

FIRST ANNUAL REPORT
OF
THE LAND SETTLEMENT BOARD

OF THE PROVINCE OF
BRITISH COLUMBIA

FOR THE YEAR ENDING
DECEMBER 31ST, 1917



PRINTED BY
AUTHORITY OF THE LEGISLATIVE ASSEMBLY.

VICTORIA, B.C. :
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1918.

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THE GOVERNMENT OF
BRITISH COLUMBIA, PRINTED AT THE GOVERNMENT PRESS,
VICTORIA, B.C.

*To His Honour Sir FRANK STILLMAN BARNARD, K.C.M.G.,
Lieutenant-Governor of the Province of British Columbia.*

MAY IT PLEASE YOUR HONOUR:

The undersigned has the honour to present the First Annual Report of the Land Settlement Board for the year ending December 31st, 1917.

All of which is respectfully submitted.

JOHN OLIVER,
Minister of Agriculture.

Victoria, B.C., February 12th, 1918.

LAND SETTLEMENT BOARD OF BRITISH COLUMBIA,

VICTORIA, B.C., February 12th, 1918.

The Honourable John Oliver,

Minister of Agriculture, Victoria, B.C.

SIR,—I have the honour to transmit herewith the First Annual Report of the Land Settlement Board for the year ending December 31st, 1917.

I have the honour to be,

Sir,

Your obedient servant,

MAXWELL SMITH,

Chairman.

Land Settlement Board of British Columbia.

Under and by virtue of chapter 34, Statutes of British Columbia, entitled "An Act to promote Increased Agricultural Production," there was created in the Department of Agriculture a Board, to be called the "Land Settlement Board."

Said Act was assented to on the 19th day of May, 1917, and brought into operation by Proclamation of the Lieutenant-Governor on the 16th day of July, 1917.

Maxwell Smith was appointed Chairman of the Board by Order in Council approved July 21st, 1917, and entered upon his duties on the day that the Act was brought into operation. J. A. Macdonald, D. D. Munro, M. H. Nelems, and C. R. Ward were appointed Directors of the Board by Order in Council approved July 28th, 1917, and assumed office on the 1st day of August, 1917. F. R. E. DeHart was appointed a Director of the Board by Order in Council approved August 29th, 1917, and entered upon his duties on the 29th day of September, 1917.

By virtue of section 45 of said chapter 34, the Land Settlement Board superseded the Agricultural Credit Commission constituted under the "Agricultural Act, 1915," and was empowered to carry out the undertakings of the said Commission.

Details of operations of the Agricultural Credit Commission up to and including the 14th day of July, 1917, are as follows:—

1. Number of applications for loans received during 1916 and dealt with in 1917	337
Amount of applications as above	\$738,120
2. Number of applications for loans received in 1917 and dealt with in 1917	23
Amount of applications as above	\$ 51,200
Total applications dealt with in 1917	360
Total applied for and so dealt with in 1917	\$789,320
Total number of applications received in 1917	215
Total amount applied for as above	\$355,486
Under section 1, loans granted numbered 94.	
Amount applied for of 94 granted loans	\$285,900
Amount granted of 94 granted loans	\$224,400
Under section 1, the applications refused, withdrawn, or cancelled numbered	243
Amount of applications so rejected	\$452,220
Under section 2, number of applications granted	2
Amount applied for as above	\$ 10,500
Amount of 2 granted loans	\$ 10,500
Under section 2, number of applications refused, withdrawn, or cancelled	21
Amount of applications so rejected	\$ 40,700

SUMMARY OF APPLICATIONS DEALT WITH BY AGRICULTURAL CREDIT COMMISSION IN 1917.

	No. of Applications.	Amount applied for.	Amount granted.
1916	94	\$285,900	\$224,400
1917	2	10,500	10,500
Granted	96	\$296,400	\$234,900
1916	243	\$452,220
1917	21	40,700
Rejected	264	\$492,920
Applications granted			96
Applications refused			264
Total			360

SUMMARY OF AGRICULTURAL CREDIT COMMISSION LOANS GRANTED FROM ITS INCEPTION TO DECEMBER 31ST, 1917.

490 loans granted for \$941,950 00
Less 106 loans cancelled or withdrawn 153,400 00

384 loans granted, amount \$788,550 00
Less amount paid on same 675,486 78

Balance owing on loans \$113,063 22
Statement of revenue and expenditure and balance-sheet are submitted herewith.

LAND SETTLEMENT BOARD.

Revenue and Expenditure Account for Year ending December 31st, 1917.

