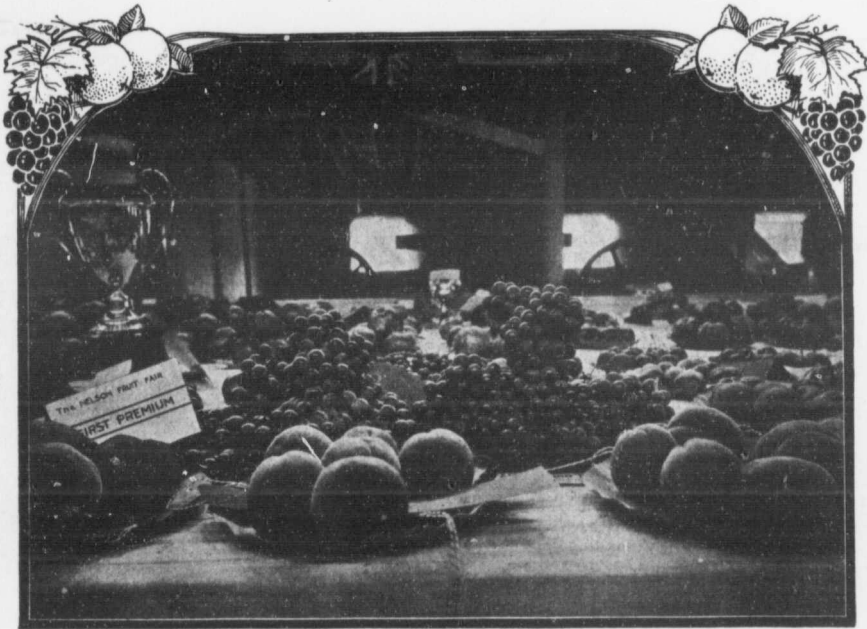


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GLORIOUS KOOTENAY



Its Fruit Growing
Attractions & Possibilities

ISSUED BY THE
PUBLICITY BUREAU
NELSON BOARD OF TRADE
NELSON B. C.

16p.

THE CITY OF NELSON

OFFERS ADVANTAGES AND
ATTRACTIVE TO THE

Capitalist, Manufacturer and
Homeseeker

Gravelly Soil, Good Drainage,
Mild and Equable Climate,
Good Schools and Churches.
First-Class Hotels and Char-
ming Scenery & Excellent
Sport in the Neighbourhood

The City possesses its own Hydro-Electric Plant and has
6,500 h.p. available, which it offers at low rates,
with other advantages, to new enterprises

For information, write

THE SECRETARY,

Board of Trade,

NELSON, B.C.

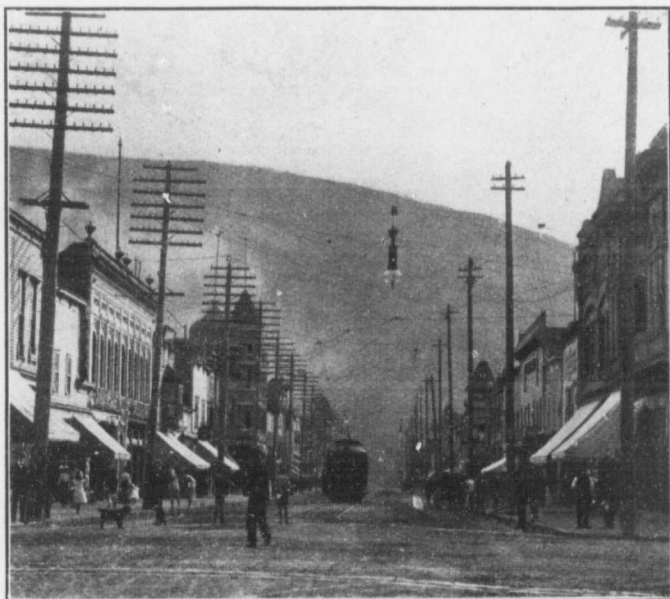
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GLORIOUS KOOTENAY

