



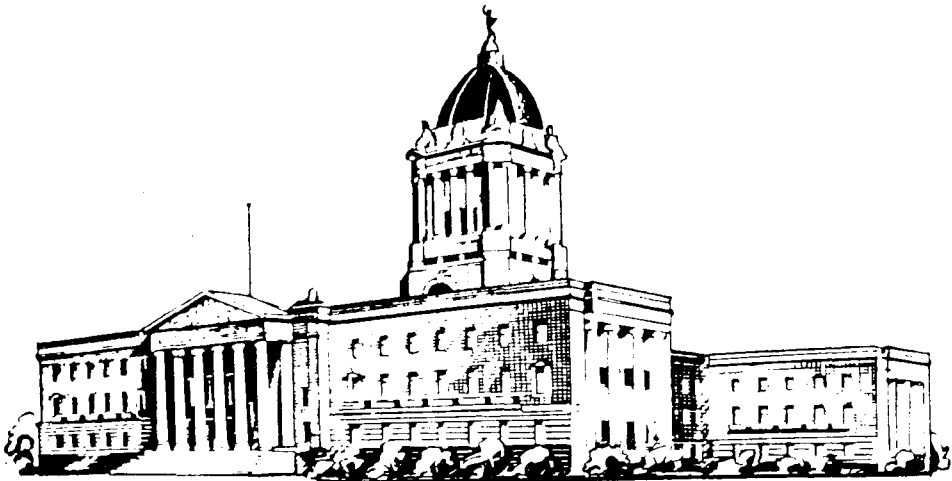
Legislative Assembly of Manitoba

HEARINGS OF THE SPECIAL COMMITTEE

ON

LAND OWNERSHIP AND USE

Acting Chairman
James Walding, M.L.A.
Constituency of St. Vital



Thompson, Manitoba — 2:00 p.m., Thursday, February 5, 1976

THE LEGISLATIVE ASSEMBLY OF MANITOBA
SPECIAL COMMITTEE ON LAND OWNERSHIP AND USE
THOMPSON, MANITOBA
2 p.m., THURSDAY, FEBRUARY 5, 1976

MR. CHAIRMAN: Order please. We have a quorum. The first delegation this afternoon is Mr. Tom Farrow. Will you come forward please.

MR. TOM FARROW: Thank you, Mr. Chairman, ministers and gentlemen. The thrust of my remarks - I have not prepared a formal brief - the thrust of my remarks are, I hope, to express the views of the Thompson Community so I'll address myself primarily to recreation lands. I have some philosophical considerations about who should own farm land but I am not a farmer nor do I live in an agricultural area, so I think I'll pass on them.

My concern here today is to express to you the concerns of many of us in this community in relation not just to how the land is used but how much of it is available. The situation that you've heard mention of this morning in relation to Paint Lake is one that has come about through a failure to realize the growth of this area and the relative economic well-being of the community, and what was good ten years ago is not good today because of growth. Paint Lake met a particular need at a point in time but my concern is that, and I say this as a small level politician, politicians tend to react to pressure from people, and I think the reaction in relation to development in Thompson became rather one-sided when much of the thrust was placed on doing a major development with Paint Lake, and while the object of the plan was excellent, the result has been something less than excellent.

Paint Lake, as are all northern lakes, is merely an expansion of the Grassy River. It can only support a very limited number of people. The cottage development along there has been expanded in my humble opinion to the extreme; but they are not the people who are putting the pressure on the lake, the people who put pressure on that lake are people like myself who don't have a cottage there but who tote a boat out there on the weekend and place it on the lake, and the reason all of us who make up that far vaster number than the cottagers do this, because we have nowhere else to go.

There is a crying need in this north country for outlets for people within reasonable distance of the settled areas to get at those resources. If you get up in an aircraft, and any of you who have travelled this country, I am sure, are aware that within three to five miles of any of our limited highways that we do have, there are some excellent lakes but they're inaccessible, and even the ones that may have an old bombardier road to them or some means of getting there, most of the boats owned in this community you don't pack on your back, so there has to be some way for these people to get in, and I'm talking now about the average person. The desire to have a cottage at the lake is, I think, not an abnormal one. I am defensive of the route taken by the Parks Branch in regard to not letting people live there all year because it would erode our tax base here in Thompson something terrible, but that's a very political aside.

I am concerned that when contracts are let for northern roads - and we have several instances, we have just punched a road through to Lynn Lake and Leaf Rapids in the last two years, and yet along that road within three to five miles there are some excellent areas, yet they're not accessible.

We are presently building a road towards Gillam, again through beautiful country, but it's really of no recreational use to the average citizen, and contrary to some of the thinking that goes on in this country today, there may be a limited - and I say very limited - number of people who may want nature left totally undisturbed and who will put a packsack on their back and wish to wander through it, but speaking for the citizens of Thompson, they are few in number.

If you have an opportunity to drive through this community, take a look at the backyards, take a look at the compounds at the apartments, I would venture to bet that we own more boats here per capita than any other place in Manitoba, and the only place they can put those boats in the water right now is at Paint Lake. -- (Interjection) -- I'll discuss that with you. Oh, well this is what is creating the problem, the leasing of cottage lots is one that...in my opinion that waterfront land has to be protected. I am not prepared to say that it should ever go into private ownership, and for any of you who know my political philosophies that may be

(MR. FARROW cont'd) somewhat of a deviation from them, but I have that belief about the waterfront land in this community, I have that belief about any waterfront land.

Saying this, I still do not wish to deny access to that land by those who may wish to have a cottage, but by and large the people who have to be served are those who live in their homes here and on Friday night wish to go out and get into a wilderness setting of some sort and have some of those amenities that they are able to buy with their earning power such as boats and motors and be able to utilize them. What is happening now is we've heard this morning of things like the fish count on Paint Lake is way down, and that's very easily understood. You can any time in the summer take an aircraft and have a look at Paint Lake and there's not a spot on it where there aren't two or three boats. So what has happened is we've fallen way behind in the development of alternates because the people who are out there would far sooner be somewhere else, they would like to go and be able to catch those fish but they don't have the alternates.

Speaking to the concern of how land is used for tourist development. In the community we developed a small tenting area within our own boundaries to try and accommodate some of those people, because in fact those people who are travelling up here in most cases come up in good faith. They come up to enjoy the resource that is ours; some of them are coming from the United States, most of them are Canadians. But what has happened is one side of a particular department of government has said, "Come up and see the great Churchill River, come up and see these things," and last summer I had occasion to have a lady in my office who was moved to the point of tears because she felt that they were going to be physically thrown out of the community of Leaf Rapids, and that wasn't the fault of these people, nor was it really the fault of the people in Leaf Rapids.

What has happened is writers were brought in by tourism, the Tourist Branch, to promote the area, to write beautiful stories about the wonderful pike that could be caught in the waters of the mighty Churchill. These people were only reacting to what looked like a beautiful place to travel to but unfortunately somewhere between the initiation of the writing of the articles and the developing of areas to meet the influx of people there was a breakdown, and you had the people in Leaf Rapids resenting, and I can understand their resentment, resenting the areas, the only area they had accessible to them being used by people from outside their community; and yet I can sympathize with the traveller who comes up in the best of faith only to find that he is really a pretty unwelcome person. Now this is the problem: I don't feel, as a northern resident, I should lock up the north for my own use or for the use of the citizens of Thompson, but by the same token the facility has to be there, particularly if we've gone to the extent of creating an illusion that it is there, because people today do travel with campers, people today do have these amenities they are going to bring into your area, and for that reason, if none other, if we've said that then we'll have to live up to our commitments.

Getting back to the Thompson scene; we have within 25 miles of Thompson, some excellent lake area that's completely untapped. We have one lake approximately 18 miles from here that is larger than Paint Lake, completely inaccessible unless you fly into it or in the wintertime travel in with a snowmobile, that could probably meet the needs of Thompson for the next ten years without overtaxing it.

We have other lakes that I am not as familiar with that are along the new Gillam road, that are along the road to Leaf Rapids, but the situation is not going to get any better if they aren't developed. We are going to have confrontations developing between those who wish to have cottages, because the value of the lake is of no earthly use any more if you can't catch anything in it; the value of that cottage decreases. If you overtax the lake by ringing the blasted thing with cottages, as has happened in some of the old developments, then it's not much use either, because why leave town. So that there has to be a recognition of the desires of people to have these things but to have them in such a way that they don't destroy the very reason for their being there. The people have gone there to enjoy the outdoors. If we ring the lake with cottages it really becomes a pretty urban setting.

John Clarke earlier made reference to somewhere between the pressure of people on politicians, the reaction of politicians, there is a lot of room for the input of the technical people, who I sometimes think aren't listened to as often as they should be. The bureaucrats, so-called, can tend to be overbearing - that's a human trait and it happens in some individuals - but it's the people like the biologists who can tell you what an area can support and can tell you when it's time to make a thrust somewhere else, because I can ensure you that if another

(MR. FARROW cont'd) area opened up much of the political flak that flies around the Parks Branch would disappear very very quickly if there was another area. But if people spend 3½ hours to launch a boat in one relatively small northern lake, then they're not only annoyed but when they go out and they can't catch any fish or they don't have a very enjoyable day, then the government - because that's who it's aimed at - is going to get flak.

Someone referred to the fact that our northern needs aren't often being recognized and I sometimes think there's a problem related to the fact that we are here and most of you who live in the south take a look at the north, and you take an overview and you look at that millions of square miles of area, and you say they've got to be kidding, you know, what do they need? Here's Winnipeg with its half million people, it has to have something. But, you know, it can be the greatest resource on earth and if it's inaccessible it isn't worth the powder to blow it to hell, and this is at the root of much of the problem here. It would be so simple when you let those highway contracts if the little territorial imperatives could be broken down between departments to punch those roads through two or three miles into these lakes, and spend \$1,000 putting a boat launch or boat ramp facility in. Much of what has been said earlier this morning about the concerns for the individual could be alleviated.

This is the major concern I have and I put forward to you as the view of most of the people in this community. They would like, and I don't know how many would like to have a place at the lake but they don't want to be in the fourth row back, and they recognize the fact that they don't want to overtax the lake; so somewhere between that desire for this type of thing and the direction this committee may be following is going to be hopefully the concerns of all the residents. These people live here, and you know, I've heard reference made in context here to northern residents and I sometimes think when that reference is made it is made in relationship only to native people, but northern residents are those who have resided here and we even now have a Northern Manpower Bill which says if they've lived here five years they're northern residents, and we're all northern residents, we all have a stake in this area, and the needs of all have to be met equally, and they have to be met not only equally among the northerners but equal to the opportunity that's been extended to those in the south, and that is my concern and I think the concern of the citizens of this community. Thank you very much.

