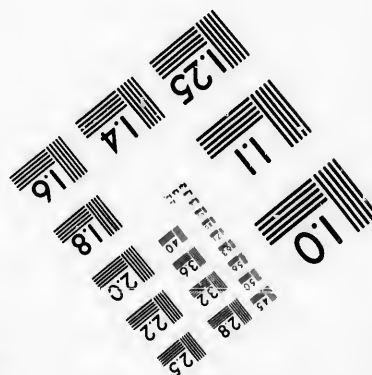
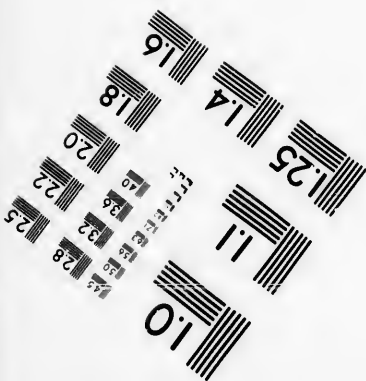
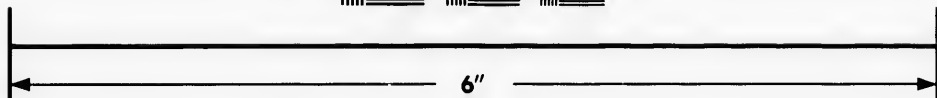
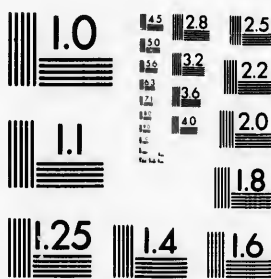


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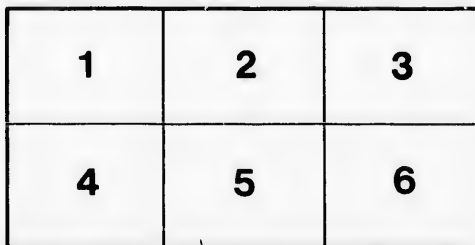
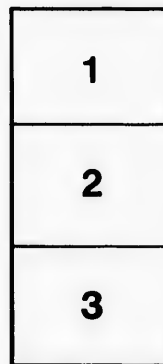
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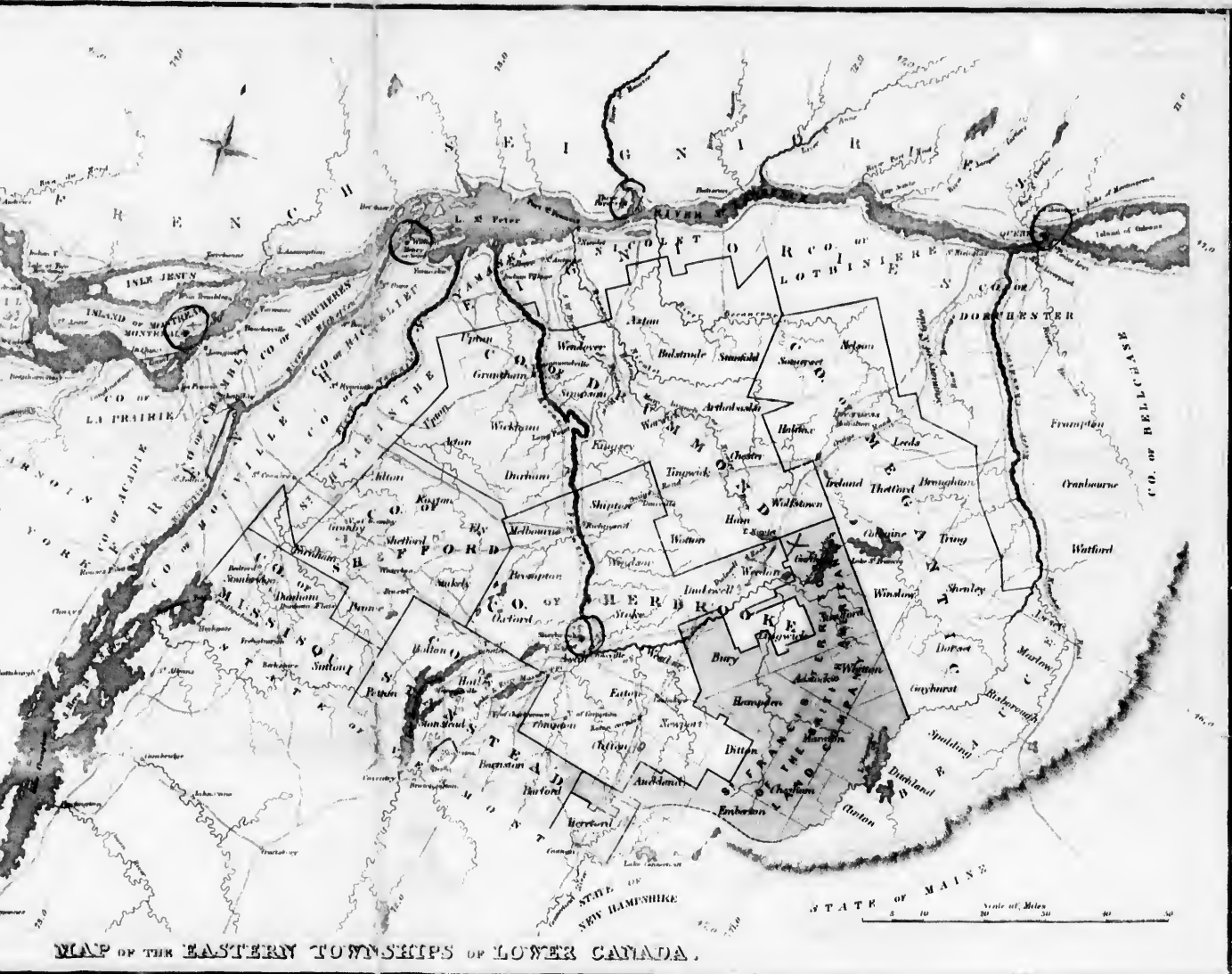
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LANDS FOR SALE,
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OF
LOWER CANADA,
BY
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Royal Charter and Act of Parliament, for the Sale and Settlement of Lands in His Majesty's
 LOWER CANADA, and the other Provinces and Colonies in British America.

1, BARGE YARD, BUCKLESBURY, LONDON.

DIRECTORS:

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MAP OF THE EASTERN TOWNSHIPS

LANDS EASTERN LOWER

THE BRITISH AMERICAN

Incorporated and Established by Royal Charter and Act of Parliament in the Province of LOWER CANADA, and

OFFICE, No. 4, BARGE YARD

GEORGE RICHARD ROBINSON, Esq. M.P., Governor.
 NATHANIEL GOULD, Esq. Deputy Governor.
 PATRICK MAXWELL STEWART, Esq., M.P.
 JOHN PETER BOILEAU, Esq.

WILLIAM
 RUSSELL
 ALEXANDER
 JOHN

ROBERT CARTER, Esq.

Bankers: Messrs. GUY, HALLIFAX, MILLS, & Co.

THE EASTERN TOWNSHIPS OF LOWER CANADA comprise a tract of country, lying inland, on the south side of the St. Lawrence, between 45° and 46½° north latitude, and 71° and 73° west longitude. This tract containing between five and six millions of acres, is divided into eight counties, and these again are subdivided into about one hundred townships. These Townships enjoy an important advantage in their geographical position. On the one side, they are of easy access from Montreal, Quebec, and Three Rivers, the shipping ports and great markets of the Canadas; on the other, from New York up the Hudson River and through Lake Champlain, as well as from Boston and other parts on the seaboard of the Atlantic. By their compact and contiguous position, facility of intercourse, and mutual support, are ensured throughout the whole, as well as a general participation in all local improvements.

The lands of **THE COMPANY** are situated in the southern portion of this tract of country, in the counties of **STANSTEAD, SHEFFORD, and SHERBROOKE.**

THE COUNTY OF STANSTEAD is about thirty miles in length by about fifteen miles in breadth, and contains the townships of *Potton, Stanstead, Barnston, Barford, Bolton and Hatley.* The face of the country is well wooded and beautifully diversified with rising swells. The soil is of various qualities, but generally a loam upon a substratum of gravel or stone, and covered with a layer of rich vegetable mould.

This is at present the best settled portion of the country, the whole of the townships in this county, excepting *Barford*, having a population from upwards of one thousand to above four thousand each, and every where are to be seen extensive farms, under active and remunerating cultivation.

Under the name of *Stanstead* may be comprehended the two villages of *Stanstead* and *St. John's*.

Rock Island, which are possesses the advantage of contains upwards of two woollen factory and mills.

Georgeville is situated in the county of *Memphramagog*, and contains a register-office of the county.

Charleston in the townships of *Brooke and Stanstead*, contains an academy.

A village is also now rapidly to increase from a woollen factory and mills.

THE COUNTY OF SHEFFORD contains the townships of *Farnham, Bolton and Hatley.*

It possesses the advantage of a large tract of uplands and well watered land, and is capable of producing the most valuable crops.

This county has not many settlements are rapidly colonized townships are *Farnham, Bolton and Hatley.*

This county also contains

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LANDS FOR SALE, IN THE EASTERN TOWNSHIPS OF LOWER CANADA, BY THE AMERICAN LAND COMPANY.

Royal Charter and Act of Parliament, for the Sale and Settlement of Lands in His Majesty's
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1, BARGE YARD, BUCKLESBURY, LONDON.

DIRECTORS:

WILLIAM PETER CRAUFORD, Esq.
RUSSELL ELLIOT, Esq.
ALEXANDER GILLESPIE, Jun. Esq.
JOHN KIRKLAND, Esq.

EDWARD WHEELER HILLS, Esq.
WILLIAM FERRINGTON, Esq.
JOHN SKUTER, Esq.
LEWIS STRIDE, Esq.

AUDITORS:

ROBERT CARTER, Esq.

GEORGE WILDES, Esq.

Counsel: **HENRY BLISS, Esq.**

Solicitors: Messrs. **HASLAN & BISCOFF.**

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Rock Island, which are contiguous. This is the largest village in the country, and possesses the advantage of being the centre of the traffic with the United States. It contains upwards of two hundred houses, three churches, a post-office, a classical academy, and two printing offices, at one of which a weekly newspaper is published.

Georgeville is situated at Copp's Ferry, on a rising ground on the east side of Lake Memphramagog, and contains upwards of thirty houses, a church, a post-office, and the register-office of the county.

Charleston in the township of Hatley, about half-way between the town of Sherbrooke and Stanstead, contains nearly fifty houses, two churches, a post-office and an academy.

A village is also now rising, *The Outlet*, of Lake Memphramagog, which is likely rapidly to increase from the valuable water privileges on the river; it contains a woollen factory and mills.

THE COUNTY OF SHEFFORD is nearly a square of thirty miles, and contains the townships of *Farnham, Brome, Granby, Shefford, Stukely, Milton, Roxton, and Ely*. It possesses the advantage of being in point of locality the nearest county of **THE EASTERN TOWNSHIPS** to Montreal. The surface is undulating, consisting of rich uplands and well watered vallies; and the soil, of the same character as that of Stanstead, is capable of producing the most luxuriant crops.

This county has not made such progress in improvements as Stanstead, but thriving settlements are rapidly covering the face of the country. The most populous and best cultivated townships are *Farnham, Brome, Shefford* and *Granby*.

This county also contains several villages. *Fronte Village* situated in the township of

Shefford on the great road from Montreal to the towns of Sherbrooke and Stanstead, contains about twenty houses, a church and a post-office.

Waterloo about two miles distant from *Fronte Village*, contains already about twenty houses, with saw and grist mills.

Granby, in the township of the same name, on the Montreal road, has been built within the last three or four years, and contains about twenty houses and a post-office.

THE COUNTY OF SHERBROOKE is the greatest in extent of all the counties comprised within **THE EASTERN TOWNSHIPS**, its length being about sixty-eight miles, and its breadth fifty-seven. It is divided into the townships of *Melbourne, Brompton, Orford, Ascot, Eaton, Newport, Ditton, Chatham, Compton, Clifton, Auckland, Hereford, Skipton, Windsor, Stok, Dudswell, Weedon, Garthby, Bury, Westbury, Lingwick, Stratford, Hampden, Adstock, Whittton, Marston, and Clinton*. The greater proportion of the land in this county, is in point of richness and productiveness, equal to any in the Canadas. It may properly be called the grazing district of Lower Canada, whilst at the same time, numerous rises and slopes, particularly adapt it for all sorts of crops requiring dry situations. The timber generally is of a good quality and indicative of the richness of the soil, which is a fertile loam of various qualities. The best settled parts lie towards the county of Stanstead, and along the bend of the river St. Francis, from *Dudswell* to *Skipton*; exhibiting besides beauty of scenery, highly cultivated farms, with good houses, barns, orchards, and gardens. The most populous Townships are *Ascot, Compton, Eaton, Skipton, and Melbourne*.

The thriving town of *Sherbrooke*, the capital of **THE EASTERN TOWNSHIPS** is the centre of this tract of country, BEING ABOUT ONE HUNDRED MILES EQUI-DISTANT

FROM MONTREAL, THREE RIVERS, AND QUEBEC. It is situated on the river Magog, at its junction with the St. Francis, extending along the rising ground of both banks. It contains about fifty houses, three places of worship, viz. Episcopalian, Dissenting, and Roman Catholic, the court-house and goal of the district, the county register office, a classical academy, and a printing office, at which a weekly newspaper "The Farmer's Advocate" is published. A woollen manufactory has also been for some time in operation, as well as grist and saw mills. The water power is sufficient and applicable to mills and machinery to almost any extent. Being the seat of the government of the district, where the courts of law are held, and other public business transacted, it is a place of general resort from the neighbouring country. Besides these advantages, it is situated in the midst of a rich and an extensive territory, combining great agricultural and grazing capabilities, and must thus become the depot and market for all kinds of produce.

The village of *Lennoxville*, stands about three miles above the town of Sherbrooke, at the junction of the river Massawippi with the St. Francis, and contains about twenty houses, a church, and a post office.

Compton in the township of the same name, about ten miles from Lennoxville, contains about thirty houses, a church, and a post office.

Cookshire in the north part of Eaton, contains upwards of twenty houses, and a church. *Eaton Corner* is also another village in the south part of the same Township, and contains several houses and a church.

Richmond stands on the bank of the St. Francis, in the township of Shipton, and contains about thirty houses, a church, a post office, an academy, and saw and grist mills.

Danville is about ten miles in the rear of Richmond, and contains several houses, a post office, and saw and grist mills.

Another thriving village is also rising on the west bank of the river St. Francis, opposite to Richmond, in the Township of Melbourne.

All the villages mentioned in this and the other two counties, contain taverns, stores, tradesmen and mechanics workshops, &c. &c.

The counties of **STANSTEAD**, **SHEFFORD**, and **SHERBROOKE**, contain several lakes, and are well watered by rivers and streams, which whilst they drain and fertilize the districts through which they flow, and afford abundance of water power for the various purposes of manufacture, give a plentiful supply of fish, such as salmon, trout, pike, pickerel, and maskinongé. The *St. Francis* is the largest of these rivers, and has three principal sources, which unite their waters at the town of Sherbrooke, from which it flows in a north westerly direction into lake *St. Peter*, about sixty miles below Montreal, and thirty above Three Rivers. In its course from lake St. Francis to Sherbrooke, it is joined by several fine streams, the largest of which, the *Salmea River*, after winding through the St. Francis Territory, the property of the Company, flows into the St. Francis, in the Township of Weedon. This river, as its name denotes, is remarkable for its salmon, which are found in season almost up to its source, and afford a profitable fishery to the neighbouring farmers; it has also abundance of salmon trout.

Lake Memphramagog, one of the sources of the St. Francis, is a sheet of water about thirty miles in length, and varying from two to six in breadth. The scenery around the lake is bold and romantic. Its shores are enriched and beautified with highly improved farms, and the thriving villages of *Georgetown* and *The Outlet*.

