

REPORT

OF THE

COURT OF DIRECTORS

OF THE

Canada Company

TO

THE PROPRIETORS.

LONDON:

PRINTED BY W. MARCHANT, INGRAM-COURT,
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23rd March, 1832.

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A
DESCRIPTIVE AND STATISTICAL ACCOUNT
OF
C A N A D A :
SHEWING ITS GREAT ADAPTATION FOR
BRITISH EMIGRATION;
PRECEDED BY
AN ACCOUNT OF A TOUR
THROUGH PORTIONS OF
THE WEST INDIES AND THE UNITED STATES.

~~~~~  
BY THOMAS ROLPH, ESQ.

~~~~~  
ANCASTER, CANADA.
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"Whoever is desirous of gaining a complete knowledge of our fertile settlements in Canada, has only to peruse the interesting volume by Dr. ROLPH, which conveys the most valuable and useful information for the guidance of the Emigrant, with all the commercial details so necessary to the statesman and merchant."—*Scotsman*.

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THE UNITED STATES OF AMERICA; WITH SOME FRIENDLY  
ADVICE ON EMBARKATION; THE EXACT COST OF  
TRAVELLING ON EACH ROUTE, AND MUCH OTHER  
USEFUL INFORMATION TO THE SETTLER.

BY JOHN MURRAY.

LONDON:  
SMITH, ELDER AND CO., 65, CORNHILL.

1842

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*23rd March, 1832.*



*REPORT of the Court of Directors  
of the CANADA COMPANY, made to  
a General Court of Proprietors, held  
at the Company's House, in St. Helen's  
Place, on Friday, March 23, 1832.*

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THE Directors have great satisfaction in laying before the Proprietors a Report shewing the growing prosperity of the Company since the accounts for 1830 were submitted to them.

Although the Court of Directors have at the

General Courts, held in June and December last, made communications to the Proprietors of such facts as were calculated to afford information on the progress of the Company, they deem it expedient to connect this Report with that made to the Proprietors in March last, and printed pursuant to their Resolution.

The Directors accordingly now lay before you,—

1st. A monthly statement of the sales of land for the year 1831, viz.—

## CROWN RESERVES.

| 1831.                                           | Acres. | Currency.                             |       |           |
|-------------------------------------------------|--------|---------------------------------------|-------|-----------|
|                                                 |        | s.                                    | d.    |           |
| January.....                                    | 6,187  | at                                    | 11 1  | per acre. |
| February .....                                  | 5,188  | „                                     | 11 1  | „         |
| March .....                                     | 5,014  | „                                     | 11 2  | „         |
| April .....                                     | 5,062  | „                                     | 10 3  | „         |
| May .....                                       | 4,289  | „                                     | 11 1  | „         |
| June.....                                       | 6,128  | „                                     | 10 10 | „         |
| July .....                                      | 7,316  | „                                     | 11 4  | „         |
| August .....                                    | 8,143  | „                                     | 10 10 | „         |
| September .....                                 | 8,440  | „                                     | 11 4  | „         |
| October .....                                   | 13,021 | „                                     | 11 5  | „         |
| November.....                                   | 10,606 | „                                     | 10 8  | „         |
| December.....                                   | 4,788  | „                                     | 10 6  | „         |
| Total sales of Crown }<br>Reserves for 1831 . } |        | 84,182 average 11s.                   |       |           |
| Total sales in Huron }<br>Tract for 1831 .... } |        | 14,490 at 7s. 6d.                     |       |           |
| Total.....                                      |        | 98,672 producing<br>£51,800 currency. |       |           |

2dly.—*An Account of the Sales of Land in  
showing the Result at*

*Dr.*

|                                                       |         |
|-------------------------------------------------------|---------|
| To cost of 84,182 acres Crown Reserves, at 3s. 2d.    |         |
| sterling per acre .....                               | £13,330 |
| To cost of 14,490 acres Huron Tract, at 2s. 5d.       |         |
| sterling per acre .....                               | 1,750   |
| To cost of management in London .....                 | 2,650   |
| To ditto in Canada .....                              | 3,500   |
| To commission allowed to agents in Canada for effect- |         |
| ing sales .....                                       | 600     |
| To cost of inspections and forwarding emigrants ..    | 500     |
|                                                       | <hr/>   |
|                                                       | £22,330 |
| Balance in favour of the Company on the               |         |
| operations of the year 1831 .....                     | *28,270 |
|                                                       | <hr/>   |
|                                                       | £50,600 |
|                                                       | <hr/>   |

\* If remitted to this country it would be subject to the current  
rate of exchange.



