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CANADA

LANDED CREDIT COMPANY,

Established 1858, *on the principle of the "Crédit Foncier."*

STATEMENT

OF THE

OBJECTS, ADVANTAGES, AND PROGRESS OF THE COMPANY,

AND

Report of Annual Meeting,

3RD FEBRUARY, 1864.

COMPANY'S AGEVTS:

MESSRS. BRUNTON & SON,

STOCK BROKERS,

AUCTION MART CHAMBERS, BARTHOLOMEW LANE,

LONDON.

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Established 1858, on the principle of the Credit Foncier.

STATEMENT

OF THE OBJECTS, ADVANTAGES, AND PROGRESS OF THE COMPANY, AND

Report of Annual Meeting,

3RD FEBRUARY, 1864.

COMPANY'S AGENTS:

MESSRS. BRUNTON & SON.

STOCK BROKERS,

AUCTION MART CHAMBERS, BARTHOLOMEW LANE,

LONDON.

CANADA LANDED CREDIT COMPANY.

INCORPORATED BY ACT OF PARLIAMENT, 1858.

Capital, - - - - - - £200,000.

PRESIDENT.
LEWIS MOFFATT, Esq.

VICE-PRESIDENT.
Hon. W. P. HOWLAND, M.P.P.

DIRECTORS.

The HON. G. W. ALLAN, M.L.C., President Bank of Upper Canada.
Wm. ALEXANDER, Esq., (Blaikie & Alexander), President Toronto Stock Exchange.
R. D. CHATTERTON, Esq.
C. E. CHADWICK, Esq.
RICHARD L. DENISON, Esq., Treasurer Board of Agriculture.
The HON. W. P. HOWLAND, M.P.P., Receiver General.
THOMAS D. HARRIS, Esq., President Board of Trade.
LEWIS MOFFATT, Esq., Director Bank British North America.
The HON. WILLIAM McMASTER, M.L.C.
GEO. MICHIE, Esq, (Geo. Michie & Co.)
SAMUEL SPREULL, Esq.
E. W. THOMSON, Esq., President Board of Agriculture.

BANKERS.

MESSRS. SMITH, PAYNE & SMITHS, London.
BANK OF BRITISH NORTH AMERICA, and
BANK OF UPPER CANADA.

STANDING COUNSEL.

STEPHEN MAULE JARVIS, Esq.

AUDITORS.

WILLIAM WILLIAMSON, Esq. | CHARLES ROBERTSON, Esq.

SOLICITOR AND SECRETARY.

JOHN SYMONS, Esq.

OFFICE, VICTORIA HALL, TORONTO.

LONDON BROKERS AND AGENTS.

MESSRS. BRUNTON & SON, Auction Mart Chambers, Bartholomew Lane.

THE OBJECTS

AND

ADVANTAGES OF THIS COMPANY

ARE:

To receive money in sums of £50, £100, £500, and £1,000, and to invest the same on mortgage of real estate in Canada West, yielding to the lender a clear £6 per cent. per annum interest.

To give to individuals and public institutions who lend on Mortgage, a higher class security than is afforded by the old Mortgage system.

All the evils, uncertainties, risks, and delays of that system are avoided.

The lender has no care, anxiety, or even thought as to the character of any borrower, or the value of the land mortgaged.

Every responsibility attending a Mortgage is assumed by the Company, who hold the title deeds, and for the amount lent grant debentures.

Investors incur no risk, as in a Railway or similar undertaking; their interest being derived from cultivated land, and which, by charter, must always be paid in advance.

The Board of Directors, before making an advance, institutes a rigid enquiry into every case, both as regards the character of the borrower and the value of his property, and his title thereto.

The value of the securities in the Company's possession at the present time is about 3½ times the amount of the money lent.

The Company sees that the payments of interest by the Mortgagors are made with the strictest regularity.

The Mortgagor has the privilege, as he may find it convenient, of paying into the sinking fund, over and above his regular annuity, any even sum above $100 in reduction of his Mortgage, and for which he is allowed 6 per cent. compound interest.

The Company, by its Charter, is always first Mortgagee.

SINKING FUND.

The Mortgages are paid off by means of a Sinking Fund, in the same way as loans for drainage and other purposes are repaid to the Government, so that whilst the debt of the borrower becomes as it were every day less and less, the security of the debenture holder is in like proportion increased and made more effectual.

THE SECURITY OF THE DEBENTURE HOLDER.

The Company, by its Charter, is authorized to issue debentures to the full amount of the money it has invested, the proceeds of those debentures being likewise invested on the security of other valuable farms; so that it is evident the security of the debenture holder is of the most solid kind.

The debenture holder's security is the Company; just as the holder of a note has the Bank for his security, with this difference, however, in favor of the Company, that the Bank's security is of a personal nature, whilst that of the Company is real estate—cultivated land. Amongst the chief heads of the Company's security are—

1. The uncalled capital	$553,430
2. The real estate mortgaged to the Company, assessed by the Company's valuer	699,460
	$1,252,890

Or upwards of £200,000 sterling. The Company will always keep in reserve a large amount, which may, if necessary, be called from the shareholders, *of itself sufficient to cover the Company's debentures as they become due.* But in addition to this, the Company is more than trebly secured by the value of the mortgaged estates in its possession.