The St. Francis Territory is watered on its eastern boundary by *Lake Megantic*, (about ten miles long and from three to four broad), and the river *Chaudiere* and their tributary streams; three or four small lakes are also found in the centre of the tract, but these have not yet been named.

ROUTES.—There are four routes from the St. Lawrence to *The Eastern Townships*. 1st. from *Paré St. Francis* on the south bank of the St. Lawrence, about ten miles above Three Rivers, along the line of the river St. Francis to Sherbrooke, and from thence to Stanstead.—2nd. from *William Henry or Sorel*.—3rd. from *Montreal*.—and 4th. from *Quebec*—to the same places.—1st. The road from Port St. Francis, after passing through the villages of Nicolet and La Bale in the French seigniories, and along the east side of the river St. Francis, crosses to the opposite side below the village of Drummondville, and from thence proceeds by the west bank to Sherbrooke, a distance of about ninety miles. This road is good throughout its whole extent, and after passing Wickham, below which the prospect is flat and uninteresting, it traverses a country presenting a rich variety of scenery, and many flourishing settlements. From Sherbrooke it continues through Lennoxville and Charleston to Stanstead, passing through one of the best cultivated parts of the country. This is the route recommended to Emigrants, and in the Appendix will be found a full account of it, as well as the expense of conveyances.—2nd. The road from William Henry or Sorel, passes through the village of Yamaska to Drummondville, a distance of thirty-nine miles, where it joins the road up the St. Francis above-mentioned.—3rd. The stage road from Montreal, after crossing the St. Lawrence at Longueuil, the Richelieu at Chambly, and the Yamaska at St. Cesaire, enters the Township of Granby, and passes through Waterloo and Froste Villages, to the Outlet on Lake Memphramagog, and for the whole distance from Montreal is tolerably good. At Outlet village it branches off to the north through Ascot to the town of Sherbrooke, about twenty miles, and to the south, through Georgetown to Stanstead, the same distance. A new line of road is in the course of being made, from near Froste village in Shefford, passing through Stukely and Orford, in a direct line to the town of Sherbrooke, by which the distance between that place and Montreal will be considerably shortened.—3rd. The road from Quebec, after crossing the St. Lawrence to St. Nicholas, passes through the seigniories to Inverness and Ireland. From Ireland it is known by the name of the Dudswell road, and runs through a tract of unsettled country to that township. For this distance it is in an unfinished state, but is likely soon to be completed. The inhabitants in the vicinity of Sherbrooke, proceed at present to Quebec, by the way of Three Rivers, there taking the steam boat down the St. Lawrence. From Dudswell the roads to Sherbrooke and through Eaton and Clifton are tolerably good, the country in their neighbourhood having considerable settlements.

The route from New York to the Eastern Townships is, by steam boat from New York to Albany,—thence by stage or through the Champlain canal, to Whitehall,—thence by steam boat to St. John's, Lower Canada, a total distance of 359 miles. At St. John's, conveyances will be readily procured to cross to the Townships, or by proceeding through the canal from St. John's to Chambly, a distance of about twelve miles, the stage route from Montreal above mentioned will be joined. Another route is to leave the steam boat from Whitehall, at Burlington, and proceed by land to Stanstead and Sherbrooke. The road as a means of conveyance are good.

THE EASTERN TOWNSHIPS generally are thickly timbered with trees of a large growth, consisting of maple, beech, bass, elm, cherry, oak, fir, pine, hemlock (a species of pine,) and lutermiter; the hardwoods chiefly prevail, which indicate a fertile soil. Asheries, for the manufacture of potash, are scattered throughout the country, at which the farmers find a ready market for the hardwood ashes of their clearings. The sugar made from the maple is another valuable production which the forest in its wild state yields to the farmer. The game consists of moose and other deer, hares, partridges, ducks, and various species of water fowl; pigeons are numerous, and domestic poultry are easily reared. Neither rattlesnakes nor other venomous reptiles are found in the country.

Where the forest has made way for cultivation, **THE EASTERN TOWNSHIPS**

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In the fine District of Country above described, varying in distance from Montreal, Three Rivers

THE BRITISH AMERICAN LAND

Have purchased from His Majesty's Government nearly **ONE MILLION** of acres, in the counties of **SHEFFORD, STANSTEAD, & SHERBROOKE**, and now offer them for **SALE and SETTLEMENT**, consisting of:

I. CROWN AND CLERGY RESERVES, AND SURVEYED CROWN LANDS, About 300,000 Acres.

These lands are situated for the most part in detached lots or farms, of 200 acres each, scattered throughout the settled parts of the country, and from their contiguity to villages, mills, shops, schools, and churches, are exceedingly eligible for settlement. In many of the Townships several of these lots lie together, so that larger farms, from 400 acres and upwards, may be purchased. The Settler will find these lands equally adapted for the plough, or grazing, and he can rely on ready sales of his produce in the neighbourhood.

Besides these detached lots, the Company have for sale several small blocks of land, well suited for parties who may desire to possess larger properties, combining productiveness of soil and beauty of situation, with the fellowship of a peopled district.

II. THE ST. FRANCIS TERRITORY.

Containing about 600,000 Acres in the County of Sherbrooke.

This large tract of land is comprised in the Townships of *Garthby, Stroford, Whitton, Weedon, Lingwick, Adateck, Bury, Hampden, Marston, Ditton, Chesomb, Emberton, and Hereford*, and is situated between the upper waters of the River of St. Francis, and Lake Megantic.

The Company having sent an exploring party, under the superintendance of an experienced surveyor, to inspect this territory, he reports in substance, that—The lands of the St. Francis Territory slope with greater or less declination in all directions, from an elevated centre, to the valleys which contain the Salmon, the St. Francis and other rivers, and to the shore of Lake Megantic. They possess a soil of strong grey or rich brown loam, perhaps the very best soil for general profitable agriculture; no practical farmer would change it for any other. The forests which are here dense

IV. BUILDING LOTS IN THE TOWN OF SHERBROOKE.

The Company are also proprietors of that portion of the Town of Sherbrooke which lies on the south bank of the river Magog, together with part of the opposite bank, all of which are being laid out into building lots for sale. The Company also possess several houses, saw and grist mills, and woollen manufactory in full operation, and various sites for mills and machinery, which they also offer for lease or sale. This, as the capital of the country affords great inducements to the settlement of tradesmen, mechanics, and store keepers, who cannot fail to find employment from the rapidity of the increasing population of the town and neighbourhood.

V. PORT ST. FRANCIS.

The Company are also proprietors of lands lying on the south bank of the St. Lawrence, at *Pointe au Sauble*, about ten miles above Three Rivers, and immediately in front of **THE EASTERN TOWNSHIPS**. This is the only practicable landing place on that side of the river for the Quebec and Montreal steam boats, and sea going ships, between the town of *William Henry or Sorel*, which is forty miles above, and St. Nicholas, which is seventy miles below. It is the intention of the Company, to form on this property, a harbour and port for **THE EASTERN TOWNSHIPS**, to be called **PORT ST. FRANCIS**, where passengers and merchandise may be landed, and the produce of the country shipped. A substantial Wharf for steam boats and sea-going vessels, with an inner harbour for batteaux and river craft, is to be erected during the present season, by the Company. The adjacent land has been laid out for sale into building lots, of 113 feet in length, by 45 in breadth, containing about the seventh part of an acre.

For the accommodation of Settlers, a temporary wharf has in the mean time been erected, affording a secure landing place, for the present season, and until the permanent one, which is in progress, can be completed. A storehouse for baggage and other property has also been erected, as well as six small buildings intended as temporary lodgings. A provision shop and tavern have also been established, and means of conveyance

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EASTERN TOWNSHIPS

yield all the crops common to North America; wheat, oats, rye, barley, Indian corn, henna, pease, potatoes, hops, hemp, flax, seeds, &c. &c.

The counties of **SHEFFORD, STANSTEAD** and **SHERBROOKE** enjoy a **CLIMATE** as mild as that which prevails at Montreal, where the Spring is considerably earlier than at Quebec, and the commencement of Winter as much later. The weather is less fluctuating and variable than in *Upper Canada*, there being a greater proportion of clear days, and fewer of snow or rain; thus giving more working days to the farmer. The air is pure and dry, and the climate well adapted to the constitution of natives of the mother country, being considered superior in healthiness to the *Upper Province* as well as the state of New York; and it is a remarkable fact, that in 1832 and 1831, when cholera raged with such virulence in Canada, and the United States, *not a single case occurred in The Eastern Townships.*

The operations of husbandry commences early in April, and this month, and that of May form the Spring of The Eastern Townships; June, July, and August constitute the Summer, the productions of the earth arriving at maturity with a rapidity unknown on this side of the Atlantic; September and October may be considered the Autumn, the latter part of October and the beginning of November, being employed in preparing the land for the ensuing Spring. Winter is the only season in which there is any great difference between the climate of The Eastern Townships and the country more to the southward. The first snow usually falls about the middle of November, and continues on the ground until the latter end of March, affording admirable roads for the conveyance of produce to market. Indeed the snow with which the country is for a time clothed is in every respect most advantageous to the farmer.

The Winter, although cold is pleasant; the sky is then bright and clear and free from vapour; the cold is exhilarating and creates no personal inconvenience, as from the dryness of the atmosphere, it is less sensibly felt than in Great Britain. This is the season of amusement and visiting, as well as of business; sleighs and horses traversing the country in all directions without impediment.

The **POPULATION** of the Eastern Townships is estimated at between 30,000 and 40,000 and is entirely of British and American origin. The population of the counties of **STANSTEAD, SHEFFORD,** and **SHERBROOKE**, by the census of 1831, amounted to 22,407, occupying 402,560 acres, of which 121,000 acres were improved.

The whole of the lands in the **EASTERN TOWNSHIPS**, are held in *free and common socage*, the same as in Upper Canada, and are under the operation of English law. There are also register offices for the recording of all deeds relating to real property. The district judge resident at the town of Sherbrooke, has jurisdiction in personal matters to the extent of £20; and two circuit courts are also held at the same place by the judges of the court of King's Bench in each year. There are also courts of quarter sessions, and commissioners for the trial of small causes in different parts of the country.

Each of the three counties also returns two members to the House of Assembly, and the elective franchise, as in England, is vested in 40s. freeholders. There are no *tithes* or *taxes of any description* in the Eastern Townships, the Province having a sufficient revenue from the importation duties levied at Quebec and Montreal. Elementary education throughout the Province is provided for by the legislature; and sixty-two school districts in Stanstead, twenty-five in Shefford, and fifty-one in Sherbrooke, enjoy from this source, at the rate of £20 currency per annum each, thus affording the means of cheap education. Grants have also been made in aid of the superior classical academics. The management of the elementary schools and appointments of the teachers, are vested in three trustees for each district, who are elected by the heads of families for two years.

Montreal, Three Rivers, and Quebec, between 50 & 100 miles,

N LAND COMPANY

SHERBROOKE.

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THE COMPANY will for the security and accommodation of Emigrants and others, receive at their office in London, any sum of money to be remitted to Canada, and will grant letters of credit for the same, payable in Montreal, Quebec, and Sherbrooke, which will entitle the parties to whom the money is to be paid, to receive the amount of sterling money therein specified, converted into currency, with the benefit of the premium of exchange at the time of presentation for payment, and free of any commission or charge whatever.

And for the encouragement of Emigrants who may purchase lands from the Company, interest at the rate of 3 per cent. per. annum, will be allowed them, from the time when the deposit is made with the Company in London, in addition to the exchange above mentioned.

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For further particulars, and the papers which may be issued from time to time by the Company, application may be made to JOHN RKTID, *Clerk to the Company*, at the Company's Office in London, or to the following agents of the Company in the United Kingdom.

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- LIVERPOOL Messrs. KENNETH DOWIE, & Co.
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- WORKINGTON WILLIAM FELL, Esq.
- MARVPORT JOHN WOOD, Esq.
- WHITEHAVEN J. P. YOUNGHUSBAND, Esq.
- HULL Messrs. HOLDERNESS & CHILTON
- YARMOUTH Messrs. FELLOWES, BARTH, & PALMER

Each of the three counties also returns two members to the House of Assembly, and

flows into the St. Francis, in the Township of Weedon. This river, as its name denotes, is remarkable for its salmon, which are found in season almost up to its source, and afford a profitable fishery to the neighbouring farmers; it has also abundance of salmon trout.

Lake Memphramagog, one of the sources of the St. Francis, is a sheet of water about thirty miles in length, and varying from two to six in breadth. The scenery around the lake is bold and romantic. Its shores are enriched and beautified with highly improved farms, and the thriving villages of *Georgetown* and *The Outlet*.

The St. Francis Territory is watered on its eastern boundary by *Lake Megantic*, (about ten miles long and from three to four broad), and the river *Chaudiere* and their tributary streams; three or four small lakes are also found in the centre of the tract, but these have not yet been named.

Stanstead and Sherbrooke. The road and means of conveyance are good.

THE EASTERN TOWNSHIPS generally are thickly timbered with trees of a large growth, consisting of maple, beech, bass, elm, cherry, oak, fir, pine, hemlock (a species of pine,) and butternut: the hardwoods chiefly prevail, which indicate a fertile soil. Asheries, for the manufacture of potash, are scattered throughout the country, at which the farmers find a ready market for the hardwood ashes of their clearings. The sugar made from the maple is another valuable production which the forest in its wild state yields to the farmer. The game consists of moose and other deer, hares, partridges, ducks, and various species of water fowl; pigeons are numerous, and domestic poultry are easily reared. Neither rattlesnakes nor other venomous reptiles are found in the country. Where the forest has made way for cultivation, **THE EASTERN TOWNSHIPS**

Each of the elective for or taxes of an revenue from education the school district from this source of cheap education. academies, teachers, are families for tv

In the fine District of Country above described, varying in distance from Montreal, Three Rivers,

THE BRITISH AMERICAN LAND

Have purchased from His Majesty's Government nearly **ONE MILLION** of acres, in the counties of **SHEFFORD, STANSTAD, & SHERBROOKE**, and now offers them for **SALE AND SETTLEMENT**, consisting of:

I. CROWN AND CLERGY RESERVES, AND SURVEYED CROWN LANDS, About 300,000 Acres.

These lands are situated for the most part in detached lots or farms, of 200 acres each, scattered throughout the settled parts of the country, and from their contiguity to villages, mills, shops, schools, and churches, are exceedingly eligible for settlement. In many of the Townships several of these lots lie together, so that larger farms, from 400 acres and upwards, may be purchased. The Settler will find these lands equally adapted for the plough, or grazing, and he can rely on ready sales of his produce in the neighbourhood.

Besides these detached lots, the Company have for sale several small blocks of land, well suited for parties who may desire to possess larger properties, combining productiveness of soil and beauty of situation, with the fellowship of a peopled district.

II. THE ST. FRANCIS TERRITORY.

Containing about 600,000 Acres in the County of Sherbrooke.

This large tract of land is comprised in the Townships of *Garthby, Stratford, Whitton, Weedon, Lingwick, Atateck, Bury, Hampden, Marston, Ditton, Chesham, Emberton, and Hereford*, and is situated between the upper waters of the River of St. Francis, and Lake Megantic.

