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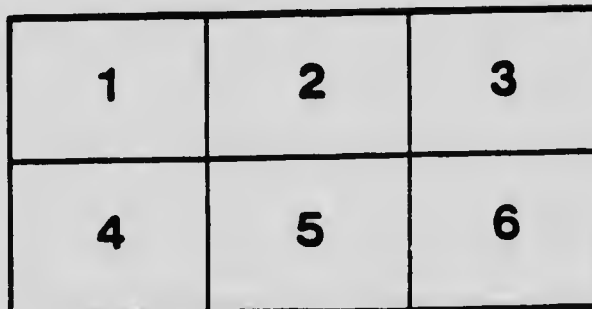
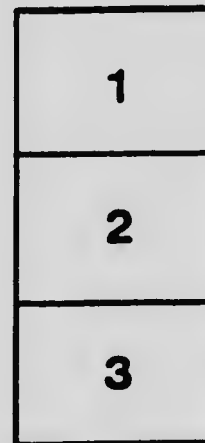
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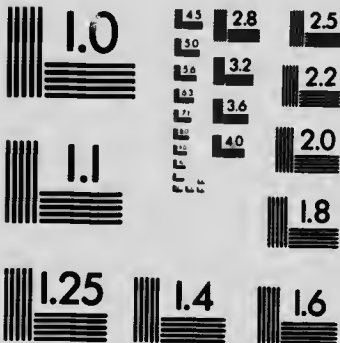
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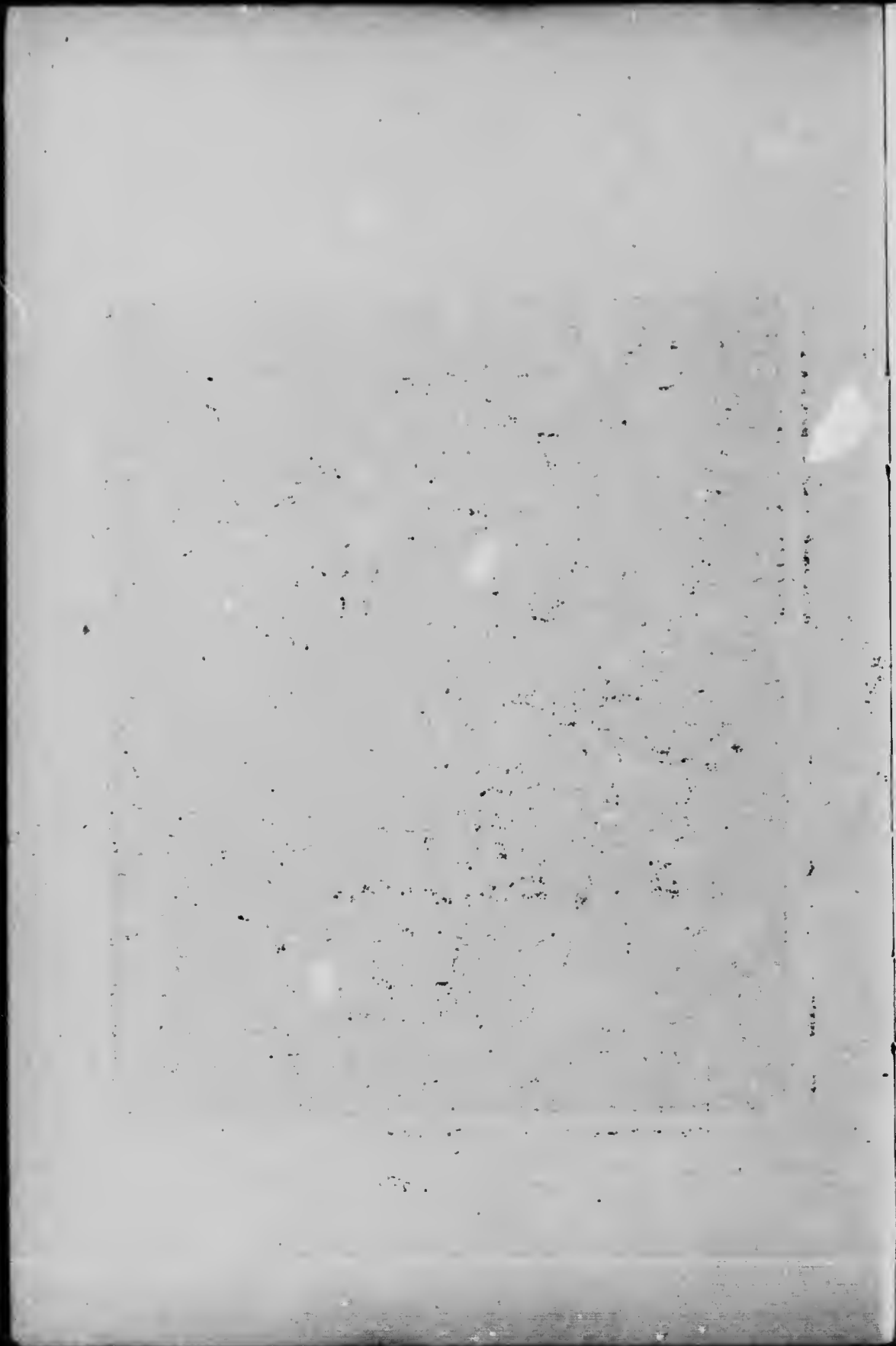
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VANCOUVER ISLAND

