REPORT

OF THE

COURT OF DIRECTORS

OF THE

Canada Company

TO

THE PROPRIETORS.

19*th MARCH*, 1863.

LONDON:
WATERLOW AND SONS, PRINTERS, CARPENTERS' HALL, LONDON WALL.
1863.

Canada Company.

Incorporated by Royal Charter and Act of Parliament, 1826.

Governor.

CHARLES FRANKS, Esq.

Deputy-Governor.

JAMES MACKILLOP, Esq.

Directors.

ROBERT BIDDULPH, Esq.
Captain CHARLES JOHN BOSANQUET, R.N.
Sir ROBERT W. CARDEN.
Sir W. MINTO T. FARQUHAR, Bart., M.P.
JAMES W. FRESHFIELD, Esq.
ROBERT GILLESPIE, Esq.
WILLIAM T. HIBBERT, Esq.
FRANCIS H. MITCHELL, Esq.
WILLIAM WILSON, Esq.

Auditors.

WILLIAM HENRY POYNDER, Esq.
WILLIAM U. HEYGATE, Esq., M.P.
FREDERICK C. GAUSSEN, Esq.

Solicitors.

Messrs. C. H. & W. FRESHFIELD & NEWMAN.

Bankers.

Messrs. BOSANQUET, FRANKS & CO.
Messrs. BIDDULPH & CO.

Secretary.

GISBORNE MOLINEUX, Esq.

REPORT.

THE transactions of the Company during the year 1862, and which are submitted in the usual form in the accompanying accounts, have not, upon the whole, been so extensive as in preceding years. The collections of money in particular show a large diminution in the items of purchase-money and rent, owing to the lessee settlers not having exercised the option of conversion to so great an extent as usual. The civil war in the neighbouring states has, no doubt, contributed to this result; the commercial and trading interests in the province being in consequence for the time injuriously affected. The harvest in Canada last year proved, moreover, contrary to expectation, deficient both in quality and quantity; whilst the remarkably open winter, and absence of snow, have, until recently, prevented the farmers from bringing their produce freely to market.

Under these circumstances it is satisfactory to find the price of the Company's lands so well maintained, and that the quantity of land disposed of about equals the average of the preceding five years.

At the General Meeting in December last, the Directors intimated their opinion that the period had arrived when a revision of the valuation made in 1854 of the Company's unsold land may properly be made.

The Proprietors are aware, that since 1854 the land in hand has been estimated in the annual reports at 22/9 currency per acre, being the valuation then made. The

Directors have not deemed it advisable, or indeed necessary, to institute a general resurvey of the Company's unsold lands, which would be attended with great delay and expense, and be open to serious objections. It appears to them that the actual disposals during the last eight years afford a sufficiently safe criterion whereby to arrive at an estimate of the value of the Company's property at the present time, and they have accordingly adopted that mode of dealing with the question.

Upon referring to the Annual Reports it will be found that the average price per acre obtained for the lands sold and leased since 1854, amounting to 236,079 acres, is 53/4 currency. As, however, this figure includes the 25 per cent. credit advance under the ten years' term of lease, a corresponding reduction of 10/8 per acre must be made to arrive at the cash price, which would thus be 42/8. To meet contingencies, such as depreciation through selection of the best lots, or other circumstances, the Directors have thought it prudent to make a further allowance of 2/8 an acre; thus reducing the average of the last eight years from 53/4 to 40/, the figure adopted in the accounts appended to this Report as the present estimate of value.

The Directors have thus endeavoured, so far as the experience of the last seven or eight years has enabled them to do so without resorting to a general resurvey, to place before the Proprietors a just and reasonable *estimate* of the value of their unsold lands at the present time. It appears to them that the actual sales afford a fair index of the value of the land, and although the best situated lots are, and have always been, naturally first taken up, experience shows that the highest improved prices are obtained for those originally estimated at a low rate, from the increased value accrued to them through the general progress and improvement of the country. Swamp lands, from the cultivation going on around them, dry up, and become equally valuable as those adjacent: nothing, however, would tend much to increase the value of some lands in the Eastern Section of the Province, described as rocky, and almost incapable of cultivation. The most valuable portion of the Company's remaining land is that situated in the Huron Tract, comprising on the 31st December last 117,219 acres. The remaining 377,564 acres include the scattered Crown Reserves lots. The Company also hold 1,252 Town and Park lots—a very valuable asset.

