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The Semi-Weekly Colonist.

VOL. XLVIII. NO. 97

VICTORIA, B. C., FRIDAY, NOVEMBER 30, 1906.

FORTY-EIGHTH YEAR.

STUPENDOUS UNDERTAKING ANNOUNCED BY CANADIAN PACIFIC RAILWAY WILL SPEND \$15,000,000 ON ISLAND

One Hundred and Fifty Thousand Acres of Forest, Tributary to this City, Will Be Brought Under Cultivation--Project Means Enormous Increase of Population and Productive Capacity--Assistant to Second Vice-President of Company Speaks Optimistically of the Benefits to Victoria and Island.

WINNIPEG, November 28.—Sir Thomas Shaughnessy, President of the Canadian Pacific Railway Company, arrived in the city this morning. Being asked regarding the development of Vancouver Island, Sir Thomas stated that the negotiations with the development company were still being carried on.

The plan before this company, he announced, involved the clearing of one hundred and fifty thousand acres of land on the island.

The average cost of the clearing of the land is estimated at \$100 per acre, or a total of \$15,000,000.

It is universally acknowledged that one of the greatest drawbacks to the substantial progress of Victoria and Vancouver Island generally is the density of the forest which covers the fertile soil and forbids its cultivation. Since government was established on Vancouver Island this problem of land clearing has been the most difficult with which succeeding administrations have had to deal, and up to the present no practical solution has been brought forward. The immense value of Vancouver Island's timber coupled with the agricultural possibilities suggested, were the forest removed and the rich acres given over to the farmer and fruit grower, presents an interesting paradox for which the one impediment, an immense prosperity in certain parts of the island, the other presents vistas of future and permanent well being impossible to estimate.

The area of land under cultivation on Vancouver Island at this moment is, roughly estimated, 25,000 acres, which produced in 1905 a value of about \$900,000. Were this area doubled, it would mean fully another million dollars a

The incidental expenditure of many millions of dollars for wages and supplies, an addition to the population of thirty to forty thousand, and an increase of the produce of the farm, orchard and poultry yard will make Vancouver Island a large exporter of those home products which have now to be supplemented by importation; but the rapid growth of the Coast cities, railway construction and the opening of new mining districts in the north will create such a demand that no article produced will have to seek its way to the boundaries of British Columbia.

And Victoria will be the centre and distributing point.

Mr. J. S. Dennis, assistant to the second vice-president of the Canadian Pacific railway, is the Colonist's authority for making this important announce-

Preliminary Work

"Recognizing the prime importance of an increase in the agricultural population of Vancouver Island, in order to promote local traffic and enhance the value of our holdings, we decided that an extensive scheme of land clearing was an immediate necessity. To formulate and carry such a scheme to successful operation, it was necessary to study the practice in vogue in districts where land clearing has been attempted on a large scale. The neighboring state of Washington offered the example, for there whole sections of country which five years ago were dense forest or wastes of stumps, underbrush and windfalls, are transformed into flourishing farms and orchards. This has been accomplished through intelligent effort backed by large capital, and through the use of machinery and economical methods of handling the timber and disposing of the debris. A visitor to these reclaimed lands cannot fail to be impressed with the wonderful change brought about in a short time, for on the one hand he will see a wilderness apparently worthless, while alongside are comfortable homes clustered amid fruit and flowers and surrounded by well tilled fields, a picture of prosperity and contentment.

A Great Undertaking

"The men who wrought this transformation were consulted as to the proposed operations on Vancouver Island; they visited the places where land clearing was proposed, made estimates of cost, and finally after several months of carefully weighing all the pros and cons of the proposition, a strong company has been formed to undertake the clearing of 150,000 acres of first class agricultural land. The contract calls for the thorough clearing of the land of timber, stumps, roots and underbrush, so that when offered for sale, it will be ready for the plow. Provision has also

been made that every farm will have its reserve of timber for fuel, fencing and other domestic purposes, and the natural beauty will be preserved by leaving a few trees for shade and ornament.

