

It is safe to say that under improved systems and methods, the agricultural, mining and other products of our own great province of Ontario are annually becoming of more value. Not for many years have improved farms and productive city properties been so low in price, or have offered such inducements to purchasers as they do to-day. The absence of demand seems to indicate a want of confidence in ourselves, in our country and in its future, for which there appears no adequate grounds.

"In the North-west and Pacific provinces the advance in the annual value of natural productions is phenomenal. Statistics show that after providing for home consumption, Manitoba and the Territories, with a population of some 250,000, had available for export last year, grain, stock and other produce to the value of more than thirteen millions of dollars, and British Columbia, with a population of some 120,000, had for export products to the amount of about ten millions of dollars. Countries possessing such vast capabilities cannot long remain so largely unpeopled. What will their trade be when these immense areas are as thickly inhabited as are the older provinces of Ontario and Quebec? That improvement will go steadily on, that fertile lands, convenient to markets and railways, will be in demand for actual settlement, in the near future, there are strong reasons for believing. As the country generally progresses and prospers, so will institutions which are required to furnish the capital necessary for its more speedy development. While it would be futile to wish for, or to expect, a return to the high rates of interest prevailing in former times, there will for many years remain a wide and remunerative field of usefulness for our company."

Mr. Henry Cawthra, who seconded the president's motion, said:—

"The vice-president, not being in good voice this morning, has asked me to second the resolution just proposed by the president in place of doing so himself.

"The president has completely cut from under my feet all the ground I would have touched upon by having made his remarks so very full and exhaustive. I have, however, one thing to say that may possibly interest the stockholders in addition to what has fallen from the president, and it is this. Some short time ago for several days all the directors met in this room. We had the books of the company brought on the table, we had some of the appraisers, inspectors and chief officers of the company before us, and we went into a thorough and exhaustive examination of all the securities in default. As you know, at such times as this it is necessary to nurse securities. This is no time to force a sale of defaulting securities. We examined the original reports of the appraisers; we examined the recent reports of inspectors and others who have been sent to examine the properties, and we have ruthlessly cut down everything in excess of what we consider the value of these properties. From the time they have been in default there has not been one cent of interest charged against these defaulting mortgages.

"These properties, although they are in default, are, most of them, yielding more or less income. Some of them are paying very well. Some of those which have been written down have been disposed of at a larger amount than we held them at in our books, and a portion of the purchase money paid upon them. The result to me, and I believe to the rest of the directors, has been most satisfactory. The income arising from these defaulting securities—where we have been compelled to take possession—after payment of taxes and for looking after them, nursing them as I call it, has been a very fair rate of interest. I think it is somewhere approaching five per cent. on the average.

"The policy of this company has always been a merciful one. The company likes to deal indulgently with those who are in default, and borrowers like to come back to us again.

"I have much pleasure in seconding the resolution."

Mr. G. W. Monk also spoke in support of the resolution, as follows:

"Mr. President,—As one of the latest additions to the board I may be excused for making a few remarks at this stage of the proceedings.

"I have only been a few months on the board, but I do not think it can be said I am new to the company's business. More than 26 years ago you did me the honor of appointing me an appraiser in the county of Carleton, near Ottawa. I occupied that position for several

years and did a considerable and profitable business for the company there, and was shortly afterwards promoted to the position of inspector. I acted in that capacity for about twenty years, and during that long time it was my duty to travel over this province from Toronto eastward, thoroughly examining the properties held by this company as security for money lent, assisting in selling such properties as came on hand, and generally attending to the outside business of the company. During that long term of twenty years I went over more properties held as security for this company than, I think, any other one man has done, and I am satisfied from my own personal knowledge that the securities held for the money lent by this company are undoubted. Although depressions take place in certain localities, from circumstances which cannot be controlled or foreseen, yet I hold the security is as safe as it can possibly by man's ingenuity be made, for money invested in this country.

"In the eastern part of the province some years ago there was a depression equal to that which prevails in Toronto to-day. Property was absolutely unsaleable. I have myself offered as many as 29 properties for sale on one occasion, and not a bid was received for one of them. Such a state of things as that is very unusual, but it may take place in Toronto to-day. These properties have all been sold or redeemed, and that with very little loss. We did not rush off properties at a loss. We kept them; took care of them; had them well rented, and in due time a demand for them arose. On many occasions the tenants purchased them. Our loss scarcely amounted to anything appreciable. It was so trifling that the attention of the stockholders was never drawn to it, so far as I am aware. The same thing will take place here I have no doubt. As time goes on, people by living economically and husbanding their resources, will be able to purchase the properties we have for sale. What properties we hold, as Mr. Cawthra has said, are not dead stock. They are bearing interest, or rather a rental, which is equivalent in some cases to the interest we should receive if we had the money to invest as a loan, instead of the property under rental.