MR. CHAIRMAN: Are there any questions? Hearing none, thank you, Mr. Farrow.

MR. FARROW: That was easy.

MR. . . .: You were very nice.

MR. CHAIRMAN: Mr. Paul Ayoub, please, from Wabowden Community Council.

MR. PAUL AYOUB: I think I should preface my remarks with one point. This paper was sent in by the Community Council and I've been asked to read it to the committee. I was not a part of the writing of the paper even though I agree with many of the concerns that the council is expressing, so I am more or less a vehicle of transmitting these views to you.

The orderly development of the Community of Wabowden has been drastically hampered by the method in which the Federal and Provincial Governments have allowed the sale and distribution of land in the past.

The Canadian National Railways owns a considerable portion of the downtown commercial area of Wabowden and because of their federal origin, they exercise total control of their land. Although the C.N. complain strenuously when any efforts at zoning and providing service such as water and sewer are attempted, they have extreme hesitation in leasing or selling their land even at relatively high prices.

In an attempt to lessen this type of problem, it is felt that the Federal Department of Transportation should provide guidelines to the C.N. Real Estate Department outlining their responsibility as a corporate citizen in a Community and to promote the sale or long term lease of their land at market value so that development can occur within the approved planning regulations.

Development of the older core area is further hampered by the private ownership of large blocks of land presumably obtained under the Homestead Act. Much of this land is now tied up in estates, land taxes are extremely low, sale prices asked by absentee owners are formidable, so the land lies undeveloped year after year.

Idle private land being held by individuals, whether living in the Community or elsewhere, should be taxed so that a reasonable return is acquired for the town that is providing the essential services in the Community. The taxes on idle land should be adjusted according to development and useful potential. For example, an idle lot in a residential subdivision that is

(MR. AYOUB cont'd) not developed within a certain time should be taxed as if a dwelling was located on this property; however idle land that is less suitable for development would be taxed accordingly, at a lesser rate.

Because of problems such as those previously mentioned, Wabowden is developing on Crown Land on either side of the older core area. Recent growth such as the Trailer Court, School, Recreation Complex and Residential Subdivisions are all located on Crown Land. This type of growth has segmented the Community, creating more costly capital and maintenance costs for services as well as intensifying social conflicts.

The control and method of allowing the use of Crown Land should be altered. Firstly the present permit system should be abolished and replaced with long term lease arrangements. At present permits can be cancelled within 30 days, and this type of insecurity tends to create skid-type, temporary, unattractive dwellings that can readily be relocated. It is also very difficult to enforce the payment of land taxes on Crown Land with the permit type of agreement.

A long term lease outlined by a land survey with development that can be controlled by the responsible authority would provide security and create permanent, more stable and attractive growth in the Community. The lease could be cancelled and revert back to the Crown if the taxes were unpaid or the conditions of the lease were not met.

It is interesting to note that at this date the following authorities must approve of the request for a permit, lease, or sale of Crown Land in Wabowden:

- (1) Wabowden Community Council,
- (2) Wabowden District Planning Commission,
- (3) Northern Affairs Regional Co-Ordinator,
- (4) Northern Affairs Property Management Section,
- (5) Provincial Lands Branch.

This process is lengthy and time consuming and with the various power struggles for jurisdiction within Departments, many potential developers just lose patience at the procedure and invest elsewhere.

After receiving a permit for the use of Crown Land the Local Conservation Officer also make an annual recommendation to their Department pertaining to the advisability of continuing or cancelling of the permit and this procedure again tends to intensify the feeling of insecurity.

Development and growth of Wabowden has therefore been much less rapid than it could have been because of the difficulty in obtaining land.

Development outside the Community can therefore be attempting alternative, however since the Community is again the source of services and the creation of numerous small communities all attempting to offer some services such as schools, etc., is undesirable; control of the surrounding area is necessary. Greater co-operation and communications by various government departments, particularly the Mines Branch and Parks Branch, is required so that an equitable and orderly system of land use and community development is achieved.

I'd just like to add a couple of remarks to this presentation. Wabowden, similar to many northern communities, is sort of in limbo as regards to who owns the land and who will eventually own the land and what kind of controls are going to be put on the land within the boundaries of the community, many of which have not yet been established, and the people in these areas as well as the people who are interested in developing businesses and resources in the community are very reluctant to move forward because of this unstable situation. Wabowden has expressed their views in this paper just to have it on record that they're concerned about this inequitable situation as it stands now.

MR. CHAIRMAN: Are there any questions? Mr. Green.

MR. GREEN: I just want to make it clear that Wabowden until 1970, it was merely a part of the jurisdiction of the Commissioner of Northern Affairs, and still is of course, but the development towards sort of a municipal self-government or community council has just been in recent years. So the problem of sort of dealing with the land ownership is a long one and there appears to be some movement, or are you telling me there is none? Because if there is none I'm going to regret it and then I'll go back and see what I can do. But is there some . . .

MR. AYOUB: No, they're not saying there is no movement but they're saying that there are so many people involved with the decision and the process is so long and cumbersome people lose patience and take their development and money elsewhere, you know, local

(MR. AYOUB cont'd) residents as well as outsiders and it's a very frustrating experience that northern communities are going through.

MR. GREEN: I understand that.

MR. CHAIRMAN: Mr. Bostrom.

MR. BOSTROM: Yes, Mr. Chairman, just on one point. I'm wondering if the person presenting this could comment on the system of allocating land, which is on the second page of his brief, where he indicates there are at least five agencies here which must give approval before Crown Land can be leased. One of these is the Provincial Lands Branch who can receive an application for Crown land directly from an individual or a business. The Crown Lands Branch is required to make clearances through these other agencies so that the Wabowden Community Council, for example, would have a say and, in fact, their recommendation on whether to lease or not to lease is usually respected. The Northern Affairs Act is established in that way that they have that power and authority. Now in the case of the Lands Branch I'm wondering if he has any experience with the approval procedure and if he's noticed any improvement over the past couple of years or so in the way in which approvals are given.

MR. AYOUB: I think the basic problem in the process that Wabowden has pointed out is there is possibly a shorter way of getting it done than is written here but they are just saying this is the way it is now. How this developed has been pretty well not under the control of the community council, who get their authority directly from the Minister of Northern Affairs, and if you will look at this list at least four of the five are indirectly connected with Northern Affairs. The council who get their authority from the Minister; the Wabowden District Planning Commission, which is set up through Northern Affairs; the Regional Co-ordinator, which is a Northern Affairs employee; and then the Northern Affairs Property Management Section. So whether it could be short-cutted or not is another issue, but what the council is saying, this is the way it's been presented to them and this is how they've been instructed in carrying out any kind of process as far as land agreements are concerned. As Mr. Green has pointed out, the council in Wabowden is relatively new, it's only since '69 that many of these areas have had organized community councils or local government units, and they've got an awful lot to learn and a long way to go but they also need the assistance in getting there.

MR. BOSTROM: Well if I might just point out for your information, that the administrative procedure for allocating Crown lands in a place like Wabowden at the present time is such that the Provincial Lands Branch on receiving an application from an applicant, individual or a corporation or business or whatever, will make contact with the community council in the area and request a resolution "yes" or "no" as to their approval or disapproval of the lease. The other people are contacted by letter and they are contacted by the Director of Provincial Land Branch who tells them by letter that if you don't answer within two weeks we assume that you have agreed with this.

That has I think considerably shortened the process of allocation of Crown land, but if there are some specific other recommendations that Wabowden council, or other councils that you are connected with, would like to make with respect to how these administrative procedures could be tightened up and made more efficient, I would be most happy to hear them.

MR. AYOUB: Okay. I think it would be worthwhile to let them know that.

We have a resident of Wabowden here who has had numerous difficulties in dealing with a lease agreement on the land that she lives on, and I'm not sure if the committee are open to this but I think it would be worthwhile to hear her story and the problems that she's had in her lease in order to exemplify some of the problems that have been stated, but every time an example is asked for we sort of beat around the bush and Martha, I think, is willing to come up and state a few points of her case so that you can see concretely how it's worked in the north.

MR. CHAIRMAN: With the approval of the committee?

A MEMBER: Certainly.

MR. CHAIRMAN: Would you come forward please?

MRS. MARTHA JONASSON: Our lease first started in 1949, maybe somewhere at that time. My father-in-law and my husband, which wasn't my husband at that time, had a permit and they leased that property. I got married in 1955 and we've had a permit ever since only yearly, by year. Then the highway was built in to there, coming through Thompson. They told me that my house was too close to the road, that I must move back. It was at our expense we had to have the house moved back. We moved it back and without any further warning, even

(MRS. JONASSON cont'd)

though our permit was still going on, they decided to build a trailer court, and we had no knowledge that they intended to cut any part of the lease even off. The bulldozers came through and bulldozed half of the equipment into one pile and took part of the lease. When I asked them why they didn't give me at least some warning they said, "Well all we'd have to give you is 30 days anyway."

The road at that time was fixed so that it came right by about 12 feet of my door that I would have to come out of and I expressed a concern that if my kids came running out in any rush and a car was going by they wouldn't have much choice so did they mind not leaving a couple of trees there at least to block the road from the house. They left a few trees but they took part of that property. I was the one that hired roadbuilding machinery and other things, paid my own culverts and everything to get the road and the land built up, because all it was, was muskeg when they asked us to move back there. You could not begin to even drive there, you had to spend all your money raising that property in order for your house, so it wouldn't sink out of sight to begin with.

Now to this day when Cecil Smith was still with Northern Affairs, town council first started and they approved that we should buy that property. It came through there, they told me to send it on to Bachelor at that time in The Pas; I sent it on there. They in turn said, "Well that's Erlendson's department and he's on holidays and when he gets it he'll attend to it." We waited and waited, nothing more came of it until this past year when council has again brought it back up, I don't know how many times. They gave me another gentleman who's been working on it now, and he has something to do with planning, or in lands, and he says, "Well you might finally get that property". But it's taken all these years and I don't think it's fair, I've lived there all my life. I'm not the only one. All I've ever got was a run-about; they'd say, well it's this guys department, and then you'd go there and then they'd put it on and on, and all it was, was coming right back to council again. I'm sure there must be a lot of other people like me.

