

cases, for those farms in full. Others are assisted by a company which is formed in St. John, and by the local government of the province. That applies, I think, to Nova Scotia. I do not know so much about Prince Edward Island, but I know that in Nova Scotia the same results are being obtained by the influx of population settling on farms which were practically abandoned.

There is one thing with regard to the lower provinces—we have not had any booms. We have not had any drawbacks of that description. While the business has not gone ahead as rapidly as we would wish for, at the same time when the depression occurred in 1907-8, I think the banner provinces of the Dominion of Canada with regard to the stability of trade were the lower provinces. The past year has been a banner season for all business men in the lower provinces. The general business throughout the country has been good. People have become more optimistic and the farmers are getting a better price for their products, and business generally has led to a greater prosperity throughout the whole country, than we have enjoyed for many years.

Every one knows of the financial stringency in the money market. What is that stringency due to? When a country goes ahead, as this country has for the last eight or ten years, at a rapid pace, what is the result? When we travel 'full speed ahead' the danger rocks become more dangerous, and that has been one of the drawbacks with regard to the present situation, that perhaps we have gone ahead a little too fast. Manufacturers have expanded more than was justified, perhaps. I do not know, however, that they were not justified in expanding, because their business was flourishing. Cities have expanded an enormous amount in what was absolutely necessary, especially in the building up of the new cities in the West. Every one has been in the same manner extending his business, and the pace at which we have been going must cause some little set back, naturally, or we do not know where we might land. I fail to see, however, that it is due to any cause in connection with agriculture, manufacturing, or any of the resources of the country. My observation in talking with the business people of the West was that the general business of the country was good. The crops, as we all know, were magnificent, and the moneys that have been received from them have paid off to a large extent the indebtedness which was incurred in the

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great Northwest. My idea is that the stringency was largely due to over speculation, and more especially the undue speculation in land, especially suburban and urban lots in the Northwest. Large profits have been made from those speculations, but I believe values have gone beyond all reason, and that the values of properties held in cities by speculators for speculative purposes are an absolute injury to that city, and must come down. Where these lands are utilized, and where they are used for residential, manufacturing and business purposes, it is a great advantage to any town or city, but I do not believe in land being held by speculators at a price that makes it impossible for one to get returns in any business. The high cost of living in residential districts is due in part to the cost of land and buildings. I do not believe it is in the interest of any city to encourage that sort of speculation.

I had one example in Prince Rupert which is a city under 3,000 inhabitants. I found that nearly all the lands in the city and surroundings were held by speculators. They had paid very large prices. Lots on the main street were held at from \$800 to \$1,000 a foot frontage. I saw a gentleman up there who was looking around for a place to establish a business. He came away feeling that the cost of acquiring a lot, and erecting a building such as would suit his purposes, was beyond his means, and he would not be able to do it effectually and make it pay. I say that is one of the great drawbacks under which Prince Rupert is suffering today. There is no doubt as to the future of that town. It will be a large and growing centre. The terminals of the Grand Trunk Pacific will be the means of placing it amongst the largest and best cities in the Northwest. But one of its great drawbacks is the fact that lands are held by speculators at such a price that they cannot be utilized by the ordinary individual who might wish to reside or to establish a business in that locality.

In the province of New Brunswick the system of assistance by the local government in bringing out immigrants and enabling them to buy lands has greatly added to the population, because a number of people are taking advantage of it, and I am happy to say that the action of the Dominion Government with regard to its grants for educational purposes is calculated in our province to give a greater interest to agriculture. I hope that they will