RETURNS TO THE GOVERNMENT.

The Company's Charter requires that half-yearly returns, on oath, be made to the Minister of Finance of Canada, of the Company's affairs, and below is appended a copy of the statement made up to the 1st January, 1864.

ABSTRACT OF LIABILITIES AND ASSETS

OF

THE CANADA LANDED CREDIT COMPANY,

31st December, 1663.

LIABILITIES.		ASSETS.	
Debentures	$117,048 24	Loans	$206,150 00
Requisitions	136 49	Furniture	712 86
Sinking Fund	14,349 46	Solicitor's Charges	722 03
Dividends	5,246 68	Preliminary Expenses	4,417 71
Capital Stock	79,441 80	Bills Receivable	1,168 75
Reserve	3,000 00	Bank	7,066 87
Suspense	26 97	Cash	667 73
Profit and Loss	2,509 24	Arrears of Interest	848 93
	$221,754 88		$221,754 88

We hereby certify that we have examined the Books and Accounts of the Canada Landed Credit Company, and have found the above balances correct. We have also examined the securities in the Company's strong room, and have found them in perfect order as represented in the above statement.

(Signed,) W. ALEXANDER, } *Auditors.*
CHAS. ROBERTSON, }

TORONTO, 5th January, 1864.

COPY.

STATEMENT required by 22nd Victoria, cap. 133, sec. 32, to be transmitted to the Minister of Finance every half year, on the 1st day of January and the 1st day of July:—

The amount of Stock subscribed is.....	$459,650 00
The amount paid on such Stock is.....	79,441 80
The amount borrowed is.....	117,048 24
The amount invested and secured by mortgage is.....	206,150 00

N.B.—Of this, $14,349.46 have beeen paid back by means of the Sinking Fund, and included in the above amount as reinvested.

The value of real estate under mortgage is.....	699,460 00

TORONTO, 1st January, 1864.

L. MOFFATT, *President.*
W. ALEXANDER, *Auditor.*

Sworn before me at the City of Toronto, this 8th day of January, 1864.

Certified to be a true copy of the return made to the Minister of Finance.

JOHN LANGTON, *Auditor of Public Accounts.*

The Directors are now prepared to receive loans against their debentures of £50, £100, £500, and £1,000, for terms of 3, 5, 7 and 10 years, bearing interest at 6 per cent. per annum.

The interest is payable half-yearly, on the 1st January and 1st July, on presentation of the coupons at the Company's Bankers, Messrs. Smith, Payne & Smiths, London, and can be received through any of the country Banks.

Interest is allowed from the day the debenture is purchased.

Further information may be obtained, and application for the debentures, now in course of issue, may be made to the Secretary, or to the undermentioned

STOCK BROKERS AND AGENTS:

Messrs. Brunton & Son, Stock Brokers, Auction Mart Chambers, Bartholomew Lane, London.

James Walker, Esq., 1 Ducie Street, Royal Exchange, Manchester.
Messrs. Taunton & Molyneux, 4 York Buildings, Sweeting Street, Liverpool.
Messrs. Boyle, Low, Pym & Co., College Green, Dublin.
Messrs. Cunningham & Co., 41 Waring Street, Belfast.
John Murray, Esq., 37 West Nile Street, Glasgow.
Wm. Bell, Esq., 2 North St. David Street, Edinburgh.
Wm. Gordon, Esq., 5 King Street, Aberdeen.
Samuel Collison, Esq., Market Street, Nottingham.

J. SYMONS, *Secretary*.

VICTORIA HALL, TORONTO,
February, 1864.

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ANNUAL MEETING.

The Annual General Meeting of the Shareholders of the above Company, was held on Wednesday, February 3rd 1864, at 12 o'clock noon, at the Company's offices, Melinda street.

The following gentlemen were present:—Hon. W. P. Howland, M.P.P.; Hon. G. S. Boulton, M.L.C.; Hon W. McMaster, M.L.C.; Hon. Donald McDonald, M.L.C.; Hon. Asa Burnham, M.L.C.; Col. R. L. Denison, Col. E. W. Thompson, C. E. Chadwick, Esq., Ingersoll; A. Macdonald, Esq., Cobonrg; L. Moffatt, Esq. Toronto; S. Spreull, Esq., Toronto; John Lynch, Esq., Brampton; T. D. Harris, Esq., Toronto; H. Mortimer, Esq., Toronto; S. M. Jarvis, Esq., Toronto; W. Alexander, Esq., Toronto; J. W. Lewis, Esq., Grimsby; W. R. Ross, Esq., Toronto; J. L. Blakie, Esq., Toronto; H. L. Hime, Esq, Toronto.

Hon. G. S. Boulton, seconded by Hon. W. McMaster, moved that Lewis Moffatt, Esq., President of the Company, do take the cahir—Carried.

The Secretary, J. Symons, Esq., at the request of the Chairman, read the advertisement calling the meeting.

The Chairman—I now call upon the Secretary to read the report of the Directors, to which I beg to call your special attention.

The Secretary accorrdingly read the following

REPORT.