BRITISH COLUMBIA



Esquimalt and Nanaimo Railway Co.



The Timber, Agricultural
and Industrial Resources

of

Vancouver Island British Columbia

A promising field for Farming, Fruit
Growing, Dairying, Lumbering, Mining
and Fishing in the Esquimalt
& Nanaimo Railway Belt





STRATHCONA HOTEL, SHAWNIGAN LAKE.

VANCOUVER ISLAND



VANCOUVER ISLAND, while it answers to the geographical definition of that term, is to all intents and purposes a part of the mainland of the Province of British Columbia. The numberless small islands which lie between the east coast of the mother island and the shore of the mainland, act as veritable "stepping stones," being intersected by equally numberless yet navigable channels. These small islands already play an important part in the industrial activity of the Province, being settled by well-to-do farmers from the British Isles and Eastern Canada.

Its geographical formation, and that of the Queen Charlotte and other neighboring islands, has led to the scientific conclusion that Vancouver Island forms part of a submerged mountain range, detached from the continent by some great convulsion of nature, of which the chain of mountains which traverses the Island from north to south forms the summit. These mountains, with the intersecting valleys, the numerous streams broken by falls and rapids, the abounding lakes, and the luxuriant vegetation which covers every inch of soil, afford a variety of scenic splendor—wild and impressive in its sterner aspects, peaceful and homelike in the pleasant lowlands—unsurpassed in any portion of the globe.

The extreme length of the Island is 285 miles, from Gonzales Point to Cape Scott, and its greatest breadth is 80 miles. Its area is 16,400 square miles, about 10,000,000 acres, of which about one-third is practically unexplored. The coast line is very extensive, indented with deep bays and fiords, all of which afford shelter for small craft, while many are capable of harboring the largest ships afloat. The west coast is remarkable for the number of long arms, or canals, as they are called locally, which, with their numerous branches, run for miles inland, affording opportunities to the prospector and lumberman, giving

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easy access to mines and timber that would be out of reach under other circumstances. The waters of these canals are invariably very deep, permitting navigation by large vessels their entire length, and are in many cases bordered by mountains which rise abruptly from the water's edge to heights of from 2,000 to 4,000 feet. On the east coast the shores are less abrupt, the bays are numerous but not so intrusive, and there are many safe and convenient harbors. A cruise around Vancouver Island in a staunch, well-found boat, makes a delightful summer outing, the scenery being incomparably fine and diversified and the weather, as a rule, perfect. The amateur photographer, the angler, hunter, and the mountain climber, will find unlimited scope for the exercise of their hobbies; the ethnologist will discover a rich field of research among the Indians, whose quaint villages dot the shores; the botanist and naturalist will fall upon a world of interesting subjects, while the geologist will find himself face to face with conditions that may shatter many of his accepted theories and give him food for ample conjecture and a re-arrangement of his cosmic ideas.

Lying between the 49th and 51st parallels of North Latitude the harbors of Vancouver Island and adjacent Mainland are accessible from the Orient by the short northern route, which is freer from violent storms and more healthful than the southern course, landing cargoes in a cooler temperature and affording a shorter land route across the continent to eastern trading centres and the Atlantic seaboard.

Previous to the 19th century Vancouver Island had been accepted as part of the Mainland, and after the permanent occupation by the British in 1842, when the Hudson's Bay Company established its headquarters at Camosun (now the beautiful city of Victoria, capital of the Province), the Island became a Crown Colony, and was granted representative government in 1856. In 1866 Vancouver Island formed a union with New Caledonia, the present mainland of B. C., and the two were welded by British Proclamation into the Crown Colony of British Columbia, which entered the Confederation of Canada in 1871.

