

than the actual cost thereof to the city, plus interest at six per cent. per annum from the date of purchase or acquisition to the date of sale, or lease any lands, buildings or portion thereof to any person, firm or corporation at a rent equivalent to six per cent. per annum of the cost thereof to the city; and may also sell, distribute or deliver to any person, firm or corporation, light, heat, power, water, gas, oil, electricity or coal at any price not less than the actual cost thereof to the city."

The town act of Alberta already contains provisions prohibiting bonusing. These were further strengthened at the last session of the provincial legislature by the addition of the following clause: "Provided also that if the council of any town attempt to pass a by-law contrary to the above provisions in regard to bonusing each member of the council voting in favor of such by-law shall be liable on summary conviction to a penalty not exceeding one hundred dollars exclusive of costs, and such members of council shall be disqualified from holding any municipal office for a period of two years."

Alberta is to be commended for taking this step. The bonusing practice is pernicious. Industries worth having will go to the town or city which affords the right factors for the success of that particular industry. Industries that will go anywhere, from the arctic circle to the maritime provinces, just to get a municipal bonus, are not worth having.

BACK TO THE LAND AND—

There are important problems with which Canada must deal soon concerning its agricultural life. First, it is necessary to get men to go on to the land and then they must be kept there. That would help to prevent the drift of population from rural to urban communities, which in turn would help to remove the difficulty of getting men back to the land from the city. Mr. N. W. Rowell, leader of the Ontario opposition, is advocating a royal commission to report on repopulation of the agricultural districts and upon agricultural conditions generally.

An Ottawa dispatch states that "suggestions in regard to immigration policy that have been recently made with a view to increasing agricultural production in Canada and thus reducing the cost of living, include still greater efforts to restore and maintain the farming population of Ontario, the eastern townships of Quebec and the maritime provinces; an endeavor to attract to Eastern Canada some of those people of Great Britain and other European countries who understand intensive cultivation; and also an active policy of colonization of the fertile north lands of Ontario and Quebec. The last census showed a loss of 100,000 in the rural population of Ontario in the preceding decade. This has resulted in less efficient agricultural work and much lower production than would otherwise be the case."

The populating of agricultural lands is very important and every possible inducement should be made to make farm life attractive. The same Ottawa dispatch adds this note: "It is felt that agriculturists from England, Belgium and elsewhere who understand how to get the highest possible returns from cultivation of the soil could be induced to settle here, especially near our large centres of population where there would be an unlimited market and top prices for their products, their presence would not only increase the actual production, but help to teach our own people the value of intensive cultivation as practised in Europe."

This makes good reading, but an analysis of the actual position in Canada shows that there is another phase of the problem which needs serious attention,—that is the marketing of the farmers' produce. It is one thing to teach the people intensive cultivation and it is another to give them the proper facilities to market their stuff. In a recent paper read at Ottawa, Mr. R. H. Coats, of the Department of Labor, gave a vivid view of the loose marketing system which prevails in most parts

of Canada and particularly in Ontario where so much garden truck is grown. Those who have visited the producing districts cannot fail to have noticed the wide price gap between the figure received by the farmer and that paid by the consumer, and also the large amount of produce which rots on the ground in the country, while the city is complaining of high prices.

President Ripley, of the Atchison Railway, is sending a message to farmers in his territory that if they will continue to include garden truck and fruit in the scheme of crop diversification and increase their acreage his railroad will install a special refrigerator service for picking up their products in small quantities and transporting them to profitable markets. Officials of the road meet the farmers in conference at convenient places, in town commercial clubrooms, in country school houses, and in farm houses. These officials give detailed information about supply of and demand for vegetables and fruit, location of available markets, and character of service proposed. The farmers are taking a lively interest in the campaign, and promise an increased acreage of garden truck for next year. The campaign will extend throughout thirteen States. The general plan will be similar to that adopted for handling small shipments of poultry and dairy products, which has grown to enormous proportions in the last few years. Refrigerator cars will, on stated days, be sent over the lines to pick up small shipments of fruit and vegetables, in addition to present regular refrigerator train service. At terminal points these small shipments probably will be transferred, and each kind of shipment go in carload lots to available markets. By the bulletin service the farmers, through station agents, will be advised of market conditions. "The science of commerce is collecting things where they grow, or are manufactured, and taking them to places where people need them," President Ripley said. "By co-operation suggested, we believe it is possible for farmers to sell all the garden stuff and fruit that can be produced, and at a satisfactory profit. We ask the farmers to consider the proposition carefully, and in arranging for diversification of their crops next spring to include the garden stuff."

LENDING v. PERMANENT INVESTMENT

An important point is raised by a correspondent, Mr. H. K. S. Hemming, on another page regarding Canada's position as a borrower. It is that we must not take for granted that the future development of the Dominion is to be financed upon borrowed rather than permanently invested capital. There is much truth in his assertion that Canadians have of late years engendered the borrowing habit partly because they have been encouraged by the lenders, but mainly because outsiders have not cared to do otherwise than "lend" their money to Canada. In short, Mr. Hemming thinks that by making the permanent investment in Canadian undertakings in every way desirable to those in other countries who have a supply of surplus money, Canada will place herself in a better position to control her own development and the disposal of her own natural resources. The alternative is, when the limit of her borrowing is reached, that she will be compelled to beg for money at almost any price.

Some will be inclined to differ perhaps on minor phases of this question, but few will disagree with the main contention. It is exceedingly easy to develop a borrowing habit—just as easy for the nation as for the individual, for the corporation as for the municipality. With undue extension of the borrowing habit, comes naturally a strain upon credit.

Our correspondent seeks to gain the desired end by a proper system of censorship of Canadian securities and consequently, Canada's credit. We have censorship already in several forms, but there is no comprehensive scheme and it may be difficult to find one. If Mr. Hemming can develop a practical solution of the censorship problem it will be of considerable interest.