1. By the annexed statement of account which the Directors have the satisfaction of submitting, the Shareholders will perceive the balance of profit upon the transactions for the past half-year amounts to $2,509 24. Out of this sum the Directors, recommend that the usual dividend at the rate of six per cent. per annum for the half-year be declared, which will then leave a balance of $126 to be carried to the profit and loss account of the current half-year.

2. The Directors have again to regret the small amount of business done. The two causes which operated at the commencement of 1863 to prevent an extension of investments, continued throughout the entire year, but the Directors are happy to say, towards its close with diminished effect. The debate on the Militia Bill brought out so strong a determination on the part of our people to undertake themselves, as they did successsfully in 1812, the defence of the country, relying on the support of England only in case of need, as entirely to remove the opinion which had unfortunately prevailed, though perhaps without sufficient grounds, that we did not possess that spirit of self-reliance which became the people of a great country in times of possible calamity. And the statement, too, of the Minister of Finance, though incomplete in some repects in announcing the intention of Ministers to revise the Customs tariff and to im-

pose fresh taxation, produced the most favorable effects on the mind of the English public ; so that, if these veiws are carried out, it is reasonable to expect that confidence will return, that capital will resume its accustomed and best channel, and a way be thus opened to a more extensive and more successful carrying on of the Company's operations.

3. The annuities of the mortgagors have been paid with the usual punctuality, notwithstanding that in a few localities their being able to do so was severely tested by loss from the ravages of the midge ; but the crop generally, it may be remarked, throughout the Province has been excellent, and though combined with a European harvest beyond all precedent, the prices obtained may fall short of what would have been obtained under other circumstances ; yet being so abundant, the farming interest is fast recovering from the depression occasioned by the scanty crop of the previous year, and all branches of our commerce and industry are experiencing a corresponding activity.

4. At the last annual meeting a recommendation was made and acceded to, to postpone the confirmation of the forfeiture of certain shares for nonpayment of the call made on the 26th February, 1862. Some shareholders have availed themseves of the indulgence, but others have neglected it, and the Directors would now recommend, both for the interests of the Company generally, and in justice to those who paid the call so promptly, that such confirmation do now take place.

5. It has been the desire of the Directers to afford every facility to those parties who, from various causes, have wished to relieve their land from debt ; and during the past year thirteen have paid off their mortgages, thus demonstrating one great advantage of the borrower, that whilst he can hold the Company for 23 years, and so avoid the expenses of renewals, he may himself dissolve the contract whenever he thinks fit. Several of our mortgagors also have in part anticipated the repayment of their loans by placing in the sinking fund, over and above their regular annuities, sums varying from $200 to $400, which a bounteous harvest or some fortunate circumstance has enabled them to do ; in this way, without inconvenience to themselves, and to the Company's benefit in a slight degree, so considerably reducing their indebtedness, as to make it an easy matter to pay off their balances at a much earlier period than was originally contemplated.

6. The important duty of ascertaining the true value of the farms offered in mortgage has been closely attended to, and the Directors are satisfied that in every case there is a very large margin of value over and above the sum advanced. The return to the Government shows that the aggregate value of the real estate under mortgage to the Company at the present time, is nearly three and a half times more than the amount of the money lent. And not only has value but character formed an important element in the making of loans, for unless you have a good paymaster there may be difficulty in obtaining prompt payment of interest. The result of attention to this point has been most satisfactory.

7. The high opinion which the Directors entertained and expressed, at the very outset of the Company, of the system on which it was founded, has been singularly confirmed during the past year. There have been established in London by bankers and merchants and agriculturists of the first eminence, two Comapanies, whose object is to give the benefits of the Landed Credit System to India and Australia, and steps are being taken also in Paris to organize companies for Italy and Spain, showing the universality of the desire for this simple plan of mortgage, and of its adaptability to new as well as to old countries.

8. The Directors have only further to say that the gentlemen who retire by rotation from the Board at this time, but who are eligible for re-election, are R. D. Chatterton, Esq., Hon. W. P. Howland, M.P.P., T. D. Harris, Esq., Lewis Moffatt, Esq., B. W. Smith, Esq., and John White, Esq., M.P.P.

(Signed,) L. MOFFATT, PRESIDENT.

