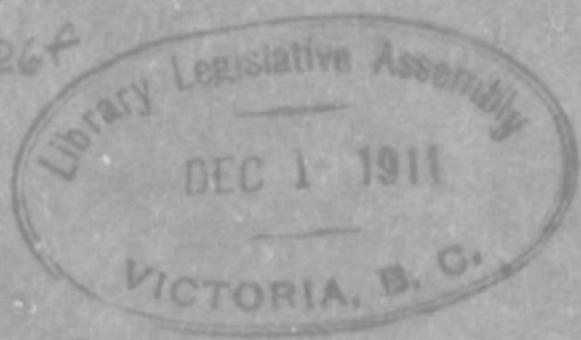


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Fruit Lands

in the

Beautiful Windermere Valley

of the

Columbia River, B. C.

1911



N relationship to agriculture the Columbia River Valley of the Far West stands in the same position relatively as the Red River of the North does to the Middle West, the Niagara Valley to the Middle East and the Annapolis Valley to the Atlantic Seaboard. Since its discovery in the Nineteenth Century, it has been becoming yearly more widely known, and more thought of for the opportunities it offers for diversified agriculture, for its climate, its beautiful scenery, its commercial advantages on the seaboard, for its latent possibilities; and above all, of late years, for the peculiar value of its soil and climate which makes the producing of fine fruit possible.



AUTOMOBILING TO WILMER

Here is a party riding comfortably along the splendid auto roads in one of the Company's touring cars on their way to visit the lands in the Windermere District.

The great cities which this river has near its mouth speak potentially of it as an artery for ocean trade, the rich fruit lands along its banks prove the value of its soil, and higher up the stream numerous saw-mills and mining propositions exhibit possibilities in an industrial line.

Fortunately for the landseeker of to-day, one of the richest districts along this great river has until of late, remained undeveloped owing to the fact that transportation facilities were not of the best. We deal in a later section with the changes that have occurred in this respect, which now makes it possible to place upon the market the fruit lands of this Happy Valley of Southern British Columbia, consisting of the Windermere and Wilmer districts. This valley, known as the Columbia River Valley or Windemere Valley lies between the two great western systems of the Canadian Pacific Railway, the main line on the north, and the Crows Nest Pass branch to the south, and has on the east the Rocky Mountains, and on the west the rugged Selkirks. This is the last, and undoubtedly the richest undeveloped part of this river's wonderful valley. It is just now about to come

into its own. It is the *last great south-eastern valley of the immensely rich province of British Columbia.*

Here, looking out upon the wonderful and surpassingly beautiful Windermere Lake and extending along some of the main tributaries of this mighty river, lie the 50,000 acres of fruit lands owned, controlled and now for the first time being put upon the market by the Columbia Valley Irrigated Fruit Lands, Limited, with head offices at Wilmer, B.C.

Remember what has previously been said that this positively represents *the last great valley of the south-eastern portion of the province of British Columbia.* Also remember that it lies nearer to the great fruit and vegetable consuming markets of the prairie than any other portion of the province. Its destiny is certainly to control this ever-growing market.

The diversified life, the magnificence of the scenery and the material possibilities which are here offered, are beyond the ken of the man who has not visited it. Here the stock raiser may find the long sought for range for his cattle and horses, the person who makes stall feeding his hobby can grow fodder and grain, the gardener is at home with his roots, the florist with his roses and flowering shrubs, the apiarist with his bees; the fruit grower with his apples, cherries, grapes, his berries and other small fruits; the nervous man is at rest; the sportsman has unexcelled opportunities; the artist has the hues for which he has been seeking, the naturalist may here find that quality of nature which is necessary to fill his every yearning. The question of what can be done by the plain, everyday agriculturist has been disposed of by the reports of such celebrated specialists as Professor Shutt who claims that the soil possesses to a high degree the qualities necessary for complete success in this line.

Back from the edge of the water the mineralogist, miner and prospector have mountains of minerals to try out; the Alpinist can pass through untrodden valleys and climb unnamed peaks and glaciers; the seeker after health finds hot springs of sulphur or lime bearing waters that may be indulged in *ad lib* without any cost save that of visiting the country. The hills are full of ruffled and blue grouse, bear, sheep, mountain goat, and other game are in the higher reaches, the waters furnish fish of many varieties, while canoeing and boating are open to all. The scenery is surpassingly wonderful in its beauty of vista, contours of mountains and contrasts of colors.

It was this country that Earl Grey, Governor General of Canada, loved. As the Victoria Colonist points out, His Excellency admired Canada as a whole, and never tires of singing

her praises, but he loved the Columbia Valley and the Windermere country. It was here he established a lodge on the side of a sweeping slope where many happy days were spent. Far beyond the intervening stretch of trees and grassy bench, one may see from the porch of the lodge, the massive twin peaks which he has named "The Pharaohs."

Splendid roads built by the provincial government well fitted for automobile or horse conveyance traverse the country in every direction. During the season of navigation boats make regular trips from Golden up



VALLEY LODGE

Earl Grey, Governor-General of Canada, at his lodge in the Valley
Photo by H. W. Gleason, Boston

to the beautiful Windermere Lake and return. Earl Grey described this river journey as "the grandest trip I ever made."