LOCATION AND DESCRIPTION OF THE KOOTENAY

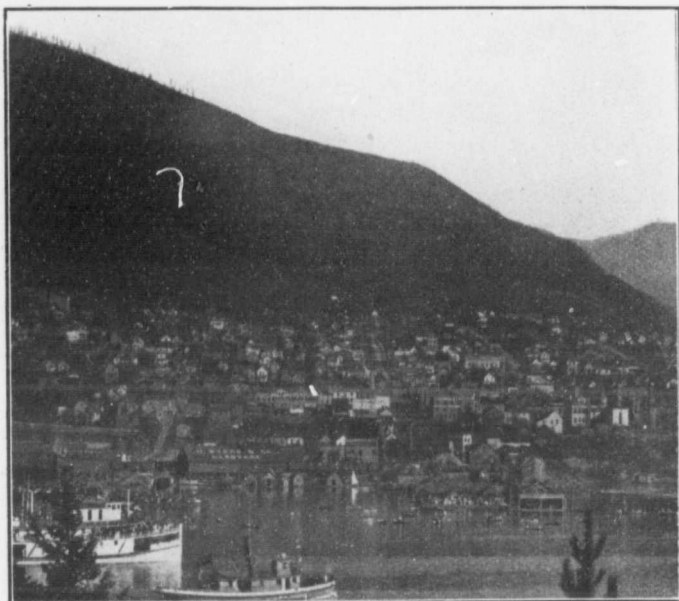


THE Kootenay District is the Southeastern portion of the Province of British Columbia, and is traversed by that portion of the Canadian Pacific Railway Company's system known as the "Crow's Nest Pass Route." This line of railway, which diverges from the main line of travel between Montreal and Vancouver at Medicine Hat, and rejoins it again at Revelstoke, forms a pleasing variation of route for those who are visiting the Pacific Coast. The Canadian Pacific Railway Company gives through travellers the privilege of going or returning by this route.



View of Baker St., Nelson

GLORIOUS KOOTENAY



Nelson from the River

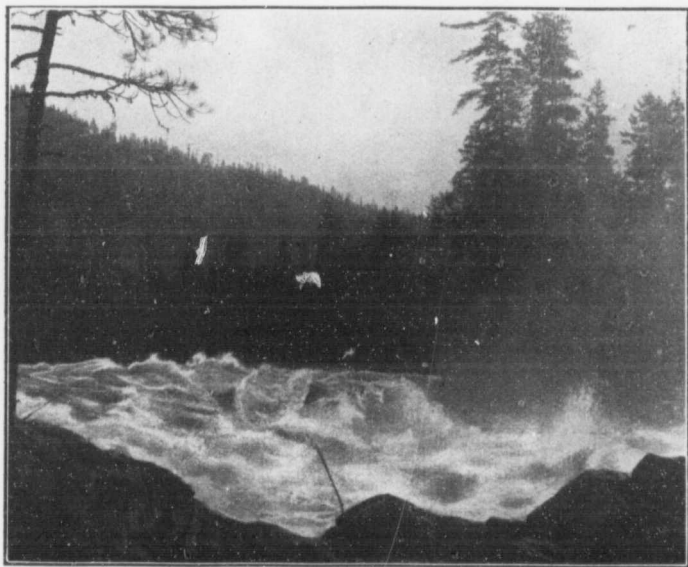
The immense grandeur of the Rocky and Selkirk Mountains, as seen on the main line, is not visible on this route, although mountain tops soaring ten and twelve thousand feet above the line of railway can be seen ; but a district of much greater natural resources is traversed, while the steamboat journeys upon the waters of the Kootenay and Arrow Lakes afford a charming variety of travel to one who has already enjoyed traveling on the Sleeping or Tourist Cars.

The district is drained throughout by the valleys of the Kootenay and Columbia Rivers. The Kootenay, rising in the north-eastern part of the district, flows directly south into the United States ; next turning through Montana and Idaho and back into Canada, it falls into Kootenay Lake ; then passing through what is known as the West Arm, or the Lower Kootenay River, it falls into the Columbia at a point some 20 miles below the City of Nelson. The Columbia itself, also making great windings, comes

GLORIOUS KOOTENAY

from the north through the Arrow Lakes. This scenic lake region is one of never-ending charm and delight for the visitor.

It is, however, to the commercial possibilities of this fertile and attractive district that the attention of the reader is desired to be drawn. The eastern district, lying as it does between the Selkirk and the Rocky Mountains, presents great possibilities in mixed farming, and the industries of mining and lumbering. Its climate, however, is more extreme than that of the western district, and fruit growing can scarcely be expected to become the same profitable and successful industry that it is in the latter. In this part of the district the enormous coal fields—which, through the Crow's Nest Coal Company and other companies, produce a supply of fuel for local requirements and the adjoining provinces—together with the immense territories of virgin forest, and the oil fields of the Flathead River, afford vast opportunities to the capitalist and investor. In the western district, with its milder and more equable climate—largely due to the warm "Chinook" winds,



Lower Bonnington Falls—Near Nelson

GLORIOUS KOOTENAY

that find their way from the Pacific Ocean into the valleys of the Kootenay and Arrow Lakes—are to be found tens of thousands of acres of fertile lands adapted in all respects to the requirements of fruit raising. Climate, scenery, means of travel, and the class of people already scattered along the shores of these charming lakes and the banks of the many beautiful streams falling into them, make this district highly attractive as affording opportunities for establishing pleasant homes on land that richly responds to cultivation.



