



# LANDS IN UPPER CANADA

TO BE DISPOSED OF BY THE

## Canada Company.

INCORPORATED 1826.

Office at No. 13, St. Helen's Place, Bishopsgate Street, London.

THE CANADA COMPANY, incorporated by Royal Charter, under the provisions of an Act of Parliament, having contracted with his Majesty's Government for the purchase of the Crown Reserves and other land in the Province of Upper Canada, and having made the necessary preliminary arrangements for commencing the settlement and improvement of those lands, do hereby give public notice of the same, for the information of persons desirous to emigrate, or to convey or conduct emigrants to that part of America.

The inhabited part of the province of Upper Canada extends along the shores of the River St. Lawrence and the Lakes Ontario and Erie, from the Lower Canada boundary line and the Ottawa River, to the Detroit River and the Lake St. Clair, a distance exceeding 500 miles. This space is divided into Districts, which are subdivided into Counties, and these into Townships, each containing, generally, about ten miles square, or 64,000 acres. The Townships are further divided into Concessions, by lines running parallel to the River, Lake, or settled Township, which is called the *Front*, and the Concessions are subdivided into *Lots*, by lines running from front to rear of the Township, which, by the intersection of these lines, generally at right angles, is thus laid out into a *Diagram*. In the original survey and allotment of these Townships, every seventh Lot was reserved for the use of His Majesty, and the lots so reserved are known in the Province by the name of the CROWN RESERVES, of which the Company has contracted to purchase about 1,200,000 acres, in detached Lots, or separate Farms, generally containing 200 acres each.

In some of the new Townships in the western part of the Province, that seventh part of the land reserved for the use of His Majesty, instead of being so taken in detached lots, was laid out in *Blocks*, or masses of lots contiguous to each other, and containing from 2,000 to 10,000 acres. In a few cases where several Townships had been surveyed without any such Lots or Blocks being reserved, larger Blocks were marked out in their vicinity, containing from 12,000 to 40,000 acres. Seventeen of these Blocks, containing, in the whole, about 160,000 acres, are comprised in the Company's contract.

In lieu of a moiety of other reserved land, known by the name of the CLERGY RESERVES, comprised in the original contract, the Company has obtained the grant of a Tract of one million of acres, which has been selected out of the land belonging to the Crown on the south-east shore of Lake Huron, which is proposed to be called the *Huron Tract* or Territory, and in the survey of which no land is to be reserved for the Crown or the Clergy. The inhabitants of this Tract, therefore, will be exempt from an inconvenience much complained of by settlers in other parts of the Province—that of their Farms being separated from each other by Reserves, and other grants of land which remained unoccupied and uncleared, forming an impediment to the continuous settlement of the country, until they acquired value from the labours of the settlers around them, and from the increase of population, which the existence of such Reserves and grants of land remaining unsettled had greatly contributed to check. On the contrary, the whole of the land in the Huron Tract will at once be open to unimpeded and continuous settlement; and in addition to the labours of the settlers for their own benefit, and to the expenses which the Company may incur for the improvement of their own property, they are authorized, under the contract, to expend above £45,000 of the purchase-money in such public improvements, within the Tract, as shall be approved by the Provincial Government, or by the Secretary of State for the Colonial Department.

The detached Lots of Crown Reserves being, as already mentioned, scattered throughout the different Townships all over the Province, and being, each as a separate property, of too little value to justify or remunerate expensive preparations by the Company for improvement and settlement, are to be offered for sale in their present condition. Those in Townships already inhabited will be suitable purchases for persons desirous to locate themselves in old settlements, or near their friends already settled, or for settlers already located, who may wish to add to their property; while some of the smaller Blocks may suit capitalists desirous to possess estates of greater extent than separate farms of 200 acres. The facilities to be afforded by the Company for the improvement and settlement of these detached Lots and smaller Blocks are, for the present, limited to contributions for objects of public and general advantage, such as roads, bridges, &c. to several of which considerable donations have already been given, and to which, when of manifest utility to any Township in which the Company possess land, the Superintendent is authorised in every instance to contribute in proportion to the full extent of the Company's land, *in money*, while the contributions of other proprietors or of the inhabitants may be *in labour*. On the larger Blocks, however, and especially on the Huron Tract, it is contemplated to make various improvements, to facilitate the location of settlers, and to place both those who possess some capital, and those who are merely able to defray the expense of conveyance to their intended locations, in such relative positions as to render the capital of the one class and the labour of the other mutually available for their reciprocal benefit.

