculturalists, and as the poorer people of this class are more in want of directions for their guidance than others, and are besides more numerous, the observations here offered will be found chiefly applicable for men of this description. But the precepts here laid down, as indispensably necessary, for the poorer settler will be found equally applicable to the case of the rich man and the capitalist who undertakes to clear lands in the wilds of America. The difference will be found in the quantity not in the nature or quality of the requisites; the object to be attained by both being the same in reality, the method to be pursued for its attainment, although it may differ in scale, or in some trivial points, will be found to coincide in essentials, in both cases. The capitalist may employ his greater means, in accelerating the accomplishment of his designs, in carrying on his works on a larger scale in procuring additional help on particular oc-

casions or perhaps in purchasing indulgencies or comforts which the poor man cannot afford, while engaged in his labours; but the former will find he cannot dispence with any of the necessaries here enumerated for the use of the latter.

THE method to be followed in selecting and applying for his lands having already been detailed in the former part of the work, it is unnecessary to enlarge upon it in this place, what remains of the subject divides itself into three branches, viz.

FIRST.—The best mode of reaching the country, and of travelling to the place where he intends to settle.

SECOND.—The articles the Emigrant will require to provide for commencing and carrying on his operations.

THIRD.—The first thing to be attended to on reaching his location, before he commences clearing his lands.

#### THE MODE OF PROCEEDING TO CANADA, &c.

IN the present work it will hardly be

deemed necessary to enumerate minutely the preparations the emigrant has to make before leaving Great Britain on his route to Canada. These, as well as his other proceedings must be regulated in a great measure by the means he is possessed of. He will find many persons in the old country well qualified to direct him to where he can find the cheapest passage to the Canadas; and others equally able to give him information as to the most economical plan of laying in his sea stock of provisions. From these he will readily learn what he has to provide for this part of his undertaking, if he chooses to follow their advice. but there are some errors of which Emigrants are guilty, in this the outset of their undertaking, which are afterwards a source of great expence and additional trouble to them in their future progress; and these merit some attention in this place.

*FROM whatever part the Emigrant may set out, if it be his intention to settle in any of the provinces of Canada, he ought to come*

by a vessel bound directly to Quebec or Montreal. The obviousness of this advice, to such as know the relative situation of these ports to the rest of the country may make it appear superfluous: but to the poor Emigrant who has not the same advantages of a geographical knowledge, it will be found highly necessary; sad experience having convinced many of them, of the fatal consequences of not attending to it. They have no idea of the extent of the country; and the anxieties of ship masters to obtain freights, has often led to imposition on the ignorance and credulity of those poor people. They will tell them a plausible story of the easy conveyance and expeditious travelling to any part of Canada from the port to which they are bound. The poor man, relying on the truth of this representation, embarks with his family, pays his passage, and does not discover until he reaches America, that he has landed many hundreds of miles distant from the place he intended to go to, and that by the deception thus

practised upon him, the length, expence, and fatigues of his journey are far more than double what they ought to have been. From inattention to this advice, many instances have occurred of poor families being landed in Pictou, or Halifax, or in some port in Nova Scotia, when it was their design to join some near relation or friend in upper Canada! And similar cheats have been imposed on others, by landing them in Quebec when their intended destination was some place in Nova Scotia.

THE next error Emigrants are liable to commit on leaving Great Britain arises from the foolish practice of bringing large quantities of useless articles, such as furniture, clothes, provisions or even merchandize along with them. The absurdity and ill consequences of this practice cannot be too strongly impressed upon them. *The Emigrant on leaving the mother country for Canada, ought to bring nothing with him but his money and such articles as he may require for present use.* The freight he will have



to pay for bulky articles across the ocean, often exceeds their value,\* and it not unfrequently happens, after landing in Canada the route he has to travel renders it impossible to carry such things along with him, when for want of a purchaser he can find no means of disposing of them. The little furniture he requires at first, (which will be hereafter described,) he can always procure in the country far cheaper than it can be imported; even such of the richer inhabitants, who have imported expensive and elegant furniture to this country, find it does not stand the influence of the climate and the heat of the stoves so well as that which is made in the country. Being ignorant of the quality of clothing suitable for this country, it rarely happens that the emigrant makes the most proper selection before he

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\* In vessels employed by government for the transport of Emigrants, and sometimes in Merchant-ships, every passenger is allowed a certain tonnage for his baggage, but the Emigrant, should never be wishful to avail himself of this, for the above reasons.

leaves Great Britain ; and as this article can be purchased in the country nearly as cheap, he ought to limit the quantity he brings with him to a moderate share of wearing apparel for present use, and the necessary bedding for his family. Provisions far better adapted to the climate than any he could import, are to be had cheap and abundant in every place through which he passes, after he lands in Canada. And when he settles on his location he should be careful to bring these supplies from the nearest market as the transport of them very much increases their value. Of all the erroneous practices an Emigrant can be guilty of, the importing of Goods or Merchandize of any description for the purpose of selling them on his arrival in the country is the worst. If the quantity be small, and even if he should happen to sell at a fair profit on his arrival (which is very doubtful) all he can realise by the transactions will seldom recompence him for the time and trouble, he must spend in seeking a purchaser effec-

ting sales, &c. And in these disasterous times for commerce, when the genius of our best Merchants who are conversant in these matters and possess an intimate acquaintance with the state of the country, is taxed to the uttermost to find sale for what is imported; it surely would not be advisable for an Emigrant, a stranger, and not possessing these advantages, to venture on the importation of merchandize even if his capital permitted his doing it on an extensive scale.

AN attentive consideration of all these circumstances will be sufficient to convince any person, that the best plan an emigrant can adopt on coming to Canada, is first to convert all his property into money, and bring it to the country with him in that state. By this means he will know the exact extent of his finances, he will be exempted from the loss consequent on having purchased any unnecessary article, he will save the expence of freight which his property in any other form will cost him, and

lastly, he will in this way avoid the risk of bad debts or doubtful payments, which he would incur had he transported his means in merchandize with the design of selling them on his arrival in the country.

MONEY may be transported either in bills of exchange or in specie, but the former, when they can be got, are preferable on many accounts.

BILLS of exchange are less liable to be lost, and although specie (particularly gold) will sometimes bring a premium, it is liable to many of the objections already mentioned against the importing merchandize, add to this, if the quantity be large, a high freight, frequently a per centage nearly equal to the premium is demanded for transporting it. Many of the poorer and midling class of emigrants, have of late brought their moeay to Canada in notes of the bank of England or some of the Provincial Banks. This is always attended with a loss to such as do so. If they should happen to meet with some person returning to the old country

and have an opportunity of selling them, they will seldom get more than one pound currency for every pound sterling, and the seller in this case loses nearly one ninth or one pound in every nine by the transaction, in consequence of the difference of exchange between Great Britain and Canada. Besides, the person who gives the Canada money, in this way always considers he is conferring a favour and laying the other under obligations to him.

#### THE METHOD OF TRAVELLING IN CANADA.

THE Emigrant being landed at Quebec, the next object for **his** consideration is the best method of proceeding from thence to his lands or to the **place** where he wishes to settle. His plan of travelling here must be varied according to the **place** to which he intends to proceed. If he decides settling in any part of the lower province, the process is easy. He ought to proceed immediately to obtain his lands in the manner formerly described, having first gone and

examined the lot he is desirous of procuring, to ascertain its capability of answering his views. In doing this he will incur an additional expence should it not be suitable for his purpose, by taking his family along with him in the first instance. It is therefore preferable for him to leave his family in some place in Quebec, to go alone and be convinced of the suitability of his lands; and then on returning he can procure his location ticket, purchase what necessaries he will require for his future undertaking, and proceed directly with his family to his lands, to commence his operations. Should his destination be to any part of the province of Lower Canada, he will readily obtain directions in going to the place, from some person at Quebec. On the other hand if the spot he wishes to reach be in Upper Canada, a different plan is to be pursued. He must keep in mind that he has still a long and tedious portion of his journey to perform. This ought to prevent his wasting time in unnecessary delay, and also to de-

ter him from incurring any unnecessary expence, or doing any thing which can have a tendency to waste his means.

THE Emigrant may go from Quebec to Montreal by Steam Boat which is the best mode of conveyance he can employ. The number of these vessels now running on this part of the river, by the competition they produce keep the fare at a moderate rate. They will transport him more expeditiously than any other mode he can use for the same distance, and as there are several of them plying on this part of the river seldom a day passes without one leaving Quebec for Montreal, at the season the Emigrant comes to the country, hence he runs no risk of being delayed in waiting for a passage. In making his arrangements for this part of his journey, he may either agree to be supplied with provisions by the boat, or (which is a more economical plan) he may purchase them for himself in the Quebec Market. In this last case he ought to lay in a stock sufficient for

three or even four days, for fear of being delayed by any accident, although the passage is generally made in less than two days, sometimes in 36 hours. On his leaving Montreal it would also be advisable to provide a small stock of provisions for the rest of his journey upwards, particularly, some bread of a quality to preserve fresh (called Batteaux Biscuit,) a small quantity of salt pork or beef, and a few groceries if he wishes them. But it must not be understood from this, that he has to provide a large stock of these articles. On the banks of the river, and in every part of the country adjoining to it, the lands are cultivated and numbers of farmers settled, from whom he can purchase provisions when he requires them; and many Emigrants leave Montreal on their way to the upper Province with no other provisions than a few loaves of bread, and trust altogether to drawing supplies from the different places at which they stop on the route. For such as can afford to expend the money in purchasing them



and paying the expence of transport. Montreal is the best market for the Emigrant to buy such other necessary articles as he may require, particularly his clothes, household utensils and farming implements, but these will be more particularly described hereafter.

FROM Montreal to LaChine, a distance of about nine miles, the settler will have to hire a cart to transport his family and baggage, provided his children be too young, or from other causes unable to walk that distance. But if his family be able to travel, and he has no unnecessary baggage, a whole cart for one family will not be required, as there will not be a sufficient load. In this case two or more families may join together and engage a cart amongst them, which will save a proportional part of the hire to each. It is to be remarked here however that the rate of hire being so small (generally 6s for a load) it would not be prudent for the Emigrant to put off his time in waiting for a fellow traveller to join

with him, should none happen to be there at the time.

THE journey up the river from LaChine to Kingston is performed in Batteaux, or in a species of flat built vessels termed *Durham Boats*. In one of these the Emigrant will have to embark with his family as the cheapest conveyance he can find: and as there are numbers of these boats employed at this season in bringing down the productions of the farmers from above, and in carrying up merchandize, he will never be at a loss to find one. The rate of freight in this part not being established by any law, he will of course have to make the cheapest bargain he can, but as the numbers there are here constantly looking out for cargoes, excites a competition among them, he will in general get his family and baggage carried at a cheap rate, more particularly as they generally allow every family to take 200 weight of baggage without charging any extra freight for it. In the course of the voyage up the river, there are several

shallow places, termed rapids, where a boat if fully loaded cannot ascend. Here a part of the cargo has to be discharged and carried up in carts by land. This augments the rate of the fare, but is all included in the charge made by the Captain at LaChine, as there are many people who make it their business to transport goods and passengers by this route, they have not only boats of their own, but also carts, stationed at the proper places for the land conveyance. As these boats and batteaux in ascending the river, pass along shore in many places, and as they generally put in during the night, the passengers have many opportunities of going ashore, either for purchasing provisions from the farmers on the banks of the river, or for any other purpose they choose.

It sometimes happens that the place an Emigrant is desirous of reaching, does not require that he should go so far up as Kingston, his nearest road being to strike across the country from some port below that

town. In this case, these boats will put him on shore at any place where he wishes, and he will sometimes be conveyed at a reduction of fare in proportion to the diminution of distance he is conveyed on the river.

ON reaching Kingston, the Emigrant will find himself as it were in the center of the inhabited part of Upper Canada, with an easy conveyance to any point of it. He is here at the South East end of Lake Ontario, which extends along the Southern boundary of the Province and gives a great portion of it all the advantages of a sea coast. The lake is navigated by several, small schooners, and a steam-boat, and by embarking in one of these he can be conveyed to York, the seat of Government, near the head of the lake, if he is desirous of going so far, or he may be landed at some intermediate point on its shores, near the place where he is wishful to reach.

It deserves to be mentioned to the honour of the parties concerned, as well as for

the information of Emigrants, that all the steam-boats on the river St. Lawrence, and also that on Lake Ontario, have been in the habit of carrying poor people and their families, when on their way to settle in the country for half the freight they usually charged from other passengers. And if people under these circumstances should prefer passing lake Ontario by any of the schooners, the rate of freight is generally extremely moderate: and in some cases of absolute poverty, they have been carried by these vessels gratis, on furnishing their own provisions.

THE following table will give some idea of the expences of conveying a family consisting of the Father, Mother and two children from Quebec to Kingston.

