

THE FARMER'S ADVOCATE.

APRIL 20, 1905

but it also possesses handsome school buildings, a city hall, and commodious churches, belonging to the Roman Catholic, Anglican, Presbyterian and Methodist denominations.

The Vernon Jubilee Hospital, a most efficient institution, in charge of a staff of capable and experienced nurses, furnishes a refuge where the sick may receive the skilled attention and proper care which is frequently so essential to recovery. It is a large, roomy building, pleasantly situated on the outskirts of the city, and possesses three public wards, as well as a number of private ones, while what is known as the Queen Victoria Memorial Wing, added to the main building in 1901, serves as a maternity ward. The building is heated with hot water, and a complete septic-tank system, with bath rooms, furnishes necessary facilities. The Nurses' Home, a most comfortable little cottage, has just been built on the hospital grounds, and furnishes excellent accommodation for the nurses. The hospital receives the usual grant from the Government, of fifty cents a day for each patient, and is further maintained by the payment of the patients themselves, when possible, and by public subscription. The nursing staff consists of five, of whom some are probationers, or nurses in training. The institution ministers not only to the needs of the city, but also to the surrounding district, and its efficiency is a source of pride and comfort to the whole Valley.

SCHOOLS.

One of the first considerations confronting thoughtful parents seeking a home in a new country is that of educational advantages, and no single inducement of greater importance can be offered to the homeseeker than the facilities for providing his children with at least the foundations of a good thorough education. However rough, uncultured and illiterate a man may be, he appreciates the advantages conferred by good training, and he is willing to sacrifice a great deal to secure to his offspring those privileges which have been denied to himself. In this respect, however, Vernon's position is fully as assured as it is with regard to soil and climatic conditions. Not only does it possess an efficient and fully-equipped public school, offering, free of charge, the benefits of an excellent common school course, but these advantages are further supplemented by the recently-started high school, where pupils may be prepared for college matriculation at a very moderate cost.

The public school building is a handsome brick structure situated on the outskirts of the city in spacious grounds, which afford plenty of room for recreation purposes. There are at present five departments, in charge of capable and experienced teachers, and nearly two hundred pupils. The attendance has recently increased very rapidly, owing to the great influx of population from the East. The institution is provided with all necessary equipments, and ranks with the best of its kind in the Province.

The high school prepares for colleges and the B. C. certificates, and is open to all who have passed the entrance examination. It has already accomplished results that are highly creditable, and with the increase of equipment and facilities that will follow growth in the number of pupils attending will take a high rank among the best high schools of the interior.

In the surrounding districts there are also good miscellaneous schools so distributed as to deprive no settler of the privileges of education for his children.

FRATERNAL ORDERS.

The various fraternal orders are very much in evidence in the city, the Masons, Oddfellows, Woodmen of the World, Foresters, Knights of Pythias and Orangemen all having large memberships and well-organized and active lodges.

CLIMATE.

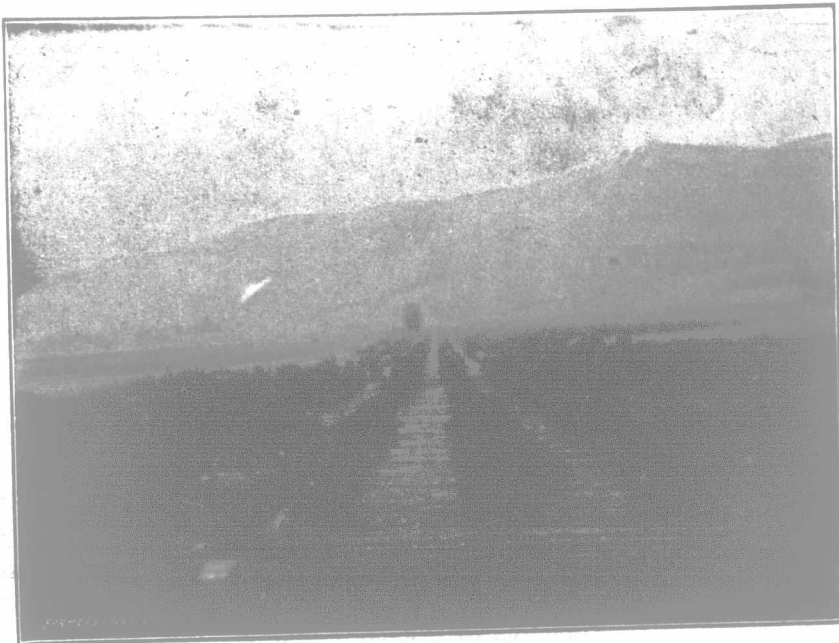
One of the most valuable assets of Vernon and surrounding district is undoubtedly its delightful climate, which forms one of the principal attractions, and frequently has a great deal to do with the decision of the visitor to locate in our midst. It is free from the excessive humidity of the coast districts, and yet is far from being as dry as the true bunch-grass country. The spring opens early and almost immediately merges into summer, and both spring

