

Under Part I of the Act, a qualified veteran could receive up to \$6,000 to assist him in settling on a small holding containing a minimum of one-half acre. The Act stated that

The veteran contracted to make a down payment of ten percent and to repay two-thirds of the amount paid for the land, buildings and permanent improvements. Payment could be spread over a period of twenty-five years at an interest rate of three and one half percent. The veteran settling on a small holding was also eligible for a conditional grant (not exceeding \$1,200) for the purchase of stock and equipment. If he fulfilled the terms of his contract for ten years, he did not have to repay this grant.⁶ Under the terms of the contract with the VLA, the highest monthly payment required from a veteran on his small holding was \$28.47, plus taxes.

Land Act opened in Saskatoon in the summer of 1944. Its first objective was to find a suitable location for the establishment of a small holdings project for veterans. The Regional Advisory Committee, chaired by W.B. Caswell, a Saskatoon lawyer and alderman, looked over many properties in and around the city. Its first choice was land within the city limits, east of Avenue A and north of 33rd Street.⁷ This location, considered by the committee to be "the most logical site,"⁸ was however ruled out by the Saskatoon City Council "on account," the City Clerk advised, "of prospective industrial developments and the fact that the property in question is mostly zoned for heavy industrial use..."⁹ A large number of wartime houses were subsequently built on this property, prompting a VLA official to comment that "the City of Saskatoon did not co-operate to the extent which they could have done."¹⁰ Two other sites within the city were considered and ruled out as unsuitable before the committee turned its attention to property outside the city limits, but close enough to facilitate the installation of sewer and water lines.

The Rural Municipality of Cory owned most of the land surrounding Saskatoon. Small pockets of property were, however, in the hands of private landowners. From 1910 to 1912, Saskatoon had experienced what authors Don