With regard to the disposal of the land, the quantity must necessarily fluctuate from year to year according to circumstances, although at the present time the demand rests upon a far more sound and healthy foundation than at any period during the last seven or eight years.

A considerable sum was expended last year in the survey and inspection of lots in the Huron Tract and the eastern parts of the Province occupied by squatters, or by parties under the old system of letters of license. The measure was a necessary one for the interests of the Company, and the result will be beneficial in many ways.

A sum of £600 also appears among the special charges last year—being the amount allowed Mr. Widder to meet the expenses attendant upon his late visit to this country with his family, the state of his health having rendered temporary relaxation from business, and change of scene, requisite.

The Directors proceed to make a few remarks upon a subject which has excited some interest among the Shareholders and the public generally, viz., that of the Oil Springs. From information furnished by the Commissioners in reply to an enquiry by the Court, it does not appear that any actual discovery of Oil has as yet been made on the Company's lands, although indications exist, the investigation of which may at a future time be a matter for consideration; but under present circumstances it seems scarcely advisable for the Company to enter upon explorations, the cost of which would be very considerable, and the result uncertain; the strata where the Oil is usually found being generally at a depth of 300 feet, and the expense of sinking a well to discover it about £300. The subject shall continue to engage the attention of the Directors, and they will not fail to avail themselves of any favourable opportunity that may present itself for prosecuting further enquiries, either by the Company or through the medium of other parties. Meanwhile a clause has been added to the Company's form of lease, whereby lessees are restricted from digging Ochre, Shale and other minerals, or extracting or manufacturing Mineral or other Oil, without the written consent of the Company.

The instalment of £1,950, due the 30th October, 1861, from the Buffalo and Lake Huron Railway Company, on account of the Goderich Harbour property, the payment of which was postponed to the 30th April last, was duly received at that date: the instalment of like amount payable in October last was paid in due course.

The advices received from the Commissioners since the 31st December extend to the 27th ultimo. The following is a summary of the Company's transactions during that period:—

805 acres sold at 31s. 8d. per acre.
4,992 acres leased at 45s. 2d. ,,
9,790 acres converted to freeholds.

Collections of money £20,550 currency, viz. —

On account of	Purchase-money ...	£14,976
Ditto	Rent and Interest...	5,008
Ditto	Sundries	566

The sum of £12,500 has been remitted home by the Commissioners since the 31st of December.

The Company's receipts of money in Canada since December have been satisfactory, considering the limited quantity of land leased whereon the option of purchase expires this year; whilst the quantity of land disposed of falls but little short of last year.

ROBERT BIDDULPH,
Chairman.

G. MOLINEUX,
Secretary.

Canada House,
13, St. Helen's Place,
London, 19*th March*, 1863.

AUDITORS' REPORT.

" *We have examined the Balance Sheets and Expenditure for the year ending the 30th September, 1862, with the books and vouchers, and find the same correct.*

" *(Signed)*

" William Hy. Poynder, }
" Fredk. C. Gaussen, } *Auditors.*

" *Canada House,*
" *November 26th,* 1862."

Dr. *Statement of Receipts and*

			Sterling.
Funds in hand 31st December, 1861, as per Report—			
London		£18,719	
Canada		1,888	
			£20,607

RECEIPTS IN 1862.

REVENUE OR INCOME.			
London.			
Interest on Loans	£256		
Interest received of the Buffalo and Lake Huron Railway Company on balance of purchase-money of Goderich Harbour under Agreement of 14th June, 1859	370		
Fees on Transfers	25		
		651	
Canada.			
Rent	14,338		
Interest	1,636		
Timber cut	1,033		
Transfer Fees	103		
		17,110	
		17,761	
PROCEEDS OF LAND SOLD, ADVANCES REPAID, &c.			
Purchase-money of Land sold	3,385		
Purchase-money of Land leased converted to Freeholds	30,580		
Grants of Leases...	698		
Bills receivable	601		
Purchase-money under 12 years' Lease	108		
Advances repaid	88		
Fourth and Fifth Instalments of Purchase-money of Goderich Harbour Property	3,900		
		39,360	
			57,121
Amount deposited with the Company in London for which Letters of Credit have been issued			9,756
Deposits in Canada at 3 per cent. Interest			538
Deposits in Settlers' Savings Bank...			5,888
Deposits in Canada on account of intended purchases of Land ...			7,918
			£101,828

Disbursements in the year 1862. CR.

