

THE CITY LAND OWNER--HOW HE TAXES US FARMERS

ARTICLE VII.

THE main reason why we farmers do not receive a larger portion of the price the consumer pays for our products is the excessive value of city land. There are a number of other reasons but exorbitant land values is the chief.

During the past five years land values in the city of Toronto and vicinity alone have increased over \$100,000,000. A large part of that increase has been taken, or will be before long, out of the pockets of the laboring people and middle classes of Toronto. Most of it, however, has been paid, or will be in time, by us farmers. In other words we are paying the greater part of \$20,000,000 a year on the average into the pockets of the land speculators and land owners of Toronto and vicinity. The astonishing feature of this condition is that we do not realize it. But that is not all! We are pouring other millions, in a similar way, into the laps of the land holders in London, Hamilton, Ottawa and every other growing industrial center in the province. Exactly similar conditions exist in each of the other provinces, particularly in the west.

When we blame the middleman, as we so often do, for taking too large a share of the price the consumer pays him for our products we do not realize that he, as well as ourselves, is being squeezed by the land monopolist. It is all very simple when once we see it. The wonder is that we have not seen it long ago.

The city of Toronto occupies 29½ square miles of land. That land alone—buildings not included—is assessed at \$147,893,362, or at the rate of \$7,833 an acre. But the land is not assessed at more than half its actual value. Not infrequently land in Toronto changes hands at prices that exceed its assessment four and five times and more. Thus it is safe to assume that the actual value of the land is at least double its assessment or over \$15,000 an acre. But that is the average value of the land including that away out on the outskirts. In the business centers it is worth vastly more. A few of the choicest lots in Toronto are valued at the rate of \$2,000,000 to \$6,000,000 an acre. Our great industrial concerns have to conduct their business on this high priced land. It costs them thousands of dollars to do so, and as far as they are able, they make us farmers pay the piper.

AN ILLUSTRATION OF HOW WE ARE TAXED.

Let us illustrate: Take the case of a commission merchant. We will assume that he is handling eggs on a wholesale basis, in a large way. Because of this his warehouses and cold storage plant have to be located in the commercial center, where they will be convenient to the railways, express offices and other business conveniences. We will assume that his offices and buildings occupy an acre of land valued at \$100,000. Because his landlord expects to receive at least six per cent. clear off the value of the land and all taxes, excepting possibly water rates, it means that this merchant has to pay his landlord approximately \$8,000 a year in rent and taxes. (Note.—Were he paying on a farm land value basis, his rent and taxes would be \$4 to \$8 a year.) That, however is not all. He has, we will say, to pay \$75,000 a year in salaries and wages to his managers, book keepers, buyers, salesmen, office staff, warehouse men, drivers and others. These men have to live in the city. They have to pay rent for their houses that are based on city values. A warehouse man or driver receiving \$15 a week has to pay at least \$15 a month for the rent of his house. This is practically one-quarter of all he earns. (Under such conditions do you wonder that the laboring men in our cities find it hard to make ends meet or that when, through sickness or other causes they are unable to pay their rents, they are forced into the slums?) On men drawing larger salaries, say \$1,500 a year, the burden of rent will not fall quite so heavily. They should be able to secure homes at a rental of \$25 a month or \$300 a year. Thus in their case the rental tax represents only one-fifth of all they earn. Just think, however, what that means! It means that there are thousands upon thousands of men—most of them with families—in our industrial centers who have to pay each week or each month, one-quarter to one-fifth of all they earn into the pockets of the land holder—who if he owns enough such land—simply has to draw his rents, or have his agents do it for him, while he lives in luxury or travels in Europe upon money that represents the hard-won earnings of others.

WHERE WE FARMERS ARE HIT.

But! do you ask, what has that got to do with us farmers? A great deal. Because these men have to pay such high rentals they have to get wages in proportion. In the country districts they could live in even better houses for \$4 to \$12 a month. Thus one-half to two-thirds of what these men pay out in rents goes to pay interest on our excessive city land values. This represents from 10 to 15 per cent. off all they earn. Thus 10 to 15 per cent. of the \$75,000 a year the merchant we are talking about, pays out in wages to his employees, is immediately paid out by them in turn to their landlords. This represents another \$7,500 to \$10,000 a year, or approximately \$15,000 in all that this one merchant has to pay each year directly and indirectly to the city land monopolists. As far as he can, however, he strives to escape that tax by adding a part of its cost to each dozen of eggs that he sells. This is where it hits us. It means that we receive just that much less for our eggs.