The CHAIRMAN (Mr. Moffatt) then said :—I am very happy again to meet so many of our shareholders on the occasion of presenting the annual report of the Directors—and the more so, because I see so many present from a distance which shows increasing interest taken in the Company throughout the various districts of the Province. On the report which has just been read, I beg to make a few remarks, and the first is, that the position of the Company's affairs as exhibited by the balance sheet accompanying the report, will on the whole be found satisfactory. The new business certainly has not been so great as we could wish to havs seen it, but there were a number of circumstances to cause this, which are alluded to in the report. We are still sanguine that the principles on which this Company was started, must eventually procure for it a very large business, causing it to become an important institution in the country. This anticipation is borne out very much by the fact that, within the last few months, companies of a very similar character to ours have been brought out in London with very great success. The companies I refer to are the Mortgage Company of India, a Company for Australia, another for the Mauritius, and I think also a fourth with some other sphere of operations. All these have been received with extreme favour in England, and I believe the stock of all, or of most of them at all events, already bear a high premium, proving that the principles on which we started must eventually attract the notice of capitalists in England to this Company. (Applause.) Since the last general meeting, we have had some correspondence with our agents in England, with the object of obtaining a Board there, and some progress has been made towards the attainment of that object. But the gentlemen present will no doubt remember that about two months ago a sudden rise in the value of money took place in England, the rate of interest suddenly springing up from 3 and 4 per cent. to 8. And when the bank of England charged 8 per cent. for its money, the Directors thought that that was not a favourable time for bringing forward this Company which was only offering 6 per cent.—and it was considered advisable to wait, in the hope that a long time would not elapse before a change in the state of the Money Market would take place, and it was then intended to carry out the views expressed at a previous meeting of the shareholders, by having a Board in London. The correspondence shows that in the formation of the Board we were to have had the names of gentlemen of some prominence—I might say of great prominence, both in England, and as connected with the colonies; and, such a Board once established, I have little doubt that the Company would soon extend its operations very materially indeed. (Applause.) That object is still kept in view, and no opportunity shall be lost of carrying it out. In fact, the Directors are of opinion, that to form a connection of this kind in England is absolutely necessary. (Hear, hear.) It is a subject of regret that we should have to ask the meeting to confirm the forfeiture of a certain number of shares. It will no doubt be remembered that this subject has been under discussion at the last two annual meetings, and that with the view of giving all an opportunity of redeeming their shares delays have been granted from

time to time, in the hope that the step now required to be taken would have been rendered unnecessary. A few have availed themselves of the opportunity thus offered, but still a large number remain in arrears, and although we have promises from a great many that they will pay up, I think all we can do now is to hope that they will do so before the time of paying runs out. In justice to those who have promptly met their calls, it is absolutely necessary that the step now proposed should be taken, and the Board therefore request that the meeting will confirm their proposal to that effect. The prepayments before maturity alluded to in the report are an agreeable feature in the proceedings of the Company, and will no doubt increase in extent as the Company grows older, thereby increasing its capabilities of extending its business and augmenting its profits. Although the borrower holds the Company, as we state in the report, for 23 years, the borrower, as appears from the payments that have already been made, can at any time get released from his engagements by paying up; removing an obstacle which often occurs under ordinary loans, in the way of the sale of properties. And not only so, but so easy are the terms of payment, that an inducement almost is presented to parties to purchase properties on which loans from this Company have been effected, as they have the knowledge that they will be able, without trouble, to meet the payments, as they are so small, being spread over so many years, and that a bad harvest will not cause them to lose their property, The terms being so easy, they do not hesitate to undertake them, and it will be observed from the the report that the same regularity with which the instalments have been paid from the commencement of the Company, still continues. With these remarks, I beg to move the following resolution :—

"Resolved,—That the report now read be received, approved and printed for circulation amongst the shareholders, and that a dividend at the rate of six per cent. per annum for the half-year ending 31st December last, be now declared payable on and after the 1st day of March next."

Mr. C. E. Chadwick, of Ingersoll, said he had much pleasure in seconding the resolution which had been proposed from the chair. He had been much gratified, while listening to the report, as it was read by the Secretary. He looked upon this institution as one of no secondary importance to the interests of the country at large, and particularly to the agricultural interests which was the most important in this country. (Hear, hear.) He could only regret, with the other gentlemen present, that the Company had not been able to increase its business to a greater extent than it had heretofore done. There were drawbacks, however, which were apt to beset all new institutions, but he hoped and did not doubt that time would overcome all the drawbacks under which the Company laboured at the present time. There could be no doubt that they had to look abroad for that assistance which would enable the Company so to extend its operations as to make it beneficial to the country at large, And to obtain the loans required from foreign sources, it was necessary that a connection should be established with the people in the old country who were in a position to lend their assistance in this way to the people of this country. It was gratifying to know that the engagments which had been made with the Company by borrowers had been so promptly met. This must give, not only satisfaction to the Company, but confidence to the country. (Hear, hear.) Another gratifying feature, of which he was not previously aware, was, that borrowers were allowed the privilege of repaying loans by instalments, by paying over sums to the credit of a sinking fund. He believed that this was not generally understood throughout

the country, and this, also, he felt assured, would cause additional confidence to be placed in the institution, when it came to be generally known. In speaking of this institution among the country people, he had found a certain measure of prejudice against it prevailing, people fancying that when once they became borrowers from the Company, they could not get a release from their old obligations for a great number of years. He had always told them that it was in their option to release themselves at any time, on giving a certain required notice; but he had not been aware that they would be allowed to anticipate the payments, as appeared from this report. He looked upon this as a very important feature indeed, and one, as he had said before, which would cause increased confidence in the Company, and enable it to extend its business, when in a position to do so. He had not enjoyed an opportunity of examining the figures alluded to in the report, but he took it for granted that they would be satisfactory when they came to be inspected by the stockholders, and that it would be found that the affairs of the Company had been conducted as economically as circumstances would warrant. He had only further to say that he had been very much gratified by the report which had been read. And he trusted that, as the gentlemen connected with the Company, assembled at these meetings in each successive year, they would find still greater sources of gratification in seeing the business of the Company extending, and its operations and influence causing themselves to be much more largely felt; that the agriculturists, the class of the community whose benefit he considered was chiefly intended by this Company, would acquire still greater confidence in it; and that the Company would be in a position to afford to agriculturists that assistance which they required. (Applause.)