The Company having sent an exploring party, under the superintendance of an experienced surveyor, to inspect this territory, he reports in substance, that:—the lands of the St. Francis Territory slope with greater or less declination in all directions, from an elevated centre, to the valleys which contain the Salmon, the St. Francis and other rivers, and to the shore of Lake Megantic. They possess a soil of strong grey or rich brown loam, perhaps the very best soil for general profitable agriculture; no practical farmer would change it for any other. The forests which are here dense and lofty, are principally of hard maple, called sugar maple, black birch (from which molasses and vinegar are made,) elm, ash, beech, basswood, and butternut, with spruce pine and cedar for buildings and fences. The more elevated parts of this territory are suited for a mixed farm of arable and grass land, with orchard,—the safest kind of farm for the industrious man with small capital. The lands descending to the Salmon river are sutable or meadow. Turning from the west towards the north, the land is found of a more level or gently undulating surface, and except in a few places of small extent, the whole is calculated to become a rich grain country, furnishing all the necessaries of life to an industrious population. It is unusually well supplied with springs, brooks and rivulets of pure clear water, not forming stagnant pools, but pursuing their course in rapid streams, and affording in their occasional falls, great and numerous water power for mill machinery; thus impressing on this portion of the Canada a character of independence in a most important particular. The lands on the Salmon river are peculiarly fitted for settlement; their aspect is inviting, and they possess all the softness of a cultivated country. For about ten miles, this river meanders through a level country, clothed with hard maple, mixed with pine spruce, and so rich in its soil and pleasing to the eye, that it has obtained the name of "The Meadows." Its banks and those of its tributary streams will command the first dense population; and from the water power and the fertility of the district, the whole surrounding country promises soon to rise to importance.

The survey of this large block is in the course of being made, and so far as is considered practicable, the lots are to be laid out in such a manner, that their fronts will rest on a river, or stream, or border of a lake, by which means the lands will be easily drained, and a plentiful supply of water always commanded. From belonging wholly to the Company, it will be open to unimpeded settlement, and is peculiarly suited to parties who may wish to settle together, and form a neighbourhood for themselves. The first settlements are to be commenced on the Salmon river and its neighbourhood, and surveys of several lines of road to central situations are now in progress. These roads are to form the bases of lines of lots, to be laid open for settlement.

III. IMPROVED FARMS.

The Company likewise offer for sale, several improved farms situated in the three counties above mentioned, with cleared fields, orchards, houses, and barns. These farms are of various dimensions, with from ten to one hundred acres improved. They are of the best quality of soil, and all of them highly eligible for parties with sufficient capital, and who are desirous of settling upon land already cleared. Immediate possession, if required, can be given to purchasers, and the growing crops be made over on a reasonable valuation.

IV. BUILDING LOTS IN THE TOWN OF SHERBROOKE.

The Company are also proprietors of that portion of the Town of Sherbrooke which lies on the south bank of the river Magog, together with part of the opposite bank, all of which are being laid out into building lots for sale. The Company also possess several houses, saw and grist mills, and wood, in a manufactory in full operation, and various sites for mills and machinery, which they also offer for lease or sale. This, as the capital of the country affords great inducements to the settlement of tradesmen, mechanics, and store keepers, who cannot fail to find employment from the rapidity of the increasing population of the town and neighbourhood.

V. PORT ST. FRANCIS.

The Company are also proprietors of lands lying on the south bank of the St. Lawrence, at *Pointe à Sauble*, about ten miles above Three Rivers, and immediately in front of **THE EASTERN TOWNSHIPS**. This is the only practicable landing place on that side of the river for the Quebec and Montreal steam boats, and sea going ships, between the town of *William Henry* or *Sorel*, which is forty miles above, and *St. Nicholas*, which is seventy miles below. It is the intention of the Company, to form on this property, a harbour and port for **THE EASTERN TOWNSHIPS**, to be called **PORT ST. FRANCIS**, where passengers and merchandise may be landed, and the produce of the country shipped. A substantial Wharf for steam boats and sea-going vessels, with an inner harbour for bateaux and river craft, is to be erected during the present season, by the Company. The adjacent land has been laid out for sale into building lots, of 113 feet in length, by 45 in breadth, containing about the seventh part of an acre.

For the accommodation of Settlers, a temporary wharf has in the mean time been erected, affording a secure landing place, for the present season, and until the permanent one, which is in progress, can be completed. A storehouse for baggage and other property, has also been erected, as well as six small buildings intended as temporary lodgings. A provision shop and tavern have also been established, and means of conveyance provided to Sherbrooke. The prices of provisions, &c, and the rates of conveyance, will be found in the Appendix.

By the agreement between His Majesty's Government and the Company, upwards of £50,000 of the purchase-money paid by the latter, are to be expended by them, in public works and improvements, such as high roads, bridges, canals, school houses, market houses, churches, and parsonage houses. This is an extremely important arrangement, and must prove highly beneficial to Settlers, as it assures to them the improvement and advancement of this district. The formation of roads and other easy communications are the great wants of a new country; and the application of capital on works of this nature, which are beyond the means of private individuals, is the best mode by which the successful settlement may be promoted and accomplished.

The expenditure of the large sum above mentioned, will offer at the same time, an opportunity of employment to honest and industrious labourers, immediately on arrival.

The improvements which have been arranged to be undertaken during the present season, are as follows:—The repair of the road leading from Montreal to Froste village, in the township of Shefford, and the opening of a new road from near that place, in a direct line through Stukely and Orford to the town of Sherbrooke, the estimated expense being £6,000. The opening of a new road from the bank of the St. Francis, opposite the town of Sherbrooke, to join the road through Westbury, Dudawell and Weedon, and the repair of that road have also been arranged, the estimated expense being £3,042. A substantial bridge is also to be thrown across the St. Francis at the town of Sherbrooke, the estimated expense of which is £1,200. These works, when completed, will open easy communications with excellent tracts of country.

THE PRICES of the Company's lands will vary according to the situation, quality, and advantages, which the different lots may possess; but in the first instance they will generally range from 4s. to 10s. currency per acre, and in all cases a deposit of part of the purchase money will be required, viz.:

On the higher priced lots *one fifth*.

On the lower priced lots *one fourth*.

The terms of payment for the balance will be six annual instalments, bearing the legal interest of the Province from the date of sale; but should purchasers prefer anticipating the payments, they will have the option at any time of doing so.

The price of a building lot at Port St. Francis, for the present season, is £12:10s. payable £5 cash down, and the balance in two years, with interest.

Deposits of purchase-money may be made with the Company in London for lands to be selected by emigrants on their arrival in the country.

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EASTERN TOWNSHIPS

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ENGLAND.

- LIVERPOOL Messrs. KENNETH DOWIE, & Co.
- BRISTOL Messrs. THOMAS CLARK, & SON
- PORTSMOUTH WILLIAM ATFIELD, Esq.
- PLYMOUTH Messrs. FOX, SONS, & Co.
- POOLE WILLIAM FURNELL, Esq.
- WORKINGTON WILLIAM FELL, Esq.
- MARYPORT JOHN WOOD, Esq.
- WHITRAVER J. P. YOUNGHUSBAND, Esq.
- HULL Messrs. HOLDERNESS & CHILTON
- YARMOUTH Messrs. FELLOWES, BARTH, & PALMER
- SOUTH SHIELDS Messrs. R. & W. ANDERSON
- SUNDERLAND Messrs. W. & T. B. ORD
- NEWPORT, MONMOUTH & HER Messrs. STONEHOUSE & Co.
- GLOUCESTER Messrs. PHILLPOTTS, BAKER & Co.

IRELAND.

- DUBLIN Messrs. JOSEPH WILSON, SON, & Co.
- BELFAST ROBERT M'ENTIRE, Esq.
- LONDONDERRY Messrs. WILLIAM M'CORKELL & Co.
- NEWRY Messrs. J. & J. LYLE
- CORK Messrs. N. & I. CUMMINS & BROTHERS
- NEW ROSS Messrs. HOWLET & Co.
- WATERFORD Messrs. RICHARD POPE & Co.
- LIMERICK Messrs. HARVEY, BROTHERS
- SLIGO Messrs. SCOTT & PATRICKSON

SCOTLAND.

- GLASGOW Messrs. GILLESPIE, STEWART, & Co.
- GREENOCK Messrs. ALAN KER & Co.
- ABERDEEN Messrs. ROBERT CATTO & SON
- LEITH Messrs. WILLIAM ALLAN & SON
- DUNDEE JAMES SOOT, Esq.
- GRANGEMOUTH, KINCARDINE & BORROWSTONES Messrs. W. & J. BROOKS

LONDON, June, 1835.

Settlers on their arrival in Canada will receive every information respecting the Lands of the Company, on application to the HONORABLE PETER MCGILL, and the HONORABLE GEORGE MOFFATT, Commissioners of the Company, at the Company's Office, Montreal; to S. YARWOOD, Esq. Agent of the Company, at Quebec; and to JOHN MOORE, Esq. Agent, at Sherbrooke.

JAMES BUCHANAN, Esq. His Britannic Majesty's Consul, at New York, will afford information as to the Routes to Canada, &c. to Settlers who proceed by that Port, and an Agent of the Company has been sent to Albany, to direct settlers in their proceedings, as to conveyances, &c. from that place to the Eastern Townships.

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Extract of a Despatch from His Excellency Lord AYMER, Governor in Chief of Lower Canada, to THE RIGHT HON. VICOUNT GODERICH, Secretary of State for the Colonies, dated Quebec, 12th October, 1831, and laid before the House of Commons, 11th August, 1832.

"I HAVE visited *The Eastern Townships* as far as the frontier of the State of Vermont in the United States. It is extremely difficult to form an estimate of the numbers which the uncultivated parts of *The Townships* will bear; but I think I am within the mark in saying, that 500,000 persons might be added to the existing population, with a certainty of raising sufficient agricultural produce for their own subsistence, and for the purposes of commerce necessary for their other wants. "The country which goes under the name of *The Townships*, appears to me the most eligible for settlement of any I have yet visited. The climate is represented as healthy in a very remarkable degree,—the soil fertile and abounding in forest trees of the finest growth and of the most useful description, with great facilities of water communication by means of rivers and lakes."

Extract of a Letter from The Hon. T. Pothier, Arbitrator, appointed on behalf of Lower Canada, to fix the proportion of Customs Duties levied at Quebec, payable to Upper Canada,—to the Arbitrator on behalf of that Province, dated Montreal, 5th October, 1832.

"PROCEEDING next to consider what influence the period of duration of the award, should carry in the decision of the Arbitrators, the Undersigned begs to state, that he has already expressed his conviction, that in future, the annual augmentation by immigration, will at least be on a parity with regard to either province. Notwithstanding the just boast of the resources of the Upper Province, and granting to that fine country all its advantages, (the the Arbitrator for Lower Canada) yet is not disposed to consider the Lower Province, as the less favoured portion of the Canadas. As to the alleged inferiority of the climate, the superior salubrity of Lower Canada, more than compensates for the greater rigour of the winter, particularly as the milder seasons are yet of sufficient duration, to afford ample time to gather in every desirable production of a fertile soil. Besides, the husbandman in this Province, has a great advantage in the proximity of a market for the fruits of his industry; his profits are also enhanced by the higher price obtained for articles of export, and the lower rate at which imported goods can be procured, owing to the difference of the additional expense, which the cost of distant transport entails upon all merchantable produce in the more inland parts of the Canadas. The necessity of conveyance to and from the upper settlements, the great distance which lies between them and an open navigation to the sea, is a heavy burthen upon the produce of the Upper Province.

"The vast extent of land comprised within *The Townships of Lower Canada*, offer none but English Settlements, and their population is considerable. To those who particularly venerate the laws of their native land, *The Townships* stand on a parity with Upper Canada, on this privileged point. The English law alone obtains there."

Extracts from the valuable Work, "THE BRITISH DOMINIONS IN NORTH AMERICA," by Colonel Bouchelet, the Surveyor-General of Lower Canada.

"RESUMING the subject of *The Eastern Townships*, it will be found, that, in the tract of country known by that name, ninety-eight whole Townships and parts of Townships have been at different times, laid out and sub-divided by actual survey, and that about ten more remain to be admeasured and erected by letters patent, to complete the internal division of the tract.

"The style of building throughout *The Townships*, is very different from that followed in the French Settlements of the Province, and borders considerably, if it is not absolutely similar to the American style, in the adjoining state of Vermont. Indeed, when we come to contrast the system of agriculture, as well as the plan of building, pursued in *The Townships*, with those adopted in the Seigniories by Canadian Farmers, we find a striking dissimilarity, and can easily trace the analogy of appearance that prevails between the Township Settlements and those of the American frontier. That the American agricultural system has the advantage of the Canadian, is, we believe, generally admitted, and to this, the superior produce of the Township lands, seems to bear abundant testimony. The domestic cleanliness, usually to be met with in the houses of the Inhabitants, is such as to characterize them for that virtue, whilst domestic manufactures of every description introduced into the country, such as homespun cloths, linens, and diapers, &c. are evidence of their industry; some of the cloths and linens are of a tissue and texture not much inferior to the common description of imported British cloths and Irish linens."

Extract of a Letter to the Court of Directors, from a Committee nominated at a Public Meeting of the Inhabitants of the County of Sherbrooke, held at Lennoxville, 20th Oct. 1832.

"THE COMMITTEE embrace this opportunity on behalf of the inhabitants of the County of Sherbrooke, to invite your attention, more particularly to the extensive and promising field for Settlement and profitable investment of Capital, in the unoccupied lands on the banks and in the vicinity of the River St. Francis,—a country of unrivalled beauty, and unequalled in this Province for fertility of soil, and salubrity, and purity of air and water."

Extract of the Notice issued by His Majesty's Chief Agent for the superintendance of Emigrants in Upper and Lower Canada, dated Quebec, 16th July, 1833.

"EMIGRANTS who wish to settle in Lower Canada, or to obtain employment, are informed that many desirable situations are to be met with. Wild lands of superior quality may be obtained by purchase on easy terms, and good farms labourers and mechanics are in much request, particularly in *The Eastern Townships*, where also many excellent situations and improved farms may be purchased from private proprietors."

Information received from Samuel Brooks Esq. of Lennoxville, in the Eastern Townships, late Member for the County of Sherbrooke, to the House of Assembly of Lower Canada,—June, 1833; being written answers to written queries, put to him by the Court of Directors.

"THE mode of cropping new lands depends upon the period at which they are got ready for crop. The timber should be felled in June, or as soon after as may be, and trimmed and cut up suitable for putting in heaps, and be until the next Spring, say April or May, and then burnt as opportunity may offer; the land is then with little labour ready to crop. Wheat is first sown if the land is cleared by the 15th of May; otherwise Indian corn, potatoes, or oats. The usual practice is to take two or three crops of wheat, and lay down in grass, but this depends upon the circumstances and wants of the farmer. It is possible to get a crop of potatoes or oats the first season of cutting down the timber, but it requires much more labour, and is not generally advisable. I cannot say that there has been much system in the farming department. When an old field is broken up, a crop of potatoes is first, then wheat, oats, and laid down. A settler commencing upon new lands, and who does not get upon them before the Spring, cannot, or ought not, to depend upon his lands for a support until the following season, but if he gets upon his lands in the fall (Autumn) he might be tolerably certain of a crop the following season. The course I should recommend, and indeed, the only advisable one, is for the settler to get upon his lands as early as the summer as possible—put up a house, which two men will do in a

severe than those of the Upper Province, and no emigrants apprehend great inconvenience from severity; but this inconvenience is, under judicious management, than is usually imagined, and is completely counterbalanced by the facility of communication which our winters afford produce to market, when compared with the difficulties of the communication in Upper Canada, during the winter. As far as regards the salubrity of the climate, the favour of *The Eastern Townships* is such, which are perfect fevers and agues, lake fevers, and the other diseases of moral certainty, the Upper Canada accler or his labour, and his property is hindered and his enjoyments marred, and other severe diseases laid within the system. As *The Eastern Townships* are equally, if not better supplied with streams and lakes, affording constant and wholesome element. The proximity of *The Eastern Townships* to the great markets of Montreal and Quebec, and also and Sorel, where all their supplies can be obtained at their produce disposed of to better advantage, gives priority over lands in Upper Canada. Agents at Montreal and Montreal, who have personally visited *The Eastern Townships*, become personally acquainted with their several localities, so difficult in confining the newly arrived emigrant to their advantage to proceed about thirty leagues little more from Quebec,—to a country to which the access with facility, and comparatively small expence, will obtain lands from five to ten shillings per acre, of debarkation,—nearer to the country they live more in connection with their friends beyond the river they may with ordinary economy, produce, perseverance, and not only obtain a good and comfortable living, existing communications with markets are improved wealthily,—than to expend some £30 or £40 to transport families some 800 or 1000 miles into the interior, where ten to fifteen shillings per acre, and the access to it by the well known difficulties of boat navigation.

