

keeping the savings of the people, in the shape of deposits, and secondly, to provide credit for those engaged in the manufacturing and mercantile business. The very nature of the constitution of the chartered banks makes it almost impossible for them to loan to farmers for the purpose of making permanent improvements. The prudent bank manager must place his loans so that he may be able to call them in at any time that he is required to repay deposits. Consequently, he would not loan to a farmer for the purpose of clearing land, knowing full well that it would be several years before the farmer could repay that money from the revenue derived from the earnings of the land. Those engaged in the agricultural industry, therefore, cannot look to our chartered banks for the line of credit they require in their business.

"The institution which this Act will bring into force will in effect be a loaning company with fifteen million dollars available as needed, and with the credit of the whole Province of British Columbia behind it. It will be an institution brought into existence for the sole purpose of financing those engaged in the agricultural industry, an institution that will finance every agricultural producer who is willing to help himself, and not only help him to make a living, but enable him so to increase the revenue from his farm that he will be able to meet the payments of principal and interest of the loan and have a sufficient surplus left to justify him in adopting a higher and a better standard of living.

"If the agricultural industry is to take the place in our economic life which it should occupy, conditions must be made such that the men engaged in that industry can adopt a standard of living equal to that enjoyed by those employed in any other industry. The agricultural industry must be made as pleasant and as profitable as any other occupation. With such conditions established, there will be no need of starting any agitation to induce men to go 'back to the land,' or to persuade those who now are on the land to remain there. You will notice, Sir, that the provisions of this Act apply directly to those who are now on the land, and who are now endeavouring to make homes for themselves. It is from these the greatest immediate increase in production may be expected, but the Act also provides credit facilities for the beginner on a pre-emption or homestead.

POWERS OF THE BOARD OF ADMINISTRATION

"This monetary institution will be managed by five Commissioners appointed by the Government, but after having received their appointment they will be absolutely independent of the Government and will be subject to no political influence of any kind. The Government can appoint them but the Government cannot