MR. CHAIRMAN: Mr. Enns, did you have a question?

MR. ENNS: I only want to thank the person before us for giving us her feelings and concerns about how difficult it is to sometimes get through the morass of paper and regulations -- (Interjection) -- But I really had just the one question, Mr. Chairman, of Mr. Brown so, unless there are other questions to -- then I'll desist, Mr. Chairman, at this point. You can proceed with this witness.

MR. CHAIRMAN: By the way, could we ask you to identify yourself for the record please.

MRS. JONASSON: My name is Martha Jonasson.

MR. CHAIRMAN: Right. Anyone else have any questions for the lady.

MRS. JONASSON: Because of the unstable feeling that you have because of this I haven't even got running water in the house. I don't feel like paying to have the water line brought across the road, digging up the road; it would be at my expense to bring that water line into my house. I asked them at one time, the council, if it would be okay to even think of a basement, and they said, "I wouldn't because they can give you 30 days notice and you'd be gone, you'd have to go, and that would be at your expense, you'd lose it."

MR. CHAIRMAN: Mr. Enns.

MR. ENNS: Mr. Chairman, I have one more question. Mrs. Jonasson, it really doesn't matter what arguments we can have with respect to how we feel about the security of tenure on leases or on property that you own. From your point of view, if you had received title to that parcel of land that you are describing or talking about, within a reasonable time, a month or so from the time you first applied back in 1955, do you feel that you would have been in a better position?

MRS. JONASSON: Well I don't think I would have moved to pay rent in a government house because my kids wanted running water.

MR. ENNS: I see.

MRS. JONASSON: And I think I would have thought out, like they're saying, you know, you keep a house just at a livable condition because you don't want to sink money into that in case they ask you to move again.

MR. ENNS: That's fine. Thank you, Mr. Chairman, that's the only . . .

I would like to raise one question with respect to the brief that's presented if I may, Mr. Chairman, and it just I think points out . . .

MR. CHAIRMAN: Thank you, Mrs. Jonasson, if you'd like to sit down. Mr. Ayoub, would you come back to the microphone please. Mr. Enns.

MR. ENNS: No, it stems from the second paragraph of the brief that you presented, Mr. Ayoub, is it? You state, as I understand the Canadian National Railway as being owner of a considerable portion of the land as being one source of difficulty or of problems in terms of town planning. Now if I were my friend Sidney Green I would of course read this somewhat differently. I'd say the people own a considerable portion of the downtown area of Wabowden, and because they have total control of their land they've got a problem, because, of course, the CNR is owned by all of us, including the people of Wabowden, and it seems to me that that points up, you know, an area of dilemma. My socialist friends keep reminding me that all our problems would be solved if the people owned all their lands and made all the decisions, we wouldn't have these kinds of problems, and yet you have come before us, identified the Canadian National Railways a Crown corporation owned by the people as being a major culprit in terms of orderly land planning and town planning in your community. Is that a fair observation?

MR. AYOUB: Well we've come to as a point of difference of what is and what really ought to be, and that's the situation that the people in Wabowden have to live with. What is, maybe ought not to be but it's there.

MR. ENNS: The difficulty that I have is that it does then little to encourage me that under different headings the people with the five different groups, Northern Affairs, Provincial Lands Branch, something like that, they are also all the people that . . . they all seem to be causing a great deal of problems in the community of Wabowden. So it seems that people are having trouble with people, thank you.

MR. CHAIRMAN: Mr. Graham.

MR. GRAHAM: Well, Mr. Chairman, there was just one or two things that were raised, probably when Mr. Bostrom was questioning. He indicated at that time that, I believe he said that the present procedure is that if a letter is not replied to in two weeks it means that there is consent. There's an assumption that there's consent.

MR. BOSTROM: These agencies have to clear, give their approval as part of the approval process. To speed things up, it's . . .

MR. GRAHAM: It's going through five different areas here that if clearance from each one only takes two weeks, conceivably then after ten weeks we would have approval on most of these things.

MR. BOSTROM: Should have it in two weeks.

MR. GRAHAM: Is this the case . . .

MR. AYOUB: You have to consider the Canadian postal system and . . .

MR. GRAHAM: Well that's the people too.

MR. AYOUB: And for each step add another three weeks along the way, and it's five weeks per step times five, you know - if it gets through.

MR. GRAHAM: Well then what you're saying is that five times five is - we're looking at half a year and is that a normal occurrence?

MR. AYOUB: That's assuming that whoever receives it at each stage handles it immediately.

MR. GRAHAM: Well these are some other assumptions then, there are so many variables brought into this that with all the safeguards and the steps that have been put in there for the people by the people, we find out that the end result is that the people themselves have great difficulty.

MR. AYOUB: This is the point that council has tried to make in listing the steps involved.

MR. GRAHAM: Okay, thank you.

MR. CHAIRMAN: Mr. Green.

MR. GREEN: Mr. Ayoub, I can't help but comment on my colleague's selective reading. Somewhere down the list here it says: I know private land being held by individuals whether living in the community or elsewhere is a problem for your community - that is not held by the people.

MR. ENNS: Mr. Chairman, on a point of order.

MR. CHAIRMAN: Mr. Enns on a point of order.

MR. ENNS: It was selective reading on my part, however, I believe I accurately

(MR. ENNS con'd) phrased it, I just simply identified one of the areas of difficulty within the town planning.

MR. CHAIRMAN: I don't believe that's a point of order, Mr. Green.

MR. AYOUB: The point being made by the council is that even in remote communities absentee landlords are a problem.

MR. GREEN: I agree with that entirely; so that not only are the people the problem but private people are also a problem. -- (Interjection) -- I don't want to be facetious or carry a facetious argument but, you know, you've listed five agencies which you have to go through in Northern Manitoba. I don't know whether it will be a comfort to you or merely an indication of the burgeoning bureaucracy, which I don't like as much as I'm sure my honourable friends don't, that you're very lucky, in Winnipeg they have to go through many additional authorities than five.

MR. AYOUB: These are the only ones we've found out about.

MR. GREEN: Well I gather Mr. Bostrom, who I can't vouch for, but I know something, . . . but it says that there are 26 authorities in Winnipeg. In any event I don't know, but I can tell you that there are less in Wabowden than there are in other areas.

Now, there's been some sort of discussion as to whether all would be well if there wasn't a government or there wasn't some public control. Really it is only the public that can give any kind of tenure. Wouldn't that be correct? That if there was no organized society then the notion of private property in land would be absolutely impossible. It's only through the public that somebody could get private property and land, otherwise he would be at the mercy of whoever has more power than he. -- (Interjection) -- Well in the absence of organized society, private property and land can only be established by power; with organized society there is a collective power which gives that tenure.

MR. AYOUB: That's assuming that the units you're talking about are the democratic elected representatives at each level.

MR. GREEN: This is what I would hope we are talking about. Now I am not going to go into it any further. There is, in my opinion, and coming from the Community Council from Wabowden which is relatively new, I think it's a very, very profound observation and it's one which I think you should be commended on, and that is your suggestion that idle land should be taxed much higher than land on which people are creating wealth, and for your own interest - I seem to be commending people to books, if you want to see that developed on a very, very high level basis, I commend to you a book called Progress and Poverty by Henry George which I am sure you will find in some library in Thompson, Manitoba.

MR. CHAIRMAN: Mr. Blake.

MR. BLAKE: Mr. Chairman, I just have one or two questions for my own information of Mr. Ayoub. What is the population of Wabowden now, roughly?

MR. AYOUB: I'm not sure - it's about 1,200. . .

MR. BLAKE: Roughly what percentage would live in trailers. - Half of them or - a half of the residents would be . . .? No, smaller than that, eh? -- (Interjection) -- On the site, I see. That's fine. It was just for . . . -- (Inaudible) --

MR. CHAIRMAN: Would you come up to the microphone please if you have information to give and it will be recorded and transcribed, otherwise it's rather a one-sided conversation.

MRS. JONASSON: I believe there is room there for 72 - there's 72 lots, but there must be only about 60 trailers.

MR. BLAKE: In the trailer park?

MRS. JONASSON: Right.

MR. BLAKE: That's the one in town?

MRS. JONASSON: Right.

MR. BLAKE: And that's developed on Crown land as your brief states, eh?

MRS. JONASSON: Yes.

MR. BLAKE: That's fine. It was just for my own information. Thank you.

MR. CHAIRMAN: Are there any further questions? If not, thank you, Mr. Ayoub. Mr. Sorenson, please, would you come forward.

MR. SORENSON: This brief is an oral brief and it's not necessarily only from myself, there is a group of two other very good friends of myself and a very kind lady in Thompson that has spent some time putting this together.

We would like to take the time at this time to thank this committee for giving us an

(MR. SORENSON cont'd) opportunity to express our views on land use and in doing so, I have twelve points that I would like to bring forth to you, or twelve ideas.

And one, that we make sure that this committee understand our desires, that we are talking about land use and not land storage. In elaborating on that, sometimes we put a great amount of acreage for a future use without no development. I think I have to agree basically what Mr. Green was talking about Wabowden - idle land is not really good for anyone.

No. 2, we would also like to think in terms that land, water and air really must be for the benefit of all people, not just for some individuals. I see that I am going to get a little bit of flak from some people in the fact that I believe that the province truly must own all the land for all the people and for all the good, and in so doing should not disrupt the change of life. In other words, what we're saying is that it mustn't be done overnight, but as land becomes available to buy, the province should buy it if it has the money to do so.

We believe in Canadian ownership which I understand that I won't get a total agreement on that, but that are still our views.

We speak of agricultural land and although we are from Thompson and are from Northern Manitoba, we are speaking on it on the view that we must live and eat the produce that is produced in the south, and we are concerned not only in southern Manitoba but in other areas that agricultural land is being used for industry with seemingly no intent of control. We must remove the pressure from agricultural land, the economical pressure, especially near cities, that are good agricultural land. We must remove this pressure in a very complex way possibly in our thinking, because we don't come up with any ready answers for it in doing so that industry should move away; in other words what we are saying is that we seem to be building industry on top agricultural land and only farming the sub-agricultural land. That land in southern Manitoba can compare with southern Ontario and in B.C. in some areas, and again this land although it may not be near a city should be removed from that drastic economical pressure. We believe that coming back to Northern Manitoba - that recreational land must be looked at as if it belongs to everyone and that shore frontage and large acreage in regard to a lake or a river must not be controlled by any individuals or groups of individuals allowing no one else to have the availability of that land.

