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KOOTENAY AND BOUNDARY DISTRICTS

- OF -

SOUTHERN BRITISH COLUMBIA.

INFORMATION FOR

FRUIT GROWERS,
FARMERS,
STOCKMEN,
LUMBERMEN

Regarding Agricultural, Grazing and Timber Lands
Along the Lines of the

CANADIAN PACIFIC RAILWAY.

Kootenay and Boundary Districts

OF

BRITISH COLUMBIA

Canada's Most Westerly Province.

Position
Advantages
Resources and
Climate

NEW FIELDS FOR

Mining, Farming, Fruit Growing and Ranching,

ALONG THE LINES OF THE

CANADIAN PACIFIC RAILWAY

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BRITISH COLUMBIA

Canada's Prosperous Province
on the Pacific Coast.

General Description.

British Columbia is the most Westerly Province of the Dominion of Canada, and is probably favored with more natural resources than any other Province of the Dominion.

The Kootenay and Boundary districts comprise what is generally spoken of as Southern British Columbia, and contain rich farming, stock-raising, fruit-growing, lumbering, mining and coal and petroleum areas reached by good transportation facilities, and provided with excellent markets for all the products of these areas.

This portion of the Province is a mountainous country, with intervening valleys of splendid arable and pasture lands, magnificent timbered areas, and incomparable waterways.

Mining and lumbering at present occupy the most prominent positions, and this fact has tended to lead many agriculturists, fruit-growers and stock-raisers to assume that the resources of these districts are limited to the mineral and timber wealth. The wonderful success, however, of a few pioneers has now demonstrated that the districts are well adapted to general farming, fruit-growing and live stock production, and as these facts have become more generally known many new settlers have taken up locations.

The markets, soil, climate and other conditions warrant an immense increase in this class of population, and there is every indication that this portion of British Columbia is now going to receive its proportion of the large immigration to the West.

Like all new countries, the man with capital has an easier course and greater opportunities than the man of small means, but in British Columbia the poor man is afforded exceptional chances of bettering his condition and obtaining his own home, provided he is determined to work intelligently and industriously, and the man of pluck and perseverance will surely reap ample returns from his

labours, as is evidenced by those who have already settled and proved by the encouraging results they have obtained.

Climate.

The climate of Southern British Columbia is one of the most attractive features, being both healthy and pleasant. In the Kootenay District the summers are moderate, without excessive heat, and with cool nights, and the winters are mild, with very little snow except at high altitudes. In winter the thermometer rarely drops to zero, and navigation on the Kootenay and Arrow lakes is continued through all the winter months. In this district the rainfall is not excessive, although sufficient for production of crops, except at isolated points, where irrigation is resorted to, and the temperature in summer is such that hops and fruit are successfully raised.

In the Boundary District the climate has caused that portion of the Province to be spoken of as the great Canadian Sanitarium. The lowest average winter temperature rarely falls below 22 degrees, and the highest average summer temperature above 75 degrees. The rainfall in the valleys of the district only averages about 8 inches, and the snowfall is very limited. Irrigation is resorted to in many parts of the district to augment the rainfall in producing crops, and the district is specially favoured in having many streams heading in the mountain ranges which afford the needed water for irrigation. In this district every fruit of the temperate climate thrives; the tobacco plant and hop flourish and cotton has been grown as a curiosity.

Boundary District.

The Boundary District, extending from the Columbia on the East to Okanagan Lake on the West, and from the International Boundary North for about thirty-five (35) miles, embraces an area of from one and a half to two million acres, and affords much diversity of mountainous country and wide valleys, waiting only the settler to become the home of a thriving and prosperous population.

Around Penticton, at the junction of Okanagan and Dog Lakes in the Western portion of the district, fruit-growing and stock-raising are the main industries, and apples, pears, plums, peaches, cherries, grapes, prunes, apricots, musk-melons, and many small fruits are successfully grown, the production being high grade both in size and flavor. Horses, cattle and sheep are raised with great success, and in this district stock-raising and fruit-culture are already extensively followed.

In the vicinity of Midway the country is very similar to that at Penticton, and fruit-growing, market gardening and cattle raising are very successful, the surrounding mining-camps affording a splen-

did market for fresh butter, eggs, fruit and vegetables at high prices. The district is well timbered at the higher altitudes, the chief varieties of timber including cedar, pine, tamarac and fir. Sheep and cattle are raised very profitably in this district, and it is not necessary to feed during the winter, as the snowfall is light and the weather moderate. The soil is a gravelly loam with a clay sub-soil.

Coming East to the Grand Forks section the mining and lumber industries are well represented and there are many farms in the locality which have attained almost unprecedented success. The fruits locally grown include cherries, peaches, pears, plums, prunes, apples, currants, raspberries, and many other small fruits, and all kinds of vegetables and garden produce do well.

The country tributary to Cascade is very like that at Grand Forks, and embraces fruit and mixed farming. Roots and cereals are capable of the highest development and successful experiments have also been made with tobacco.

It is claimed by those engaged in the cultivation of fruit that twenty (20) acres in fruit in the Boundary District will yield \$2000 per annum.

Chief Towns of the Boundary District.

In the central part of the District and about eight miles from the International Boundary is the City of Greenwood, located in one of the great mining camps of British Columbia. The city has graded streets, electric light, Government Offices, sawmills, factories, hospital, schools, newspaper, brewery, smelter and three chartered banks. The trade of the town is largely dependent on the mines tributary to it, among which are the Phoenix, Snowshoe, Sunset, Mother-Lode, and Morrison. About 700 miners are employed in and about these mines, and the smelter shipments amount to 1700 tons of ore per day, which amount is constantly increasing. These mines afford a splendid market for the products of the orchard, farm and ranch.

Grand Forks, situated at the junction of the two forks of the Kettle river, has a population of about 2000. Its chief business results from the presence of the Granby Smelter, one of the large smelting plants of the West, and the city also forms the business centre for the surrounding mines, timber areas and rich agricultural lands. The city is lighted by electricity, has a waterworks and sewage system, and possesses many good business houses supplying local and outside demands, and has four saw and planing mills, foundry, chartered bank, and high-class hotels. The Granby Smelter operates six furnaces and two converters, reducing 2000 tons of ore per day, and the Company's pay-roll is something like \$20,000 per

month, with 300 employees. The total force of men in the Granby Mines is estimated at four hundred and fifty, entailing a monthly payroll of \$60,000.

In the immediate vicinity are numerous farms and orchards, among which is the well-known Covert Ranch, and the Riverside Nursery with thirty thousand seedlings.

Phoenix, situated five miles East of Greenwood, is a promising mining town with bright prospects, having a population in 1903 of one thousand. Special reference is made to it for the reason that very extensive operations are expected to shortly commence in the further development of the tremendous ore bodies situated in the immediate vicinity of the town, which is reached by a spur line from the town of Eholt, on the Columbia and Western Railway.

Kootenay District.

The Kootenay District contains an area of 15,000,000 acres, being separated by a central mountain range into two divisions called the East and West Kootenay. The Kootenay District, like other portions of British Columbia, is a mountainous country, but many of the valleys are wide and contain large areas of agricultural and pasturage lands. The mountains, very few of which extend above the timber line except in the main ranges, are heavily timbered, and more or less scattered timber is also found at the lower altitudes and in the valleys. Many portions of West Kootenay are admirably adapted to fruit culture, and in several portions the settlers are giving special attention to small fruits and garden produce.