"With the large experience I have had, therefore, I have not the slightest hesitation in assuring you, that as far as my knowledge goes, nothing could be more satisfactory than the state the company's business is in to-day."

The report of the directors was unanimously adopted, as also were votes of thanks to the president, directors, officers and agents of the company. The retiring directors, Messrs. Edward Hooper, William G. Gooderham, W. D. Matthews and G. W. Monk, were unanimously re-elected.

At a subsequent meeting of the board Messrs. J. Herbert Mason and Edward Hooper were respectively re-elected to the office of president and vice-president.

WESTERN CANADA LOAN AND SAVINGS COMPANY.

The thirty-third annual meeting of the shareholders was held in the company's offices, No. 76 Church street, Toronto, Canada, on Monday, the 17th February, 1896, at 10 o'clock a.m., the Hon. G. W. Allan, president, in the chair.

The managing director, Mr. Walter S. Lee, read the annual report and financial statements.

The report is as follows:

REPORT.

The directors have much pleasure in laying before the shareholders their thirty-third annual report, showing the results of the company's business for the past year, together with the balance sheet to the 31st December, 1895.

After deducting all charges, and writing off a sufficient sum to provide for ascertained losses, the profits of the year amount to \$144,472.08.

Out of this sum have been paid two half-yearly dividends, at the rate of 8 per cent. per annum, together with the income tax thereon, amounting to \$122,392.30, and the balance has been carried to the credit of the contingent fund. The amount now standing at the credit of the contingent fund is \$63,005.36.

The repayments on account of mortgage loans, both in Ontario and Manitoba, have been satisfactorily met.

The borrowing powers of the company having nearly reached their limit in the early part of the year, obliged the directors to refuse, for a time, fresh money for investment with the

company. The larger part of the debentures, however, falling due during the year have been renewed on very advantageous terms, and any not renewed have been replaced by new money at still lower rates.

The lower rate of interest now obtainable on mortgage loans having rendered it desirable to reduce the rate of interest heretofore allowed in the savings bank department, many of those who had been depositors reinvested their moneys in debentures of the company.

The total amount of moneys entrusted to the company by British and Canadian investors is now \$4,470,598.69.

The balance sheet and profit and loss account, together with the Auditors' report, are submitted herewith.

G. W. ALLAN,
President.

FINANCIAL STATEMENT. Liabilities.

To shareholders—	
Capital stock	\$1,500,000 00
Reserve fund	770,000 00
Contingent account	
Dec. 31, 1894	\$70,445 90
Contingent account	
added, 1895	22,079 78
	\$92,525 68
Contingent account	
written off, 1895 ..	29,520 32
Contingent account balance, Dec.	
31, 1895	63,005 36
Dividend, payable 8th January,	
1896	60,000 00
	\$2,393,005 36
To the public—	
Debentures and interest	3,541,460 88
Deposits	929,137 81
Sundry accounts, including coupons outstanding	505 52
	\$6,864,109 57

Assets.

Land mortgages	\$6,564,263 21
Mortgages on other securities ..	6,939 23
City of Ottawa debentures	32,441 74
Office premises and furniture,	
Toronto and Winnipeg	125,171 07
Cash on hand and in banks	135,294 32
	\$6,864,109 57

PROFIT AND LOSS ACCOUNT.

Cost of management, viz., salaries, rent, inspection and valuation, office expenses, branch office, agents' commissions, auditors' fees, etc.	\$ 52,588 84
Directors' compensation	3,590 00
Interest on deposits	33,739 84
Interest on debentures	142,376 22
	\$232,294 90

Net profit for year applied as follows:	
Dividends and tax thereon	122,392 30
Carried to contingent account ..	22,079 78
	\$376,766 98
Interest on mortgages and debentures, rents, etc.	376,766 98
	\$376,766 98

WALTER S. LEE,
Managing Director.
Toronto, 5th Feb., 1896.

To the Shareholders of the Western Canada Loan and Savings Company:

GENTLEMEN,—We beg to report that we have completed the audit of the books of the Western Canada Loan and Savings Company, and made the usual inspection of the securities (with the exception of the business of the Manitoba branch, which has been audited and inspected by a local auditor), and certify that the above statements of assets and liabilities, and profit and loss, are correct, and show the true position of the company's affairs. The bank balances and cash are certified as correct.

W. R. HARRIS,
WM. E. WATSON, F.C.A., } Auditors.

The president moved the adoption of the report, and in doing so said:

"In moving the adoption of the report and balance sheet, which has just been read, I think I may say with confidence that they present a very satisfactory statement of the