Victoria Will Benefit

"The clearing of 150,000 acres signifies a great deal to Vancouver Island and to the city of Victoria. To this city it assumes an importance only equalled by the clearing of the E. & N. land grant, which began to be cleared in 1862, and which has been the centre of a large ranching district. Shortly after the beginning of active operations, a change was manifest. Large sums of money were spent in the town for supplies, hundreds of mechanics and laborers established their homes, and began to enlarge their stores and increase their stocks, and new business houses were established. In fact Calgary soon found itself a centre of attraction and the population and wealth of the city has increased over a hundred per cent in the intervening five years. The same experience, it seems to me, is in store for Victoria. With an ex-

penditure of many millions of dollars in wages and supplies, and the bringing into cultivation of 150,000 acres of farming land, equal to any in the world, and its settlement by practical farmers and fruit growers, the city cannot fail to develop an immediate benefit which will increase as the work of reclamation proceeds, till at the completion of the contract, Victoria should have doubled in size and be the purveyor to the wants of a rural population as numerous as her own. At this point let me say that the increase in production of butter, eggs, beef, mutton, pork, poultry, fruit, and vegetables will not, in my opinion, have a tendency to decrease the profits of the farmer, as the rapid growth of population in the northern districts and the development of the lumbering, mining and fishery industries will furnish markets within the province, if not upon the island, for all that can be produced. In the case of fruit the country east of the Rocky mountains will take all that can be raised.

Economical Methods

"The company which has undertaken this great task of land clearing will employ men whom experience has made expert in the work. These men have adopted land clearing as a profession and through costly experiment have reduced the work to a science. Every stick of timber, every cord of wood, pole and fence rail which it is possible to utilize will be turned to account as the work proceeds, thus reducing the net cost of clearing to a minimum, to the benefit of the future purchaser. The contract calls for the delivery to the C. P. R. of 10,000 acres of cleared land at close 1905, and a like amount annually thereafter until the whole 150,000 acres have been reclaimed. Of course, as the work proceeds, the clearing of individual blocks of land is completed, such blocks will be subdivided and sold. The largest farms will be eighty acres while a majority will range from ten to twenty acres to the larger figure. The land though admirably adapted to wheat growing will not be used to any great extent, but the clearing of the land for small crops are much more profitable. We propose to encourage settlers to engage in mixed farming, as with the splendid returns that can be obtained from such farms well cultivated will give greater returns than the big prairie farms devoted wholly to grain.

Settling the Land

"We do not anticipate any difficulty in obtaining settlers for the land after the manner of the E. & N. land grant. Ever since we acquired the E. & N.

P. R. and the E. & N. land departments are in receipt daily of numerous inquiries for land. Many of the prospective settlers are anxious to secure pre-emptions or homesteads, while others desire to purchase, and all ask for definite information as to location, nature of soil and other particulars. In the case of Dominion and provincial lands, these details are not available, as with few exceptions, the lands are not surveyed, and the bulk of them not even explored, and in most districts they are so heavily timbered that very few care to undertake the costly and prolonged work of clearing a homestead. The policy of the C. P. R., dealing with the E. & N. land grants in refraining from inducing settlement until such time as it was in a position to offer land cleared and ready for cultivation, is one which should commend itself to the Dominion and provincial governments, and the example set in the work proposed on Vancouver Island should awaken a spirit of emulation in those entrusted with the administration of the public domain.

Clearing Land With Engines

(Special article by H. P. Pullen in the Colonist of August 20, 1905, reproduced.)

