

per cent. per annum. Good, easy money. Empty houses—very few the year around, because the kind of people who must live where they can are in number as the sands of the desert. Who owns the slum? Why, the most respectable and honored and wealthy people in the land. Even the churches have money invested in it.

Where would you get your money for your model houses? If you get any, you must get it from the folks who have it; but these folks are already in the slum business, and the slum returns forty or fifty per cent.

And the folks who live in the slum. If they have dirt and filth and disease, they also have something they would not have in the model settlement—Liberty. In the slum there are no rules to break other than those made by the corner policeman, and the slum policeman is human, generally. A man can quarrel with his wife, discipline his family, get drunk, do anything short of burning down the blasted place, that he feels like doing. Everything he couldn't do in the model settlement is permitted in the slum.

The nature of man changes slowly, and the change comes from within. It's a mistake widely held by uplifters and such, that externals are a great influence. Show a man soap where no soap was before, and immediately he is seized by a passion for being clean, internally as well as externally. If not prevented, he'll eat the soap. In this they are mistaken.

Did you ever get the story of his life from a man who had charge of a model settlement and the people therein? If not, meet one some day and get him talking. You'll learn that there are very reasonable reasons why folks move out of the places as soon as they can.

Of course, you have not the regulation of the slum in mind, nor the people who live in slums. It's a different class you would build for. But the problems which appear in the slum and in the industrial model settlement differ only in degree from the ones showing in the rented residence and the private park with community service. They are exactly of the same kind. On the one hand you have the landlord making good money from sham homes; on the other hand you have the tenants chafing against rules.

But, you say, these parks could be laid and the buildings erected by people who wish to own them and live in them, and the rules (of course, there must be rules where the use of a common service is made) may be made and agreed to by themselves. When the lion lies down with the lamb and the Ethiopian changes his spots (I may have the quotation mixed) you will get rid of the grouch; and it's grouch that causes all the trouble; and the grouch is each one of us. Not all the time, but in turn.

Besides, if I am going to live in my own house, I'm going to design my own house. It's not going to be like Brown's or Jones', either.

"Yes, but the waste!" you say. "Why not cut it out?" You show a ratio of ten to one in favor of the community plan. I'll agree with you, the present way is wasteful, but is human, and it's profitable. So there you are.

There's lots more to say on this subject, and I'd like to say it. If you reply, we may develop the matter into a philosophical paper between us. I'm sure the subject has as much hidden it in as has the matter of clothes, and you remember what old Carlyle did in the gents' furnishing line.

J. M. LEAMY,

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LONG SAULT POWER

COMMENTING editorially upon the proposal to allow the Aluminum Co. of America to build a submerged weir in the St. Lawrence River, the Toronto News says: It would be unfortunate if the United States government should "scramble" unwittingly a cherished Canadian plan of conservation. Three or four times private power interests either in Canada or in the United States have sought vainly to secure the privilege of hydro-electric development along the St. Lawrence. The Long Sault has had a great attraction, since the head of water is enormous and the fall considerable. The rapids have never interfered with eastward navigation. A good-sized island separates the river into two channels, the Canadian one being the larger. Generally navigators choose the Canadian channel. Indeed, the southerly and narrow channel is almost wholly neglected, though it is safe and sufficiently commodious for vessels. The Ashburton Treaty between Great Britain and the United States provided that both these channels should be maintained for the use of shipping.

Some years ago a power plant at Massena, N.Y., secured the privilege of drawing off a certain amount of water by canal, using it, and returning it to the St. Lawrence at a point a few miles eastward. An immense aluminum-producing plant has been established at Massena, and it is now crowded with war orders. Often in winter ice collects in the south channel and seriously interferes with the water supply in the canal. To overcome this difficulty and to increase the aluminum output materially, the company desires to dam the southern channel by a sunken weir. The American War Department supports the application, which has been made to the International Joint Commission.

The hope of Ontario and of the Canadian Government is to establish on our side of the river some time in the future a great "hydro" developing plant under public ownership, which will do for Eastern Ontario what Niagara is doing for this section of the province. If a system of co-operation between the government of New York State and that of either Ontario or Canada could be arranged for the joint development of the latent power, that would be so much the better. In any case, the aim of our public men has been to prevent private interests from securing development rights in the stream and putting unnecessary burdens upon the consumer. Aside altogether from Canadian treaty rights in the south channel, the establishment with our consent of a private weir in the river might establish rights which would be difficult to extinguish in view of future power developments.

The Canadian Government has not the slightest desire to interfere in the production of necessary war materials. For that reason it is prepared to consent to the building of the weir under two conditions: (1) that satisfactory evidence of its necessity shall be presented, and (2) that the structure shall be removed at the end of the war. Possibly the United States Government is not sympathetic towards publicly-owned power development and distribution. Yet when it considers the amount of coal which has been saved by the use of Niagara power throughout Western Ontario one would imagine that it would abate its individualism for a time in the interests of conservation if not in those of neighborliness.

London building permits for the month of August amounted to \$55,760, compared with \$31,255 in August last year. The total for the year ended August 31st, was \$394,320, compared with \$515,435 for the corresponding period last year.