At Kaslo, and all along the shores of Kootenay Lake in that vicinity, different varieties of fruits are cultivated with great success, and there are large areas specially adapted to stock-growing, the winters being short and mild.

In the Nelson district also a great many kinds of fruit are grown, together with all kinds of garden produce, and along the West Arm of Kootenay Lake, between that point and Procter, every available acre has been taken up and orchard after orchard may be seen from the steamer in passing. These orchards are for the most part young, but some have been in for five years, and the yield of fruit has been most satisfactory. At the Southern end of Kootenay Lake there is a large area of reclaimed land consisting of some 47,000 acres. A system of dyking has been undertaken at this point, and 7000 acres of valuable lands have already been prepared for cultivation, which will ultimately add materially to the agricultural holdings in that vicinity.

In the neighborhood of Creston and Kitchener there are several model orchards, and plums, pears, apples, tomatoes, strawberries and peaches grow to great perfection. As an example of fruit culture in

this district it may be said that in 1903 an acre of strawberries yielded a return of one hundred and eighty-five dollars. Vegetables and all kinds of garden produce yield phenomenal returns, and cereals also do well. To the North of Creston and Kitchener are immense deposits of the best hematite iron, which are as yet undeveloped, but which in time will, without doubt, play an important part in the development of the district.

East Kootenay at present is chiefly known for its extensive lumbering operations. The district, however, has many attractive features for the farmer or rancher, and is pre-eminently suited to the requirements of mixed farming. Saw-mills have been constructed all along the railway from Kootenay Landing to the boundary of Alberta, and are running to their utmost capacity, affording splendid markets for the farmer's produce and for his labor if he wishes to earn money in that way.

In the neighborhood of Cranbrook and Fort Steele, in the district between Fort Steele and Golden (on the main line of the C.P.R.), and in the district between Elko and the International Boundary, fine grazing areas are found, and horses, cattle and sheep are raised very successfully and sell readily.

In the vicinity of Wardner there is a finely watered region, with splendid timber areas and good soil, and while the conditions seem most favorable to fruit culture, this has not, so far, been established to any extent, but there are many general farms in the vicinity producing very satisfactory results to their owners.

South of Elko is found one of the best agricultural sections in the whole Province. The country is open and rolling, the soil is good, and the district is a choice one for general farming and stock-raising. Many settlers have already located in this district and are doing well.

The Cranbrook district has established a reputation for agriculture and possesses many thriving farms. From Cranbrook along the Kootenay River the lands are suitable for stock-raising and general agriculture, and South of that point there are excellent grazing areas.

The Kootenay Valley, in the East Kootenay District, is worthy of particular mention. The valley extends from the Boundary Line on the South to the Columbia on the North, and varies in width from ten to thirty miles. Within the valley many large and prosperous cattle ranches have already been established, the benches of the foothills affording splendid shelter with a luxuriant growth of grass on the bottom lands. The soil throughout the valley is somewhat light and sandy in places, and irrigation is attended with most gratifying results. Fortunately irrigation can easily be provided in most parts of the valley owing to the presence of many small creeks heading in

the adjacent mountains. All kinds of grain and roots grow to perfection throughout the valley, and apples, cherries, plums, peaches, pears, gooseberries, strawberries and currants are successfully cultivated and yield good returns, and within the past year grapes have been tried and have withstood the first winter. The market for fruit and vegetables is rapidly increasing with the extension of lumbering and mining operations, and good prices prevail.

In the Windermere District, (South of Golden), there are already numerous settlers engaged in raising stock. fruit and vegetables, and with the advent of the proposed railway which is to run North and South through the Kootenay and Columbia valleys there will be a large influx of homeseekers to this desirable region.

Chief Towns of the Kootenay District.

Rossland, with a population of 7000, is situated in the heart of the far-famed Rossland mining camp; in fact some of the mines are within the city limits. Chief among these mines are the LeRoi, Le-Roi No. 2, War Eagle and Centre Star. The city contains excellent hotels, public and private schools, hospital, several chartered banks, churches, theatre, breweries, water and electric light works.

New Denver, Slocan City and Sandon are towns in the great silver-lead camp known as the Slocan, and possess all the adjuncts of modern towns.

Ymir is a flourishing mining town in the Salmon River country South of Nelson, with a population of 1200 in 1903. Free milling gold has been found in this district, and an eighty-stamp mill, the largest in Canada, is operated there.

The City of Nelson has a population of 6000, and is the chief town of Southern British Columbia from a commercial standpoint. It is the Government headquarters for the district, and for the steamboats operating on the Kootenay and Arrow Lakes, and is also the divisional point for the railway and the wholesale distributing centre for the Boundary and Kootenay Districts. A large smelter, saw-mills, chartered banks, railway shops, shipyards and mines give stability to the place, and electric street cars, electric light, gas, waterworks, sewage system, opera house, churches and hotels cater to the well-being and comfort of the citizens. As a residential centre Nelson offers many attractions, and the many large and artistic residences already erected testify to the wealth and permanency of the district.

Kaslo, on the West side of Kootenay Lake, is the base of supplies for mines on the Eastern slope of the Slocan District, and many branches of business are represented there, including ore sampling works, saw-mills, electric light, waterworks, chartered bank, etc.

The town also contains Government Offices, a good hospital and several churches. The town is reached by steamboat from Nelson, and has rail communication with Sandon.

Cranbrook, a thriving town on the Crow's Nest Pass Railway, is the headquarters of the lumbering industry in the East Kootenay, and is also the commercial centre for the district. It is a divisional point of the railway, and contains chartered banks, first-class hotels and stores, churches, hospital, schools and large saw-mills. Kimberly and the North Star mines, situated to the North West, are reached from Cranbrook by a branch of the railway. This town is growing very rapidly and has a bright future. It is bound to keep pace with the rapid development now taking place in the East Kootenay and to maintain its position as the business centre.

The foregoing brief and general description will serve to convey to the mind of the intending settler some idea of the opportunities which Southern British Columbia offers to the homeseeker. To those who come from the open or plains region East of the Rocky Mountains the absence of large open areas, the timber, and the mountain peaks on every sky line, are at first conducive to a feeling of confinement, but the cosy homes of the valley lands, the absence of high winds, and the moderate climate soon induce a feeling of comfort which grows with years and makes the dweller in the mountain valley the most contented settler the world over. Settlers from the more Eastern portions of this continent, or from the older lands across the Atlantic, are attracted from the first by the natural features of the Kootenay and Boundary Districts, and the wonderful beauties of the country in mountain peaks, wooded slopes, rich valleys and magnificent water stretches cannot but appeal to the visitor from any land. However, what the newcomer is looking for is not scenic beauties, but a chance to make a living and build up a home, and the object of this small book of information is to put him in the way of doing so. Special sections are, therefore, devoted to the facts which every settler first looks for regarding new countries, beginning with the important one which enables him to educate his children.

Educational Facilities.

