

R E P O R T

OF THE

C O U R T O F D I R E C T O R

OF THE

Canada Company

TO

THE PROPRIETORS.



L O N D O N :

PRINTED BY W. MARCHANT, INGRAM-COURT,
FENCHURCH-STREET.

24th March, 1836.

*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 Thursday, March
24th, 1836.*

THE Directors have now to submit to the Proprietors the Annual Statement of the Affairs of the Company made up to the 31st December last.

Sales of Land in the Year 1835.

CROWN RESERVES.

	ACRES.		s.	d.	
January	..3,096	at	11	8	per acre.
February	..2,256	„	12	2	„
March	2,193	„	14	0	„
April	2,500	„	14	10	„
May	3,230	„	12	7	„
June	3,956	„	12	9	„
July	3,161	„	14	4	„
August	2,141	„	13	3	„
September	..2,080	„	14	6	„
October	3,614	„	12	4	„
November	..5,330	„	10	6	„
December	..1,900	„	11	5	„
——35,457 acres, average 12s. 5d. per acre.					

HURON TRACT.

January	..2,100	at	11	7	per acre.
March	1,900	„	10	5	„
April	988	„	11	11	„
May	1,300	„	9	9	„
June	4,243	„	8	11	„
July	3,463½	„	11	9	„
August	1,449	„	10	3	„
September	..3,616½	„	10	7	„
October	569	„	12	6	„
December	..3,665	„	9	11	„
——23,294 acres, average 10s. 5d. per acre.					

Total58,751 Acres, producing £34,672
 10 Town Lots in Guelph.....£165
 28 Do. in Goderich 289

454

Total.....£35,126
 Currency.

*An Account of the Sales of Land in 1835, and
Result at the*

Dr.

To cost of 35,457 acres Crown Reserves, at 3s. 2d.	
sterling per acre	£5,610
To cost of 23,294 acres Huron Tract, at 2s. 5d.	
sterling per acre	2,810
To cost of management in London.....	2,030
To ditto in Canada.....	4,680
To commission allowed to agents in Canada for effecting sales, cost of inspections, forward- ing emigrants, &c.....	980
To contributions to roads, &c.	1,100
To estimate of road-tax	500
	£17,710
Balance in favour of the Company.....	23,270
	£40,980

*of the Payments applicable thereto, showing the
end of the Year.*

	<i>Cr.</i>
By sales of 35,457 acres Crown Reverses, at an average of 11s. 5 <i>d.</i> sterling per acre.....	20,250
By sales of 23,294 acres Huron Tract at an average of 9s. 5 <i>d.</i> sterling per acre	10,850
By sales of Town Lots	410
By interest on bills receivable for the year 1835 ..	7,300
By proceeds recovered from persons for timber cut on the Company's lands	1,050
By fees on transfers in London	70
By profit on the Exchange.....	1,050

£40,980

A general Statement of the Company's Affairs

Dr.

Sterling.

Capital received from the proprietors to 31st December, 1835, £21 per share on 8915 shares.....	£187,215
Interest due to proprietors	1,560
Cash deposited with the Company, by sundry persons to be repaid.....	4,840
Loan due to the bankers in London	8,000
Bill drawn on the Company for the payment to Government	10,000
Balance due to the Bank of Upper Canada	1,765

£213,380

as they stood on the 31st of December, 1835.

<i>Property in London.</i>		<i>Cr.</i>
	<i>Sterling.</i>	<i>Sterling.</i>
Cash at Messrs. Cocks, Biddulph, and Co.	£70 3 0	
Ditto at Messrs. Masterman & Co.	2,514 14 10	
		£2,585

<i>Property in Canada.</i>		<i>Currency.</i>
Cash due by sundry persons in Canada	£5,000	
*Bills receivable, bearing interest at 6 per cent. secured by mortgages on the lands, with the improvements made thereon	134,920	
Interest due thereon	21,800	
Cost of houses, advances to settlers, &c.	4,700	
Ditto of mills in the Huron tract	5,200	
Ditto of steam-boat	9,500	
Ditto of lumber and stores in the Huron tract	6,900	
Value of the Humber property.....	360	
Expenditure on Goderich harbour pier	2,290	
		£190,670
Less amount deposited in Ca- nada and London, on ac- count of land to be selected £4,180		
Ditto of amount due for the road tax assessment.....	350	4,530
		£186,140 or 167,525

	£170,110
Difference.....	43,270
	£213,380

The Company have about 780,000 acres of land paid for and unsold,
besides the Town Lots in Guelph, Goderich, &c.