Orchard in Crawford Bay—Cleared and Cultivated by One Man

The City of Nelson is the commercial, judicial and social centre of this district, charmingly situated upon the south shore of the West Arm of Kootenay Lake already referred to, having in its vicinity some of the best fruit growing lands of the district. The intending settler cannot do better than make this his first objective point; whether he may ultimately decide to locate himself

GLORIOUS KOOTENAY

upon the Kootenay, Slocan or Arrow Lakes, here he will find the best means of fitting himself out, and of acquiring information as to the course he should pursue. Its excellent hotels, its many churches and educational facilities, its charming situation on gravelly soil and with perfect drainage, its pleasant summers with cool nights and its short and moderate winters, all combine to make it a place of attraction, not only to the casual visitor but to those seeking a permanent home.

CLIMATIC CONDITIONS

In a district so extensive as that already described there are necessarily variations of climatic and other conditions; and therefore, for the purposes of general information, those in the locality of Nelson are here stated.

Government meteorological statistics show that for a period of three years the highest temperature recorded was 94° Fah. and the lowest 6° below zero. These were respectively for the months of July and February but the average temperature of these months for the period dealt with are, for the month of July, 69.03° Fahr., and for the month of February, 29.39° Fahr. The principal cause of this mildness of climate is the soft wind from the Pacific Ocean commonly called the "Chinook," which finds its way along the valley of the Columbia River. To this same wind is attributable the rainfall of this part of the district, which for the period under review shows



**Branch of a Pear Tree, Grown
near Nelson**

GLORIOUS KOOTENAY

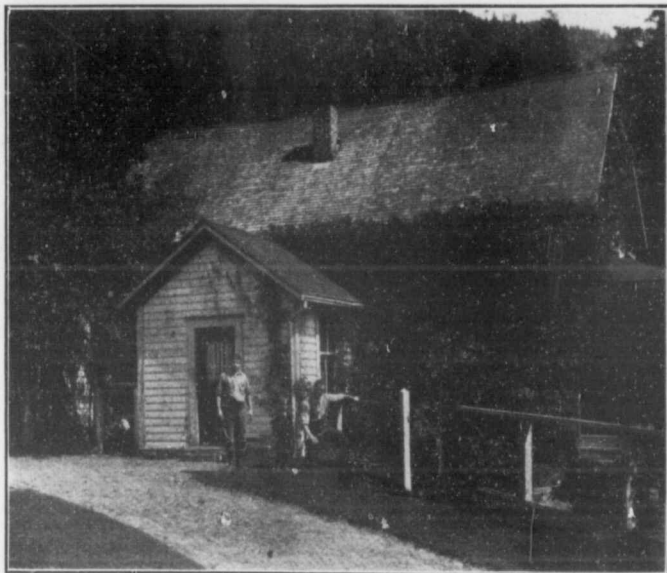
that there was an average precipitation of moisture of 27.91 inches per annum, the greatest amount of rainfall being in the month of June. The average number of days of sunshine per month, for the same period, was 22.8. The characteristic features of the climate are the large amount of sunshine, the generally adequate rainfall, and the coolness of the nights. Neither late frosts nor droughts have ever caused any general or permanent damage. Irrigation is, therefore, not an absolute necessity, though advantage is taken of the many mountain streams that flow into the rivers and lakes to retain a supply of water as a precaution against an occasionally possible dry season and for garden and domestic purposes.

The social conditions of life are much the same as those of a good rural district in Great Britain. Churches, free schools (and British Columbia boasts one of the best educational systems in the world), commercial and social life are much the same as they are in



A Young Orchard—near Nelson

GLORIOUS KOOTENAY



An Orchard Home

older countries. There is of course a mixed population, and, while the amenities of social life are preserved, there is not that extreme class distinction that sometimes is found in older communities. A man's occupation here does not affect his standing in society so much as elsewhere. No matter what he may be engaged in, so long as he is honorable and hard working, a man and his family will be of good standing socially and highly respected.

