

First Pre-Emption Records Around Port Moody Arm

Researched and written by: [Ralph Drew](#), Belcarra, BC, September 2021.

When Great Britain gave instructions to Governor Douglas for establishing the new 'Colony of British Columbia' in 1858, it was made very clear that the colony was to become self-supporting as soon as possible. ⁽¹⁾ However, as a new colony, British Columbia was economically undeveloped. Fortunately, it did possess a valuable natural resource in its public lands (Crown Lands) which could be sold to raise needed revenue or granted to immigrants in place of financial aid. Unfortunately, British Columbia's rugged geography made settlement extraordinarily difficult and limited the immediate value of the Crown Lands. ⁽²⁾

Sales of land were expected to be an important source of revenue for the new colony. However, the unstable mining population cared little for farming or settlement. The indifference of the miners and the inability of the government to confine the mining population within the limits of surveyed land brought about a gradual reduction in the price of land. Consequently, due to its proximity to the neighbouring United States, British Columbia in 1860 adopted the pre-emption system used by its neighbour. While intended as a temporary measure, the pre-emption system remained in use in British Columbia throughout the colonial period until Confederation in 1871. ⁽²⁾

Pre-emption was a method of selling Crown Land which had not been fully surveyed, designed to quickly provide temporary title or permission to occupy land to incoming settlers, for purposes of building a homestead and commencing agriculture. Under this process, individuals could purchase land, but grants to this land were not issued until specified improvements and residency requirements had been completed, and the land had been fully surveyed. Although details of the pre-emption process varied over the years, it generally consisted of the following steps: ⁽³⁾

- A rectangular block of vacant, non-reserved Crown land was selected (normally up to 160 acres, but sometimes more);
- The land was staked and a written application was submitted;
- A 'Certificate of Pre-emption' was issued in triplicate (copies to the pre-emptor, the local office, and the 'Department of Lands' in Victoria);
- After improvements, residency qualification, and land surveying, a 'Certificate of Improvement' was issued and the land purchased at a discount rate or at no further charge;
- A 'Crown Grant' was issued and ownership of the land passed into private hands;
- Responsibility for keeping records of the land then passed to the 'Land Registry Office' of the Attorney General, unless the new owner defaulted on taxes, in which case the land reverted to the Crown.

Governor Douglas' first proclamation regarding "the method to be pursued with respect to the alienation and possession of agricultural lands, and of lands proposed for the sites of towns in British Columbia" was made on February 14th, 1859. ⁽⁴⁾ This proclamation established: "The price of lands, not being intended for the sites of Towns, and not being reputed to be mineral lands, shall be ten shillings (10s.) per acre, payable one-half in cash at the time of the sale, and the other half at the end of two years from such sale." The proclamation also established that: "...all the land in British Columbia will be exposed in lots for sale, by public competition, at the upset price above mentioned, as soon as the same shall have been surveyed and made ready for sale."

It was proposed that the “ordinary” surveying of allotments for sale should be executed by contract to civilians, but to save expense, the cost of surveying allotments was to be added to the purchase price of the land. Consequently, there was a clear need to augment the capability of Royal Engineers by utilizing civilian surveys under contract to the colonial Government, but the lack of financial resources precluded such a strategy. Although the need was dire, the colonial revenue could not support any addition to the surveying capacity. Since British Columbia was remote and difficult to develop, large revenues could not be immediately expected and thus no possibility of the colony providing the funds necessary for the upkeep of the Royal Engineers. ⁽⁵⁾

It was not long before it became evident that the Royal Engineers did not have the resources to meet the long list of duties assigned to them. The necessity of laying-out the site of Queensborough (renamed ‘New Westminster’ by proclamation in July 1859) had thus far fully occupied the Royal Engineers’ survey party: ⁽⁶⁾

“Colonel Moody is making great efforts to bring surveying parties rapidly into the field but the survey of the site of Queensborough, and other necessary work, has led to unavoidable delays, and no country land has as yet been brought into market. There is much popular clamour on that account, and should the pressure for land be great, I think it will be advisable, to meet the emergency by establishing some temporary system of occupation, which would enable settlers to hold and improve certain specified tracts of land under a pre-emption right until the surveys are completed, when it might cease to be in force.” – **Governor Douglas to Sir Bulwer-Lytton, 4 July 1859.**