The Ideal Farms

The land holdings of the Columbia Valley Irrigated Fruit Lands, Limited, consisting of 50,000 acres, lie on the beautiful rolling benches which rise from lake and river. They are traversed by streams and possess beautiful lakes at intervals. A system of surveys is now under way and in part completed whereby, after careful examination by competent engineers, the original large holdings have been divided into smaller areas measuring from one-and-a-quarter acres up through fifteen and twenty acres to as high as eighty acres per lot, especial care has been taken so that each will have within its boundaries a portion of land that may be irrigated and other parts suitable for the general purposes pertaining to farming in a small way. The majority of the smaller lots have specially attractive features in the way of choice localities, good scenery and nearness to market towns. While the country is open and park-like, requiring practically no clearing except on some tracts, still nearly every holding has upon it some splendid trees to add to the beauty of

the home and to a greater or lesser extent to answer the requirements of the settler for firewood, buildings and fences.



"WEST FIRLANDS"

One of the Valley's beautiful homes, the property of H. E. Forster, Esq.

The beautiful park-like nature of the country, with its magnificent trees planted at wide intervals as though set by the hand of a master gardener, the beautiful scenic view which many of these lots command and the character of the soil make them ideal sites for what a recent magazine writer has so aptly termed "Pocket Handkerchief Farms."

Engineering Divisions

In order to better facilitate the construction of ditches and the delivery of water it has been deemed advisable to divide the holdings up into districts, each covering possibly in the neighborhood of seven thousand acres. Every one of these has its individual source of water supply, its ditches, laterals, etc., and while it is anticipated that the terms of sale and charge for the delivery of water will be similar and all be under the one executive management yet each division, in so far as the controlling of the water supply is concerned will be a complete unit in itself.

The divisions which are now on the market are known as Division "B" of the Wilmer district, lying between Toby and Horsethief Creeks, immediately tributary to the market village of Wilmer and a portion of the Lake Subdivision lying on a beautiful eastward-sloping bench overlooking the company's townsite of Invermere and in many parts commanding magnificent views of Windermere Lake. The division first mentioned is one especially applicable to those desirous of raising fruit or vegetables, and, in many instances, combining scenery and beauty; while those now offering in the Lake Subdivision are especially attractive as villa properties, consisting chiefly of lots of from one-and-a-quarter to five acres in extent.

In the majority of instances the Company is even now in position to deliver water to the Lake Subdivision, while in the case of Division "B" of the Wilmer section the system is ready for operation on the bench nearest the village and is being pushed to completion on the higher levels. The main ditch will be completed by the early summer and the construction of distributaries and laterals will be finished in ample time for delivery of water to almost any lot when asked for by the purchaser.



A PERFECTLY IRRIGATED FARM

The work of irrigation on a fifteen acre farm not only insures bountiful results but the practice affords great pleasure in operating and opens a wide field for experiment to the practical agriculturist.

The other districts extend both south and west from the Lake Subdivision and will be put upon the market at a later date.

Terms of Sale and Prices

The prices at which the farm properties of the Company are for sale have been carefully determined in accordance with the character of the lots as to physical conditions, size, proximity to market and conditions for which each is best suited. A list of the lots, their prices and maps showing their location, will at once be furnished on application to the head office of the company or on request by letter to them at Wilmer, B.C., suffice it to say that for the present the prices are within the purchase power of all buyers with a small amount for investment. The terms are such as to attract the homeseeker, being one-fifth cash, and the balance in seven annual instalments, with interest at six per cent. On each acre of irrigable land there is a reasonable charge for the maintenance of ditches and water, which has been approved under Order-in-Council, which assures that it can not be excessive.

Land Titles

The title to the property is clear in every way and upon payment of the purchase price a transfer will

be issued, setting forth a description of the property, as per registered plan. This transfer, on being registered at the Land Registry office, is exchanged for what is technically known as a certificate of title,—an instrument with the government as guarantor—setting forth clearly that the person whose name is shown in the body, is the owner of the land in question. The principle involved in this form of land registration is what is better known as the Torrens Title and is said to have originated in Australia. The boundaries of each lot have been carefully defined upon the ground under the directions of a skilled and duly qualified surveyor and proper posts, or monuments, erected at each of the four corners or at any point where there is an intersection with an adjoining lot.

Nursery and Development

The Columbia Valley Irrigated Fruit Lands, Limited, have a nursery on their grounds near Wilmer in which seedlings and young trees of many varieties are being tried out and are ready for sale. These include apples in many classes, crabapples, cherries, Japanese walnuts, horsechestnuts, flowering shrubs and ornamental trees.



EASY CLEARING PROPOSITION

This pictures the beautiful ground which may be found almost any place on the Company's land and clearly shows that there are sufficient trees for shade and ornament and that a large portion of the area can be immediately cultivated without preliminary clearing.

To aid in the opening up of farms and their preparation for the absentee owner this is a boon. The Company will on request give particulars whereby any land purchased may be developed, buildings erected, etc., trees planted and if need be the ground cultivated. The advantages of this to the prospective settler require no word painting to set forth. Your trees are acclimated and best suited to the soil, your work will be done in a manner that will best suit the local conditions and when you are ready to make the Happy Valley your home, your home will be ready to make you.

As an evidence of the great fruit and agricultural possibilities the Dominion Government has selected a portion of the Company's land for the establishment of an experimental station, which the Department of Agriculture will develop as an object lesson to settlers. Their land lies on the beautifully sloping ground at the west end of Windermere Lake, and is supplied with water from one of the Company's irrigation ditches.

Another live help is an aggressive Farmers' Institute with James Johnson, a progressive rancher of Athalmer, as the president, and Mr. C. D. Ellis, of Windermere, one of the pioneer ranchers of the district, as its ardent secretary.

In order to facilitate colonization and be of assistance to settlers this Company is operating a small saw-mill near Wilmer.