In both these plans of proceeding a considerable beginning has been made during the year 1827. Of the detached Lots of Crown Reserves about 300 Lots, selected by the purchasers, and containing nearly 60,000 acres, have been disposed of at moderate prices, payable, generally, in five to seven annual instalments, with interest on the same till paid. On the largest of the Blocks, situated in the county of Halton, and district of Gore, and containing above 42,000 acres, a town, now called *Cucph*, has been laid out in a central position, to which roads from the adjoining Townships have been opened at the expense of the Company; and the progress made by the Town and the settlements in its vicinity has exceeded expectation, and is understood to be without precedent in Canada.

This Town is situated on a branch of the Ouse, or Grand River of Lake Erie, called the River Speed, which is a considerable stream, with falls in the vicinity of the Town sufficient to afford sites for fifteen or twenty mills. Limestone, easily quarried, and which makes excellent lime, is found in the immediate vicinity of these falls, and clay well adapted for making bricks is plentiful; the land was found covered with heavy timber, so that all materials for building were abundant, and no time was lost in improving these advantages. The operation of clearing the ground for the Town Plot was commenced on the 23d of April; the first building erected was a large house for the reception of settlers on their arrival; and, as an encouragement to the early settlers, it was promised, on behalf of the Company, to set apart one-half of the prices obtained for Town Lots as a fund for building a School-house, and maintaining a Schoolmaster; while sites for Churches and Burying-grounds were given gratuitously to congregations of all religious denominations applying for the same. As a further inducement to early settlers, the price at first fixed for Town Lots of a quarter of an acre each, was twenty dollars, with the privilege to purchasers to take up Farms in the vicinity, of fifty acres each, at 7s. 6d. currency, or one and a half dollars per acre. These prices, however, being insufficient to pay the expenses incurred by the Company, were subsequently raised, first to thirty dollars, and then to forty dollars for Town Lots, and to 10s. and 12s. 6d. per acre for the Farms, and at these different prices, according to the respective dates at which the contracts were made, above 200 Town Lots, and 16,000 acres of land had been engaged previously to the 1st of October; at which period seventy-six houses were built, or building—a saw-mill was in operation

—a brick-kiln was actually burning—a grist-mill was in progress—a market-house, two taverns, and several stores had been opened—several tradesmen and mechanics had established themselves, and found advantageous employment—a temporary school-house was regularly attended by above forty children, and the foundation of a stone building for a permanent school-house had been laid—a printing-office was in preparation—and, in short, if the progress of this Town may be assumed as a criterion for other settlements to be opened by the Company, it is considered to afford abundant evidence of the encouragement given by the Company to settlers on their lands.

THE TERRITORY from which the Huron Tract has been selected was explored previously to the selection being made, and the reports which were received from the parties employed on that mission are of the most satisfactory nature.

This Tract is bounded on the west by Lake Huron, along which it runs for nearly fifty miles, having within its limits one considerable river, at the mouth of which is a good harbour, another river which may probably be rendered navigable, and numerous creeks and streamlets, many of which are large enough, and have fall sufficient to drive mills or machinery of any description. On the south it is bounded by the Townships of Zorra, Nissouri, London, and Lobo, all in the London district, which Townships are partly settled, and in which the Company have above 250 Lots of Reserves for sale. On the south-east it communicates with two considerable Blocks of those already mentioned, situated in the Township of Wilmot, containing 30,000 acres, only twelve miles distant from the Guelph Block, and connected therewith by roads already opened through the intervening Township of Waterloo, which is an old and populous settlement. The improvement of these Blocks, therefore, in which such considerable progress has already been made, will open a direct road for settlers proceeding from Lake Ontario to the Huron Tract.

