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line.

A second  
mistake we  
have made  
has been that  
we have not  
understood  
the effect of  
increasing  
land values  
in our rural  
communities  
as well as  
in our urban  
centres.

Every time  
we succeed  
in doing  
something to  
increase the  
prosperity  
of the farmer  
land values  
in country  
and cities,  
but particu-  
larly the  
cities, leap  
up by mil-  
lions of dol-  
lars, and  
thus, through  
increased  
rents and  
the greater  
cost of doing  
business  
deprive the  
farmer of  
the very  
benefit it  
was intended  
he should  
gain.

These in-  
creasing  
land values,  
which we  
have been  
accustomed  
to hail as a  
sign of in-  
creased  
rural and  
national  
prosperity  
have, in fact,  
been a  
principal  
cause of  
rural decay.  
At this  
point, if  
we desire  
to see things  
as they are,  
we must  
turn our  
customary  
method of  
looking at  
things  
completely  
inside out.

Increasing  
land values,  
if not offset  
by a cor-  
responding  
tax on land  
values, in  
the long  
run prove  
a handicap  
rather than  
a benefit to  
agriculture.

There is  
only one  
way in which  
a farmer  
can benefit  
from them,  
he must  
sell or mort-  
gage his  
land. If he  
sells he  
must pay  
as much  
elsewhere  
to obtain  
equally  
good land,  
so he is  
better off.  
On the  
other hand,  
increased  
land values,  
if not offset  
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# FARM AND DAIRY



It is a Welcome Practical Progressive Idea

## & RURAL HOME

The Recognized Exponent of Dairying in Canada



Trade increases the wealth and glory of a country; but its real strength and stamina are to be looked for among the cultivators of the land.—Lord Chatham

VOL. XXXV

TORONTO, ONT., NOVEMBER 16, 1916

No. 45

# The Problems of Agriculture as Seen by the Farmers\*

The Wrong in Existing Methods.

THIS, then, brings me to my third point. What is wrong with the methods we have been following in the past to improve agricultural conditions? That something is wrong is manifest.

The answer is that our efforts have not struck at the root of the difficulty. At the very time we vote millions of dollars to aid agriculture we are apt to pass laws that enable other classes in the community to heap on the farmer vastly greater burdens than we remove. What we give with one hand we take away with the other. There are two ways in particular in which this is done.

In the first place our tariff laws are absolutely unjust to the farmer. They take from the farmer, through the combines and trusts which they foster, and hand over to the manufacturing industries probably \$20.00 to every \$1.00 we give the farmer in the form of legislative grants. Only recently a well-informed writer in the Farmer's Advocate estimated that the tax which the protected interests are able to collect from the public amounts to \$270,000,000 annually. This, with the customs duties added, he estimated to equal a tax of \$350.00 a year on every rural family in Canada. His estimates have not been seriously questioned. If this is even only approximately correct need we wonder that farming is not prospering as it should, or that scores of thousands of our farmers are leaving their farms in despair?

A second mistake we have made has been that we have not understood the effect of increasing land values in our rural communities as well as in our urban centres. Every time we succeed in doing something to increase the prosperity of the farmer land values in country and cities, but particularly the cities, leap up by millions of dollars, and thus, through increased rents and the greater cost of doing business deprive the farmer of the very benefit it was intended he should gain. These increasing land values, which we have been accustomed to hail as a sign of increased rural and national prosperity have, in fact, been a principal cause of rural decay. At this point, if we desire to see things as they are, we must turn our customary method of looking at things completely inside out.

Increasing land values, if not offset by a corresponding tax on land values, in the long run prove a handicap rather than a benefit to agriculture. There is only one way in which a farmer can benefit from them, he must sell or mortgage his land. If he sells he must pay as much elsewhere to obtain equally as good land, so he is better off. On the other hand, increased land values, if not offset by a cor-

\*This is the second and last instalment of an article which is an amplification of an address delivered in London, Ont., Oct. 11, before the members of the Liberal Club, Federation of Ontario whom Mr. C. W. Cowan addressed by special request of the officers on the subject of agriculture. The first instalment appeared in our issue of Oct. 28.