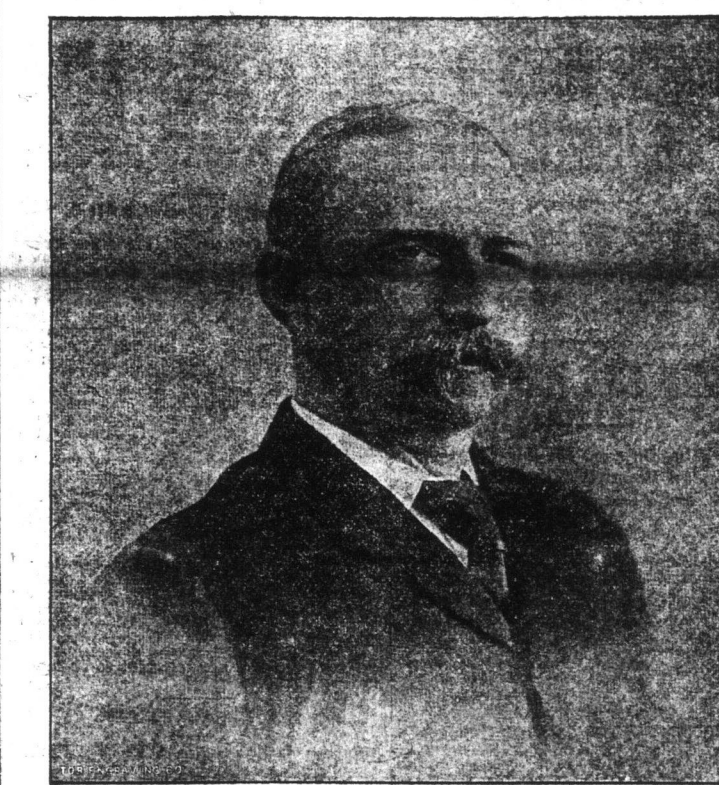
The permanent prosperity of any country depends very largely on the agricultural element. It is that which gives it stability, upholding it in the time of depression. From the farms come most of the young men who do things in the world, and any country or community without an agricultural population cannot expect to be successful as its more favored neighbors.

In lower British Columbia and especially Vancouver Island the settlement of the land depends almost wholly upon the facilities for clearing away the stumps. It is an almost hopeless task to buy a piece of logged-off land and attempt to stump it by hand or even with the aid of a good team of horses. Many have tried this method, but few have succeeded; but the majority have given it up in disgust. The result is that even though there have been farmers on Vancouver Island for the past sixty years, the amount of cleared land is comparatively very small.

With twice the amount of land in crops there would be twice as much money spent in the settlement, and more than double the population needed in the great centres to cater to the increased demand.

Use Logging Engines

In the timbered country to the south loggers have conceived the idea of



SIR THOMAS SHAUGHNESSY President of the Canadian Pacific Railway Company.

pieces before attempting to haul them out.

The Outfit Necessary

The outfit necessary to go into the land-clearing business on a large scale costs about \$2,000 and consists of the following: A sixty-horse power donkey engine geared about seven to one; one thousand feet of one-inch wire cable; nearly twice as much smaller cable for haulback; five blocks; three or four swamp hooks; several chokers and four pieces of cable for guy ropes about 150 feet each. The engine should have a return drum for hauling the cable back to the stumps as it is often very difficult for a horse to travel over the logs and among the brushwood. If there is much of the latter it will pay to clear some of it out beforehand as it is liable to impede the work.

In the centre of the patch of land to be cleared, preferably from eight to twelve acres, a gin-pole about sixty

side, but it is generally considered better to move the engine as the strain is not then so great on the gin-pole. It is magnificent to hear the great roots groan and crack while the earth seems to tremble as in an earthquake; with a final crash over it goes and its ignominiously tumbled over the rough ground filling in the hollows in its course and leveling off the hillocks; then up it goes until it is placed on the very top of the pile, where it will be left to dry for a few weeks before the match is applied and it goes up in smoke.

In this way one can clear an acre a day with five men, and in light stumps that area has been cleared by men who know how. To offset this, however, stories are told of new outfits that have worked for weeks on four or five acres and ended by inverting the contract. In this, as in everything else, one must know one's

FUTURE PROSPERITY OF THE CAPITAL CITY IS NOW ASSURED

year added to the wealth of the community, and a very substantial addition to the population of the rural districts, with a consequent benefit to Victoria and the other trade centres of the Island.

The bringing under cultivation of a large quantity of land has long been the dream of the people, but government after government has balked at the immensity of the task, and individual effort has found its limit in the formidable nature of the undertaking. System and capital are the essentials necessary to bring about the industrial revolution so much desired, and it has fallen to the Canadian Pacific Railway company to supply them.

ment. Mr. Dennis, when seen by a Colonist representative at the E. & N. land office, spoke freely of his company's intentions with regard to the E. & N. land grant.

