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51887

VICTORIA

November 17th,
1943.

Memorandum for the Honourable the Premier.

In response to your request of the 8th instant I enclose a short history of various measures taken for settlement of Veterans of the last War.

R. Wells Gray

Minister.

per Os

Encl.

ALL COMMUNICATIONS IN REFERENCE TO LAND
MATTERS SHOULD BE ADDRESSED TO
THE SUPERINTENDENT OF LANDS



THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA
DEPARTMENT OF LANDS
LANDS BRANCH

VICTORIA, B.C.

November 17th,
1943.

P.F.G.A. Pre-emptors Free Grants Act, Chapter 35, 1916:

Free grants were made to Pre-emptors in Active Service during war, of lands held prior to enlistment.

1495 Crown Grants were issued under this Act covering approximately 194,350 acres.

S.H.A. Soldiers Homestead Act, Chapter 59, 1916:

Provided for cancellation of time sales over unimproved lands, except that a grant was given for a proportion of the holding to the value of payments made if applied for within 7 months from passage of Act.

The 591,363 acres of surveyed lands thus resumed by the Crown were withheld from any alienation under the Land Act except pre-emptions by Returned Soldiers on application made within 18 months from the date of discharge from Service.

Pre-emptors in this category were free from taxes, except school taxes, for 5 years, and exempt from all fees except Crown Grant but were required to occupy and improve the land under Land Act regulations.

S.O.L.P. Soldiers Land Act, Chapter 80, 1918:

Provided for an expenditure up to \$500,000.00 for purchase and improvement of lands for Returned Soldiers.

Under this Act the South Okanagan Land Project was instituted, and 22,000 acres were acquired for \$350,000.00. A rebate of \$500.00 was granted to every Returned Soldier who complied with the terms of purchase.

Soldiers Land Act (cont'd.)

The total expenditure to 31st March 1942, including construction and maintenance of an irrigation system amounted to \$5,922,282.00.

The total revenue to same date was \$776,952.00, showing a deficit of \$5,145,330.00.

74 soldiers were settled on project lands up to said date.

S. Vancouver Homesites.

\$20,859.76 was appropriated by various Orders-in-Council for purchase from the Municipality of South Vancouver sites to provide free homesites and erection of buildings for Returned B. C. Soldiers in industrial occupations and also to dependents of those killed and returned soldiers disabled.

Financial Statement.

Total appropriation expended on buildings and sites for 8 houses		\$20,859.76
Repayments -	\$11,415.14	
3 rebates allowed -	<u>900.00</u>	<u>12,315.14</u>
		Balance due- 8,544.62

Add taxes & insurance on contracts in arrear -		
5 contracts uncompleted		<u>4,347.02</u>
		<u>\$12,891.64</u>

Conveyances to Soldiers Settlement Board of Canada.

13,229 acres of land held by Returned Soldiers prior to enlistment were conveyed to the Soldiers Settlement Board of Canada under authority of the Soldiers Land Act to enable these settlers to obtain loans for the purpose of permanent improvement and purchase of stock and equipment.

88 conveyances were issued to the Soldiers Settlement Board.

Land Settlement Board:

This body came into existence under the provisions of Chapter 34, Statutes of British Columbia 1917, being the "Land Settlement and Development Act", which Act provided for advances to the Board for purposes of the Act.

Projects principally for welfare of Returned Soldiers were three in number as follows:-

Merville.

Merville, Vancouver Island:

Land purchased - 13,890 acres	
Land cost	\$ 69,699.91
Development cost	665,861.98
	<u>\$735,561.89</u>

Cash received	- \$191,226.77	
Outstanding Agreements - 59,217.60		
Unsold land 5568.25 acres - 27,841.15		278,285.52
		<u>Deficit - \$457,276.37</u>

Many participating Returned Soldiers sold out, the number actually obtaining the rebate \$500.00 on purchase price provided by Statute being 117 - Total amount of rebate \$58,500.00.

Camp Lister.

