

lishment. At the same time the average veteran is not possessed of sufficient capital to enable him to establish at the outset the margin of equity that is generally recognized as essential to the soundness of such credit operations.

Bearing in mind that members of the Armed Services represent many occupations in addition to agriculture, provision is made in the Act to assist four different groups of veterans:—

- (1) Those who have had practical farming experience and who wish to farm on purchased lands as full-time occupation.
- (2) Those who have reasonable assurance of a steady dependable income and who wish to obtain a small holding settlement of an acre or more in a suburban, semi-rural or rural area, outside high-taxation districts. These small holdings may provide much of the domestic food supply, but—of equal importance—they provide a better place to rear a family than crowded urban areas.
- (3) Those who have had practical experience in commercial fishing, whose normal occupation is in that industry, and who wish to obtain a small holding settlement coupled with commercial fishing in coastal and inland areas where commercial fishing is a recognized industry.

The Director of the Veterans' Land Act may contract with any veteran who has been officially certified to be qualified to participate in the benefits of the Act for the sale to such veteran of land and permanent improvements thereon, live stock, farming equipment or fishing gear, up to a total cost to the Director of \$6,000. Not more than \$1,200 of the \$6,000 may be used for the purchase of such chattels. The veteran must pay in advance 10 p.c. of the cost of land and improvements—plus any cost in excess of \$6,000. He then contracts to pay two-thirds of the cost to the Director of land and permanent improvements only, on an amortization plan over a period not exceeding 25 years, together with interest at $3\frac{1}{2}$ p.c. per annum.

By the terms of this settlement contract, the veteran is relieved at the outset of $23\frac{1}{2}$ p.c. of the cost to the Director of the land and buildings and 100 p.c. of the cost of the chattels supplied to him by the Director. It is provided, however, that the veteran may not sell or otherwise dispose of the land and buildings or the chattels within a period of 10 years following the date of his agreement, and realize for his own benefit the difference between the cost to the Director and the amount which he contracts to pay. At the end of 10 years, if he has complied with the terms of his agreement, he will be granted title to the chattels, and title to the land and buildings when he has completed payment of the balance owing under the terms of his agreement.

- (4) Those who wish to resume farming operations on land already owned by them, and who want to borrow funds to adjust their debts or re-equip or improve their farms. In such a case the advance is limited to \$4,400 with interest at $3\frac{1}{2}$ p.c., and to not more than 60 p.c. of the approved value of the land. No more than \$2,500 of the loan may be used for the purchase of live stock and farming equipment, and the loan for this purpose must not exceed 50 p.c. of the approved value of the land.

The administration of the Act is being progressively de-centralized. Seven District Offices and 35 Regional Offices have been opened up. The veterans point of contact is the Regional Office. At each Regional Office an Advisory Committee has been created to assist in assessing the qualifications of applicants and to approve the suitability and value of lands.

Settlements under the Veterans' Land Act up to and including 1944 were purposely restricted—due principally to shortages of farming equipment and building materials, and to good employment opportunities throughout the Dominion. Arrangements were made to secure an adequate supply of farm machinery, a large quantity of seasoned lumber, certain items of building hardware and plumbing fixtures for 1945 operations.