

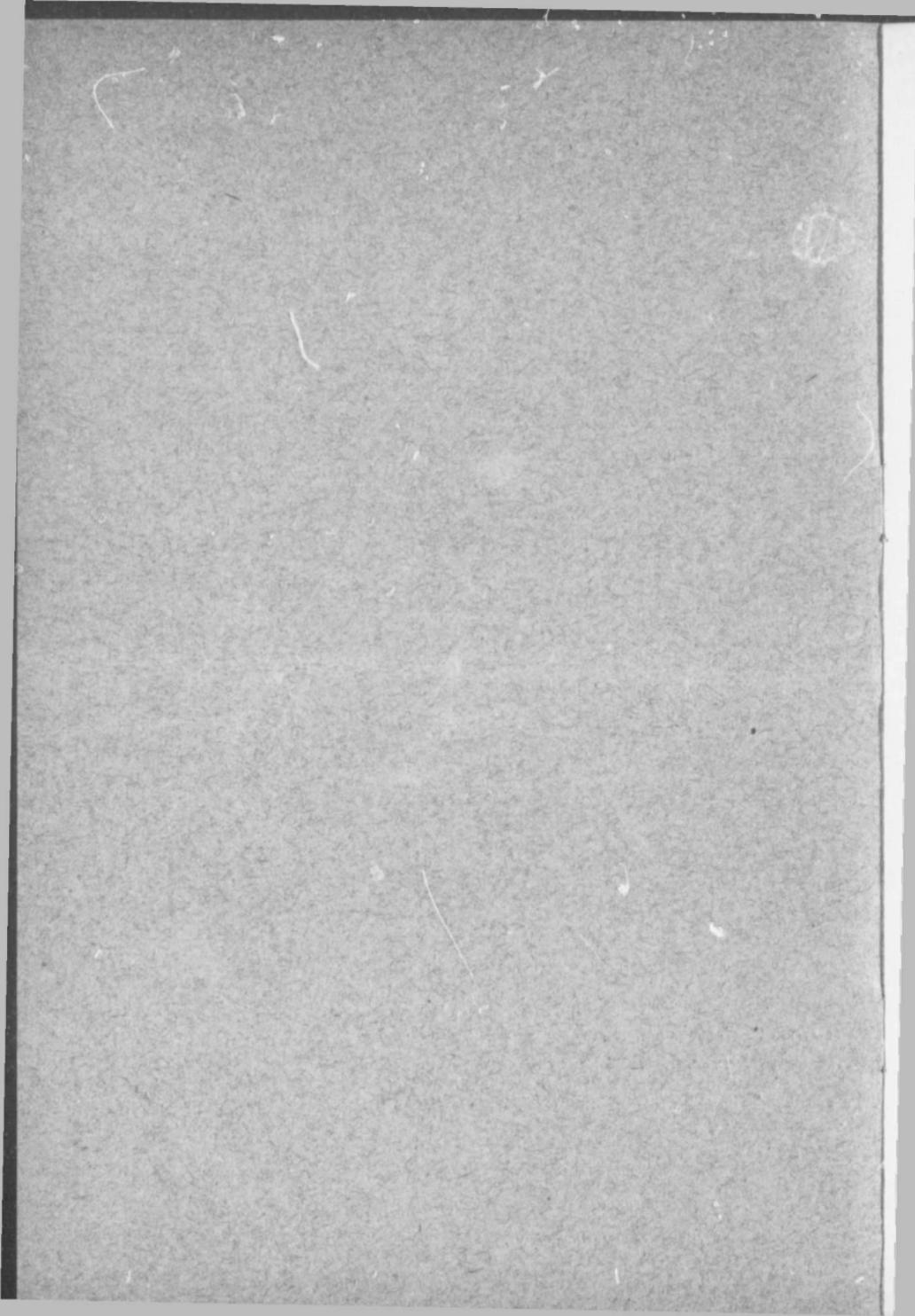
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## *After the War!*

*"And soon, oh Blessed Prince of Peace  
Bring on the time when war shall cease,  
And men and brothers shall unite  
To fill the world with love and light;  
Meanwhile, oh Lord we plead with Thee  
For Britain's cause on land and sea."*