*From Quebec to Montreal.*

Freight of two grown persons at 10s. each,.....	£1 : 00 : 0
Freight for two children (half price) at 5s. each,.....	0 : 10 : 0
	<hr/>
	£1 : 10 : 0

*From Montreal to LaChine.*

To hire of a Horse and Cart 6s. £00:6

*From LaChine to Kingston per Boat.*

Freight for two grown up persons,  
at 7s. 6d. each..... £00 15:0  
Freight for two children half  
price..... £00:7:6  
For two Cwt. of extra luggage at  
5s per cwt. 10..... £1:12:6  
To allowance for provisions at  
3s. per day for 20 days\* £3:0:0

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Total, £6:8:6

For this sum a respectable settler and his family can be conveyed the distance specified if he adopts the proper plan, and perhaps it cannot be done for much less, by any other method, he could pursue.

In proceeding from the spot where he lands on the banks of the river or the shores of the Lake, he must be guided by existing circumstances, such as the state of the coun-

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\* In this estimate the time allowed for performing the journey is far more than what is usually required; but under such a variety of modes of travelling, unavoidable delays must take place during the frequent changes, and it is proper to be prepared for them. No harm can result from the Emigrant reaching his destination sooner than he expects, or at a less expence.

try through which he has to travel, and the means of conveyance it can afford him.— Should he have to pass through a settled and cultivated part of the country, he will find roads and carts or waggons, which he may hire to transport him; but on the other hand, if he has to go through an uncultivated part, he may not only have to travel on foot, but be also reduced to the necessity of hiring a guide to conduct him; but there are very few places of this last description, on the banks of the river or adjoining the lake. No exact statement of the expence of this part of his journey can be given; but as he can pass from one settlement to another, his road will be chiefly among people who have themselves experienced similar difficulties, and who will commiserate his situation and be ready to help him. Never was the assertion that the increase of civilization and superior intercourse with strangers, has a tendency to diminish true hospitality, more strongly illustrated than in these situations, for in passing through the

most thinly settled places and among the more recent settlers, the Emigrant will find these far more ready to afford him aid, in proportion to their means, than among the more rich people in the older settlements. Hence the difficulties of proceeding in this part of his course are not so great as a superficial observer would imagine.

HAVING decided on the spot where he wishes to settle in the upper Province the Emigrant will not be subjected to the necessity of undertaking a long journey to the seat of government before he can get his location ticket there, he has only to leave his family in the settlement adjoining the lot he pitches upon, and go to the Land Board of the District from which he will get his licence for settling, or location Ticket in the manner formerly mentioned.

*TRAVELLING in the woods.*—Those who have not been accustomed to travel in such situations, are apt to get bewildered and loose their way on first going into the woods of America. In such cases they may wan-



der for several days before they happen to fall into the right road, or perhaps sink under the united force of hunger and fatigue before any assistance comes in their way. This however is an occurrence which rarely happens to any one, and never to an expert woodsman who has been accustomed to make journies in those situations. These have infallible marks by which they can steer their course, and will without any difficulty proceed from one point to another in the wood with the same accuracy and readiness as if travelling by a direct road in an open country. One of the chief reasons for strangers loosing themselves in the woods arises from their own misconduct. As soon as they find themselves bewildered they become alarmed at their situation; fear banishes reflection, and renders them incapable of attending to those marks which would guide them out of their difficulty. They double their exertions and thereby encrease their fatigue; and while struggling with accelerated speed to find their way

home, they are perhaps, plunging deeper in the forest, and flying farther distant from it. It ought therefore to be the first and chief object of any one who loses his way in the woods, to preserve a calmness and self possession as far as possible. He ought to reflect coolly on the means of extricating himself from his unpleasant situation; and instead of running about in despair, it is preferable for him to set down for a while to refresh his strength and afford him time to weigh his case maturely. There are particular marks by which he can be guided with certainty, but these are not so obvious to a person unaccustomed to them, as not to require close and attentive observation. All this difficulty and danger might be guarded against by the traveller carrying a small pocket compass\* along with him; but for those who are not provided with such instruments, or who do not understand the method of steering by it, the following directions may be acceptable. During the

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\* Those to which a sun dial is affixed are to be preferred.

greater part of the winter and spring, the strong winds in this country blow from the North West, hence the tops of the highest trees in the woods are bent towards the opposite direction or to the South East. Observing this circumstance the lost traveller will have a line to steer by. The moss which grows on the trunks and larger branches of old trees, will also serve to guide him, if he keeps in mind that it is always most abundant on the north side of the tree. By attending carefully to these facts, and allowing himself time for reflection, and also, if he knows the direction of the woods with regard to his residence, he will readily discover the direction in which he ought to proceed. If he be not acquainted with either of these circumstances there is another method he can adopt. When he has wandered so far as to have lost all traces of the direction by which he ought to return, he should take advantage of the first stream of water with which he meets. On proceeding along in the direction in which it runs,

he will at last come to a larger stream, or lake into which it empties itself, and by going on, keeping by the banks of this last, he will at length reach the settled part of the country and find his home. One great objection to this last method of proceeding, is the length of time it requires; in pursuing the course of a river or stream in this way and following all its bends and turnings, several days way elapse, before he reaches a settlement, and he runs a risk of suffering for want of food. Should he meet with game of any kind, and have the means of killing it, there is no danger from this cause, but if he does not, he will have to subsist on such eatible herbs and fruits as may fall in his way. These last are preferable, and at some seasons he will find great variety of berries of different kinds, on which he may contrive to subsist for a short time. Some of these are of a deleterious quality to the human species, and if he be not sufficiently acquainted to distinguish the kinds which may be safely eaten from those which ought not,

he must depend on the instinct of animals for his guide. In general such berries as are used by birds for food, may be eaten by man, hence he ought not to touch any of them which he is unacquainted with, unless he sees the marks of birds or other animals having preyed upon them. By a slight attention to those particulars, and a knowledge of others which a very little experience will make him acquainted with, any man may soon become expert at travelling in the woods, and all risk or fear of his loosing himself will be removed.

*MUSQUETOE bites, &c.*—New settlers or travellers on first going into the woods of America, are subject to great annoyance, from the bites of Musquetoës, sandflies, and other insects which abound in such situations at particular seasons of the year. The Indians guard against the bites of these by anointing themselves with bear's greese and fat of animals. Many people endeavour to prevent their attacks by covering up as much of the body as possible with

clothing. Both plans are objectionable. The first is disgusting to the feelings of an European from the filthiness of the practice, and the second will not be found an effectual barrier against them, for these little devils will insinuate themselves under the cloathes if the smallest opening be left, and the encreased heat in consequence of the wearer being muffled up with dress, becomes very oppressive in this climate. The combined experience of all who have travelled in these situations gives the decided preference to open light clothing both for comfort and convenience; and they consider the most effectual preventive against the incursions of these insects, is to kindle fires, and produce smoke by burning green wood or any other substance fit for the purpose. This is the method always had recourse to in the vicinity of fixed dwellings in the woods, and it may be employed, though in a less effectual degree, in travelling. By such as can use it, smoaking tobacco is frequently resorted to, and it is a very efficacious reme-

edy against Musquetoës and other flies; but for those who cannot adopt this practice a substitute must be found. This is to be met with in a species fungus which grows plentifully in the form of an excrescence on the trees and is termed touch-wood; which does not emit flame when set on fire, but burns for a long time with a smoke like a slow match. A small bit of this kindled and stuck on a bit of wood, either carried in the hand or in the mouth will produce such a quantity of smoke as will repell those insects. Washing the exposed parts of the skin with salt brine is also found to be a good antidote against Musquetoe bites, but it requires to be daily repeated, if not oftener and the traveller may not always have it in his reach.

THE foregoing are deemed the best and most effectual preventives which can be employed against the attacks of those animals. But as many people suffer severely from swelling and inflammation of the part where they happen to be bitten, something

as a remedy in those cases, may also be mentioned. Washing the part with cold water, either pure or mixed with vinegar will allay the pain and inflammation; but a more effectual antidote has lately been much extolled, namely rubbing the part with powdered chalk or washing it with chalk dissolved in water. This is employed on the principle that the poison these creatures inject into the wound, is a species of acid whose virulence and activity becomes thus corrected by the neutralization with the chalk. If its action depends on this principle diluted lees formed of wood, ashes and water, will be found to answer the same purpose and can always be had at hand; but I believe experience is wanting to ascertain its efficacy in all cases.

*The articles a Settler requires to provide for commencing and carrying on his operations.*

THIS forms the next part of the subject for consideration, and as these necessaries naturally divide themselves into three class-



as that arrangement shall be adopted in describing them.

FIRST. The tools or implements of labour.

SECOND. Provisions requisite for the support of a settler and his family.

THIRD. The selection and purchase of other necessaries under which are ranked furniture, clothing, household utensils, &c.

It is proper to premise here, that in the event of the Emigrant going to any of the Military settlements, he is furnished with tools, and household articles, sufficient for commencing with, at the expence of government. But as these articles are all of English manufacture, there are some of them not so well suited for the purposes of the woodsman as if they had been made in the country. The chief objection is against the form of axes which government allows him. It being well adapted for hewing, but not so well calculated for a felling axe, it might be adviseable for the settler to bring one for this last purpose along with him, in all cases.

It has been already mentioned that Montreal is the best market for the Emigrant to purchase such necessaries as he may require for clearing and cultivating his lands. This however is to be taken with some limitation dependant on existing circumstances. No doubt Montreal is the cheapest market he can find in the country for this purpose, and the Emigrant who can afford to lay in a stock of necessary articles will do well to avail himself of it in passing through that city, and if it be the nearest market to the place where he intends to settle, it is then his only alternative to purchase all his necessaries from the Montreal merchant. But if on the contrary he be so cramped in his means, that he can only purchase a very small supply of those articles he may want for the present, and if he has a long distance to travel the expence of carrying the few things he may be enabled to buy, will far exceed the difference in price they would have cost him at the market nearest to his lands. When he is so sit-

uated it is obviously better for him to defer making his purchases until he reaches the place where he can find them adjoining the spot where he is to reside.

*FARMING Utensils.*—The commencing operations of husbandry, on new lands in Canada, being very different from what they are in Great Britain; must be prepared for, by selection of very different implements. The Emigrant before going into the woods will have to provide himself with a pick axe, a spade, a sythe, a hoe and a sickle, and a trowel. Also, an axe, a case knife, a hand saw, an auger, a hammer and a few nails, with such other carpenters tools as he can afford. In addition to these a grindstone will be found a very necessary appendage to his stock of tools, although one of these will serve for half a dozen of families if they are going to settle close to each other. Besides these, if his means will admit of it, he ought to have a yoke of oxen with their necessary harness and chains, for drawing his logs. These last have by many people been

considered as indispensibly necessary for the settler at his out set: although there are many instances of some having gone into the woods with hardly any other implement than an axe, who are now in comfortable and even affluent circumstances. With these articles, and a small assortment of the different kinds of seeds he designs to sow the first season, the farmer will hardly require any thing farther in the way of farming stock or utensils to enable him to begin his operations.

*SELECTION of Seeds.*—The first object of every settler being to raise provisions for himself and family, the desire to effect this will point out the necessity of planting a proper stock of edible roots, and garden stuffs, and also the propriety of sowing a sufficient quantity of grain for his own consumption as soon as possible. Hence he will require to be provided with a small assortment of seeds for this purpose, at his first outset; the farther selection of seeds will depend on his ulterior intentions wheth-

er they be to convert his fame to the purpose of grazing, or to rear grain. The crops usually raised in this country are wheat, oats, barley, rye, and Indian corn. Potatoes, carrots and garden stuffs of all kinds. Turnips have been reared in the field and are found to answer very well, but their culture is not yet come into general use. Of the grasses, all the different kinds which have hitherto been tried, have been found to grow very luxuriantly, but only timothy and clover, (they being the hay used in the country) are commonly cultivated. If it be the object of the farmer to devote his land to rearing grain, he can select from the above kinds or from others, the seeds requisite and most suitable for the soil. But on the other hand if he be desirous of rearing a stock of cattle, he must keep in mind the great length of the winter, and the difficulty of furnishing provinder for them in this country compared with that of the old country. Should his land by being situated on the banks of a riverlet include

a natural meadow, or if a *beaver dam* forms a part of his farm, as is sometimes the case, this will produce a large stock of natural grass which may be cut and made hay of, which will very much abridge his difficulties in this respect. But if his situation does not hold out these advantages he must provide for them otherways, by sowing his cleared land with Timothy grass and clover, to rear hay for winter forage, with the same view he ought to plant Indian corn, carrots, potatoes or such other roots as are adapted for winter food for live stock. A proper attention to these remarks will guide the farmer in his choice of seeds at the commencement, and a little experience will regulate him in future. Little attention is required in feeding cattle during the summer season, there being always an abundant supply of wild grass in the woods for their support; and in turning them out to it, there is no risk of their being lost, as they will always find their way to the houses.