The class of man to whom this country affords the best opportunities is the man possessed of a capital of a few hundred dollars and with children growing up who can be of assistance to him before they start out in the world for themselves. To such a man, determined to work and to live moderately and carefully according to the conditions of the country, the possibilities of success are very great. A capital which would be of but little account in Great Britain can, within a much shorter time than would be possible there, be made to bring a profitable income here. The shores of the Kootenay and Arrow Lakes have upon them the

GLORIOUS KOOTENAY

homes of many retired military and naval officers and professional men who find that they are able to live more easily upon their incomes here than in Great Britain, while at the same time they find a congenial occupation and opportunities for hunting, fishing and other sport. Professional people, office men, artisans and labourers should not come merely on the chance of finding employment.



Steamer Kokanee on Kootenay Lake

There is a certain demand for domestic and farm labourers, and the wages for those employed range high, but these are not



An Orchard—near Nelson

GLORIOUS KOOTENAY



Another Orchard, opposite Nelson

recommended to come unless they have secured employment beforehand.

There are of course many cases, of all the classes mentioned, of those who have come to this district without capital and acquaintance, and have been able to make for themselves a good living. On the other hand, the community is small and necessarily the opportunities for such successes are limited.

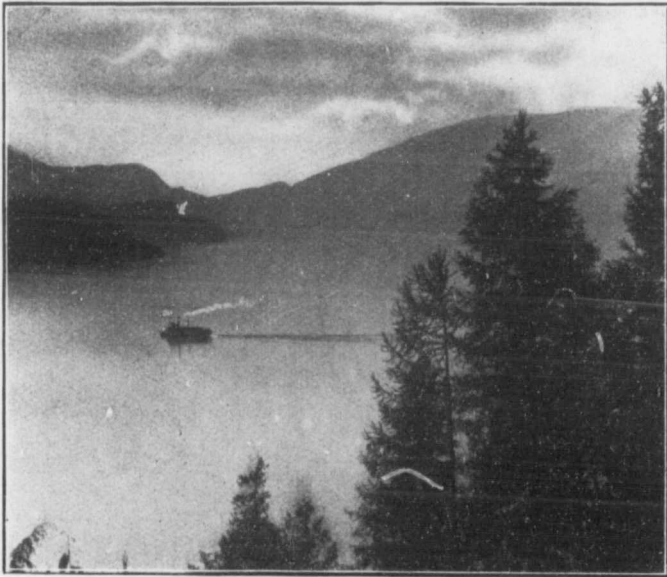
PRICES OF LAND AND COST OF CLEARING

It is generally conceded that about ten acres of land, having from 70 to 90 trees per acre, will afford sufficient occupation for a man and his family and in due course produce a comfortable income. The land is mostly found covered with native timber and, in addition to the first cost, the question of clearing is an important one. Uncleared lands in the neighborhood of Nelson cost about \$100 per acre. A little more than this price is asked for exceptionally good locations, but this may be taken as the general

G L O R I O U S K O O T E N A Y

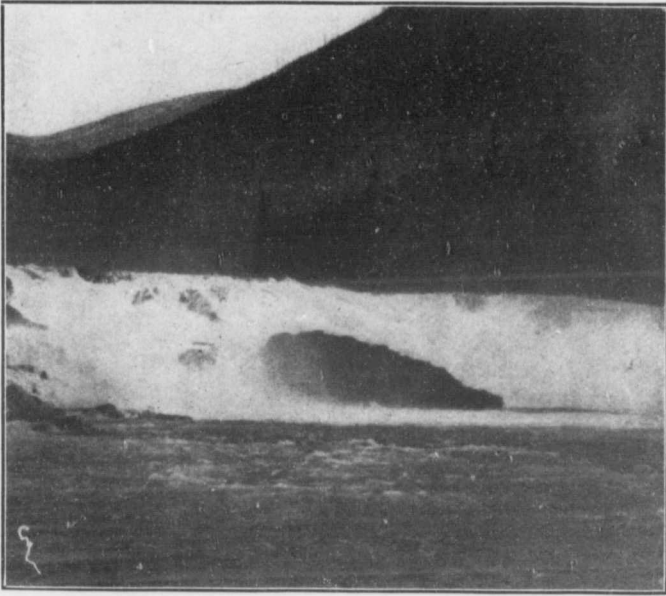
average. The cost of clearing varies according to conditions and the amount of work to be done, and ranges from \$50 to \$150 an acre under exceptional circumstances ; but the settler's own labour should be taken into consideration, and it should be borne in mind that in many cases the timber cut can be realized upon, either as logs for lumber mills or as firewood.

