

REPORT
OF THE
COURT OF DIRECTORS
OF THE
Canada Company
TO
THE PROPRIETORS.

LONDON:
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FENCHURCH-STREET.

8th May, 1833.

*REPORT of the Court of Directors
of the CANADA COMPANY, made
to a Special General Court of Pro-
prietors, held at the Company's House,
in St. Helen's Place, on Wednesday,
May 8th, 1833.*

THIS Meeting having been called for the purpose of laying before the Proprietors an Annual Account of the affairs of the Company to the 31st of December last, the following has been prepared, and is now submitted.

Sales of Land in the Year 1832.

CROWN RESERVES.

1832.	ACRES.	s.	d.	
January.....	6,606	at	11	1 per acre.
February ..	5,842	„	11	3 „
March	8,590	„	10	1 „
April	4,453	„	12	0 „
May	3,236	„	10	8 „
June	8,743	„	12	4 „
July	8,999	„	11	1 „
August	9,975	„	12	5 „
September..	8,435	„	10	11 „
October	9,093	„	11	6 „
November ..	10,635	„	10	8 „
December ..	5,172	„	11	6 „
—— 89,779, average 11s. 4d. per acre.				

HURON TRACT.

February ..	90
March	2,333
April	20
May	2,765
June	4,636
July	3,333
September..	500
October	11,248
November ..	100
—— 25,025, at 7s. 6d. per acre.	

Total	114,804 Acres, producing	£60,252
	45 Town Lots in Guelph.....	£623
	22 Do. in Goderich.....	125
		—— 748

Total.....£61,000
Currency.

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

Dr.

To cost of 89,779 acres Crown Reserves, at 3s. 2d.	
sterling per acre	£14,210
To cost of 25,025 acres Huron Tract, at 2s. 5d.	
sterling per acre	3,020
To cost of management in London	2,525
To ditto in Canada	4,140
To commission allowed to agents in Canada for effecting sales	700
To cost of inspections, forwarding emigrants, &c...	620
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	£25,215
Balance in favour of the Company on the operations of the year 1832	*35,485
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	£60,700
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* If remitted to this country, it would be subject to the current rate
of exchange.

*1832, and of the Payments applicable thereto,
the end of the Year.*

	<i>Cr.</i>
By Sales of 89,779 acres Crown Reserves, at an average of 10s. 2d. sterling per acre	£45,630
By ditto of 25,025 acres Huron Tract, at an average of 6s. 10d. sterling per acre	8,550
By sales of Town Lots	600
By interest on bills receivable for the year 1832, say	5,000
By net proceeds received from persons for Timber cut on the Company's lands	150
By profit on Exchequer-bills, interest, premium of exchange, &c.	600
By fees on transfers in London	170
	<hr/> £60,700 <hr/>

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

Dr.

Sterling.

Capital received from the Proprietors to 31st December, 1832, £17 per share on 8,915 shares ..	£151,555
Interest due to Proprietors	740
Cash deposited with the Company, by sundry persons, to be drawn for from Canada	3,850
Bills accepted by the Company, viz.	
Due 4th February next	£5,000
Due 17th March next.....	10,000
	<hr/> 15,000

£171,145

Affairs as they stood on the 31st December, 1832.

<i>Property in London.</i>		<i>Cr.</i>
	<i>Sterling.</i>	<i>Sterling.</i>
Cash at Messrs. Cocks & Co.	£493	
Ditto at Messrs. Masterman & Co. ..	1,773	
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	2,266	
Exchequer-Bills	11,000	
	<hr/>	£13,266
<i>Property in Canada.</i>		
	<i>Currency.</i>	
Cash in Canada	4,683	
Bills receivable, bearing interest at 6 per cent. and secured by mortgages on the lands, with the improvements made thereon	112,410	
Interest thereon to 31st Dec. 1832, say	5,600	
Value of houses, &c. per Commissioners' valuation	3,500	
Ditto of mill at Guelph	2,000	
Ditto of mill at Goderich	692	
Ditto of schooner Lady Goderich	665	
Ditto of Rowlandson's property	200	
Ditto of Stores at Goderich	450	
Advance to A. Van Egmond	450	
Ditto to Horace Perry	298	
Ditto to Randall and M'Kay	96	
Amount due by Government for Huron Tract surveys	1,566	
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	£132,610*	
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	—or £119,349	
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		£132,615
Difference		38,530
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		£171,145
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The Company have about 460,000 acres of land paid for and unsold,
(including Town Lots in Guelph and Goderich.)