READY FOR PLOUGHING

Here in the foreground is illustrated a very practical form of timber fence which may be seen anywhere throughout the "Happy Valley". The land which stretches away on either side is known as the benches.

Taxation

All land taxes are levied by the provincial government direct, the assessed value being on the basis of wild lands, which is very low, and the rate of taxation is also very moderate. There are other taxes, never excessive, such as those levied on real property and income, full particulars of which may be obtained upon application to the Surveyor of Taxes at Victoria, B.C.

The money received as taxes is spent in the administration of the province, in the maintenance of education, of law and order, the building and upkeep of the numerous colonization roads which are beginning to cover and open up rich fields, spreading over the valleys in a perfect net work, but all leading to main arteries which find an outlet in the sister province of Alberta, in the plains.

It is the dream, however, of all seers into the far future that some day government land taxes in British

Columbia will be abolished, when the provincial income will be easily derived by royalties or direct taxes on the province's vast timber holdings, the annual revenue from which shows a large increase.

Fruits and other Crops

Some Easterners have claimed that the apples of many of the Western orchards, while splendid in appearance, lack the juice and flavor of the Eastern fruit. While the commercial development of the apple orchard is just commencing in our valley, still the numerous small orchards existing have established definitely and indisputably that the Windermere District trees produce heavy yields of apples *that are not excelled* on this continent in juice, flavor and appearance—and Eastern critics visiting our lands have admitted without exception that here at least could be found the combination of appearance and quality that Western apples often lack. The same can be said of the valley's strawberries. One grower made during the season of 1910 a net profit exceeding \$500 an acre on berries, and Calgary customers declared these berries to be the best in flavor, the heaviest in juice of any berry on the market. Owing to their superior quality our valley fruit will, with careful packing, undoubtedly bring a fancy price on the prairie markets.



A CULTIVATED VALLEY FARM

Here we see what might be termed an ideal farming proposition. It is representative of some of the older farm holdings which lie in the vicinity of the Windermere District.

Among the successful fodder crops which have been produced under primitive methods of irrigation for many years in this Happy Valley may be mentioned the growing of timothy and red clover hay, of which two most bountiful crops may be cut annually. Experiments with alfalfa have also proven that this valuable fodder can be easily grown here. Vegetables in the root form grow luxuriantly, consisting principally of potatoes, beets, onions, carrots and parsnips. Among the vegetables which grow above ground may be found cabbages, cauliflower, vegetable marrow,

citrons, tomatoes and several varieties of squash and corn. An inspection of any of the gardens of the district will at once convince the purchaser that the conditions must be exceptionally favorable to produce such a luxuriant growth of food plants and flowers as are observable here.

Markets

A ready local market for all the products the pioneers of the settlement can supply for some years to come will be found right at home, the consumers being the hands of lumber companies; the many men employed by our Company in the construction of our irrigation works; those employed on the construction of the Kootenay Central Railway, which is fast approaching the boundaries of the lands belonging to the Columbia Valley Irrigated Fruit Lands, Limited; the army of laborers employed by the government in the construction and repairing of the many roads; to say nothing of the anticipated development of some of the rich mining properties in the immediate neighborhood. In addition to the above demand there will be that which will be required during the early months of their visitation by the many settlers whom good prospects and an earnest campaign will bring to this chosen part. During the tourist season the number of strangers who will make this valley their tramping ground will be daily increasing and must have their demands supplied locally.

In addition to the local market, which insures immediate success to the grower there is the practically unlimited demand of the prairies, *and it is well to note that our valley is some hundreds of miles nearer these consumers than any other district capable of duplicating our products. Fruit, vegetables, poultry, etc., can, with the completion of the Kootenay Central Railway, be placed on the train at night and be in the city of Calgary the next morning.* This rapidly growing city of fifty thousand people and the province of Alberta generally, are largely dependent upon outside sources for the supplies mentioned, and our comparatively close proximity to this territory gives us great advantages as compared with other producing districts in British Columbia.

In regard to local market prices it might be a guide to give some of those paid during the season just closed, 1910-1911. Potatoes sold for as high as four cents a pound or two dollars and forty cents per bushel, baled hay commanded forty dollars per ton at the stack; wheat four and a half cents per pound, oats three and a half cents for the same weight at point of delivery; dressed beef from nine to ten cents in the carcass; dressed pork fifteen cents per pound; fresh eggs fifty to seventy cents per dozen; onions

three cents per pound; turnips, beets, carrots and cabbages two cents per pound at point of delivery. The area of land which will be ready for growing timothy, clover or alfalfa will not for several years to come supply the local demand, which is constantly on the increase. Government statistics throughout the whole province, in fact over the Dominion of Canada, go to show that the demand for fruit, dairy products, poultry and eggs is increasing at a much greater rate than the supply, a result which is bringing about a corresponding increase in prices. The price of production on the other hand is said, by the introduction of scientific methods, to be becoming less.

Roads

The roads which have been constructed by the government throughout the district are a marvel to the new comer. The government, early grasping their importance as a whole, have certainly been lavish. Trunk roads lead north and south and are afforded feeders and outlets by transverse roads. All of them are well adapted for automobiling.

Chief of interest to us in this line is the trunk road from Golden to Cranbrook and its connecting trunk, opening a way through the Crow's Nest Pass eastward over the Rocky Mountains to the grain fields of Alberta.



ON THE ROAD TO WINDERMERE DISTRICT

This picture gives an excellent idea of the main automobile road leading from Golden to the Windermere District. It illustrates beautifully the park-like character of the Company's lands.

