

INFORMATION

RESPECTING

THE EASTERN TOWNSHIPS

OF

LOWER CANADA,

IN WHICH

The British American Land Company

INTEND TO COMMENCE OPERATIONS

FOR THE

SALE AND SETTLEMENT OF LANDS,

IN THE ENSUING SPRING.

3rd DECEMBER, 1833.

LONDON :

W. J. RUFFY, PRINTER, 29, BUDGE ROW, WALBROOK.

1833.

"REPRODUCTION A.D. 1962"

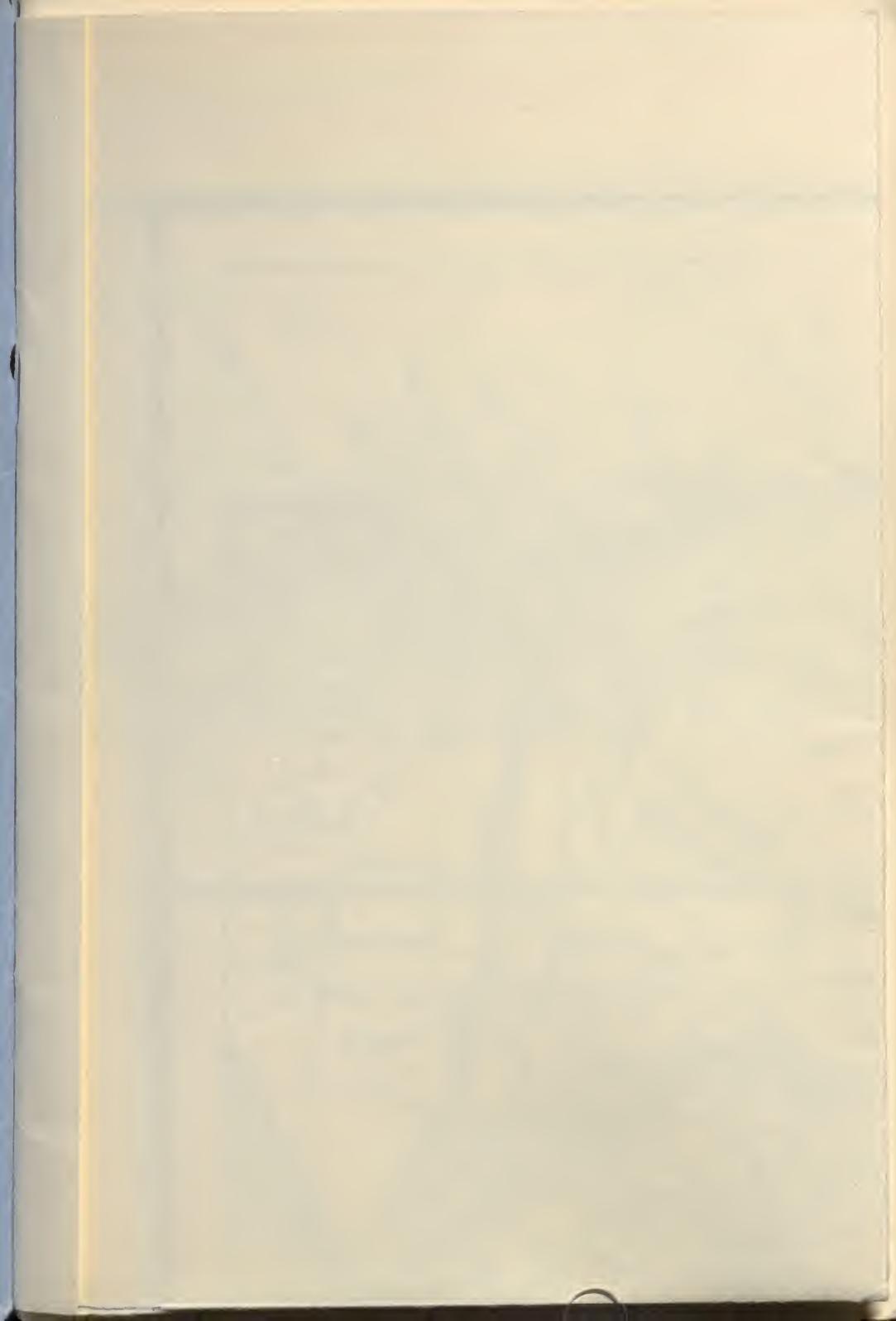


Table of Distances to Upper Canada.

From Quebec to York &c		From Quebec to Bytown &c	
Montreal	180	Montreal	180
Coteau du Lac	43 225	S ^t Eustache	21 201
Cornwall	39 262	S ^t Andrews	24 225
Prescot	48 311	Chatham	3 228
Kingston	68 379	Grenville	12 240
York	171 536	Petite Nation	30 270
Welland Canal about	40 596	Bytown	33 303
Thro' the Canal	42 638	Kingston thro' the	135 489
Sandwich by Lake Erie	240 978	Rideau Canal	
Fort Gratiot about	60 438	Route from Quebec to Kingston	379
Gooderich	70 468	by the S ^t Lawrence	

Table of Distances to the Eastern Townships.
The first column shows the distance from one place to another, the second the whole distance from the place of departure.

From Quebec	From Three Rivers	From Montreal
S ^t Nicholas 6	Nicolet 10	Chambly 19
Leeds 27 33	S ^t Antoine 12 22	S ^t Cesaire 15 33
Ireland 17 50	Drummondville 22 44	Abbotsford 6 39
Dudswell 35 85	Melbourne Richmond 22 68	Granby 9 48
Eaton 20 103	Sherbrooke 27 95	Shefford 14 62
Clyton 10 115	Lennoxville 3 98	Georgeville 29 91
Hersford 17 132	Compton 10 108	Stanstead 13 104
	Halley 7 115	
Route to Richmond	Stanstead 14 125	Route to Richmond
Ireland as above 50		Shefford as above 62
Richmond 50 100	Route up the S ^t Francis	Richmond 30 92
	Lennoxville as above 98	
Route to Sherbrooke	Westbury 5 103	Route to Lennoxville
Dudswell as above 85	Dudswell 12 115	Shefford as above 62
Lennoxville 11 102	Weedon 10 125	Outlet Village 18 80
Sherbrooke 3 103		Lennoxville 20 100