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

	Acres.
Land originally purchased	2,484,413
Land sold to the 31st December, 1832	366,000
Land paid for and unsold to 31st December, 1832	460,000
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	826,000
Land remaining unpaid for and unsold	1,658,000
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	2,484,000
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	Sterling.
Amount of purchase-money for 2,484,413 acres..	£348,680
Ditto paid to the 31st December, 1832.....	108,770
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	£239,910
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Including the sum of £45,000 to be laid out by
the Company in improvements in the Huron
Tract, a part of which has been already
expended.

Amount produced by the sale of 366,000 acres ..	<u>£168,812</u>
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The Directors have to congratulate the Proprietors that the results of last year's operations have been so favourable, and there is every reason to hope that prosperity will continue to attend the affairs of the Company.

The rapid improvement which is taking place in the Province of Upper Canada has been principally occasioned by the great influx of settlers of all classes. During the two last years, persons of great respectability, taking with them considerable capital, have proceeded from this country. The active measures which have also been pursued by the Local Government in the settlement of various parts of the Upper Province have proved very beneficial.

The emigration of this season is proceeding actively, but the number of persons of the labouring class seems, at present, to be considerably less than that of last year. On the other hand, persons possessing capital are proceeding in increased numbers, and this cannot

fail to promote the settlement of the country, and to enhance the value of property therein.

The success of the emigrants sent last season from the neighbourhood of Petworth, in Sussex, and from other parts of the kingdom, has been very satisfactory, and has demonstrated the great benefits of emigration when conducted with prudence and judgment, especially where labouring people have been sent under the care of persons of good sense and intelligence to put them forward on their first arrival in Canada, and to direct them how to proceed to those points where good employment can be had. In all cases where able-bodied labourers are unable to find employment in this country, parishes or large landed proprietors may adopt a similar course with every prospect of success.

During the last year, considerable progress has been made in the settlement of the Huron Tract. Almost all the lots of land on the principal road to Goderich have been sold, and the

first step in promoting the improvement of this extensive district may, therefore, be considered as accomplished. The attention of the Directors and of the Commissioners is earnestly devoted to its future progress. The Board have been in expectation of receiving a detailed report upon the state of this part of the property of the Company to the close of last year ; but although they are not yet in possession of it, they are fully aware that a considerable advance has lately been made, and that very judicious arrangements have been completed to give it every advantage during the present season, by establishing the means of conveyance for the settlers and their goods to all parts of the Tract, and by furnishing them with provisions and necessaries of every kind, at a moderate rate of expense. A regular communication with Goderich by water will also be maintained, and an improved arrangement made for the transmission of letters.

These measures are calculated to enable purchasers to give a better price for the land in the

Huron Tract, and the Directors are led to suppose, from recent advices, that higher prices may be expected to be obtained for all their other lands. The Government have determined to raise *their* minimum price from 5*s.* to 10*s.* per acre for the lands they have to dispose of.

In Guelph, the principal part of the land has now been sold : the price has in consequence advanced considerably, and it may be confidently expected that the Company will be able to dispose of all their remaining interest in this township on advantageous terms.

The Proprietors are already aware that, owing to the great increase of business, and to the frequent changes of the gentlemen employed under the Commissioners in the office at York, some delay and irregularity had occurred in the transaction of business there. Immediately the Directors were aware of this difficulty, they authorized the Commissioners to secure as far as possible the permanent services of competent

persons in the office as clerks ; and they have now the satisfaction of informing the Proprietors that, by a recent despatch from the Commissioners, information has been received that the establishment at York has been rendered effective, which will lead in future to more frequent communications, both regarding the accounts and the progress of the sales of land.

THE END.

LONDON:

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