EXPENDITURE.

COST OF MANAGEMENT.				Sterling.
London.				
Directors' Allowance		£1,400		
Fees to Auditors		10		
Salaries		890		
Rent, Taxes and Insurance		253		
Printing and Stationery		46		
Postages and Petty Charges		82		
Miscellaneous		207		
			2,888	
Canada.				
Commissioners' Salaries	£2,600			
Office Salaries	1,890			
		4,490		
Salary of Agent at Goderich		135		
Law Charges		132		
Inspections and Surveys		1,150		
Printing and Stationery		147		
Office Rent, Insurance and Repairs		191		
Miscellaneous		173		
Postages		74		
			6,497	
Total Cost of Management in 1862 ...				9,385
Income Tax, one year to 20th March last				735
* Assessment and Road Tax on the Company's lands				7,063
Retiring allowance to Mr. Perry				400
Retiring allowance to Mr. Jones				400
Subscriptions to Agricultural and other Societies in Canada ...				137
Donation to Society for the Propagation of the Gospel in Foreign Parts for purposes in Western Canada				100
Sum voted to Mr. Widder to meet the expenses of his visit to England				600
Letters of Credit and Deposits paid, with interest thereon ...				10,181
Premium of Exchange on Letters of Credit, and on Bills remitted by the Commissioners				3,899
Deposits in Settlers' Savings Bank, repaid and appropriated in payment for land				5,962
Deposits on account of intended purchases of land, repaid and appropriated				7,637
Deposits in Canada, at 3 per cent. interest, repaid				1,637
Dividends paid Shareholders				10,544
viz. 10th January, £1 a share.				
10th July, £3. 10*s*. „				
Balance carried forward to General Statement				13,148
				£101,828

* These taxes are levied by the Municipal Councils, and the amount expended in the respective Counties in opening and maintaining Roads, the erection of Schoolhouses and support of Schools, providing for the administration of justice, and other local improvements.

Dr. *A General Statement of the Company's Affairs,*

		Sterling.		
Dividends due to Proprietors		£892	0	0
Income Tax: three quarters, due 20th December, unpaid ...		495	0	0
Deposits with the Company in London by sundry persons for remittance to Canada, unpaid		1,596	0	0
Bills drawn in Canada for remittance to Great Britain		26	0	0
Deposits in Settlers' Savings Bank	£5,191			
Deposits in Canada at 3 per cent. interest	160			
Receipts in Canada on account of intended purchases of land, unappropriated	3,184			
		8,535	0	0
Capital received from the Proprietors to be repaid them, £32 10*s.* per share on 8,915 shares		289,737	0	0
Surplus Balance over and above the said capital, estimating the undisposed of land belonging to the Company at 40*s.* currency per acre		1,215,596	0	0
		£1,516,877	0	0

as they stood on the 31*st December*, 1862. CR.

Funds in Hand.		
LONDON.	Sterling.	Sterling.
Cash at Messrs. Bosanquet and Co. ...	£2,774 4 10	
Cash at Messrs. Biddulph and Co. ...	330 7 3	
		£3,104 12 1
Loan at Interest		8,000 0 0
Petty Cash		18 7 11
		£11,123 0 0
CANADA.		
Cash at the Bank of Upper Canada		2,025 0 0
		£13,148 0 0
Other Assets in London.		
Balance of purchase-money payable by the Buffalo and Lake Huron Railway Company in annual instalments, with Interest at 6 per cent., on account of the Harbour property at Goderich		3,250 0 0
Furniture and fixtures at House in St. Helen's Place... ...		250 0 0
Property in Canada.	Currency.	
Sundry debts due to the Company in Canada ...	1,457 0 0	
Bills receivable, being for instalments due on Old Sales, bearing interest at 6 per cent., and secured by mortgage on the lands	6,397 0 0	
Interest due thereon	9,011 0 0	
Arrears of rent on lands under lease for Five and Ten years	41,324 0 0	
Arrears upon lots leased for 12 years	232 0 0	
	58,421 0 0	52,579 0 0
Land Leased for a Term of Five Years:—		
2,246 acres at an annual rental of £106, and which the Lessees are at liberty to purchase on payment of the sum of ...	2,459 0 0	
Land Leased for a Term of Ten Years:—		
239,806 acres, including town lots, at an annual rental of £29,241, and which the Lessees have the option of purchasing on payment of the sum of	615,752 0 0	
*242,052 total acres under lease	618,211 0 0	556,390 0 0
Land undisposed of:—		
495,144 acres, including town lots, estimated at	990,288 0 0	891,260 0 0
		£1,516,877 0 0