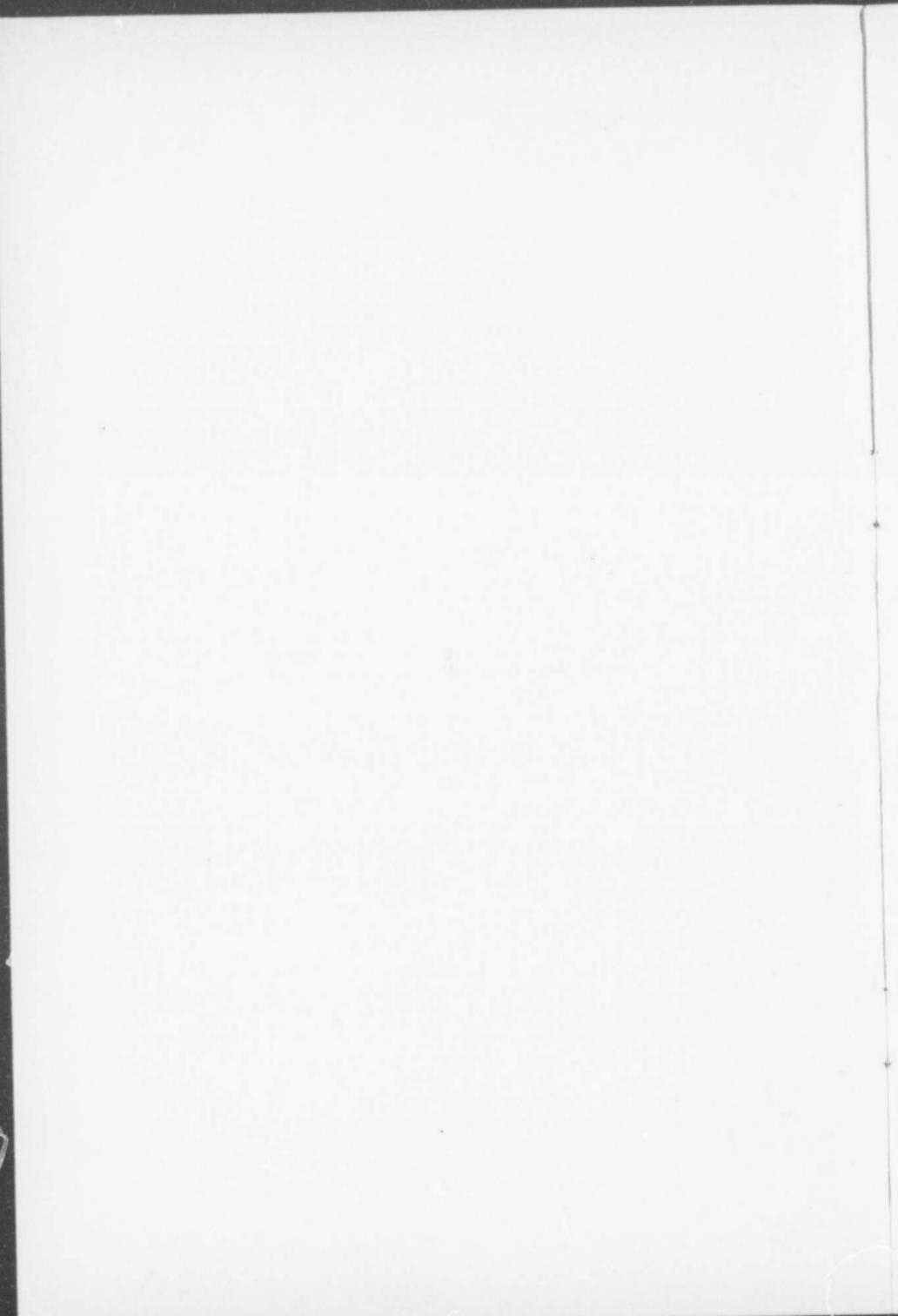


## PREFACE

I arrived in Canada in the spring of 1855. Previous to my leaving England I had been local correspondent of one of the leading county newspapers; since that time I have been a well-paid contributor to the columns of several financial journals and magazines in Canada and the United States, and was for some years a member of one of the Press Associations. I have had conversations and discussions with survivors of the Napoleonic, the Crimean and the Boer Wars, as well as with the defenders of Canada in the Riel and Fenian Raid difficulties. I have been on business matters in nearly every town and village in Ontario and Quebec, and in every city from St. John, Newfoundland, to Prince Rupert in British Columbia, as well as most of those from Southern Indiana to Connecticut and northwestward to Michigan. I have noted the changes, the progress, the drawbacks and the failures brought about by individual effort, associations, and legislation; therefore I do not think myself presumptuous in writing concerning the coming requirements of Canada.

