

amended. The main reason for my opinion is based on what I have established above and on the following facts:

(1) I shall compare here, if I might, the Gatineau Park with the Green Belt around Hull. The City of Hull fears encirclement by the Green Belt. This encirclement comes into conflict with the natural expansion of the city which would have choice sites there making possible industrial and residential development which would be very profitable for the municipal treasury. In this mention of industrial development we must also include the tourist industry as an integral part of those development.

(2) Now Gatineau Park, for those municipalities included in it represents the same encirclement limiting their free expansion and development, as the Green Belt represents for Hull. Most of the said municipalities have not yet fully evaluated the significance of this fact in a long-term plan. For if it has been necessary to provide for a long-term plan of expansion for the capital of Canada, it is also necessary to provide for the natural expansion of the municipalities included in the district of that capital.

- (a) If it is intended to set up a territorial, geographic, administrative and political federal district in the image of the District of Columbia at Washington, these facts are no longer valid or have lost a large part of their value.
- (b) But if the wishes of the population and the strong wish of the municipalities are complied with and the present administrative status is preserved through existing administrative bodies, the problem must of necessity be looked at from another angle. In one case as in the other, the federal subsidies will have to take into account all those factors and I believe that the present system of compensation for lands acquired within the limits of Gatineau Park is incomplete and unfair up to a point, because it is based on the municipal assessment of land left in its natural state for purposes of beautification.

No account is taken of the rise in the real value of property due to expansion of the suburbs of the capital, the rise in wages for labour and the increased cost of maintenance and installation of municipal services.

(3) Buildings that have been demolished have no value for purposes of municipal assessment; the same holds true for the value of farms, but on a smaller scale. The principle of municipal assessment holds that the agricultural industry through the operation of farms gives a greater value to land than keeping it in wood-lots or leaving the land in its wild state. As a matter of fact, the farms employ a greater number of persons, support more families and have more buildings than wood-lots or farms left in their natural state or abandoned. The degree of development of the municipalities is paralyzed to a large extent by the encirclement of Gatineau Park. In that park there could be no mining development, for example, if it were permissible to prospect for such mines. I do not think it would be permitted to operate them in the park, except where National Defence was concerned.

The municipalities will not be able to furnish any lots for residential development or tourist development in the form of resort buildings or hotel accommodations; and the same holds true for industrial development so called. Those municipalities are condemned to a stationary