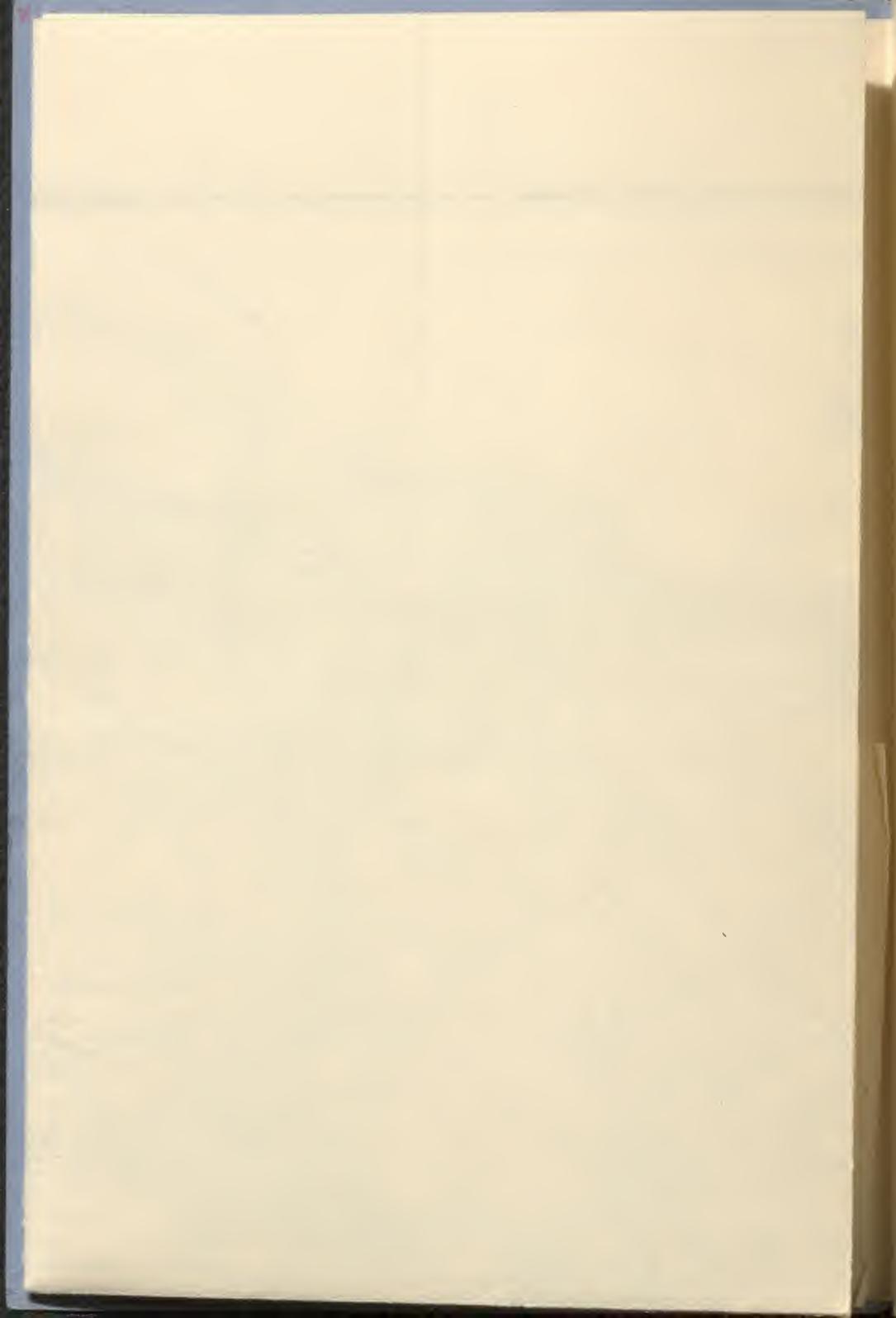
From New York

	110	Route by Burlington &c	
Albany	69	Whitehall as before	209
Whitehall	150	Burlington	254
Thro Lake Champlain to S ^t Johns L C.	20	Cambridge	264
Farnham	35	Craftsbury	320
Georgeville	13	Derby	372
Stanstead		Stanstead	378



MAP OF THE EASTERN TOWNSHIPS OF LOWER CANADA.

Lithographed & Printed by Dean & Mandy Threadneedle S^t Lond.