*PROVISIONS.*—The quantity of these a farmer has to carry with him on his first going to the woods of America, for the purpose of settling, depends upon the means he has of purchasing them, the distance he removes from market, and the number of family he has to provide for. He must in every case purchase what will be sufficient to support his family until his own lands, yield him a supply, but it is rarely necessary for him to provide the whole stock for this purpose at one time. If not too far from market he will find it more to his advantage to lay in his provisions in small quantities, even if his means should permit him to do otherwise. By this method he can take advantage of such additional helps as chance may throw in his way. If his situation be favourable for it he may reap very considerable advantage from fishing, or if game be plentiful, he will find it very useful for supplying his table at certain seasons of the year. Besides this, if he should lay in his whole stock of provisions at once, he

will have to live a great part of the time on salt food, whereas during the winter he may have fresh meet which will keep for a long time in a frozen state, and can be carried easier and in general purchased cheaper at that season than during the summer months. The following are a few of what may be termed the staple articles of provisions he will have to procure. Flour, Salt Pork or Beef, dried Codfish, Peas, Beans and Barley, if he wishes it. A few Groceries if he chooses and providing he can afford it a small quantity of Spirits. Should he be able to attain any thing in the shape of luxuries, smoaked or cured hams, dried tongues, pickled salmon, &c. will preserve well in the woods, but they are generally high priced and objectionable on that account. Cheese, butter, or as a substitute for cooking, salted hogs lard will be found to answer very well. His supply of vegetables must necessarily be limited to a small quantity, as they will not keep fresh, and are besides difficult to carry a long distance. A few potatoes may be



taken, and they will furnish a very great delicacy to those who have been in the habit of living much on them, but in general the quantity must be restricted to what will be required for planting, and the settler will have to wait until his own lands produce them, before he can indulge in the use of them as an article of diet. These comprise all that it is necessary for the settler to take along with him as provisions at first. Should the state of his funds admit of his indulging in other articles as in luxuries he will be regulated in his choice of them by his particular taste.

*FURNITURE, Clothing, Household Utensils &c.*—The selection of these and all the other necessaries for his family will depend on the style in which he intends to live. Some of the objections against transporting *furniture* from a distance have already been mentioned and many others could be adduced to show the imprudence of doing so, even for those possessed of means and who can afford it: and in all cases where there

is a necessity for husbanding their finances it is highly blameable. For people in this situation it is not necessary. Settled in the woods with an abundant supply of timber at his hand and furnished with the tools before enumerated, the emigrant with a very moderate share of ingenuity can always fabricate for himself the few pieces of rude furniture he requires in the first outset, "necessity is the mother of invention," and never was this adage more clearly exemplified, than in the exertions and contrivances employed by some Emigrants in this situation. A piece of Bass or any other soft wood, cut of the wished for length and split in two pieces, one of which supported on four legs with the flat side uppermost and smoothed with his axe, will answer all the purposes of a table. In the same manner he may construct benches or stools which will serve for seats, until such time as he can construct a bed-stead, the floor of his house formed in the manner to be hereafter described, will do to spread

his mattrass to sleep upon, and if he chooses by spreading some fresh gathered boughs from the hemlock tree under it, he may form a rude couch on which, when prepared for it by healthful exercise, he will enjoy a sleep, all the means of the rich cannot purchase.

*CLOTHING.*—The great difference of temperature between the Winter and Summer season in Canada, requires a corresponding change in the article of dress. On this subject a very eroneous opinion prevails in Britain, which partly accounts for the unsuitable selection of clothing which Emigrants commonly bring to this country along with them. Hearing of our severe frosts and the intense cold of our winters, they imagine, the only qualification requisite for clothing in Canada, is to have it capable of resisting the cold. They never consider that during part of the year, in this country the heat is far more oppressive than the cold, and that the clothes adapted to defend the body against the latter can-

not be worn, while undergoing the necessary exertion of labour during the hot weather in summer. To provide effectually against these changes, and to secure his comfort while employed at his work during the heat, as well as to guard against the cold in winter; the settler ought to be furnished with two descriptions of wearing apparel. In summer the lightest stuffs such as canvas, duck or fustian will be the most suitable clothes; and in winter the strong woolen stuffs will be necessary. Check shirts, either of cotton or linen, such as used by some of the labouring classes in the old country will be found best adapted for the former season and flannel shirts with drawers of the same for the latter. Strength and durability are the chief qualities to be kept in view in selecting these, and as fineness of texture is not necessary, they need not be high priced. The article of shoes being one of the most expensive articles a new settler has to provide for his family, some further directions relative to

them may be requisite. One description of these made from the the leather tanned, but in an undressed state, termed *Beef Shoes* are very commonly used by Canadians, and are found very well adapted for the country. They are shaped so as to come high up and fasten round the ankle, are soft and pliant for the foot; and while their lightness renders them a comfortable wear for summer, by wearing strong worsted socks under them, they can resist the cold very effectually in winter. These from their cheapness and other properties will be found to be the best description of shoes the settler can use. As a covering for the head, the fur cap is much used in winter and among some of the lower orders of the Canadians its place is supplied by a species of worsted cap, netted in the same way as a stocking and termed a *teuke*. This last they also wear in summer. Neither of them is absolutely necessary as a defence against cold in winter; many people who have resided for several years in

the country have never used any thing, but the common hat, and if due care be taken to guard the tips of the ears and nose from being frost bitten in travelling it will answer perfectly well. For summer, the best covering for the head is straw chip or willow hats; a coarse description of the former is manufactured in the country and sold very reasonable.

*HOUSE-HOLD Utensils.*—It is hardly necessary to enter on an enumeration of these articles which come under the denomination of house-hold utensils. They are known to every person who has been in the habit of keeping a house. A tinder-box to kindle his fire with, kettles and pots for cooking his victuals, and a few dishes of such quality and materials as the purchaser pleases, almost comprise the whole catalogue. In selecting these for a new settler in the woods, the only point to be attended to, is to make as few serve as possible. The first of these he will be under the necessity of purchasing, but with a little ingenuity

he may fall on many plans in inventing substitutes for the best.

THE first and chief point every settler has to attend to in providing his necessaries, is a *strict adherence to economy*: This principle ought to prevail in all his operations, and should never for a moment be lost sight of. He should keep in mind that every shilling, he can save will shorten the duration of his labour and difficulties, and in the same proportion accelerate his progress to independence. While this consideration will operate in preventing his expending money on any article not absolutely necessary, it will likewise make him careful to purchase his supplies at the best market and on the most reasonable terms. On entering the woods of America, few of the settlers are actually in a situation to indulge in the luxuries, and a foolish expenditure for the sake of keeping up an empty show in such situations would be preposterous. The settler in these cases if placed among neighbours will generally find them men,

who have gone through the same difficulties, he has to struggle against. These will feel for the situation of a new comer, and rightly appreciate his motives for being as economical as he can. They will never respect him the less for doing so, but rather consider his conduct as a sure proof of his prudence, and an earnest of his prosperity. Among men of this stamp, the settler will find himself exempted from many inducements to unnecessary extravagance to which he would be exposed in other situations, and among persons of a different character. He may here live as he pleases, and use every just means of economizing without being subjected to the sneers or contempt of the foolishly vain, and although his former rank of life would not admit of his doing it in other places, he may here with his own hands assist in any honest undertaking without its being considered as derogatory to his station.



*The first things a Settler has to attend to, on reaching his Lands, before commencing to clear them.*

HAVING brought the Emigrant into the woods to the place he has fixed upon as his residence, and prepared with the necessary articles for his future undertaking, the next subjects for his attention are the previous steps before he commences to clear his lands.

THE first thing he has to do is to build a house for the shelter of himself and family. To those who have been accustomed to witness the tardy process of building houses in the mother country, this will appear a formidable undertaking, but to the expert woodman, or to the settler who adopts the proper plan, it is neither difficult nor tedious to build such a house as he requires at first. Having first fixed upon a place proper for erecting his house on, (taking care that it be in the vicinity of some stream or spring from whence he can be supplied with water; and also that it be as

contiguous as possible to the place where he intends to begin to clear,) he commences by cutting down and clearing away the trees on the spot for its foundation. The description of house a settler first erects is termed a *Shantie* which is the most proper for his situation on various accounts. It is built at a little expence of time or labour, being of little real value, the loss he sustains is not great if it should happen to be destroyed by the fire, when he is clearing and burning the trees around it; and lastly it would be imprudent to build an expensive house at first, because he may find many situations for a house preferable to the one he first pitches upon, as he proceeds in clearing his lands. A *Shantie* is built by cutting down the trees and laying them above each other horizontally so as to form the firm walls, which are kept together, by the ends of the trees being notched into each other and fixed at the corners. The roof is formed of rafters in the same way as in other buildings, and covered with hollow.

ed Bass or Hemlock trees in the following manner. Small trees of from four to six inches in diamiter are split in two each, and then hollowed out in the form of a sewer. These are arranged alternately with the bark and the hollowed sides uppermost, and laid so as to overlap each other, somewhat similar to tiles. In this way they are secured by pins, and form a covering completely impervious to rain. The opening for the doors and windows are afterwards made by cutting out a part of the trees which form the wall, and securing their ends by fastening them to the door posts and window jambs. The interstices in the walls, in those places where the trees form their inequalities do not join close together, are then filled up with pieces of wood, and the whole joints and lesser openings between the trees covered with wet mortar so as to render them quite tight. The place for the fire is constructed by building part of the wall of stone and mortar. It may either be carried up to the whole height of

the house in the form of a chimney vent, or an opening may be left in the roof immediately above the fire, to allow the smoke to escape similar to the plan in many of the peasants cabins or kitchens, in the old country. If it be constructed in the form of a chimney, the fire-place ought to be made very wide, so as to turn out the heat as much as possible and give sufficient room for the whole family to sit round the fire. By having it of large dimensions, there will also be a saving of labour as the fire-wood will not require to be cut so small as if the chimney was confined. The floor is formed of trees split in two and pinned down on the joints, with their flat sides uppermost, being first made to join close by having their edges streightened. The making of his doors and window frames may require a greater portion of mechanical knowledge than the settler is himself possessed of, but there are few parts of the country where he cannot find carpenters to do this for him. The locks and hinges for his

doors, &c. and also the glass for his windows the settler will have to purchase with his other necessaries at the nearest market where they are to be found, and carry along with him.

IN the above description the settler is supposed to be in one of the most remote and uncultivated parts of the country. It is obvious, if he were in the vicinity of a saw-mill where he could procure boards and plank at a cheap rate, his labour in building might be abridged, and he would be enabled to erect his house in a more elegant manner. But where he has neither the means nor opportunity of doing otherwise, a house may be erected in the above way, which will answer all the purposes of affording a shelter to himself and family until he be enabled to build a better.

SIMPLE as this process of erecting his first house may appear, it is obvious the settler cannot accomplish the more weighty part of it alone. He is however, never at loss for assistance. If settled near friends

and relatives, as is frequently the case, they will give him their help and directions in this as well as in other parts of his operations; and there is no part in Canada where his neighbours will be so unfriendly, as not to lend assistance in building a house for his family to live in. Seven or eight strong active men who are accustomed to this kind of work will build a house, sufficiently large for an ordinary family, by the above plan in the course of one day; and three or four of them will perform the heaviest part of the work in that time, and put it in such a trim that the settler can complete it himself. The farmers in this country particularly those of Upper Canada, are very friendly in assisting each other in the performance of any piece of work. This is exemplified in what is termed a *Bee*, which is often resorted to by those who wish to get a particular piece of work done in a short space of time, and who can afford to do it in this manner. It is as follows: Suppose A. has a certain number of acres of land to get

cleared, a house or barn to build, or any other job to accomplish which he wishes to get done in a less time than it could be performed in, by the exertions of his own family and servants, alone. He notifies his neighbours that on a certain day he wishes to have a *Bee*, specifying the purpose for which he calls it. On the day appointed, those who have been informed of it assemble with the necessary implements, divide themselves into different parties and perform the work required. On these occasions, there is frequently a great emulation excited among the different parties so that by their united exertions they will accomplish far more of the work than a similar number of hired people would do in the same space of time. The person who calls the *Bee*, has to provide them with victuals and a small portion of spirits (say a pint each) but no other recompence is expected. It being always understood that he will be ready to return the favour in the same manner by going or sending to assist when any

of his neighbours requires a *Bee* for a similar purpose.

*The Manufacturing of Maple Sugar.*

THE manufacturing of Sugar from the Maple tree being an operation the British Emigrant has no opportunity of becoming acquainted with before he comes to Canada, a brief description of the process may be of service to him. Sugar he will find a very useful article for many purposes in his family, and as the making of it in the manner here practised, is attended with little expence and does not interfere with more important work, (it being done at a season when the former can do nothing else) the settler who has the advantage of Maple trees on his land, ought never to wait a year without making some of it.

THE Sugar season commences early in the spring as soon as the sun has attained a sufficient power to make the sap circulate, and continues for two or three weeks according to the state of the weather, until such time as the buds make their appearance.