The soil of *The Eastern Townships* will allow of the soil. Another argument in favour of *The Townships* is the *absence of all taxation*, except a merely nominal amount on the roads, while in Upper Canada, the taxes are considerable; this to an emigrant from the mother country is a great influence his choice. On a careful examination he claims to superiority over the Upper Province, if pronounced in favour of *The Eastern Townships*, the most in every respect, to form a most desirable emigrants may establish themselves with every prospect of success.

Extract of a Report made to the Commissioners of the American Land Company, by Mr. David Neal Surveyor,—August, 1834.

"IN the upper parts of Upper Canada, from Kingston to the winter is milder than the climate of *The Eastern Townships*, summer much hotter; but who would change to the weather of Upper Canada, from the steady winter cold during the whole of which time the snow forms and in this season, when the farmer can do little else, produce to the great shipping market, where it is so market price, and purchase all they want at the lowest

"In company with a gentleman, who is an honourary Royal Geological Society, and whose works are examined the soils from the Eastern District to were all lime stone loams, sometimes rather light, but good. *The Townships* we have examined have a soil rich brown loams, and appear to be at least equally good those of Upper Canada; in this respect they may be equal. In *The Eastern Townships* they begin to sow in April, and the grain comes to full maturity; there is no complaint on this head. In Upper Canada weather is more open, they seldom begin to sow before the cattle to be in good order for the winter, latter end of November, all over the Canadas.

"*The Eastern Townships* are protected from the East winds, by the hills from the North and East of the and the North West winds are softened in passing over and the cultivated lands, and all the lands which Company, lie South of the 46th parallel of latitude.

"If the emigrant with his family should turn to *The Eastern Townships*, the central and western divisions of which are all himself, his wife, and two children, with ten cows, in a steam boat from Quebec to Three Rivers a cost of £2.10c. currency; from this place to Three Rivers, he proceeds by the stage, his baggage at £2 as the season may be, and himself and family at £2 the total £10. He has now already passed twenty try in which he may settle, and the distance from Three Rivers to *The Eastern Townships* is a pleasant country, with good roads, through a pleasant country, with some his accommodations, and changes very moderate. The roads diverge in all directions, with ready conveyance to go, giving him his full liberty to range over sand square miles of a fine healthy country, with scenery of hill and dale, forest and cultivated landscape, he cannot place himself at a greater distance than twenty miles from Montreal. For the healthy family, with common produce, he has nothing to physicians he may see, will show him they have. Wherever he may settle in these townships, he will a good breed of cows, working oxen and horses, with at moderate prices. It must be his own field, if he good lot of land with running water; and he has of buying farms partly cleared, with their buildings, farm under a regular system of rotation crops. For he can raise, and for his beef, pork, butter, poultry, &c. ready cash sale at Montreal, Three Rivers, or the vicinity of the great markets, the freight is in his insurance his own conduct; he can sell at the highest he wants at the lowest price, and I do not know where hope for greater advantages, than he can actual townships.

"The experience of forty-five years in my professional of which were passed in the survey of a part of this continent to the Pacific ocean, and six years in the United States, as astronomer and surveyor, has I form just comparative views of one part of the continent and partial as I am to Upper Canada, having years, I cannot help deciding, that *The Eastern Townships*, with their soil, streams and proximity to the great markets to the British emigrant more advantageous than Canada above Kingston."

Extract from Neilson's Quebec Gazette of 29th Dec. 1833. ST. FRANCIS TOWNSHIP.

"THESE townships are but little known throughout

APPENDIX.

than those of the Upper Province, and no doubt the intending settlers apprehend great inconvenience from their length and width; but this inconvenience is, under judicious precautions, far less usually imagined, and is completely counterbalanced by the advantages of communication which our winters afford, to carry surplus produce to market, when compared with the difficulties and uncertainty of the communication in Upper Canada, during the same season. As regards the salubrity of the climate, the scale is entirely in favour of the Eastern Townships, which are perfectly free from all agues, lake fevers, and the other diseases, with which to a certainty, the Upper Canada settler or his family may expect to be attacked at the very outset of his labours, and by which his progress is hindered and his enjoyments marred, and the foundation of severe diseases laid within the system. As respects water, the Eastern Townships are equally, if not better supplied than Upper Canada, with streams and lakes, affording constant supplies of the pure and wholesome element. The proximity of the Eastern Townships to the great markets of Montreal and Quebec, and also to Three Rivers, &c., where all their supplies can be obtained at lower prices, and produce disposed of to better advantage, gives them a vast superiority over lands in Upper Canada. Agents stationed at Quebec, Montreal, who have personally visited the Eastern Townships, and are personally acquainted with their several localities, would have no difficulty in convincing the settler, that it is more to his advantage to proceed about thirty leagues from Montreal, or a few miles more from Quebec,—i.e. a country to which they can always gain with facility, and comparatively small expense,—where they obtain lands from five to ten shillings per acre, near to the place of market,—nearer to the country they have left, and therefore in connection with their friends beyond the Atlantic,—and where they may with ordinary economy, purchase, possess, and cultivate, and obtain a good comfortable subsistence, but when the advantages of communications with markets are improved, may become very profitable,—than to expend some £30 or £40 to transport themselves and some 800 or 1000 miles into the interior, where lands are from fifteen shillings per acre, and the means to which is impeded well known difficulties of boat navigation.

The soil of the Eastern Townships will allow of the best roads in the country. Another argument in favour of the Townships, is the total want of all taxation, except a merely nominal contribution of labour or roads, while in Upper Canada, the taxes are somewhat considerable; thus to an emigrant from the mother country will much increase his choice. On a careful examination of all these advantages, it is superiorly over the Upper Province, if a judgment is not formed in favour of the Eastern Townships, there can be no doubt, in every respect, they will far exceed it, and the settler who chooses to establish himself with every prospect of success.

Extract of a Report made to the Commissioners of the British American Land Company, by Mr. David Thompson, Provincial Surveyor, August, 1834.

The upper parts of Upper Canada, from Kingston to Lake St. Clair, are milder than the climate of the Eastern Townships, and are much hotter; but would be subject to the sudden fluctuating of Upper Canada, from the steady winter of the Townships; the whole of which time the snow forms the best of roads; this season, when the farmer can do little else, they carry all their produce to the great shipping market, where it is sold for cash, at the best price, and purchase all they want at the lowest price.

A gentleman, who is an honorary member of the Geological Society, and whose works are before the public, I need not cite, has examined the soil of the Eastern District to Lake Huron, and all lime stone loams, sometimes rather light, but on the whole very good.

The Townships we have examined have a soil of strong grey or brown loams, and appear to be at least equally good and lasting with that of Upper Canada; in this respect they may be said to be equal. The Eastern Townships they begin to be milder, and the soil of the loam and every kind of grain, to full maturity, in good seasons, is so complete on this head. In Upper Canada, although the soil is more open, they seldom begin to sow before the same time, and are able to be in good order for the winter, must be fed in the end of November, all over the Canadas.

The Eastern Townships are protected from the cold humid North winds, by the hills North and East of them, the St. Lawrence; the North West winds are softened in passing over the St. Lawrence; the cultivated lands, and all the lands which belong to the valley, lie South of the 46th parallel of latitude.

The emigrant with his family should turn to the Eastern Townships, and western divisions of which are all partly settled,—say 15, his wife, and two children, with ten cwt. of baggage, he will be able to proceed from Quebec to Three Rivers, in 100 miles, at the cost of £21.10s. currency; from this place to Sherbrooke, ninety-five miles, he proceeds by the stage, his baggage at 2s. 9d. or 3s. per cwt. season may be, and himself and family at £2 each, being £7 10s. total £10. He has now already passed twenty miles of a fine country, and may settle, and the distance from Three Rivers is over roads, through a pleasant country, with comfortable inns for accommodation, and charges very moderate. From Sherbrooke, he diverges in all directions, with ready conveyance to where he may go, giving him his full liberty to range over about four thousand square miles of a fine healthy country, with a pleasing variety of hill and dale, forest and cultivated land; and in this wide world, he cannot place himself at a greater distance than about one hundred and twenty miles from Montreal. For the health of himself and family, with common prudence, he has nothing to fear, the only few diseases he may see, will not hurt him; they are not such as never ever he may settle in these townships, he will be able to procure all breeds of cows, working oxen and horses, with all the lesser stock at moderate prices. It must be his own fault, if he does not procure a lot of land with running water; and he has also the advantage of having farms partly cleared, with their buildings. He can bring his own regular system of rotation crops. For every kind of grain, in maize, and for his beef, hams, butter, poultry, &c. he will find a cash sale at Montreal, Three Rivers, or Quebec. Being in the line of the great markets, the freight is in his own hands, and he can sell at the lowest price, and he can sell at the highest price, and buy all at the lowest price, and I do not know where the emigrant can get greater advantages, than he can actually possess in these Townships.

The experience of forty-five years in my profession, the greater part of which were in the survey of this continent from the Bay of Fundy to the Pacific Ocean, and eleven years on the Boundary Line of the United States, as astronomer and surveyor, has I hope enabled me to put comparative views of one part of the country with another part, impartial as I am to Upper Canada, having lived there several years, I cannot help declaring, that the Eastern Townships, in their climate, streams, and proximity to the great markets of Canada, offer to the British emigrant more advantageous than any part of Upper Canada above Kingston.

Extract from Neilson's Quebec Gazette of 29th September, 1834.
THE ST. FRANCIS TOWNSHIPS.
The St. Francis Townships are, by Mr. Knox throughout the Province, they

extends north of the United States line eastward, including the western head waters of the Chaudiere. The soil throughout is excellent, the climate healthy, the water good and abundant, any thing that will grow north of Albany, will thrive equally well in these townships, and the expenses of reaching the Quebec market, which is generally good, need be but trifling. The nearest route to the navigable waters below the Richelieu, through the level country, will eventually be the most advantageous to the seller and the buyer, who are the persons whose interests are always to be first considered.

"These townships have now grown, under adverse circumstances, to an importance, which, with continued judicious exertions on the part of their inhabitants, must speedily add to their prosperity, and that of the Province of which they form a part; and to which, as British subjects by birth, or voluntary obligation of allegiance, they are bound both by duty and interest."

EXTRACTS OF LETTERS RELATIVE TO THE EASTERN TOWNSHIPS.

Extract of a Letter from David Chisholm, Esq. Justice of Peace Clerk for the District of Three Rivers.

Three Rivers, 24th September 1832.

"I must the British American Land Company will, in the first instance, plant themselves in the Eastern Townships, for that part of this province must ultimately be the site and focus of their operations. There, the climate has no parallel for salubrity,—there, the lands cannot be excelled, there the scenery for variety of form and aspect, extent of view and general completeness, can scarcely be surpassed in any part of the world. There too, the roads are excellent, far better than hereabouts; and from this town, a stage runs through their whole line twice in the week to Boston, "through," as Jonathan says, in four days. This indeed is one new thing under the sun. But you may yourself have travelled over this beautiful and interesting country. Several persons of capital are daily resorting to these Townships, and are beginning to think, that they afford to the permanent settler, prospects which cannot be surpassed even in Upper Canada, and that they are better than hereabouts; that settlers have come from this town to the other side of the St. Lawrence, the fine team ferry-boat constantly plying, a magnificent bridge is now nearing its stately arch across the St. Maurice, thus completing the communication by land from Quebec upwards."

Extract of a Letter from Dr. Wilson, late of Ripon, in Yorkshire, to Mrs. George Coates of Ripon.

Sherbrooke, Lower Canada, 27th January, 1834.

"We are now in the depth of a Canadian winter. During the last week, there has been severer cold than is recollected by the oldest inhabitant. The river Magog, which is in this village, a forming a cataract, is frozen across just below the falls—an event which very rarely occurs. The scale of my thermometer is not marked sufficiently low, to show with accuracy, such an extreme of temperature, but I consider that it has been nearly 30 degrees below the freezing point. Notwithstanding the rigour of climate, we are all comfortable, even in a house built of wood and plastering. This is to be attributed to the use of stoves, heated by wood, the only article of fuel supplied by this province. Out of doors, a very moderate degree of exercise overcomes the sensation of cold. So bright and dry is the atmosphere, that unless there is a violent wind, a slight exertion produces a healthy glow upon the skin, from which perspiration readily ensues. The snow is in a state of great compactness, the polished face of the earth supplies them with constant diversion, and the chopping of wood for our fires, is for them a wholesome exercise, and a useful employment. The snow is now so well tracked, that travelling is very easy and pleasant, when the cold is not too great.

"Provisions are at this season very abundant; the animals fattened during vegetation, are all killed at the setting in of winter, and their carcasses immediately freeze and become as hard as marble, they are stored in great quantities, on sledges through the country, and sold at a moderate price. Whole hogs and sheep, at 2s. and 3s. per lb., hogs, 4d. to 6d. At this time also, farmers bring their wheat for sale. The late season was wet and unfavourable; and from the failure of the crop of Indian corn, wheat is in great demand. In general the price does not exceed 6s. per bushel, but it is now 7s. 6d. Geese and Turkeys, also, come to you by dozens, all stiff with frost, at 1s. and 1s. 6d. each, and fowls in great quantities. Turkeys sell at 2s. 6d. per lb. Sugar made in this country from the maple, from 3d. to 6d. per lb. Articles of clothing of British manufacture, can be had in Quebec or Montreal, sometimes lower than at the retail shops in England.

"I have taken my present house for a year, from July. Since I arrived here, I have travelled about in the district, and have penetrated a few miles into the UNITED STATES, the frontier being about 30 miles from hence. I have seen many farms, and heard of many more to be sold on easy terms. The country between this and the line, is in general better settled, and consequently more fit for European inhabitants than that towards the north.

"Innumerable farms are here offered at prices within the reach of small capitalists. The mere wreck or scattered fragments of many an English farmer would supply him with a farm, stock, and implements all his own, and enable him to look upon his family, not with anxious fears, but with a certain source of his own comfort. The price of agricultural land may be purchased for £250 to £350. I am in treaty for one of the river Mississippi, six miles from this place, and two from the village of Lennoxville. It contains 211 acres, of which 50 are cleared and cultivated. It is in a warm sheltered situation, on a principal road; the river divides it into two equal parts, and surrounds an excellent hill, sturges, mullets, muskunge, which are usually taken at night, by daylight, with a spear, and sometimes weigh 35lb. or 40lb. each; there is also on the farm a large growth of maple tree, producing sugar; the soil is as good as any in the province, being chiefly on the edge of the river, and of alluvial formation. This property, with eight head of cattle, twelve sheep, twenty fowls, fifty bushels of potatoes, farming implements, some useful household furniture, iron boiler, and sugar utensils, has been offered to me for £300. I am anxious to return to the United States, and ready money for his whole property is not easily had, I think I shall step into his place for £450, and for this moderate sum, obtain a farm capable of producing every requisite for the use of my family, except tea.

"Mrs. W. and the children are long to be settled in a place so pleasant and promising so many advantages. She is indefatigable in her domestic labours, and her activity such as her's is in the world, would be of great importance to such a family as ours, but in a situation where the wages of mechanics is enormously great, it is worth it.