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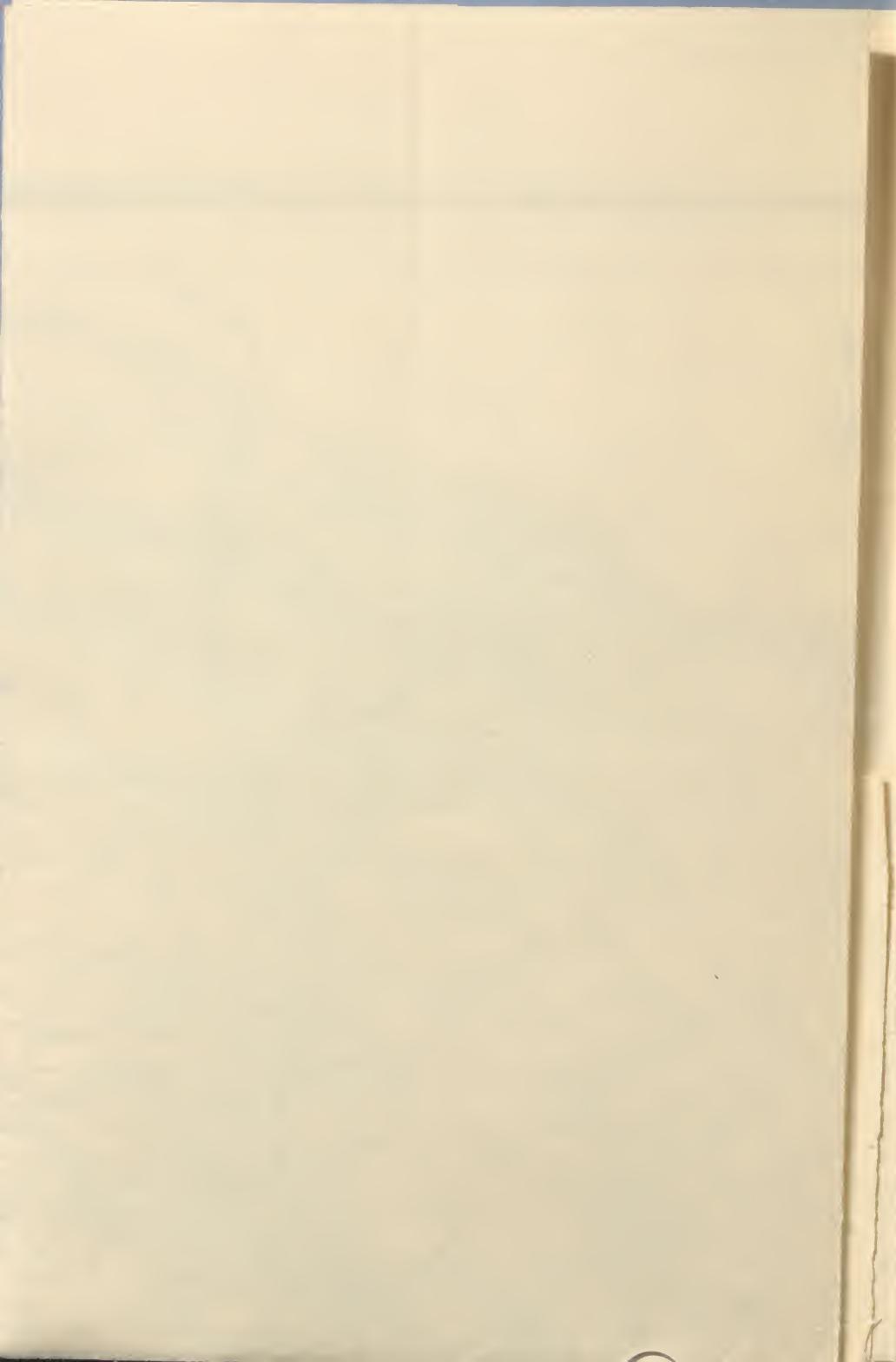
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British American Land Company.

OFFICE, No. 1, FREEMAN'S COURT, CORNHILL.

DIRECTORS.

GEORGE RICHARD ROBINSON, Esq. M.P. *Governor.*

NATHANIEL GOULD, Esq. *Deputy Governor.*

PATRICK MAXWELL STEWART, Esq. M.P.

JOHN P. BOILEAU, JUN. Esq.

WILLIAM PETRIE CRAUFURD, Esq.

ALEXANDER GILLESPIE, JUN. Esq.

WILLIAM INGLIS, Esq.

JOHN KIRKLAND, Esq.

EDWARD WHEELER MILLS, Esq.

JOHN SHUTER, Esq.

LEWIS STRIDE, Esq.

JAMES WILSON, Esq.

AUDITORS.

ROBERT CARTER, Esq.

GEORGE WILDES, Esq.

THE BRITISH AMERICAN LAND COMPANY.

HIS Majesty's Government having agreed to sell to The British American Land Company the Crown Reserves and other Crown Lands in the Southern Counties of **STANSTEAD**, **SHEFFORD**, and **SHERBROOKE**, in **THE EASTERN TOWNSHIPS OF LOWER CANADA**, the Company is in progress of making arrangements for commencing the sale and settlement of the same in the ensuing Spring.

Ist. CROWN RESERVES AND SURVEYED CROWN LANDS.

About 251,000 acres, situated in the Counties of SHEFFORD, STANSTEAD, and SHERBROOKE.

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 mills, shops, schools, and churches, are exceedingly eligible for settlement. In many of The Townships, several of these lots lie together, so that Settlers and Emigrants may purchase larger farms from 400 to upwards of 1000 acres in extent.

II^d. THE ST. FRANCIS TERRITORY,

Containing about 596,000 acres, in the County of SHERBROOKE.

This large tract of land is comprised in the Townships of Garthby, Stratford, Whitton, Weedon, Lingwick, Adstock, Bury, Hampden, Marston, Ditton, Chesham, Emberton, and Hereford, and is situated between the upper waters of the

St. Francis and Lake Megantic. A letter from the Colonial Office to the Directors, respecting it, states as follows :—“ The land being unsurveyed, and the extent of it so considerable, the knowledge of its qualities must be very imperfect, but the Governor of Lower Canada reports that there is reason to believe that it is very valuable land, and particularly favourable to settlement.” A Report from the Commissioner of Crown Lands in Lower Canada, to His Excellency Lord Aylmer, the Governor, also states as follows :—“ Following the course of the St. Francis from the junction of this stream, (a stream falling into the lower part of Lake St. Francis,) we find more than thirty miles of almost still water, navigable for large boats, and passing through a most magnificent country. The continuation of the river would afford conveyance to light boats, but it is at present much obstructed for the remainder of its course down to Sherbrooke. Nothing can equal the beauty of the upper part of the St. Francis, and the country is of great promise.”

By the agreement between His Majesty's Government and the Company, upwards of £50,000 of the purchase-money to be paid by the latter, are to be expended on public works and improvements in that part of the province in which the lands sold to them are situated. The public works and improvements are, high-roads, bridges, canals, market-houses, school-houses, churches, and parsonage-houses, and any other works undertaken and calculated for the common use and benefit of His Majesty's subjects.

A Prospectus of the intended operations of the Company will shortly be issued ; in the meantime the following extracts, from official and other documents, relative to the country, are given for the information of the Proprietors.

Extract of a Despatch from Lord Aylmer, Governor in Chief of Lower Canada, to Lord 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 Custom 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, he (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 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 expence 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 Bouchette, the Surveyor-General of Lower Canada, published in London, 1831.

Vol. 1, page 307.

“RESUMING the subject of *The Eastern Townships*, it will be found that, in the tract of country known by that name, 98 whole Townships and parts of Townships have been, at different times, laid out and subdivided 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. Very few, if any, of the Townships thus surveyed, can be said to be wholly destitute of settlers, although, by far the greater number present but unconnected and partial settlements, thinly scattered over the country. The Townships most settled are Ascot, Eaton, Compton, Hatley, Stanstead,

Barnston, Barford, Potton, Sutton, Dunham, Stanbridge, Farnham, Brome, Bolton, Orford, Stukely, and Shefford, which form the mass of Townships on the frontier of the Province, about Lake Memphramagog and the forks of the St. Francis. On Craig's road, the Townships of Ireland, Leeds, and Inverness, are the most populous and improved; and, on the St. Francis, Shipton, Melbourne, Wickham, Grantham, and Upton.