The most favourable weather for it is when the days are clear and serene with the sun strong, and after frosts during the night, such as frequently occur during the end of March and beginning of April. The implements necessary for making sugar consist of a kettle or pot to boil the sap in, a few tubs or casks to collect it, and a parcel of troughs made of hollowed pieces of wood, to receive it in, as it distils from the trees, together with an axe, a gouge or augur. Provided with these, the sugar maker proceeds to the woods, and commences very early in the morning by what is called *Tap-ping* the trees. This ought to be done before sun rise, and is performed in the following manner. On the south side of each tree about 16 inches from the ground, he cuts a diagonal notch quite through the bark, forming an angle of about 45 degrees with the horizon: At the lower end of the notch a hole is made with the gouge or augur, and a small piece of wood of 8 or 9 inches long in the form of a scope, termed

a spyle, is drove into it, which acts as a sewer or conductor, and by which the sap runs into the trough placed below to receive it. Some people who are very careful to preserve their trees, do not notch them but merely perforate the bark with the augur and drive a spyle into the opening. In either of these ways the sugar-man proceeds to tap as many trees as he can attend to. When the sun begins to shine strong on the trees, the sap commences flowing into the troughs, from which it is emptied into tubs or casks prepared to collect it in. It is then put into the kettle, and boiled down until it assumes the consistence of surup or molasses. In this state some eggs or milk are added to it for the purpose of clarifying it, and as the boiling continues, the impurities rise to the top and are skimmed off. Some who are very careful to have their sugar as clean as possible, pass it through a strainer in this state, so as to free it from any heavy substances which would not rise to the top in boiling; but if proper atten-

tion be paid to keep the sap clean in collecting it, this is not necessary. It is next put over a slow, clear fire, and the boiling continued (taking care to stir it constantly to prevent its burning) until it be quite dry, or until it attains such a consistancy as to become solid when cold, in which state it is poured out into moulds or formed into cakes and put up for use.

THIS process to a person acquainted with it is easily performed. One man will attend to one hundred trees, boil the sap and do every thing required in making the sugar. Good old trees of a proper size (and not under nine inches diamiter are fit for the purpose) and when in a favourable exposure where the sun strikes strong upon them will yield about three pounds of sugar each, in one season. And trees in the woods, about half that quantity.

THE sugar attained in this way is not so strong as that which is made from the cane, but when of a good quality and carefully prepared it answers every purpose to which sugar is applied. It possesses more of a bal-

samic property than other sugar and when mixed with water forms a pleasant cool and wholesome beverage for drink. It is also used for sweetning those numerous infusions of different kinds of herbs which they use as substitutes for tea, and of which there is a great variety in the forests of America.

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## CHAPTER II.

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*The expence of some Farming operations in Canada and remarks on the mode of Agriculture, &c. &c.*

NOTWITHSTANDING the apparently higher price of labour there are some of the operations of the farmer in Canada which can by good management, be performed cheaper than in the old country. This is more particularly exemplified in new settlements and in clearing new lands; and arises from various

causes. It has been already stated that in many places the wages of labourers are paid partly or altogether in the productions of the soil, or in necessaries brought from a distance by the settler. In these cases although the nominal rate of wages appears high they are not really so, as the employer who pays in these articles takes care to charge them at an equally high rate, hence his profits upon them are proportionally great, and it is in fact the consumer who gives his labour for them who pays the high price. In this way settlers in the woods have been known to charge two and three hundred per cent upon the articles they thus furnished their work people, above the price they have actually cost themselves including the expence of carriage.

New lands when cleared of wood require far less labour to prepare them for a crop than if under a different condition. The friability and great fertility of the soil renders the plough or any substitute for it unnecessary, for the first crop of lands in

this state. And were it otherwise the plough could not be used from the interruptions which arise from the stumps and roots being left in the ground. Hence the expence of plowing may be saved in these places. When the new settler has cut down and burnt his trees, he has only to throw in the seed and cover it with a bush harrow, and seldom misses a good crop the first year. The stumps and roots which are left in the ground after the customary methods of clearing, require a longer or shorter period to decay, according to the situation of the land and the species of timber. In general if left to the effort of time alone they will require from 10 to 13 years, and sometimes more; but as there are some of them disappearing every year the interruptions from them and the difficulty of using the plough becomes annually less. Ground which has been for ages covered with thick woods, has its surface composed of a statum of rich mould, formed from the annual decay of the leaves and other vegetable substan-

ces; and as the waste of this mould is supplied by the daily decaying of the roots and stumps after it is partially cleared; it is in most cases sufficiently rich for the first crops without any manure. From this cause the farmer is not subjected to the expence of collecting or carrying manure to his fields, for several years in Canada, and this is well known to the good agriculturalist to be one of the most necessary and expensive parts of husbandry. If settled in a new part of the country, the farmer in Canada, has an abundant supply of timber suitable to any purpose he may want it for, without paying a high price for it or an expensive carriage. In this respect he has decided advantages over the old country farmer, who has to pay an extravagant price for every price of wood he may require, and often to carry it a long distance. This gives the farmer in Canada a great advantage, as he has not only timber at his hand, for making what utensils he needs, but also a sufficient quantity for fencing his fields. In many places

where other materials for building fences are to be had on the spot, a preference has been given to rail fences or paling, on many accounts. They are more expeditiously erected, and where wood is cheap as it is in this country they are far less expensive; besides should the future plans of the farmer require their being removed, it can be done at little expence and without injuring them so as to prevent the same fence being put up again in another place. It is true for the sake of embellishment, and as an improvement to the appearance of the farm, fences of quick set hedges are preferable, but these are not found to answer in Canada, being liable to be destroyed by field mice, and objectionable, as they afford a harbour for vermine which destroy the crops. But the settler in the vicinity of woods in Canada is not subjected to any difficulty on this head; having plenty of timber at his hand he can at a comparatively little expence enclose his fields securely from the devastation of his neighbour's cattle



or his own, and can besides with little trouble keep his fences in repair. An expeditious method of inclosing uncleared woodlands is by what is termed a *slash fence*, formed in the following manner. The wood's man commencing on a tree at the point from whence he wishes his fence to run, cuts it nearly through on the side most remote from the direction in which the fence is to run. He then proceeds to the next tree in the line of the fence and in a similar manner cuts it nearly through on the same side. In this way he goes on cutting partly through all the trees which stood in the line of the fence for perhaps one or two hundred yards. The last tree he comes to, he cuts it down, taking care that it falls in the direction of the fence and against the other trees which he has partly cut. In its descent it carries all those which have been cut along with it, each tree bringing down the one adjoining to it in a direct line. By this means a rampart of these felled trees is formed, and when its lateral branches are

loped off it forms a very effectual banner against the incursions of cattle, and will last for several years with little repair. Another saving on a Canada farm is the expence of fallowing, that being a method of cleaning land seldom practised in this country. A regular rotation of crops is a thing seldom attended to in any new country, and many circumstances combine to prevent its being followed here. There is however a similarity in their method of cropping their lands at first to which almost all new settlers conform, being obliged to do so, partly from the deficiency of funds, partly from the difficulty of obtaining labourers in those situations; and in some cases from the want of energy in the farmers themselves. It is as follows: After the land is cleared, it is sown with some sort of grain; and the subsequent year it is sown down with grass either for hay or for pasturing. After lying in that state for the proper length of time (say two or three years,) it is then

broken up and a green crop or one of Indian corn sown in it so that it may be cleared of weeds by the hewing—summer fallowing never being used for that purpose. Grain and green crops are then used alternately until it be necessary to lay it down to rest in grass again. In some cases where the soil is very rich and strong, two or three grain crops may be taken after clearing before it be sown down into grass, but care should be taken not to push this too far as the land at this time if impoverished is found to be longer of recovering than when it is in any other state. Two grain crops is all that can be prudently ventured upon in very good land, and they ought in no case to exceed three. The foregoing method of cropping new cleared lands is that used by the more intelligent farmers in this country, others of them are foolish enough after clearing land to go on cropping it with grain, so long as it will bear any, and then trust to nature to cover it with a coat of grass—without being sown.

The above plans being those which have hitherto prevailed, a sufficient number of trials of any other have not been made to ascertain if there be any superior method. The judicious agriculturalist who has been acquainted with the most approved systems of farming in the old country, will no doubt see many things in these methods admitting of improvement, and many new plans which might be adopted with advantage, and it is to be hoped if the influx of intelligent farmers which we have seen of late years continues a little longer, they will introduce their superior schemes in husbandry along with them. It cannot be denied that the method of running out the land by a succession of grain crops after clearing is highly reprehensible; as it not only diminishes the returns which might be expected from the land, but also impoverishes the soil so that it cannot recover for many years after. The method of sowing in the grass seeds along with the green crop, as practised in the old country, I believe has not yet come

into general use here. If the grasses were of such a nature as to stand the winter there is no doubt this plan would be beneficial to the farmer, as the grasses when thus mixed with the straw both increases the quantity of it as winter forage, and after his grain crops is collected the stubble with the grass amongst it forms excellent autumn pasturage. And besides these many other improvements could be introduced in the present system of Canadian Agriculture.

The following extract of a letter relative to this part of the subject, from a gentleman of undoubted veracity who has long resided in the District of Niagara, is so pertinent to the point in question that withholding it would be an act of injustice to the reader.

“In a new or woody country, the Americans, or the sons of old countrymen born here or in the United States, have great advantages over an Emigrant. Necessity is the mother of invention, and these can accommodate themselves to circumstances and

“undergo great privations. An American  
“expects no favour or patronage. With his  
“wife, a cow a crow-bill, an axe and a little  
“provisions, he begins in the woods and does  
“not grumble for the want of society. If  
“he has agreed for the purchase of his  
“land,” (with a certain time to pay it) “af-  
“ter a year or two he sells his improve-  
“ments, begins again with augmented stock  
“and the new occupant stands in his stead  
“with the owner of the land. If the Em-  
“igrant has two or three hundred dollars  
“this is by far the most eligible mode of  
“proceeding, as he will purchase the im-  
“provement for one half less than it would  
“have cost him to make the same, and in  
“such cases he generally gets into the  
“neighbourhood of a grist or saw mill and  
“school house, &c. and if industrious, he is  
“soon in independant circumstances. Slow  
“perseverance and steadines under moral  
“as well as religious impressions are more  
“characteristic of the old country men,  
“than of the natives of America, and there  
“are numerous instances of them in this part

" of the country (Niagara) who now live  
 " comparatively in a state of ease and afflu-  
 " ence, who entered the woods with little  
 " more than an axe. An Emigrant should  
 " depend upon his own exertions, and ex-  
 " pect nothing from government, but pro-  
 " tection under an excellent constitution.  
 " He should have no retrospect in recurring  
 " with regret to the recollections of the so-  
 " ciety he may have left, as in calm silence  
 " of the woods where neighbours are few  
 " at first this often engenders dispondent  
 " feelings. A cheerful submission to cir-  
 " cumstances is also one of the best preser-  
 " vatives of health, the first of all sublunary  
 " blessings, and although the Canadas are  
 " remarkably healthy in general, yet all new  
 " countries, from their being new are in-  
 " cident to occasional fever and ague and  
 " they are not entirely exempted from those.  
 " When the richest land is cleared, and ex-  
 " posed to the influence of the sun, fermen-  
 " tation takes place, and the noxious vapours  
 " which are exhaled are apt to generate

" these complaints. High lands and ran-  
 " ning water are therefore the most salubri-  
 " ous, and where they can be found with  
 " other advantages combined are to be pre-  
 " ferred. At the same time when a suffi-  
 " cient quantity of timber for fuel fences,  
 " &c. is to be had, *plane lands*,\* will be  
 " found to give the most immediate return to  
 " the farmer, wherever there is stagnant wa-  
 " ter on the surface of the ground, or when  
 " it is of a marshy nature, musquetoës will be  
 " found, an insect exceedingly troublesome  
 " to new settlers and their families, although  
 " never thought of by an American. The  
 " best situation for avoiding these is where  
 " there is a free circulation of air, hence  
 " prudence will dictate attention to this  
 " point in the choice of a situation to set-  
 " tle in."

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\* It deserves to be mentioned that what is here meant  
 by plane lands, are such as have been originally well wooded,  
 but from having been dry in their nature, and from being  
 frequently fired by the Indians near them, are now either en-  
 tirely destitute of timber, or only covered with that of a few  
 years growth. It is obvious the labour of clearing and brea-  
 ding up of such lands is attended with less trouble, and far  
 more accordant with the habits of the European Emigrant,  
 than where the land is heavy timbered.



“WHEN a new settler is attacked with  
“fever and ague, if he can procure it, he  
“ought to have recourse to professional ad-  
“vice as rarely as possible; but should that  
“not be within his reach, he ought to be-  
“ware of taking any prescription of a vio-  
“lent nature, or any nostrum prepared by  
“ignorance. Bile in the stomach and bow-  
“els is generally the cause, and when that  
“is removed by an emetic or some purga-  
“tive medicine, and the fever subsides, a  
“few tea-spoonfuls of bark taken daily in  
“a glass of good port wine, if he can pro-  
“cure it, will be sufficient to remove every  
“other symptom. Violent exercise at the  
“commencement of the attack, particu-  
“larly if the weather be hot ought to be  
“avoided as it has a tendency to encrease  
“the fever.”

