

The National Land Settlement Plan

THE PROBLEM AND THE SOLUTION.

operate forthwith. Colonization in Canada has been at a comparative standstill ever since 1918. Yet nothing is clearer than that effective land settlement on a comprehensive scale is the only available solution of the country's pressing economic and financial problems. By increasing the farming population and agricultural production throughout Canada, we shall lower freight rates, stimulate business, lighten the burden of the national debt to every individual family, lessen Federal, Provincial, and Municipal taxation, and go far to eliminate the serious annual deficit on the National Railways.

BRITISH AND EUROPEAN SETTLERS.

The Western Canada Colonization Association has made a thorough study of the situation and is, therefore, in a position to speak with authority. According to first-hand information gathered by representatives of the Western Canada Colonization Association, who have just returned from the British Isles, it will be possible to draw from England, Scotland and Ireland a steady flow of the splendid British stock, which has been the backbone of Canadian development in the past, and which is essential to future Canadian development on the soundest lines. A considerable number of hardy settlers is also available in approved Northern European countries. Thousands of people in Switzerland, Denmark, Norway, Iceland and other countries, who are forced by economic conditions to seek new homes, and carve out new careers in distant lands, can be induced to migrate to Canada.

AMERICAN SETTLERS.

Large numbers of American farmers who purchased or rented land at high prices during the boom period of the past five years, find themselves embarrassed by the recent declines in the quotations on farm products. Many of them who are unable to carry on in their present field still possess their farming equipment and sufficient money to assist them in starting afresh in a new country. The existence of such conditions over large areas in the United States has presented this country with a remarkable opportunity to obtain a considerable body of high-class settlers accustomed to agricultural life.

DIRECTION FOR NEW-COMERS.

The situation demands a vigorous, sustained and intelligently directed effort to revive the stream of immigration, and to foster and nurse the new arrivals until they take root under changed conditions. Under the plan now announced, the Canada Colonization Association hereafter defined, will take over these newcomers on arrival, assist them in the selection of land, and look after them during the initial period of their pioneer venture. The Association will be in a position, impartially, to advise settlers as to the land and the locality for which their previous training, and their financial standing, best fit them, and to guide those entirely unfamiliar with Canadian methods of farming. The Association will, in fact, bridge the gap between a miscellaneous collection of would-be settlers, and a miscellaneous collection of would-be vendors, utilizing the local land agents as far as possible, but co-ordinating their work instead of having a multiplicity of efforts working at cross purposes.

BRITISH FARM LABOURERS AVAILABLE.

One of the most serious difficulties faced by the Canadian farmer today is the scarcity—in many cases the entire absence—of help in the farm house and on the land. Thousands of married farm labourers can be secured in England, Scotland and Ireland for Canadian farmers, who will provide them with a small house and garden plot, and permit them to keep a cow, pigs and some poultry. The British farm labourer, thoroughly trained in intensive Old Country methods, will thus have the opportunity of familiarizing himself with agricultural practice in this country. Thrifty in their habits, he and his wife will probably be able to lay aside a little money, and in the course of a few years set up for themselves as proprietary farmers on a farm of their own. The Association will prepare lists of farmers who wish to secure help on this basis, and put them in touch with British farm labourers desirous of coming to Canada.

URBAN SOURCES OF SETTLEMENT.

It will also be possible to inaugurate a considerable movement "back to the land" of experienced farmers now resident in the cities of Canada. Hundreds of urban workers trained on the land have put aside a little money, and will be glad, with assistance, to resume their former agricultural activities. The fact is, that the majority of Continental Europeans, now resident in Canadian cities, migrated to the Dominion with a view of tilling the soil. By force of circumstances they have drifted to the urban centers, and many of them would gladly return to the occupation from whence they sprang, if they only knew how. The Association is to aid in showing them the way.

The British and Canadian Governments have joined with the Canada Colonization Association and the Canadian Railways in a co-ordinated land settlement plan covering all the Provinces. An efficient colonization machine is being set up and will begin to operate forthwith. Colonization in Canada has been at a comparative standstill ever since 1918. Yet nothing is clearer than that effective land settlement on a comprehensive scale is the only available solution of the country's pressing economic and financial problems. By increasing the farming population and agricultural production throughout Canada, we shall lower freight rates, stimulate business, lighten the burden of the national debt to every individual family, lessen Federal, Provincial, and Municipal taxation, and go far to eliminate the serious annual deficit on the National Railways.