The Province of British Columbia affords excellent educational opportunities. The school system is free and non-sectarian, and is equally as efficient as that of any other Province in the Dominion. The expenditure for educational purposes amounts to \$400,000 annually. The Government builds a school house, makes a grant for incidental expenses, and pays a teacher in every district where twenty children between the ages of six and sixteen can be brought together. For outlying farming districts and mining camps this arrangement is

very advantageous. High schools are also established in cities, where classics and higher mathematics are taught. Several British Columbia cities also now have charge of their own public and high schools, and these receive a very liberal per capita grant in aid from the Provincial Government. The minimum salary paid to teachers is \$50.00 per month in rural districts, up to \$135.00 in city and high schools. Attendance in public schools is compulsory. The Education Department is presided over by a Minister of the Crown. There are also a Superintendent and four Inspectors in the Province, also boards of trustees in each district.

Markets.

The many towns of the Boundary and Kootenay Districts, the mining camps met at almost every hand, and the lumbering industry afford a first-class market for all kinds of farm produce, meats, poultry, butter, eggs and fruit, and the rapid development now taking place in the North West Territories has created a good and ever-increasing market for the fruit which cannot, owing to natural conditions, be produced there with success. In fact, British Columbia is now looked to as the natural source of supply for the many kinds of fruit so successfully grown, and fruit from that Province is shipped to points all over the prairies.

The vast timbered areas of Southern British Columbia must be drawn upon to supply the lumber needed by the vast army of home-seekers now settling in the prairie regions lying East of the Rocky Mountains, and at the present time the existing saw-mill plants are taxed to their fullest capacity in supplying that market, and new plants are springing up almost from day to day.

At the present time the local supply of meats, butter, eggs and farm products falls far short of the demand for home consumption, and although the climate, grass, water and prices offer every inducement to dairymen, large shipments of butter are brought in from the East, and fresh milk is a rarity in many of the towns and practically unknown in the mines and in the lumber camps, where condensed milk is used almost exclusively, being shipped all the way from the Atlantic Seaboard.

The foregoing facts will of themselves indicate that as far as markets are concerned the outlook is very bright for the intending settler. In British Columbia, like in all countries where the agricultural areas comprise only a small portion of the surface, the markets for the home products of the soil must always be good, and in this Province nature has been particularly kind in giving the Province mineral and lumber wealth, the development of which must for all time employ a vast body of consumers of farm products. In addition she has blessed the Southern portion of the Province with a cli-

mate and soil which permits of the growth of fruit for which the market waits in the sister Provinces lying to the East, where climatic conditions close the door to local production as a competitor.

Transportation Facilities.

One of the important questions to an immigrant is the matter of transportation facilities in the country of his new venture, and in this particular Southern British Columbia will be found well provided. The district is traversed almost midway from East to West by the line of the Canadian Pacific Railway, extending from the boundary of the Province on the East to Midway in the Boundary District on the West, and from that point an extension has been located West to Penticton, which will no doubt be built when the settlement warrants.

From this main trunk line branches have been built extending from Cranbrook 18 miles West to Kimberly; from Slocan Junction 32 miles North to Slocan City; from Castlegar Junction 30 miles South to Rossland, and from Eholt 10 miles South to Phoenix. The district is also reached from the South by branches of the Great Northern Railway to Morrissey, Nelson, Rossland and Grand Forks.

The magnificent waterways provided by the Kootenay and Arrow Lakes are also a marked feature in the transportation problem, and the lines of fine steamers operated on these lakes not only provide the necessary means of communication along and in their immediate vicinity but connection is made by these steamers with the main line of the Canadian Pacific Railway, giving connection to the Coast.

On all the railway lines there is first-class and up-to-date passenger and freight service, and the inland steamers of the Canadian Pacific Railway Company have continental reputation for convenience and comfort.

For a comparatively new country it will thus be seen that Southern British Columbia is specially favoured in the way of transportation facilities, and the settler has ample means for shipping his produce to any part of the district or to the North West Territories or Manitoba to the East.

Illustrations of Success.

The possibilities for the homeseeker in a new country must always be a matter of serious consideration, and while the general information given in this small handbook will assist him in understanding the general conditions, the following notes of a few special cases of success will probably help to a correct understanding of the possibilities in the way of general farming, fruit-raising and dairying.

In 1885 Mr. W. H. Covert located at Grand Forks with his family, and at the time (on his own statement) was worth exactly

\$65.00 less than nothing. From this discouraging beginning he has worked his way until now, in the place of the old log shanty, he has a \$4000 residence with 700 acres of land under cultivation. In the early years of his settlement, as an experiment, he planted 25 fruit trees, with the result that his orchard now numbers 11,000 trees. In 1903 he shipped fifteen carloads of fruit, five thousand crates going out of British Columbia. He realized in local sales from a single acre of strawberries \$350. Mr. Covert has an irrigation system in connection with his farm, and an evaporating plant for surplus fruit. The orchard is valued at \$1000 per acre, and it is computed that he obtains returns of sixteen per cent. per annum. His oats run one hundred bushels to the acre, and he cuts two crops of alfalfa in a season.

At Midway, on October 10th, 1903, the twenty-five acre farm of Mr. Morris showed garden beds, ripe tomatoes, celery, cabbages and other garden stuffs untouched by frost, the vegetables being of the finest quality.

Near Slocan City Mr. Watson has a pre-emption of 160 acres which he took up about four years ago. Since then he has cleared fifty acres and planted them with vegetables and small fruits. The 160 acres which originally cost him only ordinary pre-emption fees, is now valued at \$200 per acre.

In that same district five acres owned by Mr. Vanstone were set out in strawberries. His crop for 1903 brought him \$1300.

On Cherry Creek, near Cranbrook, Mr. Villeneuve has a farm of 1000 acres, and has cleared 600 acres, and this farm may be pointed to as a credit to the district, with its comfortable house, barns, outbuildings, live stock and the acreage under cultivation.

A settler named Nicolas Desourdes, also in the Cranbrook district, purchased in the Spring of 1903, 160 acres of land. As a result of twenty-three days labor, in the early part of the season he marketed \$700 worth of potatoes, and, needless to say, is now extending his operations.

Mr. W. J. Hamilton, a middle-aged man, located about one mile from Cranbrook in 1897, and prospected in the mountains until 1900, when he turned his attention to farming. He first cleared fifteen acres and sunk a well. The third year he set out fruit trees and planted vegetables. These gave such satisfaction that he next planted strawberries. In the season of 1903 he picked one thousand boxes of the berries. To quote Mr. Hamilton's own words: "If I had a hundred acres all set out in fruit, I could find my market at the door." His farm is valued at \$3000, and he has invested \$1000 in fruit trees. He keeps four hundred fowl, and realizes fifty cents per dozen for eggs and fifty to seventy-five cents each for chickens.

Near Fort Steele Junction George Arnold located about three

years ago, with barely enough capital to make a start. He pre-empted a quarter section of Government land at first, and in 1903 he pre-empted another quarter section and purchased an additional one hundred acres. He now has under cultivation some forty acres, and his crop of timothy yields four tons to the acre. A garden patch of strawberries gave a thousand pounds of fruit which he converted into jam and sold for twelve cents per pound. His wife brought with her twelve hens and now has one thousand poultry, their eggs bringing thirty-five to fifty cents per dozen.

NELSON, Jan. 15th, 1904.

