

Statistics for Emigrants

Statistical Sketches Upper Canada, For The Use of Emigrants :

A Backwoodsman.

‘ Ships, Colonies, and Commerce.’— Napoleon.

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To
HIS EXCELLENCY

SIR JOHN COLBORNE, K.C.B.

AS A HUMBLE TESTIMONY
Of
ADMIRATION FOR THE ZEAL AND TALENT WITH WHICH HE HAS
CONDUCTED THE AFFAIRS OF THE COLONY
COMMITTED TO HIS CARE ;
AS WELL AS GRATITUDE FOR KINDNESSES IN PRIVATE LIFE,
THESE PAGES ARE INSCRIBED
BY
THE AUTHOR.

INTRODUCTION.

‘ ’Tis pleasant, sure, to see one’s self in print ;
A book’s a book, altho’ there’s nothing in’t.’—Byron.

WHEN a man writes a book, the public, if they take any interest whatever in his lucubrations, wish to be informed on two points : *first*, what were his motives for writing at all ; and, *second*, whether he is qualified to write on the subject he has chosen ; and as these desires are natural and reasonable, I shall willingly gratify them at the outset.

Some authors write for fame, some for money, some to propagate particular doctrines and opinions, some from spite, some at the instigation of their friends, and not a few at the instigation of the devil. I have no one of these excuses to plead in apology for intruding myself on the public ;—for my motive, which has at least the merit of novelty to recommend it, is sheer laziness.—To explain this, it is necessary to state that, for some years past, I have been receiving letters from intending emigrants, containing innumerable queries respecting Upper Canada ;—also from the friends of such children of the forest *in posse*, who seasoned the unpalatable task of writing on other people’s business with the assurance so consolatory to my vanity, that I was, of all men in the province, the one they considered best qualified to give such information, &c. These letters, always couched in the most polite terms, commencing with the writer’s ‘ sincere sorrow for taking up so much of my valuable time,’ and ending with ‘ the most perfect reliance on my knowledge and candour,’ required to be answered ; and so long as they came ‘ like angel visits few and far between.’ it was no great grievance to do so. But, after having written some reams in answer to them, and when every other packet brought one, and no later ago than last week I had two to answer, things began to look serious, and so did I : for I found that, if they went on at this rate, I should have no

‘valuable time’ to devote to my own proper affairs. And therefore, it being now mid-winter, and seeing no prospect of my being able to follow my out-of-door avocations for some weeks, I set myself down in something like a pet, to throw together and put in form the more prominent parts of the information I had been collecting, to the end that I might be enabled in future to answer my voluminous correspondents after the manner of the late worthy Mr. Abernethy, by referring them to certain pages of *My Book*.

As for my qualifications to give information relative to this province, I have only to state, that it is now nearly twenty years since I first came to the country, having served here during the war in the years 1813, 14, and 15 ; and that, since the year 1826, my principal employment has been, to traverse the country in every direction, and visit nearly every township in it for the express purpose of obtaining statistical information. If, therefore, the reader will only be pleased to allow that my judgment is equal to that of the ordinary average of mankind, it must be pretty evident that I have sufficient knowledge for the undertaking ; and I, on my part, can assure him or her, (for I am in hopes I shall have both sexes for readers,) that I will, according to the formula of the oath, speak ‘the truth, the whole truth, and nothing but the truth, so help me God.’

At the present moment, when public attention is so much turned to the Canadas, authentic information is much called for ; and though many works have been written on the subject, yet most of them have been inaccurate from want of information, or partial, in so far as the writer, being only acquainted with one section of the country, has described it as an epitome of the whole. From this censure, however, we must exempt Mr. Gourlay, who wrote a really valuable and useful statistical account of the province. But his work is now eight or nine years old ; and in a country like this, where the population doubles every seven years, and improvement goes on with a rapidity altogether unknown in older countries, an old book on statistics is of little more use than an old almanac or newspaper.

My endeavour in these pages shall be to give such information to emigrants, that they may not be disappointed on their arrival in Canada ;—that they may know how to proceed and where to go, and not as too often happens, waste their time and their money in the great towns, making fruitless inquiries of people just as ignorant of the nature and capabilities of the country as themselves, with this difference, that they are aware of their ignorance, whereas their advisers think they know something about the matter, and thereby often unintentionally mislead and deceive them.