SETTLERS AND LAND AVAILABLE.

There is, therefore, no doubt about the availability in large numbers of the right kind of settlers. The land also is available. Thousands of absentee owners of unoccupied lands along the railways are tired of paying heavy taxes and super taxes on these unproductive holdings, and would gladly dispose of their property at prices and on terms which would facilitate purchase by incoming settlers. This assertion is based on actual consultation with experienced land agents with land owners who have expressed their readiness to list their properties on the long-term payment plan embodied in this National Land Settlement Scheme. The thousands of private individuals who own the unoccupied lands along the railways are unorganized, and therefore helpless to dispose of their holdings. The community is equally helpless in face of an unsolved problem. The nation suffers because many millions of acres of the most fertile and best-situated land in the country remains out of production. The immediate task is to bring these idle areas under the plough—to bring land owners and settlers together by means of a workable plan which will operate to their mutual advantage, and to the advantage of the whole Dominion.

JOINT ACTION NECESSARY.

Prairie homesteads accessible to transportation facilities are no longer available as an inducement to settlers willing to buy adjacent privately-owned lands, and as a magnet to draw experienced farmers from other parts of the world. Large blocks of land were once held by private speculators, who bent every endeavour to bring about their settlement. These extensive holdings have disappeared, together with the land companies which were largely responsible for Western Canadian settlement in the past. Public spirit must now take the place of profits. The incentive in these days must be furnished by a vigorous organization, which because of its soundness and public service, can command the support of the community and Governments.

NEW MAGNET TO REPLACE HOMESTEADS.

There must be, in addition, a new magnet to induce a fresh flow of settlers from every available source. Such a lure will be provided by our offer of fertile lands close to railways, schools, churches, and other facilities on astonishingly easy terms. We can submit to the agriculturists of other countries a more attractive opportunity than was open to the homesteaders of old. In short, it is proposed to place the immigrant in immediate possession of a profitable income on the day of his arrival. In taking thirty-two years to pay for it, if he so desires.

THIRTY-TWO YEAR PAYMENT PLAN.

In the Western Provinces alone upwards of twenty million acres of first-class agricultural land are available within ten miles of transportation. In the Eastern Provinces, particularly in Ontario, Quebec, New Brunswick and Nova Scotia—is also to be found an extensive acreage of good, unbroken land. In the older settled areas of the Eastern Provinces there is still ample room for closer settlement and intensive farming. A certain number of improved farms are to be had on reasonable terms in old-established communities.

A NATIONAL SALES AGENCY.

The Canada Colonization Association has been formed as a subsidiary of the Western Canada Colonization Association to carry on land settlement on this extended payment basis, and to act in an administrative and trustee capacity for both the prospective land owners and the incoming settlers. The Canada Colonization Association (like the Western Canada Colonization Association) is a national organization working for the good of the country, and the solution of its economic problems. It is a non-profit-making enterprise, and should there be any revenue in excess of operating costs, such surplus would be devoted to the prosecution of the worthy national task for which the parent organization was created.

TERMS OF LAND LISTING AND SALE.

As already indicated, the chief business of the Canada Colonization Association will be to assist Government agents, Railways and private land owners in finding settlers for the land listed; in bringing the prospective Vendor and the prospective settler together, and in completing the sale. The Eastern Provinces will be sold upon varied terms, dictated by local conditions. Land in the Western Provinces will be sold on a thirty-two (32) year payment basis as follows:

EXAMPLE—QUARTER SECTION.
32-YEAR SETTLER'S SALES AGREEMENT.
On Amortization Basis.
ACREAGE, 160.....Price, \$20.00 per acre
Total consideration, \$3,200.00

TERMS: \$320.00 or \$2.00 per acre cash down, leaving a balance of \$2,880.00 due on principal.
No interest or principal will be payable the first or second year.