Prices of improved properties range from \$200 to \$1000 per acre, dependent upon the amount of improvements that have been effected and the age and quality of the fruit trees and other conditions. Generally speaking, the improvements in value in a piece of land, systematically cleared, planted and cared for, may be put at \$100 per acre per annum for the first few years. In some parts of the district where the means of communication are not so easy and direct as immediately around Nelson, land equally as good as that referred to, can be obtained for \$50 per acre.



Slocan Lake--near Nelson

G L O R I O U S K O O T E N A Y



Upper Bonnington Falls

OWNERSHIP

The Government registration of titles, practically the "Torrens" system, renders the transfer of the ownership of land in this province very easy and safe. For a few dollars an intending purchaser can ascertain at the registry office whether the seller has a clear title to the property, and register his own deed or conveyance. The Government then issues a certificate of title, or practically a guarantee of ownership, and the purchaser is the absolute owner. In the case of purchasing upon terms, the agreement of purchase can also be registered as against the owner, who is thus prevented from dealing with the land in any way so long as the terms of agreement are maintained. Purchases upon the instalment principle are usually spread over terms ranging from five to ten years, generally seven, with interest on the average at 8 per cent.

RESULTS AND POSSIBILITIES

In regard to what can be produced from such an orchard as that referred to, it must be borne in mind that a large part of

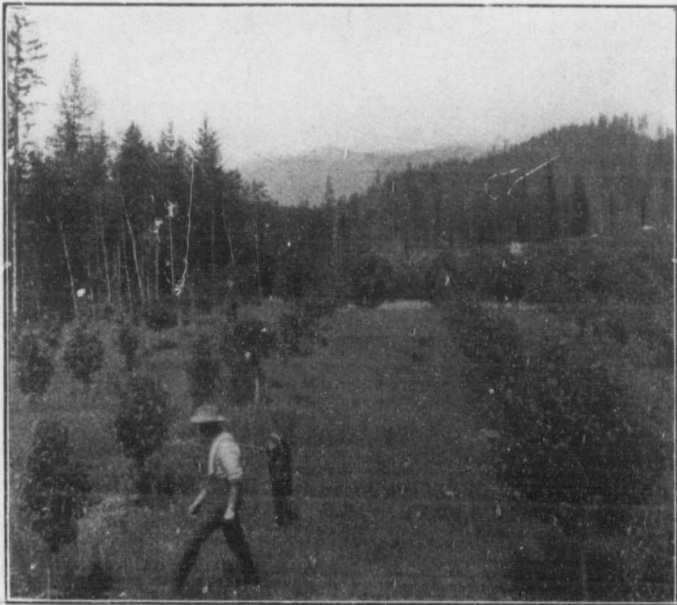
GLORIOUS KOOTENAY

the district has been only newly settled. During the last few years a considerable number of settlers have come in, but, in most cases, their orchards have not yet matured. There are, however, scattered throughout the district orchards that have been planted for ten years or more in which the possibilities of successful and profitable fruit growing have been demonstrated.

The first question that naturally arises is whether a man can make a living during the period that his orchard is maturing. Of course among those who have come in there have naturally been some who from want of patience or perseverance or from the labour not being congenial or suitable to them have not yet made much of a success; and may not be expected to until their orchards, if properly cared for, come into bearing.

SMALL FRUITS PAY WELL

There is an excellent market in the prairie provinces adjoining British Columbia for all the small fruits that can be grown here,



Fruit Ranch on Slocan Lake, Two Years Old

G L O R I O U S K O O T E N A Y

inasmuch as it has not been found possible to grow them from the east of the Rocky Mountains to the older parts of the provinces of Ontario and Quebec. During the past year the prices obtained for small fruits were, net to the grower—strawberries \$2.05 to \$2.15 per case, raspberries \$2.75 per case, cherries about 11 cents per lb. A case of strawberries contains 24 one lb. boxes or punnets, and the cost of these, including the cases, picking and packing, is generally put at about \$1.00 per case. A safe average of a properly prepared strawberry bed of the right variety, well taken care of and carefully mulched and picked, is 200 cases per acre. This average has been largely exceeded in some special cases, but the exceedingly good returns obtained by some ranchers should not be considered possible to all.