As a result of the lack of capacity by the colonial Government to survey Crown land, Governor James Douglas proclaimed the ‘Pre-Emption Act’ on January 4th, 1860 (see attached copy). In a letter to the Duke of Newcastle dated May 23rd, 1860, Governor Douglas outlined his rationale for making the proclamation: ⁽⁷⁾

“I have given much anxious thought to the subject of settling British Columbia, and the conclusion is more than ever forced upon me that it cannot be successfully accomplished without adopting a very liberal land system. I am strongly induced to view the public land simply as a source of revenue, and provided an income of equal or greater value can be realized by other means, it does not appear wise or expedient to lock-up the public land under a system which practically places it beyond the reach of purchase by ordinary settlers. It is evident that without population, a revenue for the support of Government is unattainable, and unproductive land is next to valueless both to the Country and to the Crown. The sale of land affords a temporary Revenue, but the Settler indirectly by the payment of duty on the foreign articles he consumes and by means of a small direct tax which could be levied on the land he occupies, will become a permanent contributor to the revenue, and therefore although the land may have been acquired for nothing, and brought no revenue in the first instance, yet, in such case, the Crown in the end would become the gainer by his presence. If the public land could be sold at a high upset price, and the Country at the same time filled with people, there would be an advantage in continuing the present sale price of land, but if one or other of those objects must be sacrificed, it is evidently preferable to have the population, and to grant the land without purchase, or at a much lower price than the present.”

– **Governor Douglas to the Duke of Newcastle, 23 May 1860.**

The two key components of the 1860 ‘Pre-Emption Act’ were: (a) British subjects and aliens who take the oath of allegiance may acquire unoccupied, unreserved, and unsurveyed Crown land in fee simple; and, (b) When the Government survey extends to the land claimed, the claimant shall be entitled to purchase the land at a rate fixed by the Government, not exceeding the sum of 10s. per acre. As a consequence, settlers who pre-empted land often enjoyed the benefits of free land since the colonial Government was financially unable to survey their land which, as a result, precluded the requirement for payment.

The 1860 'Pre-Emption Act' underwent a further three revisions during 1861, namely: the ['Country Land Act'](#) (dated January 19th, 1861); the ['Pre-Emption Purchase Act'](#) (dated May 28th, 1861); and ['Pre-Emption Consolidation Act'](#) (dated August 27th, 1861). The final elaboration of land pre-emption and purchase legislation during the colonial period was the ['Land Registry Ordinance Act'](#) dated June 1st, 1870.

Port Moody Arm

The 'North Road' was the first "road" built in the new 'Colony of British Columbia' and the first land access extending northward to ice-free Burrard Inlet. ⁽⁸⁾ The 'North Road' was completed in January 1860 and the opening-up of the 'North Road' trail spurred land pre-emptions along its route, especially by the company of men who built the 'North Road' trail, all but one of whom bought lots in the vicinity. ⁽⁹⁾ Andrew Hardie was granted Pre-emption Claim No.1 (160 acres) on January 19th, 1860, ⁽¹⁰⁾⁽¹¹⁾ located on Burrard Inlet on the east side of the North Road "military trail" around the same time that the trail reached the inlet. This was the first parcel of land to be acquired under the 'Pre-Emption Act' proclaimed by Governor Douglas on January 4th, 1860.

William Holmes was granted 'Pre-emption Record No.35' on January 27th, 1860, for the narrow strip of land located between 'North Road' and the Naval Reserve located on the west side of 'North Road'. ⁽¹¹⁾ The 'Certificates of Title' (No.4 & No.8) for 68 & 40 acres "on west side at the termination of North Road to Port Moody, Burrard Inlet" dated March 22nd, 1860. ⁽¹²⁾ These parcels (108 acres) subsequently became part of District Lot 31 (131 acres) Crown Grant on September 9th, 1861, with frontage on Burrard Inlet.

