

From these brief observations it is possible to form an opinion that, following a brilliant development, the territory of Masham lying within the Park suddenly found itself in a disadvantageous position with relation to the new development and to the orientation of the communications system.

Although this territory of Masham lying within the park lost some of its value to the municipality, another factor came to give it greater importance and increase its real value. It was the plan for a National Capital district to include Gatineau National Park. This territory, with its great wealth of natural beauty in proximity to the capital, was destined to have eventually a tourist development as yet not assessed or estimated.

PREDICTIONS FOR THE FUTURE

B—Present situation with the present F.D.C. compensation.

Although the exploitation of the natural beauties becomes a matter of increased importance in the region around a major capital, the assessment of those natural beauty spots for tax purposes and purposes of assistance to localities has declined owing to the fact that the F.D.C. is a non-taxable government body which from 1940-51 has given almost no compensation to the locality and which today is giving compensation based on a present assessment of a property whose real estate value is reduced to its simplest terms. The proof of these facts is found under the heading of factors determining the compensations received for losses suffered (by the municipality).

Here is a place where I think the situation should be analyzed and an attempt to remedy it in the best interests of this locality.

Improved system of compensation

I have suggested the exploitation of tourism with the existence of modern hotel accommodation and tourist construction having a large taxable real estate value or a system of federal grants tailored to local needs and the natural conditions of development in this territory situated close to the National Capital with all the development that could normally be expected.

I also showed briefly in the municipal and school taxation table that at the present time the system of taxation and the revenues coming from local taxpayers were inadequate and that those taxpayers were taxed almost to the taxable limit, if not beyond it. I think it is futile to think of the embellishment of our region if we count on the present revenue of the local bodies; that same holds true for the solution of the town planning problem.

The remedies or solutions to those problems will therefore have to depend largely on the development of Gatineau Park and on the monies which the F.D.C. may grant for that purpose.

I also suggested a system of compensation for individual properties purchased, the system to be based on the real value of those properties; the real value will be found useful and necessary when considering the rate of municipal assessment in force and will also be based on the replacement value.

(3) *Some factors which point to a brilliant future with the co-operation of the F.D.C.*

I might add that Masham wishes to co-operate with the F.D.C. for its harmonious development.

The anticipated co-operation between those bodies will be such as to enable the municipality to develop in harmony with the Master Plan for the National Capital, provided that Masham receives a system of compensation permitting it to carry out such development.

Leaving aside the question of municipal and school services, let us consider local development in the field of trade and of building for residential, tourist and agricultural purposes.