This liberal policy is to be followed out in 1911 with greater vigor and in the Golden-Windermere District an appropriation of \$125,000.00 for roads has been made. This, it is understood, is to include the preliminary work on the automobile road by way of Sinclair Pass, down through the Kootenay River Valley and across the mountains to Banff where it will connect with the present stage road to Calgary, reducing the distance between that city and the Company's lands to 160 miles, or about a nine hour run.

Just think of it: A Saturday morning's breakfast in Calgary, then an auto run through scenery which cannot be surpassed, to be followed by a plunge in Windermere Lake, or a bath in any of the numerous mineral springs which abound in the district, all to be capped by a dinner of delightful fish, game and fruit, and then remember we are now presenting to you an opportunity of securing a home in the *last and one of the greatest fruit growing valleys of south-eastern British Columbia.*

Navigation and Transportation

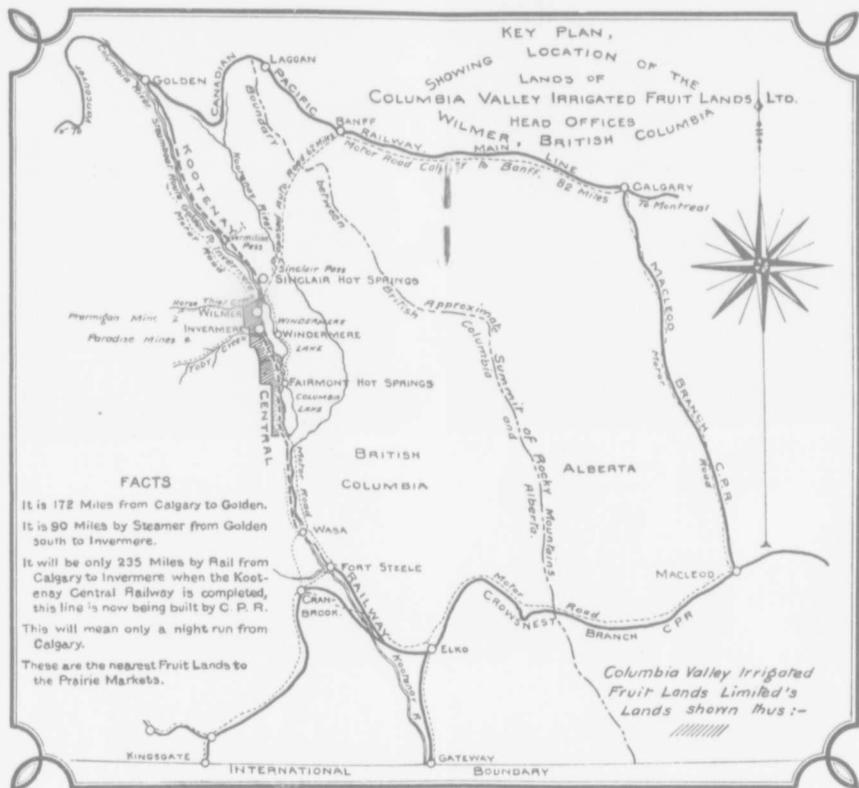
From the year 1807, when David Thompson, the first known white man to ascend the Columbia river, passed this part in his canoe and journeyed further south by a circuitous route by way of the Kootenay River until it joined the Columbia, then down to the Pacific Ocean, these rivers have ever been an important chain of water highways for the people living upon their banks, first by canoes, then by rowboats, and in this present age by steamers. During the year



A HARDY PROSPECTOR

One of the mining prospectors of the valley is shown in this snapshot just on the eve of starting out to visit one of his mineral claims in the mountains. He is an expert in the diamond hitch. Each of his cayuses has several hundred pounds on its back.

1911 at least three steamers will be plying on the Columbia river from Golden to the Windermere district, ninety miles distant, carrying passengers and freight. Leaving the present and looking further into the future it is almost prophetic to determine what may result from the efforts of a strong International Committee of Commerce who have been trying, and



On this plan there is very graphically shown the various automobile and wagon roads centering on Invermere. At present communication may be had with the prairie in this way via the Crow's Nest Pass. By the end of another year it is hoped that the road from Banff to Invermere will also be completed. Special attention may be drawn to the locality of the hot springs, mention of which has already been made; to the Kootenay Central Railway which is under construction and to the close proximity of the Company's lands to the prairie market.