Interest for these two years at the rate of 6% will be added to the principal balance of \$2,880.00, making a total of \$3,225.60. Commencing with the third year this balance of \$3,225.60, with interest at six percent (6%) will be payable on thirty (30) year amortization basis; that is, the entire amount of principal and of interest for the whole period will be spread over the whole thirty (30) years, and paid in fixed equal annual instalments of \$284.24 each, as follows:—

Year	Annual Principal Balance	Annual Interest Payment 6%	Annual Principal Payments	Annual Equal Payments
1	\$2,880.00	None	None	None
2	3,052.80	None	None	None
3	3,225.60	\$183.44	\$40.80	\$284.24
4	3,184.80	191.09	43.25	284.34
5	3,141.55	188.50	45.84	284.34
6	3,096.71	185.78	48.59	284.34
7	3,047.12	182.83	51.59	284.34
8	2,995.81	179.75	54.59	284.34
9	2,941.02	176.47	57.87	284.34
10	2,883.15	172.99	61.85	284.34
11	2,821.80	169.31	65.08	284.34
12	2,757.77	165.41	68.98	284.34

Year	Annual Principal Balance	Annual Interest Payment 6%	Annual Principal Payments	Annual Equal Payments
13	2,697.84	161.28	73.08	284.34
14	2,614.78	156.89	76.45	284.34
15	2,537.83	152.25	80.09	284.34
16	2,465.24	147.32	83.99	284.34
17	2,397.22	142.10	88.24	284.34
18	2,327.08	136.64	92.94	284.34
19	2,274.56	130.70	98.64	284.34
20	2,074.56	124.47	104.87	284.34
21	1,964.60	117.88	111.46	284.34
22	1,848.23	110.89	118.45	284.34
23	1,724.78	103.49	125.85	284.34
24	1,593.93	95.63	133.71	284.34
25	1,455.22	87.31	141.03	284.34
26	1,308.19	78.49	155.85	284.34
27	1,152.34	69.14	165.20	284.34
28	987.14	59.22	175.13	284.34
29	812.02	48.72	185.62	284.34
30	628.40	37.58	196.76	284.34
31	439.64	25.77	208.57	284.34
32	221.07	13.27	221.07	284.34

The purchaser reserves the right to pay any additional instalment or any multiple thereof on or before the interest payment date, and interest shall cease on the amount so paid. If the purchaser exercises this right, the Vendor shall pay the Canada Colonization Association one percent (1%) per annum on the amount prepaid for the unexpired years of the term ten years and the contract.

Moreover, the Purchaser reserves the privilege, he shall be entitled to a discount of five percent (5%) on the prepayments so made.

Under the contract the settler will be obligated to bank up a reasonable arrearage each year, and so improve the property that at the end of ten years it will carry a mortgage sufficient to pay off the Vendor.

FIVE YEAR LISTING. Under this National Land Settlement Plan owners of vacant land will list their property for a five year period. The sale price, fixed by the owners, will be good for two years, but the owner will have the option of adding taxes and interest at six percent (6%) each year thereafter until the land remains unsold. The owner may retain the right of independent sale to an actual settler and withdraw his listing once the settler is in occupation of the property.

As an inducement to the owners of land within fifteen miles of any railway line to list such property under our thirty-two year payment plan, they should be able to get their full contract price out of the property at the end of the first ten years, or in any subsequent year. In order to provide them with this incentive, the Canada Colonization Association will endeavour to arrange with existing mortgage corporations for the issue of mortgages covering money still owing under the contract, or the Canada Colonization Association may undertake the issue of debentures on mortgage security, so that the Vendor may be paid off at the end of the ten years.

SOURCES OF REVENUE. The Canada Colonization Association shall sell the land to the settler at the same price, and on the same terms as listed by the Vendor. Unless otherwise agreed, the Vendor shall pay the Canada Colonization Association a cash commission of \$2.00 per acre out of the cash down payment and first instalments received from the settler. In addition thereto the Vendor shall pay as collected, one percent (1%) annual interest for the period of the deferred principal consideration, which shall be the full compensation to be received by the Canada Colonization Association on account of inspection, sale, supervision, and such other services as may be rendered.

LAND AGENTS ON BOTH SIDES OF THE BORDER. So far as American immigration is concerned, the active co-operation of local land agents on both sides of the International Boundary is recognized as essential to the success of the plan. Agencies must be offered inducements which will enlist their services in re-establishing a movement of population to Canada's vacant lands, similar to that which prevailed prior to the war.