* * * * *

“ Labouring under the weighty disadvantage of the want of good and convenient roads communicating with the principal market-towns of the Province, the prosperity of The Eastern Townships can only be attributed to the enterprise, industry, and perseverance of the inhabitants, who, considering merely the mildness of the climate, the advantages of the soil, and the locality, boldly entered the wilderness originally, and have now the gratification of seeing around them, corn fields of unrivalled luxuriance, thriving farms, and flourishing villages.

* * * * *

“ 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 agriculture system has the advantage of the Canadian, is, we believe, generally admitted, and to this, the superior produce of the Township lands seem 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 and linens, 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.”

Copy of a Letter to the Directors of the British American Land Company, from a Committee nominated at a Public Meeting of the Inhabitants of the County of Sherbrooke, held at Lennoxville in The Eastern Townships.

Sherbrooke, 20th October, 1832.

GENTLEMEN,

THE undersigned Committee, nominated at a Meeting of Delegates, from the several Townships in the County of Sherbrooke, held at Lennoxville, on the 15th instant, have great pleasure in transmitting to you the Copy of three Resolutions unanimously adopted at that Meeting, conveying the assurance of the cordial co-operation and support of the inhabitants of this County, in effecting the great and interesting object contemplated by the British American Land Company.

The Committee entertain no doubt that the deep and anxious interest for the success of the Company, of which they are charged to convey the expression on the part of the people of this county, is universally and equally felt throughout the extensive District of St. Francis, being founded on the conviction that the measure which will produce advantage to the Company must be equally beneficial to the Townships and to the Province at large.

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.

We have the honour to be, &c.

Signed, { SHUBAEL PIERCE,
J. C. GILLMAN,
E. BACON,
JOHN LIBOURVEAU,
THOMAS GORDON.

*Extract of a Letter from David Chisholm, Esq. Justice of Peace,
Clerk for the District of Three Rivers, dated, Three
Rivers 28th September 1832.*

“ I TRUST 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. I ought to have mentioned, that while we have from this town to the other side of the St. Lawrence, a fine team ferry-boat constantly plying, a magnificent bridge is now rearing its stately arches across the St. Maurice, thus completing the communication by land from Quebec upwards.”

*Extract from 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 farm labourers and mechanics are much in 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.

Q. What route should Emigrants from this country, by the way of Quebec, Three Rivers, and Montreal, take for the Townships, and what are the means of conveyance by stage or otherwise, and at what fares? The same query supposing them to go by the way of New York.

A. Emigrants should ship for, or land at, Quebec. From thence by steam-boat to Three Rivers. From thence by land up the St. Francis, if in that direction, to Sherbrooke. No difficulty could occur on account of transportation. Stages run three times a week from Three Rivers to Sherbrooke and Lennoxville, 90 miles; Stanstead, 120 miles;—fares 20s. and 25s. currency; freights, 3s. 9d. per cwt. From New York the route is up the Hudson, and through Lake Champlain, by steam-boat, to St. John's, Lower Canada, and thence across the country to the Townships; or Emigrants may go on to Montreal, between which and Stanstead a stage coach runs twice a week. Or, the shorter way would be to leave Lake Champlain at Burlington, Vermont, thence by land to Stanstead, 100 miles; there are good roads and stages and teams at all times.

Q. What is the mode of cropping on new lands, and have the old farmers adopted any system of rotation of crops, and what, in your opinion, would be the most advisable course, in this respect, for a new settler to adopt?

A. 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 May; otherwise Indian corn, potatoes, or oats. The usual practice is to take two or three crops of wheat, and put 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 adviseable. 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 adviseable 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 salts, (pot-ash 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.

Q. About what time generally do the Spring operations of the Farmer commence, and in what order and about what time does he sow the various portions of his crop? Supposing Emigrants to arrive in the Townships not later than the 31st of May, would they be able to plant potatoes or other crop for which land does not require much previous preparation, and garden stuffs for their supply during the summer and ensuing winter?

A. 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. Upon new lands Emigrants could not get a crop first year, arriving 31st May. On old lands they might get Indian Corn, Potatoes, and Oats, as also garden stuffs.

Q. What is the general aspect of the Winter, and what are the Winter avocations of husbandry?

A. 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 of 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 New York or Upper Canada.

Q. What grain productions are raised, and what are the best crops, and what the quantity raised per acre in the Townships?

A. Wheat, Indian corn, rye, oats, barley, pease, beans, and potatoes, are easily raised. Of wheat I suppose 20 bushels the acre a fair crop. Indian corn 30; oats 50; potatoes 200. The price of wheat is from 5s. to 7s. 6d. Indian corn 3s. 4d. to 5s. rye 3s. to 4s. oats 1s. 3d. to 2s. potatoes 10d. to 1s. 8d. currency, per bushel.

Q. What are the prices at present of farm stocking, such as horses, cows, &c. and of implements of husbandry, such as ploughs, waggons, &c.

A. Good farm horses are worth from £7 10s. to £15. Oxen the pair, same price. Cows from £2 10s. to £6 5s. Ploughs £2 10s. to £3 10s. Ox carts £7 10s. to £10. Waggons £7 10s. to £15.

Q. What is the quantity of pot or pearl ashes made in the Townships?

A. There are about 3000 casks of pot and pearl ashes manufactured annually in the Townships.

Q. Is any lard made?

A. A very little for market, mostly consumed in the country.

Q. Are there much butter and cheese made, and of what qualities? Do they keep, at what prices are they sold on the spot, and at what prices in Quebec and Montreal, and United States markets?

A. The quantities of butter and cheese manufactured for market are small, each family generally making its own. The price of butter in the Townships is from 6d. to 9d., cheese from 4d. to 6d., and about the same in market. The articles are generally of a good quality; there can be no reason why they should not, eventually, be made for exportation to a great extent.