"With respect to the preference of this, or the upper province, I believe that in either, all sorts of mechanics may do well—blacksmiths, joiners, carpenters, millwrights, bricklayers, coopers, shoemakers, and tailors, will succeed in either province. The wages of a good workman here, is 7s. 6d. per day. For farmers having a few hundred pounds to invest in land, I think this country preferable to the other; such persons I would not advise to purchase wild land, they being quite unfit for the operation of clearing, which department should be left to the Americans; and since the price of farms thus partially prepared for cultivation is rapidly rising in Upper Canada, this country is to be preferred by such persons. To all, the greater wholesomeness of this part is an important consideration, giving it the advantage over all the fertile regions in the United States as well as Upper Canada, and the persons of means, who are desirous that a Company has lately been formed in London, called The British American Land Company, whose object it

could easily pay for, retaining at command a supply sufficient to pay the labour of improvement, and to purchase such necessaries as the soil does not yield, they might be happy themselves, and the occasion of happiness to an industrious people. Such a class is greatly required in the present condition of this country. Emigrants of this description would find their own means of living greatly improved. With reasonable desires they would here find a place suited to their means, affording no luxuries, but every requisite of healthful existence. If capital were here introduced, and labour rewarded in money, the various departments of industry would be kept more distinct, the farmer, mechanic and consumer would be well defined—markets would be established where the mechanic or other labourer, would meet the farmer, and give him in each a fair price for his surplus produce."

"We are now comfortably settled upon the farm which I mentioned in my last; I entered it in the beginning of March, but as the house required great alterations and repairs, I left my family at Sherbrooke, and went to superintend the workmen. It was ready for occupation in the middle of May, when my family found a home which greatly delighted them. It is indeed a lovely scene. My cottage fronts the west, and on this and the southern aspect, I have built verandahs. Here my little ones, enjoy a shade or a shelter in the open air, as the sun, wind, rain, or snow, prevail; and here, how greatly should I enjoy the society of my good English friends! Our site is a dry knoll descending in every direction, except the north, where it rises to a hill, the best shelter is to be had. The river flows at the foot. On the other side the Massawippi, where is the greater half of my land, there is a gentle rise of fifty acres, from thirty of which the forest has been removed. The surface then becomes steep, and terminates in the summit of a mountain range, having an outline of most beautiful undulation. The face of this mountain is in a state of nature, covered with a dense mass of maple trees, which yield me sugar. A good public road, leading direct into the United States, passes between the river and the hill. On all sides of us are farms having a fourth or a third part cleared, occupied chiefly by fine oxen. We have six cows giving milk, and three others, a yoke of American, a pair of horses, and a dozen sheep and their lambs. We have got above twenty tons of hay, and a few days ago, we put the first sickle into our wheat. We have also potatoes, oats, turnips and a little barley. Our garden, which occupies the slope from the house, towards the south-west, has supplied us well with peas, cucumbers, and other vegetables, and promises some fine melons. In a country just emerging from the wilderness, the people are more engaged in producing the things which sustain life, than in adding to its enjoyment; little attention has therefore been given to the niceties of gardening, and no good fruit has yet been raised. Good English seeds of all descriptions are therefore valuable here."

"I have just met with two Scotch gentlemen looking out for land, and a new resident, and a friend of mine, Mr. Sherbrooke, says—'They have been induced to visit this part of the country by the recommendations contained in your letters to your friends in England. They have one copy only, and as soon as our villagers saw it, they seized hold of it, took a manuscript copy, and are getting it reprinted.' These are probably the extracts which you said were taken by Captain G—. We have this year additional reason to congratulate ourselves on the salubrity of the country we have chosen to settle in. The winter has been severe, but has severely attacked almost every part of these provinces, except the Eastern Townships. The destruction of life in the cities of Quebec, Montreal, Kingston, and Toronto, has been great. One case has never yet appeared here."

"I have just had the satisfaction of half an hour's conversation with his Excellency Lord Aylmer, Governor of the Canadas. I am much pleased to find, that he takes what I think a correct view of the country, and says that it resembles the most beautiful parts of England, more than any other portion of Canada. A gentleman from England remarked to me the other day, that our valley (the Massawippi) resembled him of Wharfedale in Yorkshire.

WILLIAM WILSON.

Extract of a Letter from Dr. Robertson, of Montreal, Montreal, 16th May, 1834.

"I have been through all parts of both Provinces, and been quartered in various places, and I consider the Eastern Townships of Lower Canada, one of the most desirable locations in British North America. They are more healthy than any other part of the Canadas—decidedly more so than Upper Canada. Fevers or agues are seldom or never known there. The fine hill and dale lay of land, adapts them admirably for growing wheat, less labour than any other kind of farming. The best cattle that come to our markets, even now, are from that section of the country. It was optional with me to take my military lands, in any part of the two Provinces—I made choice of the Eastern Townships. When the tide of emigration is once fully turned in that direction, there will not be much difficulty in managing it afterwards.

"I have just returned from Toronto, (late York) Upper Canada, and was rather surprised to find vegetation here as far advanced, as around Lake Ontario. There is not positively forty-eight hours in that respect between here and Niagara; the winters are milder there, but the spring not more forward than in Montreal."

(Signed) W. ROBERTSON.

Extract of a Letter from the Editor of "The Farmer's Advocate," Sherbrooke, October 24th 1834.

"The 'Advocate' has been established little more than three months and has a circulation of about—although it has had to contend with violent opposition. Besides publishing the 'Advocate,' we are engaged in publishing school books, and have in preparation, by a competent individual, a small Geography and History of Lower Canada for schools.

"I have been in the Townships about two years, and am much better pleased with the country than I anticipated. It is indeed surprising that emigrant farmers from the mother country, have not found their way into this part of the province, which for the growing of grain and grazing, is certainly unsurpassed, if equaled by any portion of the Canadas, and in point of health, has every advantage over the Upper Province. You ask in your last, if the Townships have again escaped the ravages of Cholera? I answer with great pleasure—yes. While I was every where in the Upper Province, there has been more or less severely visited with this dreadful scourge—a solitary case of that, or any other epidemic, or contagious disease, has, as far as I am concerned, occurred during the season, in the townships. In this village, there has not a death occurred for the last two years, except a stranger, who was killed a few weeks since, by being thrown from his wagon,—and we have a population of about 500.

"While our climate and the Upper Province, have been filled with mourning and lamentation, the voice of health and gladness have been heard throughout our borders. The labours of the husbandman have been crowned with abundant success; and we are enjoying the bounties of Providence in peace and contentment. Good judges say, that double the quantity of wheat has been grown the present, than any preceding season. All kinds of grain have come in well, even Indian corn which has failed for two seasons is a full crop, although but little was planted. The increased quantity of grain the present season, is owing partly to the expectation of a large number of emigrants coming in next season. We hope this expectation may not be disappointed.

"The Land Company have commenced operations by surveying lands. A Mr. Penoyer is now surveying a route for a road from this village, in a direct course to Montreal. If this route is found practicable, of which there is little doubt, it will shorten the distance as now travelled,

division of the tract.

"The style of building throughout The Townships, is very different from that followed in the French Settlements of the Province, and borders considerably, if it is not absolutely similar to the American style, in the adjoining state of Vermont. Indeed, when we come to contrast the system of agriculture, as well as the plan of building, pursued in The Townships, with those adopted in the Seigniories by Canadian Farmers, we find a striking dissimilarity, and can easily trace the analogy of appearance that prevails between the Township Settlements and those of the American frontier. That the American agricultural system has the advantage of the Canadian, is, we believe, generally admitted, and to this, the superior produce of the Township lands, seems to bear abundant testimony. The domestic cleanliness, usually to be met with in the houses of the Inhabitants, is such as to characterize them for that virtue, whilst domestic manufactures of every description introduced into the country, such as homespun cloths, linens, and dusters, &c. are evidence of their inferiority, some of the cloths and linens are of a tissue and texture not much inferior to the common description of imported British cloths and Welsh linens."

Extract of a Letter to the Court of Directors, from a Committee nominated at a Public Meeting of the Inhabitants of the County of Sherbrooke, held at Lennoxville, 20th Oct. 1832.

"The Committee embrace this opportunity on behalf of the Inhabitants of the County of Sherbrooke, to invite your attention, more particularly to the extensive and promising field for Settlement and profitable investment of Capital, in the unoccupied lands on the banks and in the vicinity of the River St. Francis,—a country of unrivalled beauty, and unequalled in this Province for fertility of soil, and salubrity, and purity of air and water."

Extract of the Notice issued by His Majesty's Chief Agent for the superintendance of Emigrants in Upper and Lower Canada, dated Quebec, 15th July, 1833.

"Emigrants who wish to settle in Lower Canada, or to obtain employment, are informed that many desirable situations are to be met with. Wild lands of superior quality may be obtained by purchase on easy terms, and good farm labourers and mechanics are in much request, particularly in The Eastern Townships, where also many excellent situations and improved farms may be purchased from private proprietors."

Information received from Samuel Brooks Esq. of Lennoxville, in the Eastern Townships, late Member for the County of Sherbrooke, to the House of Assembly of Lower Canada.—June, 1833; being written answers to written queries, put to him by the Court of Directors.

The mode of cropping new lands depends upon the period at which they are got ready for crop. The timber should be felled in June, or as soon after as may be, and trimmed and cut up suitable for putting in heaps, and lie until the next Spring, say April or May, and then burnt as opportunity may offer the land is then with little labour ready to crop. Wheat is first sown if the land is cleared by the 15th of May; otherwise Indian corn, potatoes, or oats. The usual practice is to take two or three crops of wheat, and lay down in grass, but this depends upon the circumstances and wants of the farmer. It is possible to get a crop of potatoes or oats the first season of cutting down the timber, but it requires much more labour, and is not generally advisable. I cannot say that there has been such system in the farming department. When an old field is broken up, a crop of potatoes is first, then wheat, oats, and laid down. A settler commencing upon new lands, and who does not depend upon them before the Spring, cannot, or ought not, to depend upon his lands for a support until the following season, but if he gets upon his lands in the fall (Autumn) he might be tolerably certain of a crop the following season. The course I should recommend, and indeed, the only advisable one, is for the settler to get upon his lands as early in the Summer as possible—put up a house, which two men will do in a week—cut down what timber he can, and work it up into such a state as in a rough state of preparation) which, if industrious, enables him to board his family, and his land will be fit for crop early in the Spring.

Farming operations commence from 1st to 15th April. Wheat is first sown, which may be done until the 15th of May. Oats are next, which will do until the middle of June. Planting potatoes, from the 15th May, to 20th June. Indian corn, 20th May, to 10th June.

We generally have snow sufficient for good sleighing by 20th November, which continues until 15th March. This although a cold season, is a pleasant one. Our roads are then railroads. The farmer during this season looks to his stock, threshes his grain, dresses flax, does his marketing, gets out his fencing timber, firewood, &c. About the 1st. March the Sugar season commences, and continues from three to four weeks, and when this is over, his land is ready to be worked. There is no material difference between Lower Canada, New Hampshire, and Vermont in these respects; but our winter roads are much better than in the State of New York or Upper Canada.

I conceive the laws of property to be well defined and good with us, at present. Our Registry Offices for all mutations of real property, have put on a safe footing with respect to titles.

Conveyances are registered within the county in which the lands are situated, the fee for which, if not exceeding 600 words, is 2s., and for every 100 words over, 6d.; from this Office is obtained at any time for 1s. a certificate of the fact whether A. B. or C. own certain lands; and in case this certificate prove false, and any damages occur thereby, a remedy lies against the Registrar, who gives bond, with surties, in the sum of £4000, for the faithful discharge of the duties of his office.

There is a law in Lower Canada, applicable to The Townships, which requires the occupier of lands, lying upon any public road, to do twelve days labour, annually, upon the road for each lot of 200 acres, and in proportion for a greater or lesser quantity. With this exception, as laws within The Townships, no tax, rate, or charge of any description whatsoever, either upon real or personal property, what we do of a public nature is wholly voluntary and of free will.

The advantages of The Townships are, the extreme healthiness of the country, the easy access to the lands, and consequently, from thence to market, and their great superiority as a grazing country.

Abstract of information received from several of the most respectable Residents of the Eastern Townships; and transmitted by Robert Armour, jun. Esq. Advocate of Montreal; 29th Nov. 1833.

As to the quality of the soil throughout The Eastern Townships, it will in general bear the strictest comparison with that of Upper Canada, as to its productiveness or situation,—if any thing it is more diversified in its nature, presenting hill and valley instead of those levels or plains existing between the head of Lake Ontario and Lake Huron, or which may be even considered characteristic of all Upper and most of Lower Canada, and it is therefore capable of being turned to better account than that of the Upper Province. The great extent to which grazing is carried on in The Townships, has already been mentioned; the grass crops are of the first rate quality, and the beef, butter and cheese, raised therefrom, of a very superior description, while in Upper Canada, that branch of agricultural operations is attended with greater difficulty and expense.

In respect to climate, the Lower Canada winters are much more

"In company with a gentleman, who is an honorary member of the Royal Geological Society, and whose works are before me, I examined the soils from the Eastern District to Lake Huron, and were all time stone loam, and in some places, but on the whole good. The Townships we have examined have a soil of strong rich brown loams, and appear to be at least equally good and as those of Upper Canada; in this respect they may be said to be equal. "In The Eastern Townships they begin to sow about the 1st of April, and every kind of grain comes to full maturity in good time there is no complaint on this head. In Upper Canada, although we sow the wheat in the same manner, it does not ripen so early, and the cattle to be in good order in the winter, must be fed from the latter end of November, all over the Canada.

"The Eastern Townships are protected from the cold hard East winds, by the hills North and East of the river St. Francis, and the North West winds are softened in passing over the St. Francis mountains, and the lands, and all the lands which belong to the Company, lie South of the 46th parallel of latitude.

"If the emigrant with his family should turn to The Eastern Townships, the central and western divisions of which are all partly settled by himself, his wife, and two children, with ten cwt. of baggage in a steam boat proceed from Quebec to Three Rivers, ninety miles, for £21 10s. currency; from this place to St. Brookes, a distance of 20 miles, by the stage, his baggage at 2s. 9d. or 3s. 6d. as the season may be, and himself and family at 2s. each, being the total £10. He has now already passed twenty miles of a fine and airy iph which he may settle, and the distance from Three Rivers to Sherbrooke, through a pleasant country, with comfortable inns, good roads, and charges very moderate. From Sherbrooke roads diverge in all directions, with ready conveyance to where he wishes to go, giving him full liberty to range over about 1000 square miles of fine healthy country, with a pleasant scenery of hill and dale, forest and cultivated land; and in range, he cannot place himself at a greater distance than about 200 and twenty miles from Montreal. For the health of his family, with common prudence, he has nothing to fear, the physicians he may see, will show him they have not much to say against him settling in these townships, he will be able to procure all the best articles of food and clothing, and all the labour at moderate prices. It must be his own fault, if he does not get a good lot of land with running water, and he has also the advantage of buying farms partly cleared, with their buildings. He can farm under a regular system of rotation crops. For every kind of crop he can raise, and for his beef, pork, butter, poultry, &c. &c. he can readily cash sale at Montreal, Three Rivers, or Quebec. Being in the vicinity of the great markets, the freight is in his own hands, and he can insure his own commodities at the lowest price, and he does not want the lowest price, and I do not know where the emigrant can hope for greater advantages, than he can actually possess in these townships.

"The experience of forty-five years in my profession, the great of which were passed in the survey of part of this continent from the Pacific ocean, and eleven years on the Boundary Line between the United States, as astronomer and surveyor, has I hope enabled me to form just comparative views of the country with accuracy and partial as I am to Upper Canada, having lived there twenty years, I cannot help deeming, that The Eastern Townships, in point of soil, streams and proximity to the great markets of Canada, to the British emigrant more advantageous than any part of Canada above Kingston."

Extract from Neilson's Quebec Gazette of 20th September 1833.

THE ST. FRANCIS TOWNSHIPS. These townships are but little known throughout the Province, and they are inhabited. This is nearly owing to the inferior quality of the soil north of the United States boundary, on the waters of the St. Lawrence River, at a considerable distance to the south of the St. Lawrence, which is the great thoroughfare for travellers, and they are consequently but little frequented by strangers.