The resolution being put from the chair, was carried unanimously.

Mr. Arthur Macdonald, of Cobourg, moved the next resolution. The report which had been submitted to the meeting, he said, was highly satisfactory. The gentleman who spoke last had said that in his section of the country there was a certain want of confidence in the Company, from the people not being aware that they would be allowed to discharge their liabilities by anticipating their payments. In his (Mr. McM"s) section of the country, this was very well understood. Confidence in the Company had been increasing. He was happy to learn from the President's remarks, that there was still an intention on the part of the Board to procure a connection in the old country. He had always advocated this at every meeting at which he had beenpresent, being satisfied of the neccessity which existed for the establishment of a Board in London, in order that the Company might obtain that capital which it could not obtain in this country. There was no institution of the kind that had ever been formed which was so admirably adapted to benefit a new country. We had a fine country; and what we wanted was men and money to turn to good account the raw material which existd here. He was happy to hear the chairman say that the establishment of a Board in London had not been lost sight of. He hoped it would be persevered in until it was accomplished, and that it would be realized at no distant day. (Applause.) He begged to move the second resolution as follows:—

"That due notice having been given to all the shareholders of the second call of $3 per share being made on the 26th day of February, 1862, and which was made payable on or before the 2nd day of June, 1862; and certain of the said shareholders, enumerated on the list hereto annexed, marked A, having neglected to pay the amount of the said call set opposite to their respective names, and such shares having been declared by the

Directors forfeited, and bein , now declared forfeited, this general meeting of the Company doth hereb, confirm such forfeiture, and doth order and direct the said shares so forfeited to be sold or otherwise disposed of." He was very sorry that they should be called upon to take this step, but he did not see how it could be any longer postponed.

Mr. W. ALEXANDER seconded the resolution.

Mr. CHADWICK before it was carried, begged to ask for information as to what extent these unpaid calls had not been met. It would be satisfactory to some of the stockholders to know this. He would also ask if it was intended to apply this resolntion to all calls unpaid to the present time.

The CHAIRMAN said there were 3,580 shares on which the calls had not been met.

Mr. CHADWICK—What amount has been paid on these?

The CHAIRMAN—$7 a share. This resolution applies to all on which the second call of $3 a share has not been paid. The amount which has been paid in on these shares now declared to be forfeited, is $25,060. Parties, however, will be allowed the liberty of paying up until the sale actually takes place, and a great many of those in arrear have signified their intention to pay.

Mr. CHADWICK said it was not with the view of opposing the reselution that he had asked the que tions he did. He wished that every reasonable indulgence should be shewn to stockholders in the matter of paying up the calls; but of course there was a limit beyond which such indulgence could not extend.

The CHAIRMAN said it was now two years since the attention of the shareholders had been called to this matter; and the time had been extended from three to six months, and from nine months to twelve. As he had said, every opportunity would be given for the payment of these arrears before the sale took place, and a good many had promised to pay.

The resolution was then put to the meeting and carried unanimously.

Hon. GEO. S. BOULTON said he was happy to be present on this occasion. He had attended several meetings of the Company, and the more attention he had given to its affairs, the more he was persuaded it was the best institution of the kind that had been established in this country. [Applause.] And the best proof of this was the fact, which had been referred to by a previous speaker, that the borrowers had paid up their instalments promptly, having made no default in the repayment of their loans. Such a statement could not be made, he believed, of any other institution in the Province. If they looked at the Trust and Loan Company, for instance, how many advertisements did they see of properties put up to sale to pay loans effected with that Company—and in some cases those properties were sold for what was insufficient to meet the payments—whereas he had not heard of a single instance in which this Company had been compelled to sell the property of its borrowers, or in which the land was not of sufficient value to pay the amount loaned. He considered this was an admirable institution, and if the Company had only sufficient funds to extend its business properly, it would be of very great advantage to the inhabitants of the country, and he had no doubt, would stand in better estimation than any institution of the knid established in the Province. [Applause.] He was satisfied that the affairs of the Company had been well managed, and that the President, the Directors, and the Officers, had all looked after its interests in the best way they could. He was glad, too, that the matter had not been lost sight of

in favour of which there had been an expression of opinion at the last two or three meetings of the Company—that a Board should be established in London. He believed that this was necessary, in order to procure funds to extend the business of the Company. The resolution which he held in his hands read as follows :—

"That the thanks of this meeting be given to the Chairman, Board of Directors and officers, for their valuable services in promoting the interests of the Company, and for their steady, prudent, and safe management of its affairs."

He trusted they were all persuaded that this was a resolution which ought so pass—tnat they were all persuaded that the Directors and officers had worked earnestly for the interests of the Company. [Applause.]