* The amount collected by payment of the bills receivable in the year
1835 was £23,500 currency.

The assets stated above would be subject to the current rate of ex-
change if realized and remitted to this country.

	Acres.
Land originally purchased	2,484,413
Land sold to the 31st December, 1835	580,000
Land paid for and unsold to the 31st December, 1835	780,000
Total quantity of land paid for.....	1,360,000
Land remaining unpaid for and unsold.....	1,124,000
	2,484,000

	Sterling.
Amount of purchase money for 2,484,413 acres ..	£348,680
Amount paid to the 31st December, 1835	165,000
Leaving unpaid	£183,680

Out of this amount the Company are allowed to expend £45,000 in improvements in the Huron Tract, part of which, amounting to about £26,000, has been already so applied.

SUPPLEMENT.

Substance of a Report received from the Commissioners of the Canada Company.

It was not until the summer of 1827 that the Company's Superintendent in Canada was enabled to take the necessary measures in that country for the settlement of the Company's lands, so many various and tedious preliminary steps being necessary. Yet in the spring of 1829, or in the short period of two years, they had formed a town in the Gore District, in one of their blocks of land, called Guelph, and had introduced upwards of 500 settlers into that township: their sales of land then were 14,729 acres.

In the Huron Tract an opening through the forest had been cut, extending from the township of Waterloo to Lake Huron, at the confluence of the River Maitland with that lake, about 80 miles.

This being an important position, and possessing great advantages, a town was here laid out, and two houses erected for the reception of emigrants. Three huts, for temporary accommodation, on the route from Waterloo, for travellers, were also built, and a family placed in each.

The total quantity of land sold at this period was

	Acres.
Crown Reserves	54,584
Guelph.....	14,729
at an average of 9s. 10d. per acre.	
Huron Tract.....	10,908
at 7s. 6d. per acre.	

In April 1829 the present Commissioners took charge of the affairs of the Company.

During this year, it will be in the recollection of the Proprietors, very little advance was made in the settlement of the Company's lands, in consequence of the doubt which existed about that time in the minds of many of the Proprietors, as to the value of their speculation, and so little likelihood did they then see of the result of their operations being so highly beneficial to the Proprietors themselves, the Canadas, and Great Britain, as they have since proved to be, that there were many who then considered it advi-

sable to relinquish their Charter altogether ; others, and perhaps the majority, that a modification might be obtained from the government, by permitting the Company to relinquish the scattered lots or Crown Reserves, and to have the amount at that time paid on account of them, transferred to the credit of the large tract of land on Lake Huron.

These negotiations occupied much time, and while they were pending may be considered a sort of interregnum in the Company's legitimate operations, for no expense which could possibly be avoided was permitted in Canada, and all expenditure in improvements, however likely to influence the settlement of their lands, strictly prohibited. Accordingly it appears, where such expenditure was necessary to produce settlement, as in the Huron Tract, only 3130 acres were sold in that year.

The various Reports furnished by the Commissioners from Canada during the summer and autumn of 1829, together with the full statement of the affairs of the Company, which by dint of great exertion on their part had been completed and furnished to the close of that year, convinced the Proprietors that their speculation was likely to be a profitable one, and that

it was therefore desirable to retain their Charter in its original form. Accordingly, in January 1830, at a full meeting of the Proprietors, it was determined to prosecute with vigour the original objects of the Company, and a resolution, complimentary to the Commissioners for their zeal and activity, was passed.

In order to afford information, to encourage emigration to Upper Canada, and to direct it to British settlements, instead of the American States, a prospectus was this year published, surmounted by a map of the province ; special agents were sent to Quebec, and appointed at New York and Montreal ; and to all persons proceeding from Quebec or Montreal to the Company's lands in Guelph or the Huron Tract, a free passage for themselves and families to the head of the navigation on Lake Ontario, 580 miles, and within 25 miles of Guelph, was granted,—a measure productive of much benefit to the poor emigrant, not only as a great boon in saving him so much expense, but as giving him at once a fixed point of destination, saving him the loss of much valuable time, and affording him a strong inducement to follow the advice of the Company's agent, by which he ultimately located himself on a most productive soil.