H. BIRD, ESQ.,
District Land Agent, C. P. Ry.,
Nelson, B. C.

DEAR SIR.—With reference to your request that I should state my experience and give my opinion of the advantages of fruit-growing in the Kootenay Lake district, I may say that I consider the conditions here the most perfect for fruit-culture on the continent. I have been interested in fruit-growing in various parts of Canada and in the United States during the past 20 years and until coming to Nelson in 1901 I had found the climate of the Alleghany Mountains of West Virginia the most suitable for the best production of small fruits. The shores of Lake Ontario and Lake Erie and the valley of the St. Lawrence from Lake Ontario to Montreal I considered the best for the production of apples and the shore of Lake Ontario from Niagara to Toronto I believed to be the finest peach section in America. Fruit-growing in the Kootenays is in its infancy, as mining was the first attraction. Within the past two years, however, we have shown that we can produce as fine apples here as in any part of Ontario or in the Northern States. Peaches are also grown here to perfection and I feel quite confident in asserting that the quality of the small fruits produced, such as rasps, currants, gooseberries, strawberries and black currants is superior to any produced elsewhere on this continent. In fact the Southern States, such as Virginia, Tennessee and Georgia will not compare with this section in the production of these fruits. The quality and size here is far superior and the yield per acre is at least double that of anything I ever saw or succeeded in producing during a ten years' residence in these states. One average gooseberry bush in my Nelson garden bears finer fruit and as much of it as six of my best bushes did in West Virginia and my West Virginia garden excelled in the production of gooseberries for that country. I find I can grow such vegetables as sweet corn and tomatoes just as well as I could in Virginia. Potatoes we grow to perfection and the Champion of England and Ne Plus Ultra peas reach a height of eight feet in my garden. I have

not found irrigation necessary and this adds much to the superior quality of all our fruit. From a commercial standpoint the Kootenay Lake fruit grower has a great natural advantage. The prosperous mining towns in his midst give him a good local market and his is the nearest fruit district to the North West Territories and Manitoba where the finest grain is produced but where fruit can not be grown to advantage. The transportation companies are willing to assist the Fruit Growers' Association at all times to place the fruit in the consumers' hands in the best possible condition. The fruit-grower will find here an ideal home. The climate as you know is perfect, the soil very rich and productive and the market the best. He will be surrounded by beautiful scenery and the shooting and fishing is the best to be found anywhere. I have no land for sale or other axe to grind but simply state facts as I have found them. During my professional career as a Railway Construction Engineer and Mine Manager I have had occasion to live in many sections of this continent and travelled many times from the Atlantic to the Pacific and from Florida to the far North. Whether I have been in Europe or America I have always had my garden and fruit-growing has been my hobby, but nowhere in my experience have I had such splendid results as in my garden and orchard in Nelson. After leaving my Scotch University and before I had seen British Columbia I visited Great Britain twelve times and was always sorry to leave her shores and thought my native land the best place to live in when surrounded by wealth and connection. I still enjoy a pleasant visit there, but British Columbia will in future be my home in poverty or in wealth.

Yours very truly,

(Sgd.) JAS. JOHNSTONE,

Pres. Nelson Agricultural and Industrial Assn.

NELSON, 14 Jan., 1904.

H. BIRD, Esq.,
Canadian Pacific Ry. Co.,
Nelson, B. C.

DEAR SIR.—Referring to your enquiries and our conversation regarding fruit-growing in this district, I beg to submit the following facts:

I have been a resident of this part of the country for twelve years and fruit-raising was the first business I engaged in, and I have been connected with it during the whole period.

It has been proved beyond a doubt that small fruits (strawberries especially) apples, plums and pears can be successfully and profitably raised.

In strawberries a very profitable crop can be obtained. The fruit is exceptionally fine and good and commands a ready market

and good prices in Nelson, the mining camps and the North West Territories and they have been successfully shipped to Winnipeg, obtaining the highest market price there. A profit of at least \$100 per acre has been obtained from properly laid out and carefully handled and maintained strawberry beds.

For the other fruit I would recommend the hardier and earlier varieties.

The first annual fruit fair, held last Fall, showed the capabilities of the country in fruit-raising.

This, connected with poultry and raising vegetables, will ensure a good living for any industrious man upon a comparatively small piece of ground.

You are at liberty to use this letter as you please and I shall be glad to answer any further enquiries.

Yours truly,

(Sgd.) T. G. PROCTER.

Mixed Farming.

There is little doubt that the Kootenay and Boundary Districts afford splendid openings for mixed farming. The general description of the districts already given, and the instances of success quoted both contain evidence of this fact. There is the idea, already referred to, in the minds of many that a mountainous country affords few opportunities for the farmer. This assumption is entirely wrong as applied to Southern British Columbia, because while it is true that mountains cover a large part of the surface of the country, there are large acreages in the fertile side hills, in the valleys, and the bottom lands waiting for the transforming hand of the agriculturalist, and these areas, although limited if compared with the prairie country lying East of the mountains, are sufficient to support a large farming population, and are offered at very reasonable prices, the highest price asked for either Government or Canadian Pacific Railway lands, generally speaking, being \$5.00 per acre.

The fact that a good deal of the land is timbered need be no drawback to the settler. The first year or two are always the hardest in the new settler's experience, and the immediate revenue derivable from the timber on his farm will be appreciated. The material for his own buildings and fencing is at hand; the Railway Companies are always open to purchase ties; the residents of towns and villages require firewood, and the lumber companies are looking for logs, which, owing to the scarcity of labour, they cannot always obtain in sufficient quantities on their own limits.

It should not be assumed that all the side hills or valley lands are heavily timbered. In many districts there are extensive tracts of

open country very lightly timbered, where areas fit for cultivation without any necessary clearing can be secured.

General or mixed farming certainly offers the best opening to the immigrant of moderate means, because he can grow the larger part of what he requires for maintenance of himself and family, and there is a ready and good market for all kinds of produce from a mixed farm, including milk, butter, eggs, vegetables, fruit, poultry, beef, mutton and pork. From very small beginnings a large and profitable business on a mixed farm may be built up, and later on, when success has been obtained, special branches, such as fruit growing or stock raising may be adopted if desired.

Stock Raising.

To the newcomer who has the capital and experience, and is desirous of devoting both to stock raising, several parts of the Kootenay and Boundary Districts offer special inducements. The richness of the grasses, the bountiful supply of good water and the mildness of the climate, when taken into conjunction with the splendid local market for beef and mutton, all offer special inducements to the rancher. A mining country always develops a good market for meat because miners get high wages, do hard physical labor, and consume more than the average quantity of meat. At present a very large proportion of the meat supply of these districts is imported from the ranch district of the open plains lying East of the Rocky Mountains, and the market for local productions will always be good.

As will have been noted from the general descriptions already given, the Kootenay and Columbia valleys and the country from Midway West to Penticton contain unoccupied areas specially adapted for stock raising, and land suitable for that purpose can be obtained at from \$1.00 to \$2.50 per acre.

Fruit Growing.

The fruit growing in British Columbia is rapidly supplanting the fruit of the Eastern Provinces of the Dominion in the markets of Manitoba and the North West Territories, and the Kootenay and Boundary districts, owing to their close proximity to these markets and the quality of fruit grown, will always be sure of a good share of the business. Apples, pears, plums, prunes, peaches, apricots, cherries, and all kinds of small fruits do well in the districts referred to, the less hardy fruits being confined to the Western portion of the Boundary District. The possessor of a good fruit farm obtains a large revenue with a minimum of labor and expense, but the initial outlay is considerable, and the business requires intelligent and constant supervision. However, there many localities where the settler of small means can combine fruit culture with mixed farming, and by extension of his orchard from year to year as his means warrant, can

ultimately develop a first-class fruit farm if his inclinations are in that direction.