Going on further; we don't truly agree that government should pick out our areas of where we want to put recreational land. We believe that with our intelligence without infringing upon the rights of others whether they be native or the government, that we should be entitled to have smaller acreage for our own recreational purposes wherever we've seen fit, with the thought in mind, not infringing upon the rights of others, including government, for better social benefit.

I would urge that the committee, as a whole, and our legislation as a whole, would put as much pressure onto the Canadian banking system to look upon leases, truly leases, that there would be no difference, that we can make loans from the banks even for terms longer than the lease, because truly to make leases viable then we must think in terms that a lease is as good for as long as people want to make viable use for that community.

When we talk about land use it is very easy for me to take off on a tangent of people concentration and resources, but I must restrain from that. The point that also must be brought, that governments not put pressure on large cities, and I say governments meaning any government, pressure on large cities and new agricultural land near these cities to build for their purposes.

In summing up again I would like to make these three points which we feel are very important; to make use of our land; that foreign ownership, even one percent which is recorded, is not necessarily good; that land, water and air must belong to everyone. Thank you.

MR. CHAIRMAN: Are there any questions? Mr. Enns.

MR. ENNS: I have just one question. I really ask this on behalf of my colleague David Blake from Minnedosa who from time to time is involved with banks, he gets used to being knocked around because of his association with banks. But the question is this, and it's an interesting proposal that you have that bankers should acknowledge the lease more seriously and meaningfully in terms of providing funds or money using the lease as security, I assume that that is what you're suggesting, right?

MR. SORENSON: Mr. Enns - pardon me for a second - I didn't mean to use the lease, I'm talking about the improvement on that lease.

MR. ENNS: Yes, yes. So my question is: What position would that banker be in had he borrowed money to one Martha Johansson on the strength of her lease-holding property or permit, who is then subsequently forced to move, actual loss of some land, and to engage in expensive development because of her lack of control over her own plot of land, how does the banker come off being the villain in that scenario where he perhaps is reluctant to borrow Martha Johansson money?

MR. SORENSON: I don't really want to go on this tangent but since the question is raised, I would believe that most chartered banks in Canada would come off the villain on most transactions but that in this particular incidence we shouldn't be running down the lease principle just because there is some problems with it, certainly you don't discard your car because you have a flat tire.

MR. ENNS: No further questions.

MR. CHAIRMAN: If there are no questions, thank you, Mr. Sorenson. Mr. Borowski, will you come forward, please.

MR. JOSEPH BOROWSKI: Thank you, Mr. Chairman. As they say in the Legislature, I really hadn't intended to speak, and I tell you that honestly I had not. I was just here as an observer. But I heard some of the comments, some medieval comments from one speaker here and some comments from a couple of committee members that kind of disturbed me and I thought that since I'm a long time resident of Thompson I should speak.

I don't represent anyone, in fact, I'm not even appointed by anyone, but nevertheless I have spent a good deal of my life here with the family and I do make periodic trips back into Thompson and the north and I think I have some idea of some of the problems we have here, or we had here and still have, and I suspect regardless of who the government is going to be in office there's going to be problems because the north is really, you might say, a last frontier. It is developing and there's a lot more, I'm convinced there's a lot more mineral in this country and it will be found and there will be further development. (And for Mr. Green's sake, I hope there is or he's going to be in trouble.) That means there's going to be more development, more jobs, more people and more pressure on recreational facilities, which means there's going to have to be orderly development and more emphasis by the government on meeting those needs. We live in a society, whether it's good or bad, that seems to be recreation oriented; and I think if you look at the snowmobile sales and other crazy machines you will see that people are recreation minded summer and winter and we have to find them places, and if we don't we're going to have difficulties of various types.

Before I go any further on that, one of the items mentioned in here, and I don't know if that's going to solve our problem which we're discussing in Thompson, is the idea of owning the land or leasing it from the government. As far as I am concerned if the government's not prepared to put in infrastructure it doesn't really matter whether you have the right to own the land or to lease it; it's not much point owning land 20 or 30 miles from here when there's no road in there or other facilities that those people are going to need. My personal view is that people should have the right to own land. I would prefer that over public ownership, and the question has been posed this morning, why would you do that, why would you prefer to own the land rather than lease it, and I think the question could be turned around and say, well why would you want to lease it rather than a person own it. It seems to me that it's as natural as mother's milk for a person to want to own land. I know that you gentlemen here on the committee own your houses and if that was such a strange thing I suppose somebody could ask, well why do you own your house, why don't you rent it? It's something in us that we want to own it, and if you're going to lease it for 100 years, I have not seen any valid reason brought forth here why a person shouldn't be given an opportunity to buy that. And if the government needs it they will find a way of getting it, whether it's for the floodway or for South Indian Lake the government will find means of expropriating and taking that land. So that's not going to stop them and that is not an argument against it. My view is, as some of the speakers have spoken it, people should be allowed to own land. The government nevertheless is going to make the rules and regulations which they abide by and they must abide by, and in the final analysis the elected people have to make the rules whether we like them or not, and many of them we don't like.

I think Mr. Green mentioned foreign ownership and that is not a big problem here, it certainly is in other parts of Manitoba. He had difficulty understanding why anybody would object to foreign ownership and I think the answer is living in a farm area, and I'm going to

(MR. BOROWSKI cont'd) get back to the other subject in a moment, but this one was raised and I'd like to answer Mr. Green's question by saying, why would you object - I think he mentioned somebody from North Dakota as opposed to somebody in Canada. --(Interjection) -- Pardon? Glace Bay. And I think the answer is quite simple. Well I think that it's a strange question coming from a New Democrat because we have been complaining as a party of foreign ownership and we want to get rid of those damn Yankees and all the rest of them, and the party is pursuing a policy of Canadianizing our industry and yet in land I find it strange that they're saying, why should we object to foreign ownership? I think there's a contradiction on their stand. I think one of the answers is foreign ownership is like foreign troops, you know, it may be a drastic comparison but I don't mind our troops being in Camp Shilo but I certainly would not like foreign troops there. And when it comes to land ownership I would prefer that Canadians own it. And one of the reasons, and it's a very economic reason, foreigners come in and buy land and they may have in their country some tax loopholes - and they must have because I can't see how a man could come in and pay \$400 and \$500 an acre and possibly make money. I mean any farmer will tell you how much money he can make per acre and if you pay \$600, well if you put the money at 10 percent in any place you'd make more money than on that land. So they must obviously have some tax write-offs in their countries and by coming in here and paying those outrageous prices they are effectively driving the price of land down, and it's happening around La Salle and I'm sure it's happening in other areas, making it literally impossible for the present farmers who built up their land holdings to buy land, because they simply could not match those prices. That to me, Mr. Chairman, seems to be reason enough for people to say we don't want no foreign ownership.

That applies to land, but when it comes to recreational land the story is a little different. I think the Member for Portage has argued that eloquently in the Legislature and I agree with him. When it comes to beach land and other areas we should not give it because no man should be able to go in because he's got money and buy up a bunch of shoreland or sand and then put a fence in there, as they've done in Nova Scotia, and say everybody stays off. I think that's a ridiculous situation that should not be allowed to happen for that reason, and in those areas the government should be taking action to prevent not only foreign ownership but local ownership. We don't have that problem in Thompson but if you're not going to bring in restrictions then you're going to face the problem they have in Nova Scotia and I believe Ontario has it, and Ontario has taken action, and I must commend them for it, saying, we're not going to have people buy up this land, denying our citizens the right to go out there. So those are my views on that point.

Now getting back to recreational development here, I think the mayor pointed out, quite properly, that we have beautiful recreational land outside of Paint Lake and along the highway to Lynn Lake and several other places that we should be developing. There's no question that a little money spent by whatever department, and as far as the people here are concerned they don't give a darn who's spending the money as long as that money is spent and those facilities are developed, and that applies not just to having a road in there so you can get in there, pull your boat in there and fish on a weekend, but that also applies to having some lots. The income level in Thompson is probably as high or maybe higher than anywhere else in Manitoba which means that the people have money to buy boats and motors and have money to go out and put up cabins. But for all the time I was here I know there was always a long waiting list for someone to get out to Paint Lake and I suspect there still is a long list. I think that is something that can be overcome, because unlike the south we really have the area.

The government has maps and the opposition has seen maps, Paint Lake is a large area, and if you look at the development there's just a little strip along one section and all the rest of it is sitting there. Some have suggested here that Paint Lake is overdeveloped and I suggest to you that those who are saying that are those that already have cabins and don't want anyone else in there. I think that's a selfish view and they're saying it largely because of the fishing. Now not everybody's a fisherman but many people here are fishermen, and rather than restrict further development I'd suggest that the government use their hatchery facilities and bring those fish in there. I don't know what it costs to raise a fish from an egg until it's big enough to fend for itself in the lake, but you have hatcheries, and breed more fish, bring them up here, dump them into the lake and you'll find that you can increase the capacity of that lake several-fold

(MR. BOROWSKI cont'd) by just bringing in more fish because there certainly is no shortage of shoreline, there's certainly no shortage of fishing area. I've fished all over Paint Lake and I can tell you there's lots of area to fish, but if there's no fish it's not very much fun sitting there in a boat or getting drunk or getting bit by the mosquitoes. You don't mind that if you're getting some fish but you certainly do mind it if you're not getting any fish.

Mr. Chairman, those are my brief points and if there's any questions I'll be happy to answer them. Those are the things I'd like to bring up and particularly in the area where Mr. Green had seemed to take such strong objection to foreign ownership. I think that's an area that really is - first of all it's contradictory to the party policy; secondly, I think it's a wrong position.

MR. CHAIRMAN: Mr. Green.

MR. GREEN: Well I think that I'd like to try to deal with this question by making two things plain. First of all, whatever has been said by various people in the New Democratic Party, my own position has been that the question is not whether it is foreign or Canadian but whether it is public or private. That an industry which is private, that it is no greater benefit to us if it is owned by E. P. Taylor or Nelson Rockefeller, that really there is no difference as far as Canadians are concerned. So it's not that I want Mr. Rockefeller to own it - what I say is that if it's private it really doesn't matter whether he owns it or E. P. Taylor owns it. And I say the same thing vis-a-vis land; that if it's not held publicly then it is not going to make a great deal of difference if it is held privately if it is held by a private person in Glace Bay or a private person in Noyes. I want to put the question to you in such a way that you will hopefully, or at least I'm hoping that you will more understand my meaning.