In the early days of her history as a Crown Colony, Vancouver Island was a self-supporting community, presenting the unique instance of an isolated appanage of the Empire defraying the whole cost of the administration of its government. In those crude, colonial days, when no railway communication with the interior of the Dominion existed, when passengers and cargoes from Europe were brought by a six months voyage round the Cape, the revenue derived from the sparsely utilised

resources of the Island was sufficient to maintain the Government, how much more capable of self-support should she be to day, with her Island railways opening up the extraordinary riches of the country, the steamships of the Canadian Pacific Railway Company bringing her into direct communication with the markets of the Orient and by its auxiliary line, the Union Steamship Company of Australia, with the markets of Australia and New Zealand, and with the Canadian Pacific Railway Company's double daily service of boats and trains uniting her to the enormous potential wealth of the interior and eastern sections of the Dominion, as well as to the United States and the commercial centres of the European States? Already two lines of car ferries connect the Island Railways with the Mainland, and a third is contemplated in the near future. Large cargoes of freight are carried to and fro, and fleets of vessels bear the wealth of forest, mine, and fishery from the depots of the Esquimalt and Nanaimo Railway to the Mainland.

CLIMATE

The climate of Vancouver Island approximates closely to that of Great Britain, modified by the special circumstances of its geographical position. The proximity of the snow-capped Olympian mountains, has a marked effect upon the summer temperature, which is never intensely hot, while the Japan current, striking the west coast, brings with it moisture and heat, which tempers the severity of the winter. The yearly average temperature at Victoria is 50.06 degrees. The highest summer temperature is 88.5 degrees, lowest 38.6 degrees. Lowest average winter temperature 28.07 degrees, highest 53.16 degrees. The yearly rainfall averages 25.57 inches, snow 8.68 inches. Heavy snowfalls are exceptional and the snow disappears in a few days, sleigh drives being one of the rarest treats enjoyed by Victorians. On the west coast and at the north end of the Island the rainfall is heavier, but snow is almost unknown. The discomfort of the rainy season is amply compensated by the luxuriant green of the grasses and the bright hues of flowers which bloom the winter long—it is counted a severe winter indeed when there are no roses in the gardens on Christmas Day.

Unlike many mild climates, that of Vancouver Island is healthful, there is no malaria, no endemic diseases, and the health department takes every possible precaution to prevent epidemics. Children thrive wonderfully well in this favored land, and the aged and feeble find new life in its balmy, invigorating air.

Table showing Monthly and Annual Amount of Rainfall and Snowfall at Stations on Vancouver Island during 1908.

	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Year	Total Prec.
Victoria.....Rain...	3.16	4.30	4.58	0.63	1.27	0.09	0.15	0.67	0.62	2.33	4.02	4.88	26.70	26.78
Snow ..	0.60	0.20											.80	
Nanaimo.....Rain...	9.83	6.05	3.37	1.98	2.53	1.00	0.63	0.70	0.51	3.17	11.25	6.02	47.01	47.04
Snow ..														
Cowichan.....Rain...	9.16	6.28	3.68	1.74	2.17	0.21	0.13	0.93	0.30	3.76	10.01	6.19	45.16	45.16
Snow ..	1												1	
Alberni.....Rain...	11.58	6.81	5.31	5.13	3.39	0.67	0.57	0.88	1.76	5.00	22.45	8.22	71.77	71.00
Snow ..	5.50	19.06	1	1								3.75	28.31	
Goldstream Lake..Rain...	9.59	8.51	9.61	3.79	2.75	0.10	0.34	1.18	0.97	5.22	11.51	13.67	67.24	70.11
Snow ..	13.00	12.75										3.00	28.75	
Jordan River.....Rain...	11.14	9.41	14.46	5.59	2.98	0.99	0.22	1.90	1.36	5.74	12.45	10.95	77.19	77.19
Snow ..														
Beaver Lake.....Rain...	4.98	5.64	5.20	0.88	1.61	0.30	0.16	0.83	0.64	2.79	1.43	7.62	35.08	35.18
Snow ..	0.50	0.50											1.00	

The records of the last ten years at Victoria show that the yearly average temperature is 50.06 degrees. The highest summer temperature was 88.5 degrees and the lowest 38.6 degrees. Lowest average winter temperature 28.07 degrees and the highest 53.16 degrees. The yearly rainfall averages 25.57 inches and the snowfall 8.68 inches.

Table showing bright sunshine, rainfall, and average and highest temperature recorded at the Dominion Government Meteorological Stations at Victoria and Nanaimo for each month May to October, 1908.

