

1970. One did not want to tackle this problem too soon. This is part of the cost of living in a place. The amount of annual rental paid for land in the townsite is relatively low; indeed it is very low for commercial leaseholds and, in some cases, I would say, ridiculously low. One has to raise that base gradually. These are the basic concomitants of responsibility in local government, and we are moving towards that. We hope very soon to move in that direction with a townsite manager for Banff. There are other areas where we are working in close collaboration with the province of Alberta, namely hospitalization and educational matters; these are evolving towards the sort of municipal set up that Dr. Horner is advocating. But, there are also other problems, and these have to be winnowed out. Some of the improvements to the municipality may be such as to be of a higher standard than one might have in a smaller community because it has to be in a national park and a showplace. And, that has to be winnowed out so it is not an unfair burden on these people there. So, there is a good deal in what Dr. Horner says, and I have a good deal of sympathy with it. The working out of it is complex and I think we have to see to it first that the leases come into some sort of line with the realities of what is happening in the property values and also that the services paid for by the people are not services that are more than what they would need. Presumably, the government would have to consider that part which might be additional from a straight beautification viewpoint.

Mr. REID: Who are the permanent residents in the park? Are they retired people, civil servants, department of Transport employees, or employees of the Department of Northern Affairs?

Mr. CÔTÉ: The permanent residents of the parks are made up of a number of people. You have some parks employees, of the Northern Affairs and National Resources; you have people whose job it is to provide services to the visiting public, hotel keepers, motel keepers, restaurant owners, curio shop owners and so on. There are also some railway and telecommunications employees; there are retired people from the railways, for example, and I think that in Jasper one has a fairly high proportion of railway people and ex-railway employees. One has also private owners, persons who at a certain time were given an opportunity of acquiring land leaseholds for the building of cottages for their personal enjoyment. Now, in some areas where the leaseholds are coming up for renewal, and they have had 42 years or more, these are gradually being extinguished. There is this feeling of uncertainty in respect of certain leasehold owners. As time goes on, in their own minds they convert this into what are called hereditaments, things which they can transfer on to their children. And they consider they have a vested interest. These are the sort of people who are living there. The policy indicated is that gradually those who live in townsites should be people who are called upon to serve the visiting public.

Mr. HORNER (*Jasper-Edson*): What percentage of people are there in Banff and Jasper who are in the last category you are talking about namely, those that do not have any direct interest in providing service? I am excluding Lake Edith there.