All of the members of the committee, I think, without exception, so that there's no misunderstanding, all of the members of the committee believe that the best form of agricultural land holding would be for a person who occupies the property to own it and farm it. There's really been no argument on that point; that if the person not own it but is a tenant, then it makes very little difference if he is a tenant of a man in Minnesota, a man in West Germany or a tenant of the government, which I would say is preferable. Now putting it in those terms then I want to ask the question: If a piece of land in Manitoba is owned by a person in Glace Bay, Nova Scotia who has no intention of ever coming in here and farming it, and leases it out to someone in Manitoba, what difference is that from a person in Noyes, Minnesota, who has the same no intention of coming here, and rents it out to somebody in Manitoba. What is the difference in terms of Manitoba?

MR. BOROWSKI: Well, you know, there are some questions that no matter how you answer you can't win, but the difference is one is a Canadian and one is an American. I realize that in your case you can't seem to see the difference, the party certainly does and the party keeps insisting, we don't want Americans to own our industries, our mining companies, our oil companies. And you're the Minister that's taken an action to see to it that that thing is changed, because you say instead of somebody coming from New York to develop the land, we want to develop it.

MR. GREEN: Right.

MR. BOROWSKI: Well, you know, one can pursue that argument without end. But one of the simple answers to your question is that the guy in Nova Scotia is living here, he's subject to laws, the money generally, hopefully, stays here, which is not the case with foreign ownership. And I'll give you a good example: In Las Vegas, I was in there last week - I won the trip so I didn't spend money to go to Sin City on my own - but they're talking now about putting a tax, 30 percent tax on winnings, and they don't care who wins it because they say you're taking money out of the state. Somebody hit the jackpot on a dollar slot machine and got 113,000 and suddenly the local authorities are concerned because all their money is going out - to British Columbia in this case - and they're not subject to those taxes. And I suspect that people in West Germany, like International Nickel, have a way of balancing their books - and I know it is with International Nickel - they put all their money into one pot and they level it out and then they say on the basis of that profit we'll pay income tax which is not accurate as far as Thompson's operation is concerned. And I suspect that the guy in West Germany and

(MR. BOROWSKI cont'd) Noyes, North Dakota or wherever he is, will be able to do that because he will, being a resident of the United States, will have certain tax advantages that a guy living in Nova Scotia will not have.

MR. GREEN: Now I first of all want to indicate that you as a Canadian were spending your money in Las Vegas

MR. BOROWSKI: I won the trip.

MR. GREEN: . . . which every Canadian has the right to do and which many Canadians do. Now if we for the moment take -- (Interjection) -- that's right, Cuba or Hawaii or wherever it is. I have not been a fan of saying that Canadians can't spend their money in other places because I believe in freedom, that they should have a right to spend their money wherever they want to. But the fact is that if we were able to satisfy you, and I'm not able to at the moment, but if I was able to satisfy you that the same taxation of the money made by the West German farm on the land owned in Manitoba, that the Government of Canada and Manitoba receive the same taxes from that person as they receive from the one in Manitoba, would that at least be a partial solution to your problem?

MR. BOROWSKI: It would be a partial solution. It would not alter the fact that one is held by our people and one is by foreigners; I see a difference in that. And history shows, if you go back just one generation, that there is a difference.

MR. GREEN: Well if you are telling me that the answer to my question is that one is a Canadian and one is an American then that is the answer and I don't have to pursue it any further because that is the substance of the answer.

I do say the following to you. Now what if we had a law, what if we had a law, which was suggested at committee last week, that if a foreigner does own land in the Province of Manitoba, any earnings from that land would have to remain in the province. Would that be a sensible kind of thing to do?

MR. BOROWSKI: No, it would not and I've already indicated by foreigners coming in and buying land they've driven the price of land up unrealistically high causing great hardship for our own farmers, who as you know, Mr. Minister, come into this country

MR. GREEN: Not the farmer from whom they purchased the land.

MR. BOROWSKI: Oh no, that guy is okay, he's got the money, but there are the other guys who are there producing food and they come into this country and tore the trees, and maybe your parents did, mine certainly did with rope and pick axe, who broke the land and now the second generation we're trying to encourage them to stay on the land, and that is difficult enough, to compound the problem we have the price of land being driven up to ridiculous heights which makes it virtually impossible for the local guys to continue to farm. And if you don't consider that a problem well that's your problem. I consider that a very serious problem.

MR. GREEN: I appreciate that you consider it a problem and I'm not, you know, I got the answers to my questions, I'm not going any further with this. I do want to indicate that I am not advocating foreign ownership of Manitoba land which is what you said. I am suggesting that if we have private ownership in land it makes very little difference, if any, and I have not been able to ascertain the difference, as to whether it is owned by a foreigner or owned by a Manitoban.

MR. CHAIRMAN: Mr. Uskiw.

MR. USKIW: Yes, but I want to follow up more on your particular reason for taking the position that you have, mainly that you feel that foreign interest in land buying in this province pushes up land values and therefore makes it difficult for our potential farmers to compete for that land and I simply want to put the proposition in a different way, although it's the same proposition that Sid put to you; that if the person from Nova Scotia was competing with the person from North Dakota and they were both offering \$600 an acre for that land, it still has the same effect on that farmer in your community who cannot compete to buy it and therefore nothing has changed, even though it's a Canadian citizen who's putting the pressure on land prices.

MR. BOROWSKI: Well there's only one thing wrong with your proposition, Mr. Minister, that you are posing a hypothetical problem that does not exist. . . .

MR. USKIW: No, no.

MR. BOROWSKI: . . . and I am confident will not exist for a long time. Let us deal with the problems we have. We have enough serious ones without creating imaginary ones in order to gain a political point.

MR. USKIW: That is not true in the Canadian context. We have volumes and volumes of information which tell us, and in particular from Manitoba east, and I don't know how much in Manitoba, but certainly Ontario, Quebec and the Maritimes, where the pressure on land values is both intra-province and from out of the country. It's equal or if it's not equal, it's a very substantial proportion. People with large amounts of money are prepared to buy agricultural land and recreational land in those provinces, and I'm sure they'd be prepared to do that here if we offered our Crown lands for sale, and compete as you suggest, unfairly against those citizens of ours who could not raise that kind of money. That is a problem from coast to coast, and that's one of the reasons why British Columbia passed some legislation.

But, you know, I pose again to you the fact that if the buyer from Nova Scotia was going to compete, unfairly, at your term, against Max Hafford's son for a section of land in La Salle, whether you would not see that as the same problem as if that person was an American citizen.

MR. BOROWSKI: Well, Mr. Chairman, if I accepted that argument, I would have to say the people from Nova Scotia have no right to come in here and take jobs here. This is a country, and I'd hoped that you could understand that there was a difference, of Canada - ten provinces - of citizens having rights, interlocking rights throughout the country which we're not prepared to give to others. We don't allow foreigners to come in here and vote. As a matter of fact I can't even vote in Thompson because I don't live there, and that I accept. You are trying to say that foreigners should have the same rights as Canadians and I disagree with that.

MR. USKIW: No, no, no. What I was trying to say, Joe, is that the effect on me, the potential land buyer here in Manitoba is just as harsh whether the person that I am competing with is from Nova Scotia or North Dakota; and what we are dealing with is not who the buyers are, but what the effect of the activity is on us, and if the effect is the same then I would have to, if I was going to legislate, legislate equally against those from Nova Scotia as well as those from North Dakota; and I would do so on the principle that only people that come here and operate that farm should be eligible to purchase that farm, whether they be landed immigrants from anywhere in the world or anywhere in Canada.

MR. BOROWSKI: Well, Mr. Uskiw, you're an internationalist, I am not, and I would suggest, not facetiously, that you must be in the wrong party, because that is not what the NDP has been saying, nationally or provincially, and as a matter of fact there's a bill before Ottawa that has to deal with foreign ownership - I forget what that bill is called - that if somebody wants to buy they're screened, a review board or whatever that is. I understand the NDP has voted for it, and by the way, I agree with it. That sounds strange because I don't belong to the party and you do, and I think you have some explaining to do to the committee how you can arrive at that position.

MR. USKIW: Well, first of all, I'm not aware that the Manitoba New Democratic Party has a position vis-a-vis foreign ownership. We are trying to arrive at a position, for which we have been holding these hearings, but we have not yet arrived at a policy position.

My personal position is one of non-discrimination. My preference is to deal with the effect of ownership and use of land, not with the question of who owns it.

MR. BOROWSKI: With the effect?

MR. USKIW: With the effect it has vis-a-vis the citizens of Manitoba.

MR. BOROWSKI: Then let's deal with it. You know the effect.

MR. USKIW: All right.

MR. BOROWSKI: It's driving prices up.

MR. USKIW: That is correct. But if the citizen in Nova Scotia is driving those prices up as much as the citizen from North Dakota, I would also want to deal with the effect of his action. That is what I am saying. I want to be consistent regardless of citizenship.

Now the other point I would like to draw your attention to is the fact that to do

(MR. USKIW cont'd) anything else would be a violation of the Canadian Citizenship Act. We are not in a position to pass laws with respect to land rights against foreigners. That would be a violation of a Statute of the Parliament of Canada. So therefore to be consistent . . .

MR. BOROWSKI: Would you say that again, please?

MR. USKIW: It's a violation of a Statute of Parliament.

MR. BOROWSKI: Would you mind telling me how Nova Scotia and Ontario have managed to get around that?

MR. USKIW: Oh, I don't think they have. I don't think they have.

MR. BOROWSKI: Well they are certainly telling those guys, you can't buy that land.

MR. USKIW: See, the case that went to the Supreme Court of Canada had to do with the law of Prince Edward Island, and it was upheld there on the basis that P.E.I., as I understand it - and I could be corrected - but as I understand it, P.E.I. excludes anyone from assembling more than so many acres of land regardless of citizenship, therefore is not in conflict with the Citizenship Act, and therefore was upheld by the Supreme Court. To go beyond that would be in conflict with the decision of the Supreme Court of Canada.

MR. BOROWSKI: All right, what about Ontario?

MR. USKIW: I think there's just a tax, an investment tax, or what is it called? I forget. What it is -- (Interjection) -- it's a transfer tax, that's what it is, that's right. And that applies, I believe to everyone. I don't believe it just applies on . . . is it just against foreign . . . ?