“An Emigrants coming to this Cour-  
“try, “Quebec, the port of arrival is so dis-  
“tant from the ultimate locations in Up-  
“per Canada, that their little all, is often  
“expended before “they reach their ulti-

mate destination " or can say they have a  
" home or covering to shelter them from  
" the climate. Hope recedes and despon-  
" dency makes her appearance; and the  
" exercise of benevolence and charity is  
" left to compassionate individuals or phi-  
" lanthropic associations. The habits of  
" old country men and the institutions there  
" accustom them to different grades in so-  
" ciety, and here they look in vain for a lea-  
" der or dignified and disinterested princi-  
" ples, where adverse local policy and a  
" want of knowledge of sound political e-  
" conomy has hitherto been in opposition to  
" such a state. Colonel Talbot's case may  
" perhaps be the only exception to this ob-  
" servation. This gentleman of rank and  
" family in the old country has for the last  
" seventeen years made great sacrifices;  
" and by his superintendance, advice and  
" humane conduct, has ministered in a  
" high degree to the ease, comfort and hap-  
" piness of a numerous population settled  
" on lands committed to his arrangement

“and disposition. And all this has been  
“done without any other view than the  
“prospect of advantage that is common  
“to all, the calculation of benefit to him-  
“self being extremely dependent on the  
“contingent growth and prosperity of his  
“settlement.

“POPULATION is the strength and wealth  
“of a country, and under a proper system,  
“the fine lands in Upper Canada, yet un-  
“conceded are capable of giving a comfor-  
“table living to more than 50,000 fami-  
“lies.”

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### CHAPTER III.

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#### MONTREAL.

This beautiful Inland which gives its  
name to one of the large districts into  
which the Province of Lower Canada is di-  
vided, is situated near the confluence of the

rivers Ottawa and St. Lawrence, about 185 miles above Quebec. It is of a triangular figure, extending about 32 miles in length and nearly 13 in its widest part. And is bounded on the South and East by the river St. Lawrence, on the North and West, by the Ottawa or Grand River, and separated from the Isle Jesus which extends along its North side by the river des Prairies. Besides these aqueous boundaries, it is watered by a number of small streams which rise in the interior, and flow into the larger rivers. These answer the purposes of irrigation; and some of them are capable of driving mills at certain seasons of the year. The whole Island is divided into nine parishes, and held under the Seignorial title by the Seminary of St. Sulpice, a branch of which is still existing in the City of Montreal; and their superior produces their titles to the Seignory of the Island when doing homage and fealty to representation of his Majesty in 1781.

EVERY part of this island capable of cult

tivation has been long since cleared settled and brought into that state. The soil is generally of that description turned yellow or hazel loam, interspersed in many places with large tracts of black vegetable mould lying about beds of shell marle; and in a few places detached spots of clay, and occasionally small beds of sand are found, but these are very rare. An extensive bed of lime stone runs along the centre of the whole island lengthways dipping into the river at the lower and upper end and rising into a ridge along the rest of it. This furnishes excellent stone for building, and answers equally well for lime when burnt. The soil and exposure of this island rendering it particularly well suited for raising fruit, it has in many places been converted to that purpose. A number of excellent orchards are established upon it and the fruit they produce and also the cider made from them is very highly esteemed. It is to its excellent soil, and high state of cultivation in which it is, that the island of Montreal has

been commonly called the garden of Lower Canada.

The town of Montreal is situated on the south east side of the island, with the high ground termed the mountain (according to writers 600 feet in height,) rising somewhat abruptly in its rear at the distance of nearly half a mile. From the top of this mountain there is an extensive view over the level country which surrounds it with hardly any interruption for nearly 60 miles on all sides. This town was originally fortified with a wall; but it has long since given place to the rage for improvement and the desire to beautify the town. At present no vestige of the wall is to be seen; and that part of the city formerly termed the suburbs which stood without the wall is now joined to the town and is more than six times its original size. There having been no census taken for several years past the exact population of Montreal is not known at the present time, but from the most authentic date which can be had it

is not perhaps less than 24000 composed of Canadians, strictly so called (being descendants of the old French settlers,) British born subjects, natives of the United States, and foreigners from various other places who have come here attracted by the advantages the place holds out for commercial enterprize.

THERE being no uncleared or unconceded lands in this island it is only suitable for such Emigrants as have capital sufficient to enable them to purchase farms under cultivation; and for persons of this description it will be found a very eligible situation. Possessing as it does an excellent market for the sale of their produce, and the best port in the country for the purchase of what necessaries they may want. The price of land here is liable to variation from all those circumstances which produce a change in its value in other places; such as its situation, the value of the buildings, and its contiguity to Montreal, &c. In general a good

farm favourably situated with regard to distance from town, and having the requisite number of buildings upon it, may be purchased from nine to six pounds per arpent.\*

SOME of the richer gentlemen in the town of Montreal who are engaged in commercial or other pursuits which require their close attendance in town, are proprietors of farms in the vicinity. Many of these are desirous of having their farms cultivated under their own directions and do so by hired servants. During the war this plan afforded situations on very advantageous terms to numbers of Emigrants who came out in this line, but since that period the wages here as well as in other parts of Canada are much fallen. Among the Emigrants who come every year to the country, there are numbers of young men who have been regularly bred as farmers, hence

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\* It is necessary to observe here that the french arpent when used as a measure of surface is equal to four fifths of a scotch acre—and as a measure of length is 180 feet.



they find no difficulty in getting people willing to engage for the purposes they want them. At the present time a good farm servant perfectly acquainted with every branch of husbandry can be had for £2 or £2, 10 per month—and a female servant able to take the charge of a Dairy for half that sum exclusive of their board and lodging.

OTHERS of the gentlemen in Montreal who are proprietors of farms on the island; and who from the want of time or inclination do not wish to superintend their cultivation themselves, will lease them out to farmers at a stipulated yearly rent. This forms an opening for a few of the Emigrants, who may have capital sufficient to stock a farm with, and who are desirous of getting near the town, but have not the means to purchase one of those cleared farms. In these cases the amount of rent varies from 10 to 15 shillings per arpent. In some instances the proprietor will lease his farm on halves, that is to say he will

furnish part of the stock, and the farmer provides the rest and gives his labour; in such cases the rent if paid in money will be proportionally more than if the whole stock belonged to the Tenant—but it is most frequently paid in kind—the owner of the soil having one half the produce, for the rent of the land and the use of his stock, and the tenant the other half for his labour.

THE following table exhibits the price of farming stock, produce and utensils in Montreal as purchased from the shops at the present time: but as there are frequent sales of the latter articles at auction, they can often be had cheaper by those residing on the spot, who have opportunities of waiting for a favourable chance to purchase them.

## LIVE STOCK.

A Horse, from	£10 to £20,
A pr. of oxen	12, 10s to 17, 10s.
A Cow	2, 10 to 5.
A Sheep	2-6d. to 5s.
A Pig	1s. to 25s.
Turkeys & Geese	5s. to 5s.
Fowles	1-3

## FARMING UTENSILS.

An Iron Plough	£9.
A wooden do with	} 3 to £5
Iron mould board	
A Harrow	4
A Roller	5
A Dung Cart	10
A Hay Cart	8
A Pleasure Cart	10
A One Hore Chair	18
A Cart Harness	3-15
A set of Plough do.	5
Shovels and Spades	3-6

## FARMING UTENSILS.

An American axe	10s
A Box churn	40
Shoeing a horse	1-3d.
Small iron work	9d per lb.
Milk pails	4-6d
Milk pans	3

## SEEDS.

Wheat per minot*	4-6
Pease	4-2
Polish oats	4-2
Canadian do.	2-1
Potatoe do.	3-6
Indian Corn	4-2
Buck Wheat	3-4
Timothy grass	17-6 to 20s
Red Clover per lb.	10d
Turnip per lb.	5s.
Cabbage per lb.	5.
Carrots per lb.	12-6
Mangel Wrutzel	17-6
Potatoes per Minot	1-8 to 2s

The following are the prices of work by the piece and of labourers wages as nearly as can be ascertained, exclusive of board which the farmer is always obliged to furnish :

Mowing 2-6 per arpent.	Reapers from 2-6 to 4s a day
Hay-makers 1-6 to 2s. per diem.	Labourers 2-3 per day.
Rail fences of six rails high will be put up for 10s. per arpent, (180 feet) when all materials are laid down on the spot.	

\*The Minot is equal to 36 quarts Winchester measure, and is the general grain measure used in Lower Canada.

## CHAPTER IV.

## TERRBONNE.

THE Seignory of Terrbonne, is one of the handsomest in the Province of Lower Canada, it is situated on the North bank of that portion of the river which runs to the North of the Isle Jesus, in rear of the Island of Montreal. Although this may with justice be considered as only the north branch of the Ottawa or the St. Lawrence river, which surrounds the Island of Montreal and the Isle Jesus; in this place it is termed the river Jesus or river St. Jean. Terrebonne extends along the bank of this river about two leagues, and along with the Seignory of Desplaines under the same proprietor which joins it in the rear, is about six leagues in depth. The lands adjoining the bank of the river are all long since conceded, and a large part of them

under cultivation ; but there are still unlocated lands both in this and in the adjacent Seignories ; perhaps one third of the whole extent remains unconceded. The farms on this Seignory are three arpents in front by forty deep ; and the whole expence in procuring one of them amounts to about 20 shillings for surveying, and 7-6 for a notarial deed of concession. Every farm besides this (which may be termed the first cost) is subject to an annual rent of three bushels of wheat and 10 shillings in money payable to the Seignory ; but as the present proprietor with a correct opinion of their value is desirous of attracting settlers to his lands, he holds out very favourable encouragement for Emigrants, seldom exacting any rent for the first three years from those who settle on new farms.

THE soil of Terrbonne and the adjacent seignories is variable in quality but in general may be considered good, every part of it being capable of producing the grains peculiar to the country, though in some places

more abundant than in others. Those higher lands more remote from the river are also well irrigated with small streams and adapted for grazing, as well as for grain crops. When the soil is light and consequently the timber less strong, it can be cleared for £2 or £2-10 per acre: and the heaviest timber on strong clay soil, can be cleared so as to render it fit to receive a crop for about £3 per acre. The manufacturing of potash which has been hitherto extensively carried on in this place has been of essential service to those who were engaged in clearing wood lands, as it has always given them a ready sale for ashes, without being reduced to the necessity of carrying them to a distance. The price obtained for these has been to many a great help, instances having been known of one man receiving as much as two pounds per month for ashes he collected in clearing his lands and burning his timber.

In this Seignory, as in many other places which have been long settled, there are

frequent opportunities of getting farms partially cleared to purchase. The prices of these are subject to variation from the nature of the soil, the locality of the land, quantity cleared and the value of the buildings upon them. At the present time the average rate may be considered to be about one pound per acre, for the whole farm, cleared and uncleared; and as this is a much higher price than land in this place formerly brought it may be deemed a proof of its rising in value. Farms are also to be had to lease sometimes; but as they are generally let on halves the exact amount cannot be ascertained. The proprietor on furnishing the stock and utensils receives half the produce.

THE vicinity of this place to the city of Montreal and the easy communication with the latter either by land or water, gives the farmers here all the advantages of a ready market for the disposal of the growth of their farms, or for the purchase of what articles they may want. In addition they

can at all times purchase what necessaries they want at nearly the Montreal prices, from some of the numerous shops which are established throughout this part of the country. The price of labour is nearly the same as in other parts of the Lower province, but as the necessaries of life are here very abundant and low priced it may be expected to fall. A good man servant acquainted with the different branches of farming will get about £24 per annum, and a woman servant half that sum, exclusive of their board. An industrious mechanic can earn from 3s. to 3s. 6d. per day, and as there is a greater circulation of money here, than in remote parts of the country, and in new settlements, he will receive his pay in cash, whereas in other cases he might be under the necessity of taking it in necessaries at a high price or in the productions of the soil.

THE number of small rivulets with which this and the adjacent lands are watered, afford excellent mill seats, and many



saw-mills and flour-mills have already been erected upon them. This affords a favourable opportunity, for the new settler supplying his family with flour, until his own land begins to produce it; and gives him also a ready supply of boards and plank for building at his hand.

FINALLY, there is perhaps no place in Lower Canada which holds out greater advantages for a settler than Terrebonne and its vicinity, and the cause of its having hitherto met with so little attention from these people is solely owing to the prevalence of the desire for the Upper province. But as the rear of these seignories are now settling, and as the townships beyond them are laid open for such settlers as prefer the tenure in soccage to that under the seignories; this combined with the exertions which some of the public spirited land holders are making to get settlers to this part, will soon bring it into that notice it so eminently deserves from the local advantages it is possessed of.

## CHAPTER V.

## ST. ANDREWS.

THIS flourishing little village is favourably situated on the banks of the North River about two miles above its confluence with the Ottawa, in the Seignory of Argenteuil and district of Montreal, from which city it is about 45 miles distant. It contains about 400 inhabitants in nearly 60 houses, among which are several small shops which supply the surrounding country with necessaries of every description at a small advance on the Montreal prices: and at the same time furnish a market for the agricultural produce from the adjacent farms on as fair terms as in any part of Lower Canada.