In the Fall of 1859, Walter Moberly and Robert Burnaby left government service and explored Howe Sound, Burrard Inlet and its 'North Arm' (*a.k.a.* 'Indian Arm'). ⁽¹³⁾ In early 1860, Moberly returned to Burrard Inlet and surveyed and pre-empted the present site of Vancouver, the south side of English Bay, and a portion of Port Moody. ⁽¹⁴⁾⁽¹⁵⁾

Moberly also pre-empted and surveyed six parcels on the North Shore of Port Moody Arm on behalf of himself and several other notable people of the period, including Admiral Baynes and H.P.P. Crease — see list of 'Pre-Emption Record' holders. ⁽¹⁶⁾

Very few of these early land pre-emptions were either settled or developed by their named holders. As a result, most of these pre-emptions reverted to the Crown, except:

- Andrew Hardie's Pre-Emption Record No.1 (District Lot 26);
- William Holmes' Pre-Emption Record No.35 (District Lot 31);
- Alexander Cameron's Pre-Emption Record No.53 (District Lot 191);
- Edward Howard Sanders' Pre-Emption Record No.118 (District Lot 190).

It would be the 1870s before Crown Grants started to appear around Port Moody Arm that was the beginning of settlement under the colonial Government's ['Land Registry Ordinance Act'](#) of 1870. ⁽¹⁷⁾

RURAL LAND.

(A)

Number in District Register [/]

BRITISH COLUMBIA.

PRE-EMPTION CLAIM.

District of *New Westminster*

Name of Pre-emptor (in full)

Andrew Hardie

Address at present time

Post Office New Westminster

Date of pre-emption

19th day of January 1860

Number of Acres (in words)

*One Hundred and Sixty Acres
or less*

Description of Claim

*Situated at the extreme end of North
Road from the Military Camp to Burrard's Inlet
to the Eastward of the said Road - And on the
borders of the Inlet*

Remarks by

Assistant Commissioner

of Lands.

To

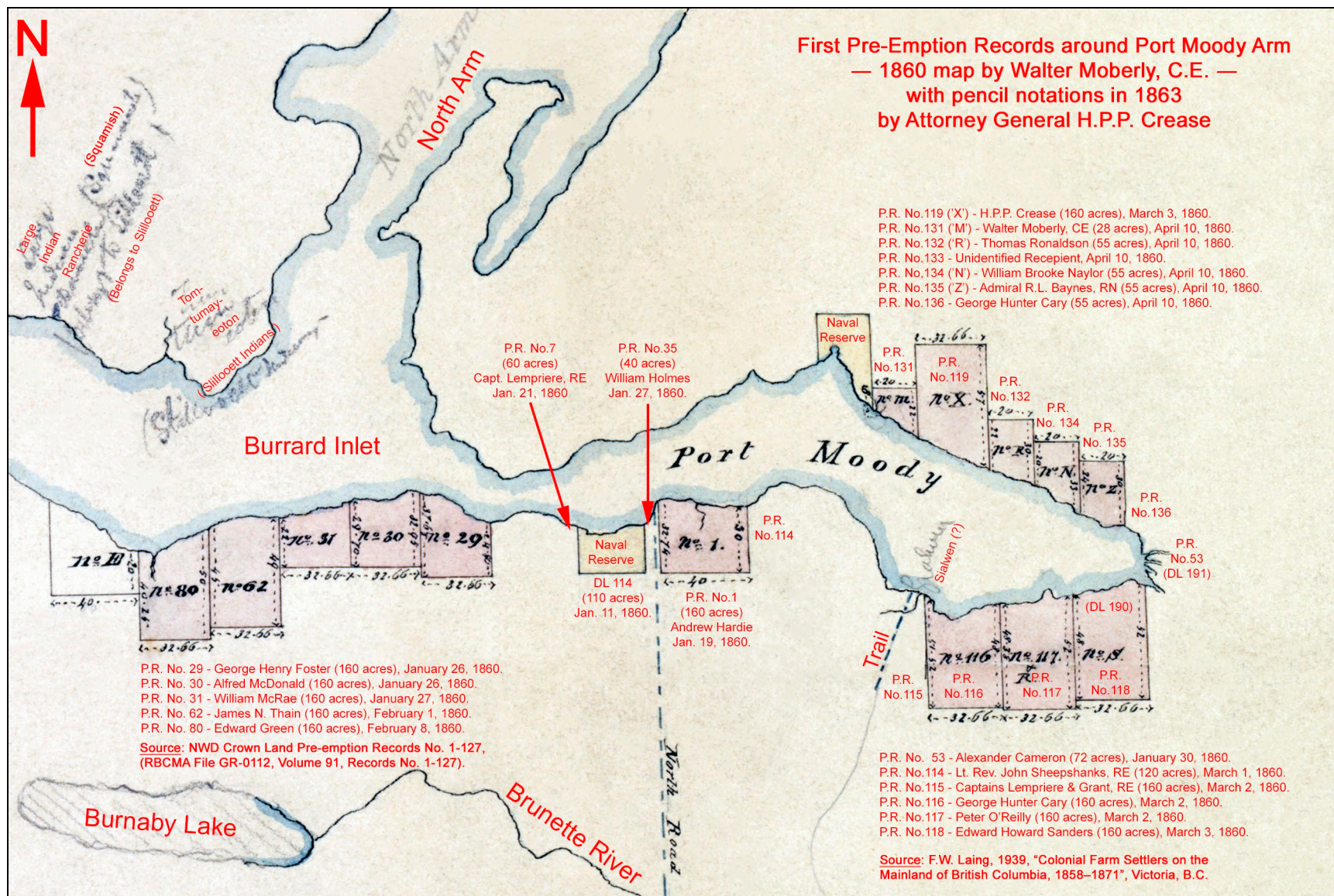
Chief Commissioner of Lands and Works.