Q. What grass or other agricultural seeds could be ripened, so as to become articles of export ?

A. Red clover and timothy, to any extent.

Q. Are there, in your opinion, any productions of the Lower Province which are likely to become exportable articles, or which might be made so by protective duties ?

A. I know of no good reason why most agricultural productions should not, eventually, be exported from Lower Canada to a very great extent. The article of hemp may certainly be grown there to an unlimited extent, and, with proper protection, it would, no doubt, soon become an article of export.

Q. Is the manufacture of maple sugar followed up to any, and to what extent ?

A. Maple sugar is manufactured by every farmer in the country, to the extent of from 200 to 2000 pounds annually.

Q. Game and fish—what kinds are found, and are they plentiful ?

A. Salmon are plenty in the season, say July, August, and September. Plenty of black bass, trout, pike, pickerel, and maskinonge. Many families are well supplied in the neighbourhood of the rivers and lakes, and new settlers especially find a great help from this source. Abundance of moose deer, bears, rabbits, partridges, water fowl, &c.

Q. What may be about the present expense of having produce &c. conveyed from and to Quebec and Montreal, and Stanstead, or its vicinity, and how much do you think such expense would be lessened if improvements were effected ?

A. From Stanstead to and from Montreal the usual price of freight is £5. per ton each way ; from Lennoxville or Sherbrooke to Three Rivers or Sorel, it will average about £3 15s. per ton each way. Were improvements made in the water communication, from £1 5s. to £2. would pay all expenses to Montreal or Quebec.

Q. Whether the communications with the United States are easy, and whether any markets for cattle or produce of The Townships are found in the United States, and where ; as also if the

present advantages of markets for produce, &c. are found in Canada or the United States.

A. The communications with New Hampshire and Vermont are tolerably good and easy, and would be much improved by the completion of the leading roads. There are a few good horses taken from the Townships to Boston and other towns in the United States, but our principal markets for cattle and produce are Quebec and Montreal; these are our best and only markets to any extent.

A good deal of skins, such as marten, mink, fox, bear, &c. are annually sold to persons from the States, who enter the Townships to purchase, say to the amount of ten thousand skins annually.

Q. Can you give any information on the present state of the River St. Francis, and its creeks, and the other waters of the Townships, particularly in Sherbrooke?

A. The River St. Francis is now navigable for a certain description of flat bottomed boats, carrying from four to ten tons, and for canoes to its head, Lake St. Francis. There is an abundance of water in this river were it improved to enable steam boats to run its whole distance. There are no navigable streams emptying into the St. Francis below Windsor: here there is a small river running about 20 miles, navigable nearly its whole length for small boats. At Sherbrooke the River Magog empties itself, and is navigable 20 miles into Lake Memphramagog. This lake is about 35 miles long extending into Vermont, and is navigable for ships of 500 tons. The Massawippi, emptying at Lennoxville, is navigable for boats 30 miles to Stanstead, through Lake Tomefobi. Neither of the latter streams are closed by frost. Above Lennoxville there are some considerable rivers empty into the St. Francis, but they are not at present navigable to any extent.

Q. About how many schools or establishments for education are there in the County of Sherbrooke, and how are they supported?

A. There are in the County of Sherbrooke about seventy primary or elementary schools, and two high schools, one at Sherbrooke, the other at Shipton. The elementary schools are principally supported by legislative grants,—£20 per annum to each school, and the high schools partly in the same manner.

Q. In what particular and essential points do the laws of property and society in the Townships differ from the Upper Province?

A. I know of no essential difference in these respects, 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 us upon a safe footing with respect to titles.

Q. The Registry Offices for the recording of conveyances—what are the record fees?

A. Conveyances are registered within the county in which the lands are situated, the fee for which is, not exceeding 600 words, 2s.; and for every 100 words over, 6d. From this office you obtain 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 sureties, in the sum of £4000 for the faithful discharge of the duties of his office.

Q. Are there any imposts, taxes, charges, rates, statute labour or duties, road tolls, school cess, church rates or collections of any kind or description whatever, upon property, land, or persons, in The Townships?

A. 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, we have, within the Townships, no tax, rate, or charge of any description whatever, either upon real or personal property. What we do of a public nature is wholly voluntary and of free will.

Q. What do you consider the advantages which may be held out to Emigrants, with fairness and candour, to induce them to stay and settle in The Townships?

A. 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.

Extracted from the Daily Newspapers.



THE BRITISH AMERICAN LAND COMPANY.

AT a General Court of Proprietors of THE BRITISH AMERICAN LAND COMPANY, held in the London Tavern, on Tuesday, the 3rd December, 1833, to receive a Report from the Court of Directors, with a Memorandum of Agreement, containing the terms arranged with His Majesty's Government for the sale of certain lands in **THE EASTERN TOWNSHIPS of LOWER CANADA** to the Company, and to decide on the same; and also to fill up one vacancy in the Direction;

NATHANIEL GOULD, Esq., Deputy Governor, in the Chair.

The Chairman in opening the business of the day, said, that in consequence of the absence of the Governor, G. R. ROBINSON, Esq. M.P., the Chair was very inadequately filled. He proceeded to say, that at the last Meeting of the Proprietors, the affairs of the Company were not so brilliant with anticipation as from the honest intentions of its promoters had been expected, and that the Directors were ready to stop the negotiation and sacrifice the outlay already incurred, or still to endeavour to accomplish a purpose full of important results in every view, national, colonial, or individual.

With confidence in the Directors, you empowered them still to endeavour to bring this lengthy and procrastinated negotiation to a favourable issue, trusting that the merits of the plan would in time be appreciated at the Colonial Office, and when either such a favourable change had taken place, or that it was thought advise-

able to put an end to the negotiation, the Proprietors were to be called together.

I have now, said the Chairman, the satisfaction of informing you, that the proceedings, after two years of negociation and delays, are at length brought into such shape as to justify your Directors in accepting the Memorandum of Agreement on the part of the Shareholders, and in recommending it for their adoption. It is to receive a Report embodying this Agreement that you are called together.

The Clerk to the Company then read the Report, from which it appeared that Mr. Secretary Stanley, on behalf of His Majesty's Government, had agreed to sell to the Company, the Crown Reserves and other Crown Lands in the southern counties of Stanstead, Shefford, and Sherbrooke in *The Eastern Townships* of Lower Canada, upon terms which were contained in a Memorandum of Agreement, which the Colonial Secretary was ready to agree to.

