

that the courts would construe the clauses with some regard for the provisions of the instrument.

"The average and ordinary man may, possibly, be able to comprehend why a clause is or is not legal, but this matter of "respect" in regard to clauses is open to great confusion. However, the ruling on the co-insurance clause in Kentucky is settled without the least 'respect' for the written stipulations in the contract between the parties thereto. Whether the profession will have its usual 'respect' for the rulings of appellate courts, when it sees plain provisions in a written instrument set aside without 'respect' by the court, remains to be seen."

#### BANKERS ON NORTH WEST DEVELOPMENT.

The influx of settlers into the Northwest this season surpasses all previous years, indeed, from present appearances the population in the Territories will be doubled this year. There has commenced a movement from Iowa, Dakota and other American States which recalls the history of extensive changes by which large populations migrated from one part of the world to some new country. The World has interviewed Mr. B. E. Walker, general manager of the Canadian Bank of Commerce, and Mr. D. R. Wilkie, general manager of the Imperial Bank, who have stated their views on this phenomena. Mr. B. E. Walker considers that,

"If the settlement increases in the same proportion as in the past, I believe in four or five years every railway through the Northwest will have to double track its lines in order to handle the traffic."

Mr. Walker has no fears of American settlers, or of American capital; they will develop Canada and enlarge its industrial resources. Mr. D. R. Wilkie holds highly sanguine views as to the Northwest the future of which he spoke of as "boundless." He said:

"The great Northwest is a producer, not only of wheat, as is generally known, but of all products necessary for the maintenance of mankind, and I may say further that the country is only in its infancy. In my opinion, the demand in Europe for our Canadian wheat is so great that there will never be an over supply, and that demand is steadily increasing. The immigration of American farmers, which is so great at present, I consider a decided benefit for the development of the country. As for the idea of American capital erecting factories and employing American labour exclusively, I believe it, for the most part, to be a quite erroneous impression. To sum up the matter, I think that the Canadians are slow to realize the possibilities of the Northwest, and until they do so they are giving untold wealth to the Americans who are fully alive to the situation."

Mr. Brough, general manager of the Dominion Bank, thus stated his views:

"Regarding the future of the Northwest, I must confess that I am no prophet, but, to my mind, it has a great future.

"In regard to the Americans getting control of the Northwest, I may say that, in my opinion, the inducing of American capitalists to erect and get together means of employing labour, even if their own people are employed, will be a decided advantage; and, to bring in skilled labour, which would not only be instructive for our own people, but, also, large consumers of our products, would be far better than to exclude it."

Mr. Kynaston, who represents an American company that has purchased the Abell works, Toronto, says:

"There is no end to the demand for the good lands of the Canadian Northwest, and it will be only a matter of a very short time when the prices are doubled and trebled. American farmers have gone in by the tens of thousands this spring. I believe that fully two hundred thousand Americans will go in this year, and will continue going in all summer. The reason why there is such a rush is that the land has been proved absolutely the best wheat-growing land on the continent. I look to see such a stampede of American farmers into the Northwest of Canada as will be on an immense scale. It is not a 'boom,' it is a wholesale movement to sell out land at a good price and buy better land at one-fifth the price."

Testimony confirming the above judgments and forecasts is given by grain merchants who have been through Manitoba and the Territories, not to "spy out the nakedness," but the richness and prospects of the land. Every sign points to the Northwest being on the eve of development on a scale similar to that which led to the settlement of Ohio, Wisconsin, Iowa, Dakota and Minnesota.

#### WHAT IS "FIREPROOF"?

The destruction of the Canadian Pacific Railway Company's steel elevator at Fort William on the 10th inst. presents a case which bears closely upon the question of fire-proof buildings. This elevator was alleged to have been entirely of steel, no wood was understood to have been used in its construction whatever, and so was pronounced "fire-proof." Yet, in the early morning of the 10th inst. and shortly after the watchman had completed his rounds, fire broke out in the working house, and how complete was the destruction can best be gathered from the illustrations "Before" and "After" which we are enabled to publish in this issue. In justice it must be said, however, that this argues for rather than against the use of non-combustible material in building, for while the working house becomes a total loss the steel tanks or storage bins suffered little or no damage; had they been of the ordinary construction the immense quantity of grain stored therein, approximating a million bushels, would undoubtedly have been totally consumed.

(For illustration see page 666.)