In looking over this my introduction, I find I have been most abominably egotistical ;—so much so indeed, that my printer, were I to continue through the work in this strain, might have the same excuse that poor John Ballantine had for his delay in printing a learned work by the Earl of B——, viz. that he had not a sufficient number of capital I-s in his printing-office. But if the reader will overlook this fault for once, I shall try to avoid it in future.

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Who should come to Canada ?

Come a’ the gether,

Yours a’ the welcomer early.

SIR WALTER.

I AM no great dab at political economy, though I once did study Adam Smith, and thought at the time that I understood him. But he is out of date now-a-days ; Peter M’Culloch reigns in his stead,—and he and his compeers have turned political economy into what may be defined to be the science of paradoxes. But it is unfair to condemn what we cannot comprehend.

However, though avowedly ignorant, I am not without my own theory on the subject of distress and emigration, and it is this :—

From many causes, of which machinery is the most prominent. Great Britain can manufacture as much in ten months as all her customers can consume in twelve. It follows, therefore, that manufacturers must be one-sixth part of their time out of employment. Now if this sixth were apportioned in the shape of one day in each week, the poor people might scramble through, by pinching a little from the means they gained on the other five working days. But when it comes two or three months at a time, then commence distress and poor-rates, patriotism, and potatoe mobs in our manufacturing towns ; and in Parliament, what Dame Quickly would call ‘ an old abusing of God’s patience and the King’s English’ in a debate on ‘ the state of the country,’—the cause of which state lies all the while too close under the noses of the disputants, to be visible to those who are looking for it with telescopes in the moon. The disease then is superfluity of manufactures and a paucity of consumers ; the remedy, to send the overplus of the manufacturing population to the colonies, where at one and the same moment they lose the character of manufacturers, and assume that of consumers :—and the manufactures consumed in this province are no trifle, as from the Custom House returns it appears that every man, woman, and child in these colonies, uses on an average, 40 drs. worth of British goods annually.

Who then are to go to Canada to restore the equilibrium between demand and supply ? In the first place, all who cannot comfortably support themselves by their labour at home ; because, let a man be ever so poor in this country, his wages as a labourer will more than support his family,—and if he be prudent and sober, he may in a short time save money enough to purchase for himself a farm,—and if he has a family, so much the better, as children are the best *stock* a farmer can possess, the labour of a child seven years old being considered worth his maintenance and education, and the wages of a boy of twelve or fourteen years of age being higher than those of a stout and skilful ploughman in most parts of Great Britain, generally from three to four dollars a month, with bed, board, and washing besides. At home they talk of ‘ a poor man with a large family ;’ but such a phrase in Canada would be a contradiction of terms ; for a man here who has a large family must, under ordinary circumstances, soon cease to be a poor man.

Mechanics and artizans of almost all descriptions,—millwrights, blacksmiths, carpenters, masons, bricklayers, tailors, shoemakers, tanners, millers, and all the ordinary trades that are required in an agricultural and partially ship-owning and commercial country, will do well to come to Canada. Weavers have but little to expect in the way of their trade, though such of them as are employed in customer-work can make from ten to twelve shillings a day ; but they soon make good farmers. A friend of mine asserts, that they make *better* farmers for this country than agricultural labourers, alleging as a cause, that as they have no prejudices to overcome, they get at once into the customs of the country as copied from their neighbours, and being in the habit of thinking, improve on them. But my friend is from Paisley, and, consequently, prejudiced in favour of weavers. However, there is no denying that the weavers from Renfrew and Lanark shires in the Bathurst district, are very good and very prosperous settlers, and that the linen weavers from the north of Ireland make the best choppers, native or imported, in the province, as they, to a man, can chop with either hand forward, and by changing their hand they relieve themselves and obtain a rest. This ambi-dexterousness is ascribed by their countrymen, how justly I know not, to their habit of using both hands equally in throwing the shuttle.

Of these trades, the blacksmith, tailor, shoemaker, and tanner, are the best. If there were in nature (which is doubtful) such a being as a sober blacksmith, he might make a fortune.

One exception there is, however, in the case of mechanics. First-rate London workmen will not receive such high wages, either positively or relatively, as they would at home,—for this reason, that there are few on this continent who either require or can afford work of the very first order, and those that do, send to London for it.