"The total population at present is about 30,000 souls. The townships on the St. Francis are to the St. Lawrence, and they are inhabited. This is nearly owing to the inferior quality of the soil, it being in many places swamps, or sandy, and the roads are bad. The waters of the St. Francis country, having been first opened from the United States to the north (Kingsey in bounds) about sixty miles, where it is forty to fifty miles in width. The two main branches of the St. Francis and their united streams and tributaries, run through this country towards the St. Lawrence, watering the whole country in almost every useful purpose. The soil generally is a deep black loam, dark grey clay slate bottom, with occasional tracts of limestone. The surface is undulating, rising sometimes into considerable elevations, but without any mountains which are untenantable, excepting Mount St. Helens, and its extensive range in Shipton.

"The settlement of these townships began with activity about twenty years ago. The first inhabitants were chiefly from the New States, and were principally located at Stanstead and the neighbouring townships. A settlement was made at Shipton by natives of the United States from Montreal, subsequently, some settlers from Lower Canada went up the St. Francis to Simpson, Drummondville, Wendouey, &c. &c. and the present population of the Yamaska to the north of the adjoining townships, but the bulk of the population is still in the United States frontier.

"Since 1829, when these townships were permitted to have representatives in the Provincial Assembly, great improvements have been made in their communications by legislative aid, and means have been taken to give security to the titles of their lands, and greater facilities for the sale of their lands, and the fishing generation have been, and are, evidently thriving, notwithstanding some unfavourable seasons, other causes which have led to a partial emigration to the villages of Stanstead, Hatley, Compton, Lennoxville and Shipton, and some others, have assumed the neat and comfortable appearance of English villages. Numerous stores are established, and many workshops, academies, places of worship, and even printing offices, have been made their appearance. It is almost requisite for a traveller from New England to be informed that he is in Canada, to perceive it, to see the houses and out-houses, are however, inferior both in respect of size, and the land, although such superior, has not hitherto been so well managed. The live stock is however excellent and numerous.

"It has already been observed, that the quantity of good land together on the upper waters of the St. Francis, is greater than in any one place of equal extent in the Northern States of the United States. Only a comparatively small portion of it is yet occupied

as yet; there is ready sale for all kinds of farm-produce here. But after emigration has set in here for some years, it is not probable that the villages will increase in proportion to the agriculturists. Then, will be found the goal of being near to Quebec and Montreal, to which the produce of the land can be sent at a comparatively trifling expense with that of the Upper Province. There are great facilities in travelling from Three Rivers to the Townships with common travelling luggage; but it is not so to a family, who necessarily bring with them too much to be conveyed by the stage-coach. They must have a cart or wagon; and if the cart can get double the sum he ought from a stranger, he is sure to take the advantage. I understand the British American Land Company are to make such arrangements as will prevent any thing of this kind; and their emigrants will be in a short time after their arrival at Quebec, and at a very trifling expense, and without much trouble in shifting their luggage from one vessel or vehicle to another.

Traders are in great request here; they charge very high for work. Working-people of most descriptions are much wanted, as well as in all parts of the Canada. They get well wages comparatively, speaking of that and the mother country.

The healthiness of the Townships is too well known to be questioned by any one. Not a case of cholera was ever in them; not even when the mortality was so great in other parts of both provinces. This is the worst country for a medical man I was ever in, who depends upon his profession for a living. We have no fever and ague here. The length of winter is what I have heard those complain of, who never experienced one in the Townships; but for my part, that would be in objection to the country, as all who can speak from experience say, it is much the most pleasant time of the year, and it certainly would be preferable to have snow a little longer, than to be one day with excellent roads and the next with almost impassable ones. Land can be procured here much cheaper, and equally good, than in the Upper Province. The cheapest land which was offered me in Upper Canada, was wild land, at three dollars per acre, situated where I would call it out of the world."

(Signed) G. G. D. INNES.

Extract of a Letter from Mr. J. McKENZIE, of the Township of Melbourn.

I HAVE great pleasure in replying to your letter of the 14th September, and most willingly offer all the information of which I am possessed, relative to the Eastern Townships of Lower Canada, their soil, climate, and productions, and the advantages which they afford for settlements. The steady industrial man, possessed of a capital too small to be invested at home, with the prospect of a return equal to the support of his family, may here look forward to independence and comfort. The sum which it would take him to pay one year's rent of a tolerable farm in Britain, would here be sufficient to purchase an improved property, constantly increasing in value with the influx of population, securing numbers of children to a man, a moderate habitation, and small family, (or a large family, if they are boys) to begin with; but five hundred pounds sterling may be considered a sum sufficient under any circumstances. A cash may be had from Three Rivers to Melbourn, having sent for two people, for £1 5s. meals on the road 1s. and 6d. or 3d. for bed. This is a distance of about seventy miles.

If a man have not much money to spare, let him rather than pay the high carting prices, retain his own property, and carry his own goods to the highway, which he can fit up according to his fancy; he may be particular in getting as much room as possible, and if he can make his arrangements properly and lay in his own stock of provisions, he will be more comfortable than in the cabin.

The principal damper to a British settler arriving here, is the want of such societies as has been used to at home, the population being principally from the States. But the Eastern Company, having purchased numbers of excellent farms, a new field, and a splendid one, is opened for British enterprise. In cases where a few families could emigrate together, they might settle here as neighbours, and hardly fancy they ever left home. I shall here close my long letter, and shall feel well rewarded, should I be the means of inducing any of my countrymen and friends in the North, to quit their state of unavailing toil, for one of independence and comfort in the Eastern Townships.

(Signed) J. McKENZIE.

Extract of a Letter from Thomas Gordon, of Sherbrooke, Eastern Townships, L. C. 10th March, 1835.

Believing you have had access to my letters to my relations, for an account of myself and circumstances, I will devote the remainder of my limits to an account of this part of the country, and the establishment of the British American Land Company, which is likely to turn the attention of emigrants to this long neglected section of the Canada, the advantages of which, to the labouring part of the community, especially to those who prefer independence to a state of dependence upon others, I consider to be perfectly evident, whether for the investment of capital by the practical agriculturist, or for the industrious labourer who may be desirous of establishing himself by a few acres of land, and a few head of stock, in a comfortable and independent manner. Living in a province, enjoying a degree of political and religious liberty, equal at least to any country upon earth, and as healthy as the most favoured parts of the British Islands. The agriculture, intermittent lake, and naturalization fevers of the Upper Country are unknown here, and a better evidence of the salubrity of our climate cannot be given, than that in 1832 and 1834, whilst the cholera was raging in the cities, and many of the country parts of both provinces, not a single case occurred in the Eastern Townships.

The general price of wheat here is 5s. per bushel in winter, and 6s. 3d. in summer; Indian Corn, from 3s. 9d. to 5s. 1/2, rye, not much raised, and barley the same; peas, from 2s. to 6s. 3d. 1/2, from 1s. 3d. to 2s. 1/2, and potatoes, from 1s. to 2s. 1/2, all of which, except the two first, are sure crops. Fruits of various kinds are also cultivated with success. Our proximity to the principal markets, being within two days drive of either Quebec or Montreal, and the facilities afforded by the roads, and the general healthiness of the Townships are perhaps unequalled in British America. Our horned cattle are scarcely inferior to the finest breeds of England; and beef sales from 2d. to 4d. per lb., according to the season and quality. Horses are hardy and active, and sell from £10 to £30, and upwards for fancy horses. Sheep are thrifty and prolific, and mutton is about the same price as beef. Hogs are plenty, and at 18 or 20 months old, generally weigh, when fat, from three to four hundred lbs., and sell in winter for a little more than at 22s. 6d. to 30s. per hundred. The price of butter from 6d. to 10d., and cheese from 4d. to 6d.

Having spoken thus favourably of this part of the Canada, I would advise the aged and infirm to remain where they are, but the practical farmer would, I am convinced, with the same proportion of labour and capital, be better able to provide for a family, than by renting lands from another on the most onerous terms. Labouring men with families will find little more than sufficient to carry them to their destination, would find it hard beginning, but I know many, who sixteen years ago, were not worth £5, are now in comfortable circumstances, and have reared and educated large families. Young men without capital can readily find employment, at from £1 10s. to £2 10s. per month, according to their capacity to labour, and in two or three years they can purchase a piece of wild land, on which they can work occasionally two or three years more, when they can be employed in agriculture, or in some other way, in easy circumstances. Mechanics wages here are rather high, but the demand for them is limited. Joiners and carpenters, and masons, or rather bricklayers, have from 5s. to 7s. 6d. per day. Blacksmiths have from £2 10s. to £3 10s., and shoemakers and tailors from £2 5s. to £3 5s. per month, with bed and board, and generally washing. Mechanics however, especially those with families, coming to this country, generally take to farming as the surest road to independence.

Many persons emigrating to this country, commit a great error in bringing quantities of useless lumber with them, and at a great expense. The only profitable articles for persons in ordinary circumstances, are bedding and wearing apparel, and a few of the most ordinary joiners' tools, such as are useful about every farming establishment. A prudent man will find money in his pocket as convenient and as profitable as any thing else, although it would not be good policy to bring a large

sum with him. It would be safer to remit it through the Land Company, receiving the difference of exchange.

The state of society is good, crime being scarcely known here. The great majority of the inhabitants are Americans, a shrewd, active, intelligent people, and without, noral, peaceable, and benevolent. Education is almost universal, being liberally supported by legislation; it is accessible to the rich and poor. Our leading roads are tolerably good, and improving every year, and the former-mentioned Company is expected to lay out large sums in the making of roads, building bridges the ensuing summer, which will increase the demand for labour. I would lastly recommend staying ships with a team, a cook, and a pair of horses, and a few domestic medicines, and plenty of some provisions; sea-sickness sometimes cures a bilious habit, and nobody.

Tans. G.

MEMORANDA AS TO THE ROUTES, &c. TO THE EAST TOWNSHIPS OF LOWER CANADA.

1. Emigrants arriving at Quebec, should take the route via Port St. Francis. From Quebec they will proceed by steam, which in general receives them and their luggage direct from the ship, and lands them at Port St. Francis in 16 or 18 hours, expense to the cabin passengers of about 30s. each, including fare; and to the steerage passengers of about 5s. without provisions. At Port St. Francis, a provision shop and tavern have been established, and a storehouse for the reception of goods and luggage, and buildings intended as temporary lodgings, have also been erected. Arrangements between the Company and the tavern and shopkeepers, articles sold are not to exceed in price, as follows: Bread per 6 lbs. 7d.—Biscuit per lb. 2d.—Pork, mutton or prime per lb. 6d. the same price.—Potatoes per peck 10d.—Flour per lb. 2d.—Butter per lb. 10d.—Mum per gallon 3s. 6d.—Whiskey per gallon 3s. 6d.—per ditto 4s.—ditto ditto 4s.

By another arrangement with the same individual, the conveyances are not to exceed as follows. For a load from the storehouse 3d.—and for a single horse cart, or caliche (a pair of mules or a rig), the former to carry 8 wt. and the latter two persons, the rates are to Sherbrooke, six dollars, or 30s.—to Melbourn and a half dollar, or 22s. 6d.—to Nicolet, half a dollar, or 25s. At Port St. Francis, a provision shop and tavern have been established, and a storehouse for the reception of goods and luggage, and buildings intended as temporary lodgings, have also been erected. Arrangements between the Company and the tavern and shopkeepers, articles sold are not to exceed in price, as follows: Bread per 6 lbs. 7d.—Biscuit per lb. 2d.—Pork, mutton or prime per lb. 6d. the same price.—Potatoes per peck 10d.—Flour per lb. 2d.—Butter per lb. 10d.—Mum per gallon 3s. 6d.—Whiskey per gallon 3s. 6d.—per ditto 4s.—ditto ditto 4s.

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Accommodation is found on all parts of the route. Provisions in plenty, and sold at reasonable prices. The charge at the usual 1 1/2 3d. per meal, sometimes less, and lodging is had probably at any other place in every where good, and in some parts to any other in the two provinces.

By leaving the steamer at Three Rivers, the settler may take the St. Lawrence to the south shore, and from there proceed stage passing Port St. Francis and along the route above described. I like manner proceeding from Quebec by the Steam Boat Company may land at Sorel, where conveyances may readily be procured to carry them to Sherbrooke, at about the same rate as from Port St. Francis, the distance being nearly the same. From Sorel to Yamack, the country is level, and the soil being dry, there is every facility for easy travelling. From Yamack to Drummondville the inhabitants being few, and the country less fertile, the road is not so good, but with some repairs, which it is possible to execute, it will offer no impediment; and from Drummondville upwards, the nature of the soil, which forms the banks of the St. Lawrence, is such as to secure an excellent communication. From Drummondville to a stage at Nicolet, which is the establishment of the Canadian Settlements, the road is a week to St. Francis, reaching the latter place in the second night. Distances are 104 and 114 miles, by the present circuitous route; but the new line through Orford shall have been opened, Sherbrooke within 94 miles of Montreal. The fare charged for a passenger and his luggage is 25s. This road passes through Chamblay, St. Albans, Abbotford, Granby, Shefford, and Georgeville—villages of a tolerable size for travellers. As far as Abbotford, which is the extent of the Canadian Settlements, the soil is alluvial, and when wet, heavy road; but the remainder of the route is undrily good, and may be much improved when the contemplated repairs shall have been performed.

4. For the present season, there is no intention to recommence road from Quebec, and St. Nicholas, through Ireland, &c. to Drummondville. The road itself is in some parts indifferent, requiring considerable repairs, and the expense is greater to the district proposed to be adopted for settlement.

The preference is given to Port St. Francis, as the landing place for emigrants, for several reasons, viz. the distance by land to Sherbrooke is by a few miles the shortest; the road is better on this route than on either of the others, and the country is generally well established on the route.

PRICES OF FARM PRODUCE AND STOCKING.
Wheat is at present selling at about 5s. to 5s. 3d. per bushel, and has been generally very good the past season, and the quality of barley is not cultivated to a considerable extent—the price is about 4s. per bushel. Oats are sold at 1s. 2d. to 1s. 6d. per bushel. Peas per bushel. Hay is produced in great quantities, both in natural artificial meadows and uplands; it is usually applied to the water and fattening of the cattle, which are pastured during the summer months, and sold from 20s. to 30s. per ton, according to the quality. Flax Seed is cultivated in small quantities, and sells for about 1s. per bushel. Clover Seed is also partially raised, and is worth 1s. to 84s. per cent. Timothy and Hybrid Grass Seed, are worth 9s. per bushel. Turnips are sometimes sown, but not generally principal root crop is Potatoes, which yield large returns—varies from 10d. to 2s. per bushel.

