

I am always doubtful of any scheme that is advanced for the purpose of giving money to encourage a man to expand. He has first to demonstrate that he is capable of managing a large farm and doing that type of work. If high wages had prevailed this beautiful Ottawa valley would never have been developed as an agricultural area, because 100 years ago it was difficult to ripen grain even 50 miles from Ottawa. Wheat was often frozen, and it was only a rare year when the farmers found themselves fortunate enough to ripen wheat for flour. Experience shows that in both western and eastern Canada when land was broken up the season became longer. That is particularly true of western Canada: the prairie scrub drew the frost, and when the land was worked the heat got into it during the day and prevented frost damage by night.

Let me say again, I think it is quite impossible to offer this kind of assistance one hears suggested. If the young men in western Canada who show ability could go to the bank, as they once could, and could buy a farm from a man who wished to retire at the full price of say \$25,000 or \$30,000, without any cash down, that is the way to do it. But that kind of deal seems impossible today; there are so many restrictions and laws, it seems a man is not supposed to pay his debts any more.

Senator BRADETTE: Order.

Senator WALL: Mr. Chairman, I would like to come to page 4 of the brief dealing with the basic concept of keeping costs down. Accepting that this requires a larger population and greater land use in conjunction with the development of natural resources, the question I should like to ask is, how would we be able to integrate and co-ordinate in private enterprise the development of such a process, specifically in such new developments as the Moak Lake development in northern Manitoba? Looking in retrospect at what happened in Sudbury or some other places, how do you think we can get a co-ordinated effort so that we will have greater development in the whole area rather than a one-shot affair as it appears to be?

Mr. BROWN: As a matter of fact, not long ago I tried to sell the idea of a detailed soil survey in the area surrounding the development.

Senator WALL: By whom?

Mr. BROWN: By any organization which can do that type of survey.

Senator WALL: I do not mean who is going to assume the technical carrying out of the survey but who in fact is responsible for seeing that that whole area is surveyed? Is it the private enterprise person or is it the provincial Government or is it going to be a joint federal-provincial effort? Who is supposed to undertake that?

Mr. BROWN: I think it should be joint. I feel that can be the only way enough pressure could be brought on the people to actually get the work done. I do not think the province working in conjunction with industry can do it. There have to be a few more irons in the fire to push the project to completion.

Senator WALL: The province is concerned at the present time, and there is a new town being developed there. The International Nickel Company is also there. How would you bring the federal interest into the picture?

Mr. BROWN: When the federal Government has no actual control over natural resources in the area, it is a very difficult problem. There is no doubt about that. The only way its influence can be felt in the area is through a co-ordinated land use organization at federal level, including all the people we mentioned before. I believe this would be accepted by industry and by the province, if its intentions are pointed up as being good.