The climate is known to be temperate, and, compared with that of England, it may be described as warm for at least nine months in the year. This is the more particularly stated, because, in consequence of the known severity of the cold in Lower Canada during the winter, it is a common error to imagine that the Upper Province is similar in climate, and alike subject to the annual interruption of agricultural operations for four or five months; whereas, besides the difference of latitude, which is upwards of three degrees, or above 200 miles, between Quebec and the most northern part of the Huron Tract, it is well known that in North America, and especially in the great valley of the St. Lawrence, the warmth of the climate increases, even in the same latitude, according to the distance westward from the Atlantic Ocean, and the distance from Quebec to the Tract is upwards of 700 miles. It is also well known in America, that the climate always improves, or rather increases in warmth, with the destruction of the forest and the cultivation of the soil; and when this Territory shall be fully cleared, the apprehension of the farmer will probably be, as it now is in some of the adjoining Districts, that there will not be enough of snow to make good winter roads, for the conveyance of his produce to market, or of timber to the saw-mill, or to the stream on which it can be floated for exportation.

In regard to the Soil, the most unqualified praise is given by all the exploring Party without exception. One of the Gentlemen states, "I have already adverted to the nature and fertility of the soil, and I think I may be justified in adding, that such is the general excellence of the land, that if ordinary care be taken to give each lot no more than its own share of any small swamp in its vicinity, it would be difficult, if not impossible, to find 200 acres together in the whole Territory which would make a bad farm. Although the land may be capable of raising any kind of produce usual in that country, yet some spots are more peculiarly advantageous for particular crops. For instance, the black ash swales (a kind of swamp) make the best ground for hemp, as, by the scouring effect of two or three crops of it, the ground will be made more fit for the raising of wheat, for which in the original state it is too strong. The rich meadows by the side of the rivers, more especially such as are annually overflowed, are ready, without further preparation, for tobacco, hemp, and flax. The lower meadows, and meadows adjoining to Beaver Dams, which are abundant, produce at this moment enormous quantities of natural hay and pasture; and the rest of the land, for the production of potatoes, Indian corn, wheat, and other grain, is at least equal, if not superior, to any other land in the Canadas. Independent of the swamps, the timber on the land is very soon described. The sugar maple is the principal growth, and the size and height which it as well as the other trees attains, sufficiently evince the strength and power of the soil; next to this come the beech, elm, and basswood, in various proportions; in some instances the beech and elm predominate over the maple, but this is rare. Near the streams the hemlock\* is found, and interspersed through the whole is the cherry, butternut, the different species of oak, and the birch."

Another Gentleman states, "As far as I have explored the Territory, and as far as I could learn from the different other explorings, I have to say, my impression is, that there is not a better tract of land, if there is any equal, of the same extent, in the Province of Upper Canadas. It is abundantly watered with a variety of streams, which are not like the slow-moving, dull, stagnant ones in some other parts of the Province, but are swift, and in some places rapid; which will tend greatly to the salubrity of the climate, as well as to other invaluable benefits, when the land becomes settled, from their being suitable for hydraulic purposes. The soil is always judged of by the timber that grows upon it; when that consists of maple, beech, basswood, and cherry, the land is considered very good; but if the maple and basswood are the most prevailing, it is considered of superior quality."

A third says, "In passing through the country I have found the timber (naming that first of which there is the greatest quantity, and the rest in the same order,) to be maple, elm, beech, and basswood. There are others in less quantity, viz. hemlock, butternut, black ash, white ash, soft maple, white oak, hickory, and pine. The soil in general is a black loam, sometimes with a proportion of sand, the subsoil clay with a mixture of sand; there are very few stones, except in the beds of the rivers and creeks, and that principally limestone. The banks along the shore of the Lake have rather a forbidding appearance when viewed from the water, being clothed with cedar and hemlock to their bases; but as soon as you arrive at the summit of their slopes, the good land, clothed with the hard timber before mentioned, makes its appearance. In scaling the shore, we took opportunities of going into the interior, and in all cases found the land good."