Farmers and tradesmen of small capital will find in Canada a good investment. A farmer who commences with some money, say 250*l.*, ought, in the course of five or six years, to have all his capital in money, and a good well-cleared and well-stocked farm into the bargain, with the requisite dwelling-house and out-buildings on it, besides having supported his family in the meantime.

Unless a man of large capital, by which term in this country I mean about 5000*l.*, has a large family, he had better lend the surplus on mortgage at six per cent., than invest it in business, except he means to become a wholesale storekeeper in one of the towns. If he attempts to set up a mill, a distillery, a tannery, a fulling and saw mill, and a store, as is often found to be profitable from the one trade playing into the hands of the other, and if he has not sons capable of looking after the different branches, he must entrust the care of them to clerks and servants. But these are not to be had ready-made :—he must, therefore, take a set of unlicked cubs and teach them their business ; and when that is fairly done, it is ten to one but, having become acquainted with his business and his customers, they find means to set up an opposition, and take effectually the wind out of their former patron's sails. Where, however, a man has a large family of sons, he can wield a large capital in business, and to very good purpose too.

A man of fortune, in my opinion, ought not to come to Canada. It is emphatically ' the poor man's country ;' but it would be difficult to make it the country of the rich. Though the necessaries and most of the luxuries of life are cheaply and easily procured ; yet the elegancies of life, refined or literary society, public amusements, first-rate libraries, collections of the fine arts, and many things that are accounted almost as necessaries of life by the higher ranks, belong, of necessity, to a state of society much more advanced than the Canadas, or, perhaps, even the American continent can as yet pretend to. It is a good country for a poor man to acquire a living in, or for a man of small fortune to economise and provide for his family ; but I can conceive no possibility of its becoming for centuries to come a fitting stage for the heroes or heroines of the fashionable novels of Mr. Bulwer or young D'Israeli.

There is one species of emigration, which it is astonishing should never have struck the authorities at home, and which would be most beneficial to all parties,—I mean, infant emigration.

The idea was suggested to me nearly six years ago by my late worthy and excellent friend, Major William Robinson, of the King's regiment, a gentleman intimately acquainted with the province, where his name is endeared to the inhabitants by his determined bravery, added to a gaiety and good humour, which rendered him at once the favourite of all ranks and classes, and the most efficient partizan leader, with the exception of, perhaps, General Brock, that Canada possessed during the arduous struggle with the United States.

From the time I returned to the country I have consulted many hundreds on the feasibility of the scheme, and, in every instance, have been assured, that it was not only practicable, but would be highly beneficial to all concerned ; the plan is briefly as follows :—

Let a number of parish children, of from six to twelve years of age, be sent out to Canada under a qualified superintendent.

Let there be established in every county, or in every two or three townships, if necessary, a commissioner, or board of commissioners, to receive applications from farmers, mechanics, and tradesmen, wanting apprentices or servants, taking from them, at the same time, a bond with securities, that they will teach them their trade, craft, or mystery,—keep them, educate them, and, when their apprenticeship is up, give a small sum, (say, 25*l.*.) to set up in business those who have been indented apprentices. With younger children, whose work will not at first be equal to their maintenance) it will only be necessary to bind the person taking them to educate them ; for, by a law of the province, parents, or persons standing in *loco parentis*, are entitled to the work of their children or wards, till they attain the age of majority.

The objection that would strike an Englishman most forcibly to such an arrangement, would be the possibility of the children being ill-treated ; but this is hardly a supposable case in this country. Their labour is too valuable for their master lightly to risk the loss of it by ill-usage, when the boy could so easily abscond ; and in this country, the fault of fathers and masters leans more to the side of a total disregard of King Solomon's advice as to the priority of using the rod for the purpose of promoting infantile morality, than an over-zealous conformity with the *dicta* of the inspired writer. Besides, public opinion would always side with the child ; and as, if this plan were to be carried into effect, the children must, in some degree, be considered as wards of the king, the legislature could easily provide some simple and summary means, whereby any injustice or infraction of agreement might be punished promptly and efficaciously.