The Memorandum of Agreement, which was read, agreed to the sale to the Company of the whole of the unsurveyed lands in the County of Sherbrooke (exclusive of the Territory claimed by the United States) amounting to 596,325 acres; also the Crown Reserves and surveyed Crown Lands in the counties of Sherbrooke, Shefford, and Stanstead, amounting to 251,336 acres, making, in all, 847,661 acres, for one entire sum of £120,000, to be payable by instalments in ten years, with interest at four per cent, one half of the purchase-money to be laid out in improvements and public works in the districts purchased by the Company. His Majesty's Government excepted from the arrangement, any town lots that might now be laid out. The one half of the purchase-money to be laid out on improvements under the sole controul of His Majesty's Government. The Agreement contained other clauses for carrying the bargain into effect.

The Report spoke very favourably of the lands in the surveyed districts, which, from their locality, and vicinity to mills, &c., were exceedingly eligible for settlement. A letter from the Colonial Office to the Company, states "that the Governor of Lower Canada reports, that there is reason to believe that the land is very valu-

able and particularly favorable for settlement," and the Report from the Commissioner of Crown Lands in Lower Canada, to His Excellency Lord Aylmer, the Governor, states that, "following the course of the St. Francis, there were more than thirty miles of water navigable for large boats, and passing through a most magnificent country, and that the country is of great promise." The Directors therefore, recommended the Meeting to sanction the arrangement which they had made with Government.

The Report also stated that the whole of the shares had been taken, and the deposits paid up.

The Chairman then proceeded:—The Report and Memorandum have been read to you, the Agreement being, in a few words, for 847,661 acres, at a lump sum of £120,000; of which £44,008 is to be considered the price of the Crown Reserves and surveyed Lands, and £75,992 of the unsurveyed block. Perhaps, said he, it may have been thought that for projects so national and so valuable, His Majesty's Government would have been disposed to more liberal terms; but the Directors consider that there is in the Agreement enough to accomplish all the good contemplated to the Shareholders and the Settler, as well as the Province of Lower Canada, and the Mother Country.

The district of country selected, is in what is called *The Eastern Townships* of the Province of Lower Canada, reported to comprise some of the finest scenery and most healthy climate of America: where bilious and intermittent fevers and agues are unknown, and which even the cholera did not enter, with which the Canadas were so severely afflicted. The soil, too, is said to be inferior to none in Canada. And although the greater length of its winter may seem to operate against agriculture, its proximity to the grand markets and shipping ports of Montreal and Quebec, gives it a preponderating advantage over more distant localities. In some of its nearest points it is only about 80 or 90 miles from Quebec, 50 or 60 from Montreal, and 90 or 100 from Burlington, on Lake Champlain.

This country has been, hitherto, unknown to the settling Emigrants, (though 900 miles short of some parts to which they resort) by the intervention of a population between it and the River St.

Lawrence, differing in language, laws, manners, and customs from our emigrating population, and who, from certain local and political causes, have been hostile to the introduction of British Settlers.

It is proper to state, that should this agreement be adopted, the Company will go into operation under the fullest sanction of His Majesty's Government ; and that the Governor of Canada will be called upon to accord the full patronage of himself and the Government Authorities in the Province. Already has the Court received the first fruits of Lord Aylmer's good will in the Report of a survey of a part of these lands, in the hope of finding water communications capable of navigation, and the short Report gives reason to hope that such will be found. At the first official notice received of the negociation, his Lordship had suspended all sales in the district till the bargain should be concluded, seeming thereby to have anticipated a greater liberality in the views of His Majesty's Government. Lord Aylmer had, also, himself made a tour of inspection through a part of the district.

In anticipation of the Company going into effect, instructions have already been given to prepare a small stock of provisions in case of any arrival of Emigrants or Settlers.

The Chairman then alluded to the severe illness of Mr. Galt, and his consequent resignation, in feeling terms, and proceeded :—

Gentlemen, this may not, perhaps, be the place to speak of emigration, but, knowing as we do that it is a voluntary movement, and is now flowing in a current that cannot be stopped, but may be directed, it may not be amiss to inform and to endeavour to convince the laborious, patient, and sober sons of Britain intending to emigrate, (for to such only does emigration promise its best rewards) that it is in our own Colonies, under the protection of his own Government, and the religion, laws, and language, to which he has been accustomed from his birth, that he is to look for the greatest hope of success and happiness. Yes, under that protection held out to the encouragement of his industry and the supply of his wants, whether it be shown in the protective and discriminating duties so justly due and so kindly afforded to his labour in the forest and the produce of his agriculture, or in the

minimum of duty laid on the manufactures of his native country, which are still so necessary to his comforts. To such men, the healthy and fertile *Eastern Townships* of Lower Canada, are now about to be opened; and they should know also, that, in respect of freedom from taxation, and liberality of institutions, the British Provinces of America offer advantages far superior to those of the United States.

They should receive with caution, also, some of the tales of high wages in the United States; where, occasionally, we hear of mechanics earning 7s. or 8s. a day, and labourers 4s. or 5s.; whilst at this time, letters from Canada will give for the same 4s. and 5s., and 2s. 6d. and 3s. 6d. The fact is, that the dollar is divided into eight shillings in the State of New York, and into five only in Canada, and, consequently, the real state of wages is the same in both.

Lord Brougham, in his work on *Colonial Policy*, has said in statesman-like style—"In respect to capital taken from the Mother Country to the Colonies, it is not withdrawn from the empire—it continues to support the productive industry of the community, and, besides improving an integral though remote part of the state, it directly employs and maintains part of the home plantation transplanted thither." "May we presume to hope, that the Colonial story of Great Britain will exhibit to future statesmen a useful picture of the advantages which may fairly be expected from just views of provincial Government, *which shall consider the parts* of an empire, however situated, as members of the same political body."