VICTORIA	BRIGHT SUNSHINE			RAINFALL		TEMPERATURE		
	MONTH	Total Number of Hours.	Daily Average.	No. of Days no Sunshine.	Amount in Inches	No. of Days in which Rain fell.	Monthly Mean.	Highest.
May.....	160	5	3	1.27	9	52.7	65.2	
June.....	248	8	0	0.09	4	58.7	79.4	
July.....	321	7	1	0.15	4	62.7	83.2	
August.....	280	9	0	0.67	4	61.0	83.7	
September.....	201	7	4	0.62	7	53.6	75.2	
October.....	109	3	6	2.33	14	49.3	67.0	
NANAIMO								
May.....	204	7	5	2.53	13	51.7	74.9	
June.....	260	9	1	1.00	8	58.3	84.0	
July.....	303	10	4	0.63	4	64.4	89.4	
August.....	297	10	0	0.70	6	64.3	94.2	
September.....	184	6	3	0.51	10	54.9	71.9	
October.....	104	3	4	3.17	13	47.8	69.9	

EXPENSE OF LIVING AND ACCOMMODATION

Houses—artisans—in the cities and towns, rent at from \$10 (£2) to \$25 (£5) per month. Furnished houses are to be found in the better residential quarters for from \$30 (£6) to \$60 (£12) per month. Domestic wages are rather high, as yet the supply of white servants is not keeping pace with the demand. A "maid of all work" may be procured in Victoria for \$20 (£4) per month. Trained Chinamen command higher wages, but the unskilled Chinese youth who is usually an excellent worker can be procured for \$10 (£2) per month. The houses in British Columbia outside the large cities are usually built in the bungalow style, of native timber, are designed to meet the requirements necessitated by a scarcity of domestic help, and are supplied with modern plumbing and water supply, electric light, gas for fuel, etc.



THE SOCIAL SIDE.

Coal is retailed in the cities at reasonable prices. Wood is plentiful and cheap, and in country districts it may be had for the haulage.

Fish is plentiful and exceedingly cheap. Meat much less expensive than in English towns and cities.

The social life both in town and country on Vancouver Island is most attractive. Club life flourishes both in town and country, and the sport which the Island affords, the easy intercommunication both by land and water, insure a co-mingling of town and country residents. In no part of Canada is the British element more prominent. Good public and private schools—the latter presided over by graduates of the large English universities, are established. Telephones in town houses take the place of an extra servant. In the country the long distance telephone keeps the rural population in close touch among themselves and with the city friends.

Co-operation in social life and amusements is as conspicuous as co-operation in industrial matters, postal and telegraph facilities are excellent, and the good roads which are a distinguishing feature of Vancouver Island, as compared to those of other parts of Canada, do much to render life pleasant for the young and old people of the different communities.

The addresses and prices of boarding houses in Victoria and stopping places on the line of the Esquimalt and Nanaimo Railway, will be furnished on application to Col. Douglas Gordon, the C. P. R. Offices, London.

SOIL AND WATER

The soil of Vancouver Island may be divided into three classes, viz.:

(1) A gravelly soil, with a thin coating of vegetable mould, bearing large timber of superior quality, coarse grass, and little undergrowth, affording good runs for sheep, goats and hogs. (2) A sandy loam of good quality, producing excellent crops of vegetables, fruits, cereals and roots. (3) A rich brownish-black soil, composed of vegetable humus and alluvium, remarkably fertile and producing splendid crops of all kinds.

Springs are numerous and good water for all domestic purposes may be had everywhere. Springs, charged with sulphuretted hydrogen, and pleasant to the taste, possessing valuable medicinal qualities, are found at several points.

The numerous lakes and streams afford an abundance of water power, and many of the farms are provided with waterworks systems

which serve the houses and outbuildings and furnish power to operate farm machinery.

All matters pertaining to the recording of water for industrial, agricultural, and domestic purposes, as well as diverting water from its natural source for these purposes are now provided for and governed by the provisions of the "Water Act, 1909."

AGRICULTURAL RESOURCES

No portion of Canada affords better inducements to farmers than British Columbia, and no section of the province presents more favorable conditions than Vancouver Island. True, the farming land is confined to comparatively small areas and much of it is heavily timbered, but as an offset it is of remarkable fertility, so that a few acres cleared and systematically tilled will yield a comfortable living.

