

PRINCE RUPERT LOT AUCTION.

Winnipeg Authority Interview by Western Correspondent—Bright Future for New Terminus of G.T.P.

Monetary Times Office,
Winnipeg, June 29th.

Mr. Montague Aldous, of the firm of Montague Aldous & Laing, Winnipeg, real estate and financial agents, and one of the most experienced real estate men in Western Canada, has just returned from a trip to the Pacific Coast where he went in the interests of some European capitalists and made extensive purchases at the auction sales of Prince Rupert property recently held at Vancouver and Victoria. After the sales Mr. Aldous visited Prince Rupert and was on the whole favorably impressed with the situation of the new western city. He, of course, expected to find it very rough, as nearly all cities on the western coast of America are in their early stages; he states, however, that it compares favorably with what Vancouver was at the time he first visited it 21 years ago. The Railway Company and Government of British Columbia have already spent about one million dollars in clearing the townsite of trees, laying streets and side walks, making sewers, putting in a temporary water system, building docks, and a number of other public works, which they considered it advisable to undertake. These improvements are to be no burden on the town, in fact, no taxes are to be levied until 1910, by which time it is presumed the necessary legislation will be obtained to form Prince Rupert into a municipality.

The auction sales he describes as something quite unique. From start to finish the building was active, and at no time did prices fall below the upset prices fixed by the Government and the Railway Company, and a great many prices certainly exceeded their expectations.

Prices That Were Bid.

Mr. Aldous is of the opinion that prices bid were in many instances not justified, although the corners commanding the very highest figures were bought in by local men who should best know the possibilities of this future city. One corner of two lots sold as high as \$16,500, and several other corners were sold at six, ten and twelve thousand. Of course, some outlying lots went as low as from \$50 to \$150, and these will probably have to be utilized by the laboring men, but it will leave them in the meantime, a considerable distance from their work.

The harbor is one of the finest on the Pacific Coast. It is spacious and completely land-locked, surrounded by high hills and mountains, timbered to their tops. The entrance to the harbor is wide, and when you are inside the anchorage is good. The water is very deep right to the shore front, so that very little is required to erect docks.

Resourceful Country.

The fisheries, particularly halibut, salmon, and whale tributary to Prince Rupert are said to be very good, and as soon as the railway is opened for traffic there will be a tremendous business in their transport of these products to the eastern markets.

The lumber business is something that will also develop into considerable importance, although the timber immediately round Prince Rupert is not as large as in the more southern portions of British Columbia, still the inlets and sounds further from the coast line contain magnificent timber which will all come in in due course.

The rainfall at Prince Rupert is unquestionably greater than at Vancouver and Victoria, although the impression prevails that now the townsite is cleared of timber, it will make a marked difference in this respect.

Along the line of the G.T.P. and tributary to Prince Rupert, particularly between Hazelton and Ft. George, there are considerable valleys of good farm land.

A Bright Future.

The climate is similar to Nova Scotia, there being about six weeks or two months moderate winter weather, the re-

mainder of the season being warm and bright, with an average rainfall. Old settlers in these valleys already produce apples, pears, and small fruits of the best quality, to say nothing of grain and roots, which are, of course, grown only in small quantities, as heretofore there has practically been no market for any of these products. With the opening of the railway, however, very considerable areas will be ready for development, as hundreds are now going into that country staking claims and taking up land along these valleys.

On the whole, Mr. Aldous feels satisfied that Prince Rupert has a great future before it, but that no very great development can be expected until the railway is completed through, at present there is a population, more or less floating, of about two or three thousand. Up to the present time these people have been living in temporary houses and tents erected on the railway reserve; now, however, they will be able to acquire property and erect buildings of their own, which they could not do until the property was on the market. The railway company, it is understood, are dealing generously with these squatters, allowing them six months in which to move their erections and find other homes.

WINNIPEG SEWAGE.

(Canadian Engineer.)

It has been said that one volunteer is worth three pressed men. That this is true, when expert advice is required, we are inclined to doubt. However, the city of Winnipeg is blessed with an association of gentlemen termed "sanitary," who think they can tell the corporation something worth knowing about the city's sewerage system. Probably they can. On the other hand, it appears doubtful that they can supply any information which the city council could not obtain from their paid officials.

A delegation from this association waited upon the Board of Works, with the simple request that they be allowed to inspect the main sewerage system, as it was suspected that a fair amount of filth was resting peacefully in the sewers, instead of moving forward.

It appears to suggest itself, that instead of wasting the time of an important body, such as the Winnipeg Sanitary Association on such a quest, it would have been easier to have got this information by at once despatching one of the officials of the sewerage department, who might have returned there and then with the necessary data.

From all accounts it appears certain that the city of Winnipeg has outgrown its present sewerage system. Five years ago an expert was called in to give an opinion on the then condition. To-day, Winnipeg is an entirely different proposition from what it was five years ago.

Winnipeg corporation will adopt a sound policy in having a thorough survey and inspection of its present sewerage system, together with a report as to improvements necessary to meet present and future requirements and prevent further pollution of the river from the present untreated foul discharges.

The present bonded debt of the County of Prince Edward is:—\$16,000 house of refuge debentures, issued December 26th, 1905, 4 per cent., realized \$15,875.55; \$15,000 high school debentures issued, October 1st, 1907, 4 per cent., realized \$14,525; \$35,000 good roads construction debentures, 4½ per cent., issued September 29th, 1908, realized \$35,794.

The finance committee of Wellington County have set the rate of taxation on county property at 29-20 mills on the dollar, which is an increase of ¼ a mill over last year.

The rateable reality assessment for the year for the City of Winnipeg amounts to \$107,997,320, of which \$65,446,720 is on land, and \$42,550,600 for buildings. The exempt property is valued at \$23,405,520. The business assessment on rental values amounts to a total of \$3,093,774, which at a fixed rate of 6½ per cent. should produce a revenue of \$206,251.60.