The variety of strawberry generally recommended is the Magoon, which from its hardness will best stand transportation. Other small fruits have, from the records kept, shown average results equal to those of strawberries.

With regard to the results from orchards fully matured and yielding, it is necessarily difficult to say what they will be. The older orchards, have of course, been planted more or less on an experimental basis, while the large proportion of the trees now planted throughout the district have not yet matured. Sufficient, however, has been done to demonstrate that the growing of apples, pears, cherries, plums, and other fruits can be successful and profitable. Competition at the Royal Horticultural Society's Exhibition in London, at the Spokane Apple Shows and at various exhibitions throughout the Dominion, has shown that in quality, appearance and flavor, Kootenay fruit can stand comparison with that of any other district of the world, and in several instances, from the awards gained, must have surpassed it. It would be easy to take the yields of individual trees and mention such results as Gravenstein apples showing an average of \$10.00 per tree, Alexander apples of \$13.00 per tree, Royal Anne cherries of \$22.00 per tree and Governor Wood cherries of \$30.00 per tree. These, however, while by no means rare, are of course exceptional, and are quoted only to show the possibilities.

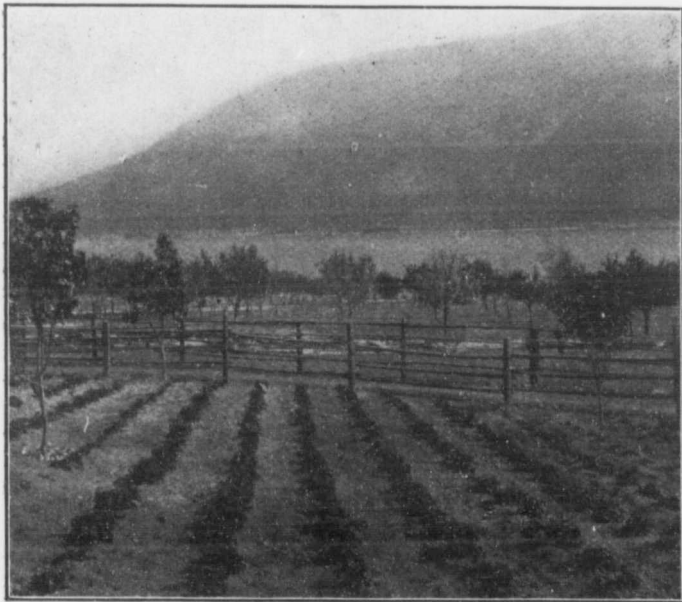
It may be stated that during the season of 1909, apples have netted to the grower \$2.00 to \$2.25 per box of 40 lbs. It will be borne in mind that the demand has been principally for the home market, though a certain number of choice apples have been exported

GLORIOUS KOOTENAY

to the English markets, where their appearance and quality have attracted much attention. It is safer to look forward to the time when it will be necessary to export a large part of the crop. Combination and business arrangements though, should more than meet the lower prices that may have to be contended with in a competitive market.

A conservative estimate of the result of a well-cared-for orchard, is as follows: For the first year of yielding, on say five-year-old trees, an average of one box per tree may be expected. This yield should increase for at least the next five years by one box per tree per annum, and thence according to the tree. Mr. R. C. Brock, late secretary of the Kootenay Fruit Growers' Association, and a gentleman of great experience in the fruit growing district of Hood River, Oregon, says :

"Strawberry growing, I am convinced, when intelligently carried on, will continue to be a safe and highly profitable invest-



Busks Ranch between Nelson and Proctor

G L O R I O U S K O O T E N A Y

"ment in Kootenay. Some time ago I estimated the profits of a good orchard at \$265 per acre, and further observation has not changed my opinion. Single trees, or a small portion of an orchard, might exceed this, but taking one year with another, the whole orchard would average this return. I look forward to a steady demand and good prices in the prairie provinces of Canada for all the apples we can grow. Pears will also continue to be a very valuable crop. This fruit will bring a little higher price than apples, and the trees will require a little more care."

