



THE CANADA COMPANY,

HAVING had many inquiries from various parts of British North America, upon the thriving TOWN OF GUELPH, and the WELLINGTON DISTRICT, of which it is the District Town, have been induced to print the following Memorandum—which will, it is hoped, prove useful and interesting to those who may contemplate settling in Canada West, as it is furnished by a very intelligent and experienced Gentleman and Magistrate, long resident in Guelph.

PRICE OF IMPROVED FARMS,

Very much according to *quality*, situation, and other circumstances. The average price of *unimproved* Land is \$5 per acre; Improved Land, \$14 to \$16 per acre. The Buildings on a Farm are invariably sold at a sacrifice, although there may be few respectable Settlers possessed of means disposed to sell on any terms, especially at bare value, or at a loss to themselves, there would be no great difficulty in purchasing Improved properties at a price advantageous to a class of Settlers who cannot, on first coming to Canada, contend with wild lands in remote situations from, old settlements, and the thousand little comforts of a good neighbourhood, and a Town well supplied with every necessary of life.

THE KINDS OF PRODUCE.

The kinds of produce are Wheat, Barley, Peas, Potatoes, Rye, all the Grasses, including Clover, Turnips (very fine), Cattle Beet, and Linseed. Some seasons, the early kinds of Indian Corn do very well. Cattle, Pigs, and Poultry are reared in abundance; and Sheep of improved breeds are rapidly on the increase here. Butchers from long distances now visit Guelph to purchase for the large Towns on the Lake Shore. Orchards and Gardens do well.

WAGES.

Average of Agricultural Labourers, £20 per annum; if able-bodied men, such are boarded in the house; Day Labourers (now), 2s. 6d. per diem; Day or Week Labourers in Hay or Harvest Work, 3s. 9d. to 5s. per day; Boys and Girls, under fourteen years of age, \$3 per month, which increased with age up to \$4 per month. Wages continue high, and will do, as it is found so profitable for a parent to avail himself of the services of his children on land or in trades, and little or no capital is needed to learn your son a trade, or to become a farmer on your own account.

CROPS.

Their character and yield vary with the seasons, but as the Land is as good as any in the Province, a good season gives to the judicious Farmer an ample return, and, so far as I know or hear, our Crops are as abundant as in any other part of Canada. The extraordinary deep snow of this last winter has damaged the Fall Wheat for the first time during my sojourn here. Our Clover, Turnips, and Potatoes are in great perfection; Peas of all kinds grow here most luxuriantly and yield abundantly. Everywhere rich pastures may be made by ordinary care and means. Our Cattle are very fine, and rapidly improving under the influence of the Agricultural Society here. Butter and Cheese may be made to any extent. Pigs are greatly improving in breed, and where fed on Barley and Peas, produce as fine meat as I ever saw or tasted in England. Sheep are becoming numerous, and are found to pay well. It is to be regretted that Hemp, which would come to perfection on many Farms here, and be highly profitable to the Grower, the Merchant, and Colony, is utterly neglected. The same may be said of Flax and of Hops. If the Canadian Farmer was half as much pressed and pinched to hold his Farm and avoid utter ruin, as is nearly everywhere experienced in the Old Country, I fancy less neglect of every improvement would characterize the Canadian Yeomen.

CLIMATE.

Of course, we would say, that our winters are too long, but they are much shorter and milder than in Lower Canada, nor have we usually more sleighing than is absolutely required to convey produce to Market. As regards the salubrity of the climate, I can at once answer that there is no spot better for health, no agues or fevers, and very little disease of any kind beyond those brought on by excesses. This neighbourhood has restored to good health many sickly persons who have removed from the Old Country, as well as from many of the Districts bordering on the Lakes, and unhealthy parts of the Union. The soil and substratum are well adapted to insure a healthy state of the air. We are extremely well supplied with excellent Water, which is readily found a few feet below the surface. Springs are numerous. Our Lands are neither billiy of flat, but ever varying in nice undulating order. The Wild Land is mostly timbered by Hard Wood. Pulmonary consumption, and the various forms of scrofulous complaints, are very rarely met with here, and those who bring the ailments in their early stages with them, soon lose them altogether. This fact can be attested by every medical man in Guelph.