Signature of Assistant
Commissioner of Lands.

Date

Source: Royal British Columbia Museum and Archives (RBCMA File GR-0112, Vol. 91, File 1).

Andrew Hardie — Pre-Emption Claim No. 1 (160 acres) “situated at the extreme end of North Road from the Military Camp to Burrard Inlet to the eastward of said road on the borders of the Inlet” dated January 19th, 1860

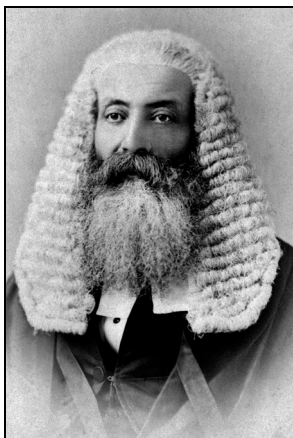


Source: Royal British Columbia Museum and Archives, Map Collection (RBCMA CM / A1701 SH1).

Map annotated by Ralph Drew.

First Pre-Emption Records around Port Moody Arm — 1860 map by Walter Moberly, C.E. — with pencil notations in 1863 by Attorney General H.P.P. Crease.

Holders of the First Pre-Emption Records around Port Moody Arm

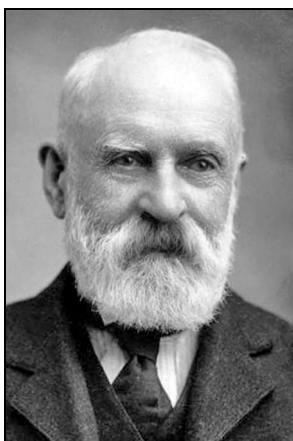


P.R. No.119 – Sir Henry Pering Pellew Crease (1823–1905)

A British-Canadian lawyer, judge, and politician, influential in the colonies of 'Vancouver Island' and 'British Columbia'. He was the first Attorney General of the united 'Colony of British Columbia', and sat on the Supreme Court of British Columbia for 26 years.

(Source: [Dictionary of Canadian Biography, Volume XIII, 1901-1910.](#))

(Photo Source: [RBCMA B-01397](#)).



P.R. No.131 – Walter Moberly, CE (1832–1915)

A civilian attachment to the Royal Engineers, Moberly arrived in British Columbia in 1858. Moberly was a civil engineer and surveyor who played a large role in the early exploration and development of British Columbia including surveying the alignment of the 'North Road' military trail and exploring around Burrard Inlet in 1860 for Colonel R. C. Moody. Moberly also discovered 'Eagle Pass', now used by the 'Canadian Pacific Railway' and the 'Trans-Canada Highway'.

(Source: [Wikipedia.org – Walter Moberly.](#))

(Photo Source: [RBCMA A-01814](#)).

P.R. No.132 – Thomas Ronaldson

Appointed as a constable in Langley, BC, by the Commissioner of Police, Chartres Brew, on January 12th, 1859.

(Source: [B.C. Historical Quarterly, Vol. XXI, No.1, July 31, 1957](#)).

P.R. No.134 – William Brooke Naylor

Sheriff of the 'Colony of Vancouver Island' from 1860 to 1866.

(Source: [Victoria Daily Colonist, July 12th, 1860, page 2](#)).



P.R. No.135 – Adm. Robert Lambert Baynes (1796–1869)

Commander-in-Chief, Pacific Station, Royal Navy, 1857 to 1860, flag in 'H.M.S. Ganges'.