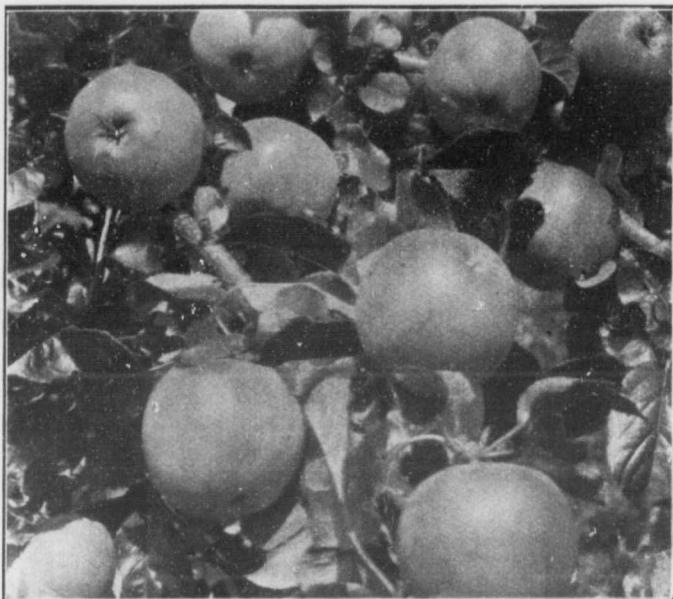
Mr. Charles Lucas, the Provincial Government Assessor of the District, after speaking of the merits of land favorably situated on the Kootenay, Howser, Slocan and Arrow Lakes and on the streams entering or flowing out of these lakes, says :

"A well selected, well-cared-for apple orchard, five years old, is worth \$500 to \$600 per acre, and at ten years \$1,000 to \$1,200 per acre. The districts named are, from a climatic and soil point of view, particularly well adapted to growing apples, plums, cherries, strawberries and most small fruits of first-class quality, quite equal, in the opinion of experts who have investigated them, to the best known districts of British Columbia, Oregon and Idaho. I am convinced that the West Kootenay is equal, if not superior, to any other known district for growing first-grade apples, and their keeping qualities are unequalled. I conclude that a first-class five-year-old orchard will cost the owner \$360 per acre and is worth \$550 per acre. After five years, it will pay an increasing annual profit, and in ten years the orchard will be worth \$1,200 per acre."

Climate, soil, the absence of insect pests and the proximity of good markets all tend to the success of Fruit Growing in West Kootenay.

British Columbia is a province possessed of vast natural resources as yet only partially developed. The construction of railways, the opening-up of its mines and timber limits, the establishment of manufactories all at present only in the state of infancy, will make the province not only exceedingly populous, but in all probability the richest in the Dominion. In the neighborhood of Nelson there are many opportunities for the employment of capital other than in fruit growing. Money on loan on first security, not exceeding sixty per cent. of the present value of the property, commands from eight to ten per cent. per annum interest.