SOCIETY.

Decidedly good for Old Countrymen—1st, because we have many here who are well bred and well educated—2nd, because we are nearly all (with half a dozen exceptions) Old Countrymen—3rd, we have feelings, views, affections, and habits that harmonize with the glorious trio of *Guelph, Wellington, and Waterloo*. Even the streets of our Town are so named as bring daily to our minds the most renowned Counties, Cities, and Towns of our Father Land—Lastly, so many old friends have met here together as to banish from our recollections at times that we were ever transplanted. A *Master* is still a *Master* with us, and a *Servant* is a *Servant* still, and not a "*Help*." Guelph is truly a British Settlement, and it is evident the present generation here will not suffer it to be anything else during its allotted time. We have Cattle and Agricultural Exhibitions or Shows of all kinds; Cricket Clubs, Horse Racing, Racket Court, Billiard Table, Whist Club, a Band of Music, and Taverns conducted in accordance with British habits and customs. It should be observed, under this head, that at our last Spring Assizes we had not a criminal to punish, and no business has yet been done within our District under the Bankrupt Act.

POPULATION.

Guelph Township contains about 3600 inhabitants—all the surrounding Townships have been longer settled than Guelph, and nearly all as well settled. Every year augments our numbers; and numerous as new houses are in this Town, we find some inconvenience in providing habitations for all the new comers.

PROSPECTS.

The past of Guelph has been one steady uniform course of prosperity to all who seek it, and the prospect by no means forbids a continuance of improvement; large new Mills are going up very near us; and every year we have an improved set of Settlers coming in, with skill and capital superior to those who induced them to come and join them. As it regards our Town, it may be said to have realized fully the expectations and wishes of its first projector, being now the Capital of the largest District in the Province, which, by a recent Proclamation, has been so much enlarged as to extend from within 15 miles of Lake Ontario to Owen's Sound. Last year a new Flouring Mill was erected, which is the third here, and forthwith another is about to be built and worked by a respectable party. A new Carding Mill is just finished, and an Iron Foundry is to be commenced. Various new Stores and Manufactories are every year added to the Town, and a large business is being done on cautious, safe principles. Guelph supports two Bank Agencies, and Cash is paid for all kinds of Produce. Hamilton at present receives the extensive benefit of receiving from and supplying this Town; but, should the projected Railroad from Toronto Westward traverse Guelph, that City would at once command our business, canal tolls, &c., making the change desirable and profitable to ourselves.

PROVISIONS.

All the necessaries and real comforts of life are here to be found in abundance, at a very moderate rate—cheaper, of course, than in the large towns of the Province, but still in ordinary times remunerating the producer. We have now a great excess of Produce, and several thousand barrels of Flour are yearly branded for exportation. Large quantities of Whiskey and Oatmeal; Pork and Beef, are annually sent down the Lake, via Hamilton. The prosperous Villages of Fergus and Elora, a few miles in rear of us, are now exporting several hundred barrels of Flour, Whiskey, Pork, and Oatmeal, through this Town and Hamilton. This is the first year in Foreign Flour Trade.

PLACES OF WORSHIP.

The Church of England, the Romish Church, the Scotch Church, the Independents or Congregationalists, the British and Canadian Methodists, and Baptists, have all their respective places of worship in this Town. We have no religious feuds here, no Mormons, no Millerites! We have a good General Circulating Library, well supported. Temperance gains ground here daily. A Bible Society exists; and Ministers of the several denominations reside in Guelph. Schools abound in the Township, and the District Grammar School is in our Town.

STORES OR SHOPS.

We have several Stores, selling the usual variety of a Country Merchant, and at prices very little in advance upon those of the nearest Port. All sorts of British and Foreign fabrics and produce may be met with in Guelph. New Stores opening every few months. Many of these Stores take in produce for goods, and some pay cash for all sorts of produce. Luxuries of nearly all kinds are to be found in the Stores. It has recently been ascertained, from indisputable evidence, that the value of Dry Goods, Groceries, Ironmongery, and Crockery, brought into this Town annually by its present Storekeepers, amounts to the sum of \$22,500 Currency. The Farmers' purchases, when below with produce, cannot be known, but must be large altogether.