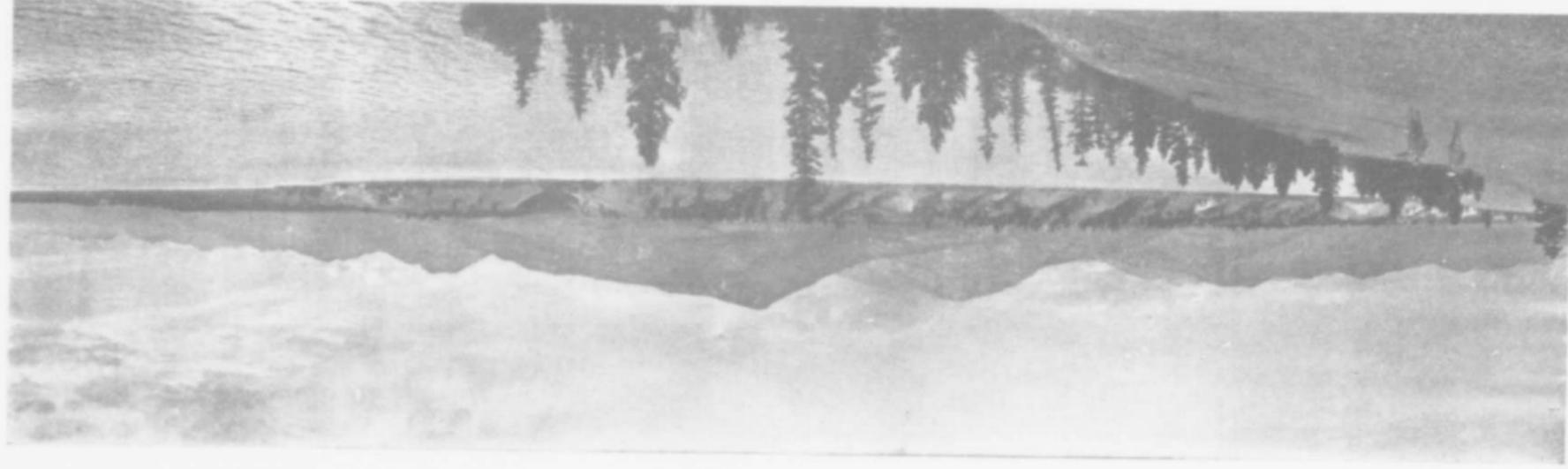
with success, too, to impress upon the Governments of Canada and the United States that this mighty Columbia river should be made navigable from the Pacific Ocean to its source in the Windermere district. The obstacles for the accomplishment of this are far from being those which call for great engineering feats, so, who knows what the result will be? Be that as it may, other intrepid voyageurs and discoverers have by means of frail birchbark canoes, from the earliest days of the Nineteenth Century, passed over the waters of this river, through what was then a desolate country inhabited only in part by wild, semi-hostile hordes of Indians. It is now open for the motor boat enthusiast or the canoeist who desires to give himself the pleasure of a pilgrimage over the same route, only now he will pass through numbers of cities, towns, villages and settlements; pass lumber camps and sawmills, hailing hardy prospectors en route, down and down through the beautiful lakes into which the Columbia river widens; through apple and fruit districts along its banks and thus glide on to the Pacific Ocean to Portland by the sea.

The Kootenay Central Railway advances apace year by year. During the season of 1911 construction will bring it within forty miles of the border of our lands; by the end of the next season it is promised to us at our very doors. The railway construction now under way will connect the main line of the Canadian Pacific Railway with its Crow's Nest branch. This new connecting line will carry one way or another one-third of the through traffic of the Canadian Pacific Railway, for be it known the Columbia and Kootenay river valleys, for their attractions from the standpoint of the tourist, the pleasure seeker, the artist, and home seeker, are unexcelled anywhere on this great globe of ours.

Townsites

Stretching south on an elevated plateau-peninsula overlooking a large expanse of beautiful Windermere Lake lies the Company's new town of Invermere. From points of vantage on the higher ground magnificent panoramic scenes of lake, forest and mountain stretch away in such delightful contrast as not to convey the sense of being hemmed in, yet the beholder is much impressed with the grandeur of the scenery.

"I have laid out thirty-eight townsites in British Columbia," said the surveyor to the Company's representative, at the finish of the work, "but never have I worked on a townsite with such beauties as may be seen here." "This certainly eclipses the scenery of the Tyrol," said a traveller at another time, a man to whom Switzerland and the Alps of Italy were as an open book.



ON THE AMUSEMENT GROUNDS, INVERMERE TOWNSHIP

Photo by H. H. Gleason, Boston

The Company's township of Invermere has been specially laid out so as to leave for general use of residents and visitors some of the most beautiful parts of the peninsula on which the township is situated. This photograph shows a portion of the township overlooking Lake Windermere which has been reserved for park and amusement grounds. On the high land on the opposite side of the lake may be seen Palenhowe, the beautiful summer home of Professor Adam of McGill University, Montreal. In its immediate vicinity are the remains of an old Indian burying ground which has supplied many archaeological remains. The mountains which form the background are a spur of the Rockies which shut off the Kootenay River Valley and are about seven miles distant from the township.

In this townsite everything, except health, has been sacrificed to carrying out the landscape feature. It has broad streets, surveyed so as to conform to the contour of the ground; it is surrounded by broad, open roads of as much as 150 feet in width which make a complete circuit of the place and will in the near future be the pleasure paths of those who dwell within the town's borders. Spacious parks have been left in the parts best suited for the purpose; here the noble trees have not been disturbed. One beautiful lake lies exposed like a turquoise in an emerald setting of green, hidden from the sight of all until approached closely on the Crescent which commands it. Still another deep indentation is to be filled artificially and converted into a lake. Even the railway line is so placed as not to mar the beauty of the landscape.

Here this year is being erected a tourist hotel for the accommodation of guests and it is to be hoped that after the completion by the Canadian Pacific Railway of their Kootenay Central line that they will erect within the park, or amusement grounds, at the point's southern end, one of those magnificent hotels the generous construction and splendid upkeep of which have long since made that company's name proverbial.



BOATING ON WINDERMERE LAKE

The above represents a scene near Invermere, the Company's new townsite, and illustrates well the opportunities which are offered for canoeing or boating on this water. The lake is thirteen miles long by one and a quarter miles, connects Columbia River with Columbia Lake, affording navigation for large steamers for about one hundred and ten miles and unequalled motor boating for an additional twenty five miles. It is possible to effect an easy landing at almost any point.

