

residential localities in British Columbia small holdings have been hard to obtain. In the valley of the South Thompson River where nature has been prodigal with those gifts which makes for the success of the orchardist, the most desirable lands have been held for years by the stock raiser and have been cultivated on an extensive scale for fodder crops only, instead of being settled in small holdings and intensively cultivated by fruit growers as nature intended they should be. The large prices offered for the ranche lands by those who realized their value as fruit lands failed to tempt the stockmen who were contented with the returns derived from their herds, so the more important industry lagged behind in the Kamloops district while it flourished in the Okanagan. Time has altered this to a slight extent and now one of the oldest and best known stock ranches in the province has been secured by the B. C. Orchard Lands, Ltd., which is now offering the first block of subdivided lands to purchasers who desire small holdings in a good district. This estate which has been called "Sunnyside" lies on the north bank of the South Thompson River on which it has a frontage of four and a half miles. The soil is a rich clay loam and as it has been irrigated for fodder crops for nearly forty years is in the very best possible condition for the planting of orchards. No clearing is necessary and the land is free from stones. Lying as it does on the north bank of the river the entire estate slopes gently to the south and obtains the benefit of all the sun in a country noted for its prodigality of sunshine. It is sheltered from the north and east winds by the fir clad hills behind, which rise in park like terraces higher and higher, until they reach the height of land overlooking Adams Lake. From any point on the land the outlook is superb, a veritable panorama of river, range and foothills spreads itself before the eye, and no more enticing surroundings could be imagined for a prosperous and contented settlement engaged in pleasant occupations, as profitable as they are pleasant. The educational, religious and social advantages of Kamloops are at the disposal of the residents of "Sunnyside" as it is only a four hours drive over good roads; a three hours journey by launch or steamer, or an hour's trip by train from the city. It is the intention of the Company to augment the work of nature in making "Sunnyside" an ideal residential community as well as a prosperous one and the lots will only be sold to desirable settlers who agree to conditions which will make for the interests of all without being burdensome to any. The block which has been laid out has been surveyed in such a way that each holding has a main irrigation ditch within its boundaries and all face a full width road. Ample river frontage remains unalienated and will be kept for the benefit of all residents. Within a few short years this property will be the home of a hundred or more families instead of a single family and with usual ranch help. The development of just such tracts of fruit land will ensure increased settlement for the Kamloops District.

BANK OF HAMILTON



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