Lumbering.

Southern British Columbia possesses many advantages in its timber wealth. The timber is of good quality comprising Douglas Fir, Cedar, Tamarac, Hemlock, Spruce, and Pine. The streams are well suited for driving logs and its railway transportation facilities bring it into close touch with the great prairie regions East of the Mountains where the rapid settlement has created a large and rapidly increasing market for lumber.

Large saw-mill plants have already been established at many points in the Kootenay and Boundary Districts and they have all been working to their fullest capacity in endeavouring to meet the ever increasing demand for lumber for export. Among these milling plants the following may be specially mentioned.

At Wardner the Crow's Nest Pass Lumber Company have a mill with a daily capacity of 130,000 feet, employing three hundred men.

The capacity of the Fernie Lumber Company's mill at Fernie is 30,000 feet, with one hundred men employed, and an additional force of eighty in the winter logging camps.

The Elk River Lumber Company owns an area of timber estimated at from four to five hundred million feet. The capacity of the mill situated at Fernie is 25,000 feet per day, and they propose building another and larger mill at which a force of about one hundred men will be employed.

The Hayes Lumber Company, south of Elko, controls one hundred million feet of standing timber and the capacity of this mill is 25,000 feet daily.

At Hosmer, the McRae Lumber Company are preparing a large milling plant to operate their extensive limits.

The output of the mill belonging to the Cedar Valley Lumber Company is about 35,000 feet per day, and they have two hundred thousand acres of timbered lands in these limits.

Cranbrook is the headquarters of the East Kootenay Lumber Company operating four large mills turning out about 160,000 feet of lumber each day.

In addition to the above there are numerous other mills of different sizes operating at various points in the districts.

These saw mills and lumbering camps in connection therewith employ a large number of men and create splendid markets for all farm produce. In addition they afford work for any newcomer of small means who wishes to augment his earnings by labour during the time he is getting his farm into shape, and are as a rule ready to take any logs the settler may cut in clearing his farm.

Coal and Coke.

The coal and coke industry of Southern British Columbia has already reached large proportions and will in the near future, owing to increasing market requirements reach immense limits.

The coal measures of the East Kootenay District have been developed on a large scale by the Crow's Nest Pass Coal Company, and their mines at Morrissey, Fernie and Michel now employ 2500 men, their output of coal being about four thousand tons per day, and the Company have some eight hundred and fifty coke ovens which turn out a large tonnage of coke daily, the largest portion of which is consumed by the local smelters in the Kootenay and Boundary districts.

Other extensive coal measures have been located at several points in the Kootenay District and as the coal is of high grade the industry will assume very large proportions in the near future to supply not only the local markets but the contiguous markets of the United States.

In the Boundary district coal measures have been located on Kettle River and Rock Creek and further west in the Similkameen Valley which will doubtless develop into large collieries when the markets warrant.

The coal mining industry already creates a good market for all the products of the farm and that market will increase rapidly.

Petroleum.

In the South East corner of the Kootenay district very promising indications of petroleum have been found and if the prospecting now being carried on proves successful in developing a good supply of oil another and important industry will be added to those already referred to.

Mining and Smelting.

British Columbia has been known as a country rich in precious minerals for many years and the early stampedes to the Fraser River and Cariboo districts are matters of history. Placer mining in East Kootenay has been carried on since 1860 and Wild Horse Creek in that district has produced some twenty million dollars to date. During the past ten years the mineral wealth of the Kootenay and Boundary districts in gold, silver, copper, lead and iron have become matters of world wide interest and the mining industry to-day is the great industry of the districts although admitted to be only in its infancy.

In the Kootenay district is situated the great silver lead camp of the Slocan, the celebrated Rossland camp of gold bearing ores and the phenomenal free milling gold deposits of the Poplar Creek District.

The Boundary district is spoken of as one of the greatest low grade camps in America and scattered throughout the whole of Southern British Columbia is mineral wealth beyond compute.

Southern British Columbia is very well provided with the necessary smelter facilities to enable the owners of mines to get their ore treated and secure quick returns. These smelters employ large numbers of men and create good markets for all local products.

At Grand Forks the Granby Smelter is operating six furnaces and two large converters and are handling about two thousand tons of ore per day, their monthly pay-roll to employees being about \$20,000.

At Trail the smelter of the Canadian Pacific Railway Company has been handling about fourteen hundred tons per day during the past year and is treating gold, copper, silver and lead ores.

At Nelson, the smelter of the Hall Mining Company has been treating about four hundred tons daily. There are also smelters of considerable size located at Greenwood and Boundary Falls. The number of smelters will, without doubt, be increased in the near future to meet the rapid development of the mining industry.

Openings for New Industries.

There are many openings throughout the whole of British Columbia for the establishment of new industries and the rapid development of the country now taking place makes it certain that capital so invested will pay good returns. Among the openings which may specially be referred to are: Saw Mills, Box Factories, Meat Packing Plants, Pulp Mills, Jam and Pickle Factories, Woolen Mills, Fruit Evaporating Factories, Tanning Works, Brick Making Plants, Marble, Lime and Stone Quarries and many others. In both the Kootenay and Boundary districts many magnificent water-power sites are available which have as yet not been utilized. There is strong inducement for capitalists to develop these powers and supply power to existing and future industries.

Taxation.

The question of taxation is an important one to the intending settler or to the capitalist looking for investment and in this particular British Columbia will be found to compare favorably with the other portions of the West now being opened up for settlement.

Outside the few municipalities in the Province, the taxation is imposed and collected directly by the Government and expended in completing needed public improvements, assisting the schools, and maintaining law and order.

The rates of taxation imposed by the latest Assessment Act are as follows:—

- On Real Estate 1% of assessed value.
 „ Wild Land 5% „ „
 „ Personal Property 1% on assessed value.
 „ Income from \$1000 to \$5000 1½%.
 „ „ \$5000 to \$10,000 2½%.
 „ „ \$10,000 to \$20,000 3%.
 „ „ \$20,000 up 3½%.

Discounts of 10% upwards are allowed for prompt payment of taxes and liberal exemptions from taxation are granted as follows:—

- On Personal Property up to \$500.
 „ Income up to \$1000.
 „ Lands pre-empted for two years from date of record.
 „ Mineral, coal, and timber lands which are charged a royalty on output.

Wages.

An endeavor has been made to compile as accurate a scale of wages as possible, but of course such rates are subject to considerable fluctuation and vary somewhat at different points.

Miners receive \$3.00 a day and upwards.

Lumbermen in the Slokan are paid \$2.00 to \$3.00 per day, while in the East Kootenay the scale is from \$50.00 to \$60.00 per month. In the mills, the hands are paid \$1.50 per day and upwards, foremen getting \$100.00 per month.

Coal miners and coke workers earn from \$3.00 to \$4.00 per day and in railway construction camps the wages run from \$2.00 to \$5.00.

Teamsters receive \$35.00 to \$45.00 per month and board.

Day labor on Government work averages about \$2.50 per day.

Farm hands are paid as high as \$50.00 per month, with board and lodging, during harvest.

As much as \$60.00 per month is paid to women cooks, while the rates for domestic servants are from \$10.00 to \$25.00 per month with board and lodging.

Canadian Pacific Railway Lands.