The business lots of the townsite have a frontage of from twenty-five to thirty-three feet, and in the residential portion they are all the way from fifty to one hundred and fifty feet in width. While in the Lake Subdivision joining the original townsite on the west acreage lots running from one and one-quarter to four acres in extent are available either as orchard or villa sites.

The lots in this townsite are now open for sale at prices ranging from \$125 to \$600, terms, one-third

cash, the balance in six and twelve months, with interest at eight per cent. Lake Subdivision acreage lots are available on the same term basis as the orchard lands.

Another townsite in this district in which the lots are for sale by this Company is that of Windermere, situated on a beautiful sloping piece of ground on the eastern side of the lake, slightly southeast of and across the lake from Invermere. Other markets are Athalmer and Wilmer, at the latter place are at present situated the head offices of this Company. Pending the completion of the railway, these four points are all conveniently reached in a day's trip by steamer sailing five times a week from Golden, B. C., on the main line of the Canadian Pacific railway. Further information relative to dates of steamer departure and transportation facilities will be supplied by us upon application.

Social Conditions

Dealing with the all-important question of social conditions which prevail it may be said that the villages mentioned possess three grade schools of the kind best suited to country requirements. The policy of the provincial government is to deal liberally along the lines of education and any wants of this character, on proper presentation of facts, will be promptly filled.

Among the conveniences enjoyed is telegraphic communication with the outside world and a telephone system which extends from Windermere through the Valley to Golden, established by the Dominion Government. The domestic rates for the use of this line are reasonable, and services are open for extension to different parts. It is understood that this year telephonic communication will be established by a separate company at present operating in British Columbia, which will connect the valley with such important points as Cranbrook, with Calgary and other stations in Alberta, together with Spokane and points in the State of Washington. All the villages have hotels and general stores, carrying suitable stocks.

There is a Windermere district hospital, at present situated at Wilmer, presided over by a bright, capable young physician who is assisted in his work by nurses. The doctor carries on a general practice as well. In this village also the Imperial Bank of Canada has recently opened a branch and is ready to carry on this class of business in all its branches.

A government agent, who also sits as stipendary magistrate and upholds the dignity of the crown, has offices at Wilmer, while justices of the peace and peace

officers are sprinkled about in sufficient numbers as to be a terror to any possible evildoers.

Both Presbyterian and Church of England have resident clergymen. A Catholic mission is within the district and other denominations will follow in due course.

Employment

There is practically no limit to the opportunities which offer for employment to the laborer, woodsman and man who can handle horses. According to his experience each may obtain employment during the year at wages running from \$2.50 per day up. During the active season of this year there will be labor for a limited number of artizans, the pay for carpenters being \$4.50 per day, and other trades in proportion.

Climatic Conditions

The comparatively low altitude of 2800 feet; the sheltered position of the Company's lands lend themselves to making these conditions as nearly ideal as may be wished. A great degree of sunshine prevails the year through; sudden contrasts in temperature are not common, and while in midwinter months the temperature ranges low yet the government records show that the extreme periods are only for very short intervals. Observations are taken at Wilmer and statistics will be sent anyone interested upon application to us.

Sports

The summer and fall amusements consist in driving, riding, automobiling, fishing, motor boating, rowing,



SHOOTING GROUSE

A party of local sportsmen out for a field day on our land.

swimming, shooting or mountain climbing. Many points of interest are to be found in the vicinity which

can be reached in a short day's journey. During the short winter there is skating and ice-boating. Recently formed hockey and skating clubs are enthusiasts in these sports and are ably backed by the members of the curling club.

Appreciations

Last year among many other distinguished persons who visited Windermere District was His Excellency, the Landgrave of Hesse. The Landgrave is closely related to the imperial reigning house of Germany, and having heard of the beauty of this valley, and the opportunities it afforded for the hunting of big game, visited the valley with his suite with headquarters at the tourist resort Mountain Valley View, located west of Wilmer. A good bag of big game was obtained and the Prince was so pleased with the Valley that application was made for a site from our Company on which to construct a lodge for the future entertainment of his friends.



RESTING AT A SWISS CHALET

It is the intention of the Canadian Pacific Railway this year to commence the erection of at least six chalets in the neighborhood of Golden where will be stationed the year around experienced Alpine guides, brought from either Switzerland or the Austrian Tyrol to make their homes in this delightful spot.

Mr R. R. Jamieson, one time General Superintendent of the western division of the Canadian Pacific Railway, while Mayor of Calgary, also paid a visit to this part. In speaking of this trip he stated: "The magnificent valley and stretches of bench lands, with the rich soil in evidence on every hand, indicate to me the enormous possibilities in the fruits of the soil. This valley, I am convinced when opened up by the railway, will become the home of tens of thousands of happy and prosperous people who will cultivate this prairie's nearest orchard and all this amid scenery which can only be described as magnificent. With the advent of the railway there is no doubt this valley will become one of the most charming tourist routes in the mountains, and I am glad to say as Mayor of Calgary I had the pleasure of taking the question up with the Alberta Government of an automobile road from Calgary to the summit of the Rocky mountains, the western limit of the province of Alberta, to connect

with the automobile road that is being pushed on by the British Columbia Government and the Canadian Pacific Railway interests. This will make one of the most delightful mountain touring outings from the prairie into and through the Columbia River Valley that could well be imagined."