The emigration into Canada for the three
years ending 1828 averaged annually 13,096
in 1829 it was 13,356
and in 1830 it amounted to 24,391

In 1830 contracts were given out for opening the road before referred to, from Waterloo to Goderich, the full width of the turnpike-roads (as they are called) in Upper Canada, and for cutting out a new one from Goderich to the township of London, in a southerly direction, a distance of 33 miles, and leading to the oldest settlements in the province.

An excellent grist-mill was built in Guelph, and various other improvements carried on with vigour.

It was at the close of this year most gratifying to the Directors, and equally so to their Commissioners in Canada, to find that the estimates they had previously formed of what might be expected in the event of the Proprietors determining on continuing their operations, and sanctioning the various suggestions made by the Commissioners, were now fully borne out by the result of the year's transactions far exceeding their most sanguine expectations.

The sales of Crown Reserves in

	Acres.		s.	d.
1829 were	30,258	at an average of	9	7 per acre.
1830 „	46,063	„	10	8 „

In the Huron Tract

1829 „	3,130	„	7	6 „
1830 „	4,880	„	7	6 „

In 1831 the same active exertions for diffusing general information respecting the Canadas were followed up. The erection of grist and saw-mills in the Huron Tract, where necessary, were contracted for.

Some letters written home by settlers on the Company's lands, with the permission of the parties themselves, were published in England, and the good sense and practical information exhibited by the writers, and the satisfaction they expressed, were found to have had a most beneficial effect. These were distributed by the Company throughout all the market-towns in England, and the emigration into Canada this year was 49,250, or 24,859 more than the previous one. The sales of land were

	Acres.	s.	d.
Crown Reserves	84,182	at	11 0
Huron Tract	14,490	„	7 6

The average of the prices here obtained in the Crown Reserves does not show much apparent increase, but in *reality* they had risen considerably, for in this year large sales were effected of lands in very remote districts, which hitherto had not been saleable to actual settlers at any price. This had been caused by the increased emigration, and the exertions which the Government about this time made, following up the example of the Canada Company in effecting the settlement of the lands still in possession of the Crown.

In 1832, similar active exertions, as in the three previous years, were followed up by the Company, and the same facilities afforded the poor emigrant, immediately on his arrival, of proceeding up the country, and the same favourable opportunities given him of reaching Upper Canada free of expense.

This year the emigration was 51,422.

	Acres.
The sales of land, Crown Reserves	89,779 at 11s. 4d.
Huron Tract	25,025 at 7s. 6d.
Town Lots.	
Guelph 45	at £13 : 10 : 0 each.
Goderich 22	at £ 5 : 14 : 0 each.

It cannot but be most gratifying to the Pro-

prietors thus to see the happy results of their exertions. and the convincing proofs thus exhibited of the benefits they have been conferring upon their poor countrymen, at the same time that they have been securing to themselves a most valuable return.

But although the emigration this year had been so great, and the wealth introduced into the country so large, this happy state of things was not unalloyed.

The Asiatic cholera broke out this year in the month of July, when it raged with great violence, and extended itself along the poor emigrants' entire route up the waters of the St. Lawrence, carrying off immense numbers, not only of the unfortunate travellers themselves, but also of the old inhabitants of the country.

At length the alarm became so general, and the impression so strong that the disease had been introduced into the country by the emigrants, that the inhabitants were deterred, through fear of the disease, from shewing them that attention which they stood so much in need of, and the sufferings of many must also have been greatly aggravated by the inconvenience of the conveyances which were at that time on the St. Lawrence for the poorer classes—being open

batteaux, in which they were exposed to the sun and elements, thereby, no doubt, increasing greatly the number of victims to the disease or pestilence.

In September the sickness had greatly abated, and the country was quite free from it in the month of October.

This disease, afflicting though it had been, was however productive of general benefit in calling the attention of the people of Canada to the necessary means for shortening the continuance, and if possible of preventing the introduction again, of the disease into the country, by a strict attention to cleanliness and temperance, and by adopting better means for the conveyance of the emigrants than in open boats. Accordingly we find, in the season of 1833, that covered barges were substituted for the open boats at a very trifling additional expense, and these barges, when practicable, towed by steam-boats.