THE AMERICAN LAND MAN. In the judgment of colonization experts who know the American field, it will be impossible without the assistance of these land men, to inaugurate a fresh flow of farmers to Canada. Years have passed since the American land agent withdrew his attention from this country, partly because of the practical disappearance of large corporations dealing in Canadian lands, and partly because the Canadian Railways cut off his special transportation facilities. For a long time he has devoted his energies to the settlement of vacant areas in Texas and other Southern States. In the Canada Colonization Association there has been provided a machine which will draw the American land agent back into the Canadian field on a commercial basis.

PROPOSED INDUCEMENT. In order to create an effective land selling organization, the American agent who finds the prospective purchaser must accompany him to Canada, assist in showing the property, and completing the sale. If the land agent has to pay the existing high railway rates, he will be unable to go to the land. The Canada Colonization Association will make a rebate of the American Agent's fare to the Canadian border, and it is proposed that the Canadian Railways grant to every such agent in charge of two or more bona fide settlers a pass, or the equivalent thereof in money, from the Canadian border to the point of destination in Canada, and return.

THE LOCAL CANADIAN LAND MAN. The active co-operation of the local Canadian land man is also necessary. He is familiar with the conditions in his district, and is in a position to assist expeditiously in showing lands to prospective settlers. For this service he will be paid a commission of 50 cents per acre on all land actually sold, partly through his instrumentality.

The gross revenue of the Canada Colonization Association will consist of the \$2.00 per acre commission on land sales, and a 1% interest for 8 years in land contracts. The payment of \$1.00 per acre to the American land agent and 50c to the local agent will leave 50c per acre, together with the revenue derived from the 1% interest charge for overhead administration expenditures.

LAND AND SETTLERS FULLY SELECTED. The Inspectors of the Canada Colonization Association will devote a portion of their energies to the careful and wise selection of both the lands to be occupied and of the settlers to be included in the land settlement plan.

The Canada Colonization Association will, moreover, act as an intermediary between the Vendor and the settler. It will protect the interests of both. Its inspectors will keep a watchful eye on the Vendor's property in the hands of the settlers. It will endeavour to assist the settler in tiding over lean years by getting the Vendor to consent to postponements of principal

and interest payments. On the other hand, in cases where the settler wholly and finally fails to live up to his agreement, the Association will turn back the land to the Vendor. In such cases, however, the Association will exert its utmost efforts to secure a new and satisfactory settler for the property thus vacated. These activities on the part of the Association's inspectors will tend to impart a sense of security to the private owners who have sold their land, so that other property owners will be encouraged to dispose of their vacant holdings through the same channel.

At the outset the Association will endeavour to settle a number of carefully-selected, well-situated districts—the area thus covered to be gradually expanded as the rising number of incoming settlers warrants.

THE QUESTION OF FINANCE. The Western Canada Colonization Association will finance the Canada Colonization Association for the initial period of its operation and until its own activities bring in sufficient revenue to meet selling and administrative costs.

THE RAILWAYS. It will be greatly to the advantage of the Canadian Railways to grant radically reduced transportation rates for settlers and settlers' effects bound for Canadian farms. The railways will be the first to benefit from a new influx of farmers, a single one of whom, according to a high authority, is worth \$734.00 per annum to the transportation companies. If the vast idle areas close to the companies' lines are brought under cultivation the railways will greatly increase their earnings, and so be able to carry out necessary maintenance work, and generally recover the ground lost since 1913, largely through the stoppage of immigration by the war. It should not be forgotten that but for the war the population of Canada would be two or three millions larger than it is today. In the light of such considerations the railways are to (1) Co-ordinate their immigration activities with those of the Association; (2) Provide special transportation rates for settlers, settlers' effects and colonization agents; and (3) Place representatives on the Board of the Association.