MR. : I think you have a specific provision in the . . .

MR. BOROWSKI: Is that a violation of the Constitution of Canada?

MR. USKIW: I don't know. But in any event, my concern if I was to deal with this question by way of legislation, would be to deal with the problems that land buying is having on my citizens in Manitoba. That is really how I would want to approach it, and whoever is causing the problem I would legislate against whether he's a citizen or not a citizen, that is a principle.

MR. BOROWSKI: Are you satisfied that you know who's causing the problem in Manitoba?

MR. USKIW: Well - again we come back to that same situation - if someone is offering a very high price for land beyond what the people in Manitoba are prepared to pay for land, whether he be a citizen of Nova Scotia or North Dakota, they are causing our problem - we have identified that as a problem if we have, then we should deal with it in the same way to both people.

MR. GREEN: Mr. Chairman, the Clerk informs me, and I believe he's right, that the Ontario tax is applicable to non-residents rather than just foreigners - non-residents - it doesn't make a specific provision for foreigners. Now, I get that from the Clerk.

MR. CHAIRMAN: Do you have any further questions, Mr. Uskiw?

MR. USKIW: No.

MR. CHAIRMAN: Mr. Barrow.

MR. USKIW: Oh, yes, I have one more if I may be allowed to proceed.

MR. CHAIRMAN: Proceed.

MR. USKIW: Yes. You made reference to the desire to have a policy which provides for the ownership of land, that's your preference, and that is the preference of all of us. Do you have any objection, though, to society providing an option to those people who are unable to purchase land for one reason or another - and I'm talking about the option to lease land where they are unable to raise mortgage money.

MR. BOROWSKI: You're talking about your present policy.

MR. USKIW: That's right, yes.

MR. BOROWSKI: Well, I think I've said it before, I said it publicly, I thought that was a good policy with this hesitation if that's the proper word - that I think that their purchasing has also caused a problem, and I'm not going to name names, but there is one farmer, there are many others, but one in our area who was trying to sell his land for a couple of years and couldn't and your board - I forget what it's called - comes along and offered him 80 percent more than what he had been asking the year previous,

(MR. BOROWSKI cont'd) and automatically the minute they paid that money, which the farmer was very happy with, the price automatically went up by that same amount. So that your board is causing a problem by offering unrealistically high prices, and I say unrealistic, and I'm talking about the values that were present at that time.

MR. USKIW: Do you know the specific amount per acre on that particular . . . ?

MR. BOROWSKI: Yes, I do, and I don't want to give it, because if I do you'll be able to check up and find out who it is.

MR. USKIW: Well, all right, let me tell you that the average purchase price, as I understand it, is somewhere around \$90.00 an acre for all of the land bought to date, give or take a dollar or two.

MR. BOROWSKI: Well, that may be so. You may be buying swamp or moose patch, I don't know, but around our place it's good land and it's a lot of money.

MR. USKIW: Yes. Now the other means of providing checks and balances is the fact that everyone of these acquisitions has to be certified by the Land Appraisal Commission as to their opinion on the value in that area. It is not just the MACC board that establishes that, that has to be concurred in before an Order-in-Council is passed, that the Land Value Appraisal Commission agrees with the offer. There are two agencies that we're dealing with.

MR. BOROWSKI: It doesn't solve the problem, does it?

MR. USKIW: No, it may not, but all I'm saying is that we are trying to avoid to become price leaders, so to speak, and our problem is that we really have had the foreign interest that has been pushing up the values that high and competing for that land. That is really the problem that we have run into.

MR. BOROWSKI: The foreign interests are the number one culprit, but I think your board if it is not careful is going to contribute to that, and in this instance I know it has been . . .

MR. USKIW: Not by policy. If it happened . . .

MR. BOROWSKI: No, I'm sure it's not your fault, but somebody in the system is responsible for that.

MR. USKIW: Yes.

MR. CHAIRMAN: Mr. Barrow.

MR. BARROW: Thank you, Mr. Chairman. Nova Scotia's been tossed around quite freely and I don't resent that, but Joe, would you say - I'm a Nova Scotian and never . . .

MR. BOROWSKI: I won't hold it against you.

MR. BARROW: But there's no lake stream in Nova Scotia, Prince Edward Island or Charlottetown that's out to fleece the public. I think you're referring to New Brunswick.

MR. BOROWSKI: The one that had so much controversy and stories written in the magazines.

MR. BARROW: That is New Brunswick.

MR. BOROWSKI: It is New Brunswick? I'm sorry I thought it was Nova Scotia. I'll accept your word.

MR. CHAIRMAN: Mr. Enns.

MR. ENNS: Well, I think it would be incumbent on those members of the committee that belong to Her Royal Majesty's opposition to express some gratitude to you, Joe, for having undertaken to lecture both the Honourable Ministers Green and Uskiw as to where they're failing the party line.

MR. BOROWSKI: A very serious omission.

MR. ENNS: And reminding them of their responsibilities to their party leads me to suggest that perhaps you should get back into that party, Joe, and ride herd on them a little better, and they'd be more faithful to what the New Democratic Party stands for. But the question I have, Joe, is - just two fast questions.

Your recommendation to the committee vis-a-vis foreign ownership of land, you're not fuzzing up your answer, you're coming up with a straight recommendation that restrictions be placed against foreign ownership of land?

MR. BOROWSKI: Right.

MR. ENNS: Okay, that's number one. Number two: On the question of recreational land, I think it's generally, certainly common knowledge to everybody that has been with

(MR. ENNS cont'd)government or indeed has attempted to deal with government, that Manitoba has certainly in the event of the life of this government and other governments for some time, I don't have the precise time, but has for some time had that as a basic and general policy - no sale of prime recreational land, waterfront land to any interests.

MR. BOROWSKI: That is the policy. I believe that policy has been followed by previous governments.

MR. ENNS: Previous administrations. Indeed, there's been repatriation taking place from time to time wherever possible, where some of this desirable recreational land currently is being held in private interests because of away back dated, you know, title to it, there is an ongoing attempt, you know, being made from time to time for the government to repatriate that land, to put that in the custody of the public. That's another situation that is existing.

MR. BOROWSKI: Yes, but is there a difference in your mind, if the government has lots at Paint Lake, whether they lease for a hundred years or they sell it, are the rights of that person any different insofar as the shoreline is concerned?

MR. ENNS: Yes.

MR. BOROWSKI: Are there any differences? I'm not aware of any. And if there are no differences whether you lease that for 99 years or you sell it, then why should there be objection to selling it; unless by the selling of it, it gives them certain rights over the beach, or the sand if there is sand, or over fishing. I would object to that. But I understand that the rights are identical, therefore I can't see the kind of a mental block that the government has of why we should not want to sell it rather than lease it. If you're giving away the rights for 99 years, which includes the beach, then what's the difference?

MR. ENNS: That was the final point I underline. Your concern is that the public have right of access for all time to prime recreational land . . .

MR. BOROWSKI: Absolutely.

MR. ENNS: And if that arrangement can be arrived at, either lease or freehold, then the public interest isn't in jeopardy.

MR. BOROWSKI: That's right.

MR. ENNS: Thank you, Mr. Borowski.

MR. CHAIRMAN: Mr. Johnston.

MR. JOHNSTON: Yes, Joe, you're a staunch Nationalist, that's obvious; you don't approve of foreign ownership of recreation and farm land, I understand that. Now, would you be willing to go as far as the Saskatchewan Government has gone, in effect saying that the only people that can own farm land are the owner-operators, in other words, if you move out of the province and retire, you have so many years - I think it's five years - you can retain ownership, eventually you must give it up, would you be willing to go that far?

MR. BOROWSKI: No, and I think that those people who bring in that law should defend it.

I believe that a Canadian is a Canadian whether he lives in Nova Scotia or British Columbia, the Yukon or here in Thompson, and that goes without saying, that's in regard to ownership, voting or whatever.

Saskatchewan passed a law, they've also passed a law about expropriating potash which this government has not moved against the mining companies. It seems that the NDP in different provinces have their own philosophies which they are entitled to pursue and put into legislation, if they have the strength in the Legislature. No, I don't agree with that.

MR. JOHNSTON: We have found in the committee hearings that there's strong evidence of syndicates - Canadian syndicates as well as American ones - centred in Brandon, Winnipeg and some in the States, who are acquiring thousands of acres.

In Virden, three days ago, we heard from a person who had researched three municipalities and named the names of companies who have been buying Class One and Class Two agricultural land, and we think or presume they're holding it to sell sometime for a profit. Do you think there should be legislation to stop that?

MR. BOROWSKI: You're saying American and Canadian conglomerates, or just Canadians?

MR. JOHNSTON: Both.

MR. BOROWSKI: Both. Well I've already answered your question regarding the foreign ownership, Canadian ownership, I don't know how you're going to distinguish a farmer who's got ten sections of land, and there are some, and one that has half a section of land. And if you say it's a corporation, the fact that it becomes a corporation, I think we have some corporate hog farming and nobody is saying that we should bring in legislation to outlaw them. Canadians have certain rights. Now Canadians behave, as the Minister has pointed out - Mr. Green - Canadians have a habit of behaving as badly as foreigners, and how do you deal with that? Well that is a problem for this committee and that's a problem for the government, but I say to you that a Canadian has to have rights as distinct from that from any foreigner, and we see the first rights in the right to vote. We make that distinction.

MR. JOHNSTON: That's all.

MR. CHAIRMAN: Mr. Adam.

MR. ADAM: Thank you, Mr. Chairman, just a couple of quick questions Joe. You have obviously very strong views on foreign ownership, but I believe . . .

MR. BOROWSKI: On abortion also. But I won't discuss that.

MR. ADAM: We won't charge you for that plug.

MR. . . .: It's a question of land use, you know, . . .

MR. BOROWSKI: Some of the land use is an abortion in my opinion. Go ahead.

MR. CHAIRMAN: Order please.

MR. ADAM: Joe, I understood you to say in your comments that you would exclude people who would come from the United States . . .

MR. BOROWSKI: I said foreigners.

MR. ADAM: Yes, foreign, well a person from the United States . . .

MR. BOROWSKI: That's a foreigner.

MR. ADAM: Yes, and he is coming here to settle down with his family and buy a piece of land to farm and be a Canadian citizen and produce wealth for our country, I understood you - correct me if I'm wrong - but I understood you to say . . .

MR. BOROWSKI: You're wrong.