A.C.C. Accounts.

EXPENDITURE.	REVENUE.
Salaries to July 16th, 1917:	Interest on deposits.....\$14,367 02
Office.....\$4,727 69	Interest on loans.....34,527 51
Appraisers.....930 93	Interest on investment of Sinking Fund.....648 02
Commissioners.....1,950 00	Appraisal fee.....2,578 31
	Legal fees.....1,750 90
	Balance: Deficit on year's operations to December
Travelling expenses to July 16th, 1917:	31st, 1917, carried to balance-sheet 22,200 92
Appraisers.....\$1,824 70	
Commissioners.....759 15	
Proportion expenses, July 16th to Dec. 31st, 1917:	
Directors' expenses, etc.....\$5,359 43	
Office salaries, etc.....3,618 08	
Printing, stationery, etc.....8,977 51	
Furniture and fixtures, 10 and 20 % written off...123 23	
Telephone and telegraph account.....95 56	
Legal expenses and trustees fees.....215 00	
Interest on debentures.....45,000 00	
Interest rebate on loans.....3,762 05	
Exchange, discount, and commission.....42 22	
U.S. premium on coupons.....69 41	
Refunds granted on loans.....27 80	
Discount on debentures, 1/25 written off.....6,112 00	
\$76,072 68	\$76,072 68

LAND SETTLEMENT BOARD.

Statement of Assets and Liabilities as at December 31st, 1917.

A.C.C. Accounts.

ASSETS.	LIABILITIES.
Cash, Canadian Bank of Commerce, current account \$ 128,247 96 Cash on hand 305 85 Canadian Bank of Commerce, coupon account..... 766 64 Discount on debenture sales..... 142,613 34 Furniture and fixtures 616 22 Loans on security of first mortgages..... 665,843 26 Overdue interest..... 2,086 12 Accrued interest on loans..... 10,730 27 Sinking Fund..... 26,504 32 Balance: Deficit 1916..... \$19,015 32 Add deficit 1917 22,200 92	Debentures..... \$1,000,000 00 Appraisal fees 277 50 Coupons unpaid 1,147 50 Accrued interest on debentures..... 7,500 00 Outstanding accounts..... 10,005 22
Total deficit to Dec. 31st, 1917..... 41,216 24	
\$1,018,930 22	\$1,018,930 22

By permission of the trustees for the debenture-holders and with the approval of the Executive Council, "Victory Loan" bonds were purchased to the value of \$53,000, on which a deposit of 10 per cent. has been made from the Sinking Fund Account, and on which we make a net gain of 2 per cent.

The Land Settlement Board took over and passed upon applications received by the Agricultural Credit Commission, as per details following:—

REPORT OF LAND SETTLEMENT BOARD TO DECEMBER 31ST, 1917.

1. Number of Agricultural Credit Commission applications dealt with by the Land Settlement Board in 1917	412
Total of applications as above	\$703,711
Number of applications granted as per above	149
149 loans, amount applied for	\$260,600
149 loans granted for	\$222,450
Number of applications as above, refused, withdrawn, or cancelled	208
Amount of applications as above, refused, withdrawn, or cancelled	\$322,411
Number of applications as above, appraised, now pending	55
Amount of applications as above, pending	\$120,700
2. Number of applications received by the Land Settlement Board, July 16th to December 31st	135
Amount of applications as above	\$294,906
3. Number of Land Settlement Board applications dealt with in 1917	103
Amount of applications dealt with	\$243,126
Number of applications granted under section 3	55
Amount of 55 loans applied for	\$173,926
Amount of 55 loans granted	\$153,950
Number of applications refused, withdrawn, or cancelled under above section 3	36
Amount of applications refused, withdrawn, or cancelled	\$ 53,850
Number of applications appraised, action pending under above section 3	12
Amount of applications appraised, pending as above	\$ 15,350
Number of Land Settlement Board applications unappraised at December 31st	32
Amount of such unappraised applications	\$ 51,780

SUMMARY OF AGRICULTURAL CREDIT COMMISSION APPLICATIONS DEALT WITH BY THE
LAND SETTLEMENT BOARD DURING 1917.

	No. of Applications.	Applied for.	Granted.
Granted	149	\$260,600	\$222,450
Refused.	208	322,411
Pending	55	120,700
Totals	412	\$703,711	\$222,450

There are also Agricultural Credit Commission applications still
unappraised numbering 53
Amount applied for \$ 70,200

SUMMARY OF LAND SETTLEMENT BOARD APPLICATIONS DEALT WITH IN 1917.