For several miles around St. Andrews the lands are held under the Seigniorial tenure and have been long since conceded

and partly under cultivation. Their capability for agricultural purposes have been long known. They exhibit every variety of soil, from a light sand to a strong clay, and although it has been ascertained that they are fit for the production of all the various kinds of grain raised in the country, their rich meadows and abundant supply of water from the numerous springs and rivulets, prove their superior aptitude for the purpose of the grasses or for Dairy farms.

FARMS partly cleared with a portion of them under cultivation, may always be had to purchase in this neighbourhood; and there is perhaps no place in the province where there has been a greater number of mutations of property within the last few years. This circumstance, has had a tendency to excite a prejudice against the place among strangers, as they naturally conceived that the frequent changes of property arose from its being of an inferior quality and not suitable to the expectations of those who purchased it. In doing so,

they have however ascribed it to a wrong motive as will be seen hereafter: and on comparing the prices of landed property at St. Andrews at the present time with what they were a few years ago; it will be found to be very much risen in value; and clearly proves, that notwithstanding the numerous sales, few of them have been made on disadvantageous terms.

THE prices of farms here are liable to fluctuate with all those things which produce an alteration in their value in other places. In general a farm having from 5 to 20 acres cleared, and with a small cottage erected upon it will cost from £50 to £100 according to its distance from the village: and such as are situated close to the village, under a good state of cultivation, and the requisite buildings upon them will cost as high as four or even seven pounds per acre. In either case it is common to make the conditions of payment very easy for the purchaser; one fifth being usually exacted every year. The general

size of each farm in this place is from 90 to 100 acres, but as many of them are bounded by the river, and have their borders broken by indentations, some of them fall a little short, and others exceed that quantity.

CULTIVATED farms can be had to lease on moderate terms in this place. In some instances the tenant taking the farm at a stipulated sum of yearly rent, in the same manner as is done in the old country; but a more frequent method here is by an arrangement between the Landlord and Tenant on halves, as has been formerly mentioned, when the proprietor furnishes the stock, utensils and the seed, or a part of it; the tenant the labour, and the productions are divided between them. It sometimes happens that the tenant has as much capital as nearly will stock his farm; and the proprietor on furnishing the rest gets a certain sum of annual rent. By this method a good farm with a small portion of it un-

der cultivation may be rented at St. Andrews for 20 or 25 pounds per annum.

THE prices of farming stock and utensils differ but little from the prices of those articles in Montreal, (see the price current for that place.) In St. Andrews as well as in every other place in the Canadas, the value of labour has undergone a very great change since the conclusion of the war; but from a variety of concurrent circumstances which here give employment to numbers of work people, it is still rather higher than might be expected from the low price of the necessaries of life. At the present time an able bodied servant will get from £2 to £2-10 per month, and female servants in proportion. It is hardly possible to estimate with correctness the wages a mechanic will earn, perhaps they differ very little from the rates in Montreal. There are numbers of this description of people settled in the village, and their appearance, and also that of their families indicate that they are in prosperous circumstances.

Wood land can be cleared and prepared to receive the first crop for about £2 to £2.10 per acre, according to the quality and quantity of the timber and the situation of the land.

THE favourableness of St. Andrews, for the purpose has induced many enterprising individuals to erect various descriptions of Mills about the village. Besides several saw and grist-mills, there are fulling mills, a paper-mill and a carding machine erected here; which employ a number of work people, and while they attract many to the place, tend to keep their wages high. From the saw-mills there is at all times abundance of timber suitable for building to be had at a cheap rate. Boards of the best pine can be had for 45s. per thousand feet, and those of hemlock fit for roofing, for 25 or 30s. per thousand feet. But it is seldom the settler on new lands has to pay this sum for them; a far more frequent plan is for the farmer to cut down the timber on his own land, and draw it to the saw mill where he

will get it cut up of any dimensions he wishes on giving one half to the owner of the mill for his labour. This is a plan adopted in many parts of Canada, and in situations like that in question where there is abundance of timber and easy access to the mill, it is by far the most preferable plan a settler can adopt, for getting his building wood cheap.

THE first settlers in and around St. Andrews were chiefly composed of people from the United States, with a few Canadians: but of late years a considerable number of Scots, English and Irish have been attracted to this place. The delightful scenery of the surrounding country, its contiguousness and easy access to Montreal by good roads or by water, and the other local advantages of the place, have lately engaged the attention of many Emigrants who came to the country with small capitals. Amongst these are several officers, who have retired from the army on half pay, and have purchased small farms in this quarter; these



form an agreeable society in this neighbourhood; and in the cultivation of their farms give employment to a number of labourers, of all descriptions. The Americans from the United States, who were the first holders of the land as abovementioned; taking advantage of the partiality of these new comers to the place, have with their customary desire to change, brought all their farms into the market; and hence the numbers which have been lately offered for sale here is accounted for in this way. Such of the people from the United States who did not at first adopt this plan, have since done so: Their national feelings and habits but ill according with those of British subjects who have came there; and as these last are now beginning to outstrip them in numbers, they are becoming daily more anxious to get rid of their farms here, and desirous to retire to a society more congenial to their feelings and customs. It is to the prevalence of this sentiment alone, and not to any inferiority in the quality of the land it.

self, that the frequent sales of farms in this place since the conclusion of the war are to be attributed; and it is obvious this state of things will continue, until the whole of these farms get into the possession of British subjects, who instead of wishing to bring them again into market, will reserve them as a patrimony for their descendents.

From what has been already stated the reader will be convinced that this place holds out very considerable advantages for such emigrants as have capital sufficient to purchase farms partly cleared. In addition to the above, it deserves to be mentioned that there are other circumstances which will lead to encrease the value of landed property in this place; but which not only operate in this way on land under cultivation; but will also encrease the desire to obtain waste lands in this quarter. As government have now turned their attention to the removal of the impediments in the navigation of the Ottawa river; there is no doubt it will soon become the princi-

pal route to the whole of the Upper Province; and in the event of a war, should the enemy ever get possession of the river St. Lawrence, this forms the only road by which supplies can be carried to those above, or returns brought from thence. In this case St. Andrews from its locality must become a place of the first importance. There will then be an opening in it for the trader and speculator in every department; and their exertions, will operate in augmenting the value of every description of fixed property by rendering it a place of commerce with all the advantages arising therefrom. The realization of these expectations may not be so distant as many people would at present suppose. The contemplation of such a state has already had the effect of drawing many small capitalists thither, who have made purchases in and around St. Andrews, and there is no doubt others will follow their example: Hence if no such favourable and important change should immediately take place, if the ex-

pectancy of it be attended with this effect, it will bring into that part of the country a number of valuable settlers, whose exertions cannot fail to meliorate its condition, and encrease its value. There are already in this village Churches and Clergy men of the different religious persuasions. Schools for the education of youth, mechanics of different kinds as already mentioned and from the plentiful surrounding country, it holds out the means of procuring all the necessaries and many of the comforts and conveniences of life at a very reasonable rate.

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## CHAPTER VI.

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### RICHMOND.

THE Richmond settlement as it is termed, is situated between the river Ottawa and the St. Lawrence in the Province of Upper Canada, about 140 miles distant from Montreal and 70 miles from Kingston. The

Direct communication from Montreal to Richmond is by ascending the river St. Lawrence from LaChine until it is joined by the Ottawa and thence up that river to point Nepean, from which place to Richmond there is a land carriage of nearly 15 miles. With Kingston this place communicates by a road passing through the Perth settlement, which road is at present in tolerable good order, but will be soon materially improved as it will form part of the line for transport from the Upper Province to the Lower, by the route of the Ottawa river: and which is the line government contemplates for the conveyance of the stores or munitions of war, should that be ever necessary.

THE extensive tract of fertile land on which Richmond and the adjoining townships are situated; was left unnoticed by any one, almost until the conclusion of the late war. At that time government were induced (from the numerous applications made to them for the purpose,) to appropri-

ate several townships of the unconceded lands, to be settled by such military and naval characters as were desirous of retiring from actual service to settle on their lands, which were granted to them in quantities, proportionable to the rank they held. These are denominated Military settlements;\* and differ from others in the mode of application for lands [in them; in their internal management and method of settlement. Richmond amongst other parts was appropriated for this purpose; but although agreeable to the intention of government its first settlers were chiefly men who had served in the army or navy, it is not exclusively confined to persons of this description. Other Emigrants who have come from the old country, and, were desirous of procuring lands there have also settled in this place; and although Richmond still retains

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\* There are three settlements of this description in Upper Canada, viz. *Perth* including the township of Shersbrooke, Bathurst, Drummond and the West half of Beckwith. *Richmond* including the East half of Beckwith; Goulburn, March and Huntly. *Lanark* containing the townships of Dalhousie, Lanarck and Ramsay.

the name of a military settlement, and continues under the same regulations as such places, out of its whole population amounting perhaps to nearly 1200 souls, not above one half of them has ever been in actual service either in the army or navy. The care of the settlement is however still vested in a military superintendant and the method to be pursued in applying for lands here is that which is used in cases of military settlements. An account of this plan of application for land has already been detailed in the first part of this work, but as his being well acquainted with it may save the settler a good deal of trouble and expence, a repetition of the outline of the plan will not be deemed improperly placed here.

THE Emigrant desirous of obtaining land in a military settlement, has first to apply by petition to the Governor General at Quebec, sending at the same time testimonials of his character, and certificates of his being possessed of the means to culti-

vate lands. His petition when favourably received is returned to him with an order upon it to the Quarter Master General, who immediately issues an order in form, for the quantity of lands the applicant is entitled to, addressed to the superintendant of the settlement to which he is desirous of going. With this he proceeds to the place, and on presenting it to the superintendant he lays out his location for him accordingly. These Military settlements possess several advantages and some disadvantages over others. Being under the direction of a resident authority invested in the superintendant, strict attention is paid to have the settlement duty performed by every person who takes a location in them, for absolute settlement on their lots, is required of every person going to one of them. There is also more regularity observed in laying out the locations than in other settlements; and although this may in some few cases interfere with the views of individuals in preventing some of them from getting the precise lots they



pitch upon, they can never be at a loss at the present time where there are so many lots unconceded, as they are in most cases allowed a choice among those ungranted; or have it in their power to obtain one by ballot when there are many applicants, each pitching on the same lots. The superintendant by being always on the spot can see the progress the new settlers make in the improvement, and if he acts judiciously can be of essential service to them, in cheering the hopes of the industrious by his example and advice, and in deterring the lazy and sluggish from indulging in their bad habits. He also takes care that such as procure lots from him, reside upon them and proceed with their clearing; and in case of any one absenting himself, from his residence for an unreasonable time, or if he should abandon his location it is immediately granted to the next applicant, so that no lot worth cultivating is allowed to remain waste as an injury to those adjoining to it. Another advantage which ac-

crues to a military settlement over others is the support and assistance new settlers on it receives from government. Formerly they were allowed to draw rations, until such time as their own land produced the means of support; this plan however is now abandoned as being too expensive, but they still receive a supply of tools, and farming implements, and also of such other articles as are necessary to commence with.

THE soil of Richmond and the adjacent townships is deemed of an excellent quality; on the low grounds it is a strong clay, and in the more elevated situations a rich black loam, very productive with little expence of tillage. In this p'ace the climate begins to be more temperate and the winters are nearly a month shorter, than in the coast districts of the Lower Province. Its salubrity, has also been proved to be equal to that of any place in Canada.

LANDS may be cleared partially so as to be fit for sowing the first crop for about £2-10 per acre, but if the whole timber be cut off

and the clearing made complete it will cost as much as five pounds for every acre. The prices of labour and the wages paid to servants are nearly the same as in Montreal at present ; but as the tide of emigration has set in towards this quarter, both must fall with the encreased numbers who want employment. This may be expected from another reason, namely, from the abundant supply of the necessaries of life which will be had as soon the first settlers get there farms so far cleared as to raise more than they require for their own consumption. The quantity of produce not yet being sufficient to answer the demand for it, with the increased numbers of new settlers who are to be fed ; a part of it has to be brought from a distance, from the adjoining settlements ; this has a tendency to keep up the prices of it, but there is at all times a plentiful supply from these quarters, and no apprehension of want. The same remark is applicable to farming stock, such as oxen, horses, cows, &c. which sell at nearly the Mon

treat prices, but in the present new state of the settlement they have to be brought from a distance. At this time a great part of these are brought from the Rideau, the settled parts of the Ottawa river, and from the neighbourhood of St. Andrews, hence the price of transporting them has to be added to their original cost in these places, which gives their value at Richmond.

THE lands in this settlement abound with streams and rivulets capable of driving mills, but from the new state of it (having only been established about three years ago.) there are none of them as yet in operation, though severals are building and in a state of forwardness. The want of saw-mills has heretofore kept up the prices of boards, there being none to be had but what were sawn by the hand, at from 5s. to 7s. 6d. per hundred feet; but their value must inevitably fall as soon as there are machinery erected for sawing them.\*

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\* Since the above was written a saw-mill has been got into operation.

