

R E P O R T

OF THE

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

OF THE

Canada Company

TO

THE PROPRIETORS.

L O N D O N :
MARCHANT, SINGER, AND SMITH, PRINTERS,
INGRAM-COURT, FENCHURCH-STREET.

25th March, 1845.

*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 Tuesday, the
25th March, 1845.*

THE Directors have to submit to the Proprietors
the Annual Statement of the Affairs of the Com-
pany, made up to the 31st December last.

*Statement of Lands sold and leased in the
Year 1844.*

SALES.—

Crown Reserves	Acres. 15,729½	at an average of 14s. 9d. per acre.	
Huron Tract	12,941	„ 12s. 9d. „	
	28,670½	producing	Currency. £19,866
10 Town and Park Lots in Guelph	„	£277	
2 Town Lots in Goderich	„	80	
6 „ Stratford	„	40	
4 „ Mitchell	„	20	
		—	417
			<u>£20,280</u>

LEASES.—

Crown Reserves	Acres. 30,794	.. producing an annual	Currency.
present av. value per		Rental of	£990
acre, 10s. 3d.			
Huron Tract	43,721	„	£1,589
present av. value per			
acre, 11s. 1d.			
Huron Tract	10,292		
disposed of at annual			
Rents for 12 years,			
the aggregate a-			
mount of which is			
£11,321, and dis-			
counted at 6 per			
cent., gives a pre-			
sent value of £5,790.			
Total leased	84,807		

Total sold and leased . . 113,477½ Acres.

13 Town and Park Lots in Guelph, at an annual	
rental of	£26
16 Town Lots in Goderich	34
30 „ Stratford	13
5 „ Mitchell	2
	<u>£2654</u>

Cost of Management in the Year 1844.

LONDON.

		Sterling.
Directors' attendance-money and allowance to Chairman of the Committee of Corre- spondence	£700	
Salaries	890	
Rent and taxes	249	
Printing and stationery	171	
Miscellaneous	120	
Law charges	25	
Postages and petty charges.....	111	
		2,266

CANADA.

Salaries	£3,507	
Miscellaneous	1,090	
Travelling expenses	354	
Advertising	326	
Postages	255	
Stationery and printing	209	
Office rent	86	
		5,827
Assessment and road tax		1,658
Premium of Exchange on remittances		1,937

A general Statement of the Company's Affairs

Dr.

Sterling.

Capital received from the Proprietors to 31st December, 1844, £32 : 10s. per share on 8,915 shares	£289,737
Amount raised by the Company on debentures	111,500
Dividends due to Proprietors	1,342
Interest due on debentures to the 31st December	2,163
Cash deposited by sundry persons with the Company to be repaid	5,033
Income-Tax, unpaid	525

£410,300

as they stood on the 31st December, 1844.

Property in London.

	Sterling.	Cr. Sterling.
Cash at Messrs. Cocks & Co..... £	272 14 0	
Cash at Messrs. Masterman & Co.	4,658 10 6	
		4,931

Property in Canada.

	Currency.	
Cash in the hands of the Commissioners	6,860	
Cash due by sundry persons		
in Canada.....	16,732 0 0	
Less amount due to sundries	8,547 0 0	
		8,185
*Bills receivable, bearing interest at 6 per cent., and secured by mortgages on the lands, with the improvements made thereon	160,543	
Interest due thereon	49,500	
Lands leased for 12 years at present value	61,890	
Cost of houses, &c. belonging to the Company	6,047	
Cost of London Road mills in the Huron Tract, belonging to the Company.	4,234	
Lumber, stores, &c. in the Huron Tract	3,704	
Expenditure on Goderich Harbour & Pier	16,547	
		£317,510 or 285,759
Balance represented by the value of 1,385,195† acres of land, which are paid for, and remain unsold, besides the Town lots in Guelph, Goderich, &c.		£290,690
		119,610
		£410,300

* The amount collected by payment of bills receivable in the year 1844 was, for Principal £15,910
Interest . 7,490

Making..... £23,400 currency.

† Of this quantity 155,892 acres are leased for a term of ten years at an annual rental of £5,100 currency.

The Assets stated above would be subject to the current rate of exchange, if realised and remitted to this country.

	Acres.
Land originally purchased	2,484,413
Land sold to 31st December, 1844, after deducting cancelled sales	1,001,745
*Land paid for and unsold to 31st December, 1844	1,385,195
Total quantity of land paid for	2,386,940
Land remaining unpaid for.....	97,473
	2,484,413

	Sterling.
Amount of purchase-money for 2,484,413 acres..	£ 348,680
Amount paid to 31st Dec. 1844	£295,000
Amount paid for improvements	40,000
	335,000
Leaving unpaid.....	£ 13,680

of which sum, £10,135 is the outstanding Balance of the
Transactions with Her Majesty's
Government.
and 3,545 the amount unappropriated of the
Improvement Fund.

* Of this quantity, 155,892 Acres are leased for a term of ten years,
at an annual rental of £5100 Currency.

Marchant, Singer, and Smith, Printers, Ingram-Court, Fenchurch-Street.