The Canadian Pacific Railway Company controls a large area of the choicest farming, fruit, ranching and timber lands in the Kootenay and Boundary districts as shown in the map at the back of this pamphlet.

Generally speaking, the prices for agricultural lands are as follows:—

FIRST CLASS LANDS: Lands suitable for agricultural purposes in their present condition, or which are capable of being brought under cultivation profitably by the clearing of the timber thereon, or which are wild hay meadow lands. Price \$5.00 per acre.

SECOND CLASS LAND:—Lands which are suitable for agricultural purposes only when irrigated. Price \$2.50 per acre.

THIRD CLASS LAND:—Mountainous and rocky tracts of land, unfit for agricultural purposes, and which cannot under any reasonable conditions be brought under cultivation. Price \$1.00 per acre.

Any land in the Columbia and Western Land grant (Boundary District) which contains timber fit for manufacture into lumber to the extent of three thousand feet, board measure, to the acre, does not come under the heading of agricultural land, but will only be disposed of under the provisions of the Company's regulations for the sale or lease of timber lands. In the remaining grants the limit for agricultural lands, is fixed at five thousand feet, board measure, to the acre.

The minimum area sold is 160 acres, and all lands must be purchased in square or rectangular parcels, viz., 160 acres must measure forty (40) chains by forty (40) chains; 320 acres must measure eighty (80) chains by forty (40) chains; and 640 acres must measure eighty (80) chains by (80) chains.

Land sold at \$1.00 per acre must be paid for one-fourth cash, and the balance in three equal annual instalments.

Land sold at \$2.50 per acre must be paid for one-fifth cash, and the balance in four equal annual instalments.

Land sold at \$5.00 per acre must be paid for one-eighth cash, and the balance in seven equal instalments.

Interest at six per cent is payable on all outstanding amounts of principal, and also on overdue instalments. If land is paid for in full at the time of purchase, a discount of ten per cent will be allowed on the amount so paid, in excess of the usual cash instalment, but no reduction will be allowed on subsequent payment of instalments in advance of maturity.

The purchaser of agricultural land will be permitted to use what timber is actually required on the land purchased by him, for buildings, fences and fuel, but any timber cut for sale will be subject to the payment of dues as per the following schedule:—

Lumber, per M feet B.M.	\$1.00
Shingle bolts, per cord ..	1.00
Firewood per cord ..	.25
Fence posts, per cord ..	.50
Mining props, (10' x 10" or less) per cord ..	.50
Mining props, (larger) each ..	.05
Ties, each ..	.02
House logs, (20' or less) each ..	.10
Piles, Cribbing Timber, Telegraph posts, per running foot ..	½c.

Such dues are exclusive of all Government royalties, which must be paid by the purchaser. In the case of unsurveyed lands, the purchaser must arrange his own surveys.

FARE REBATE :—One half the amount paid by new settlers for fare on the lines of the Canadian Pacific Railway, in travelling to British Columbia, will be applied on account of the first instalment if land is purchased from the Company in that province. Receipts must be taken showing the route and produced for inspection when making application for this concession.

TIMBER LANDS:—Leases may be secured from the Canadian Pacific Railway Company, for timbered areas in their land grants, the rates payable to the Company being as follows:—

Lumber, per M. feet B.M.	1.00
Shingle bolts, per cord	1.00
Firewood, per cord25
Fence posts, per cord ..	.50
Mining props (10' × 10" or less) per cord50
Mining props (larger) each50
Ties, each02
House logs (20' or less) each10
Piles, Cribbing, Telegraph posts, per running foot ..	½c.

In addition to these dues the Lessee must pay all Government royalties and taxes, and arrange and bear the expense of any surveys, which may prove necessary to define his limits. More detailed particulars can be obtained from any of the following local land agents of the Company:

Nelson, B.C.	Messrs. H. & M. Bird.
Grand Forks B.C.	J. A. McCallum.
Creston B.C.	E. Mallandaine, Jr.
Cranbrook B.C.	V. Hyde Baker.
Wardner B.C.	I. H. Willson.
Wilmer B.C.	R. R. Bruce.
Hayden, Montana	W. M. Frost.

The Company is also interested in the following townsites, where local agents may be consulted as to price of lots:— Elko, Cranbrook, Kimberly, Procter, Nelson, Lemonton, Nakusp, Arrowhead, Revelstoke, Kamloops, Donald, Gerrard, Castlegar, Cascade, Eholt, Grand Forks, Greenwood, and Midway.

Government Lands.

Crown lands in British Columbia are classified as either surveyed or unsurveyed lands, and may be acquired at Government Land Offices by pre-emption or purchase.

The following persons may pre-empt Crown lands:— Any person being the head of a family, a widow, or a single man over eighteen years of age, being a British subject, may record surveyed, or unsurveyed

Crown lands, which are unoccupied, or unreserved and unrecorded that is, unreserved for Indians or others, or unrecorded in the name of any other applicant).

Aliens may also record such surveyed or unsurveyed land on making a declaration of intention to become a British subject.

The quantity of land that may be recorded or pre-empted is not to exceed 320 northward and eastward of the Cascade or Coast Mountains, or 160 acres in the rest of the Province.

No person can hold more than one pre-emption claim at a time, Prior record of pre-emption of one claim, and all rights under it are forfeited by subsequent record or pre-emption of another claim.

Lands recorded or pre-empted cannot be transferred or conveyed until after a Crown grant has been issued.

Such land, until the Crown grant is issued, is held by occupation. Such occupation must be a bona fide personal residence of the settler or his family.

The settler must enter into occupation of the land within thirty days after recording, and must continue to occupy it.

Continuous absence for a longer period than two months consecutively of a settler or family is deemed cessation of occupation; but leave of absence may be granted not exceeding six months in any one year, inclusive of two months' absence period.

Land is considered abandoned if unoccupied for more than two months consecutively.

If so abandoned, the land becomes waste land of the Crown.

The fee on recording is two dollars.

The settler must have the land surveyed at his own instance (subject to rectification of the boundaries) within five years from date of record.

After survey has been made upon proof, by declaration in writing of himself and two other persons, of occupation for two years from date of pre-emption, and of having made permanent improvement on the land to the value of two dollars and fifty cents per acre, the settler on producing the pre-emption certificate, obtains a certificate of improvement upon payment of a fee of two dollars.

After obtaining the certificate of improvement, and paying for the land the settler is entitled to a Crown grant in fee simple. He pays five dollars therefor.

The price of Crown lands, pre-empted, is one dollar per acre, which is to be paid in four equal instalments as follows:—

First instalment two years from date of record or pre-emption, and yearly thereafter, but the last instalment is not payable till after the survey, if the land is unsurveyed.

Two, three and four settlers may enter into partnership with pre-emptions of 160 acres each, and reside on one homestead. Improve-

ments amounting to \$2.50 per acre made on some portion thereof will secure Crown grant for the whole, conditions for payment being same as above.

The Crown grant reserves to the Crown a royalty of five cents per ton of merchantable coal raised or gotten from the land, not including dross or fine slack, and fifty cents per M on timber. Coal and petroleum lands do not pass under grant of lands acquired since passage of Land Act Amendment 1899.

No Crown grant can be issued to an alien who may have recorded or pre-empted by virtue of his declaring his intention to become a British subject unless he has become naturalized.

The heirs or the devisees of the settler are entitled to the Crown grant on his decease.