HENRY LYE.

Vancouver, B. C.,  
January, A. D. 1916.



**I**N 1855 the western wheat belt was in the Genessee Valley; from thence it has gone westward until it has reached the Pacific Ocean, to be confronted with competition from Siberia and Argentina.

In 1855 the Soule and the Club Wheats were the principal varieties; the Fife and its numerous successors were practically unknown.

The farmers then delivered their wheat to the mills on the understanding that they could, at any future date, claim payment at the current prices of the day of payment; many of them conveyed their wheat long distances so as to receive the increased prices, consequent upon the lessened cost of transportation of flour to eastern or southern markets.

The use of oxen for hauling and ploughing was general, because the stumps and stones in roadways and fields made steadiness safer than quickness.

Most of the buildings in the country parts were of logs and erected at "Bees," by which gatherings stones were cleared from lands, crops were threshed, trees were felled, and roads and bridges were constructed.

Whisky was thirty cents a gallon. It was freely used—sometimes abused and abusing; sometimes excused by the exposure to cold and wet and the prevalence of fever and ague which caused calomel and jalap to be kept for sale in all country stores, whilst boneset tea was a common household remedy; yet even in those days there were births, marriages and deaths, and general contentment. In Montreal, and on the lines of the Grand Trunk, there were many deaths from cholera.

The Crimean War raised the prices of wheat, causing general prosperity amongst the farmers, many of whom sent their sons northward and westward to acquire lands at lower prices than then prevailed in the older settlements or which are even now obtainable.

The school laws were too generally dodged by the payment of inadequate salaries to third-class teachers; religious meetings were in many localities veritable angel visits, few and far between.

From ox carts to wagons, then to spring seats to lumber wagons, followed by democrats, which in turn gave place to buggies, now deposed by automobiles as the oxen have been superseded by electric motors; all of which changes have not "healed a passion or a pang entailed on human hearts."

Many of the issues of the leading newspapers now contain references to "after the war," which good time we trust is not far distant.

but may not be a very "good time" unless we exercise not only forethought, but active preparation for the conditions which are likely to prevail.

Present expediency is the characteristic of modern legislation; upon conditions and interests other than those specially dealt with; most of the enactments are without due consideration of their effect partyism taking the place of patriotism, and personal influences displacing public requirements.

We are all hoping for the termination of the present war; we all know that very grave questions will then arise as to the disposition of the men released from military service and their families as well as what may reasonably be expected, viz., a great influx of emigrants, not only from Europe, but also from Asia, to British Columbia. We cannot call on India and Japan for co-operation in war-time and refuse admittance to their people when peace-time comes.

We desire a long continuance of comfort, prosperity and progress, intellectually, morally, and religiously; we have had sufficient of booms and frauds and immorality; we have seen several failures of settlements and many difficulties which might have been avoided by a little forethought and care. The Malcolm Island settlement could have been made successful by proper control and oversight; the Doukhobors had given such warnings as should have prompted conditions of settlement before registration of titles; the guidance and wise oversight of the settlers in the Bella Coola District should have produced the largest and richest city on the coast. We have issued scrip to veterans which has been the spoil of speculators, and Crown grants to homesteaders who have been ruined and mocked by the issue of timber licenses on their lands, after they had complied with the requirements of the law, and we are likely to continue the same lack of system and foresight, from all of which madness we pray to be delivered.

In November, 1911, appeared in the Mail and Empire:—

#### **WISE SETTLEMENT POLICY FOR NORTHERN ONTARIO.**

**Government Should Exercise Careful and Efficient Oversight in Peopling Arable Districts—Undesirable Land Should Be Kept Out of Market Except for Leasehold for Pasturage—Dictation of Location of Townsites Should Also Remain Vested in the Administration.**

The rich hinterland of Ontario is now attracting world-wide attention, and the following letter to The Mail and Empire from Mr. Henry Lye, of Vancouver, B. C., who, from his wide and varied experience, speaks with the voice of authority which is worthy of careful consideration. Mr. Lye writes as follows:—

Sir,—It is understood that the settlement and development of Northern Ontario is to be by joint action on the part of the Dominion and Provincial Governments, and it is hoped that their action will be characterized by kindly forethought and due provision for the welfare and happiness of the settlers, instead of stopping at the dumping of a lot of inexperienced people into a wilderness.

