

What is the Trouble With Your Cream Separator?

Is it Hard to Clean?
Is it Wasting Cream?
Is it Hard to Turn?
Is the Bowl Out of Balance?
Is the Spindle Sprung?
Is the Machine Worn Out?

No matter what the trouble is it can be ended by using a

SIMPLEX LINK-BLADE SEPARATOR

The users of this machine have none of these troubles, as the Link-Blades are easy to clean and they separate perfectly. The machine is easy to turn, and as for the bowl getting out of balance or the spindle being sprung, that's no trouble as the machine is equipped with a **Self Balancing Bowl**. The worn-out troubles never bother SIMPLEX users as the machines seem to never wear out.

End Your Troubles by Using a Simplex

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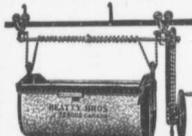
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The Taxation Question

A Farmer's Policy

Editor, Farm and Dairy, — The Lawlor lot, on the north west corner of King and Yonge streets, Toronto, was sold recently at the rate of more than \$3,000,000 an acre exclusive of the building upon it. This is a fair sample of how the value of land increases in our larger cities. This lot, it is said, was originally obtained by the Lawlor family many years ago in payment for a board and laundry bill. To many farmers this example may be a revelation. They never dreamed that city land ever reached such a price. But here it is in cold figures, and there is land in Toronto held at a higher price even than that.

The same is true of every city and town in the province, the difference being only in degree. The larger and more populous the city the greater will be the value of the land. In New York and Chicago there is land 10 times as valuable as in Toronto.

The farmers of Ontario have all along held that they were the principal land owners of the Province, but they are not. They are so far as area is concerned, but most farm land is in itself of comparatively little value. Let any of those who have



The Lawlor Lot, Toronto

Sold recently at the rate of more than \$3,000,000 an acre, exclusive of the building upon it.

in the past opposed any proposal to raise all taxes from land values, sit down and figure how much farm land in their township it would require to buy one acre of such city land as the Lawlor lot. In many cases they will find that it would take more than all the farms in the township, improvements and all. It is to the cities and towns therefore that we must go to find the land owners of the province, if we would measure land by its value.

And how many farmers have any conception of the extent to which they themselves, taken as a whole, have contributed to the production of these enormous city land values? The value of land, apart from the improvements on or in it, is not the product of the land owners individually, but the collective product of the whole community. And the farmers are a part, and a most essential part, of the community. Imagine a community without any rural population. The cities draw their very life blood from the country. The country could get along in a way, without the city, as in the case of pioneer communities, but the city owes its very existence to the country.

The land value taxer says that as the value of the land, exclusive of improvements, is the collective pro-

duct of the community as a whole, it should be taxed for the benefit of the community as a whole. This would mean that high priced city lots, like the Lawlor property, would be taxed in proportion to their value and the money expended not exclusively for the benefit of the city, but for the benefit of the surrounding rural districts as well.

A municipal tax on land values would not accomplish this end. A county tax would to some extent. A provincial land value tax would do so to a much greater extent. Suppose that a special provincial tax on land values were levied for the purpose of providing better roads, electric car services, telephones, etc., for the rural districts, what an evening up effect it would have. Wherever land values are taxed the price of land is prevented from rising. Wherever the tax money is expended in needed public improvements and public services the price of land increases, or is prevented from declining. The taxation of the valuable land in the cities and towns and the money in giving to the country more of the conveniences that are now almost exclusively confined to the city areas would pull down those enormous values in the cities and increase the value of rural land to a very large extent. Such a policy would do more than anything else that was ever proposed towards solving the problem of keeping the boys and girls on the farm. If we would do this we must make country life more attractive. This can be done only by giving to the country as many as possible of the advantages of city life. This is one of the most important functions of the taxation of land values.

The first step towards the desired goal is to get the municipal and county taxes transferred to land values exclusively, and this the proposed amendment to the assessment act, which is now being petitioned for by over 200 municipal councils in Ontario and which petition was outlined in Farm and Dairy on October 14th, would make possible. Every farmer in the province should exert every effort to further this movement. A provincial tax as above outlined will soon follow.—L. B. Walling, Sec. Single Tax Association, Toronto.

Investigating Hog Disease

As several outbreaks of a disease which is either hog cholera, or which resembles it to a remarkable degree, have recently occurred in garbage fed hogs in the vicinity of Canadian towns and cities, and as it has been quite impossible to trace the source of infection in any of these cases, the Live Stock Department of the Dominion Department of Agriculture is engaged in making a careful pathological investigation with the view of being able to reach a definite decision as to the exact nature of the malady.

Some people have thought that hog cholera might be caused by our hog eating scraps of pork and bacon imported from sections in the United States where hog cholera is prevalent or that possibly the disease might be brought in on the packages. The live stock division at Ottawa has not sufficient exact information yet to enable it to say for a certainty whether or not this disease can be transmitted by such channels. These points will probably be investigated.

The following persons have recently been fined for violations of the Fruit Market Act, on complaints laid by the Dominion Fruit Inspectors: J. O. Konkke, Beamsville, Ont.; Wm. Nash, Stony Creek, Ont.; S. Overholt, Jordan, Ont.; Loughheed Bros., Markham, Ont.; Geo. Dyce & Co., Meaford, Ont.; T. S. Shepard, St. Montclair, Que.; D. Hanniwel, St. Davids, Ont.

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