Still the reports sent home in the previous year from individuals who encountered the hardships here pointed out, and perhaps written under feelings of deep distress, from the loss of relations and in a land of strangers, could not be expected to have been otherwise than in-

jurious to the cause of emigration, and consequently we find that the numbers who arrived this year were only 22,062.

Our sales were—

	Acres.	
Crown Reserves	53,019	at 13s. 0d.
Huron Tract	30,899	at 7s. 8d.
Town Lots.		
Guelph	23	at £13 : 0 : 0.
Goderich	33	at £ 5 : 10 : 0.

Additional grist and saw mills, being required for the benefit of their settlements, were built this year, and in order further to facilitate the settlement of the Huron Tract, it was this year considered advisable to build a steam-boat to ply between Goderich and Lake Erie, and thus to complete the water route to that town from Quebec and New York, and she was finished and commenced running in 1834; and if she has not yet realized all that was expected from her, the failure has arisen from causes not to have been foreseen at the time, and in their nature only temporary. In the mean time, however, the establishment of such a conveyance there, and the advantages it really did confer on the settlement, caused a considerable rise in the value of property, in which point of view she has been eminently successful, and with good

management she will unquestionably yet be profitable abstractedly; but whether she be so or not, the advantage she has been of to the country already and the inhabitants of the Huron Tract is unquestionable.

This year our sales were—

	Acres.	
Crown Reserves	41,670	at 12s. 11½d.
Huron Tract	29,261	at 8s. 10½d.
Town Lots.		
Guelph	11	at £14 : 8 : 0.
Goderich.....	50	at £ 9 : 4 : 0.

Hitherto the situation of the Harbour at Goderich has been a very serious drawback on the settlement of that large tract of country, in consequence of a bar formed at the mouth of it, from the action of the north-west wind; and to remove which or prevent its renewal afterwards, a pier or breakwater was required, and which, according to the opinions of competent engineers, was certain to have the desired effect.

The Directors of the Company, after giving the subject every consideration, and calling for all the information which could be obtained, determined upon conditionally sanctioning such a work being commenced, as it was one which, at the same time that it promoted the interests of the Company by increasing the value of their pro-

perty, and adding to the prosperity of their settlements, was calculated to be of very great benefit to the province at large, but more particularly to that part situated on Lake Huron, or adjacent, as there is no retreat for shipping on the British side of Lake Huron in the event of bad weather, but Penetanguishine at the northerly extremity, and the River St. Clair at the southern, with the exception of Goderich, a distance of 300 miles.

This undertaking would have been attended with considerable expense, and it was thought only reasonable, that if the Company supplied the necessary funds, the Legislature would sanction their levying tolls at such reasonable rates as the Government might think proper, to support the incidental expenses of its care and management, and eventually to pay a moderate interest on the outlay. The House of Assembly, however, thinking otherwise, probably from not possessing sufficient information as to the great necessity of the improvement, threw out the bill, and in consequence not only has a whole season been lost in commencing the work, but as the bar at the Maitland has increased, the steam-boat, which was built at such a heavy expense to the Company, has been laid up in

the harbour during the whole summer, and could the erection of the pier have been commenced at the time originally proposed, a sufficient depth of water would have been obtained over the bar in three or four months from that time, or about July last, so as to have opened the Harbour to the generality of vessels, and certainly to the steam-boat.

The emigration into Canada during the present year or 1835, by the way of Quebec, is reported as 11,539 up to 30th October, and to the same period last year it was 30,217.

✦ It has been altogether a most unfavourable year for the Canadas, and the trade of the country has been extremely dull. The falling off in emigration has, of course, been the principal cause of this ; and now, as a conclusion, the crops, which promised to have been very abundant and of superior quality, have suffered severe injury from the heavy rains which fell about harvest time, and it is feared that nearly one half the grain in the country has been unfitted for almost any other use than distilling.

● The crops, however, although seriously injured, have not been altogether lost, and there is no probability of any scarcity for the wants of the country, only that the flour will be of a

very inferior quality. The rye and oats have been a tolerably fair crop.

We had lately a conversation with an old resident of this country, who informed us that it is the first failure of the wheat harvest which he has known in a period of thirty-five years in Upper Canada.