Satisfactory Reports

"Colonist readers will remember," said Mr. Dennis, "that shortly after the purchase of the E. & N. land grant, I was invited to address the Board of Trade, and on that occasion I briefly outlined the company's intentions regarding our new acquisition. At that time the company had but a hazy idea of the actual value and extent of the purchase. It was known that there

been made that every farm will have its reserve of timber for fuel, fencing and other domestic purposes, and the natural beauty will be preserved by leaving a few trees for shade and ornament.

Victoria Will Benefit

"The clearing of 150,000 acres signifies a great deal to Vancouver Island and to the city of Victoria. To this city it assumes an importance only equalled by the clearing of the E. & N. land grant, which began to be cleared in 1862, and which has been the centre of a large ranching district. Shortly after the beginning of active operations, a change was manifest. Large sums of money were spent in the town for supplies, hundreds of mechanics and laborers established their homes, and began to enlarge their stores and increase their stocks, and new business houses were established. In fact Calgary soon found itself a centre of attraction and the population and wealth of the city has increased over a hundred per cent in the intervening five years. The same experience, it seems to me, is in store for Victoria. With an ex-

grant we have been in receipt almost daily of inquiries from persons attracted by Vancouver Island as a place of residence, who with the few exceptions we have had nothing to offer these intending settlers. We did not consider it a wise policy to try to encourage these people to come here with no chance of getting anything but timbered land on which to locate, because we felt before long they would become discouraged in their efforts to make a home.

"From present indications we feel confident that the cleared land will command a rapid and ready sale to a most desirable class of immigrants the moment we are in a position to offer it for settlement, and it also seems probable that we can almost immediately interest colonies of Swedes, Norwegians, and others, who will assist in clearing the land and become residents after the land is cleared. Our proposal is, I think, the largest and most important one that has been undertaken in Western America, and while it is early in the day to estimate the result of its success on this portion of the province, it seems fair to claim that if this land can be cleared and put on the market at reasonable prices, it will go a long way towards providing what is certainly the greatest need at the present time—cleared and surveyed land for the intending settlers."

Explorations Proceeding

Mr. Dennis further informed the Colonist that while certain areas of land have already been selected, the bulk of the land to be cleared has not been definitely located, but the work of exploring and choosing the most favorably situated blocks will be continued until the whole quantity to be cleared (150,000 acres) has been defined. The contract provides for the location of at least 75,000 acres within three years. Owing to the natural features of Vancouver Island, the blocks of cleared land will be more widely distributed than the E. & N. land grant, an obvious advantage, as it will mean the creation of new communities at different points, now beyond the pale of settlement, each of which must tend to promote the development of its surroundings in other lines of industry.

The actual work of clearing will begin as soon as weather conditions are favorable. Meantime the contractors will be engaged in assembling their extensive plant, organizing their working staff, and otherwise preparing for active operations.

A Stirring Example

The importance of the work outlined in the foregoing interview is difficult to estimate, not only in its bearing upon the future of Vancouver Island, but that of the whole province. The gigantic task of clearing 150,000 acres of forested land, which has never been attempted in America, must necessarily awaken the people of the Mainland to the advantages to be gained by similar work applied to the heavy timber which presents a barrier to settlement in nearly every district. The provincial government, the Dominion, and the agencies within the railway belt, the C.

using the logging engines with which they haul out the trunks of the forest giants to also tear out the stumps and pile them into immense heaps in order that they may the more easily be burned. This system of clearing the land of stumps has not been at all generally adopted even in Washington, and it is only in a vague way that the people know it. Even in the districts where these stumbers are in operation many people can be found who declare that the land cannot possibly be cleared for less than one hundred dollars an acre. A few years ago this