Land purchased - 8,170 acres		
Land cost	\$219,350.76	
Development cost	471,057.37	
Less amount from sale of equipment -	\$690,408.13	
Cash received	- \$144,084.70	
Outstanding Agreements - 47,746.08		
Unsold land 3763 acres - 75,271.00		267,101.78
		<u>Deficit - \$423,306.35</u>

Land Settlement Board (cont'd):

Fernie.

Land purchased	-	884.8	acres
Crown land	-	<u>306.34</u>	"
		1191.14	acres

Land cost	\$10,256.65
Development cost	<u>24,012.07</u>
	\$34,268.72

Cash received	-	\$14,170.99
Outstanding Agreement	-	141.47
Land unsold 10.97 acres	-	<u>127.23</u>
		<u>14,439.69</u>
Deficit -		<u>\$19,829.03</u>

Cranbrook

In addition to the foregoing projects the Board purchased:-

- (1) 629.97 acres of land in the vicinity of Cranbrook for \$4,741.09.

Engineering costs, etc. amounted to \$849.75, making a total expenditure of \$5,591.04.

This area was not developed by reason of the excessive cost of drainage.

Christian Ranch - Kelowna

- (2) Land purchased - 440 acres

Land cost	\$33,070.50
Development cost	<u>36,032.77</u>

	\$69,103.27
Less Revenue from sale of equipment -	<u>13,273.11</u>

Net cost - \$55,830.16

Though subdivided into 24 lots no portion of the property was sold owing to lack of irrigation - Now held under 21 year lease granted in 1935, rental \$250.00 per annum.

Better Housing Act:

B.H.A.

This scheme was inaugurated by the Dominion Government in 1918 and \$25,000,000 was appropriated for distribution among the Provinces for providing houses for soldiers who had served in the War of 1914.

Under the provisions of the "Better Housing Act" (Chapter 8 of the Statutes of 1919) the Province agreed to borrow \$1,701,500 at 5% per annum over a period of 20 years.

Of this sum \$1,697,300 was divided among 30 Incorporated Cities and Municipalities as nearly as possible in accordance with their needs proportionately to the funds available.

The money was loaned at 5% interest repayable in 20 years, Debentures being given the Province as security.

559 Loans were made by the Cities and Municipalities. These loans were on the Amortised plan @ 5% interest over a period of 20 years, the borrower paying an additional administrative charge of $\frac{1}{2}$ of 1%.

Every borrower who was a bona fide resident of the Province at time of enlistment was entitled to a rebate of \$300.00 after completing 10 years residence together with all the other terms and conditions of the contract.

No interest was charged on those rebates either to the Cities and Municipalities or the borrowers, the cost being absorbed by the Province.

The loans made by the Province have not yet been repaid in full, and the full number of rebates earned cannot at this date be determined.

At this date, however, the standing of the loans is as follows:

Total loaned by Dominion Government	-	\$1,701,500.00
" loaned by Province	-	1,697,300.00
" Principal repaid to Province	-	1,555,627.20
" value of rebates credited	-	70,500.00
" Balance of Principal outstanding	-	71,172.80

NT:BA.

1 9 4 2
May 13

The Honourable A. W. Gray,
Minister of Lands,
BUILDINGS.

My dear Colleague:

I am enclosing herewith letter received from Mr. T. L. Black, of the T. L. Black Lumber Company Limited, with regard to the employment of Japanese labour in their sawmill and spruce logging operations near Albreda, B.C.

I should appreciate it if you would reply to Mr. Black direct, inasmuch as I have assured him that he may expect to hear from you.

Yours faithfully,

Premier.

Enc.

1 9 4 2
May 13

T. L. Black, Esq.,
T. L. Black Lumber Company Limited,
1004-5 Marine Building,
VANCOUVER, B. C.

Dear Mr. Black:

I have for acknowledgment your letter of May 11 and note what you have to say regarding the employment of Japanese in connection with your spruce logging operations.

Please be advised that I have taken this matter up with the Minister of Lands, from whom no doubt you will hear during the course of the next few days.

Yours faithfully,

Premier.