Crown lands may be purchased to the extent of 640 acres. Minimum price of first class land \$5.00 per acre; second class \$2.50 per acre; third class \$1.00 per acre. No settlement duties are required on such land unless a second purchase is contemplated. In such case the first purchase must be improved to the extent of \$5.00 per acre for first class; \$2.50 second class; and \$1.00 third class.

Leases of Crown lands in lots not exceeding 20 acres may be obtained; and if requisite improvements are made and conditions of lease fulfilled, at the expiration of lease, Crown grants are issued,

Leases are granted for hay lands for terms not exceeding ten years, and for any purpose whatever, except cutting hay, for a term not exceeding 21 years.

Twenty-one year timber leases on Government lands are now subject to public competition, and the highest cash bonus is accepted, subject to the 50 cents per M royalty above mentioned and an annual rental, in advance, of 15 cents per acre. The holder must put up a saw-mill capable of cutting not less than 1,000 feet of lumber per day of 12 hours for every 400 acres of land in such lease; and such mill shall be kept running for at least six months in every year.

For further information application should be made to the Chief Commissioner of Lands and Works, Victoria, B. C.

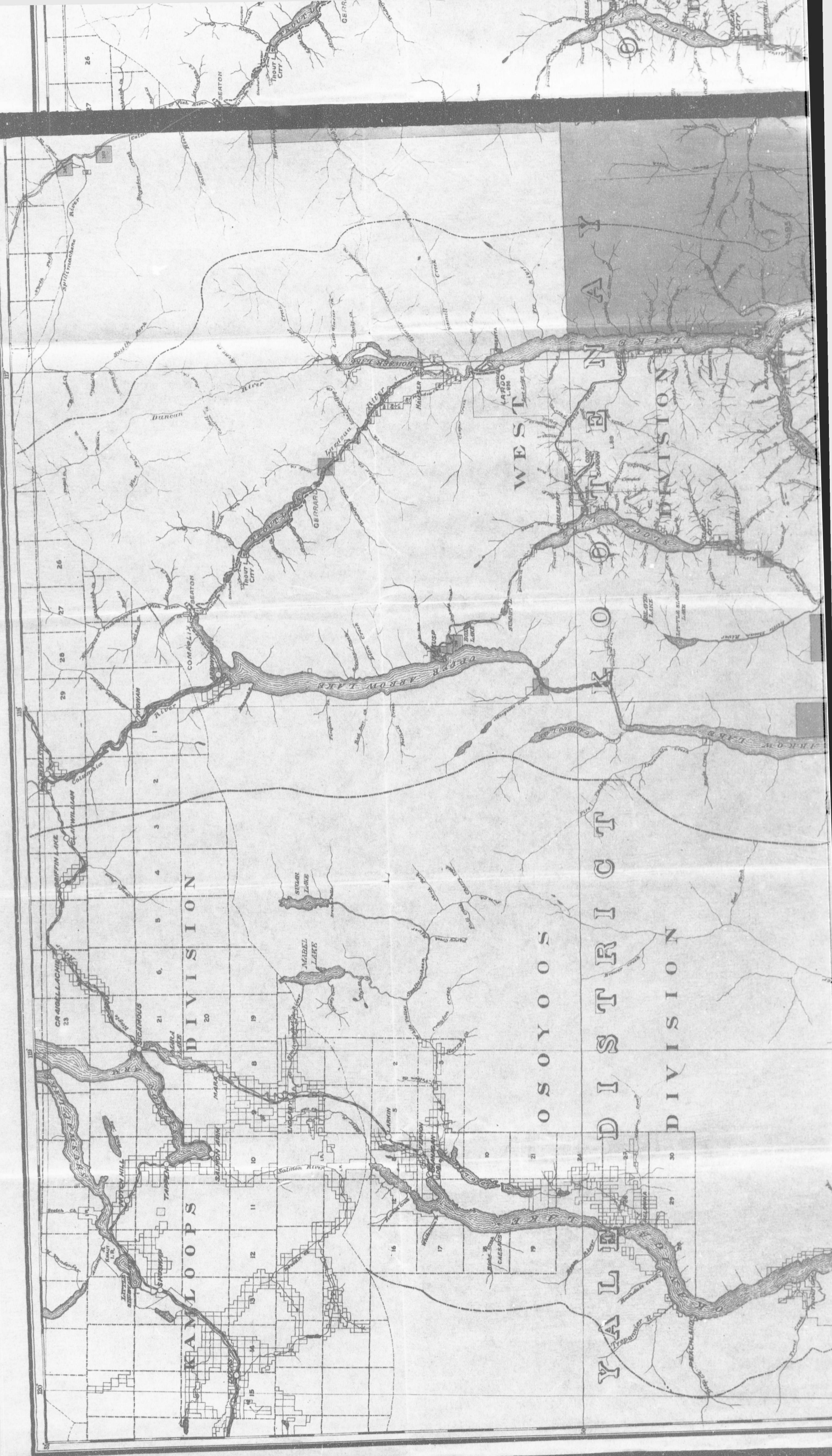
To intending Investors and Immigrants.

The information contained in the foregoing pages of this brief pamphlet is of course very general and condensed in character. The object has been to treat of the particular points regarding which both the capitalist and settler naturally look for information when considering the advantages offered by a new country for investment of capital or for a new home.

There is little doubt that in the near future Southern British Columbia will show marked development both in settlement and in

its industries, and those who decide to throw in their lot whether in the Kootenay or the Boundary District at this date must of necessity share in that development.

Any further detailed information regarding any of the points referred to in this hand book will be furnished by any of the local agents or by J. S. Dennis, B. C. Land Commissioner, Calgary, Alberta, Canada.



KAMLOOPS DIVISION

OSOYOOS DIVISION

WASTON DIVISION

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MAP OF PART OF
SOUTHERN BRITISH COLUMBIA