An expert opinion has been expressed by Mr. F. W. Crandall, who for twenty-five years was engaged in fruit farming in California and who for six years was manager of the famous Sororis Fruit Farm, of San Jose, and who also built and operated an irrigation system in that fruit state. He is at present engaged as manager of the development branch of a railway company controlling many million acres of wheat lands and for them annually sets out hundreds of farms. When asked for his opinion regarding the lands of the Columbia Valley Irrigated Fruit Lands, Limited, he stated: "Their location is ideal for the establishment of very delightful homes. The soil is well adapted for raising large fruit when brought under irrigation and should as well be excellent for small fruits, vegetables and the growing of alfalfa."

Dr. Paul Faber and Dr. Neil McPhatter, both executive members of the Canadian Club of New York, last year spent some time in the valley of the Windermere district and were so much charmed with its beauty that on their return they formed a British Columbia Canadian Club of New York which has attained a membership of sixty. This club is about to erect a large club house overlooking Windermere Lake.

A Forecast

To those who have lived in the west for more than a decade, and have within their experience seen large and prosperous cities rise from the prairie, at points where there had formerly been nothing but a trading post, and have seen the bald prairies and valleys of rivers converted into thick and prosperous agricultural communities, it will not require much word painting to picture the rapid changes which are assured to us in the immediate future in this *the last and greatest valley of this rich Province of South-eastern British Columbia*.

We would cite only one instance of marvellous development under similar conditions to those existing in our valley, namely that occurring in one of the rich counties of Colorado which twenty-eight years ago was an Indian reserve. In 1895, a few orchards in the district came into bearing; in 1909 there were 30,000 acres of developed orchards, the farmers receiving \$4,000,000.00 for their crops, there were 4,700 cars of fruit shipped, the apple growers received

\$2,500,000; peach growers \$600,000, sugar beet growers \$250,000; potato growers \$75,000; small fruit growers \$60,000; bee keepers \$50,000.



ON THE IRRIGATION CANAL

This depicts the work of construction on the Company's main canal for the Windermere District which has its head gates on Boulder Creek, a tributary of Horsechief Creek. Last year the Company had a large gang on ditch construction with the result that that work was practically completed and early this summer the balance of the construction will be finished. This canal will be the means of supplying a boundless quantity of water for irrigating the Company's bench lands in this district.

This shows the possibilities that lie before the small farmer and fruit grower who invest in the lands of the Columbia Valley Irrigated Fruit Lands, Limited, which are being placed on the market at a price at present so much lower than that asked elsewhere for irrigated land equally productive that the purchaser even if unable to develop his land can look forward to an advance in values sufficient to make our lands very attractive from an investment standpoint.

How to Reach the Valley

Pending the completion of the railway through the Valley direct connection can be made, either from the east or west, with the steamers plying on the Columbia River, by travelling over the main line of the Canadian Pacific Railway to Golden, B.C. In approaching us from the south the traveller may come up over lines of railway through the United States crossing the Canadian line at either Kingsgate or Gateway, or any other of the numerous entry ports. Tickets via these latter routes should be purchased to either Cranbrook or Fort Steele, B.C., from which points stages run to the Windermere District.

Passing the Customs

Free entrance into Canada is allowed on the household effects and farm implements of all persons who are moving in to make the Dominion their home. The only condition demanded is that they must have been in possession and use by the entrant for at least six

months prior to coming into the country. Full particulars relative to the importation of live stock and fruit trees may be obtained on application to the Commissioner of Customs, at Ottawa, Ontario.

Seeing the Land

On arrival in the Windermere District every facility is given the landseeker to make his choice of land. Owing to the lots close proximity to the villages and the clear definition on the ground of each of their boundaries there is no difficulty in making an accurate and easy examination of any desirable piece. A competent staff of advisers and clerks is kept by the Company at the head office in Wilmer, who are capable of giving all and any desired assistance.

Additional Information

For the further convenience of those desirous of visiting our lands or getting information first hand the Company have opened an office and supply depot at Golden, B. C., on the main line of the Canadian Pacific Railway, where a representative is in charge who will be pleased to show any courtesy possible.

Further literature, application forms for the purchase of land, maps, or specific information on any special subject which may interest the reader of this pamphlet, will be cheerfully furnished on application to

COLUMBIA VALLEY IRRIGATED FRUIT LANDS, LIMITED
Dept. B, Wilmer, B. C.



A HOUSEBOAT ON COLUMBIA RIVER

Reports on Windermere Valley by Independent Observers

Prescott Hammond, of the Chicago Post:—"To the rich man who has nothing to do but contemplate the beauties of the mountains from his summer home, of the husbandman who sees nothing in the valley but wealth it may produce, the District is a grand spot. What a paradise it would be to him who is able to combine both these view points."

Prescott Hammond, Chicago Post:—"The terraced benches of the Windemere Valley, recalled to me the irrigated districts of the Hood River country and the Wenatche Valley in the way the land lies, although, of course, those examples are as pigmies in comparison with the seemingly limitless reaches of the Columbia."

Wilbur D. Nesbitt, editor of the United States Post Syndicate, author and traveller:—"I have tried to see much in my time, but it has remained for the past two days to bring to my eyes what I never dreamed of beholding—what I would not have believed existed. Here is the land of Canaan, flowing with milk and honey, for the settler, and the most marvellous playground in all the world for the peoples of all lands."

Prescott Hammond, associate editor of the Chicago Post:—"To the business or professional man who is sick of the city and has a love for the out of doors and a little money; for the artizan with less money but the ability and willingness to support himself at his trade—for these the fruit districts of British Columbia have great attractions. No district in the world can so confidently ask to be judged according to the Scriptural standard—by their fruits. I never visited any other section where the people actually complained because there were too many sunny days, and I will say that if I were a young man with sound health, plenty of grit and courage, and a little money, I can imagine no happier life than to come here to one of these fertile, mountain-locked valleys and settle down to grow up with an apple orchard."