H. BRONSON COWAN, Editor-in-Chief,  
Farm and Dairy.

values make it difficult for the agricultural immigrant to buy land. He thus moves on and settles in our cities, thereby increasing the problem of the unemployed. In the same way they make it difficult for our farmers' sons to acquire land, and, therefore, many of them also drift off into other occupations. In the days of our early settlers good farms could be secured in Ontario for little or nothing. To-day a good farm cannot be obtained for less than \$10,000 to \$20,000.

Right here is where we have made one of our greatest mistakes. Every time we strive to benefit agriculture by organizing co-operative societies, or by building better roads, introducing farm telephones, free rural mail deliveries, hydro-electric power and radial railways we increase land values, and just as fast as we increase land values we encourage farmers to sell out and

retire and speculators to invest. We also increase the percentage of our tenant farmers and make it more difficult for immigrants and farmers' sons to buy and own their own farms. Thus what we expect to prove benefits, often prove handicaps in disguise. This is because the speculative value tends to outrun the real value. In that much lauded country of Denmark farm land values have reached such a height that the labor income of the average farmer is lower than it is in Canada, where we still have free lands in remote districts, which tend to keep down land values. Increased prosperity in the country, as already intimated, tends to increase city land values, and thus an additional heavy burden is placed on the farmer in many devious ways. Bear in mind that I am heartily in favor of the introduction of every one of the methods of helping agriculture that I have here enumerated and of many more. What we must do is to see that they are introduced on a different basis than they have been hitherto so as to avoid the effects I have mentioned.

A Change in Policy Needed.

If, then, these are the facts, what are we going to do about them? In the first place our political parties should recognize them as facts and act accordingly. As yet they have not done so. Both political parties are still shouting for more experimental farms, cheaper money for farmers, and other similar innovations, the ultimate effect of which, under existing conditions, will be to aggravate, not benefit the situation. The political party which first recognizes these conditions and acts accordingly will confer untold benefit upon our country.

The Remedies.

What, then, is the remedy for these conditions? The farmers themselves believe that they have found it. Through their now increasingly powerful organizations they are making their platform known.

In the first place they say we must make farming more profitable, not by handing out money grants and appointing more government officials, but by removing the burdens under which agriculture is now laboring.

A long step in this direction will be taken when we remove the tariff burden of the main articles at least which the farmer buys. In this way \$150 to \$200 a year could be added to the labor returns of every farmer's family in Canada. The farmers themselves are in favor of ultimate free trade between Canada and the Motherland.

A second step which the farmers urge is the taxation of land values, both urban and rural, not only as a means of raising municipal revenue, but for provincial and Dominion purposes as well. Such action would have an immediate beneficial effect. It would squeeze out the speculative value and reduce existing values to real values. It would bring onto the market hundreds of thou-



## Dairy Education

DAIRY education is not a goal, it is not the end sought; it is a tool to be used in attaining the desired end, and just as some can not drive a nail without marring the wood or even saw a board straight, so some may never profit by education.

Education is training the eye to see, to read, and the mind to think and draw right conclusions from conflicting data and evidence. But education is not only training; it is profiting by the experience of others; it is avoiding the experimental period, the cutting and trying and proving a truth that has already been proved and demonstrated many times over. It accepts that which is proved.

The ancients knew that to keep milk sweet it must be cold. Science has shown us why, and the very beginner in the business of dairying can learn what temperature is necessary to secure the keeping of milk; he can learn whether or not he has that temperature and know that given that temperature, the milk received in the right condition will keep. Education then is but the tool that enables him to secure this information and profit by it immediately. The young man who expects to rise to a position of responsibility and individual independence, who hopes to have his own business in any branch of the great dairy industry, can afford to add to his natural endowment and practical experience the help that comes with systematic training.