With such testimonials, from actual examination by respectable individuals, the Directors feel they can with confidence recommend the Huron Tract to the favourable notice of persons intending to settle in Canada, and they are disposed to offer every inducement and encouragement in their power to draw the attention of settlers to that part of the Company's Land; therefore, although all new settlements are in their commencement attended with very considerable expense, yet the situation in the neighbourhood of the harbour at the mouth of the river, called by the Natives the *Menesetung*, is represented to be so well adapted for the site of a considerable town, that instructions have already been sent to make arrangements for laying out a town and commencing a settlement; to which it is proposed to give the name of *Goderich*, the intention of the Court to bestow that name on the Halton Block, having been anticipated by the Superintendents giving it the name of *Guelph*; and as the Indian name of the river is rather unpronounceable, and the name of *Red River*, which it has heretofore received from voyagers and Indian traders, is common to several other rivers in North America, it is now proposed, in compliment to the Lieutenant-Governor, to call this river the *Maitland*.

In addition to the Town to be established on the banks of the river, directions have been sent to lay out a Township in the immediate neighbourhood, to be subdivided into lots of eighty acres; and in order to attract early settlers, the Directors have resolved to dispose in this country of 200 such Lots, at 7s. 6d. per acre, and to give to purchasers applying during the present season, the right of choice of the Lots specified in a Diagram, to be exhibited to them at the Company's Office. The priority of choice to be according to the time of their claims being presented after their arrival on the spot; and they are further to have the privilege of selecting a Town Lot at the price to be fixed for the first Settlers. For such purpose tickets will be given at the Company's Office, on payment of a deposit of £5 per lot, to be forfeited if the lot shall not be claimed within twelve months after the deposit being so paid.

As this new Settlement is to be formed on the shore of Lake Huron, it may be deserving of notice to state that this Lake, and the rivers which fall thereto, abound with excellent fish. Sturgeon is found in the rivers generally, and a species of trout, of excellent quality, and sometimes reaching the weight of forty or fifty pounds, is found in the Lake. Whitefish, black bass, pickerell, and various other species of fish with which the Lake abounds, afford, at the proper seasons, grateful and nutritious food; and at the mouth of the Maitland, in June last, the exploring party found fish in such abundance, that in one day a man could spear enough to fill a pork barrel. Salt springs are found in several parts of the territory, so that the manufacture of salt, for the supply of the country at least, if not for exportation, will probably be very soon established.

To the new Settlement of *Goderich*, the communication, for some time, will be by navigating Lake Erie, the River Detroit, the Lake and River St. Clair, and Lake Huron; which route, although it is circuitous, and on the map appears formidable, may yet, in steam vessels, be passed in four or five days, from Fort Erie, or Buffalo, or the Welland Canal, to Maitland Harbour; and, during the present season, Settlers, properly recommended, and presenting themselves at either of these points, will be conveyed to the new settlement at the Company's expense. By the same navigation, and through the Welland Canal, which opens access from the River St. Lawrence to the inland seas of America, the future produce of this new settlement will find its outlet; and an inland communication with the rest of the Province, by means of roads, will be the first object attended to in the general arrangements for the settlement of the Huron Territory.

\* The Hemlock is a species of pine, growing generally in moist or swampy situations, and on soil of inferior quality.

In regard to the PROVINCE OF UPPER CANADA generally, it may be stated, with confidence, that the inducements to persons desiring to emigrate from any part of the United Kingdom, to select their location in that country, are very deserving of attention. The climate has already been sufficiently noticed, and the soil, in general, is fertile; unoccupied land is still abundant, and labour is in constant demand. Wages are high; provisions cheap; and every person able and willing to work can always find employment. The cost of land is trifling, the average price of lots, selected by purchasers, and sold by the Canada Company in the year 1827, being under 9s. sterling per acre. There are no taxes, (unless assessments, by legislative authority, for internal improvements, be so considered,) no tithes, (the clergy being otherwise provided for,) and no poor-rates; so that an agriculturist of industrious habits may in all cases, and more especially if he have some capital wherewith to begin, look forward to the possession, in a few years, of comfort and independence, as a landed proprietor, in a country which enjoys perfect freedom in civil rights, and equality in religious opinions.

