

In my view, that right belongs to the provinces and not to the Senate, the House of Commons or the federal government.

The part of this country most seriously interested in land use is probably the province of Prince Edward Island. The 1972 statistics showed that 6.5 per cent of Prince Edward Island was owned by non-residents, and 11.5 per cent of the shore front was owned by non-residents. The provincial government, which was close to the people, realized that a crisis could be at hand, and in 1972 the legislature passed an act called the Real Property Act, under which non-residents were restricted to the purchase of not more than ten acres, or five chains, 330 feet, of shore frontage. This was one of the first major steps taken by any government in Canada. If any individual or corporation wished to buy more than that, approval had to be obtained from the Lieutenant Governor in Council. Some large corporations incorporated in the province, feeling that because they were incorporated in the province they could buy more land than the ten acres, have proceeded to do so. The government took the issue to the supreme court of the province and won that decision, but these large corporations are now appealing to the Supreme Court of Canada.

In 1972, also in Prince Edward Island, the government of the day saw fit to set up a royal commission on land use and land ownership. It was the finding of that commission that the people of the province felt that the most important issue was not land ownership but land use. They also felt that the people in the local areas should have some say in the decision as to how land should be used. It was felt that prime agricultural land should remain as far as practicable in the agricultural sector of the economy.

In Prince Edward Island the most important physical resource is our land. The only "mine" in the province is the top six inches of soil, and we mine it year after year. The Government of Prince Edward Island realized the value of the physical resources, realized the value of the top six inches of soil, realized the value of the ecology and the environment, and decided that it could not allow much of the prime agricultural land to be owned by non-residents if it was not put into agricultural use.

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The premier of the day, the Honourable Alexander B. Campbell, recommended to his government some new policies for the protection and the use of the land in Prince Edward Island. One of his recommendations was that a commission be set up consisting of seven members from the private sector, who would broadly represent the various concerned groups within the province as to land use. That land use commission will have at its disposal the technical and professional expertise within the provincial government. It will have the responsibility of establishing community and regional planning bodies when such are advanced by the communities and regions of the province; the responsibility of approving community and regional land use; and the responsibility of proposing programs to allow for the identification of lands for specific purposes. In addition, the commission will have the responsibility of making detailed recommendations to the provincial government in such areas as land use questions affecting inland and coastal land; rural, urban and recreational

subdivision policies; and highway access and strip development policies.

Probably the greatest thing done by the premier and his government is to make all agricultural land in the province of Prince Edward Island free of tax. If the land is used for agricultural purposes, no longer will there be any land tax, school tax or any other type of tax on it. The only land which will be taxed within the province will be land for homeownership, industrial land, recreational land, subdivisional land or other land not in agricultural use. In this way much of the idle land in Prince Edward Island will again be put to agricultural use, and that is a great concern of our people.

I should point out that the Government of Prince Edward Island has made available \$5 million to family farms for the expansion and development of rural lands in the province. They have done this by giving grants to farmers for the development of family farms. They have also established an environmental control commission to encourage the coordination of the various departments of government for the protection of the land for its proper use; for the protection of the environment; for the control of soil erosion; to coordinate the highways and road construction programs of the Department of Public Works with respect to soil erosion; and to control the procurement and purchase of land by non-residents.

With respect to one last part we might be able to play in the use of land in Canada, I would like to make three suggestions. First, there is a possibility that some of our provinces might decide that aliens would have to buy land under different terms from Canadians. If so, I believe that becomes a matter of federal jurisdiction, because when we start to talk about the purchase of land by aliens we immediately get into the question of immigration, which is definitely within federal jurisdiction. On that score I believe the provinces probably have not the jurisdiction to control the purchase of land by aliens unless they say it is the purchase of land by non-residents, which would include all people. If they want to exclude merely aliens, then I believe it becomes a matter of federal jurisdiction. Perhaps some federal legislation could be passed, therefore, to assist the provinces in their control of land use in so far as the purchase of land by aliens is concerned.

Secondly, I believe the federal government should provide funds to the provinces to assist them in research as to how they might better control and preserve their shore lines, which are being eroded by the seas on both the Atlantic and Pacific coasts. This is especially true in respect of Prince Edward Island's beaches.

Thirdly, I believe the federal government can do something in respect of land use so far as our national parks policy is concerned. In my view it is fine for the federal government to set aside 20,000 or 40,000 acres of land in the northern part of Canada to be preserved in its natural state for future generations. But to set aside 20,000 acres in a province like Prince Edward Island would be to take out of production almost 20,000 acres of prime agricultural land. I certainly do not believe that to be good federal policy. I believe the National Parks Branch should allow farmers within the boundaries of a national park to use that land and cultivate it, and it should allow them to do so from generation to generation. Land is too valuable to