* The option of purchase may be exercised by the Lessees at any time within the term of lease, viz. :—

			Currency.
In 1863	on 18,656	acres for	£27,162
1864	,, 20,759	,, ...	39,728
1865	,, 19,530	,, ...	47,087
1866	,, 11,379	,, ...	29,297
1867	,, 42,083	,, ...	111,623
1868	,, 11,411	,, ...	27,219
Crd. forward,	123,818		£282,116
Brot. forward	123,818	acres for	£282,116
In 1869	on 22,143	,, ...	56,540
1870	,, 31,754	,, ...	91,931
1871	,, 34,798	,, ...	105,148
1872	,, 29,539	,, ...	82,476
	242,052		£618,211

The assets in Canada would be subject to the current rate of exchange if realized and remitted to this country.

Land Account.

			Acres.
Land undisposed of 31st December, 1861 (as per Report) ...			513,935

DISPOSED OF IN THE YEAR 1862.

Sold.

	Acres.		
Crown Reserves	1,487¼		
At an average per acre of 25s. 6d.			
Huron Tract	733¾		
At an average per acre of 39s. 3d.			
7 Town Lots at £60. 15s. 3d. per ¼ acre ...	1¾		
Total sold ...		2,222¾	

Leased.

Crown Reserves	15,366		
At an average per acre of 36s. 3d.			
1 Town Lot in Guelph at £112, 10s. ...	¼		
Huron Tract	14,271¼		
At an average per acre of 77s. 1d.			
8 Town Lots at £58. 9s. 3d. per Lot	1¾		
Total leased ...		29,639¼	
			31,862
			482,073
Grants for churches and right of way			4
			482,069
ADD—Land of which the option to purchase has expired, &c. ...			13,075
Total quantity of land undisposed of 31st December, 1862, exclusive of lots under lease			495,144

NOTE.—The above prices are in Currency.

Land Leased Account.

Leased for 10 Years.

					Acres.
Land under lease 31st December, 1861, as per Report				...	241,259
ADD—					
Land leased in 1862, including Town and Park Lots ...				...	29,639
					270,898
DEDUCT—					
LOTS CONVERTED TO FREEHOLD IN 1862, viz.—					
		Crown Reserves.	Huron Tract.		
Of Land leased in	1851	525	6,065		
	1852	1,741	11,729½		
	1853	800	659		
	1854	977	...		
	1855	100	582½		
	1857	200	188		
	1858	100	106		
	1859	200	279		
	1860	..	50		
	1861	266	150		
	1862	100	...		
		5,012	19,809 =	24,821 *	
ALSO—Land of which the term has expired without the option of purchase having been exercised by the Lessees				6,271	
					31,092
Total under lease for 10 years, 31st December, 1862				...	239,806

Leased for 5 Years.

Being Lands originally disposed of under the letter of license system, and for which the occupiers have been allowed to take leases for 5 years, with the option of purchase at the amount due on the respective lots.

	Acres.	Acres.	
Under lease 31st December, 1861, as per Report ...		12,392	
DEDUCT—			
Converted to Freeholds in 1862	5,939		
Reverted to the Company	4,427		
		10,366	
		2,026	
ADD—Lots leased in 1862		220	
Total under lease for 5 years, 31st December, 1862 ...			2,246
Total quantity of land under lease 31st December, 1862 ...			242,052

* Of this quantity 4,758 acres have been converted to Freeholds by the lessees in advance of the term of lease for the sum of £6,876 currency.