The successful development of so vast a region depends upon the contentment and success of the first settlers, many of whom will be subject to the natural home-sickness, loneliness and depression consequent upon changed conditions and surroundings, which may be mitigated by the healthfulness and hopefulness which comes from present prosperity. Grumblers there will be, but the causes of discontent should be as few and as slight as forethought can prevent.

Looking for a moment at what the farmers in some parts of the country have acquired for themselves, we may form some idea as to what is desirable and is practicable in a new country if due consideration is made beforehand; we find co-operation in telephone lines; boxes for the reception of letters, newspapers and parcels; the farmers in turn provide for the conveyance of children to and from school; they establish libraries, churches, schools, and in many other ways co-operate for the general welfare, happiness and convenience.

Experience shows that large blocks of land are only partially utilized; therefore no one should be allowed to acquire them. Many of the old settlers in Ontario became land-poor by injurious selection of locations, so undesirable land should be kept out of the market, except for leasehold for pasturage, quarries, afforestation, or other such purposes for which they may be specially fitted. For the economical location of telephone lines, mail routes, schools, churches, creameries, etc., the frontages of the farms should be comparatively narrow; houses may not be too far apart—that there may be co-operation in emergencies and facilities; to the same ends, the roads should be so located that suitable building sites may not be far away from them. Model plans for the location of houses, outbuildings, wells, accommodations and drains should be available in order that the health of the settlers may not be injured by errors which can be readily avoided. There is no need for the prevalence of typhoid or scarlet fever or smallpox or any other infliction.

#### **Selecting Townsites.**

The Governments have now sole control over the country to be settled. Therefore they can dictate the location of townsites, which should only be where good water and good drainings can be easily secured. The Government should own these townsites in order that they may impose conditions of settlement and occupation for all time; preventing the close proximity of buildings, which must often be of a temporary nature, built of inflammable material, whose continuance

should only be permitted for very limited periods; as population and business increases, the towns may have buildings more substantial and comparatively fireproof, which may then be allowed to fill the lot fronts. Indeed it would be well for the acquirements to be merely leasehold, with privilege of purchase at fixed prices, when the better class of buildings are erected.

No private person or corporation should be allowed to subdivide lands for villages or townsites, because such parties are solely interested in their immediate profit, and are altogether indifferent as to the future of the place, or the people.

Where a townsite is laid out, the provision should be made for schoolsites, hospitals, recreation, municipal and Government buildings, for the supply of good water, for drainage, for the purification of sewage, the proper width of streets and lanes, for the destruction of garbage and rubbish; and, if there be water powers available, they should be reserved for the use of the people instead of having to be acquired from speculators.

Non-occupation or non-utilization should work forfeiture after due notice, so the country may be for the use and profit of those by whose labor and enterprise it is developed, instead of being held back by those whose sole object in acquiring land is that of availing themselves of the services of the real settlers by the improvement they make under hardship and disadvantage.

In many cases the life of a doctor in a new country is one of absolute slavery and discouragement, so it would not be asking too much of the Government to combine the provision of medical aid with a dispensary, nurse, hospital and postoffice, giving the doctor the duties and emoluments of a coroner and magistrate until the country grows so as to make rearrangement advisable.

It is hoped that the future "lives in the backwoods of Canada" will be more cheerful and encouraging than that written years ago by Mrs. Moodie, which prevented many good people from settling in Canada.

It is possible that this may have had good effect, as we find in **The Mail and Empire of the following July:—**

An experiment in colonization in which private capital and enterprise will be brought into play has been entered upon by the Ontario Government, in working out its policy of development for Northern Ontario. Two townships in the great clay belt—Kendry and Haggart—have, in exchange for a cash payment of nearly \$100,000 and sundry undertakings, been handed over to an influential syndicate composed of Mr. Willis K. Jackson, of Buffalo, and his associates, a body of men who have made a striking success of colonization in Northern Michigan. Within the next three months the start will be made.

The settlers of the North country know something about colonization by means of private enterprise. The career of one such company

that worked overtime on the timber and forgot to "settle" the land did not make colonizing in that fashion at all popular. The Government in entering upon the present experiment has taken no chances of it ending in a timbering excursion. The agreement is an absolute guarantee that the land will be cleared as the Government desires it to be cleared, that the settlers will be given the land at terms that will not mortgage their future and under conditions that will do away with many of the earlier hardships of life in the uncleared bush.