The great falling off which took place in emigration from Great Britain this year, was no doubt in a great measure owing to the agricultural and manufacturing districts having been in a less depressed state than of late years. The defective arrangements, however, at Grosse Isle, and the sufferings which so many persons endured at the quarantine establishment there, have also had their effect, having been communicated by those parties to their friends at home, in the course of their correspondence, and the same cause is no doubt also the reason why so few of even steerage passengers have come by the way of Quebec, as compared with the more expensive one of New York.

Another cause unquestionably has been our political differences, which, when expatiated upon under the influence of party feelings in the various newspapers, and to serve party purposes, appear swelled from their almost utter

insignificance, in this province at least, to one appearing of alarming magnitude, at a distance.

This situation of things there can be little doubt has operated strongly in inducing many of the more respectable classes to pause awhile before they exchanged the security which they enjoy in England, notwithstanding all the disadvantages they may otherwise be labouring under, for what may appear by the public press to be a very insecure and disturbed state in these countries. These two causes have, no doubt, mainly contributed towards this result.

It has been a peculiarly unfortunate season for the Company. In the spring a severe damp was thrown upon all enterprise in the Huron Tract, owing to the failure of the Harbour Bill, and the increasing bad state of the bar,—the ice having left the river so quietly, that there was not within two feet of the usual depth of water on it. The steam-boat, from which so much had been expected, and so much benefit had resulted, in consequence of the state of the harbour, lying inside at anchor, did not run; and three fine schooners were wrecked upon the sand. In consequence of this unfortunate state of things, flour was there at from 8 to 9 dollars a barrel, which would not otherwise have been higher than from $4\frac{1}{4}$ to 5 dollars.

It will be easily seen how injurious this must have been to settlements like those in the Huron Tract, which, notwithstanding the astonishing progress they have made,—unexampled in Upper Canada for the time,—must still be considered in their infancy.

The Commissioners, therefore, as they had failed in obtaining a charter from the Legislature, petitioned the Governor in Council for a lease of the entire harbour, so that at least wharfage might be levied on all goods shipped or landed in it, which was readily granted.

The Company had retained to themselves the land to the water's edge, but the river being a navigable water, was not made over to them by the crown. The advantages which this lease gives, are the same that the charter would have conferred, excepting that dues cannot be levied on shipping ; but seeing that the shipping can only load or discharge at the Company's wharfs, and that they are empowered to levy wharfage, this is of no great consequence.

It should have been observed that the Government reserves to itself the right of approval of the tolls to be levied, and stipulates that, in the event of the Legislature incorporating at any future period a Company for the improvement of the harbour, the Canada Company shall

relinquish their lease, on receiving back the amount expended in their improvements with interest. Although extremely favourable to the Company under all the circumstances, still the lease was not so satisfactory as the charter would have been, and therefore it has been determined upon to expend so much money only as is absolutely necessary for securing the benefit of a harbour to the tract in admitting the steam-boat for the present; and they therefore only mean now to carry out the pier 400 feet, which will give about $6\frac{1}{2}$ feet on the bar. When the charter is obtained, it may be carried out 350 feet more, and the other improvements formerly contemplated be added; but in the mean time, what is now doing will answer present purposes and will only cost about £2,000: the former proposed works would have cost £6,500. The sales and receipts for the year 1835, are

	Acres.		
Crown Reserves.....	35,457	at	12s. 5d.
Huron Tract	23,294	„	10 5

Town Lots.

Guelph	10	at	£16 : 10
Goderich	28	„	10 : 7

The receipts on account of present and old sales have amounted to £36,475.

Taking the peculiar circumstances of the country this year into consideration, and the small extent of the emigration, the amount of sales and receipts is much greater than one could have reasonably expected, and exhibits a convincing proof of the steady advancement of the country in prosperity ; and that, although much undoubtedly depends upon future emigration, still we are not so much dependent upon it as may be generally imagined.

To the 30th October, the number of emigrants
has been shewn to have been 11,539
The previous year to the same period was 30,217

Falling off 18,678

When their Steam-boat communication is regularly established between Goderich and Lake Erie, which will be the case this spring, on the completion of the pier, and well conducted, the Company may laugh at the threats of going to Michigan, which dissatisfied people are so frequently holding out.

THE END.