Mr. J. W. Lewis, of Grimsby, had much pleasure in seconding the resolution. He said that in his section of country, instead of the people losing confidence in the Company, the confidence placed in it had been constantly increasing since it was first organized. This arose in a large measure from the very handsome manner in which borrowers had been treated by the Company, no chance being given for finding fault. Another cause of confidence was the high regard and respect entertained for the members of the Board, who, if not known individually, were known throughout the Province by reputé, as men of ability and a high sense of honour. As he had said, the Company had treated its borrowers handsomely with respect to the collection of money. The only difficulty was that the borrowers came in too soon with their payments, being frequently somewhat ahead of time. They had been treated in a very kindly way by the managers and officers of the Company, and what was very unusual, they had had no fault to find with reference to charges made by the Company's Solicitor. (Hear, hear.) He thought the standing of the Company was improving. About a year ago, a number of shareholders would have disposed of their stock for less than they had paid for it. But this was not the case now. He did not know but the Company required a little more steam, or energy, or something or other. They were, perhaps not quite so active as they ought to be, and there might, perhaps, be an increase of vigilance and promptness. If the Company had more money now, which might be obtained by the establishment of a Board in England, they could find ample employment for it, and a great benefit would be conferred on many who were desirous of hiring money. This institution was coming to be known as the poor man's bank and the farmer's bank in large sections of the country, and the people would prefer borrowing from it, to going to those other institutions which had been referred to. He was firmly of the belief that confidence in the Company was increasing, so far at all events as regarded his own section of the country, and he could bear his testimony also to the benefit many had derived from it, who required the loan of money. He had great pleasure in seconding the resolution.

The resolution being put to the meeting, was carried unanimously.

The Chairman begged to thank the shareholders most cordially for the compliment paid to the Directors in the resolution just passed. In doing so he might be permitted a remark on some allusions which had been made to the management of the affairs of the Company. He could assure the gentlemen present, and the stockholders generally, that every care was taken to conduct the affairs of the Company in the most prudent and ecenomical way possible. He did not think they could get the officers to say that the Company was at all lavish in the salaries it paid. Nor could it be said that the Directors received very much for their own remuneration. It had been the aim also of the Board to reduce Solici-

tor's costs to the very lowest point, and he mentioned with a great deal of satisfaction the fact that the expenses of writings connected with the loans effected in this office were lower than in the case of any other company in existence. (Hear, hear.) It had been the desire of the Board to make this a valuable institution to the agricultural portion of the community. At the formation of the Company an impression seemed to prevail with the country stockholders that the members of the Board, who were chiefly located in the city, would be borrowing its funds, and leave the country stockholders out in the cold. He stated then, as he repeated now, that the loans which this Company granted were not at all suited to the wants of the people in the cities, and that the money would be laid out in the country. And, as a matter of fact, he did not think a single loan had been made to a member of the Board; nor had he any recollection at this moment of a loan having been made to any one in the city. (Hear, hear.) The desire of the Board had been to extend the influence of the Company over the entire country, and to employ its funds with a view to assisting farmers to clear their lands, and to make their crops more certain by the little expenditures which none knew better than agriculturists themselves how to make, in draining, in fencing, and so on. And the knowledge that this was the main feature of the Company was rapidly increasing its popularity. (Hear, hear,) Some reference had been made to the Board not exerting itself as much as the stockholders appeared to think necessary. Well, he was not aware that any opportunity had been lost, whereby the business of the Company could be increased. On the contrary, the Board claimed for themselves that they had been watching every opportunity, and the stockholders he thought, might rely upon it that no chance would be lost of increasing the business of the Company. (Hear, hear.) As he had said before, correspondence had been going on with a view to establishing a Board in London, and the very moment that they could fairly and prudently accomplish this, they intended to do so. (Hear. hear.) They were convinced of the necessity of this, because they found that, without a Board of Reference in London, the capitalists of England could not be induced to lend their money. They did not care to advance their money to companies at so great a distance from themselves, and as to whose position they had no ready means of getting information. On the other hand, if the Company had a Board established in London, as he hoped would soon be the case, those who had money to advance could get all the information they desired from sources in which they themselves had confidence. And with that object attained, he had very little fear of their being told that they were not going fast enough. He hoped they would very soon be going much faster than they had hitherto done. (Applause.)

The Secretary and Solicitor briefly returned thanks.

Mr. W. Alexander, one of the auditors, said he did not know if the resolution was meant to extend to the auditors. (A voice—"Certainly.") If so, he also would return thanks, and begged to say, as an auditor, that the books and accounts were most accurately kept, and that the securities especially were kept in most excellent order. (Applause.)

Mr. Jarvis said he thought it should be generally known to parties holding shares declared to be forfeited, that before the sale they had an opportunity of coming and redeeming their shares. He believed a great many would avail themselves of that opportunity.

The Chairman said that, according to the Act, it was necessary that this should be done. Every indulgence would be shown.

Mr. W. ALEXANDER said it would be understood by the shareholders, that, when a sale was made, the shareholders had the benefit of the surplus price of the shares.

The SECRETARY—If the shares fetch more than the shareholders should pay, they will get the benefit of that, after deducting the expense of the forfeiture.

Col. R. L. DENISON—How do you sell them? Suppose one man has five shares forfeited, and another ten, do you sell them separately or together?

The SECRETARY—They will be sold by tender. If a person wants ten shares, that number is set down opposite his name and address, with what he tenders for them. The ten shares may have belonged to several parties, or they may be a portion of a larger number owned by one individual.