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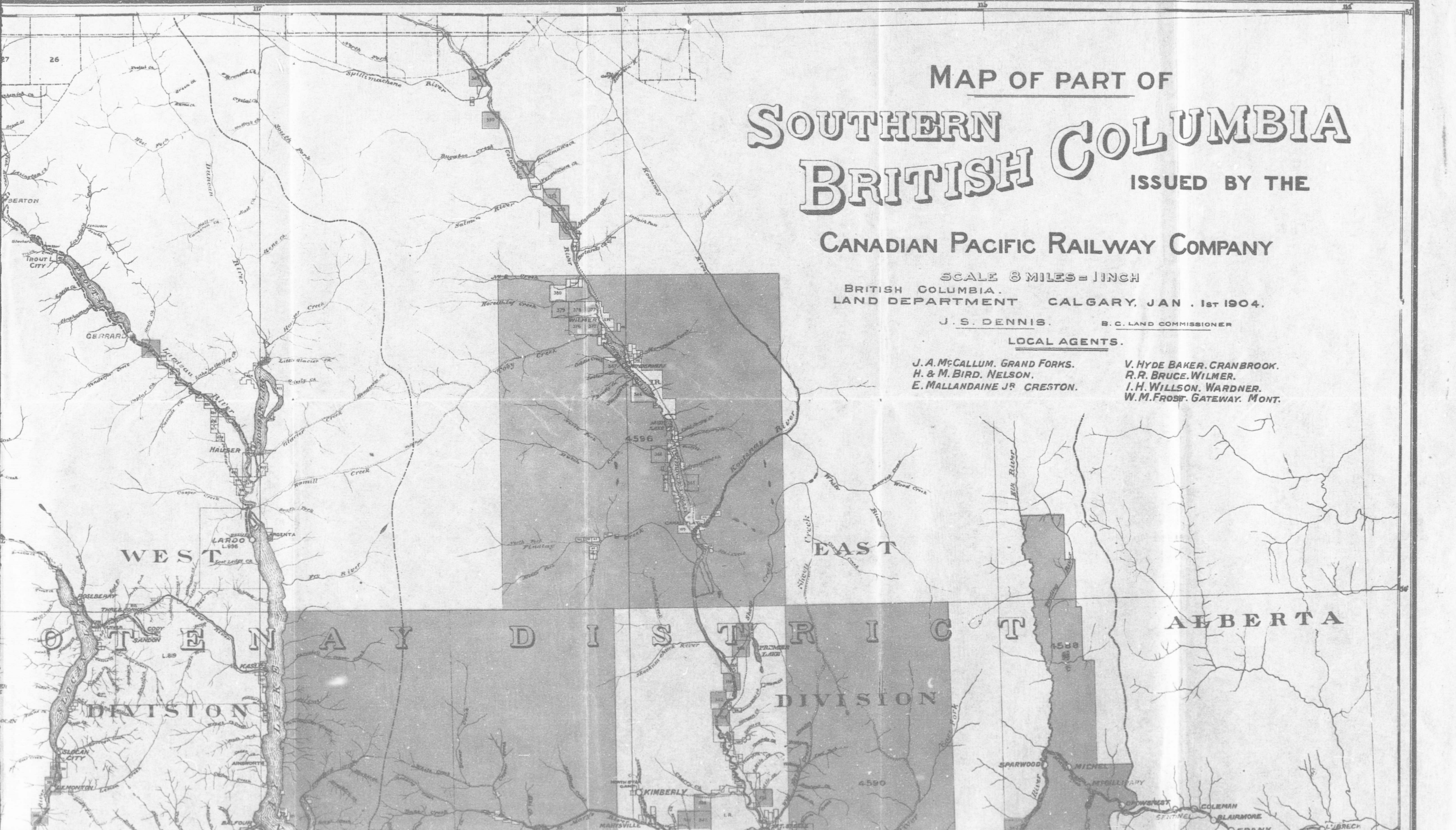
CANADIAN PACIFIC RAILWAY COMPANY

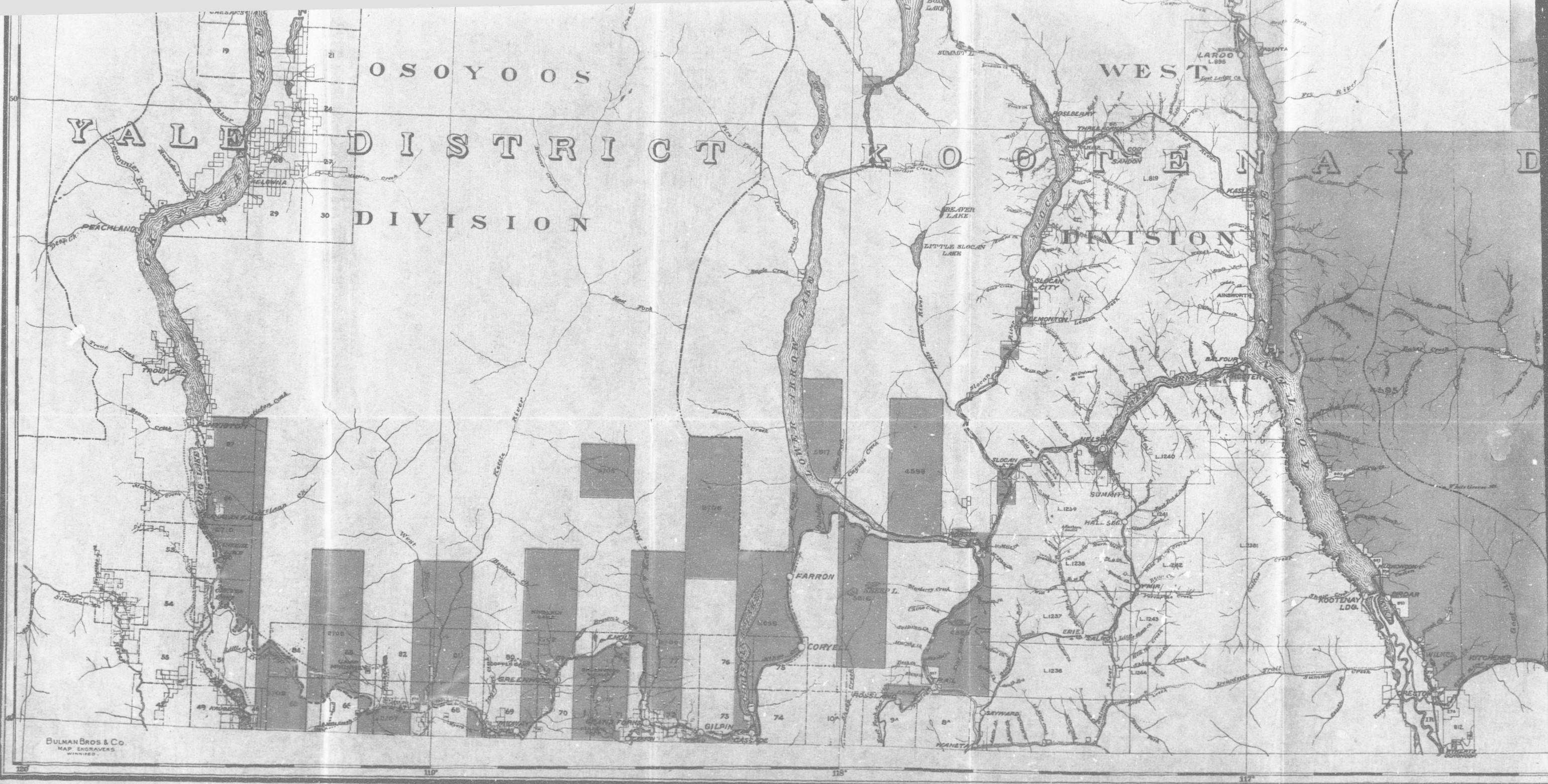
SCALE 8 MILES = 1 INCH
 BRITISH COLUMBIA.
 LAND DEPARTMENT CALGARY, JAN. 1st 1904.

J. S. DENNIS. B. C. LAND COMMISSIONER

LOCAL AGENTS.

- | | |
|------------------------------|-----------------------------|
| J. A. McCALLUM. GRAND FORKS. | V. HYDE BAKER. CRANBROOK. |
| H. & M. BIRD. NELSON. | R. R. BRUCE. WILMER. |
| E. MALLANDAINE JR. CRESTON. | I. H. WILLSON. WARDNER. |
| | W. M. FROST. GATEWAY. MONT. |





OSOYOOS

YALE DISTRICT KOOTENAI DIVISION

DIVISION

DIVISION

BULMAN BROS & Co.
MAP ENGRAVERS
WINNIPEG

RAILWAY LANDS SHEWN RED

WEST

EAST

O T T E N A Y D I S T R I C T

ALBERTA

DIVISION

DIVISION