Partly improved farms are among the undertakings to which the syndicate are pledged—farms with 25 acres cleared, a house and barn built and a well sunk; and upon their success in securing the right class of settlers will depend whether the Government will embark upon a large scheme of improving farms as part of their policy of development.

The syndicate will pay in cash to the Government \$98,364, at the rate of \$1 an acre. The title of the land, however, remains in the Crown and is only conveyed to each settler on a farm of 150 acres when he has performed the same settlement duties, including residence and improvements, as are required by a free grant settler before obtaining his patent. There will be no speculation in the lands by absentee owners.

#### A Market for the Settlers.

The settlement of the townships will, of course, be made possible by the lumbering operations the purchasers may carry on under the agreement, and one of the most important features of the arrangement is that it will provide the settlers, not only of Kendry and Haggart, but of the nearby townships recently opened up, with a convenient market for their timber, and a cheap and abundant supply of timber for building. The syndicate must commence within 90 days the construction of a permanent sawmill, planing-mill, sash and door mill and all other necessary buildings, the plant and buildings to cost at least \$70,000. According to Hon. Mr. Hearst, who made the announcement, Mr. Jackson and his associates intend to spend a great deal more than this amount on their plant.

Only a Northerner will appreciate fully the advantages of such an arrangement. In many townships in Temiskaming, and particularly in the northern townships and those far from the railway, the settlers have been forced in clearing their land to destroy a large amount of valuable timber owing to the impossibility of securing a nearby market for it.

"This arrangement," said the Minister yesterday, "will enable every stick of timber on these townships and those adjoining to be used to advantage, materially assisting the settler in his early years on the farm. The terms of the agreement ensure the settler a fair price for all the timber he has to sell. Every possible safeguard has

been thrown about him in that respect. All agreements with him must be approved by the Minister. The price he has to pay for his land must be fixed by the Minister—in fact the Government retains absolute control so far as all dealings with the settlers are concerned."

The syndicate must go ahead and improve farms along the lines stated, if requested by the Minister, and must offer them for sale at a price approved in the same quarter. Hon. Mr. Hearst is ready to make this request just as soon as there appears to be a demand for such farms.

"It is thought," he said "that these improved farms may attract well-to-do settlers who will bring considerable money into the country, men who would not be willing to undergo the hardships of pioneer farming in the usual way. This experiment will demonstrate to the Government whether or not it is expedient or necessary to embark upon a large scheme of improving farms in the North."

#### **Education Must Be Provided.**

The purchasers must, at their own expense and to the satisfaction of the Minister, construct and maintain all roads, bridges, and other improvements that may be necessary in the interest of the settlers, and they are further bound to make adequate provision, to the satisfaction of the Minister, for the institution of public schools and the erection of suitable school buildings, the schools, of course, being entitled to the usual Government and municipal aid. This provision is an important one in the interests of education in these townships. It often happens now that the settlers are willing to tax themselves for the necessary school accommodation, but there is practically no market for the debentures of unorganized school sections, and it is frequently impossible for the trustees in school sections in unorganized townships to secure the necessary funds for capital expenditure on school account.

The water power in the townships, together with the beds of all streams in the townships, and the right to storage of water for power purposes, has been reserved to the Crown, and 800 acres have been reserved at the site of the power to the Crown to afford room for the location and development of future industries that might require this power.

#### **Townsite Is Reserved.**

The Crown has also reserved an area of 404 acres as a townsite on the banks of the Mattagami River. The purchasers are not permitted to lay out any townsites except with the consent of the Government, and it is expected that the industries to be established by the company will create an active market for the Government townsite when it is offered for sale.

"The agreement compels the purchasers to settle the whole of the lands in the two townships as rapidly as possible. They guarantee to settle at least 2,400 acres with 16 settlers within two years from the date of the agreement, and at the rate of 16 settlers each year thereafter. They also undertake to clear a minimum of 15,000 acres in five years.

Failure on the part of the purchasers to comply with any one term or condition in the agreement not only forfeits to the Crown the purchase money paid, but also all other rights and privileges to which the purchasers are entitled under the agreement.

