

*Income Tax Act*

these are costly. People in Alberta have a higher cost of living as a result of developments which are taking place there.

Let us consider housing. I have figures which show that in the years 1973 to 1977 in British Columbia the cost of housing went up 78 per cent; in the province of Quebec it went up 56 per cent; in Ontario 49 per cent; in Manitoba 100 per cent; in Saskatchewan 122 per cent, and in Alberta it went up 125 per cent. It is significant that Alberta has the highest cost housing in the Dominion of Canada. That means individuals who are renting accommodation pay increased rents. Those who are living on old age security in Alberta are getting very little more than their counterparts in other provinces. Granted, Alberta is contributing a small amount, just a few dollars, toward the welfare of those who are caught in that. So it should, because of the increased cost of housing which puts a tremendous burden on these people.

Calgary has the second highest cost housing in Canada. In 1977 the average house cost \$66,428. In Oakville, Ontario—which had the highest cost housing—the average house cost \$72,641. In Montreal the cost was \$39,192, and in Moncton the cost was \$44,160. The cost of housing in Calgary over a four-year period went up 80 per cent. In Oakville it went up 20 per cent, in Montreal 14 per cent and in Moncton 19 per cent. People in Alberta are suffering because of the high cost of housing. People are moving into the province. They are welcome. We love to have them. They are good people, and they contribute to our economy, but they are putting a strain on our over-all economy.

Alberta is also experiencing an increase in criminal activity. Criminal activity seems to go where the action is. This is causing increased costs for policing and other services. Just recently I learned there is concern among the peace officers of Alberta because so-called junkies from other provinces are going there. This causes social problems because when these people come to Alberta they do not have the means to sustain themselves, and we have to care for them. Let us realize that the province of Alberta is having problems as a result of developments there.

People in Alberta are entitled to participate in this tax scheme just as much as the Minister of Finance. An Alberta couple with two children, with only one person in the family working, has to pay \$100 in income tax if the family income is \$7,771. If that couple has to put out \$250 or \$300 for an apartment or \$400 to \$500 for a house, what else do they have on which to live? I am sure these people would like to have their \$100 income tax rebated to them. I think people in Alberta have just as much right to that rebate as the Minister of Finance or some Senators who will be getting that benefit. I just do not see that this is fair.

Further, we in Alberta have other costs to pay; for instance, it costs \$400 to move an automobile out there. This is all part of our cost of living, on the understanding that we want to carry on as we are and as other Canadians can. I think we are entitled to that. These are things which the Minister of Finance has completely overlooked, and this is why there is

unrest in the province of Alberta. There is unrest when Albertans hear other Canadians are going to get an income tax rebate but they are not.

Let me deal for a moment with some of the other benefits which are in this bill, and we recognize that there are some. We on this side have been working for a long time to get a roll-over benefit on capital gains tax for family farms. We started with the Hon. John Turner. Hon. members will remember when he first brought in his bill the roll-over was only to be at the time of the probate of a will. We said then that was not good enough because a 60-year old might have or operate a farm while his parents are still living and in their eighties. There was no way to proceed until the passing of the parents. We said it had to be during the course of the lives of the two individuals concerned. The minister said that that was fine and brought in an amendment so that this roll-over could transpire at any time during the lives of the two individuals.

We asked him about the incorporated farm, and he asked us to wait. The minister said we should not push too hard because that would be brought in later. The succeeding minister of finance would have no part of that.

Then the House will remember the present Minister of Finance brought in a mini budget. We were after him as well. We were asking him about this roll-over, and we suggested it could be accomplished with a dollar figure. He asked what figure we had in mind, and we suggested possibly about \$5 million. That shook him up. He did not think it could be done. However, we are pleased that he has now seen fit to allow an incorporated family farm to be rolled over so there can be a deferral on the capital gains tax.

Once again we find the minister in charge of the Canadian Wheat Board has missed the point entirely. He says this problem is now solved. Let me impress upon him that it is not. We are not finished yet because there is a discrepancy in this roll-over provision which has to be cleared up during this session of parliament if we are to satisfy the farmers who are caught up in this. The farmers who are caught up are those who have incorporated their operation but have kept their land outside of the corporation, so they are not the sole operator of that property because they and their family are part of the corporation. There is no provision in the bill to roll-over that piece of land to the succeeding generation. That is fine and dandy if the property was turned over at the time of the incorporation. But if it was not, they are caught. This is one of the anomalies in this legislation which should be corrected. While the Minister of Transport may believe it is completed, it is not in fact and that portion of it should be cleared up.

● (2122)

One of the other areas of concern in Alberta is that our cost of living has gone up, as it has in the rest of Canada. Perhaps Alberta's cost of living has gone up a little more than in the rest of Canada because of the fact that we have to pay freight costs on all products going out there, such as clothing. The