Analysis of the Lands disposed of in 1862, *distin-*
average price obtained per acre, and the

SOLD.

Crown Reserves.

County.	Township.	Acres.	Average per Acre.	Estimated value 31st Dec. 1854.	Acres.	Average per Acre.	Estimated value 31st Dec., 1854.
Prescott	Plantagenet Nth.	100	@ 25/0	10/0			
Russell	Cambridge	100	@ 20/0	10/0			
Carleton	Gloucester	200	@ 21/0	18/7			
	Fitzroy	100	@ 23/0	10/0			
Leeds	South Crosby	56	@ 9/10	10/0			
Lanark	Dalhousie	82½	@ 15/0	2/6			
	Burgess	100	@ 15/0	12/6			
Frontenac	Pittsburgh	8¾	@ 25/0	5/0			
	Storrington	200	@ 10/0	0/0			
Lenox	Richmond	90	@ 24/2	20/9			
Simcoe	Oro	100	@ 37/6	37/6			
	Adjala	100	@ 30/0	12/6			
Wellington	Garrafraxa	100	@ 35/0	12/6			
Middlesex	Metcalfe	50	@ 60/0	50/0			
	Mosa	100	@ 60/0	50/0			
					1,487¼	@ 25/6	16/5

Huron Tract.

County.	Township.	Acres.	Average per Acre.	Estimated value 31st Dec. 1854.	Acres.	Average per Acre.	Estimated value 31st Dec., 1854.
Huron	Mackillop	88¼	@ 79/1	10/0			
	Stanley	249	@ 27/2	21/7			
	Hay	150	@ 31/10	27/1			
Perth	Logan	100	@ 33/6	19/1			
	Fullarton	45½	@ 39/7	21/10			
	Blanshard	100	@ 50/0	13/9			
Middlesex	Williams	1	@ 100/0	50/0			
					733¾	@ 39/3	23/7

		Per Lot.	Per Lot.
Seven Town lots (¼ acre each)	1¾	@ £61	£41
Total sold	2,222¾		

guishing the quantity in the several Townships, the estimated value on the 31st December, 1854.

LEASED.

CROWN RESERVES.

County.	Township.	Acres.		Average per Acre.	Estimated value 31st Dec., 1854.
Prescott	Hawkesbury, E.	200	@	25/	15/4
	Caledonia	100	@	31/3	10/0
	Alfred	100	@	18/9	10/0
	Plantagenet, N.	300	@	18/9	7/1
Stormont	Finch	100	@	25/0	12/6
Russell	Cambridge	200	@	21/10	6/3
	Russell	100	@	18/9	5/0
	Cumberland	100	@	18/9	5/0
Dundas	Mountain	100	@	25/0	12/6
Carleton	Osgoode	300	@	25/0	11/11
	North Gower	100	@	31/3	12/6
	Torbolton	100	@	18/9	5/0
	Fitzroy	100	@	15/7	12/6
	Huntley	200	@	28/1	8/9
	Goulburn	450	@	16/8	3/1
Lanark	Montague	300	@	25/0	6/8
	Ramsay	92	@	18/9	5/0
	Pakenham	100	@	18/9	7/6
	Bathurst	66	@	18/9	4/0
	Dalhousie	182½	@	18/11	2/6
Leeds	North Crosby	300	@	16/8	9/2
	South Crosby	100	@	18/9	10/0
	Lansdown	100	@	31/3	12/6
	Kitley	200	@	21/10	9/8
	Leeds	300	@	29/2	10/0
Frontenac	Storrington	174	@	12/7	7/2
	Loughboro'	305	@	22/10	10/11
Addington	Camden, E.	300	@	26/8	13/1
	Sheffield	100	@	12/6	8/9
Lenox	Richmond	500	@	25/0	12/0
Hastings	Tyendinaga	200	@	21/3	15/0
	Hungerford	400	@	26/1	11/0
	Madoc	100	@	31/3	10/0
	Huntingdon	500	@	31/10	12/1
	Sidney	100	@	37/6	12/6
	Rawdon	300	@	26/0	9/7
	Marmora	700	@	19/10	8/9
Peterboro'	Belmont	100	@	18/9	3/0
	Dummer	100	@	20/4	6/10
		8,469½			