(Source: [Dictionary of Canadian Biography, Volume IX, 1861-1870.](#))

(Photo Source: [RBCMA PDP00253](#)).

Holders of the First Pre-Emption Records around Port Moody Arm

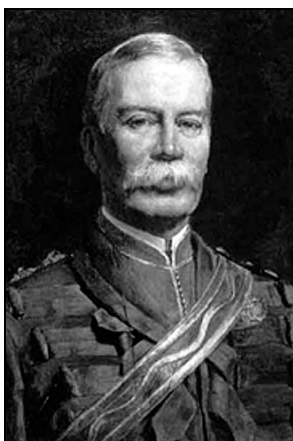


P.R. No.114 – Rev. John Sheepshanks (1834–1912)

Sheepshanks came out from England to New Westminster in September 1859. Among his other duties, he was also to serve as Chaplain to the 'Columbia Detachment' of the 'Royal Engineers' until the arrival of Archdeacon Wright. Sheepshanks was the First Rector (1859–1866) of 'Holy Trinity Church' in New Westminster. He borrowed 1,000 pounds from friends in England, held a land-clearing bee, and laid the foundation for 'Holy Trinity Church' in 1860. This church eventually burned in 1865 while Sheepshanks was soliciting funds in England.

(Source: [New Westminster Museum and Archives, Item No.1660.](#))

(Photo Source: [RBCMA F-05146](#)).



P.R. No.115 – Capt. John Marshall Grant, RE (1822–1902)

In 1858, Grant was placed in charge of the second group of Royal Engineers to come to British Columbia; he remained in the colony for five years, supervising surveys, construction, and roadbuilding. Grant returned to Shorncliffe, England, in 1863.

(Source: [Colonial Dispatches - Captain John Marshall Grant.](#))

(Photo Source: [RBCMA A-01315](#).)



P.R. Nos. 7 & 115 – Capt. A. R. Lempriere, RE (1835–1927)

Arrived in Esquimalt on 12 April 1859, where he was Commissary Officer and a member of the photographic department. In the Summer of 1859, Lempriere was simultaneously appointed as 2nd Captain and put in charge of a detachment of RE's sent to deal with the US troops on San Juan Island — in what is referred to as "The Pig War". Lempriere's time in San Juan was short and he was eventually sent to the 'Colony of British Columbia'. Lempriere was recalled back to London by the War Office Authorities on 11 April 1860.

(Source: [Colonial Dispatches - Captain Arthur Reid Lempriere.](#))



P.R. Nos. 116 & 136 – George Hunter Cary (1832–1866)

Arrived in Victoria, Vancouver Island, on 26 May 1859. Governor James Douglas was impressed with his background and appointed him acting attorney general of Vancouver Island in August 1859. Cary served as Douglas' *de facto* minister of finance in the 'Vancouver Island' assembly from 1860 to 1863. In 1861, when the 'Colonial Office' required 'British Columbia' officials to reside on the mainland, Cary refused to move from Victoria and gave-up his appointment as attorney general of 'British Columbia', whereupon Douglas appointed Henry Pering Pellew Crease to the post while Cary remained attorney general for 'Vancouver Island'.

(Source: [Dictionary of Canadian Biography, Volume IX, 1861-1870.](#))

(Photo Source: [RBCMA A-01161](#)).

Holders of the First Pre-Emption Records around Port Moody Arm



P.R. No. 117 – Peter O'Reilly (1827–1905)

Magistrate, sheriff, gold commissioner, judge, and Indian reserve commissioner. O'Reilly arrived in Victoria via Panama early in April 1859. Upon arrival he was appointed stipendiary magistrate for Langley District, and in November 1859 he was transferred to the more important Hope District. Also in November, O'Reilly was made high sheriff of the colony and chief court official. O'Reilly held the office until 1866, when he found its duties incompatible with his other activities and resigned.

(Source: [Dictionary of Canadian Biography, Volume XIII, 1901-1910.](#))

(Photo Source: [RBCMA G-01065](#)).