and autumn seasons are delightfully mild. The heat of summer is never excessive, and the temperature invariably drops at sundown, ensuring cool evenings and entire freedom from the discomfort associated in the minds of Eastern Canadians with hot summer nights. Cloudless skies and the most delightful sunshine prevail for weeks at a time, and furnish general conditions which are almost ideal for the enjoyment of summer pleasures. Nor are there extremes of cold in the winter time. This season only lasts about four months, from the middle of November till the middle of March, and its temperature does not average over ten degrees of frost. The air possesses a clear, crisp quality, which gives it an invigorating, snappy effect, rather than the depressing effect so common in damper districts near the coast, and has earned for the Okanagan the name of the great Canadian sanitarium.

Generally speaking, the rainfall is very light, and although irrigation is not an essential, a rancher who possesses the proper facilities is in a very much safer position, compared with his less fortunate neighbor, in view of the possibility of a particularly dry year.

A better idea of the climatic conditions will be gained from the appended meteorological records at the Coldstream Ranch Station, taken from the last year-book of British Columbia, and from reports of the Department of Agriculture:

Monthly Days of Snowfall.											
J.	F.	M.	A.	M.	J.	J.	A.	S.	O.	N.	D.
2	6	4	4	0	0	0	0	0	0	0	0
Monthly Days of Rainfall.											
0	0	0	2	7	9	2	2	9	0	0	0
No. of Inches of Rainfall Each Month.											
April	May	June	July	August	Sept.						
0.42	0.55	1.41	0.50	0.12	1.25						



A Pleasing Vista.



Scene near Kelowna.



McKenzie & Martin at Long Lake.

According to the same records, the highest annual temperature occurs in July, and is 93 deg. to 96 deg.; the lowest is 13 deg. below zero. The number of inches of rainfall is 11. The snowfall is light in the immediate vicinity of Vernon, and while it varies in different localities, enough generally falls to maintain good sleighing for several weeks during the winter months.

THE LARGE HOLDINGS.

In the past, a great drawback to the development of the district and its expansion in population and importance has been the fact that large areas of land, secured by the early settlers, were held by the individual owners, who refused to sell, and thus, to a great extent, kept the small rancher from gaining a foothold in the valley.

During the past eighteen months, however, conditions in this regard have undergone a great change. Realizing the value of their hitherto largely unproductive estates, the large holders have broken up and re-surveyed their properties, placing the subdivided areas on the market, and disposing of them to prospective settlers, who are coming to the country in continually increasing numbers to plant orchards and make homes for themselves where they can live in the enjoyment of an almost perfect climate, and under pleasanter conditions than the rigorous life of the Territories. There is a large and growing class of well-to-do settlers in Manitoba and the Northwest who have stood the severe winters of the Eastern climate for a sufficient number of years to acquire a comfortable competence, and at the same time such a distaste for the cold that they are now casting about for some district where they may have an opportunity of making a fair living under more pleasing climatic conditions than they have been obliged to put up with in the past. This class is very largely represented among those who have located in the Okanagan during the past year, and it is this class who are most likely to feel thoroughly satisfied with their change of residence. For the Okanagan is emphatically the district for the man of some little means, not for the big capitalist, but for him who has, at least, the wherewithal to tide over the first few years, while his orchards are maturing.

The influx of settlers during the past year, resulting from the subdivision of the big holdings, and the adoption of energetic and up-to-date methods of advertising and pushing real estate, has been surprising, and has resulted in a great increase in the total cultivated area of the valley. Visitors have joined the residents of the valley in outspoken enthusiasm over the horticultural and agricultural possibilities of the Okanagan. Pamphlets and illustrated descriptions of the valley have been freely distributed, and the general enthusiasm aroused has had its effect in bringing the district prominently before the people of the Northwest, and in inducing a tide of immigration, that is building up the country with unparalleled rapidity. Although the prices of land have gone up, so as to make buying for purely speculative purposes scarcely a profitable thing, there seems to be no decrease in the number of purchases by those who wish to make their homes in the district, and every train brings new landseekers, to locate themselves, or perhaps, to "spy out the land" for friends in the East.

THE TEN-ACRE RANCH.

The Okanagan is emphatically a district for intensive farming, and the Eastern rancher, who, perhaps, has barely managed to make both ends meet from the results of the working of his immense area of wheat land in the Northwest, is frequently astonished at the results pointed out to him by the small fruit-grower, whose little ten-acre plot nets him profits far in advance of what might have been expected. Of course, these are the results after the orchards come into bearing, for it is as well to realize that a living cannot be assured from a ranch of small area right from the beginning.

THE COLDSTREAM RANCH.

No description of Vernon would be complete without a mention of the Coldstream Ranch, Lord Aberdeen's splendid British Columbia estate, which has been the greatest benefit to the valley, both as one of the principal factors in calling