

federal and provincial governments, farm leaders, technical workers in agriculture, forestry authorities, aerial survey specialists and engineers in land use planning, water use and conservation. A list of these appears in the appendix.

More than three hundred and fifty pages of evidence were recorded and published and in addition much reference material was provided to the Committee by the witnesses.

The Submissions

It is difficult to summarize adequately the material presented at the hearings; however, the essence of the submissions may be stated as follows:

Our Land.—Within the settled areas and those to which it is believed settlement can be extended, the soil has been developed under either a grass or forest cover. The latter is by far the most extensive and covers the whole southern part of Canada except the more arid region of the southern parts of the Prairie Provinces, the soil here being developed under a grass cover. The forests consisted of both the deciduous and coniferous species of varying densities, depending upon soil and climate. Likewise, for the same natural reasons, the grass cover varied in species and density.

Determinants of Land Use.—Apart from urban sites for various purposes, in general, agriculture provides a more profitable use of land, than do other uses. But there are many factors which determine the profitability of land in agricultural use. Climate, which determines the kinds of crops that can be grown, location in respect to markets, soil and other physical characteristics are a few of these factors. If, on account of any of these factors, the productivity of an area is so low as to preclude the possibility of establishing a healthy agricultural economy, then for land where the soils were developed under a tree cover, it would seem advisable to leave in forest, or if the trees have been cleared, an effort be made to re-establish the forest and develop an economy based upon the products of the forest. The same is true of the grass lands. Unless these can be more profitably used in cultivated crops, such lands should remain, or be re-established, in permanent grass.

Relation of Land Use to Changing Economic Environment.—Utilization of land like other human activities is a continual process of adjustments. The economic environment changes and land which at one time could be farmed at a profit is no longer capable of such use. The reason is not likely to be wholly in the relatively inferior soil compared to other areas, but combined with the location of industries elsewhere, shifting of people, changes in demand and the introduction of new farming techniques which the partially deserted area is not able to readily adopt in order to compete, may account for the emergence of marginal and submarginal farms.

The nature of these adjustments and their incidence vary. To some they create hardships; to others they mean gain. It is believed, however, that national and provincial policies can and should be established which will coordinate and develop the application of measures to lessen the hardships in the adjustments and diminish the losses both human and material.

Problem Areas in Land Use.—Already the Committee's attention has been directed to a number of problem areas in land use by representatives of provincial and national organizations who have given evidence. A few of these, common to all provinces, are listed here:

- (1) Areas, where on account of an unproductive soil, lack of markets, or absence of non-farm employment, it is impossible to maintain an acceptable living, without continual assistance from outside sources. These conditions create what might be described as rural