P.R. No.118 – Edward Howard Sanders (1831–1902)

Appointed gold commissioner in 'Yale' in the Spring of 1859, at age 28, and not long after he was appointed as 'Stipendiary Magistrate'. By 1861, Sanders was both appointed as a county court judge and continued in his position as gold commissioner. During his time in 'Yale', Sanders was police magistrate, gold commissioner, justice of the peace, treasurer of the 'Yale Steam Navigation Company', and a member of the colonial legislature. In 1866, Sanders' jurisdiction expanded to include the district of 'Hope'. In 1867, Sanders moved to 'Lillooet' where he became the gold commissioner and remained in this position until 1870. In 1877, Sanders was made a county court judge in the district of 'Clinton', serving in that post until he retired in 1881. Sanders' 'Pre-Emption Record No.118' (160 acres) later became District Lot 190.

(Source: [Colonial Dispatches – Edward Howard Sanders.](#))

(Photo Source: [RBCMA G-00259](#)).

P.R. No.1 – Andrew Hardie

One of a company of seven trail-builders contracted by Colonel R. C. Moody on September 2nd, 1859, to open a road from the 'Royal Engineers' camp on Fraser River north to Burrard Inlet. The seven adopted the name 'Burrard Inlet Trail Company' and completed the 'North Road' military trail in January 1860. The opening-up of the 'North Road' spurred land purchases along its route, especially by the company of road contractors, all but one of whom bought lots in the vicinity. Hardie obtained Pre-emption Record No.1 (160 acres) on January 19th, 1860, located on Burrard Inlet on the east side of the North Road "military trail". This parcel later became District Lot 26 (Crown Grant No.1391, 120 acres) issued to John Alfred Webster on March 27th, 1874.

(Source: [The 'Titus Trail' from Queenborough to Burrard Inlet](#)).

P.R. No.53 – Alexander Cameron

One of a company of seven trail-builders contracted by Colonel R. C. Moody on September 2nd, 1859, to open a road from the 'Royal Engineers' camp on Fraser River north to Burrard Inlet. Cameron obtained Pre-emption Record No.53 (72 acres) on January 30th, 1860 — later to become District Lot 191 — located around the mouth of Noon's Creek at the eastern end of Port Moody Arm.

(Source: [The 'Titus Trail' from Queenborough to Burrard Inlet](#)).

BRITISH COLUMBIA.



PROCLAMATION.

By His Excellency James Douglas, Companion of the Most Honorable Order of the Bath, Governor and Commander-in-Chief of Her Majesty's Colony of British Columbia and its dependencies, Vice-Admiral of the same, &c., &c.

WHEREAS, by virtue of an Act of Parliament made and passed in the 21st and 22nd years of the Reign of Her Most Gracious Majesty the Queen, and by a Commission under the Great Seal of the United Kingdom of Great Britain and Ireland, in conformity therewith I, JAMES DOUGLAS, Governor of the Colony of British Columbia, have been authorized by Proclamation issued under the Public Seal of the said Colony, to make laws, institutions, and ordinances, for the peace and good government of the same, and

Whereas, it is expedient, pending the operation of the survey of agricultural lands in British Columbia, to provide means whereby unsurveyed agricultural lands may be lawfully acquired by pre-emption in British Columbia by British subjects, and in certain cases to provide for the sale of unsurveyed agricultural land in British Columbia by private contract ;

Now, therefore, I, James Douglas, Governor of British Columbia, by virtue of the authority aforesaid, do proclaim, order and enact.

1. That from and after the date hereof, British subjects and aliens who shall take the oath of allegiance to Her Majesty and Her successors, may acquire unoccupied and unreserved, and unsurveyed Crown land in

British Columbia (not being the site of an existent or proposed town, or amiferous land available for mining purposes, or an Indian Reserve or settlement, in fee simple,) under the following conditions :

2. The person desiring to acquire any particular plot of land of the character aforesaid, shall enter into possession thereof and record his claim to any quantity not exceeding 160 acres thereof, with the magistrate residing nearest thereto, paying to the said magistrate the sum of eight shillings for recording such claim. Such piece of land shall be of a rectangular form, and the shortest side of the rectangle shall be at least two-thirds of the longest side. The claimant shall give the best possible description thereof to the magistrate with whom his claim is recorded, together with a rough plan thereof, and identify the plot in question by placing at the corners of the land four posts, and by stating in his description any other land marks on the said 160 acres, which he may consider of a noticeable character.