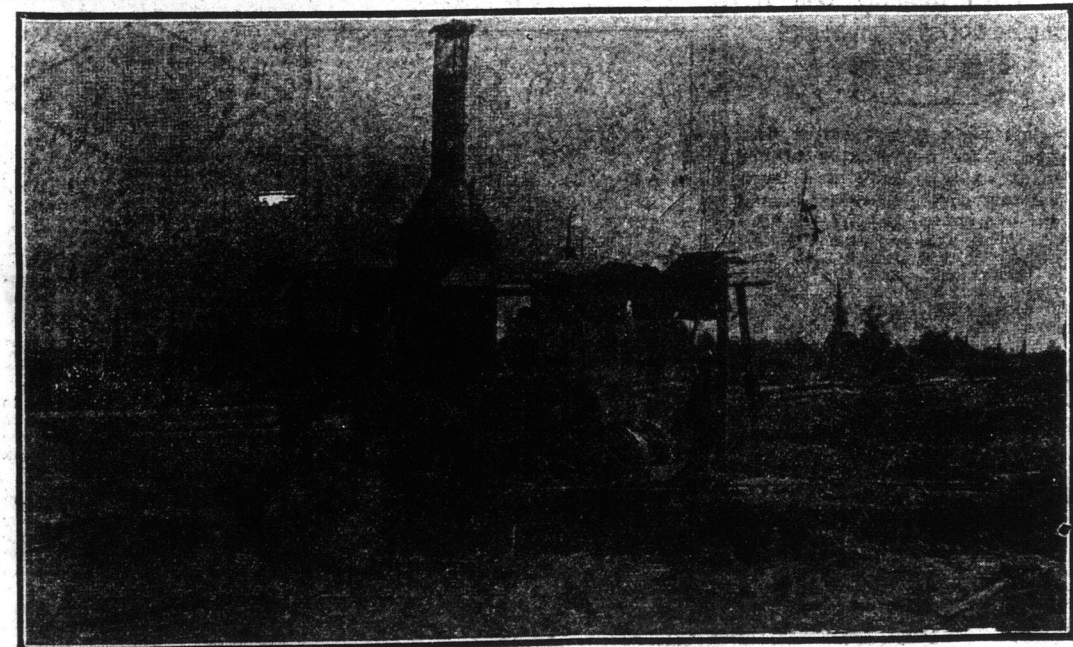
or seventy feet long and sixteen inches in diameter at the small end, is erected and secured by means of four guy ropes, attached to the top of the pole and also to twelve-foot logs sunk horizontally five feet beneath the surface. Three of the guy-ropes are secured by a single block in the centre of the pole being tightened by the engine before being secured.

The engine is placed about one hundred feet, or thereabouts, from the base of the pole; anchored there, and the long cable passed through a pulley-block attached to the top of the

business. It is absolutely necessary to have at least one logger in the gang to direct the operations, and much better if all have had experience in the woods. A good outfit poorly manned is just a continual bill of expense.

Cost of Clearing

It is quite easy to calculate the cost of clearing by this method. The engine and hook-tender would each be paid three dollars or three-fifty a day, and probably the shooter, who does the blasting, would demand about the same wage. The other two



60 horse-power engine used by Messrs. Mondhon & Colvon for pulling stumps.

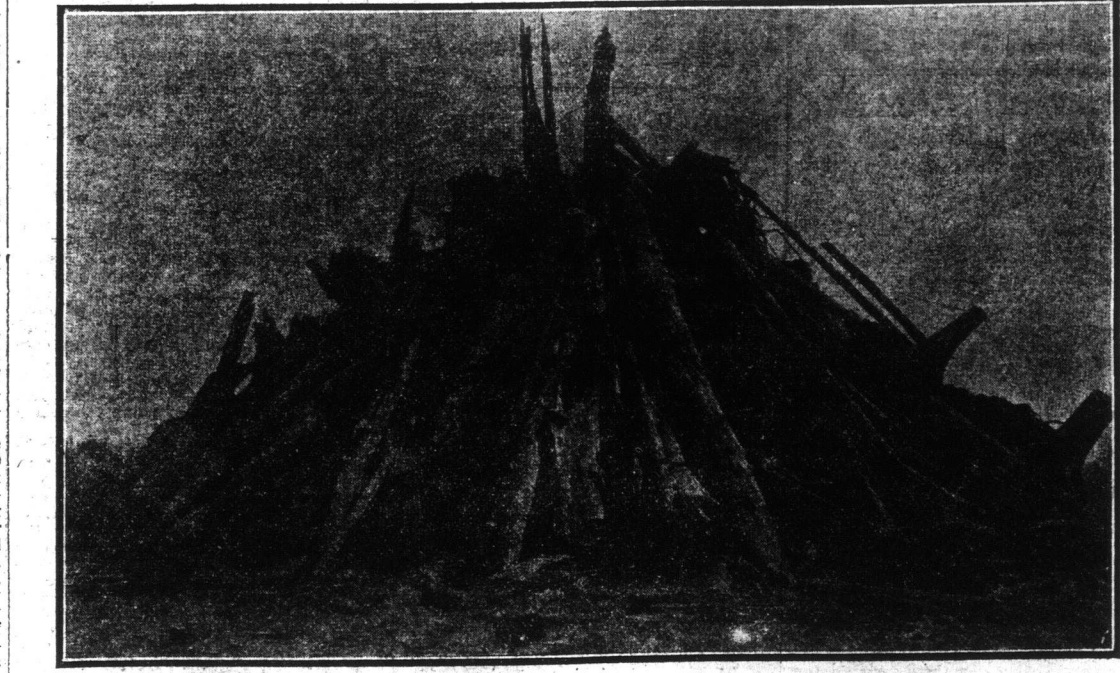
When the C. P. R. acquired the land grant of the Esquimalt & Nanaimo Railway company less than two years ago, the transfer was regarded as the most important transaction in the history of Vancouver Island, but in less than a year it is the announcement which the Colonist has the pleasure of making to its readers this morning.