MR. ADAM: I'm wrong?

MR. BOROWSKI: Yes, you're wrong. I don't recall saying those words at all.

MR. ADAM: I thought I understood that, if I didn't I apologize.

MR. ENNS: There goes that one.

MR. ADAM: There goes that one. Then you would be in favour of those people coming in and buying land and . . .

MR. BOROWSKI: We do have an immigration policy that allows something like 200,000 people to come in, get jobs and buy land and buy homes and do all kinds of things. We're not talking about that, at least I don't think we're talking about that.

MR. ADAM: I'm happy, because all the people we've heard who were opposed to foreign owners coming, as long as they came in and bought land and settled here, they were happy. I'm happy to see that your views are not that strong . . .

Okay, thank you, Joe.

MR. CHAIRMAN: Mr. Uskiw.

MR. USKIW: Yes, one more question, Joe. When we were in Virden - when was it? Monday - we had a chap present a brief suggesting to us that there was a real problem with respect to absentee land ownership and he had fairly up-to-date statistics to prove his point, namely that there were two or three companies that have formed in Brandon who were very quickly buying up huge chunks of land in four municipalities around Brandon, and he was alleging that they were absentee owners who were unfairly competing with other potential buyers, namely farm people or farm boys who would want to buy the land, and that they were assembling too much land in the ownership as absentee landlords. Does that bother you or no?

MR. BOROWSKI: Yes, certainly it bothers me; just as much as it bothers me to have absentee landlords from Vancouver having apartment blocks here and letting them run down like pigpens. But the fact that it bothers me and that it's wrong doesn't mean that we should pass a law saying nobody can own apartments in Thompson that lives in Vancouver just because we've got one guy who's got a pigsty.

MR. USKIW: No, but my point is that if we were to exclude the foreign buyers and through

(MR. USKIW cont'd) . . . organizations in Manitoba somehow there were large conglomerates formed to continue to buy up large blocks of land and to operate as absentee landlords, would you not see that as a problem that we should be dealing with?

MR. BOROWSKI: Yes, I certainly would see that as a problem but I hope you recognize the fact that Canadians do have certain rights that others don't, and if they don't have, then there's not much point being a Canadian.

MR. USKIW: Well, except not every Canadian will get the franchise to operate the hotel in Thompson; we do make distinctions, we only allow so many. And likewise, one could put the argument that only farm owner-operators should be on the land. I mean that's a principle that some people advocate, that only owner-operators should farm the land but absentee landlords should not.

MR. BOROWSKI: Well, Mr. Uskiw, I think you are being somewhat inconsistent because we do have a situation in Manitoba, and I suppose in Canada, where there's only so many liquor licenses issued in any community; so you believe in restrictions, but somehow strangely when it comes to foreign ownership of land you have a different set of glasses. I don't understand it.

MR. USKIW: No, no, you're misreading me. I'm saying that if there is a problem with respect to land ownership that we should deal with it. The only difference between you and I is that I would deal with it universally and you are saying that you would only restrict the foreign buyer. That's the only difference between you and I.

MR. BOROWSKI: Well maybe it's because I think that Canadian citizenship means something and that they should have certain rights that we're not prepared to give away just like that, for a few bucks, to someone else.

MR. USKIW: All right, well then let me pursue that. Because then what you are telling me is that one Canadian can really diddle the other one while you won't let a foreigner do it. That's what you're saying.

MR. BOROWSKI: Well would you like to expand on that, I'm not sure what you mean.

MR. USKIW: What you're saying is that -- (Interjection) --

MR. BOROWSKI: That's called the same thing.

MR. USKIW: What you're really saying is it's all right for one Canadian to exploit another; where you would draw the line is you wouldn't want a foreigner to exploit a Canadian.

MR. BOROWSKI: Well, Mr. Chairman, I am not saying that. I wonder why the Minister puts it in those terms . . .

MR. USKIW: Well that's what it means.

MR. BOROWSKI: . . . that if his board - whatever it's called - is prepared to pay more money to that farm and that somehow his neighbour should be accused of trying to exploit him. I do not see that as exploiting any more than I see it as exploiting when you go shopping, you're trying to get the best deal. I think you're confusing something here. And if they're doing something wrong, you are a lawmaker, if they are breaking the law then you should see to it that they do not break the law. But there is a difference and I don't know how I can emphasize it, there is a difference; Canadians have certain rights which we, I believe, as Canadians are not prepared to give anybody who wants to come over here with a few bucks in his pocket. And really I cannot understand your position because the NDP nationally, David Lewis several years ago went across this country talking about corporate rip-offs and we know what he was talking about and he got a lot of press coverage, and how you can turn around now and take the opposite position, I don't understand it.

MR. USKIW: It's not the opposite position. It has nothing to do with that position, Joe. What we're talking about here is the problem that we say exists, namely the unfair competitiveness in the land market and it's having its hardship on your neighbours in LaSalle and my neighbours in Selkirk. If the American is offering \$600 an acre in LaSalle and your neighbour in LaSalle can only raise \$300 an acre, I gather that you are suggesting that the American has an unfair advantage and is exploiting the situation.

MR. BOROWSKI: I'm suggesting to you that if an American was offering less than the next neighbour he should still be prohibited.

MR. USKIW: Just because he's an American.

MR. BOROWSKI: Just because he's a foreigner.

MR. USKIW: Well, of course, he's prohibited by the fact that he won't buy it for

(MR. USKIW cont'd) less, he has to match the best offer. So if he is charging \$600 an acre, and your neighbour can only afford \$300, as I understand your presentation, you suggest that that's unfair competition, that the American may have some advantage and some resource that the Canadian doesn't have and therefore we should exclude that buyer from the market.

MR. BOROWSKI: Mr. Uskiw, there's a saying, and I'm sure you've heard it, where a guy approached this girl and said, "Will you sleep with me for \$2.00?" She says, "No." He says, "Will you sleep with me for a million?" She says, "Yes." -- (Interjection) -- Have I got it backwards? "Oh," she says, "do you think I'm a prostitute?" And then he says, "Will you sleep with me for a billion dollars?" She says, "Yes." (Am I getting it straight?) -- (Interjection) -- Anyway the net result was that he told her, he said, "Lady, we've already established that, we're now quibbling about the price." We weren't quibbling about the price of whether it's \$200 or \$600; I'm telling you the principle is the same, if it's a foreigner, that's where I draw the distinction, not the price, I said any foreigner regardless of the price.

MR. USKIW: I see.

MR. CHAIRMAN: Mr. Jorgenson.

MR. JORGENSEN: Mr. Chairman

MR. BOROWSKI: I must get that joke straight somehow.

MR. JORGENSEN: Mr. Chairman, I understand Mr. Borowski's position and I appreciate it and I respect it; I don't intend to quarrel with the principle. I just want to ask him one question in connection with the bill: Assume that an American was in the market - or a foreigner - for a piece of land around LaSalle and that land was for sale and there were a group of farmers in that area as well that wanted to buy that farm to add to their holdings; in addition to that we had a third force come in and that is the MACC, it came in and offered to buy that land as well, so you had three different bodies bidding that land up, and you were the person that wanted to buy that farm as an individual farmer to add to your holdings, which one would you be more resentful against - the foreigner who was using his own money to buy the land or the government that was using your tax dollars - whenever you pay taxes - to bid against you for that particular piece of land?

MR. BOROWSKI: You ask me an impossible question. I would be resentful, I don't know if there's a Geiger counter that you can use to measure one's resent, I think I would resent both, but I must draw the distinction between that government, which I can throw out of office, and a foreigner which I can't touch. Now that may not be the answer that you want but I must say I would prefer - my anger would probably be slightly less against the government than it would be against a foreigner.

MR. JORGENSEN: Let me make one thing very clear, Joe. Unlike some people that have been on this committee, I'm not attempting to elicit answers from you that suit me; I want your answers and I'm quite happy to accept your answers as they are. -- (Interjection) -- Yes, of course.

MR. MINAKER: But we don't pursue that point, Sid.

MR. CHAIRMAN: Order please. If there are no further questions, thank you, Mr. Borowski. Mr. Max Bee, please.

MR. MAX BEE: Thank you, Mr. Chairman, the Ministers and ladies and gentlemen. I must excuse myself, my broken English, but I will try to do the best I can.

There is just a question. I have been listening here all morning to problems about northern communities, traplines, tourist camps and that's where I belong. So I just want to raise up a question here. Supposing if I had a registered trapline; I'm living there making my living, my livelihood, and if somebody came and built a tourist camp there, how much further can I go until the guy has my land. I know it's Crown land but I'm paying for it. That's one question.

Okay, another time I was paying a lease, one time that was a minister's property, I guess he had a lease and he had a house so I bought his house and I was continuing paying that lease - I guess it cost \$5.00 a year. I used to pay it through the Conservation Officer. I was making my living out of there, it was about 45 miles from the reservation. So finally I gave it up because I no longer went there and I have been just thinking what happened to that lease? I know I don't own it any more - that's the thing I would like to find out.

(MR. BEE cont'd)

Another thing, too, I've been hearing all morning the shortage of fish, shortage of water and shortage of everything; like what we try to do with the fishing. I have been guiding all my life. Some Americans doesn't get nothing, so they get disgusted. He said, "I was better off to sit in my . . . So he said, "Maybe you're not using the right kind of equipment and the wrong guide." He said, "Let me take you out of there." And he said, "If I get a fish I'll give you a big tip." "Okay," I said, and we went to a trout place and he got 45 lbs. of trout. Okay, you know, that guy, he fainted inside the boat, he didn't know what to do. So anyway, I got a \$50 tip, you know, that time.

MR. . . .: Love those Americans.

MR. BEE: So anyway about this fishing. We're talking about Paint Lake. I know I'm living here for two years now, I'm supposed to be a citizen of Thompson. I . . . here so I like staying here, and the only thing I'm sorry, I never got no education and I brought my children to be educated, and here I am. It doesn't matter what I left behind, I'm not worried about it, so I've got my people in God's Lake, good fishing there, why not try to make the road closer, because the Americans come even from Hawaii to fish there. They claim it's one of the best lakes that's left yet - God's Lake. I've been going there just about every month, I don't want to leave it, maybe I go back one of these days. That's all I have to say.

MR. CHAIRMAN: Are there any questions for Mr. Bee? Hearing none, thank you, Mr. Bee. Mrs. Hudson, please.