3. Whenever the Government survey shall extend to the land claimed, the claimant who has recorded his claim as aforesaid, or his heirs or in case of the grant of certificate of improvement hereinafter mentioned, the assigns of such claimant shall, if he or they shall have been in continuous occupation of the same land from the date of the record aforesaid, be entitled to purchase the land so pre-empted at such rate as may for the time being be fixed by the Government of British Columbia, not exceeding the sum of 10s. per acre.

4. No interest in any plot of land required as aforesaid, shall before payment of the purchase money, be

**1860 Pre-Emption Act, page 1 — Colony of British Columbia —
Proclamation by Governor James Douglas dated January 4th, 1860.**

capable of passing to a purchaser unless the vendor shall have obtained a certificate from the nearest magistrate that he has made permanent improvements on the said plot to the value of 10s. per acre.

5. Upon payment of the purchase money, a conveyance of the land purchased shall be executed in favor of the purchaser, reserving the precious minerals with a right to enter and work the same in favor of the Crown, its assigns and licencees.

6. Priority of title shall be obtained by the person first in occupation, who shall first record his claim in manner aforesaid.

7. Any person authorized to acquire land under the provisions of this Proclamation, may purchase in addition to the land pre-empted, in manner aforesaid, any number of acres not otherwise appropriated, at such rates as may be fixed by the Government, at the time when such land shall come to be surveyed, not to exceed ten shillings per acre; five shillings to be paid down, and the residue at the time of survey.

8. In the event of the Crown, its assigns or licencees, availing itself, or themselves, of the reservation mentioned in clause 5., a reasonable compensation for the wants and damage done, shall be paid by the person entering and working, to the person whose land shall be wasted or damaged as aforesaid, and in case of dispute, the same shall be settled by a jury of six men to be summoned by the nearest Magistrate.

9. Whenever any person shall permanently cease to occupy land pre-empted as aforesaid, the Magistrate resident nearer to the land in question, may in a summary way on being satisfied of such permanent cessation, cancel the claim of the person so permanently ceasing to occupy the same, and record the claim thereof of any other person satisfying the requisition aforesaid.

10. The decision of the Magistrate may be appealed by either party to the decision of the Judge of the Supreme Court of Civil Justice of British Columbia.

11. Any person desirous of appealing in manner aforesaid, may be required before such appeal be heard, to find such security as may be hereafter pointed out by the rules or orders hereinafter directed to be published.

12. The procedure before the Magistrate and Judge respectively, shall be according to such rules and orders as shall be published by such Judge with the approbation of the Governor for the time of British Columbia.

13. Whenever a person in occupation at the time of

record aforesaid, shall have recorded as aforesaid, and he, his heirs or assigns, shall have continued in permanent occupation of land pre-empted, or of land purchased as aforesaid, he or they may, save as hereinafter mentioned, bring ejectment or trespass against any intruder upon the land so pre-empted or purchased, to the same extent as if he or they were seized of the legal estate in possession in the land so pre-empted or purchased.

14. Nothing herein contained shall be construed as giving a right to any claimant to exclude free miners from searching for any of the precious minerals, or working the same upon the conditions aforesaid.

15. The Government shall, notwithstanding any claim, record, or conveyance aforesaid, be entitled to enter and take such portion of the land pre-empted or purchased as may be required for roads or other public purposes.

16. Water privileges, and the right of carrying water for mining purposes, may, notwithstanding any claim recorded, purchase or conveyance aforesaid, be claimed and taken, upon, under or over the said land, so pre-empted or purchased as aforesaid, by free miners requiring the same, and obtaining a grant or license from the Gold Commissioner, and paying a compensation for waste or damage to the person whose land may be wasted or damaged by such water privilege, or carriage of water, to be ascertained, in case of dispute, in manner aforesaid.

17. In case any dispute shall arise between persons with regard to any land so acquired as aforesaid, any one of the parties in difference may (before ejectment or action of trespass brought) refer the question in difference to the nearest Magistrate, who is hereby authorized to proceed in a summary way to restore the possession of any land in dispute to the person whom he may deem entitled to the same, and to abate all intrusions, and award and levy such costs and damages as he may think fit.

{ L. S. } Issued under the Public Seal of the said Colony, at Victoria, Vancouver Island, this fourth day of January, A. D. one thousand eight hundred and sixty, and in the twenty-third year of Her Majesty's Reign, by me,

JAMES DOUGLAS

By Command of His Excellency,

WILLIAM A. G. YOUNG,

Acting Colonial Secretary.