The CHAIRMAN—It now remains for the shareholders to elect six Directors in lieu of the six who retire by rotation; and it will be necessary to appoint scrutineers to receive the votes which are taken by ballot.

Mr. JARVIS, seconded by Mr. ARTHUR MACDONALD, moved that Messrs. Chadwick, Steikeman, and Horrocks be scrutineers.—Carried.

The vote was then proceeded with, and the scrutineers reported that the following gentlemen had a majority of votes:—

Lewis Moffatt, Esq.
Hon. W. P. Howland.
W. Alexander, Esq.
R. D. Chatterton, Esq.
T. D. Harris, Esq.
C. E. Chadwick, Esq.

Of the above, C. E. Chadwick, Esq. of Ingersoll, and William Alexander, Esq., of the firm of Blaikie & Alexander, and President of the Toronto Stock Exchange, are new members of the Board. The other four were re-elected.

Mr. ALEXANDER said that, in consequence of his election as Director of the Company, for which he returned his thanks warmly to the shareholders, it would be necessary to name a new auditor. He moved that Charles Robertson and W. Williamson, Esquires, be auditors for the coming year. He believed that Mr. Williamson, whom he desired to take the position he now vacated, was an excellent accountant.

Col. DENISON was very happy to second Mr. Alexander's motion. In doing so, he might say that he had been much pleased to hear the remarks of their late auditor, when that gentlemen stated that the deeds and securities of the Company had been kept in such good order, and that the accounts and books wereso well kept. He was greatly gratified to hear such remarks made by one of such experience as Mr. Alexander, who had been their auditor so long. He was satisfied that everything was correct when that gentlemen went out of his way to make such a statement. (Hear, hear.)

The CHAIRMAN said he need hardly remark that it had given himself like Col. Denison, very great satisfaction to hear Mr. Alexander, now a a member of the Board, and who had been auditor for the Company since its commencement, state as he had done that he had found their accounts and securities in such admirable order. Mr. Alexander understood the duties of the auditors so thoroughly, that any recommendation from him should have the greatest weight, and he had great pleasure, therefore, in offering to the meeting the resolution which that gentleman had moved.

The resolution was carried unanimously.

Mr. Arthur Macdonald said he thought it was proper that they should see at this meeting that a certain sum should be set aside for the Directors, not so much as a remuneration, as acknowledgment, so far, for their valuable services—(hear, hear)—and he therefore moved—

"That an amount be placed at the disposal of the Directors sufficient to remunerate them for their past services, not to exceed the sum of $2 for each meeting of the Board."

Mr. Chadwick begged to second the resolution. He said it might perhaps be thought a little out of character that he should do so, having just had the honor of being elected a Director, as if his first move in the capacity of a Director was to assist in increasing the expenses of the Company. He did not think, however, that it could properly be looked upon in this light. He took it to be a correct principle, that they could not expect gentlemen to attend to their interests in the management of the affairs of this institution, which had yielded heretofore a moderate profit, and in doing so, to be out of pocket by attending here from time to time at their own expense. (Hear, hear.) The sum now proposed to be placed at the disposal of the Directors to remunerate them for their services, he looked upon as being nothing more than repaying them their actual necessary expenses for attending meetings of the Board in this city. While he wished to see the company managed with every economy, they could not expect gentlemen to give their time to its interests without some acknowledgment for their services; and he believed that the way in which the Company had been managed heretofore was a guarantee for its being quite as economically and successfully managed for the future.

The resolution was put to the meeting and passed unanimously.

Hon. W. McMaster, M.L.C., said that as they were about to lose the valuable services of Mr. Alexander in his capacity as auditor, he thought the thanks of the Company should be voted to him for the services he had rendered while filling that office, and before sitting down he would move a resolution to that effect. (Hear, hear.) Mr. Alexander's suggestions, in his position as auditor, had frequently been very valuable, and in another way also he had rendered important service to the Company. The firm of which he (Mr. Alexander) was a member, was well known in the English market, and he believed they had derived benefit from the influence of his name in that quarter. (Hear, hear.) He was very much pleased that Mr. Alexander had been elected a member of the Board, and he felt confident that his election would contribute in no small degree to advance the interests of the Company at home, especially in view of the several efforts they intended to put forth for the purpose of raising funds there. (Hear, hear.) In common with all the gentlemen who had spoken on the subject, he regarded it as of the utmost importance that they should have a Board in London. The Directors had done everything in their power to accomplish this object, but, unfortunately, circumstances had been such that they had never as yet seen their way clear to make the final arrangements. While some gentlemen might regret that there had not been more steam at work in the concern, he must say that he thought the Directors had done all they possibly could do prudently. (Hear, hear.) It must be borne in mind that a Board could not be established in London without the incurring of very heavy expense. He presumed they could not have a respectable Board there for less than £750 or £1,000 sterling a year, and their operations here had hitherto been of too limited a character to warrant them, they thought, in incurring just now

so large an expenditure. But if this unfortunate war on the other side were terminated, and the rate of interest at home reduced, he had no doubt, from the position the Company had now attained, they would be able to get a most respectable English Board, and to procure all the funds they required, in order to accommodate the farmers, which was the main object they had in view in carrying on the Company ever since its establishment. (Applause.) He begged to move—"That the best thanks of the meeting be offered to the late auditor, Mr. Alexander, now elected a member of the Board."