*1831, and of the Payments applicable thereto  
the end of the Year.*

|                                                                                                       | <i>Cr.</i> |
|-------------------------------------------------------------------------------------------------------|------------|
| By sales of 84,182 acres Crown Reserves, at an<br>average of 9s. 11 <i>d.</i> sterling per acre ..... | £41,740    |
| By ditto of 14,490 acres Huron Tract, at an average<br>of 6s. 9 <i>d.</i> sterling per acre .....     | 4,890      |
| By interest on bills receivable for the year 1831 ..                                                  | 2,700      |
| By interest on Government Debentures in Upper<br>Canada .....                                         | 620        |
| By net proceeds recovered from persons for timber<br>cut on the Company's lands .....                 | 650        |

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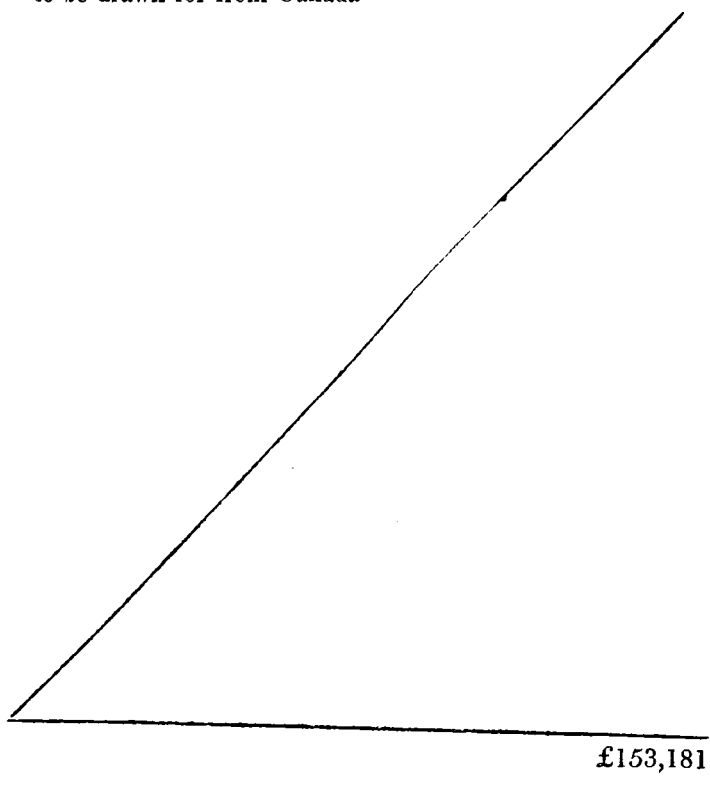
£50,600

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3dly. — *A general Statement of the Company's**Dr.*

Sterling.

|                                                                                         |          |
|-----------------------------------------------------------------------------------------|----------|
| Capital received from the proprietors to 31st Dec.                                      |          |
| 1831, £17 per share on 8,915 shares .....                                               | £151,555 |
| Interest due to proprietors .....                                                       | 966      |
| Cash deposited with the Company by sundry persons,<br>to be drawn for from Canada ..... | 660      |




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 £153,181
 

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*Affairs as they stood on the 31st December, 1831.*

| <i>Property in London.</i>                                                                                                                       |                  | <i>Cr.</i>       |
|--------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|
|                                                                                                                                                  | <i>Sterling.</i> | <i>Sterling.</i> |
| Cash at Messrs. Cocks & Co. ....                                                                                                                 | £560             |                  |
| Ditto Messrs. Masterman & Co. ....                                                                                                               | 3,247            |                  |
| Bill on Thos. Wilson & Co. due 23d April                                                                                                         | 4,054            |                  |
| Unpaid calls, due by proprietors (since paid)                                                                                                    | 16               |                  |
|                                                                                                                                                  | <hr/>            | 7,877            |
| <i>Property in Canada.</i>                                                                                                                       |                  |                  |
|                                                                                                                                                  | <i>Currency.</i> |                  |
| Cash in the hands of the commissioners ..                                                                                                        | 923              |                  |
| Bills receivable, bearing interest at 6 per cent. and secured by mortgages on the lands, with the clearances and improvements made thereon ..... | 77,193           |                  |
| Interest thereon to the 31st Dec. 1831 ..                                                                                                        | 3,000            |                  |
| Value of houses, &c. &c. per commissioners' valuation .....                                                                                      | 5,500            |                  |
| Ditto of mill, at Guelph .....                                                                                                                   | 2,000            |                  |
| Ditto of mill, at Goderich .....                                                                                                                 | 420              |                  |
| Ditto of schooner, Lady Goderich .....                                                                                                           | 460              |                  |
| Ditto of Fisher's property .....                                                                                                                 | 715              |                  |
| Ditto of Rowlandson's property .....                                                                                                             | 195              |                  |
| Ditto of stores, at Goderich .....                                                                                                               | 650              |                  |
| Ditto of Huron Tract surveys, to be repaid by Government .....                                                                                   | 640              |                  |
| Ditto of Reid's property .....                                                                                                                   | 197              |                  |
|                                                                                                                                                  | <hr/>            |                  |
|                                                                                                                                                  | £91,893*         |                  |
|                                                                                                                                                  | <hr/>            | 82,704           |
|                                                                                                                                                  |                  | <hr/>            |
|                                                                                                                                                  |                  | £90,581          |
| Difference .....                                                                                                                                 |                  | +62,600          |
|                                                                                                                                                  |                  | <hr/>            |
|                                                                                                                                                  |                  | £153,181         |
|                                                                                                                                                  |                  | <hr/>            |
| †Secured by 420,000 acres of land paid for and unsold, including 17,000 acres in Guelph, with 600 town lots.                                     |                  |                  |

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\* The assets stated above would be subject to the current rate of exchange if realized and remitted to this country.