MRS. HUDSON: Mr. Chairman, I didn't come here really with the intention of presenting a brief today, however, in listening to some of the discussions, there are a couple of points that I would like to touch on. And I realize following Joe, it's a very hard act to follow, so you will just have to bear with me.

MR. ENNS: I'm sorry. Just for the record would you identify yourself.

MRS. HUDSON: Lou Hudson, Thompson.

MR. ENNS: Thank you.

MRS. HUDSON: I would like to go back to this point of absentee ownership and I would have to partly support Joe in that I, too, am concerned that our farm land is being bought up by foreigners. However, I would go even further than Joe. I suppose if it suits the government better to make legislation to ban absentee ownership I could certainly go along with that, but I really am a little surprised that this government wouldn't have some concern about the fact of the one percent figure that I have seen quoted of foreign ownership.

Now, when you speak of absentee landlords, of course, we're talking about people who own land and are not farming it. I would have to say, however, that I think people who have farmed for years or perhaps widows of people who have farmed for years should be excluded from that legislation; people who have spent 25 or 30 or 40 years on the farm, have really contributed a lot to this province, they have given service to the province, spending years of terrible prices and high expenses, I think they should have some sort of privilege or compensation after that period of time and if they wish to move away to B.C. and still retain ownership so that they can make a living there, I really don't think there should be a restriction on that type of person. And I don't think you can put them in the same category as a corporation buying up land with speculation in mind. That's the kind of thing that I certainly hope that this government will pass some legislation against. I think the concept of corporations buying money or absentee landlords is against your stay-option program, and therefore I think you should be taking steps to remedy it.

The other point that I don't think has been touched on too much today is the point of urban land and the speculation that goes on in cities, Winnipeg and - I'm not sure about other places but you read a good deal about speculation that goes on in Winnipeg. And it seems to me that if a city will not take steps to land bank then the Provincial Government should pass some sort of legislation, either which permits them to control the land or which will - if this is possible - force the city to go into land banking. Because although it appears only to cost the city money when they have to pay high prices in some cases they have apparently sold land to developers for a relatively small amount of money, now they want it back for a park and are paying exorbitant prices. Now that may appear to cost only the city taxpayers money but I think it really costs money for the whole province

(MRS. HUDSON cont'd) of Manitoba, because no doubt they are able to wheedle more money out of the provincial government; because if they are paying out that kind of money for land then they're going to be asking for grants for something else because they're short on money. Therefore, I think this kind of thing costs everybody in the province money, and I certainly think some strong action should be taken to prohibit people from purchase of land purely for speculative purposes. Those are really the two points that I wish to touch on.

MR. CHAIRMAN: Thank you. There are a couple of questions for you, Mrs. Hudson. Mr. Green.

MR. GREEN: Mrs. Hudson, you know we are supposed to ask questions and Mr. Jorgenson has observed and put it that sometimes it's very difficult to put your point across in the asking of a question and therefore somehow you get the impression that members of the committee are not concerned with absentee foreign ownership. I think that they have come to exactly the same conclusion that you have come to; that you are concerned with absentee ownership, that you go further than Joe Borowski. So I am going to now put the question to you which seems to be implied from your remarks.

If there was a land owner in Noyes, Minnesota which is on the 49th parallel, having land in Manitoba which he rented out to a Manitoba farmer, or a land owner in Glace Bay, Nova Scotia owned land in Manitoba which he rented out to a Manitoba farmer, do you see any difference in how these two people should be treated?

MRS. HUDSON: Well I've already suggested that you could have legislation which would prohibit both of those absentee landlords from owning land.

MR. GREEN: Well do you see both of them having the same effect, or at least, do you see any difference in the effect that they are having - and I want you to ignore for the moment the possibility that this Glace Bay or Noyes person was a widow of a farmer in Manitoba and then moved - let's say that neither of them had ever lived in Manitoba, ever intend to live in Manitoba, is there any difference in the two land holdings?

MRS. HUDSON: Well really what I see, Mr. Green, is a garden path with a big chopping block at the end of it.

MR. GREEN: Do you see a different . . .

MRS. HUDSON: Your question is very difficult to answer and I suppose. . .

MR. GREEN: Well, Mr. Pickersgill, the former Minister of Transport, answered it very easily, and Mr. Borowski answered it very easily. Mr. Pickersgill said that a Canadian baby is better than any foreign baby. Now I don't believe that. I am not a nationalist, I believe that I am as responsible to my country as any other person but I am not a nationalist who would say that a Canadian baby is better than any other baby. Nor do I think that the Canadian land owner, regardless of what he is, where he is, is better than the American land owner regardless of where he is and what he is, which Joe answered it very easily. He said, "The Canadian is better than the American, period." Now I'm not asking you to go down a garden path but do you have an answer, and if you don't that's fine?

MRS. HUDSON: Well the only answer I have, that I have always had the idea that Canadian corporations, or in this case Canadian individuals, were more easily controlled by a Canadian government or a provincial government.

MR. GREEN: Do you know that to be the case?

MRS. HUDSON: No, I really don't know that to be the case.

MR. GREEN: I assure you it's just as easy to control the land in either instance.

MRS. HUDSON: I'm not talking about control of land, I'm talking about control of the proceeds which are made off the land, you know . . .

MR. GREEN: You can control each. As a matter of fact it was suggested to us at the last meeting that you should pass a law preventing the foreigner from taking the money out of Canada. And if you did that type of thing, by the way, prevented the foreigner from taking the money out of Canada and you let the Canadian, it might be to our advantage that all the land be owned by foreigners because then the money would stay in Canada. If that's the kind of law you passed, which I find to be a bit unusual, but if you did pass a law the economic effect would be that it would be better for Manitoba land to be owned by foreigners because then the money would stay in Canada, whereas Canadians may go to Las Vegas and diddle it away, that's right.

MRS. HUDSON: Well I've already said that I'm perfectly willing to see you pass legislation which prohibits absentee ownership to a great extent, with the exceptions of those people whom I have named.

MR. GREEN: Provided that you had reasonable exceptions.

MRS. HUDSON: Yes.

MR. GREEN: Such as you've indicated. Thank you.

MR. CHAIRMAN: Mr. Uskiw.

MR. USKIW: Well I really don't know that I can pursue it any further because the questions have been answered. I, too, am of the opinion that if we do legislate it should be applicable to foreign and Canadian citizens, providing that there is a . . . exemptions of that kind that (inaudible) There might be 25 exemptions, there might be 10 exemptions . . .

MRS. HUDSON: Yes, the only comment I would have there, Mr. Green took some exception to the fact that I had said that it was not of concern to you. The only way in which people of the province know if it's a concern to you is if you pass the legislation appropriate to the occasion, and I hope after you have had these hearings that you will have had sufficiently strong opinions expressed in this vein that legislation will be forthcoming in the next year or so.

MR. USKIW: You would hope that we not sit too long with the report of the committee if it does recommend legislation?

MRS. HUDSON: That's right, actions are what speak.

MR. CHAIRMAN: Order please! I'll put you on the list if you wish to speak again. Mr. Jorgenson.

MR. JORGENSEN: Mrs. Hudson, I wonder if you could tell the committee if you know of any restrictions preventing Canadians going into the United States and purchasing land there?

MRS. HUDSON: Well that's a problem of the American government. Any government that lets another country come in and exploit, either by setting up corporations or by taking over land, that is a problem of that government and that is really not the problem of our government.

MR. JORGENSEN: Well do you see a problem?

MRS. HUDSON: Well it's not my problem, it's the Americans problem.

MR. JORGENSEN: Well would you have any serious objections then if, for example, reference has been made on several occasions to Germans coming in here buying this land in Canada and in Manitoba. It's my understanding, from the most reliable information I can get, that by far the vast majority of those people intend to become Canadian citizens but they don't intend to come over here until they are sure that they have land to settle on. And the figure that I have, 75 percent of that total number that have purchased land in Canada are already in the process of getting their visas to come to Canada as landed immigrants to farm that land here. Now, do you have any objections to selling land under those conditions so those people can come in here, they're well qualified farmers.

MRS. HUDSON: Well in that case I suppose some sort of, not exception, but some sort of conditional contract could be made and in the event that they did not come over then their money would be refunded and the land would go back to whoever they purchased it from. That is to say, I don't think they should be able to purchase the land outright and then make the decision as to whether they're going to come and become citizens. I think they should be citizens or in the process of getting their citizenship before they were able to make the purchase or else they're just an absentee, and you have no way of making them come and live here, have you?

MR. JORGENSEN: Well an absentee to the extent that it requires time to process a visa.

MRS. HUDSON: Well I don't know just what kind of mechanics you would use to get around this but I think surely there could be some way of assuring that these people could not retain the land if they did not follow through by coming into Canada as citizens.

MR. CHAIRMAN: Mr. Green.

MR. GREEN: Well, I just want to advise Mrs. Hudson that she says, "Actions speak louder than sympathies." In the last three years the Manitoba Government has ensured Canadian and Manitoba ownership of our land, if we want to talk about it from a nationalistic point of view, by not selling any land that is now owned by the public of

(MR. GREEN cont'd) Manitoba, except in very isolated circumstances, and by the public of Manitoba buying for Manitoba nationalists who want to keep it Manitoba owned, 100,000 acres of land now owned by the public which was not previously owned by the public.

MRS. HUDSON: Are you referring to the land that is used for lease?

MR. GREEN: Yes.

MRS. HUDSON: And I commend you greatly for that program of purchasing land which young farmers can lease until they can get sufficient money together or until they can make a decision that they definitely want to buy. I think that's an excellent program and I'm glad that you went into it.

MR. GREEN: That's action.

MS. HUDSON: That's right.

MR. CHAIRMAN: Are there any further questions? Hearing none, thank you, Mrs. Hudson. That is the end of the list that I have here of people wishing to make representation. Is there anyone else in the audience wishing to speak to the committee before we adjourn? If there are none, the committee is adjourned. Mr. Uskiw.

MR. USKIW: Mr. Chairman, before we adjourn we should decide on the question of the date at which time we consider the report. I was going to propose that we meet on Wednesday at 10 a.m. so that everyone knows now just when we are going to meet to consider the report of the committee. -- (Interjection) -- Wednesday, 10 a.m., Room 254.

MR. CHAIRMAN: Wednesday, the 11th.

MR. USKIW: At Room 254.

MR. CHAIRMAN: Ten o'clock.

MR. USKIW: Yes.

MR. CHAIRMAN: Is that agreed? (Agreed) Committee rise.