The C. P. R. has entered into a contract under which 150,000 acres of choice farming land, tributary to Victoria, will ultimately be cleared and subdivided into farms, orchards and market gardens.

Think what that means to Vancouver Island. Think what it means to Victoria.

were large tracts of valuable timber, but the quantity of arable land and its location was practically unknown; in fact, some were inclined to the opinion that the greater part of the grant consisted of mountain, rock and swamp. We were naturally anxious to get a knowledge of the true conditions, and, therefore, without delay, the grant was roughly divided into several districts, in each of which an exploring party took the field with instructions to report on the extent of timber, agricultural land, and other economic resources. The reports so far received have been fairly satisfactory, and we are encouraged to believe that when the whole grant has been thoroughly examined, we will have reason to congratulate ourselves and the public on having undertaken the development of this vast estate.

agricultural purposes. The work so far accomplished has made a wonderful change in Calgary. When the work was first undertaken the town was struggling with poverty, and the greater part of the town was the centre of a large ranching district. Shortly after the beginning of active operations, a change was manifest. Large sums of money were spent in the town for supplies, hundreds of mechanics and laborers established their homes, and began to enlarge their stores and increase their stocks, and new business houses were established. In fact Calgary soon found itself a centre of attraction and the population and wealth of the city has increased over a hundred per cent in the intervening five years. The same experience, it seems to me, is in store for Victoria. With an ex-



Pile of stumps and logs, nearly 70 feet high, from 7 acres of land, property of Erickson Bros., North Avon, Wash.

was the case and the other system is as yet too new to be accepted by a majority. Some failures by those who have tried the engines have also proved a set-back to the new method. In every case there was a good cause for the failure, the principle ones being lack of power or lack of skill in the working machine. These experienced men are necessary in every outfit, one to manage the engine, another to tend hook, as they say in the woods, that is to fasten the cable to the stump properly, and a third to shoot the stumps with the least possible waste of powder, and the greatest possible effect. Sometimes cedar timber may not be required, but as a rule it pays to split the big stumps into two or four

gin-pole. The cable is then fastened around the doomed stump and it is forcibly torn from the ground and dragged up to the base of the pile. If the stump is too secure for this operation a single block is used to double the power. Should this, too, be insufficient a charge of powder easily splits the stump and at the same time jars the roots so that the pieces come out quite easily one at a time.

How Stumper Works

This operation is continued until all the stumps on the opposite side from the engine have been piled around the pole. Then the engine is moved around to the opposite side and the operation is repeated. Should the stumps come out easily all may be pulled from one

would cost from two dollars to twenty-five a day. Take the higher price in each case, and the cost for wages would be ten dollars and fifty cents. Add to this, say, ten dollars an acre for powder and five dollars for wear and tear and the total cost is about twenty-five dollars an acre. On cedar land that has been logged several years the cost is much less, but on newly-logged fir the cost would probably be higher.

In the part of Washington state visited the land is low and flat, and cedar predominates. A good deal of it has been logged off some years, but the trees are large and plenty of them. In many cases farmers had given up hope

(Continued on Page Five.)