

Canadian Lands Available For Immigrants

Movement From United States Was Big Factor in War Period—British Immigration Now Growing Rapidly—Demand For Western Lands Indicated by Rapid Increase in Values—Large Expenditure on Soldiers' Settlement

IMMIGRATION is a subject which is receiving widespread attention in Canada at present, particularly in the west. Just how extensive the movement in this direction will be when European conditions are more normal is not certain, and just what quantity and class of immigration is best suited to this country is not agreed upon. The demand for lands in the west is now large. Discussing this problem, the Bank of Commerce commercial letter for May says:—

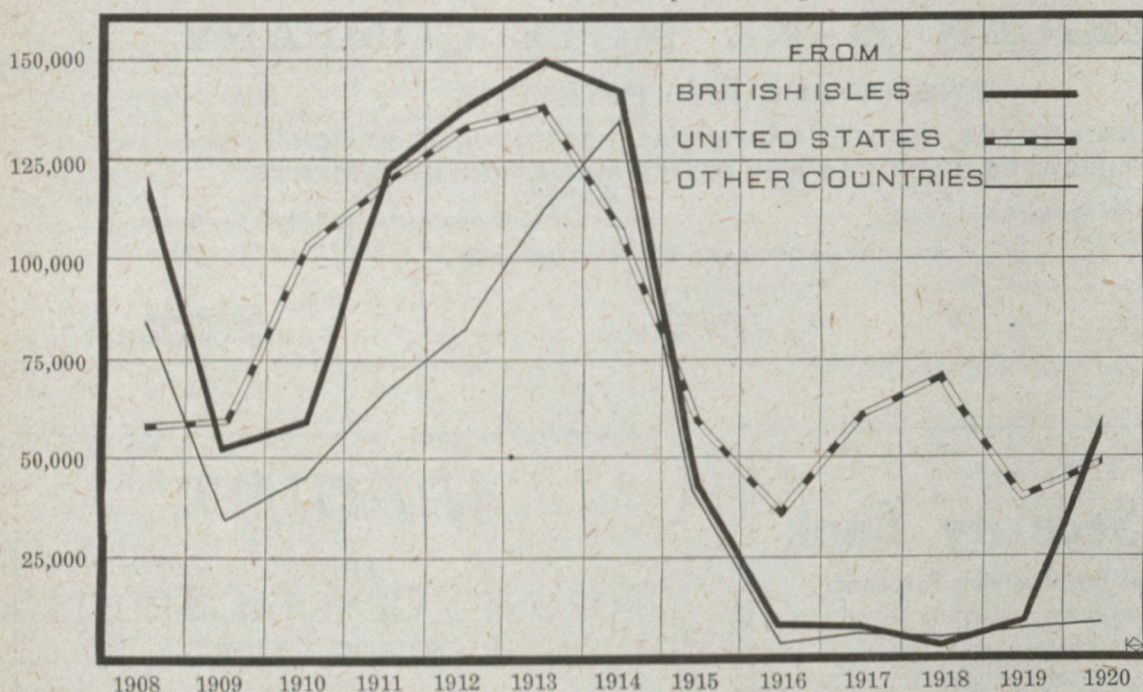
"If the volume of emigration now being directed to Canada is to be satisfactorily assimilated, it is necessary that suitable agricultural land should be available at a rela-

received \$455,000 in salary and commissions for seven months' work, the high prices prevailing for agricultural produce being quoted as the justification for these conditions. In Canada, where the prices for produce vary but little from those in the United States, land values have advanced only moderately, and offer opportunities which should induce immigration. As this is again assuming large proportions, it is reasonable to hope for farm production on a larger scale, and present conditions in domestic manufacturing centres, and in those countries to which our trade extends, are such as to justify the expectation that the demand for

food stuffs will maintain prices that will be profitable to the producer.

"There continues to be a steady migration from rural to urban centres, and, as many of the men who left the farms for military service during the course of the war are not now disposed to return to farming, it is doubtful if the resulting loss in the efficiency of agricultural labor will be repaired by the efforts of the Soldiers' Settlement Board to place ex-service men on the land, notwithstanding the fact that, in addition to the \$45,000,000 voted last year by parliament for this purpose,

IMMIGRATION TO CANADA (For fiscal years ending March 31)



tively low price, within a moderate distance of railroad, educational and other facilities conducive to tolerable social comfort. The value of occupied farm lands in all parts of Canada has advanced to an average of \$52 per acre, as compared with \$40 per acre just prior to the war, or by 30 per cent. On the prairies, the average price per acre has advanced \$7, in Ontario and Quebec from \$12 to \$25, and in the maritime provinces from \$6 to \$13 per acre. Even with these advances the price remains relatively low, varying from \$29 in Alberta to \$72 in Quebec and \$174 in British Columbia. These prices, however, are for improved lands, and particularly in the west, are much higher than those of wild lands, of which the Superintendent of Immigration says there are 128,000,000 acres awaiting development in the three prairie provinces. It is evident, therefore, that the opportunities for increased settlement and production are much more favorable in Canada than in other more densely-settled areas of North America. In some parts of the United States land prices have more than doubled, and are still advancing. For instance, in the state of Iowa \$900,000 was paid in March for 2,322 acres, or \$387 an acre, while in May a year ago 1,571 acres were purchased for \$353,583 which were resold by August for \$457,647, the spread being \$104,064. A leading bank of that state says that in recent litigation involving a land-selling company, one salesman testified that he had

pose, \$50,000,00 have been placed in the current year's estimates to carry on the work. Fortunately, many of those re-established on the land will be better equipped for carrying on farming than they were before entering military service. In response to the national call for greater food production during the war, farmers as a whole increased their equipment so as to overcome as far as possible the difficulties caused by the shortage of labor.

"Men returning from active service have by general consent been given the preference in the allotment of all free homestead lands within fifteen miles of a railway, and this acknowledgment of the value of their services has removed one of the chief attractions offered to prospective immigrants. There remain, however, the inducements of good wages and highly productive lands offered for sale at reasonable prices, and from recent immigration returns it would appear that these are appreciated. For the ten months ending January immigration to Canada from all countries totalled 101,940 persons, an increase of 140 per cent. over last year, and during the calendar year 1919, 117,633 immigrants entered Canada, or 67,393 more than in 1918. At present all passenger boats to this country are filled to capacity and it is difficult to obtain a passage, while the number of immigrants arriving from the United States is larger than at any similar period since the war began."