The advantages of this system must be apparent to all. Parishes would get rid of young paupers, who, in the course of time, grow up, and, perhaps, become a heavier burthen on the parish by the addition of a family,—and would get quit of them too at an expense not exceeding one-fourth of what an adult could be removed for,—seeing that 4*l.* would be the maximum for which they could be conveyed to Canada. And here we should get settlers at an age when they could easily be habituated to the work, the climate, and the ways of the country.

It will most probably be found a bad plan to bring out adult parish paupers ;—for of course the gentry and yeomanry of a parish will strain every nerve to keep at home the honest, industrious, and sober part of the peasantry, and send us out only the drunken, the vicious, and the idle, who here, as elsewhere, will be a burthen on the community, and have not the slightest prospect of improving their own condition. There is one security, however, that we must always have against such a contingency, namely that the rapscaillionly part of the community, knowing that, if they remain in England, the parish must maintain them, and that if they go to Canada they must work for their living, may not be easily induced to quit their present advantageous position.

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‘ Bake me a bannock, and roast me a collop, and I'll go and pouse my fortune.’
—*Scotch Nursery Tale.*

Preparations for Emigration.

WHEN a man has determined to quit home, and settle himself in a foreign land, and he should not do so on slight grounds, much trouble and vexation may be saved by his taking a little good advice, and that we are about to give in this chapter, in so far as emigration to Canada is concerned.

It cannot be too strongly impressed upon emigrants the inexpediency of carrying to the woods of Upper Canada heavy lumbering articles of wooden furniture. All these can be procured here for far less than the cost of transport from Quebec and Montreal. The only exception to this rule is, when a person has valuable furniture for which he cannot get any thing like a reasonable price at home ; and in that case, it may be cheaper to carry it to Canada than to sacrifice it in England. But as a general rule, mahogany furniture is not in keeping with the rest of a Canadian establishment ; and our own black walnut makes, in my opinion, more handsome furniture than mahogany, and possesses this great advantage over its more costly and exotic neighbour, that it does not so easily stain,—a property which saves much scrubbing and not a little scolding in families. Clothes, more particularly coarse clothing, such as slops and shooting jackets, bedding, shirts, (made, for making is expensive here,) cooking utensils, a clock or time-piece, books packed in barrels, hosiery, and, above all, boots and shoes, (for what they call leather in this continent is much more closely allied to hide than leather, and one pair of English shoes will easily outlast three such as we have here,) are among the articles that will be found most useful. As a general rule also, every thing that is made of metal, (for ironmongery is very dear,) as well as gardening and the *iron* parts of farming tools, and a few of the most common carpenters' tools, can never come amiss ; for, though a man may not be artist enough to make money as a carpenter for other people, he may save a great deal himself by having the means within his reach of driving a nail or putting in a pane of glass. A few medicines ought to be taken for the voyage, and those chiefly of the purgative kind, as ships are very frequently but indifferently furnished with a medicine chest. Among these I would recommend Anderson's, or any other of the aloetic and colocynth pills, Epsom salts, magnesia and emetics, made up in doses. If you take Seidlitz powders, or soda powders, or any of that tribe of acids and alkalies, let them be made up in phials, well stopped, not, as usual, in papers, for in that case they will get melted, or (as the learned express it) deliquate, before the passage is half over. With these phials will of course be required measures, to take out the proper proportions of each powder. Fishing and shooting tackle ought also to be taken ; but of these I shall come to speak more at large when I treat, as I mean to do in a separate chapter, of the field-sports of Upper Canada.

In the choice of a ship, steerage passengers should look out for one high, roomy, and airy between decks ; and there can be no great difficulty in finding one of that description, as a very great number of the timber ships are so constructed. A fast sailer also should be preferred ; for the difference of a fortnight or three weeks in arriving at your destination may make the difference of nearly a year's subsistence to the emigrant. If he arrive in time to put in a small crop of potatoes, turnips, oats, Indian corn, and a little garden stuff, it will go a great way towards the maintenance of a family for the first year, as it will enable them to feed pigs and keep a cow, which they could not otherwise accomplish. For a similar reason, it will be to the obvious advantage of all settlers to come out in the earliest ships that sail.

