

Mr. CROUSE: In this case case was the land sold to Northern Electric?

Mr. BRYCE: I am not sure in that particular instance.

Mr. HARKNESS: None of this land is sold; it is given on a long term lease.

Mr. BRYCE: I am not sure about this case. That land was being acquired about the time the green belt was being acquired and it may be that it was sold to them; but I believed the policy in the last few years has been not to sell but rather to lease green belt lands.

Mr. FANE: What use is made of the farm land which is bought and which becomes a part of the green belt? What use is made of the land and the houses thereon? Do the people who owned it when it was sold just get out, or what?

Mr. BRYCE: It would be better to ask the national capital commission about that. My recollection is that the policy in respect of this farm land is that it still is being leased as farm land and in many cases leased back to its former owner.

Mr. FANE: These people have been paid for the land, I presume, and they rent it back?

Mr. BRYCE: Yes.

Mr. NOWLAN: I have some comments with regard to the advisability of buying the land immediately which is required for the purpose of future holdings. What would Mr. Bryce's comment be in respect of the advisability of one policy as against the other?

Mr. BRYCE: I would like to study that first. I know we have had considerable discussion over the years in respect of what is the best way to acquire these properties. It has been a matter of considerable discussion.

Mr. NOWLAN: Does your experience with the green belt not suggest to you that where you start to acquire property piecemeal and once the government starts to show an interest, buyers bring the price up and eventually it costs millions of dollars more than it would had you taken it in one fell swoop; would that suggest the advisability of buying property in advance, even though there is no immediate use, in order to save future costs?

Mr. BRYCE: That would be my conclusion. You will note, in respect of acquiring the LeBreton flats, this land was secured as you described it "in one fell swoop".

Mr. VALADE: The government has the power to expropriate or obtain the land by negotiation?

Mr. BRYCE: Yes. That power was put into the National Capital Act at the time it was revised some half a dozen years ago. It is used more or less as a normal practice. I believe the earlier Federal District Commission Act required that the government endeavour to negotiate before expropriating, but the experience with that was it led to a great deal of difficulty of the kind Mr. Nowlan described. The consequence is that the more recent practice has been to expropriate en bloc, and then negotiate settlements, or if negotiation fails to produce a fair settlement, the matter goes to the exchequer court.

Mr. RYAN: I suppose, Mr. Bryce, that the government is continuing to expropriate green belt land?

Mr. BRYCE: I think the expropriations pretty well are completed, but not all the settlements.

Mr. RYAN: How long do you anticipate it will be before the government has taken over these lands they have not already acquired for green belt purposes and developed them?

Mr. BRYCE: I would hesitate to give an opinion. I am not close enough to the national capital operation now.

Mr. RYAN: Have you any rough idea?