It is, indeed, in this point of view that Colonies ought to be considered, viz. as integral parts of the state—merely as the most distant provinces of its proper territory; and when it is considered that the expense of reaching our North American Colonies is not more than visiting the remote parts of Scotland and Ireland, the truth of the position must be conceded. It is, therefore, fit and proper that full protection should be afforded to our Colonial possessions, as distinguished from foreign countries. This is the policy that not only enabled Great Britain to baffle the united

efforts of Europe to erase her name from the list of nations, but to raise herself superior to them all. And if this policy is firmly continued, we may still exclaim in the words of our national anthem,—

Still more majestic shalt thou rise,
 More dreadful from each foreign stroke ;
 As the rude blast that rends the skies
 Serves but to root thy native oak.

Mr. Gould's address was received with repeated cheers, and after various questions had been answered from the Chair, the following Resolutions were unanimously carried.

- I. That the Report now read be approved and adopted.
- II. That the Memorandum of Agreement containing the terms of the sale proposed to be made by His Majesty's Government to the Company, be accepted, and that the Chairman of this Court be authorized to sign the Memorandum on behalf of the Company.
- III. That the Court of Directors do proceed in procuring the Charter ; and, if necessary, the Act of Parliament.
- IV. That John Peter Boileau, jun. Esq. be elected a Director in the place of Mr. Sinclair.
- V. That thanks be presented to the Court of Directors for their long continued and assiduous exertions, by which the negotiation with His Majesty's Government has been brought to a favorable conclusion.

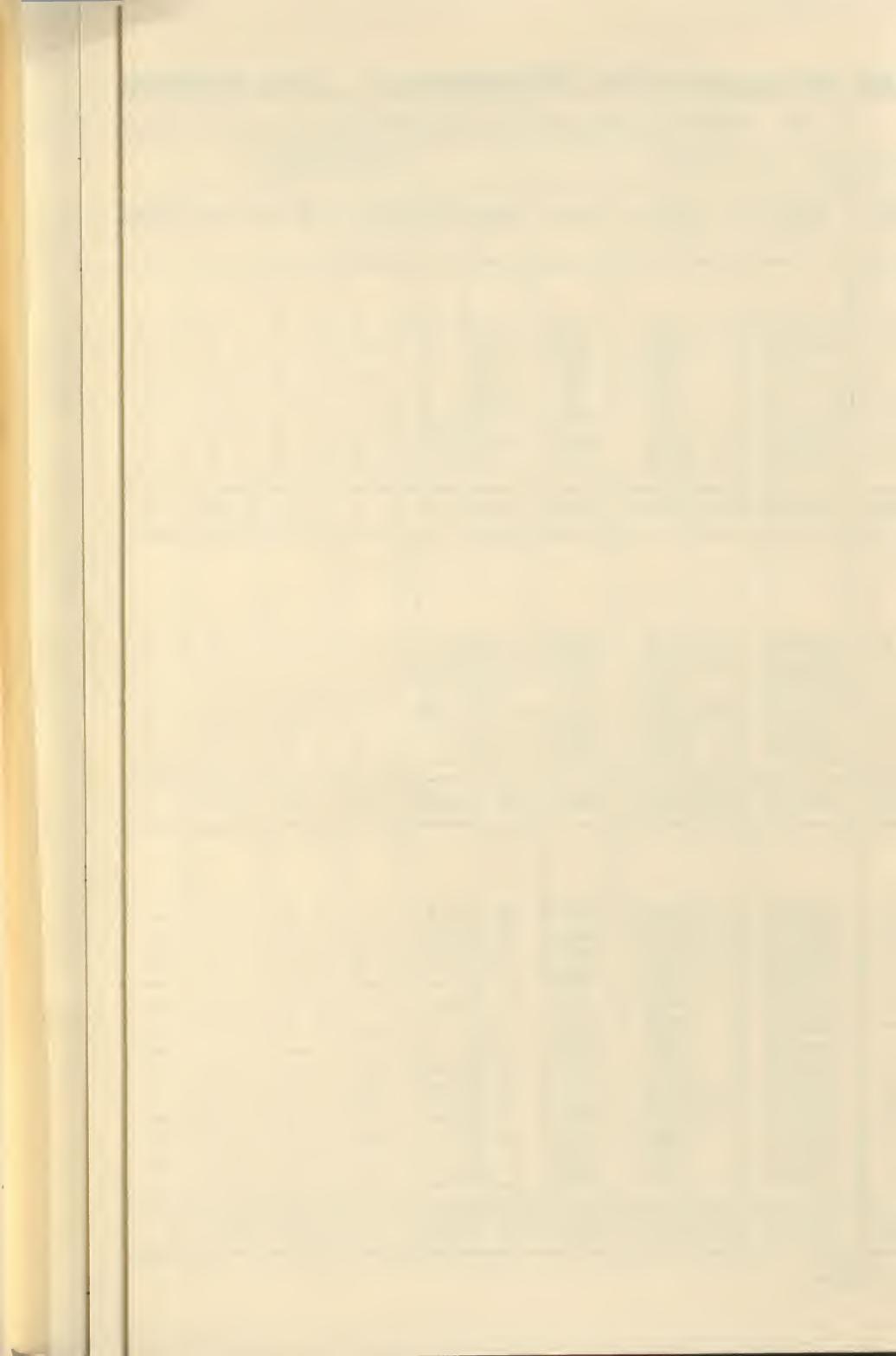


STATISTICAL RETURNS of the **COUNTIES OF SHEFFORD, STANSTEAD, AND SHERBROOKE**, Extracted from the General Statistical Returns of **LOWER CANADA**, laid before the Legislature.