**It will be interesting to know the result of this experiment.**

In August, 1915, the Victoria Colonist commented favourably upon a plan outlined by me for consideration in respect to settlement in British Columbia, which may lead to the formulation of more perfect plans. The principal features of my suggestions were that the previous habits, occupations and the capabilities of the new settlers should be taken into consideration, whilst providing for co-operation in clearing, cultivation, harvesting and marketing, as well as in purchasing supplies and appliances; that as far as practicable the appliances should be for general use, so as to prevent unnecessary outlays; that, as many of the settlers will be inexperienced, whilst many others will not be or become farmers, but will be necessary adjuncts to a farming community, they should have the same advantages as the other settlers; all should have the benefit of considerate advisors and medical attendance.

To these ends it is necessary that the Government, or some institutions under Governmental control, should select suitable localities for settlement; survey and lay out roads, with a view to accessibility, intercommunication, and transportation; the clearing of village sites and ten-acre plots; the building of houses, barns, schoolhouses and resthouses (to be used for public purposes), and such other erections as may be advisable.

The general outline is as follows:—

Select a section of the Province in which the land is good and the labour in bringing it into a state for cultivation not too great; lay out central roads wide enough for ordinary purposes for present use, and ultimately for trolley, telephone and telegraph lines. At about every five miles lay out a village centre with quarter-acre lots, one for each settler, each one being entitled to the occupancy of a conveniently situated ten-acre lot, and in the rear of these latter forty other acres, to be held subject to utilization, all unalienable for say ten years, and then only to the extent of the improvements made by the settler.

The village sites should be where good water and proper drainage will be available; each village should have reserve lots for schools and rest houses, as well as public halls, which can be used for re-

ligious purposes; no house should be within 100 feet of any other building, so that there be little danger of the spread of fires.

The settlers will not all be agriculturists, but should all have the same rights to buildings and lands; the blacksmith, the tailor and the other necessary mechanics would exchange work with the farmer et al., the idea being the general co-operation in the labour, the purchase of supplies, tools and appliances; the marketing of produce, etc.

At, say, every third village, a doctor could locate with reasonable chance of success and availability.

As the land, the buildings and the preparations generally would be by the Government or under their control, all the expenditures should be made under competent superintendents with the power and duties of magistrates, who should be continued as general advisors of the settlers over a district of, say, ten miles in each direction; visiting every village at least once a month, but with stated days and hours for local duties in his own office.

There should be no liquor licenses or importations. Each village should have its crippled veteran or soldier's widow as postmaster or mistress, who should have charge of the village hall, rest house for travellers and library, the libraries being interchanged annually.

The doctors would be coroners, so that their fees would assist in their maintenance.

The properties being unalienable, there would be no rush of speculators nor any non-resident proprietors; every settler would have inducement to promote the general welfare and the promotion of the social, educational and religious organizations, so that the communities should be generally contented and prosperous. As to the religious organizations, so far as possible, each village settlement should be of one sect, so that the meetings may be regular and the stipends paid without outside begging.

So far as practicable, all the officials should be selected from the returned soldiers.

It has been objected that the settlers should be allowed to sell their holdings and take the proceeds to parts unknown, but this would mean speculation and realization of assets which the vendors had not provided; it would mean non-resident proprietors, vacant allotments and general decay.

If a settler wants to leave, the properties should revert to the organization which had provided them, who could at once introduce new settlers. It is real settlers we want.

As to the preparation, most of them can be made by the aliens interned. The clearing of the village sites and the ten-acre plots can be done by an organization, with machinery, at a very small percentage of the cost by isolated manual labour; the clearing being done before the settlement means the immediate planting and production

of crops. It is crops we want; and if these can be secured a few years earlier by the previous preparation, the Province will be all the richer. Indeed it would pay the Province to do the initial clearing for agriculturists, present as well as prospective, in order to hasten "the good time coming."

One person objected to these proposals as being a system of "herding"; but I note that he dates his letter from a comfortable home in a well built city, where he has every social, literary and other desirable advantage, and not from an isolated shack situated in the wild woods.

It is probable that the Bella Coola District may offer the best location for general settlement on these plans, and the magnificent water-ways, fisheries and minerals, combined with the adaptation for agriculture, cattle raising, etc., may result in the most prosperous city in British Columbia before many years have elapsed.

No one person can draw up a perfect programme. The conclusion of a committee is often that of the dominant member, yet each project may contain suggestions worthy of consideration, as I trust this does.

"Our loved Dominion bless"  
With peace and happiness,  
From shore to shore.

God Save the King.