To all passengers, but more especially to those of the cabin, a civil, good-tempered captain ought to be a very great inducement to sail in his ship,—as much of the comfort or discomfort of a voyage depends upon him. There are many of the regular traders between Montreal and Greenock and Liverpool who answer this description, as well as on the London and Liverpool lines to New York. And to any person who goes by the latter route, I would strongly recommend my worthy, though diminutive friend, Captain Holridge of the *Silas Richards*. Above all, passengers of every description should ascertain, that the captain with whom they sail is a sober man ; for the most fatal accidents may occur, and have occurred, from drunkenness on the part of the officers of the ship. I prefer coming to Canada *via* Montreal, as it saves money, time, and transhipment of baggage.

It is a question often asked, how should money be taken to Canada ? I reply, in any way except in goods. Not that I have not often known that mode of bringing it prove highly

profitable ; but it is a risk ; few who come out being good judges of the price of goods at home, and none of them knowing what kind of goods will suit the Canada markets. British silver or gold make a very good investment ; as the former is bought up by merchants and tradesmen, and used to purchase bills on the Treasury through the Commissariat, and the latter is remitted by the same classes to meet their engagements in England. A Sovereign generally fetches 23s. or 24s. currency, that is 5s. to the dollar ;—1s. sterling passes for 1s. 2*d*, currency ;—so that either description of bullion gives a good remittance. One great objection, however, to bringing out money, is the liability there is of losing or being robbed of it : so that, upon the whole, the better way perhaps may be, to lodge it with T. Wilson and Co. of Austin Friars, Agents for the Bank of Upper Canada, or at the Canada Company's Office in St. Helen's Place, taking an acknowledgment ; and then you can draw upon the fund from Canada, receiving the premium of the day on the exchange.

People who find themselves on the outward voyage, should lay in a very considerable quantity of potatoes and oatmeal, not only because these articles are cheap, but because they have a tendency to correct the scorbutic qualities of salt meat. A few onions and leeks likewise will be found a great comfort on a long voyage, as also a good supply of vinegar and pickles.

Emigrants would find their account in bringing out small quantities of seeds, particularly those of the rarer grasses, as lucern, trefoil, &c. ; for if they did not need such articles themselves, they would find plenty who would buy them at a high price. To these may be added some small parcels of potato oats, and of the large black oat of the south of Ireland for seed, as that grain, if not renewed, degenerates into something little better than chaff in the course of time.

All kinds of good stock are wanted here, and those who can afford it will always find their account in bringing such. Pigs are valuable, in many parts of this country, according to the size to which they can be fatted. Thus, supposing a hog which weight 2 cwt. fetched two-pence halfpenny per lb., one weighing 3 cwt. would fetch threepence, and so on, adding a halfpenny per lb. for each cwt. of the weight. A good bull would also be of great value ; and it is my firm belief, that we have not a first-rate draught stallion in the province. I have no doubt, moreover, that a Clydesdale cart-horse, a Suffolk punch, or even a moderate-sized Flanders stallion, would be a good speculation. The best description of working cattle we have is the Lower Canadian horse, which has many of the properties and much the appearance of the Scotch galloway : he is strong, active, and indefatigable in harness, but makes a bad saddle horse, as he is often not sure-footed. A breed between this and the American horse makes a good, useful farm-horse ; and it is possible that a cross between the Canadian mare and the Flanders horse would make something like the Clydesdale,—tradition asserting, that the ancestors of the Carnwath breed sprang from a cross of some Flanders mares brought to Scotland by the Duke of Hamilton with the galloway stallions of the country.

As to dogs for household use, the English sheep-dog or Scotch colley, or the lurcher, would be highly valuable, particularly if trained to bring home the cattle, which often stray in the woods and get injured by not being regularly milked. With careless settlers, indeed, one half the day is often spent in hunting up and driving home the oxen.

It has often struck me, that much time and trouble might be saved in collecting and bringing home the cattle, by taking out a few hundred weight of rock salt from Liverpool. In Cheshire they used to prepare lumps, for the purpose of putting in sheep-walks, by cutting them in the form of a ball, so that the rain ran off them without melting them. These might be put in certain places of the woods, and the cattle would not stray far from them ; and they

might be removed from time to time, as the pasture became scarce. Wherever there is a salt spring, or a salt ‘lick,’ as salt earth is called in this country, the deer and cattle flock to it from all quarters. A friend of mine had one on his farm, and no fence could keep off these intruders ; till at last he was obliged to come to a compromise with the four-footed congress, and fairly fenced in a road to the spring, and by this species of Whig conciliation, by a sacrifice of part of his rights, saved the rest of his property.