The principal agricultural productions of the Eastern Townships are however, horned cattle, horses, hogs, and sheep. The first in great numbers and in considerable perfection; the breeding is blished throughout the country are generally well adapted for a large and a large amount of butter and cheese is annually exported from a price in the Montreal market of from 7d. to 1s. 1d. the latter from 3d. to 5d., according to their respective qualities. Ores are universally trained to the yoke, and are found equally valuable in the heavy and in the lighter and incidental to the open country. Swine are sold for working at from £6 2s. to 10s. pair. Aged oxen from £10 to £17 10s. per pair. Cows £2 5s. to 4s. and young cattle in proportion. Fat oxen are driven to the Montreal market, and sometimes to Brighton, in Massachusetts, at an average price of Beef, on the hoof, is from £1 5s. to £1 10s. per 2s. to 2s. 3d. per stone of 8 lbs. Horses are raised in great numbers, and are generally of a useful breed; they are sold in Montreal at an average price of 10s. to 15s. each, and in the Northern States, at varying from £10, £20 to £40 or £50 each. Pork is an article of considerable value, and is raised in great quantities, and there is a large export from the Eastern Townships, this being in which inferior grain is readily brought to market. The price in the carcass is at present 30s. per 100 lbs. Salted pork per 200 lbs. is usually £3 10s. to £3 15s. for the quality termed "prime," which consists in the production of ordinary sized hogs, the inferior being omitted in the packing. Of Sheep the number is annually

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are sold at 1s. 2d. to 1s. 6d. per bushel. Peas at 3s.
is produced in great quantities, both in natural and
s and uplands; it is usually applied to the wintering
he cattle, which are pastured during the summer, and
ent 20s. to 30s. and 40s. per ton, according to situation.
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er Seed is also partially raised, and is worth from 70s.
Timothy and Hard Grass Seed, are worth from 6s.
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gricultural productions of The Eastern Townships,
med cattle, horses, hogs, and sheep. The first are bred
s and in considerable perfection; the breeds esta-
nt the country are generally well adapted for the dairy,
ont of butter and cheese is annually exported; the
ice in the Montreal market of from 7d. to 1s. per lb.,
to 5d. according to their respective qualities. The
ally trained to the yoke, and are found eminently ser-
vicy and tedious labourers in the country of a
steers are sold for working at from 45s. to 470 each;
from 10 to 17, 10s. per pair. Cows 4s. to 17 each;
in proportion. Fat oxen are driven to the Montreal or
and sometimes to Brighton, in Massachusetts. The
hog, on the hoof, is from 11s. to 11s. 10s. per 100 lbs.
or stone of 81bs. Horses are raised in great numbers,
of a useful breed; they are sold in Montreal and
as in the markets of the Northern States, the prices
£20 to £40 or £50 each. Pork is an article of which
port from The Eastern Townships, this being a form
grain is readily brought to market. The price of pork
at present 30s. per 100 lbs. Salted pork per barrel of
£3: 10s. to £3: 15s. for the quality termed "Prime,"
the produce of ordinary sized hogs, the inferior parts
the packing. Of Sheep the number is annually increas-

ing, as the country, when cleared, as well as the climate, is decidedly
favourable for their production. The carcass is comparatively small
value, but the wool, which is generally of the long and coarse kind, is
worth from 1s. 6d. to 2s. 6d. per lb. In the fleece, for manufacturing in
the country, or for export to the United States, where it is at present in
great demand.

Pot and Pearl Ash, are also articles of export from The Eastern
Townships. In their merchantable state they are usually worth from
2s. to 2s. 6d. at Montreal; the prices during the past season have
been lower than for many years, but they are now rising rapidly, and
will probably reach 2s. to 30s. for next year's export.

WAGES.

The rates of wages for labourers and mechanics throughout The Eastern
Townships are high, there being such facilities for the obtaining
of lands, that few persons of these classes confine themselves for
any length of time after their arrival in the country, to their par-
ticular trades. It is usual for a mechanic to procure a farm, and to em-
ploy himself principally in its cultivation, such part of his time only as
may not be employed in this way, is given to the practice of his trade.

Carpenters, for framing buildings, bridges, and for general rough
work, are paid about 5s. per day. Joiners and superior workmen, 5s.
to 6s. 3d. per day. Blacksmiths meet with plenty of employment at about
the same wages, for ordinary country workmen and shoers, but smiths
who undertake mill work earn 5s. to 7s. 6d. per day. Masons and Stone-
cutters are employed in the districts where stone is used for building, and
are paid from 4s. to 5s. 6d. per day. Bricklayers meet with greater en-
couragement, as brick is more generally used than stone, a bricklayer, if
a good workman is paid, 5s. to 6s. 3d. per day. Plasterers the same, 5s.
to 6s. 3d. per day. Sawyers do not find employment, mills being made
to do all their work. Millwrights who understand their business, are
amply encouraged, their wages being as high in some cases as 15s. per
day; they commonly receive from 7s. 6d. to 10s. Cabinet Makers find em-
ployment to a certain extent, but there is not a great demand for the
finer kinds of Furniture; ordinary workmen are principally employed,
and receive from 5s. to 6s. 3d. Shoemakers are not commonly paid by
the day, but receive very good prices for their work. Tailors the same.
Farm Servants or ordinary Labourers receive according to their capa-
bility of performing the general work of the country, from £20 to £35
for the year, when engaged for that period, otherwise 2s. 6d. per day.
But good men when they are secured the art of using the
axe, waggons, &c. receive higher wages, and in harvest time, every
man may find employment at from 4s. to 5s. 6d. per day.

These are the rates paid to the classes enumerated, and in all the
cases it is to be understood that board and lodging, the former of the
best description, is furnished by the employers exclusive of these wages
There are many other trades that might be mentioned as receiving en-
couragement in the Townships, butlers, bakers, hatters, turners, and
criers, clothiers, weavers, dyers, millers, engineers, wheelwrights,
canning makers, saddlers and harness makers, brick makers, potters,
brewers, and distillers. But the difference in the value of the several
individuals to their employers is so great, as to cause a great variation
in the wages paid, and it is therefore difficult to state the rates, except
as being generally high.

The prices and wages before mentioned, are in Halifax currency, the
standard circulation of British North America, and the difference
between which and sterling is as nine to ten—£9 sterling being £10
currency. To render sterling into currency a ninth is added, and to
render currency into sterling a tenth is deducted.

Although emigrants from Great Britain and Ireland are on their first
arrival naturally less capable of performing the work of the country,
than the labourers who have been long accustomed to it, a few months
practice enables them to use the axe and the grubbing hoe, and to drive
cattle with equal efficiency, while their previous habits of steadiness and
industry generally procure for them a preference with employers. With
economy, a labourer may lay by from the produce of his work during
the first year or eighteen months, a sum sufficient to make the first
payment required on the purchase of 50 to 100 acres of land, and to
procure a supply of provisions for the support of himself and his family,
while employed in making the first clearing and building a log house.
His next object is, at the proper season, to sow in part with grain, and
the remainder in potatoes, Indian corn, turnips, beans, &c. from 2 to 4
or 5 acres of his land. Should his stock of money be yet unexhausted,
he proceeds to clear and bring under cultivation, a further extent in the
same season, otherwise he accepts employment from the seed time until
harvest from some neighbouring farmer, earning wages sufficient during
that time, to carry him in great part through the ensuing winter, while
at work again on his own land. This is the beginning of most of the
settlers of the Eastern Townships, and who followed up with industry
and economy, has invariably produced a comfortable independence,
while in some cases, very large properties have been acquired.

The person of capital, who has the means of proceeding at once to
bring into cultivation a considerable extent of wild land, may readily
meet with contractors for felling the timber, burning it, clearing and
fencing the land, and even for sowing the first seed at rates varying ac-
cording to the state of the land, the size and quantity of timber covering
it, and the season which may be more or less favourable for the work.
The average expense of clearing is 10 dollars or £2 10s. currency per
acre, which, if the timber is hardwood, as maple, beech, birch, elm, or
ash, is fully repaid by the produce of the ashes, formed in burning it.
These are collected and leached in tubs or troughs, on the ground, and
the lye is afterwards boiled in iron kettles until the water which it
contains is evaporated, when the residuum, termed in the country "black
salts" is disposed of to the country merchants, to be manufactured into
merchandise pot or pearl ash. An acre of land produces from 100
to 300 hundred bushels of ashes, according to the timber which it con-
tains; 20 bushels of ashes yield 1 cwt. of black salts, of which 27 to
30 cwt. are required to make a ton of pot or pearl ash. The price given
to the settler for black salts has been 12s. 6d. per cwt. but it will prob-
ably increase with the price of the merchantable ashes.

The first buildings erected in new settlements, are usually of rough
logs which form a substantial lodging with little expense; they are soon
put together, and may be contracted for at all prices from £5 upwards,
according to their dimensions and the finishing required. Boards and
planks are employed in the interior, and are usually to be procured in
the neighbourhood, as there are saw mills in all parts of the country.
Spruce and pine boards half-inch to one inch thick, are sold from 6 to
16 dollars, (£1: 10s. to £4) per 1000, superficial feet. Plank 8 to 16
dollars (£2 to £4) per 1000 superficial feet.

To Emigrants who are proceeding by way of New York to His Majesty's
Province of Canada. New York, 16th March, 1835.

In consequence of a change in the truly liberal course heretofore
adopted at this Port, in permitting without unpacking or payment of
duty of the personal baggage, household, and farming utensils of emi-
grants landing here to pass in transit through this State to His Majesty's
Province, upon evidence being furnished of the fact, and that such
passages alone contained articles of the foregoing description, I deem
it my duty to make known that all articles arriving at this Port accom-
panying emigrants in transit to Canada, will be subject to the same
inspection as if to remain in the United States and pay the duties to
which the same are subjected. I think it proper to mention, that all
articles suited to new settlers, are to be had in Canada on better terms
than they can be brought out—and such as are adapted to the country.

JAS. BUCHANAN, Consul.

British vessel, and a good commercial captain, who has been any time between April and August, and he will find himself as free from danger crossing the Atlantic, as if he were sailing on Lochness. Having seen a great deal of sea-sickness, but never any fatal consequences, I need not allude to that.

Every reasoning man who considers the circumstances of the two countries, must arrive at the conclusion, that with the same amount of means and labour, he can do infinitely more for himself in Canada, than at home. With a sum equal to one year's rent, he can purchase a property sufficient for securing permanent independence for his family. He is free; and if he should for a time want some of the refinements of more advanced countries, what are these compared to the consciousness of independence? Men will naturally enquire, why this part of the country should have so long remained unnoticed, while thousands yearly land on our shores, pressed to the remotest parts of Upper Canada. To this beautiful and fertile portion of Lower Canada, the attention of the British emigrant has never yet been directed. Many extensive tracts, even to this day, remain unsurveyed. No public body of men has hitherto interested themselves in its advancement. The uncertainty of titles to land also operated against the interests of the Townships. All these difficulties are now done away with, by the establishment of registry offices, and the guarantee of the Land Company to such as purchase from them.

Although the French settlements along the river St. Lawrence have scarcely ever been penetrated by British emigrants, the country has not remained in a state of nature; the Americans from the neighbouring State of Vermont, quietly squatted themselves down on the most fertile tracts along the River St. Francis. British emigrants were in the neighbourhood along eight hundred miles from the markets of Montreal and Quebec; while this beautiful country, possessing a climate infinitely more healthy, superior as a grazing country, and a climate infinitely more healthy, superior as in its capabilities for producing heavy crops of wheat and Indian corn, lay within two days' drive of Quebec and Montreal. England cannot produce finer oxen than are reared in the Eastern Townships, and the Canadian horses of Lower Canada are perhaps as hardy and active as any in the world; they may be driven forty or fifty miles a day with perfect ease. When in connection with the peculiar advantages which this part possesses over every other portion of British America as a grazing country, we consider the superiority of its climate over that of Upper Canada, the greater number and purity of its springs, its clear running streams, and freedom from marsh fevers and agues, it appears wonderful indeed, how various productions could have so turned people's heads, as to send them eight hundred miles up the country, without stopping to enquire what they might do nearer hand. I confess, I left home myself, an Upper Canada man. I had all my plans ready arranged before I sailed from Greenock—*The Eastern Townships of Lower Canada, I never had heard of.* It so happened, that I had a fellow passenger, a very excellent man, who had resided in, and travelled through, almost every part of America, and with a degree of anxiety, called forth by our friendship, he most earnestly advised me to visit *The Townships*, ere I proceeded up the River St. Lawrence. I left home myself, an Upper Canada man, I took his advice, landed at Three Rivers, and was so delighted with the appearance of *The Townships*, that I settled on a fine improved farm of two hundred acres in less than ten days; I purchased stock and crop as it stood, and milked my cows, and ate my own butter, while my fellow passengers waded through Upper Canada, wasting their means. Lands will no doubt be as high, and perhaps higher here in time, than in Upper Canada; but such has been the influx of emigrants to the latter Province, that a man may now settle himself here, with superior advantages, for half the money.

It says much for climate, that in 1832, and during this season, not one single case of Cholera occurred in the District of St. Francis, while every other part of Canada suffered dreadfully. We have an excellent road from Three Rivers to Stanstead, and on to Boston, a coach passing and repassing twice a week. Let no intending settler stop short of Drum-

Believing you have had access to my letters to my relations, for an account of myself and circumstances, I will devote the remainder of my limits to an account of this part of the country and its capabilities. This may be the more interesting, as the recent establishment of the British American Land Company is likely to turn the attention of emigrants to this long neglected section of the Canada, the advantages of which, to the labouring part of the community, especially to those who prefer independence to a state of dependence upon others, I consider to be perfectly evident, whether for the investment of capital by the practical agriculturist, or for the industrious labourer who may be desirous of establishing himself by a few years of patient perseverance, as a lord of the soil, dependent only on (Ivive Providence, enjoying a degree of political and religious liberty, equal at least to any country upon earth, and as healthy as the most favoured parts of the British Islands. The ague, intermittent, lake, and malarial fevers of the Upper Country are unknown here, and a better evidence of the salubrity of our climate cannot be given, than that in 1832 and 1834, whilst the cholera was raging in the cities, and many of the country parts of both provinces, not a single case occurred in the Eastern Townships.

The general price of wheat here is 5s. per bushel in winter, and 6s. 3d. in summer; Indian Corn, from 3s. 9d. to 5s. 1/2, not much raised, and barley the same; Peas, from 2s. to 6s. 3d.; oats, from 1s. 3d. to 2s.; and potatoes, from 1s. to 2s., all of which, except the two first, are sown crops. Fruits of various kinds are also cultivated with success. Our proximity to the principal markets, being within two days' drive of either Quebec or Montreal, is an incontestable advantage, and, as a grazing country, the Townships are perhaps unequalled in British America. Our lured cattle are scarcely inferior to the finest breeds of England; and beef sells from 2d. to 4d. per lb., according to the season and quality. Horses are hardy and active, and sell from £10 to £30, and upwards for fancy horses. Sheep are thrifty and prolific, and mutton is about the same price as beef. Hogs are plenty, and at 18 or 20 months old, generally enough, when fatted, from three to four hundred, and sold in winter by the carcass at from 2s. 6d. to 3s. per hundred. The price of butter from 6d. to 10d., and cheese from 4d. to 6d.

Having spoken thus favourably of this part of the Canada, I would advise the aged and infirm to remain where they are, but the practical farmer would, I am convinced, with the same proportion of labour and capital, be better able to provide for a family, than by renting lands from another, on the most disadvantageous terms. Labouring men with families with little more than sufficient to carry them to their destination, would find it hard beginning, but I know many, who sixteen years ago, were not worth £5, are now in comfortable circumstances, and have reared and educated large families. Young men without capital can readily find employment, at from £1 10s. to £2 10s. per month, according to their capacity to labour, and in two or three years they can purchase a piece of wild land on which they can work occasionally for two or three years more, when if they have been frugal and industrious they can begin the world in easy circumstances. Mechanics wages here are rather high, but the demand for them is limited. Joiners and carpenters, and masons, or rather bricklayers, have from 5s. to 7s. 6d. per day. Blacksmiths have from £2 10s. to £3 10s., and shoemakers and tailors from £2 5s. to £3 5s. per month, with bed and board, and generally washing. Mechanics however, especially those with families, coming to this country, generally take to farming as the surest road to independence.

Many persons emigrating to this country, commit a great error in bringing quantities of useless lumber with them, and at a great expense. The only profitable articles for persons in ordinary circumstances, are bedding and wearing apparel, and a few of the most ordinary joiners' tools, such as are useful about every farming establishment. A prudent man will find money in his pocket as convenient and as profitable as any thing else, although it would not be good policy to bring a large

to execute, it will offer no impediment, and from the numerous upwards, the nature of the soil, which forms the banks of the river St. Francis, is such as to secure an excellent communication.