The Company will not defray, or contribute towards defraying, the expenses of embarking emigrants from the United Kingdom, or of conveying them to their place of location in Canada, but will be ready at all times to give every information and assistance, so as to enable them to get out in the quickest and most economical manner possible. For this purpose, the Agents at the different sea ports of the United Kingdom have been instructed to give information to all persons applying, either in person or by letter, (post paid,) as to what vessels are fitting out for America, the rate asked for passage, and the time fixed for sailing, or any other particulars required. These Agents have also been furnished with maps of Upper Canada, and Diagrams of every Township in which any of the Lands assigned to the Company are situated, to be shown to all persons intending to go out; but leaving it to the parties to select for themselves, upon their arrival in Canada, and actual inspection of the lands. The Agents at Montreal and New York, the two principal routes to Upper Canada, will give them every information and assistance; and, instead of being left, as Emigrants in general have hitherto been, to proceed in ignorance, on a journey, which, before the introduction of steam vessels and the opening of Canals was tedious and arduous;—of which many had no previous expectation,—for which none had made adequate preparation,—and in which all were necessarily subject to the delays and expenses arising from the natural difficulties of their route, and the total want of preconcerted or combined arrangements to facilitate their progress—contracts have now been made, under which those Emigrants who are provided with recommendations from the Company's Office in London, or from any of their Agents at the outports, will obtain from the Agents at Montreal or New York, tickets or way-bills of the route and mode of conveyance to Upper Canada, by means of which, and at the expense, to be paid by themselves, of five dollars, or twenty-two shillings and sixpence sterling, for grown persons, or half that sum for children, they will be enabled to proceed without delay or difficulty; and from Montreal they may reach York, the seat of government of Upper Canada, in about a fortnight, or from New York they may get to Lake Erie in a week.

The object of the Company is not to encourage or deal with speculators, but to open access to the settlement of the lands by a steady and industrious agricultural population. To individuals, or families, or associations of families of that description, the Company will afford every fair and liberal encouragement in regard to price and the terms of payment of the land to be purchased by them.

For ready money payments a liberal allowance will be made. Should time be required, payment may be made by instalments, bearing interest; a title will be given, so soon as one half of the price shall have been paid, and a mortgage granted for the remaining moiety of the purchase-money.

If preferred by settlers on the large Blocks, an equivalent annual rent will be received, redeemable at any future period, at twenty years' purchase.

The Company purpose opening roads to the different settlements in the Blocks and in the Huron Tract, which roads are to be afterwards kept in repair by the settlers.

The Company will make preparations in these projected settlements, for the reception of settlers who may prefer purchasing Lots on which such preparations shall have been made; and on special agreement will contract to erect houses or other requisite buildings; the cost of these buildings or improvements to be a charge in addition to the original price of the Lot.

To settlers who are well recommended, and who may in the beginning require assistance in commencing the cultivation of their farms, or providing for their families, until they can raise a crop from their own lands, the Company's Superintendent will be authorised to advance, on security, the needful supplies in his discretion, but only to such as may be considered to merit the same.

The amount of any such advances, as well as the cost of buildings, or other improvements, erected or made at the Company's expense, shall be a debt, to be paid by the settler, with interest, before credit can be allowed for any payment as in part of the price agreed to be paid for the land.

The Company will receive any money which Emigrants may wish to deposit, in order to be at their disposal in America; and Bills will be given for the same, in sums not less than £10, which will be current at Quebec, Montreal, New York, and York in Upper Canada, at the highest rate of exchange, which, by the last advices, was twelve per cent. profit. The Agents will instruct parties applying to them as to the manner of obtaining these Bills.