N. B. About One Fourth more may be added under the various heads, for increase, since the Returns were made.

COUNTIES AND TOWNSHIPS.	POPULATION.						PROPERTY.											PRODUCE, (Bushels.)								STOCK.				EDUCATION			
	In 1831.	Proprietors of Real Property.	Not Proprietors of Real Property.	Families engaged in Trade.	Families earning subsistence by Agriculture.	Farm Servants.	Acres of Land Occupied.	Acres of Land Improved.	Houses Inhabited.	Houses Building.	Houses Vacant.	Taverns.	Grist Mills	Saw Mills.	Fulling Mills.	Carding Mills.	Distilleries	Asheries.	Other Manufactory.	Wheat.	Oats.	Barley.	Pease.	Rye.	Indian Corn.	Buck Wheat.	Potatoes.	Cattle.	Horses.	Sheep.	Hogs.	Schools.	Scholars.
I. COUNTY OF SHEFFORD.																																	
Shefford	1176	135	51	5	165	11	20,824	7610	186	5	4	2	2	4	1	1	—	4	1	2140	1247	112	313	2955	3395	163	24,003	184	178	1836	430	8	294
Stukely	388	48	14	—	57	11	8,658	2062	62	—	1	1	—	—	—	—	—	—	—	957	1203	69	34	1000	747	7	13,990	610	60	1095	140	2	48
Milton	148	16	12	—	28	—	4,450	357	28	—	—	1	—	—	—	—	—	—	—	286	78	135	80	242	583	8	1,721	103	13	76	43	2	58
Ely	25	5	—	—	5	—	920	192	5	—	1	—	—	—	—	—	—	—	—	120	94	—	11	90	88	—	540	47	2	55	10	—	—
Granby	797	88	46	1	122	1	13,870	2493	134	1	—	2	1	3	1	—	—	—	1756	576	15	129	1354	4403	84	14,705	597	50	679	261	5	192	
Brome	1239	150	167	2	197	9	22,905	6005	217	—	—	2	4	5	2	2	2	1	2868	3083	35	451	3398	7052	233	33,566	1432	200	1974	721	4	160	
Farnham	1314	120	104	2	214	8	22,338	4673	222	—	—	2	2	6	1	1	1	—	2507	1470	45	612	1253	7716	395	22,875	1327	222	1654	752	6	196	
Total.....	5087	562	294	10	788	39	95,764	23,392	854	6	6	8	12	20	5	4	4	10	2	10,637	7751	411	1580	11,192	22,984	971	111,400	5132	715	7373	2347	27	862
<i>N.B. The Township of Roxton was unsettled at the time the Returns were made.</i>																																	
II. COUNTY OF STANSTEAD.																																	
Hatley	1600	177	101	5	2	10	32,238	10,702	274	5	—	4	3	7	2	1	1	3	—	5,756	7,797	91	1090	1493	10,268	207	53,060	2425	423	3654	1538	14	559
Barnston	2221	109	264	3	18	24	37,228	10,451	374	9	4	1	3	11	1	1	6	—	1	8,824	10,700	996	1610	2923	9,263	—	100,895	2601	366	4176	2094	17	668
Barford	84	3	12	—	—	—	3,325	179	16	1	5	—	1	—	—	—	—	—	—	220	40	40	—	96	265	—	1,700	66	1	26	37	—	—
Stanstead	4226	331	351	12	30	65	65,918	24,695	689	10	8	3	8	13	4	2	10	11	—	12,763	30,792	674	3301	2912	20,940	25	196,556	6281	1209	8794	4016	33	1179
Bolton	1170	140	50	2	2	10	31,485	6,919	198	5	5	—	5	6	2	2	—	1	4	3,113	2,415	20	560	2445	3,709	23	32,691	1538	248	2564	860	8	324
Potton	1005	65	112	1	2	17	22,785	4,489	177	9	1	2	3	4	—	—	2	4	7	2,189	2,034	106	282	1716	5,721	571	27,194	1006	160	1370	778	6	199
Total.....	10,306	825	879	23	54	126	192,979	57,433	1726	39	23	10	22	42	9	6	19	21	12	32,865	53,778	1827	6343	15,585	50,166	816	412,096	13,917	2407	20,584	9323	78	3017
III. COUNTY OF SHERBROOKE.																																	
Eaton.....	985	106	59	21	141	43	18,680	12,026	165	6	3	—	2	7	—	1	1	—	—	4211	5722	473	425	2218	1373	37	36,720	1534	250	2349	673	6	220
Compton	1510	149	97	22	208	14	22,557	7,359	129	4	2	3	3	4	—	—	—	—	—	5425	5913	286	639	2071	5966	35	49,180	1938	340	2584	1298	10	312
Ascot	1155	111	62	34	125	11	18,392	5,746	176	2	2	4	3	4	—	—	—	—	—	2768	3786	63	282	1130	2305	38	34,593	1000	256	1288	662	5	265
Dudswell	242	26	20	—	43	—	5,299	1,105	46	—	—	—	—	—	—	—	—	—	—	1144	1273	73	137	234	456	8	8,800	292	49	497	197	2	40
Clifton	70	6	8	1	11	—	1,601	459	14	—	—	—	1	2	—	—	—	—	—	369	274	10	58	97	51	3,100	103	13	147	47	—	—	
Hereford	171	21	14	2	31	—	3,273	1,012	35	—	—	—	1	2	—	—	—	—	—	950	470	14	75	269	265	223	7,080	280	29	364	132	—	—
Orford	230	15	23	20	8	—	1,429	569	36	1	1	—	—	1	—	—	—	—	—	135	335	—	28	73	118	20	3,890	66	50	5	52	—	—
Brompton	248	31	5	1	35	—	4,061	1,351	36	—	—	—	—	—	—	—	—	—	—	749	1525	—	10	828	1400	—	9,190	286	60	421	181	3	96
Shipton	1313	88	72	19	131	29	18,086	5,215	160	5	5	2	2	5	1	1	2	—	—	3122	3961	64	293	2297	2515	20	38,236	1140	219	1634	821	6	248
Melbourne.....	864	89	54	12	121	4	12,817	4,153	143	1	—	1	2	6	—	—	—	—	—	2822	1945	150	373	459	1757	—	23,470	946	154	1319	677	6	188
Windsor.....	129	19	4	3	20	4	3,225	830	23	—	—	—	1	2	—	—	—	—	—	413	876	20	1	294	979	—	6,730	235	22	265	142	1	25
Westbury	67	4	8	—	12	—	1,127	330	12	—	—	—	—	—	—	—	—	—	—	320	120	21	20	150	79	—	1,360	66	8	119	47	—	—
Newport	120	19	5	—	22	—	3,265	960	24	—	—	—	—	—	—	—	—	—	—	718	723	10	69	444	162	—	5,400	220	28	330	95	—	—
Total.....	7104	684	411	135	908	175	113,816	41,113	999	19	13	10	14	31	1	4	7	8	1	23,146	26,223	1179	2410	10,644	17,244	381	227,749	8100	1478	10,982	5031	39	1394

N.B. The other Townships of this County were unsettled at the time the Returns were made.





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