	No. of Applications.	Applied for.	Granted.
Granted	55	\$173,926	\$153,950
Refused.	36	53,850
Pending	12	15,350
Totals.....	103	\$243,126	\$153,950

SUMMARY OF APPLICATIONS UNAPPRAISED AT DECEMBER 31ST, 1917.

	No. of Applications.	Applied for.
Agricultural Credit Commission	53	\$70,200
Land Settlement Board	32	51,780
Totals.....	85	\$121,980

LAND SETTLEMENT BOARD.

163 loans granted for	\$332,650 00
Less 6 loans withdrawn or cancelled	13,500 00
157 loans granted, amount	\$319,150 00
Amount paid on loans	60,576 15
Amount owing to complete loans	258,573 85

Statement of revenue and expenditure and balance-sheet are herewith submitted.

LAND SETTLEMENT BOARD.

Revenue and Expenditure Accounts for Year ending December 31st, 1917.

L.S.B. Accounts.

EXPENDITURE.		REVENUE.	
Salaries :		Proportion A.C.C. Directors' salaries and expenses...	\$ 5,359 43
Directors.....	\$4,036 65	Proportion A.C.C. office salaries and expenses	3,618 08
Office staff	5,018 69	Appraisal fees earned.....	651 00
	\$ 9 055 34	Exchange, discount, and interest.....	1 47
Travelling expenses :		Legal fees.....	2,013 30
Directors.....	\$3,590 64	Accrued interest on loans.....	516 15
General.....	29 60	Balance : Deficit on operations to December 31st,	
	3,620 24	1917, carried to balance-sheet	1,534 53
Office expenses :			
Postage.....	150 00		
General.....	20 48		
Stationery.....	457 35		
Telephone.....	20 21		
Furniture and fixtures.....	27 56		
	675 60		
Interest on moneys advanced by the Government....	342 78		
	\$13,693 96		\$13,693 96

LAND SETTLEMENT BOARD.

Statement of Assets and Liabilities as at December 31st, 1917.

L.S.B. Accounts.

ASSETS.		LIABILITIES.	
Loans granted.....	\$ 319,150 00	Appraisal fees (unearned)	\$ 195 00
Members impress account.....	1,200 00	Province of British Columbia: Advances.....	74,966 09
Land purchase account.....	3,215 35	Due to borrowers.....	258,435 05
Accrued interest on loans.....	516 15	Accounts payable.....	1,217 23
A.C.C. proportion of expenses.....	8,977 51		
Accounts receivable.....	29 05		
Furniture.....	190 78		
Balance : Deficit	1,534 53		
	\$334,813 37		\$334,813 37

I have examined the books and accounts of the Land Settlement Board (including the separate books and accounts of the Agricultural Credit Commission) and certify that the balance-sheets submitted herewith exhibit a true and correct view of the financial position of the Board at 31st December, 1917, as disclosed by the books and after making adjustments for accounts due to the King's Printer and the Public Works Department, which have not as yet been incorporated in the books of the Board.

(Sgd.) A. N. MOUAT,

Comptroller-General.

The large number of applications for loans requiring attention has kept the Directors busy with appraisal work since their appointment.

But, in addition to bringing this work nearly up to date (before snowfall in the Interior of the Province), the Directors have collected a mass of important information and reliable data that will be of immense value in successfully prosecuting the land settlement and development enterprises of the Board during the coming year.

The general policy of the Land Settlement Board is to reduce the money-lending feature to the minimum necessary, and to promote land settlement and development work to the fullest extent, along lines consistent with sound business principles, in accordance with the letter and spirit of the "Land Settlement and Development Act," and with a view to stimulating rapid and judicious development of the agricultural areas of the Province.

In the furtherance of these objects, it is our aim:—

- (a.) To first direct our efforts to the settlement and development of those agricultural areas situated convenient to transportation facilities and available for production at the smallest possible cost:
- (b.) To adopt the necessary measures to establish community settlements in the areas suitable for mixed farming, fruit-growing, and all branches of agriculture requiring intensive cultivation:
- (c.) To cultivate the active and sympathetic co-operation of the Faculty of the University of British Columbia and all other reliable authorities in determining the products for which specific areas are best adapted:
- (d.) In the active carrying-out of our development enterprises, to foster the co-operation of the Department of Lands, the Public Works Department, and all other branches of the public service in harmonizing and co-ordinating public expenditure in the areas affected.

All of which is respectfully submitted.

MAXWELL SMITH,
Chairman.

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