When you arrive in the St. Lawrence, having been on shortish allowance of water, you will be for swallowing the river water by the bucket full. Now, if you have any bowels of compassion for your intestinal canal, you will abstain from so doing ;—for to people not accustomed to it, the lime that forms a considerable constituent part of the water of this country, acts pretty much in the same manner as would a solution of Glauber’s salts, and often generates dysentery and diarrhoea ; and though I have an unbounded veneration for the principles of the Temperance societies, I would, with all deference, recommend, that the pure fluid be drank in very small quantities at first, and even these tempered with the most impalpable infusion possible of Jamaica or Cognac.

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‘ Lord, have compassion upon me a poor unfortunate sinner three thousand miles from my own country, and seventy-five from anywhere else.’

Irishman’s Prayer in the woods between New York and Canada. A. D. 1784.

What is to be done on Landing at Quebec ?

If you are a rich man, and it makes no difference to you what money you spend, or how soon or late you settle ; then, as you are at Quebec at any rate, your best plan will be to go to Paine’s hotel, visit the heights of Abraham, the fortifications of Cape Diamond, the cathedral and the convents, make an excursion to Montmorenci and Lorette, and do all the other things that the ‘ Guide Book’ and ‘ The Picture of Quebec’ can tell you much better than I can. But if you have no money to throw away, and wish to have snug quarters for yourself and your family next winter, you will not stay one hour in Quebec, or in any other town, longer than you can possibly avoid,—but get your luggage on board the Montreal steam-boat, and be off if possible in ten minutes after anchor has been let go ;—for by daudling about Quebec, Montreal, Kingston, and York, you will spend more money and lose more time, than, if properly employed, might have lodged and fed yourself and family during the first and worst year of your residence in the new world. The Canada Company have an agent at Quebec for the purpose of forwarding emigrants, who makes contracts with a class of common carriers, called forwarders ; and any emigrant, whether he intends to settle upon the Company’s lands or not, may avail himself of this advantage by applying to their agent, and will thus be transported to the head of Lake Ontario more cheaply and expeditiously than he otherwise could be, were he to make his own bargain. It would be well for all emigrants to take advantage of this arrangement.

If you have friends already settled in the province, the best thing you can do, is to write to them to select land for you in their own neighbourhood, if possible—and to enter into such preliminary arrangements as will enable you to take possession the moment you arrive, and lose not a day in setting to work upon your farm. If you do not possess this advantage, you ought to proceed to York, the capital of the province, where the greatest quantity of land is for sale, and there fix on the proper place to set up your staff.

If you have little or no money, you may apply to the agent for emigrants, who will put you in the way of procuring lands at a cheap rate, and on easy conditions, in the back townships ;

or, if you prefer working to enable you to pay for lands in a better-settled country, he may probably inform you where good wages can be procured. If you have money enough to pay a first instalment and keep yourself and family for a year, you had better apply at the office of the Canada Company or the Crown Commissioner, where you will receive every information as to the lands most suitable to your circumstances and views, and learn the terms on which they are willing to sell them. Those of the Canada Company are generally as follows :—Having fixed upon a lot, you offer the price at which their surveyors have valued it, and on paying a first instalment of one-fifth down, and signing five notes of hand, each for one-fifth of the remainder payable yearly with interest, till the whole is liquidated, you receive what is called a letter of licence, which at once acknowledges the receipt of the money paid, and gives you full possession of the lands ; and when the last promissory note is paid off, you receive a regular deed for the lands, and forthwith become entitled to all the privileges, dignities, and immunities of Canadian freeholders. Strangers in the province sometimes get taken in, in an unscriptural sense of the term, by purchasing lands from individuals with defective titles, or no titles at all. If the party pays the whole money at once, this risk may be obviated, as there is a register office in each county, and by consulting that, he can ascertain if any and what burthens are upon the estate ; but if he is to pay the purchase money by instalments, he must depend wholly on the character of the seller ; for even though he register his lien on the farm, he is laying out his labour and money on it, which is enhancing its value to a much greater amount than the mere repayment of his instalments will cover.