It has been already mentioned that at some future and perhaps no very remote period, by the way of the Ottawa river will form the principal road between Upper and Lower Canada: as soon as this takes place the road which will pass from this river across to Kingston on the St. Lawrence will go through the Richmond settlement and give it all the advantages resulting from being situated in the line of public communication. In addition to this, Richmond possesses other local advantages. Lying between two immense navigable rivers with a ready access to either of them, (such as it will have as soon the country becomes settled and the roads opened,) the people of this settlement can at any time select whichever route they please to go to the chief markets of the country for disposing of their produce, or for purchasing their necessaries. By the Ottawa on the one side, and the St. Lawrence on the other, they have a ready access to Montreal or Quebec, the great outlet of the country for exporta-

tion; and in supplying the extensive country above them, they will find a ready sale for such commodities as they bring back from these places in return for their superabundant produce.

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## CHAPTER VII.

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### PERTH.

THIS place, like the preceding is a Military settlement, and subject to the same regulations as others of the kind. It is situated between the Ottawa and the St. Lawrence rivers, about 200 miles from Montreal, 70 from Kingston and 40 from the town of Brockville. The nearest route to it from Montreal is by ascending the Ottawa river until you reach the place where the road strikes off to Richmond, and thence to Perth, by the great road leading to Kingston. The Perth settlement was opened for location under the auspices of government

about five years ago, and as the rage for settling there was very prevalent at that time, it reaped all the advantages attendant on an influx of Emigrants. These were principally half pay officers from the army, and as there is still a considerable number of them settled in the village, the furnishing them with supplies, constitutes a market for the disposal of produce from the adjoining farms, and also for the purchase of necessaries.

THE great flow of Emigrants towards Perth on its first settlement, soon took up all the good land in its immediate vicinity; and with the exception of a few detached lots it is all occupied at present. There are however two new townships lately laid out about ten miles distant which will afford openings for numbers of new comers. The soil in these is said to be of an excellent quality, and they are abundantly supplied with water from numerous springs and streams with many favourable situations for the erection of mills upon them.

OWING to some informality, not yet accounted for, the first settlers in this place have not received their deeds, although they have resided on their farms for the time specified, and have long since performed the settlement duty as required by the government regulations.\* On this account hardly any sales of cleared farms have been effected, and hence the difficulty of determining the value of cleared lands here. But as they are daily in expectancy of obtaining their deeds there will no doubt be many eligable situations to be purchased in this place, such as will render it well deserving the attention of those possessed of a small capital, as numbers of the present occupants would sell their farms, and retire to new settlements could they do so by obtaining transferable titles.

FARMS partly cleared, may be had to rent in this quarter at from 10 to 20s. per acre, yearly rent.

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\* The first settlers have obtained their deeds since writing the above.



Wood land can be cleared and fenced ready to receive the seed, for £ 4-10s. or £ 5 per acre; but as those persons commonly engaged in this description of work will take a part or even the whole of their wages in produce or necessaries; by good management it may be done on far more favourable terms, than if the whole wages were to be paid in cash. The value of every description of labour in this place has undergone the same changes as in other parts of the country; but as the rank and circumstances of many of the settlers enable them to employ numbers of work people, wages are not yet fallen so much as might be expected from the state of other things on which the prices of labour usually depend. A good man servant capable of working at a farm will get from £ 18 to £ 25 per annum, besides board and lodging; and an industrious mechanic such as a Mason, Carpenter, Blacksmith or Shoemaker, can earn from 6s. to 7-6d. per day.

THE number of excellent seats for erec-

ting Hydraulic machinery, with which this country abounds have been taken advantage of and applied to this purpose; in many places both grist and saw-mills are long since in operation. From these, new comers can always have a ready supply of flour, and also timber suitable for erecting their buildings on reasonable terms. Boards and plank being always to be had as low as from 40 to 50s. per thousand feet, and flour at the prices marked below.

FROM what has been already stated, the reader will be enabled to form a correct opinion of the classes of society which inhabit the village of Perth and its vicinity. The settlers are chiefly from Scotland England and Ireland, with perhaps a majority of the first. There is a Presbyterian Church already erected in the village, a Roman Catholic Church nearly finished; and a clergyman of the Church of England residing in the place who performs divine service in the school-house, for the present.

WITH regard to the general advantages

this place holds out for settlers they are well meriting attention. Having been established some years ago, it approaches nearly to the character of an old settlement. New comers can always depend on receiving supplies from the older residents, without the labour and expence of a long transportation, and they can embrace the same advantages in disposing of such articles as they may have for sale, being sure of a market for this purpose at their own doors. By means of this state of affairs, the Emigrant who settles near Perth can make more use of a small capital than he could do in many other remote places. Being always sure of finding a supply as he may want it he is not obliged to lay out so much of his capital at once as if he were so situated, that it would be necessary to purchase provisions to last him for several months; hence he may employ the money which he would require for this in some other way, perhaps in clearing more of his lands, and in hastening such undertakings

as he may have begun. These advantages combined with the encouraging feelings, which arise at the idea of being near neighbours, cheer him in his exertions, and prevent the attack of those disponding sensations which are apt to invade the mind and cramp the efforts, of strangers from the old country when they settle in more remote places in the forests of America.

*Market Prices at Perth.*

Flour 25 to 40s. per Bbl. 196 lbs.

Wheat 4 to 5s. per Bushel,

Oats 2 to 3s. per do.

Potatoes 1s. to 1-6d. do.

Potatoes for seed 2s. 3d. per do.

Indian corn 4 to 5s. per bushel,

Beef 3d. to 6d. per lb.

Oxen £ 15 to £ 30 per yoke,

Cows £ 5 to £ 7-10 each,

FARMING utensils, of all kinds, about 15 per cent above the Montreal prices; and other articles in the same proportion.

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## CHAPTER VIII.

## NIAGARA.

THE village of Niagara is situated near the upper end of Lake Ontario, and gives its name to one of the most flourishing and fertile districts in Upper Canada. This tract of country is bounded on the South by the lower end of Lake Erie; On the East by the river Niagara which joins the Lakes Erie and Ontario; on the North by an inlet of Lake Ontario, named Burlington-bay, and part of the district of York; and on the West by the river *Ouse*, &c. Besides there extensive rivers and lakes which surround it nearly on all sides, it is watered by numbers of smaller rivulets and streams which traverse it in every direction, and some of them of such a size as to be navigable for boats.

THE following extract of a letter which was received from this district in reply to the queries sent to it, is so pertinent to the subject, and contains so full a detail of its capabilities for agricultural purposes, that the reader will feel a satisfaction in perusing it in the words of the writer with assurance, that it is intitled to every attention on the score of authenticity.

“BEING resident at Niagara “says the “writer,” I have to state, there is a very “small proportion of unconceded lands in “the district and but few Crown or Clergy “reserves, the greater part of the lands “having been granted to disbanded officers “and soldiers after the peace of 1783 and “before any appropriation under our con- “stitution of 1792.

“IN this district the aspect of the coun- “try is generally level, excepting a rise con- “sisting of lime-stone, commencing at “Queenston which almost encircles lake “Ontario to the North and Westward. “The soil following the river Chippawa”

“(one of the largest rivers in the district) “is  
“perfectly level, the land rich and well a-  
“dapted for grazing. In this part, the wa-  
“ter is said to be indifferent, and that new  
“comers are subject to ague “but this will  
“no doubt disappear when the country be-  
“comes cleared and settled. The soil in  
“other parts of the district is in general ve-  
“ry good, and throughout well timbered;  
“very little plane land and all well adapted  
“for Agriculture, except a tract of about  
“40,000, acres in the rear of the townships  
“of Humburton and Wainfleet which is  
“still unconceded, being considered a  
“swamp; but if drained into the Chippa-  
“wa might be well worth the attention of  
“government. A proposal was made un-  
“der Governor Gore’s administration to ac-  
“complish this, by the late Hon. Robert  
“Hamilton, upon terms of reciprocal ad-  
“vantage, but it was unattended to. The  
“chesnut tree, black walnut, and the occi-  
“dental plane, (button wood)” abound  
“here, which are not to be met with to the

“north or east of Burlington-bay. This is  
“indicative of the superiority of the climate,  
“and as a proof of the same we find the  
“peach, apricot, and the Nectarine thrive  
“well, and come to perfection.”

“THE value of money has been so fluctuating,  
“and the price and mode so variable, as to clearing  
“and fencing wood lands, that no very definite  
“statement can be given of its expence; more especially  
“as throughout this district, the farmer and his  
“family generally clear their own wood lands as  
“time and opportunity suits, and as there are few  
“people of such capital as to hire others, expressly  
“for this purpose at so much per acre.”

“THERE is a great quantity of cultivated land  
“in this district for sale, and in the neighbourhood  
“of Niagara” (village) there are many well cleared  
“farms, which the owners would dispose of, and retire  
“towards the grand river, the Thames or other new  
“settlements, not from any inclination to leave these,  
“but who, from the



“casualties of the late war have been in-  
“volved in difficulties, and owing monies  
“they find from the decreased value of their  
“agricultural produce, and the universal  
“scarcity of the precious metals a state of  
“things they did not anticipate. In the  
“vicinity of Niagara land may be had to  
“lease, of an excellent quality, but the to-  
“tal want of Houses, stables, barns, and  
“present comfort for an Emigrating family  
“is a permanent objection to such a pros-  
“pect, and under existing circumstances,  
“the rebuilding, by the Landlord of such  
“accomodations, and consequent outlay  
“would not be warranted by a prospect of  
“advantage in the rent.”

“UNCONCEDED lands are at a distance  
“from this quarter, and chiefly in the rear  
“of the townships of Blenheim, Blanford,  
“Oxford, and the north-west of the Grand  
“River, where there is a country of fine  
“land, well watered with living springs,  
“and abounding with situations adapted for  
“Hydraulic Machinery.”

“THE communication and transport to  
“the markets of Montreal for Agricultural  
“produce when manufactured is as conven-  
“ient and cheap as from any part of the  
“country; the outlet of Burlington-bay  
“being the depot from the north and west  
“in a direct line, and on each side there is  
“a prospect of good roads being soon open-  
“ed. Throughout this quarter shops are  
“established, where European goods are  
“sold by retail at a price generally 50 or  
“60 per cent above the Montreal invoice, a  
“price for retailing which cannot be con-  
“sidered high when it is recollected that  
“long credit is often given, and the pay-  
“ment taken in produce. Salt is sold at  
“Burlington-bay, for 4 or 4½ dollars per  
“Barrel of five Bushels, brought there from  
“the Onondaga springs, in the State of  
“New-York; but in the interior of the  
“country the Merchants profit and expence  
“of transport has to be added to make up  
“the price the consumer pays for it.”

“THE necessaries of life at the market

“of Niagara, are at present unusually cheap  
“from what they have been in former  
“years. Flour is sold from 8s to 9s ster-  
“ling per cwt. and potatoes as low as 1s 2d  
“or 1s 3d per bushel. During the winter  
“season this neighbourhood is supplied  
“with white fish from the rivers, and also  
“with sturgeon and herrings, at other sea-  
“sons with Pickerel, Black-bass and Salmon  
“Trout. At certain times vast quantities  
“of Herrings are taken at Burlington Bay,  
“and when properly cured are not inferior  
“to any imported. However strange it  
“may appear, most articles of food, and al-  
“so cattle for the purposes of draft, are  
“cheaper in this quarter than in the interior  
“of the country—only to be accounted for  
“from the increased demand there is for  
“them, by the occupants of new lands from  
“the United States and elsewhere.”

“The Townships of Waterloo and Wool-  
“wich have been settled since the year  
“1800, by a population from the State of  
“Pennsylvania, composed of a very indus-

“trious, harmless and inoffensive people, of  
“German extraction, and known as Qua-  
“kers, Minorists, and Tunkers, who have  
“particular tenets in religious matters, and  
“meet in congregation for public worship.  
“There are two or three English Schools  
“in these Townships, but the nearest re-  
“gular Episcopal Clergyman is at Hamil-  
“ten or Burlington Bay. It is expected  
“one church will be soon built in Dum-  
“fries, and another in Woolwich, under the  
“patronage of Colonel Pilkington of the  
“Royal Engineers, who is proprietor of one  
“third of the last Township, and is expen-  
“ding considerable sums in improvements  
“there. There is every reason to expect  
“that schools will soon be numerous, as the  
“Provincial Statute authorises a public tea-  
“cher and school in every Township, and  
“allows an annual salary of fifty dollars  
“(£12 10), over and above what he may  
“receive for Tuition money.”