Wilbur D. Nesbitt:—"I am full of enthusiasm over the appeal made by the fruit country of British Columbia to the eastern man who is desirous of finding an ideal spot for himself and family to live in ease, plenty and comfort. It is no wonder to me that the wheat farmer who feels that he has served his apprenticeship in the accumulation of a maintenance in Manitoba should come here to insure the preservation of that maintenance and to provide for his family a surely-increasing inheritance. If I had not seen it with my own eyes I would not have believed what I now know to be true of the possibilities—yes, the certainties—awaiting the man who accepts the chances offered him in the irrigated sections of British Columbia now being developed into fruit centres. Not only from a horticultural and pomological standpoint does this country appeal, but to the man who has a liking for the best of hunting and fishing, for a climate that insures health to himself and family, and who cares in the least for a never-ending and always-changing beauty of scenery, the fruit lands of British Columbia must be the 'land he long has sought.'"

"This is the parable of two partners who were engaged in business in an eastern city," said Bruce Barton, editor of the Home Herald. "They were successful in their business; almost too successful. And they paid for it with their health. The man whom I met decided that he must get out into the open air and on to the land, if he would live; but the question was 'where?' He had neither the strength nor the experience requisite for ordinary farming. Nor could he reconcile himself to the necessity of isolating his wife and children in the centre of a quarter section where for so much of the time they would be deprived of the society of congenial companions. So he pondered the question and came finally to British Columbia and invested his capita: in a small tract of irrigated land and some fruit trees. There he found himself a member of a community of congenial families, each one of which was living like himself on ten or fifteen or twenty acres. During the four or five years when the trees were coming to maturity he cultivated vegetables between the rows, and so made his investment yield returns immediately. To-day the trees are bearing and giving a profit which runs from \$200 to \$500 to the acre; and he, I believe, is the happiest man I have met. There has been no isolation in his experience, no deprivations, no hardships. He is enjoying all the immense rewards of the pioneer's existence without knowing anything of its penalties. This is one-half of the parable. The other half concerns this man's partner, who stuck to the business, and who is now dead."

Prescott Hammond, *Chicago Post*:—"I would not exchange my motor trip up the Columbia from Golden to Wilmer for all the sight-seeing experiences of my life. The scenic marvels, I presume, are rivalled somewhere on this and other continents, but certainly not in any place that I have visited.

George D. Richards, editor of the *World To-Day* who, after a close inspection of our valley, purchased land in the Windermere District:—"And when the tourist comes and sees the magnificent scenery of the valley he will call it the show place of the continent. Its scenery, which is probably the finest in British Columbia, has the charming foregrounds that so much of our scenery needs to place it in the same plane with Switzerland."

Bruce Barton, editor of *World's Events* magazine, in writing of the hardships of the Western pioneer:—"The 'pioneers' at whose homes we stopped in the Columbia Valley had pianos and phonographs as well as ploughs and harrows. We, who had come prepared to cheer and comfort them, found them inclined to pity us. They had their mountains and their rivers and fertile lands and fresh air. Who were we, who had come out of the smoke of the city, that we should feel ourselves more blessed than they?"

Henry M. Hyde, the novelist and editor of the *Technical World* magazine:—"Now for a mile the motor purrs swiftly through what is surely the great terraced park of some stately old English country place, then suddenly turns down an avenue of tall firs and stops before a bungalow, standing on the high shore of a beautiful lake. An ivory Chinaman all in white opens the hospitable door, and we are welcomed by a charming gracious hostess, to a beautiful reception room, its waxed floors covered with Oriental rugs, its walls hung with old prints and rare etchings, while just beyond, through an open doorway, a big table, sparkling with glass and silver and gay with the yellow native orchids, completes the picture."

Samuel E. Kiser, of the *Chicago Record-Herald*:—"If the Columbia River Valley contained nothing but its scenery, it would be one of the wonders of the American continent. I am sure that there can be nothing more impressive anywhere than this defile, with the snow-capped Selkirk mountains stretching on one side and the mighty Rockies looming on the other, both ranges being supported by beautiful foothills and wide benches which wall in the green valley where the gently flowing Columbia winds its way.

"The valley forms a great park, more beautiful than any that men have ever fashioned, and through it the road is cut. Sometimes the way lies along the bank of the river, frequently it stretches through delightfully wooded places, and at other times it zigzags up over the foothills to the bases of the mountains. There is never an uninteresting moment.

"The motorist who neglects to run that gauntlet of splendors has missed, in my opinion, the wonder-trip of the world, and I speak not without acquaintance with some of the most famous trips in Europe and America."

"There is no possibility of doing justice to the scene, either with pen or camera. It is as if Nature had said when she formed the valley of the Columbia: 'I have fashioned the plains, and the hills, and the rivers, and the seas, and man has found words whereby he may describe them to his brothers; now I will make use of all the resources that are mine, and I will arrange and combine them in such a manner that he who beholds will forget that he possesses a language with which he may convey his impressions to his brothers. Here each must behold for himself.' And if Nature had any such intention she has fulfilled her purpose."

**Columbia Valley Irrigated Fruit Lands,
Limited**

Head Offices :

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Canada

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C. H. DAVIDSON, Jr.
Member of Capitalist
Minneapolis, Minn., U.S.A.

Vice President

R. RANDOLPH BRUCE, C.E., B.Sc.
Wilmer, B.C.

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BASIL G. HAMILTON
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