

## The British Columbia Permanent Loan Company

Head Office: 330 Pender Street, Vancouver, B. C.

Operating under Special Act of the Province of  
British Columbia

Paid-up Capital (over)	-	\$1,000,000.00
Reserve	- - - - -	650,000.00
Assets	- - - - -	4,000,000.00

**A suitable medium for the investment of  
funds where SAFETY and DEPENDABLE  
INCOME are required.**

We invite requests for 1913 Financial Statement and  
full report of our business and history.

T. D. MACDONALD,  
General Manager.

## Yorkshire Guarantee & Securities Corporation, Ltd.

### GENERAL FINANCIAL AGENCY

#### MORTGAGE LOANS.

Funds always available for First Mortgage Loans on  
Improved Properties, at current rates of interest.

#### ESTATES MANAGED—RENTAL AGENTS.

Our Rental Department is equipped to handle all  
classes of properties from modern office buildings and  
apartments to small residences. We not only collect  
rents, but also keep the properties in good repair, and see  
that Insurance, Taxes, etc., are paid.

#### TRUSTEE AND EXECUTOR.

Our experience of over a quarter of a century in this  
class of business is sufficient to guarantee to parties ap-  
pointing this Corporation their Executor that the estate  
will be handled judiciously and the best results secured  
for the beneficiaries.

General Agents in British Columbia for  
**THE YORKSHIRE INSURANCE COMPANY, LIMITED,  
OF YORK, ENGLAND.**

Also Agents for  
**THE HOME INSURANCE COMPANY OF NEW YORK.**

Every description of Insurance written in these re-  
liable Board Companies. Rates furnished on application.

R. KERR HOULGATE,  
Manager.

Yorkshire Building

Vancouver, B. C.

and quantity of irrigation applied, were of the utmost im-  
portance.

Mr. William Young, Comptroller of Water Rights for  
the Province, gave an interesting explanation of the admin-  
istration of the water rights in British Columbia, and re-  
ferred to the great improvement in affairs, which the  
appointment of district engineers had made.

After narrating the history of water rights in this  
Province, and explaining the various "Water Acts" that had  
been placed on the Statute Book, and their administration,  
he continues on the subject of irrigation:

"Administration of water for irrigation is undoubtedly  
the most complicated. Prior to the Act of 1914 there was  
no provision that would enable the officers to cope with  
conditions that existed, and in the circumstances their  
hands were practically tied. The Act of 1914 included new  
sections which comprise the basic principles that make ad-  
ministration possible. These are as follows:

"Limiting the quantity to beneficial use,' that is  
to say: the quantity of water used per acre shall be  
limited to such quantity as experience may from time  
to time indicate to be necessary for the production of  
crops in the exercise of good humanity.

"Rotation in use,' when a number of water users  
may arrange a system of rotation that will best meet  
the requirements of growing crops and at the same time  
secure an economic use of water.

"Consideration of the particular crop grown.' A  
provision which opens the way for adjustment that is  
in the interest of a community as a whole.

"It is not the intention to take up your time here in an  
argument on what kind of crops should be grown; for ex-  
ample, whether a man should grow timothy and attempt a  
second crop, or grow alfalfa, securing several crops, and  
with greater economy of water. I do not consider myself  
qualified to discuss such an important subject; but as  
respects these principles and their administration, I am  
reminded of a statement of Mr. William Wilcock's in refer-  
ence to control of use of water in the prevention of deter-  
ioration of the land, as follows:

"In this respect the Government is autocratic, and  
can and must enforce the regulations devised by its  
experienced advisors. It need not await the slow edu-  
cation of the great body of water users before adopting  
those practices which experience has shown are neces-  
sary for the general prosperity.'

"For the administration of those principles, the powers  
of the District Engineer were enlarged, and in carrying out  
any rotation of water they may arrange, when necessary,  
for the appointment of water bailiffs, whose duties and au-  
thority are clearly set out in the Act, that there may be no  
misunderstanding.

"Then there are other important features that permit  
of effective administration and enable organization that will  
mean not only development, but co-operation among farm-  
ers. These are: Water users communities with or without  
limited liability; mutual water companies; public irrigation  
corporations.