

from their farms that they are able to meet the payments on their mortgages and to adopt a higher standard of living and a better one. Throughout the whole country a higher and a better system of living is being evolved. The young men and women who are growing up in the country are happy and contented to remain at home on the farms; they have ample time and opportunity for recreation and entertainment of a kind more wholesome and elevating than can usually be obtained in the cities.'

"As I stated before, this is the condition that I hope and believe will soon prevail in British Columbia. It is exactly this state of affairs we would wish to see brought about. We have the climatic and soil conditions; we have the markets; but we have no monetary institution to enable us to carry on business on the farms.

ECONOMIC VALUE OF LONG TERM CREDIT

"Another point to which I wish to direct your attention is the economic importance of the long term credit. One of the greatest drawbacks the farmer has to contend with is the raising of money to meet payments before he is ready. It is absolutely necessary, in the interests of successful agriculture, that a farmer should not be forced to sell his live stock before maturity or be compelled to sell his other produce when the market is not at its best. Besides, it is necessary that he should be protected against payments falling due in a year when crops have failed. To be forced to meet payments under such adverse conditions simply means the ruination of the farmer. The stock that he intended to keep and build up into a first-class herd, say, of 100 cows, he is forced to sell, under present conditions, when two-, three- or three-year old. He is thus set back in a worse position than before obtaining the short term loan. The long term loan means more to the farmer than even the rate of interest although that is also a very important item. As has been pointed out by the previous speakers, the rate of interest under this Act will not be more than 1 per cent. more than the actual rate paid by the Government, and the terms of the loan may be anywhere from one year up to thirty-six and a half years, the borrower having the privilege to repay the loan at any time. The long term credit, the privilege of repaying when the borrower is able to do so, and the low rate of interest, are the three principal points in this Act.

A FRIENDLY LOANING INSTITUTION

"Another feature of the Bill that I wish to emphasize is that the Agricultural Credit Commission will be a friendly loaning com-