

Appendix  
(W.)

KINGSTON, 9th January, 1843.

29th April.

SIR,

In compliance with your letter of instructions to me, dated Commissioner of Crown Lands' Office, Kingston, 28th December, 1842, I proceeded to Cornwall for the purpose of ascertaining the value of certain lots in that Town remaining in the hands of the Government for sale, and for the further purpose of ascertaining the fidelity of the valuation of lots numbers 10 and 11 in particular, and certain circumstances connected with the granting of a certificate relative to the lots by the District Agent, Mr. Pringle, and also to ascertain the true position of certain parties occupying said lots represented as holders of "two or three small houses which were erected at the time the Canal first began."

For your information on these subjects, I beg leave to report that immediately on my arrival in Cornwall I proceeded to lots 10 and 11, and examined their position and the improvements upon them. I found that these lots were situated upon Front Street immediately facing the Canal, just above the Culvert, and some distance above the Locks; number 10 forming the Corner of Front and Amelia Streets. I found upon the premises eleven tenements in all, a rough Sketch of which I annex marked A, with the different tenements numbered as referred to below. I called upon all the parties occupying these tenements, and took down their statements relative to the whole matter.

Number One is a small frame house, 14 x 20, occupied by a Mrs. Pailan, whose husband died there. She has six children and her husband's mother to support by her industry. This spot of ground with an entrance, was leased from the Corporation, in 1835, by one Duncan, at the rate of 2s. 6d. currency per foot, ground rent per annum. Duncan built the house, and she leased until the spring of 1842, when she bought out Duncan and paid him £14 10s. and took a quit claim Deed and considered herself secured there for ever. She has paid up her rents regularly, and her last receipt I enclose.

Number Two is a stable owned by Mr. Caleb Knight, it is 18 x 36, a frame.

Number Three is a small frame house, same as Mrs. Pailan's, owned by one Pendergast, leased for 2s. 6d. per foot.

Number Four is a good story and a half frame house and store. The store is well finished, and the dwelling above has 8 rooms in all. The building is about 18 x 36. Mr. Knight, the owner and occupant, is a respectable man as there is in the place, and his rooms as well furnished and comfortable as Merchants generally.

Number Five is a kitchen attached to Number Four.

Number Six is another frame building, same as number 4, forming the Corner of Front and Amelia Streets,—a store and dwelling house above these premises are now rented by Mr. Knight for £26. The rent of 4 I think worth £30.

Number Seven is a small frame, of Mr. Knight's also, he has forty feet on Front Street by sixty on Amelia Street; he leased from the Corporation in 1834, and has paid five shillings currency per foot, ground rent ever since. Ten pounds per annum; several of his receipts I enclose. In 1842 the Corporation remitted Mr. Knight 50s. of the rent.

Number Eight is owned and occupied by one Brown, a baker. He leased from the Corporation, and built a frame house; has a shop, room and bakery; paid the Corporation 2s. 6d. a foot also; has a family, and all live in this house.

Number Nine is owned and occupied by a Mr. Welsh, is a good story and a half frame house, 18 x 36, with grocery and room,—a kitchen below and apartments above.

Number Ten is a small frame at the end of Welsh's, the only insignificant building on the premises.

Number Eleven is the old Market, now used as a stable. This building was erected in 1819, after the Act authorising the Town to build on the Market reservation, and is of course almost rotten.

The present value of the buildings I consider at least equal to Three hundred pounds, but of much more value than that to the owners, as they could be leased for £100 a year, while the whole ground rent is only £18 15s. These parties are very indignant at the sale of this property, and feel that they are in a most dangerous position, having been induced to sign certain agreements to Mr. Macdonald, which, they say, he extorted from them by shewing them his Patent under the Great Seal, and telling them that houses and all were his, and that he could turn them out at any moment, but that, if they signed the papers he presented and were civil, he would make them no worse than they were by the Corporation. After consulting friends they did this, but Mr. Macdonald never gave them any writing or authority to remain, and they feel that their whole property on earth, and the houses of their families, is entirely at his mercy; their only redress being against the Corporation on their leases. Having thus satisfied myself as to the situation of the lots, the nature of the possession held by the Tenants, the extent of their "Betterments," and their feelings on the subject, I next called on G. C. Woods, Esquire, forty years a Merchant in Cornwall, Postmaster, and Collector of Customs, (and moreover friendly to Mr. Macdonald) to get his advice and opinion in forming an estimate of the value of these lots, independent of all improvement.

Mr. Woods thought that as no doubt Mr. Macdonald would put the lessees on the same footing as the Corporation,—that they would in reality not be injured by his purchase,—that as Mr. Macdonald, no doubt, thought the Town had relinquished them, he was not to blame in buying, and that the only thing of any consequence was the valuation. He thought £200 would have been a fair price for them before the Canal opened.

I then called upon Mr. Robert Cline, a Lawyer, and the President of the Board of Police, and heard his opinions on the subject; he pointed out certain lots which had been sold on the Street,—some he owned himself; and other circumstances which satisfied him, that if any individual in Cornwall owned these lots, they would not be sold less than £500.

I then called on Mr. Pringle, told him the object of my visit and the conclusion I had come to as to the value of these and other lots in the list of 1841. He explained to me that this list was sent to him from Toronto, that it contained, besides the Market lots, all the other reservations—the Gaol and Court House, lot number 16 on Front Street, the School lots, &c., with many lots located and deeded many years ago, and that his valuation had no reference whatever to the present value, which is greatly enhanced by the Canal, but to the original value at the time of sale or reservation, and that when he gave Mr. Macdonald the certificate he did, he had no more idea that he (Mr. Macdonald) could have got these lots for private purposes, than that he could have got lot 16.

Mr. Pringle, next morning, handed me in a Statement in explanation of this matter, which I also enclose, marked B. His explanation also embraced many other lots in the list of 1841, which I have valued much higher than Mr. Pringle, i. e. upon Front and First and Second Streets, with one or two in Third Street, his valuation of all in rear of that I think sufficient. I enclose my valuation, marked C. Next morning, the Board of Police came to my Hotel in a body, and wished me to hear their whole statement as to claim, occupancy, and Mr. Macdonald's knowledge of these facts. I informed them that my duty was simply to ascertain the value of these and other lots, and the position of the occupants, and on these two points I would be glad to be informed. They then gave me their opinion of the value of these and other lots throughout the Town, and shewed me by the Books of

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