But again this is not all. The wholesale merchant we are speaking about, sells his eggs to the retail dealers, that is the grocers and butchers. They in turn have to pay thousands of dollars a year in excessive store and house rents and in unduly high wages to their employees. Thus again another tax is placed on our eggs as these men sell them, and again we are deprived of that much more of the selling value of our eggs.

THIS TAX IS ON EVERYTHING.

So far we have talked only about eggs. The same tax is placed in the same indirect way on not only everything else that we produce, including our cheese and butter, oats and hay, pigs and steers, apples and poultry, that are sold in our great centers of population, but it is placed on everything that we buy that is manufactured there. This tax to the land monopolist is concealed in the prices we pay for our boots and clothing, our furniture and machinery, our roofing material and huggies, our groceries and provisions. We cannot escape it. It sucks a share of our earnings out of practically everything we produce or consume. Therefore when times are prosperous and we hear that land values in our cities have been increased another twenty, fifty, one hundred million dollars, as they do every few years, we may take it as fair warning that the land owners and land speculators in our towns and cities are increasing the cost to others of manufacturing the goods we buy and of selling the products we produce in order that thereby they may be enabled to squeeze a few million dollars more out of our pockets, and out of those of the laboring men, for their benefit, we may

know also that a few more wealthy people, possibly millionaires or multi-millionaires, are being created at our expense.

There is a simple remedy. We must agitate to have land taxed according to its value. Then the money that now pours into the pockets of these city land holders would be returned to the people of the country at large through the taxes such land would pay. One acre of this city land would then often pay as much in taxes as many thousands of acres of farm land. In this way the wealth that the community at large creates, as represented by city land values, would flow back to the people who create it, and not go, as much of it now does, to enrich the already rich. When we have accomplished this we will have gone far to have stopped the depopulation of our rural districts and to make farming more profitable.

The Sanitary Stabling of Cattle

(Continued from page 3)

warm, close stable is extremely overrating and tends to lower the vitality of the animal to such an extent that it cannot throw off disease germs so successfully as one which is more rugged. Keeping in cool, dry stables, with daily outdoor exercise, is one of the best preventatives of that dread disease, tuberculosis.

Light is another important factor towards maintaining health. Dark stables favor the development of disease germs, whereas light (especially sunlight) is more or less a disinfectant. Just why it is that so many people are afraid to put large windows in their stables is difficult to understand, unless the small windows are used in order to save expense. A little extra expense in windows, however, is money well invested, and if a farmer once had plenty of large windows put in his stable, I feel quite sure that he would not be willing to go back to the dark stable under any circumstances.

TOO WARM STABLE INJURIOUS TO CALVES

In fact, an animal that is gaining rapidly in flesh should not be kept in a very warm stable, for the reason that it will suffer from heat. A few weeks ago I visited the farm of a very successful breeder and feeder of cattle, and I also found that he had a number of young cattle in one end of his sheep pen and that his experience was similar to our own. In fact, a person has only to try the method I have suggested in order to be convinced that it is better to give young cattle a cold building where the air is dry and fresh than to keep them in a warmer stable.

There is, of course, such a thing as going to extremes, and we have nothing to say in defense of the man who turns his cattle out into the barnyard and allows them to remain there all day in all kinds of weather. This is not the method I have been commending, but what I would especially urge upon breeders is to give animals protection from the weather, but along with that protection give them plenty of fresh air.

Dry cold does not injure cattle, but damp, foul air will sap the vitality of the most rugged animal. If we would bear these two facts in mind and act accordingly, I believe that we would hear less about tuberculosis in the herds of this country. To maintain sanitary conditions in our stables requires some effort and some expenditure of money, but there are few things which are worth having which can be obtained for nothing.

By using good, bright tin buckets, tin spouts, and using nothing but tin and galvanized utensils in the bush, and by keeping everything perfectly clean and in good condition, there is nothing to prevent one from making a first class maple syrup and sugar, which will bring the highest market price.—F. H. Misenor, Brome Co., Que.

Win
J. Earl
We very m
mer dairying
not the least



J. Earl N.
In speaking
milking cows
try to have c
in the year
is to have ou
first of Octo
July. In Feb
that where c
returns of
one year wi
least one-t
profit as w
with spring
ing. Our
then dry, r
work throug
months of
August. Th
all hands a
spend more
exiring for
vesting for
winter feedi
We have
even with t
ing of green
under the
he care it
ble to make
good work i
August, wh
cos freshmi
tember will
ily for sever
months, the
freshen up
freshening e
We have a
that calves
during the
spring born
grass in the
little differ
fall calves.

Note.—Ea
ada's great
off the old b

From 13

R. M.

Most writ
how testing
which is the
"boarder."
cow testing
he is raising
But we h
weights of
feed more p
find that on
while all the
once investi
On the oth
must be som
Testing h