THE DOMINION GOVERNMENT. The Dominion Government is vitally interested in the development of a progressive colonization policy. Several months ago, the Hon. W. L. Mackenzie King appointed Hon. Charles Stewart, Senator Dandurand, and Senator Bostock, and Hon. T. A. Low a committee of the Cabinet on Immigration. Mr. Stewart and his colleagues have given much study to the subject and have held numerous conferences with their Departmental experts and the officials of the Canada Colonization Association, with a view to formulating a co-ordinated land settlement policy which would solve the vacant land problem and meet the needs of the whole country. As a result of these conferences the Federal government will take the leading part in the present co-ordinated land settlement plan, and will (1) Maintain and extend its agencies in Great Britain, the United States and other countries to promote an increasing flow of selected settlers to Canadian farms, and (2) Carry on an effective advertising campaign for agricultural settlers in Great Britain, the United States and other approved countries.

THE PROVINCIAL GOVERNMENTS. The Provincial Governments stand to benefit materially from such a movement of population as it is proposed to inaugurate. From the standpoint of revenue alone they are naturally desirous of increased population. The greater the number of producing farmers, the easier it will be to finance improved roads, rural telephones, schools, churches, and other instruments of civilization. Legislators have long deplored the burden imposed upon their Provinces by the millions of acres of privately owned land along the railways held out of production by absentee owners. The Provincial Governments recognize the need of some such national plan as that herein outlined to bring the idle areas under the plough. For these reasons it is proposed that the Provincial Governments (1) Assist in selecting suitable districts for settlements, and (2) Use their District Agricultural Representatives in giving expert advice to new settlers.

THE IMPERIAL GOVERNMENT. The Imperial Government, acting through the Overseas Settlement Board, will financially assist the Canada Colonization Association in caring for British settlers until they become thoroughly established as successful farmers.

THE CANADA COLONIZATION ASSOCIATION. The Canada Colonization Association was created to meet a need of the times. Business men in the West and the East alike realized the necessity of a largely increased population on the land as a direct means of solving the country's economic problems. They recognized that there were some aspects of colonization work which could not be dealt with by Governments and that a national organization, financed by private contributions and non-profit sharing in character, was required to co-ordinate all available immigration forces. The originally contemplated working capital of \$1,500,000 has been largely over-subscribed. The revenue to be derived from commissions and collections to be paid by land owners on the sale of their land in the next ten years, it is estimated, provide the Association with between \$30,000,000 and \$40,000,000—an income which will enable it to carry on the business of actual land settlement and welfare work on behalf of the settlers on a scale commensurate with the needs of the country. The Association will immediately establish a national welfare organization for the benefit of incoming settlers. The cost of this particular branch of the work will be borne jointly by the Imperial Government, the Federal Government and the Association. Immigrants will be received at ports of entry, and community clubs will be established throughout the several provinces, with one General Supervisor for the West, one General Supervisor for the East, Provincial Supervisors and Local Secretaries. Each of these local community clubs will:—

- Prepare a chart of its particular district which will indicate occupied and unoccupied farms, together with their proximity to highways, railways, railway stations, churches, schools, telephone lines, and other sources of civilization. The chart will also show the number of settlers in the district, their nationality, and their location in regard to each vacant farm.
- Assist the officials of the Canada Colonization Association in securing listings of land.
- Report on vacant lands and land valuations in each district.
- Induce local farmers to write their "back home," advising them of the advantageous opportunities for land settlement in their neighborhood.
- Welcome incoming settlers on their arrival, provide them, where necessary, with temporary accommodation, and generally lend them a helping hand until they get established.
- Organize barn-raising and plowing bees amongst local farmers to assist newly-arrived settlers.
- Report on settlers desirous of "moving out" with a view to directing them into districts more adapted to their requirements, and thus retaining them in the country.
- Assist the Canada Colonization Association in studying local agricultural conditions.
- Compile authentic records regarding local crop production for use in inducing settlement.
- Invite the Canada Colonization Association when any local farmer is about to visit his original home, with a view to bringing him over to see the possibilities of agricultural opportunities to be found throughout Canada.
- Act as a strong British and Canadian sentiment throughout the Provinces, and assist in Canadianizing foreign-born settlers.

Owners of vacant agricultural land within fifteen miles of railways in the Western Provinces are requested to list their properties immediately with the Canada Colonization Association, Bank of Hamilton Building, Winnipeg

Terms of listing in the Eastern Provinces will be announced at an early date.

THE CANADA COLONIZATION ASSOCIATION