On the last of these accounts the Directors have to observe that the instalment notes of the settlers, constituting, under the head of bills receivable, a principal asset of the Company, continue to be paid with punctuality. The capital of the Company, advanced by the Proprietors, has been increased about £9000, by the payment of £1 per share, making the capital £151,000; of this, £88,000 is represented by assets in money, bills, or other convertible property, leaving £63,000 as the purchase-money of 420,000 acres of land, paid for and unsold, being at the rate of 3*s.* per acre. On the 31st of December, 1830, the land paid for and unsold amounted to 323,000 acres, which cost the Company 4*s.* 5*d.* an acre.

The causes of this favourable state of the affairs of the Company are to be found in the increase of sales as exhibited in the first account referred to, and in the payment of ready money by the Company for all outgoings.

The Directors have the further satisfaction of

stating that such is the regularity and zeal with which the business is conducted in Canada, that the Directors are enabled to exercise a complete control over all the affairs of the Company, particularly any undertakings involving expense, and they have it in their power to state that there are no liabilities whatever except those which have been foreseen and provided for.

A grist mill of the best description has been completed for the Company in Guelph, and is now in full operation, to the great satisfaction of the increasing population, which now reaches nearly to 1000 souls, and also of the settlers in the surrounding townships, unconnected with the Company, who send to the Guelph mill to have their corn ground.

The average price of the land sold in the last year has not advanced very considerably, but it is kept down by the highly important and interesting fact, that many of the sales have taken place in new and comparatively remote townships, being in effect a virtual improvement in

price ; thus stamping a value on what may have been considered the most speculative and doubtful part of the Company's undertaking.

The present state of the township of Guelph proves the justness of the opinion of the Commissioners as to its rising importance quoted in the Appendix to the former Report ; and the information lately received affords such an interesting view of the progress of a new settlement in Canada, under existing circumstances relating to emigration, that the Directors are unwilling to consign the details to an appendix, deeming them worthy to be printed in the Report.

The town of Guelph, marked out in the heart of the wood in the year 1827, contains now—

900 to 1000 Inhabitants, who possess :

665 acres of wheat.

520 acres of other grain.

222 acres of potatoes.

677 cows and calves.

218 working oxen.

30 horses.

1232 pigs.

And three churches, for the three principal forms of worship, are either built or in progress.

1 grist-mill for 4 run of stones, in full operation.

1 saw-mill, with 2 saws constantly at work.

1 distillery in full operation.

1 distillery about to be put in operation.

1 tannery ditto.

1 brewery in full operation.

5 inns, two with good accommodations.

4 merchant shops.

1 apothecary and druggist.

4 blacksmiths' shops.

2 wheelwrights.

4 carpenters.

1 cooper.

7 masons and plasterers.

1 saddle and harness maker.

Upwards of 2,300 acres of land are already cleared, and the state of society there may be inferred from the fact, that it has become an object of anxiety with the Commissioners to effect the removal of a few settlers early introduced, whose habits and general conduct are not likely to promote their own advantage, or the welfare of the Community.

The town and township of Goderich may be considered as in a proportionate state of advancement; by the last returns received, they numbered upwards of 300 inhabitants, and are likely to progress rapidly as communications are now open with Goderich by land and by water. A road is completed from York to Guelph, and from Guelph to Goderich, and a post runs once a fortnight between the two latter towns, and oftener between Guelph and York. A good road has also been completed by Government from Guelph through Puslinch to the head of Lake Ontario, making the distance only twenty-four miles to embark by the steam-boats, which ply from the head of the lake in all directions, and which go as far westward as Detroit, from whence a schooner navigates Lake Huron to take up passengers or goods to Goderich.

The improvements effected by the Company, during the past year, have been chiefly the formation of roads, the erection of bridges and mills, in all which their decisions have been go-



verned by the eligibility of the place for settlement, and the expediency of the case ; nor, so long as the concern is conducted on these principles, need an unprofitable outlay of money be apprehended, since, as has been observed by the Commissioners, “ the price of land depends “ more on the facilities of communication and “ local advantages, than on the quality of the “ soil.”

The Directors have considered it expedient to be liberal in dispersing information respecting Upper Canada, in the shape of maps and particulars of the Company's lands, at a time when a disposition to emigration prevails so strongly amongst the industrious classes at home ; but they have studiously avoided all exaggerated statements, and, so far as they have had the means, have discouraged them in others. Notwithstanding this, the emigration in the present season, especially among people with property, will probably exceed that of the past year ; and, as a facility to the emigrants, the means of con-

veyance from Quebec to York, a distance of 500 miles, are furnished gratis by the Company to persons who purchase their lands.

THE END.

LONDON:

W. MARCHANT, PRINTER, INGRAM-COURT, FENCHURCH-STREET.