3. From Montreal a stage proceeds twice a week to Stanstead Sherbrooke, reaching the latter place on the second night. The stages are 104 and 114 miles, by the present circuitous route; but the new line through Orford shall have been opened, Sherbrooke will be within 94 miles of Montreal. The fare charged for a passenger's baggage is 25c. This road passes through Clarendon, St. Charles, Abbotsford, Granby, Sherbrooke, and Georgeville—villages affording tolerable inns for travellers. As far as Abbotsford, which is the extreme of the Canadian Settlements, the soil is alluvial, and when wet, soft and heavy road; but the remainder of the route is ordinarily good, and can be much improved when the contemplated repairs shall have been performed.

4. For the present season there is no intention to recommence the route from Quebec and St. Nicholas through Ireland, &c. by the St. Lawrence. The road itself is in some parts indifferent, requiring considerable repairs; and the distance is greater to the district proposed to be adopted for settlement.

The preference is given to Port St. Francis, as the landing place for Emigrants, for several reasons, viz.: the distance by land to Sherbrooke is by a few miles the shortest; the road is better on this route than either of the others, and the country is generally well established the route.

PRICES OF FARM PRODUCTS AND STOCKS.

Wheat is at present selling at about 5s. to 5s. 3d. per bushel; it has been generally very good the past season, and the quality excellent. It is not cultivated to a considerable extent—the price is about 5s. per bushel. Oats are sold at 1s. 3d. to 1s. 6d. per bushel. Peas are sold at 2s. 6d. per bushel. Hay is produced in great quantities, both in natural and artificial meadows, and upwards; it is usually applied to the winter use of the cattle, which are pastured during the summer. The price varies from 20s. to 25s. and 30s. per acre, according to the quality. Flax Seed is cultivated in small quantities, and sells for about 5s. per bushel. Clover Seed is also partially raised, and is worth from 10s. to 14s. per cwt. Timothy and Herd's Grass Seed, are worth from 9s. per bushel. Turnips are sometimes sown, but not generally principal root crop in this country, which yield large returns—their price varies from 10s. to 2s. per bushel.

The principal agricultural productions of The Eastern Townships are however, horned cattle, horses, hogs, and sheep. The first are reared in great numbers and in considerable perfection; the breeders are established throughout the country are generally well adapted for the market, and a large amount of butter and cheese is annually exported. The former bears a price in the Montreal market of from 7s. to 1s. 1/2, the latter from 3d. to 5d. according to their respective qualities. Oxen are generally trained to the yoke, and are found eminent serviceable in the heavy and tedious labours incidental to the opening of new country. Steers are sold for working at from 6s. 5s. to £7 pair. Aged oxen from £10 to £17 10s. per pair. Cows £4 to £7 and young cattle in proportion. Fat oxen are driven to the Montreal and Quebec Markets, and sometimes in Brighton, in Massachusetts. The average price of Beef on the hoof, is from £1 15s. to £1 10s. per lb. or 2s. to 2s. 3d. per stone of 14 lbs. Horses are raised in great numbers and are generally of a useful breed; they are sold in Montreal, Quebec, as well as in the markets of the Northern States, the price varying from £10, £20 to £40 or £50 each. Pork is an article of there is a large export from The Eastern Townships, this being in which inferior grain is readily brought to market. The price of the carcass is at present 30s. per 100 lbs. Salted pork per lb. is 200 lbs. is usually £3 10s. to £3 15s. for the quality termed "No. 1" which consists in the produce of ordinary sized hogs, the inferior being omitted in the packing. Of Sheep the number is annually in-

Statistical Returns of the Counties of Shefford, Stanstead, and Sherbrooke, Extracted from the General Statistical Returns

COUNTIES AND TOWNSHIPS.	POPULATION.						PROPERTY.													PRODUCE.				
	In 1831.	Proprietors of real property.	Not Freeholders of real property.	Families engaged in Trade.	Families engaged in Agriculture.	Farm Servants.	Acres of Land Occupied.	Acres of Land Improved.	Houses inhabited.	Houses in Building.	Houses Vacant.	Taverns.	Grain Mills.	New Mills.	Falling Mills.	Casting Mills.	Distilleries.	Laboratories.	Other Manufactories.	Wheat.	Oats.	Barley.	Potatoes.	
I. SHEFFORD.																								
Shefford	1176	135	51	5	165	11	20924	7610	146	5	4	2	2	4	1	1	4	1	2140	1247	119	31	31	
Stukely	388	48	14	—	57	11	8658	2462	62	—	1	—	—	1	—	—	—	—	957	1203	69	3	3	
Milton	148	16	12	—	24	—	4450	357	28	—	—	—	1	—	—	—	—	—	286	74	135	3	3	
Ely	25	5	—	—	5	—	920	124	5	—	1	—	—	—	—	—	—	—	1756	576	15	12	12	
Granby	797	88	46	1	127	9	13970	2493	134	1	—	2	1	3	1	—	—	—	2668	3083	35	45	45	
Brome	1239	150	167	2	192	1	22805	6035	247	—	—	—	—	2	2	2	2	2	1	2507	1470	45	61	
Farnham	1314	120	104	2	214	8	22378	4673	222	—	—	—	2	2	6	1	1	1	—	—	—	—	—	
Total	5087	562	294	10	788	39	95764	23392	854	6	6	8	12	20	5	4	4	10	2	10637	7751	411	158	
N.B. The Township of Reston was unsettled at the time the Returns were made.																								
II. STANSTEAD.																								
Hatley	1600	177	101	5	2	10	32234	10702	274	5	—	4	3	7	2	1	1	3	—	5756	7797	91	106	
Barnston	2221	109	264	3	18	24	37228	10451	374	9	4	1	3	11	1	1	6	2	—	8824	10700	996	63	
Barford	84	3	12	—	—	—	3325	179	16	1	5	—	—	—	—	—	—	—	—	23	40	—	—	
Stanstead	4226	311	351	12	30	65	65914	24635	689	10	8	3	8	13	4	2	10	11	—	12651	30792	674	336	
Bolton	1170	140	50	2	2	10	31485	6913	188	5	5	—	—	4	3	—	—	—	—	3113	2415	20	54	
Potton	1005	65	112	1	2	17	22785	4489	177	9	1	—	—	3	4	—	2	4	7	2189	3034	106	29	
Total	10306	825	879	23	54	126	192979	57433	1726	39	23	10	22	42	9	6	19	21	12	32865	53778	1827	634	
III. SHERBROOKE.																								
Eaton	965	106	59	21	141	43	18690	12926	165	6	3	—	2	7	—	1	1	1	—	4211	5722	473	45	
Compton	1510	149	97	22	208	14	22557	7359	129	4	2	3	3	4	—	—	—	—	5425	5913	286	65		
Ascot	1155	111	62	34	125	11	18392	5740	176	2	2	4	3	4	—	2	4	3	1	2768	3746	63	29	
Dudswell	242	26	20	—	43	—	5299	1105	46	—	—	—	—	—	—	—	—	—	—	1144	1273	73	13	
Clifton	70	6	8	1	11	—	1801	459	14	—	—	—	1	2	—	—	—	—	—	363	474	10	5	
Hereford	171	31	14	2	31	—	3273	1012	35	—	—	—	—	—	—	—	—	—	—	950	470	17	13	
Orford	229	15	8	29	8	—	1429	36	1	1	—	—	—	—	—	—	—	—	—	135	335	—	—	
Brompton	248	31	5	1	35	—	4061	131	36	—	—	—	—	—	—	—	—	—	—	749	1525	—	—	
Shilton	1313	88	72	19	131	29	18086	5215	160	5	5	2	2	5	1	1	2	2	—	3122	3961	64	28	
McMaurne	864	89	54	12	121	4	12817	4153	143	1	—	—	—	2	6	—	—	—	—	2822	1945	150	37	
Windsor	129	19	4	3	20	4	3225	830	23	—	—	—	—	1	2	—	—	—	—	415	876	20	1	
Westbury	67	4	8	—	12	—	1127	339	12	—	—	—	—	—	—	—	—	—	—	520	130	21	—	
Newport	120	19	5	—	22	—	3285	960	24	—	—	—	—	—	—	—	—	—	—	718	723	10	—	
Total	7104	684	411	135	908	175	113816	41113	999	19	13	10	14	31	1	4	7	8	1	23146	26223	1179	24	
N.B. The other Townships of this County were unsettled at the time the Returns were made.																								

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and in considerable perfection; the breeds estab-
the country are generally well adapted for the dairy,
nt of butter and cheese is annually exported; the
in the Montreal market of from £1 to 1s. per lb.,
to 5d. according to their respective qualities. The
ly trained to the yoke, and are found eminently ser-
vicy and tedious labours incidental to the opening of a
ees are well for working at from £6 5s. to £10 per
team £10 to £17 10s. per pair. *Cows* £4 to £7 each;
proportion. Fat oxen are driven to the Montreal or
and sometimes to Brighton, in Massachusetts. The
eef, on the hoof, is from £1 5s. to £1 10s. per 100 lbs.,
e some of 4 lbs. *Horses* are raised in great numbers,
of a useful breed; they are sold in Montreal and
in the markets of the Northern States, the prices
£20 to £40 or £50 each. *Pork* is an article of which
port from The Eastern Townships, this being a firm
rain is readily brought to market. The price of pork
present 30s. per 100 lbs. Salted pork per barrel of
10s. to £3 15s. for the quality termed "Prime,"
the produce of ordinary sized hogs, the inferior parts
packing. Of *Sheep* the number is annually increas-

than the... they have been long accustomed to the...
practice enables them to use the axe and the grubbing hoe, and to drive
oxen with equal efficiency, while their previous habits of steadiness and
industry generally procure for them a preference with employers. With
economy, a labourer may lay by from the produce of his work during
the first year or eighteen months, a sum sufficient to make the first
payment required on the purchase of 50 to 100 acres of land, and to
procure a supply of provisions for the support of himself and his family,
while employed in making the first clearing and building a log house.
His next object is, at the proper season, to sow in part with grain, and
the remainder in potatoes, Indian corn, turnips, beans, &c. from 2 to 4
or 5 acres of his land. Should his stock of money be yet unexhausted,
he proceeds to clear and bring under cultivation, a further extent in the
same season, otherwise he accepts employment from the seed time until
harvest from some neighbouring farmer, earning wages sufficient during
that time, to carry him in great part through the ensuing winter, while
at work again on his own land. This is the beginning of most of the
settlers of the Eastern Townships, and when followed up with industry
and economy, has invariably produced a comfortable independence,
while in some cases, very large properties have been acquired.

The person of capital, who has the means of proceeding at once to
bring into cultivation a considerable extent of wild land, may readily
meet with contractors for felling the timber, burning it, clearing and
fencing the land, and even for sowing the first seed at rates varying ac-
cording to the state of the land, the size and quantity of timber covering
it, and the season which may be more or less favourable for the work.
The average expense of clearing is 10 dollars or £2 10s. currency per
acre, which, if the timber is hardwood, as maple, beech, birch, elm, or
ash, is fully repaid by the produce of the ashes, formed in burning it.
These are collected and leached in tubs or troughs, on the ground, and
the lye is afterwards boiled in iron kettles until the water which it
contains is evaporated, when the residuum, termed in the country "black
salts" is disposed of to the country merchants, to be manufactured into
merchandise pot or pearl ash. An acre of land produces from 10
to 300 hundred bushels of ashes, according to the timber which con-
tains; 20 bushels of ashes yield 1 cwt. of black salts, of which 27
30 cwt. are required to make a ton of pot or pearl ash. The price given
to the settler for black salts has been 12s. 6d. per cwt. but it will prob-
ably increase with the price of the merchantable ashes.

The first buildings erected in new settlements, are usually of rough
logs, which form a substantial lodging with little expense; they are soon
put together, and may be contracted for at all prices from £5 upwards,
according to their dimensions and the finishing required. Boards and
planks are employed in the interior, and are usually to be procured in
the neighbourhood, as there are saw mills in all parts of the country.
Spruce and pine boards half-inch to one inch thick, are sold from 6 to
16 dollars, (£1 10s. to £4) per 1000, superficial feet. Plank 8 to 16
dollars (£2 to £4) per 1000 superficial feet.

*To Emigrants who are proceeding by way of New York to His Majesty's
Provinces of Canada.* New York, 16th March, 1835.
In consequence of a change in the truly liberal course heretofore
adopted at this Port, in permitting without unpacking or payment of
duty of the personal baggage, household, and farming utensils of emi-
grants landing here to pass in transit through this State to His Majesty's
Provinces, upon evidence being furnished of the fact, and that such
packages alone contained articles of the foregoing description, I deem
it my duty to make known that all articles arriving at this Port accom-
panying emigrants in transit to Canada, will be subject to the same
inspection as if to remain in the United States and pay the duties to
which the same are subjected. I think it proper to mention, that all
articles suited to new settlers, are to be had in Canada on better terms
than they can be brought out—and such as are adapted to the country,
JAS. BUCHANAN, Consul.

acted from the General Statistical Returns of **Lower Canada**, laid before the Legislature.

Municipalities	Tobacco	Other Manufactories	PRODUCE, (Bushels.)							STOCK.				EDUCATION		
			Wheat	Oats	Barley	Pease	Rye	Indian Corn	Back Wheat	Potatoes	Cattle	Horses	Sheep	Hogs	Schools	Scholars
—	4	1	2140	1247	112	313	2955	3395	163	24003	184	178	1836	430	8	284
—	1	—	957	1203	69	34	1000	747	7	13990	610	60	1095	140	2	48
—	—	—	286	78	135	30	242	583	8	1721	103	13	76	43	2	58
—	—	—	233	40	40	—	90	88	—	540	47	2	55	—	—	—
—	2	—	1756	575	15	129	1354	4403	84	14705	597	50	679	261	5	192
2	2	1	2868	3083	35	451	3398	7052	233	33566	1432	200	1974	721	4	110
1	1	—	2507	1470	45	612	1253	7716	395	22875	1327	222	1654	752	6	196
4	10	2	10637	7751	411	1580	11192	22284	971	111400	5132	715	7373	2347	27	862
1	3	—	5758	7797	91	1090	1493	10268	207	53060	2425	423	3654	1338	14	559
6	—	1	8824	10700	996	1610	2923	9283	—	10895	2401	366	4178	2094	17	668
—	—	—	233	40	40	—	96	265	—	1700	66	—	26	37	—	—
—	10	—	12763	30792	674	3301	2912	20940	25	196556	6291	1209	8794	4016	33	1179
—	1	4	3113	2415	20	560	2445	3709	23	3291	1538	248	2564	860	8	324
2	4	7	2189	3034	106	28	1716	5721	571	27194	1006	166	1370	778	6	199
10	21	12	32865	53778	1827	6343	15585	50166	816	412096	13917	2407	20584	9323	78	3017
1	1	—	4211	5722	473	425	2218	1373	37	36720	1534	250	2349	673	6	220
4	3	1	5425	5913	296	639	2071	5166	35	40180	1638	340	2584	1298	10	312
—	—	—	2768	3786	63	292	1130	2805	38	34593	1000	256	1288	662	5	265
—	—	—	1144	1273	73	137	234	456	8	8890	229	49	497	137	2	40
—	—	—	369	274	—	58	97	51	—	3100	103	13	147	—	—	—
—	1	—	950	470	14	75	269	265	223	7080	280	29	364	132	—	—
—	—	—	135	335	—	28	73	118	20	3890	66	50	5	52	—	—
—	—	—	749	1525	—	10	828	1400	—	9190	286	60	421	181	3	96
2	2	—	3122	3961	64	293	2297	2515	20	38236	1140	219	1634	821	6	248
—	—	—	2822	1945	150	373	459	1757	—	23470	946	154	1319	677	6	188
—	—	—	415	876	20	1	255	978	—	6750	255	22	255	142	1	35
—	—	—	528	130	21	20	130	130	—	660	66	8	119	47	—	—
—	—	—	718	723	10	69	444	162	—	5400	220	28	330	95	—	—
7	8	1	23146	26223	1179	2410	10644	17244	381	227749	8100	1478	10982	5031	39	1394