“The usual price of a yoke of good oxen  
“at present, including the chain and yoke,

“is about 70 dollars (£17 10); a pair of  
“good plough horses will cost about 120  
“dollars (£30); good milch cows from 15  
“to 25 dollars each; and sheep variable  
“from one to 3 dollars; hogs numerous  
“and cheap. Farming utensils—the iron  
“work about 10d per lb. Halifax currency,  
“and wood work reasonable. A good wag-  
“gon can be had for £20. All kinds of  
“seeds are cheap—good red clover for 10  
“dollars per cwt.; most of the common  
“culinary seeds are to be had in the place,  
“but seeds imported or not of local origin  
“are to be preferred. Where the necessa-  
“ries of life are first to be thought of, the  
“attention to seeds, good fruit, &c. &c. has  
“been postponed or neglected to the mor-  
“tification of those more capable of reflec-  
“tion on the subject. Timothy grass seed  
“is easily and at all times obtained, it be-  
“ing the hay used in this country on low  
“lands. Gypsum (Plaster of Paris,) is  
“found in abundance in the Township of  
“Dumfries, and gives immense crops of

“Clover; on the highest and driest lands  
“its virtues are astomshing: one bushel  
“ground is sufficient for an acre, and will  
“last for two or three years.”

“THE mills at the great falls in the  
“Township adjoining Niagara, the proper-  
“ty of Messrs. Clarke and Street, do most  
“of the business in that quarter; but there  
“are besides these throughout the district,  
“a sufficiency of both grist and saw mills  
“for home work, as well as for manufactu-  
“ring for a foreign market. The toll for  
“grinding is one twelfth by law. The  
“mills in the Township of Dumfries, own-  
“ed by Mr. Absalom Shade, are the most  
“considerable in the province. The stream  
“and fall of living water is excellent; the  
“house large and commodious; all the ma-  
“chinery of metal imported from New-  
“York, and the abridgment of labour in  
“manufacturing very conspicuous. A fine  
“bridge lately built by the united exer-  
“tions of a few individuals, at these mills  
“over the Grand River, gives great facili-

“ties of access to the inhabitants on the  
“west side; and there is great appearance  
“of active enterprise in that quarter.”

“A reference to the map of Upper Can-  
“ada, will show the relative distances to  
“the westward, if from Burlington Bay,  
“through Barton, Ancaster, and the Indi-  
“an lands below Dumfries. Through Bar-  
“ford, to Long Point and Col. Talbots’,  
“the roads and communication are good.  
“The roads in a direct line from York to-  
“wards the head of the Grand River, and  
“from thence to the westward, are not yet  
“cleared out; but as the Townships thro’  
“which these are to pass, have lately been  
“conceded by government to actual set-  
“tlers, it is presumed this route will be fol-  
“lowed from York to the westward, and  
“from thence to Amherstburgh—thereby  
“shortening the distance by post about  
“twenty five miles, instead of the present  
“route to the head of the Lake, through  
“Dumfries, Lancaster and the Indian lands  
“on the Grand River.”

“The state of Society in this country,  
“the want of a monied capital, and the  
“price of labour, opposed to the value of  
“Agricultural produce when raised, is ad-  
“verse to the employment of overseers and  
“farm servants: the husbandman and his  
“family doing the most of the labour them-  
“selves. Yet such as can afford to do so,  
“will pay a man who understands chop-  
“ping, logging and burning timber, from  
“8 to 10 dollars per month, with board and  
“lodging. The price of mechanics la-  
“bour, from local circumstances, the daily  
“rise in the value of money, and ability in  
“their respective trades, varies so much,  
“that it is hazardous to name any particu-  
“lar sum per day or per month. Carpen-  
“ters, Millwrights, Millers, and Black-  
“smiths, are most in requisition.

“THE vacant lands to the east and west  
“of the Grand River are all well watered,  
“chiefly by living springs and abound in  
“places adapted for mill seats;—indeed  
“most of the lands in that quarter, lately



“purchased by government from the abori-  
“gines are remarkably well watered. The  
“river Thames, the Grand River and a ri-  
“ver which falls into Lake Simcoe in the  
“rear of York, all arise from the same  
“source in a large swamp near lake Huron  
“and with their tributary streams run thro’  
“these lands.”

“The original settlers ‘in the Niagara  
“District,’ were American Loyalists, but  
“natives of all countries are now settled  
“here, chiefly emigrants from the United  
“States who have come of late years.”

“I do not think Niagara or its vicinity  
“holds out any peculiar advantages for  
“poor settlers; but to those who have a  
“little money, and who are capable to pur-  
“chase improved farms it will be found  
“well adapted. When a farm is leased, it  
“is not for a money rent, but generally ta-  
“ken by rendering a proportion of the crop  
“in kind. The climate is good and the soil  
“productive. Fruit of every kind (consid-  
“eration being had to the latitude) thrives

“in luxuriance and every where we meet  
“extensive orchards. Grapes, under good  
“management and care come to great per-  
“fection. The country adjoining the falls  
“is peculiarly favourable for sheep; and in  
“general the yeomanry have great plenty  
“of all the necessaries of life.

In addition to the very ample information relative to this part of the country; in the foregoing extract, the following farther accounts have been furnished by esteemed friends, whose situation gave them every opportunity of becoming acquainted with the subject; and whose correctness of detail may be implicitly relied upon.”

From the numbers of saw mills established in every part of the District of Niagara, settlers can have an ample supply of timber suitable for building or other purposes. Pine boards inch thick are sold for 3s 9d and 5s currency per 100 feet, and others of a different thickness in proportion.

THE price of clearing land varies with its situation and the nature or size of the tim-

ber, and also with the manner in which it is done. The most common method is to cut down and burn all the trees under one foot in diameter; and to girdle the rest.— This will cost about 8 dollars per acre—but if the whole be cut down—logged and burnt it will cost nearly double that sum.

FARMS partly under cultivation may be bought from 8 to 20 Dollars per acre, according to the extent of clearing and the value of the buildings upon them. And in case of leasing lands, a good farm of 100 acres in extent and a reasonable proportion cleared will fetch from £15 to £20 yearly rent.

### MARKET PRICES AT NIAGARA.

Flour 12s 6d per Cwt.	Indian Corn 2s 6d per bush.
Pork 3d per lb.	Cats 1s 6d do.
Veal 3d per lb.	Buck Wheat 1s 6d do.
Mutton 3d per lb.	Oxen £15 per yoke,
Beef 2d per lb.	Cows £4: 10 to £5 each,
Potatoes 1s 3d per bushel,	Horses £15 each,
Wheat 3s per ditto.	A Plough £5,
Barley 3s per ditto.	An Axe 10s.
Rye 2s 6d per ditto.	A Hoe 5s.

A good man Servant, well acquainted with country agriculture will get about £2 per month, and be provided with victuals

and lodging. A maid-servant half that sum. Good mechanics hired by the month will get from £3 : 15 to £5—exclusive of bed and board.

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## CHAPTER IX.

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### CONCLUDING REMARKS.

ENOUGH has been already said in the present and former part of this work relative to the class of people for whose use it was chiefly intended; and it has been the invariable aim of the author to render it as suitable as possible for persons of this class. Every Emigrant who comes to Canada with an intention deserving encouragement, has for his primary object a desire to find an asylum and a country where his honest industry may be made subservient to the purpose of procuring a living for himself and a provision for his offspring. From the de-

tails given of the various subjects herein noticed, it is hoped the attentive and reflecting reader will be enabled to form some opinion of the capability of the country for agricultural purposes, and its fitness for his particular views in that line. Considerable attention has been bestowed not to interperse the main subject with any matter not immediately connected with it, as such a plan would have defeated the intention of the writer, by confusing and distracting the minds of many of his readers, who were perhaps but little in the habit of unraveling complex details. For this reason all remarks relative to the state of political affairs, or the views of contending parties, have been sedulously avoided. The same cause has limited the observations relative to the commercial resources of the Canadas, as far as possible. The curious enquirer after the objects of natural history, will meet with but little here to engage his attention, and what has been said respecting the geography of the country, will not be

considered by many so comprehensive as would be expected in a work of this kind. The brevity of the account of this last part is attributable to other causes. There is in fact but little known of the actual geographical state of many parts of this extensive country. The attention of the first settlers was naturally directed to the banks of the St. Lawrence, and the shores of the Lakes connected with that river. Political and other causes had long combined to limit the settlements in a great measure to the same parts of the country, or to those immediately adjoining to them; so that till of late years, when the rapid increase of inhabitants has pushed the settlements in some places back from the banks of the river, but very little was known of the interior. This is peculiarly exemplified in the state of the Ottawa, or Grand River. The whole of the immense country on its banks, was with a very few exceptions till lately, tenanted by the wild beasts of the forest, and only known as the

hunting ground of some wandering tribes of Indians: and this state of affairs is said to have been protracted by means not the most honourable in every instance.\*

It cannot however be denied that this unacquaintance with the geographical state of the country, and the consequent ignorance of their statistics has been the means of preventing the extension of cultivation to many of the most fertile parts of it. The elegant work on this subject by the present Surveyor General, although entitled to an ample share of merit, must from its expensiveness, be limited in its utility. Few men can afford to purchase it; and many have not that avidity for reading which would induce them to peruse with the requisite attention, a volume of such a size. Much benefit might be derived from a statistical account of this country, which could

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\*It is said there are in existence certificates by accredited Surveyors, declaring that there are not 50 acres of land on the banks of the Ottawa River worth the expence of cultivation; although it is now well known that in point of salubrity of climate, or fertility of soil, this extensive district is not inferior to any part of the Canadas.

be compiled on a far less expensive scale; but the collection of materials for such a work would evidently be an undertaking too great for any private individual, without the assistance of government.

To many it will appear a defect, that among the places described, no notice has been taken of the city of Quebec as the capital of Lower Canada, nor of York, the seat of government in the Upper Province. To this it is replied, that it would have extended the work far beyond the size designed, had a statistical account of every place been given; and the omissions of these could be made with more propriety than of others. These places, from being the seats of the Legislature, the residences of the highest Courts of the country, and the chief emporiums of commerce, have long since attracted the gentlemen of the greatest wealth and chief influence as their inhabitants. The lands in their vicinity having fallen into the possession of such characters, and being by them appropriated



as country seats, embellished with elegant buildings and expensive improvements, have become for these reasons less deserving the attention of Emigrants in general. The selection of those places which have been described in this work has been made, from a consideration of the views and wishes of the Emigrants who have last come to the country, as well as from other reasons. The majority of Agriculturalists who have arrived in the Canadas for the last three years, have come with the design of settling in the vicinity of some one of the places herein described, and as they will no doubt be followed by friends and relatives who will wish to join them, it was deemed preferable to describe more minutely those places, to which there is at present the greatest influx of Emigration.

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## ERRATA.

The following Errata, and others which may be observed in this work, are attributable to the authors unavoidable absence during the publishing the 2d part.

Page 5, line 18, for "means of discerning" read means of discovering.

Page 7, line 1, for "completing"—*compiling*.

Page 27, line 19, for "decides settling"—*decides on settling*.

Page 29, line 12 and 13, for "severn"—*seven*.

Page 32, line 18, for "excites"—*excite*.

Page 35, line 3, for "also that on"—*also those on*.

Page 42, line 10, for "days way elapse"—*days may elapse*.

Page 45, line 4, for "species fungus"—*species of fungus*.

Page 45, line 17, for "in his reach"—*within his reach*.

Page 51, line 1, for "convert his fame"—*convert his farm*.

Page 61, line 2, for "the best"—*the last*.

Page 61, line 20, for "in the luxuries"—*in luxuries*.

Page 64, line 2, for "form walls"—*four walls*.

Page 65, line 16, for "trees form"—*trees from*.

Page 66, line 16, for "joints"—*joists*.

Page 68, line 14, for "trim"—*train*.

- Page 70, line 17, for "never to wait"—*never to omit.*
- Page 73, line 21, for "sugar attained"—*sugar obtained.*
- Page 76, line 22, for "statum"—*stratum.*
- Page 77, line 17, for "every price"—*every piece.*
- Page 79, line 14, for "which stood"—*which stand.*
- Page 80, line 1, for "banner"—*barrier.*
- Page 83, line 7, for "crops"—*crop.*
- Page 87, line 4, for "rarely"—*early.*
- Page 87, line 20, for "An Emigrants"—*On Emigrants*
- Page 88, line 11, for "or dignified"—*in dignified.*
- Page 89, line 5, for "being extremely"—*being entirely.*
- Page 89, line 16, for "Inland"—*Island.*
- Page 90, line 20, for "produces"—*produced.*
- Page 90, line 22, for "to representation"—*to the representative.*
- Page 91, line 3, for "turned yellow"—*termed yellow.*
- Page 91, line 21, for "from them"—*from it.*
- Page 92, line 6, for "to writers"—*to some writers.*
- Page 92, line 24, for "date"—*data.*
- Page 97, line 5 & 6, for "a Sheep 2s. 6d. to 5s."—  
12s. to 15s. and for "a Pig 1 to 25"—  
20s. to 25s.
- Page 105, line 11, for "grasies"—*grazier.*
- Page 119, line 5, for "obtion"—*obtain.*
- Page 121, line 11, for "then"—*their.*
- Page 131, line 14, for "there extensive"—*these extensive.*

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