Further particulars may be learned by application at the Company's House, in London; to the Company's Superintendent, JOHN GALT, Esq. York, Upper Canada; and to the following Agents:—

At Quebec,	JOHN DAVIDSON, Esq.	At Edinburgh,	JAMES ADAM, Esq.
At Montreal,	Messrs. HART LOGAN and Co.	At Leith,	Messrs. JAMES DUNCAN and Co.
At New York,	J. C. BUCHANAN, Esq.	At Glasgow,	ALEXANDER G. GILKISON, Esq.
At Liverpool,	HUGH MATTHIE, Esq.	At Greenock,	Messrs. R. EWING and Co.
At Bristol,	Messrs. W. D. W. and W. E. ACRAMAN.	At Aberdeen,	Messrs. JOHN CATTO, SON, and Co.
At Plymouth,	Messrs. HAWKER and SONS.	At Haddington,	JOHN HALDANE, Esq.
At Hull,	RICHARD TOTTIE, Esq.	At Dublin,	JOHN ASTLE, Esq.
At Swansea,	J. C. MORGAN, Esq.	At Cork,	SEXTON BAYLEE, Esq.
At Oundle,	THOMAS BELL, Esq.	At Belfast,	WILLIAM GRAY, Esq.
		At Ros and Waterford,	Messrs. WATSON and GRAVES.
		At Limerick,	JOHN CARROLL, Esq.
		At Londonderry,	GEORGE BUCHANAN, Esq. Omagh.

London, 1st February, 1828.

*The following general Information is added for the Guidance and Benefit of Persons desirous to emigrate to Upper Canada.*

THE two principal, and indeed the only usual routes are by the River St. Lawrence and by New York, both of which may be considered as inaccessible during the winter months. The navigation of the River St. Lawrence is generally closed by the ice for five months in each year, and although the harbour of New York is very seldom so closed, yet the Hudson River and the Erie Canal, which form the communication from thence to Upper Canada, are closed as regularly as the St. Lawrence, but for a shorter period of time.

The usual and the best season, however, for emigrants to proceed by either route, is in the spring, or early in the summer, when there are particular facilities in finding a passage to the St. Lawrence, because many vessels go out in ballast, in order to return with cargoes of timber and other bulky articles, the produce of Canada.

These vessels are generally of large dimensions, and, being in ballast, have extensive accommodations for steerage passengers. A steerage passage to Quebec may cost from £3 to £4 each for adults, and half that sum for children; and, where many are associated together, passages are frequently procured at a lower rate; for which however, the vessel provides only ship-room, fuel, and water; and the passengers must lay in their own provisions, which, on the frugal scale to which many of them must be accustomed ashore, may be done for a sum not exceeding the cost of the passage.

From Quebec to Montreal steam-boats ply daily during the summer, and the passage on deck is 1 to 1½ dollars, or 4s. 6d. to 6s. 9d. sterling. From Montreal to York, in Upper Canada, or to any place on the shore of Lake Ontario, through means of the arrangements already mentioned to have been made by the Company, emigrants recommended to the Agent in Montreal will be conveyed for five dollars, or 22s. 6d. sterling each, exclusive of provisions, which may cost from two to three dollars more; so that from the port of embarkation in the United Kingdom to the seat of government in Upper Canada, *the whole expense may be estimated at about ten pounds each for adults and six for children.*

No heavy or cumbrous baggage ought to be taken—household furniture, iron utensils, implements of husbandry,—in short, all articles of considerable bulk or weight will cost, in freight and carriage, more than the expense of replacing them in Upper Canada; besides the trouble of their conveyance, the risk of damage, and the danger of articles carried from England or Ireland being found unsuited for use in America. The baggage of emigrants should consist only of their wearing apparel, with such bedding, and utensils for cooking, as may be required on the voyage; and any articles of clothing not intended to be used at sea, ought to be packed in water-tight cases or trunks, not exceeding eighty or ninety pounds in weight.

The journey or inland voyage from New York to Lake Ontario, and especially to Lake Erie, is performed in less time than from Montreal, and emigrants recommended to the Company's Agent at New York will obtain passage-tickets at the same rate as from Montreal, being five dollars each; but the passage from the United Kingdom to New York is more costly than that to Quebec, besides that passengers are not permitted to land at New York until security be given, that, for a specified time, they shall not become burthensome on public charity; so that the route by the St. Lawrence, although more circuitous, and perhaps tedious, is certainly the most eligible for those emigrants who have large families, and who wish to proceed at the smallest possible expense.

The Company's Agents at the different ports of embarkation and elsewhere, will furnish such further information as may be required by persons desirous to emigrate, and to deposit their funds with the Company, or to become purchasers of the Company's lands.