

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.

27th March, 1844.

*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 Wednesday, the
27th March, 1844.*

THE Directors have to submit to the Proprietors
the Annual Statement of the Affairs of the Com-
pany, made up to the 30th December last.

Statement of Lands sold and leased in the
Year 1843.

SALES.—

Crown Reserves		^{Acres.} 12,838 $\frac{1}{2}$	at an average of 13s. 7d. per acre.
Huron Tract		8,705	„ 12s. 1d. „
		—————	21,543 $\frac{1}{2}$ producing
7 Town Lots in Guelph			„ £155
3 „ Stratford			„ 30
			————— 185
			£14,212
			<u> </u>

LEASES.—

Crown Reserves		^{Acres.} 88,805		producing an annual
present av. value				Rental of £2,769 cur-
per acre, 10s. 5d.				rency.
Huron Tract	65,039 $\frac{1}{2}$			
less cancelled	1,132			
	—————	63,907 $\frac{1}{2}$		disposed of at annual
				Rents for 12 years, the
				aggregate amount of
				which is £70,298, and
				the present value, dis-
				counted at 6 per cent.,
				£35,948 currency.
Total leased ..	—————	152,712 $\frac{1}{2}$		
Grand total		174,256	Acres.	
		<u> </u>		

136 Town and Park Lots in Guelph, at an annual rental
of £251 currency.

Cost of Management in the Year 1843.

LONDON.		Sterling.
Directors' attendance-money and allowance to Chairman of the Committee of Corre- spondence	£700	
Salaries	890	
Rent and taxes	235	
Printing and stationery	212	
Miscellaneous	134	
Law charges	32	
Postages and petty charges.....	122	
		2,325
CANADA.		
Salaries	£3,328	
Miscellaneous	1,135	
Advertising	535	
Stationery and printing	324	
Travelling expenses	324	
Postages	241	
Office rent	87	
		5,974
Assessment and road tax		967
Premium of Exchange on remittances		895

A general Statement of the Company's Affairs

<i>Dr.</i>	Sterling.
Capital received from the Proprietors to 30th December, 1843, £32 : 10s. per share on 8,915 shares	£289,737
Amount raised by the Company on debentures	100,000
Dividends due to Proprietors	1,140
Interest due on debentures to the 30th December . .	2,050
Cash deposited by sundry persons with the Company to be repaid	1,813

£394,740

as they stood on the 30th December, 1843.

<i>Property in London.</i>		<i>Cr.</i>
	<i>Sterling.</i>	<i>Sterling.</i>
Cash at Messrs. Cocks & Co.....	£ 151 12 5	
Cash at Messrs. Masterman & Co.	2,454 1 7	
		2,605

<i>Property in Canada.</i>		<i>Currency.</i>
Cash in the hands of the Commissioners		732
Cash due by sundry persons		
in Canada.....	19,294 17 0	
Less amount due to sundries	3,925 4 5	
		15,370
*Bills receivable, bearing interest at 6 per cent., and secured by mortgages on the lands, with the improvements made thereon		166,627
Interest due thereon		47,300
Lands leased for 12 years at present value		57,421
Cost of houses, &c. belonging to the Company		6,090
Cost of London Road mills in the Huron Tract, belonging to the Company.		3,985
Lumber, stores, &c. in the Huron Tract		3,838
Expenditure on Goderich Harbour&Pier		16,051
		£317,414 or 285,673

		£288,278
Balance represented by the value of 1,378,159 acres of land, which are paid for, and remain unsold, besides the Town lots in Guelph, Goderich, &c.		106,462
		£394,740

* The amount collected by payment of bills receivable in the year 1843 was, for Principal	£10,716
Interest .	4,784
Making.....	£15,500 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 30th December, 1843, deducting cancelled sales	982,941
*Land paid for and unsold to 30th December, 1843	1,378,159
Total quantity of land paid for	2,361,100
Land remaining unpaid for.....	123,313
	<u>2,484,413</u>

	Sterling.
Amount of purchase-money for 2,484,413 acres..	£ 348,680
Amount paid to 30th Dec. 1843	£ 295,000
Amount paid for improvements	36,380
	<u>331,380</u>
Leaving unpaid.....	£ 17,300

of which sum, £10,135 is the outstanding Balance of the
Transactions with Her Majesty's
Government.

and 7,165 the amount unappropriated of the
Improvement Fund.

* Of this quantity, 88,805 Acres Crown Reserves are leased for a
term of ten years, at an annual rental of £2760 Currency.

Marchant, Singer, & Smith, Printers, Ingram-court, Fenchurch-street.