Col. E. W. Thomson had great pleasure in seconding the resolution. Mr. Alexander's services to the Company as Auditor had been very valuable, and he was very happy that he had now been elected a member of the Board. His efficiency in the position he formerly occupied was a guarantee that he would continue to render valuable services to the Company, now that he had been elected a Director.

The resolution passed unanimously.

Mr. Alexander begged to return his sincere thanks for the cordial manner in which his services had been acknowledged, although he disclaimed the idea that the value of those services, or his own influence, was so great as had been represented. A question having come up to-day with regard to the sale of the debentures of the Company, he might take this opportunity of stating that, though other companies had raised considerable sums in England on debentures, the parties at home who advanced the money on them, got in reality more than six per cent., and that was the reason why the debentures of this Company did not get a better sale in England, and it would become a question with the Directors whether they should not allow their debentures to go at a shade lower. He believed they had already been sold at 99½.

The Secretary—No. We always sell at par; but it has occurred to me whether we might not sell these debentures at par free of income tax.

Mr. Alexaxder—A very good suggestion.

Hon. Mr. McMaster remarked that one of the best securities for the stability of the Company was the caution exercised by the Directors, and their adherence to the rule never to advance upon property more than half its cash value. That being the case, and the Company having its loans secured by so enormous an amount of property, he thought the debentures of the Company should be looked upon as one of the best securities that could be offered. (Hear, hear.) He was surprised that these debentures were not better appreciated than they were in England, but he was satisfied the day was coming when the Company would get as much money as it wanted for the accommodation of our farmers.

Mr. A. Macdonald. with regard to the establishment of a Board in London, said that when people in England lent their money they wished to know where it was to be paid. If they had this Board in London the interest would be paid when it became due, and this would at once give a character to their debentures. (Hear.)

The Chairman said he believed the business of the meeting was now closed.

Col Denison moved that the Chairman do now leave the chair, and that it be taken by Col. Thomson. Carried.

Mr. Herbert Mortimer moved that the thanks of the meeting be given to Mr. Moffatt for his able and impartial conduct in the chair. He said that, in making this motion, he believed he was expressing the cordial feeling of the meeting. The Chairman had presided most ably on this occasion, and much that was valuable, in the way of suggestion

and information, had been elicited by his remarks from the chair. He (Mr. M.) had been glad to receive the Chairman's assurances that the business of the Company was going on in a most satisfactory way, but at the same time would be pleased to see any safe extension of the Company's business.

Mr. W. R. Ross seconded the resolution, which passed unanimously.

The thanks of the meeting having been duly conveyed to Mr. Moffatt from the chair,

Mr. MOFFATT said he felt much indebted for the kind manner in which this resolution had been proposed and carried. He had much pleasure also in taking this opportunity to bear his testimony to the very efficient manner in which the affairs of the Company were conducted by the officers, and the great harmony which existed at the Boards. Generally speaking, their meetings were of a most agreeable character. The only drawback to their satisfaction was that they were not in a position to do as much as they would like. (Hear, hear.)

This terminated the proceedings of the meeting.

At a subsequent meeting of the Board Lewis Moffatt, Esq., and the Hon. W. P. Howland, M.P.P., were re-elected President and Vice-President for the year ensuing.

From the London Money Market Review.

THE PROPOSED ISSUE OF LAND DEBENTURES IN THIS COUNTRY, (ENGLAND.)

THE PLAN OF THE CANADA LANDED CREDIT COMPANY.

THE Canada Landed Credit Company is a highly respectable Canadian Association. The principles on which it is founded are so sound that if they are but rigidly adhered to its character will infallibly be marked with success, as well as with great public utility. It is very desirable that these principles should be made known and understood, as a Bill has been introduced into the House of Commons, during the last few days, having for its object the issue of debentures, chargeable on land, to the extent *of half the value of the estate*, so that a landowner may go to his banker and ask him to cash his debenture, after the manner of a railway debenture, and without the expensive machinery of a mortgage. This measure, if sanctioned by Parliament, and hedged in by every possible precaution against fraud, would, we believe, confer an immease boon not only on Ireland but likewise on England, provided the debentures be of long date, and redeemable by a sinking fund, the interest and the sinking fund being of course made a first charge on the estate.

The plan of the Canada Landed Credit Company may, with great advantage, be consulted by the framers of the Land Debentures Bill for Ireland, for it has been found to work well. The leading features in this Company's plan, and it is the principle which will insure success, is that the mortgages on which it advances money are themselves paid off by means of a sinking fund. This principle is found to act perfectly, both as regards the owner of the estate and the Company. The Canada Landed Credit Company is now prepared to receive money for five, seven, or ten years, in sums of £50, £100, £500, or £1,000, which it invests in mortgages of real estate in Canada West, and for which it issues debentures paying 6 per cent. per annum interest. The security of the debenture holders is not only that of the Company, the Directors of which are men of the first standing in Canada, but they have this double security—1st, The uncalled capital of the Company; 2nd, The security of the land, on which the Company makes advances to the extent of only one-third of its real value. Nothing appears more sound than this guarantee, based as it is on real estate, and there is no doubt it will find growing favor with the investing public.