County.	Township.	Acres.	Average per Acre.	Estimated value 31st Dec., 1854.
	Brought forward	8,469½		
Peterboro'	Douro	200	@ 43/9	18/1
	Asphodel	100	@ 18/9	12/6
	Monaghan	100	@ 62/6	10/0
Northum-	Seymour	200	@ 34/4	17/6
berland	Haldimand	200	@ 37/6	11/10
Victoria	Emily	300	@ 29/2	9/7
Durham	Cavan	100	@ 37/6	0/0
	Manvers	200	@ 37/6	12/4
Ontario	Reach	200	@ 46/10	11/3
	Mara	100	@ 31/3	8/9
	Georgina	100	@ 37/6	15/0
Simcoe	Orillia, North	100	@ 31/3	10/0
	Oro	200	@ 40/7	20/0
	Flos	300	@ 35/5	15/0
	Vespra	300	@ 29/2	13/4
	Innisfil	300	@ 58/4	9/7
	Essa	200	@ 31/3	14/1
	Mulmur	200	@ 37/6	15/0
	Mono	200	@ 59/4	10/0
	Adjala	100	@ 37/6	12/6
	Tecumseth	100	@ 50/0	15/0
	Gwillimbury, W.	100	@ 20/6	8/9
Wellington	Amaranth	100	@ 27/6	12/6
	Garrafraxa	400	@ 53/1	23/5
	Erin	100	@ 62/6	12/6
	Eramosa	100	@ 75/0	22/9
Waterloo	Wilmot B.	600	@ 74/6	29/1
Norfolk	Middleton	32	@ 50/0	20/0
Oxford	Zorra	100	@ 125/0	60/0
Middlesex	Nissouri	300	@ 120/10	44/2
	Carradoc	100	@ 75/0	15/0
	London	64½	@ 125/0	80/0
	Metcalfe	50	@ 75/0	50/0
	Mosa	50	@ 75/0	50/0
Kent	Chatham	300	@ 49/2	25/0
	Dover East	100	@ 50/0	20/0
	Howard	100	@ 52/6	13/9
	Harwich	100	@ 62/6	13/9
	Raleigh	100	@ 75/0	30/0
Lambton	Sombra	200	@ 53/1	16/3
	Gore of Camden	100	@ 50/0	11/3

	Acres.	Average per Acre.	Estimated value 31st Dec., 1854.
	15,366	@ 36/3	13/9
		Pr.Lot.	Pr.Lot.
One Town Lot in Guelph	¼	@ £112.10	£100
	15,366¼		

Brought forward .... 15,366¼ Acres.

Huron Tract.

County.	Township.	Acres.		Average per Acre.	Estimated value 31st Dec., 1854.
Huron	Hullett	398	@	78/5	28/8
	Mackillop	1,239	@	90/0	40/0
	Goderich	80	@	150/0	7/6
	Tuckersmith	100	@	75/0	18/9
	Hay	2,477¼	@	77/9	46/1
	Usborne	200	@	95/0	68/9
	Stephen	1,945	@	60/9	31/0
	Biddulph	147¼	@	100/0	19/3
	Stanley	213	@	82/6	54/5
	McGillivray	1,000	@	71/7	32/10
Perth	North Easthope	300	@	72/11	29/2
	South Easthope	340	@	100/8	23/10
	Gore of Downie	163½	@	114/7	40/0
	Ellice	1,223½	@	51/5	14/6
	Logan	1,567	@	76/6	21/2
	Hibbert	423½	@	92/11	29/11
	Fullarton	93¾	@	100/0	0/0
	Blanshard	100	@	75/0	0/0
	Mitchell Park	5½	@	£23 11/0	0/0
Middlesex	Williams	2,014	@	82/8	36/3
Lambton	Bosanquet	241	@	87/9	31/1

	Acres.		Average per Acre.	Estimated value 31st Dec., 1854.
	11,271¼	@	77/1	32/8
			Per lot.	Per lot.
Eight Town Lots (about ¼ acre each)	1¾	@	£51	£25
Total leased	29,639			
			Per acre.	Per acre.
Total quantity sold and leased	31,862	@	54/9	22/11

Note.—The above prices are in currency.