MECHANICS.

This class is numerous in all ordinary trades, and are always coming in, but all who are worthy do well and acquire property. The charges of Mechanics are almost twice as much as are paid in England to a similar class of artisans. I know of none out of employment, nor a person near me in want of the necessaries of life. Our mechanics, generally speaking, are a sober, industrious, and well behaved set of men.

DISTANCE FROM PORTS AND OTHER MARKETS.

Our Home Market is very considerable, an extensive trade is carried on in the back Townships now settling, and Bakers and Millers buy largely for cash; the Distilleries and Breweries take off a large quantity of produce; the remainder of our produce is disposed of as above under the head "*Produce*." Hamilton Wharf is about 23 miles from Guelph. Wellington Square about the same distance.

HOUSE RENT.

We keep up here the order of things observed and practised in the country parts of the United Kingdom from which we came, hence no large rents are either asked or given. Perhaps it may be said a man had better hire in Gulph than build, still, as all careful men are money getters, we have many providing their own dwellings, and yearly making some additions of convenience or comforts thereto.

OUR TAXES.

In the United States they would be well understood by saying the amount is not more than one-third, or at most one half what the Taxes are in the Union, 1½d. in the pound on Assessed Property, and 1d. per acre on Wild Land per annum, is the amount of all that is paid here. It will be gratifying to those long resident in the Union, to be informed (what nearly all men like very much,) that the Taxes are imposed by those having to pay them, through their own representatives in the new District Councils, and were any inducements necessary to Old Countrymen settled in the States, to come to Canada, my *main means* would consist in informing them of the very altered state of Canada, as regards Responsible Government and Municipal Councils. Our new District Buildings and School Houses are all finished, and as the public debt is not large, our yearly surplus revenue will enable the Council, at no very distant period, to remove the extra taxation now imposed, leaving an amount to pay yearly far less than is known in any country in the world.

COST OF TRANSPORTATION by the Navigable Waters, and afterwards by Land, to the Company's Settlements.

The cost of Conveyance by Steamboats varies slightly each year—but the following rates of Passage will be found to be sufficiently correct:—

From Montreal to Toronto	Cabin, £	Steerage £
From Montreal to Hamilton	"	"
From Toronto to Hamilton	"	"
From Kingston to Toronto	"	"
From Rochester to Toronto	"	"
From Lewiston to Toronto	"	"

Land Carriage, that is the hire of a Team of two Horses, Waggon and Driver, which will take 18 cwt. of load, may generally be reckoned at 8d. per mile to the journey's end,—supposing the Team to come back empty; cheaper land travelling than this can, however, often be obtained by making a bargain.

COMMUNICATIONS WITH THE UNITED STATES.

Steamers ply daily from Lewiston, Queenston, and Niagara, to Toronto and Hamilton, distant 40 miles. There are two Steamers plying three times a week from Rochester to Toronto, Kingston and Hamilton. The distance, by Railway, from Buffalo to Lewiston, is 90 miles. The Steam-boat *Kent*, will leave Buffalo every Tuesday and Friday Evening, at half-past Six o'clock, for Port Stanley, touching all Ports on the Canada shore, in connection with the Steamer *Brantford*, of Dunnville to Brantford. Leaves Port Stanley every Monday and Thursday morning, at half-past Eight o'clock for Buffalo. This route affords an easy and cheap access to the Gore, Brock, London and Western Districts.—Stages to and from the Boat at Port Stanley for London. A Steamer plies between Buffalo and Chippewa, from whence there is a Railway to Queenston.

Distance from Hamilton to Guelph, thirty miles; two Stages and a Post pass to and from daily.

NOTE.—The prices given are in Halifax Currency, of which \$1 or 5s. is equal to 8s. York or 4s. Sterling.

☞ A Map of the Town of Guelph may be seen at the Office of the Canada Company, and at DR. ALLING'S, Guelph.

CANADA COMPANY'S OFFICE,
Frederick Street, Toronto, 1st July, 1845.