GLORIOUS KOOTENAY



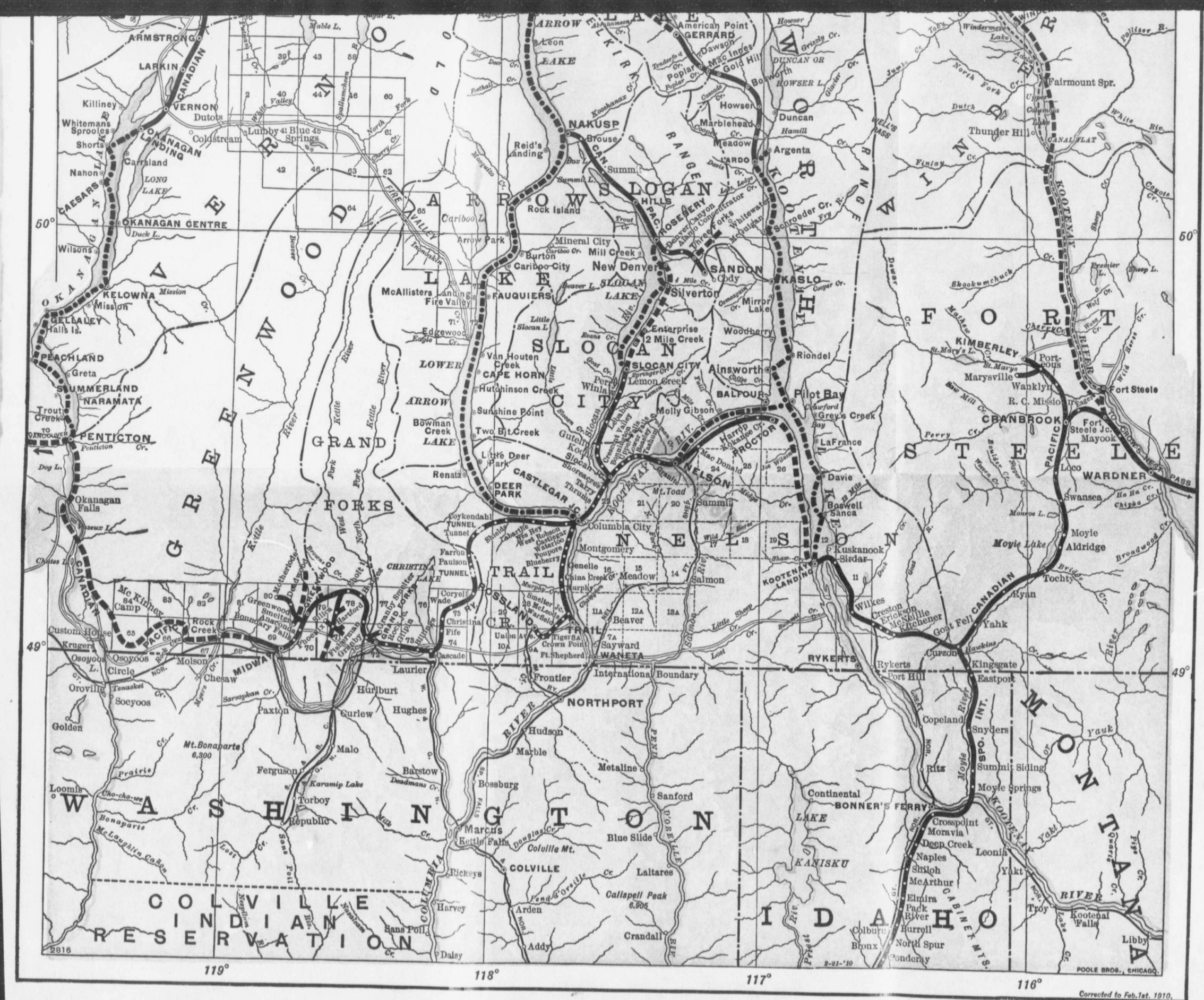
Kootenay Apples

The experience needed for one embarking on fruit raising is not large. If he will make careful selection of his land, attending to such important details as soil and water supply, he can, with or without assistance, proceed with the clearing of the ground. The selection of trees should depend upon the varieties of those generally grown in the neighborhood. Trees of the same variety should be, to a very great extent, grown in the particular locality, so that the produce can be marketed to better advantage.

Friendly and disinterested advice and practical assistance on the part of neighbors, will not be wanting, and even the expert who has gained his experience in other countries, may sometimes find it to his advantage to take advice about local conditions and methods.

The whole district of West Kootenay affords places and opportunity for Fruit Growing. The towns of Creston, Kaslo, Robson, New Denver and Nakusp are all centres of communities that are annually increasing in population. Nelson, however, is the centre of them all, and from it, all these various points can be reached very easily.

Information regarding the District will be given on application to the Secretary, Board of Trade, Nelson, B.C.



FRANCIS
COWARD

1884

MRS. RECINALD H. DILL
VALHALLA BX. 179
NELSON, B. C.

NELSON THE CAPITAL OF THE KOOTENAYS

AND THE COMMERCIAL AND JUDICIAL CENTRE
OF SOUTH-EASTERN BRITISH COLUMBIA

Has a population upwards of 7,000, and increasing.

Is a prosperous, healthy city; the centre of the Fruit Growing, Mining and Lumbering interests of this part of British Columbia.

Has an equable Climate, and is surrounded by charming and picturesque Scenery.

One of the finest water courses on the continent, with excellent facilities for Boating and Bathing.

In the immediate neighbourhood of excellent fishing.

Fine Public Schools, and has gained a reputation for its high standard of Education.

Four Chartered Banks, and is third city in British Columbia in regard to postal revenue.

Six Churches and most of the Fraternal and Benevolent Societies.

Some of the best Hotels in British Columbia.

Has its own Electric Light and Power Service.

Excellent water, and operates its own Waterworks System.

Perfect drainage on account of the natural slope and good gravelly soil, and is a remarkably salubrious city.

Good Fire Protection, with central hall and three substations, and regular supply of water at high pressure.

An up-to-date Progressive City where business conditions are good.

A charming and healthful residential city, where Fruit, Flowers and Scenery add to its other attractions.

NELSON—THE ELECTRIC CITY

ALL TRAVELLERS to the Pacific Coast should have their tickets read one way—"Via Crowsnest Pass route."

For further reliable information write to the Secretary of the NELSON BOARD OF TRADE.

COME AND SEE NELSON