If you have no particular motives to induce you to settle in one part of the province more than another, I would recommend to you the Canada Company's Huron Tract, and for the following reasons :—

1st. The land, as I shall have occasion to show, is equal to any in the province, and superior to much the greater part of it.

2d. The very great extent of land (nearly eleven hundred thousand acres) gives the settler an extensive power of selection, which he does not possess in any other part of the province ; and when a community, however numerous, comes out, they are enabled to settle together, without any other party interfering with them.

3d. It possesses numerous streams capable of driving any given quantity of machinery, whether for mills, manufactories, or farming purposes, and it has water-conveyance to carry away produce.

4th. Being from 120 to 400 feet above the level of lake Huron, it is healthy, and the prevalent winds, the north-west, west, and south-west, blowing over the lake, which from its depth never freezes, temper the rigour of the winter frost and summer heat ; and the snow, which has always hitherto fallen in sufficient quantity to afford good winter roads, prevents the frost from getting into the ground, so that the moment it melts the spring commences, and the cattle have pasture in the woods fully three weeks sooner than in the same parallel of latitude on the shores of lake Ontario—a great advantage to the farmer under any circumstances, but an invaluable privilege to a new settler, whose chief difficulty is to procure feeding for his stock during winter.

5th. Crown and clergy reserves have long been a bar to the settlement and improvement of the province, though the nuisance is now, to a certain extent, abating by their sale on fair terms ; but no legislative enactment can secure the people against absentee proprietors, that is, persons about the government who have received large grants of land, or others who have purchased from these, and who hold them till, by the labour of their neighbours, roads are cut, and their value increased. Now, in the Huron tract there are no reserves of any kind ; and

as for absentee proprietors, the Company's regulations compel all its settlers to clear about three and a half per cent, of their land annually for the first seven years. This is no hardship ; for a man, if he means to do good, will clear much more of his own accord, and if he has no such intention, it is only fair to prevent him from injuring his neighbour. The Company has made good roads through the tract ; and this regulation, by making every farm be opened towards the road, not only keeps them so, from letting in the sun and air upon them, but secures the residence of eight families on every mile of the road, by whose statute labour it can be kept in the very best repair.

It has been objected by some, that this tract of country is *out of the world* ; but no place can be considered in that light, to which a steam-boat can come ; and on this continent, if you find a tract of good land, and open it for sale, the world will very soon come to you. Sixteen years ago, the town of Rochester consisted of a tavern and a blacksmith's shop—it is now a town containing upwards of 16,000 inhabitants.

The first time the Huron tract was ever trod by the foot of a white man was in the summer of 1827 ; next summer a road was commenced, and that winter and in the ensuing spring of 1829, a few individuals made a lodgment : now it contains upwards of 600 inhabitants, with taverns, shops, stores, grist and saw mills, and every kind of convenience that a new settler can require ; and if the tide of emigration continues to set in as strongly as it has done, in ten years from this date it may be as thickly settled as any part of America,—for Goderich has water-powers quite equal to Rochester, and the surrounding country possesses much superior soil.

Emigrants are often anxious to purchase a farm partially cleared ; and for those who can afford it, this is a very good plan. But you must not let your English prejudices against stumps lead you, without further inquiry, to give an extravagant price for a farm where the stumps have disappeared ; for from the slovenly mode of farming pursued in this country, these farms are often what are emphatically denominated exhausted—that is to say, crop after crop of wheat has been taken off them until they are so completely deprived of the power of supporting vegetable life, that they will yield nothing ; and then, when they will not return the seed that is sown in them, the wily proprietor finds a greenhorn who wants a fine cleared farm, which he *lets him have* for a handsome consideration ; and next autumn the poor man discovers too late, that it will cost him more money to bring his purchase into heart, than would have bought and cleared a wild farm. To such an extent is this system carried, of growing wheat without relieving the land by a rotation of crops, or a single cart-load of manure, that I have known twenty-seven crops of wheat taken off a field consecutively, and then, as a matter of course, if it cannot be sold, it is allowed to grow up with briars and brambles, and the owner sets himself to clear new land. Persons wishing to buy a cleared farm would do well to take a farm for a year or so, until they have acquired sufficient knowledge of the country to be able to judge for themselves, as to what purchase would be eligible for the purposes they have in view.

Statistical Sketches of Upper Canada : For the Use of Emigrants (1832)

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