1860 Pre-Emption Act, page 2 — Colony of British Columbia — Proclamation by Governor James Douglas dated January 4th, 1860.

References:

- (1) Letter dated August 14th, 1858, from Edward George Earle Bulwer Lytton to Governor James Douglas; Source: Colonial Despatches, University of Victoria ([Lytton, Edward George Earle Bulwer to Douglas, James 14 August 1858, CO 410:1, 160](#)).
- (2) Phyllis Mikkelsen, 1950, "[Land Settlement Policy on the Mainland of British Columbia, 1858-1874](#)", MA Thesis, Department of History, University of British Columbia, page 1.
- (3) Royal British Columbia Museum and Archives, [File GR-0112, Crown Land Pre-Emption Records](#).
- (4) Governor James Douglas, Colony of British Columbia, [Proclamation dated February 14th, 1859](#); Source: University of British Columbia Library, Open Collections, BC Historical Documents (Identifier: [RBSC-ARC-1300-13-10; RBSC ARC 1300 13 010](#)).
- (5) Letter dated October 24th, 1859, from Governor James Douglas to the Duke of Newcastle; Source: Colonial Despatches, University of Victoria ([Douglas, James to Pelham-Clinton, Henry Pelham Fiennes, 24 October 1859, CO 60:5, No. 12500, 193](#)).
- (6) Letter dated July 4th, 1859, from Governor James Douglas to Edward George Earle Bulwer Lytton; Source: Colonial Despatches, University of Victoria ([Douglas, James to Lytton, Edward George Earle Bulwer 4 July 1859, CO 60:4, No. 8579, 571](#)).
- (7) Letter dated July 4th, 1859, from Governor James Douglas to the Duke of Newcastle; Source: Colonial Despatches, University of Victoria ([Douglas, James to Pelham-Clinton, Henry Pelham Fiennes, 23 May 1860, CO 60:7, No. 7130, 280](#)).
- (8) ["The 'Titus Trail' from Queenborough to Burrard Inlet"](#), Ralph Drew, Belcarra, B.C., January 2021.
- (9) "The Burrard Inlet Trail Company, 1859–1860", [Opposite the City](#), March 6th, 2017.
- (10) F.W. Laing, "North Road Crown Land Pre-emptions", [Vancouver Sun](#), February 11th, 1939, p. 37.
- (11) Royal British Columbia Museum and Archives, [Crown Land Pre-emption Records](#) (RBCMA [File GR-0112](#), Vol. 91, New Westminster District, Records No.1-127, 19 January to 13 March, 1860).
- (12) Certificate of Title, William Holmes, Burnaby Village Museum, Accession Code: [BV997.50.6, 1997 0050 0006 001](#).
- (13) "Walter Moberly – Forgotten Pioneer", [Vancouver Province, BC Magazine, June 9th, 1956, page 1](#).
- (14) Dr. William Wymond Walkem, MD, "Walter Moberly, a Great Path Finder and Explorer", [Vancouver Daily Province, September 27th, 1913, pages 20–21](#).
- (15) "Walter Moberly Writes of Himself", [Vancouver Province, Saturday, May 12th, 1934, page 53](#).
- (16) F. W. Laing, 1939, "[Colonial Farm Settlers on the Mainland of British Columbia, 1858–1871](#)", Victoria, BC, page 60. (Source: UBC Library, Special Collections, bcdocs-1.0370066).
- (17) Ralph Drew, 2017, "[Townsite Tales: The History of loco, Anmore Valley & North Shore of Port Moody Arm](#)", ISBN 978-0-9813113-2-6, Belcarra, BC, pages 84–89.

About the Author:

[Ralph Drew](#) is a local historian and self-publishing author who lives in the Tri-Cities community of Belcarra. In 2014, Ralph was awarded first prize in the [B.C. Historical Federation](#) annual book competition, receiving the [Lieutenant-Governor's Gold Medal](#) for historical writing for his self-published history, [Forest & Fjord: The History of Belcarra](#). In 2016, Ralph was awarded second prize in the [B.C. Historical Federation](#) annual book competition for his book titled: [Ferries & Fjord: The History of Indian Arm](#). In 2017, Ralph published his third book titled: [Townsite Tales: The History of loco](#). Ralph's fourth and most recent book was published in October 2018, titled: [Coquitlam Chronicles: Historical Crossroads on the Fraser River](#).