All the cereals grow to perfection, leguminous plants, roots and vegetables of all kinds, produced in the temperate zone, grow to large size and of excellent quality. Apples, pears, plums, prunes, cherries, and all kinds of small fruits, attain great perfection, while peaches, apricots, nectarines and grapes, if given special care, can be produced successfully. Many varieties of nuts, almonds, filberts, walnuts, hazelnuts, coconuts and chestnuts, do well wherever cultivated.

Flax of fine quality is grown, but so far has only been used as cattle food, although the fibre produced is long, fine and silky, yielding from two to three tons per acre. Hops grow luxuriantly and yield from seven and one-half to nine tons per acre.

Cattle, sheep, hogs and poultry do remarkably well on the Island, the climate being particularly favorable to them, the mild winters permitting them to roam at large and pick up an abundance of green food practically the year round.

Dairying is a profitable and growing industry, Vancouver Island affording exceptionally favorable opportunities to that branch of agriculture. The local market absorbs the whole present output and is still far from being fully supplied, while the progress of mining, lumbering and fishing is constantly creating new demands and the Oriental trade, as yet in its infancy, assures a continuance of good prices for very many years. The average price of butter, at first hand, is twenty-five cents per pound.

The social conditions of the farmers of Vancouver Island are most attractive. The settlers are, as a rule, of a superior class who cultivate the amenities of life, devoting their spare time to social intercourse, each



ISLAND OATS.

little community vieing with its neighbors in the quality of its amusements and entertainments. Excellent public schools are found everywhere and there are few districts that have not one or two churches and resident clergymen and physicians.

The farmer, once established on Vancouver Island, can live better and more comfortably than in most countries. His house is surrounded



ISLAND MUTTON.

by orchards, shrubberies, gardens and lawns; he is within easy reach of a home market where he gets good prices for everything he produces, his children have every educational advantage, and he is always in touch with the great world through the daily paper, the long distance telephone, the railway and the steamboat.

DAIRY FARMING

The establishment of creameries at various points on the Island has proved of inestimable value to the farmers, enabling them to go in for dairying on a large scale, which is one of the most important and profitable branches of farming. At Duncan a co-operative Creamery

was established some years ago and has always been conducted as a great commercial success. The districts of North and South Cowichan are both tributary to it. Cream is delivered at the Creamery three times a week in summer and twice in winter, several farmers generally joining together and taking it in weekly turns to collect and deliver all their cream, this being a great saving of valuable time. Cream is also sent into the Creamery from various points along the railway. The cream from each farm is weighed and tested on being delivered and cheques are sent out monthly for payment. This produces a steady income for the dairy farmer which is in proportion to the number of cows that he milks, in addition to which he shares in the profits of the creamery according to the number of shares he holds. Comox, Nanaimo and Alberni districts have also creameries which are conducted in the same manner. The prices obtained by the Duncan creamery for its butter are generally 5 cts. per lb. higher than other creameries on the Island and Mainland. In the summer the price varies from 30 to 35 cents and in the winter from 40 to 45 cents. There is a great demand for this butter which retails at from 35 to 50 cents according to the time of year. It is the intention to establish a creamery at some convenient point along the Alberni Branch of the Esquimalt and Nanaimo Railway as soon as this railroad is in operation. The Provincial Government encourages and liberally assists in a financial way the building of Creameries at desirable points on the Island.

To the man who is conducting a mixed farm, as well as to the dairy farmer, the keeping and breeding of hogs is an important and profitable item. A dairy farm milking from 5 to 12 or more cows has an enormous quantity of skim milk to dispose of, and this can be rapidly turned into fine dairy-fed pork. Many dairy farmers do not breed any pigs but buy them from the mixed farmer as their cows come into milk. The farmer who breeds young pigs can sell them at about six weeks old for \$3.00 each. The live weight price for dairy-fed pork and hogs is from 6 to 9 cents per lb. and the mixed farmer who keeps a few brood sows will be able to utilize all his waste products in the shape of cullled fruit, potatoes and all kinds of farm and garden refuse. The pigs can be given free range over any wild land and in the summer will practically make their own living by rooting and eating all kinds of roots and grass. They do an immense amount of good in cleaning land of bracken, turning it up deep and taking it out. Roots can be grown plentifully with advantage to help feed the pigs through the winter, but when getting ready for sale meal is fed in conjunction



ON A DAIRY FARM.

with other food. As in Ireland "It's the pig that pays the rent," so in Vancouver Island it's the pig that swells the balance on the right side. There is a splendid local market for pork in Victoria and other Island towns, while in Vancouver, large packing houses are established with a constant demand for all the hogs that can be raised.

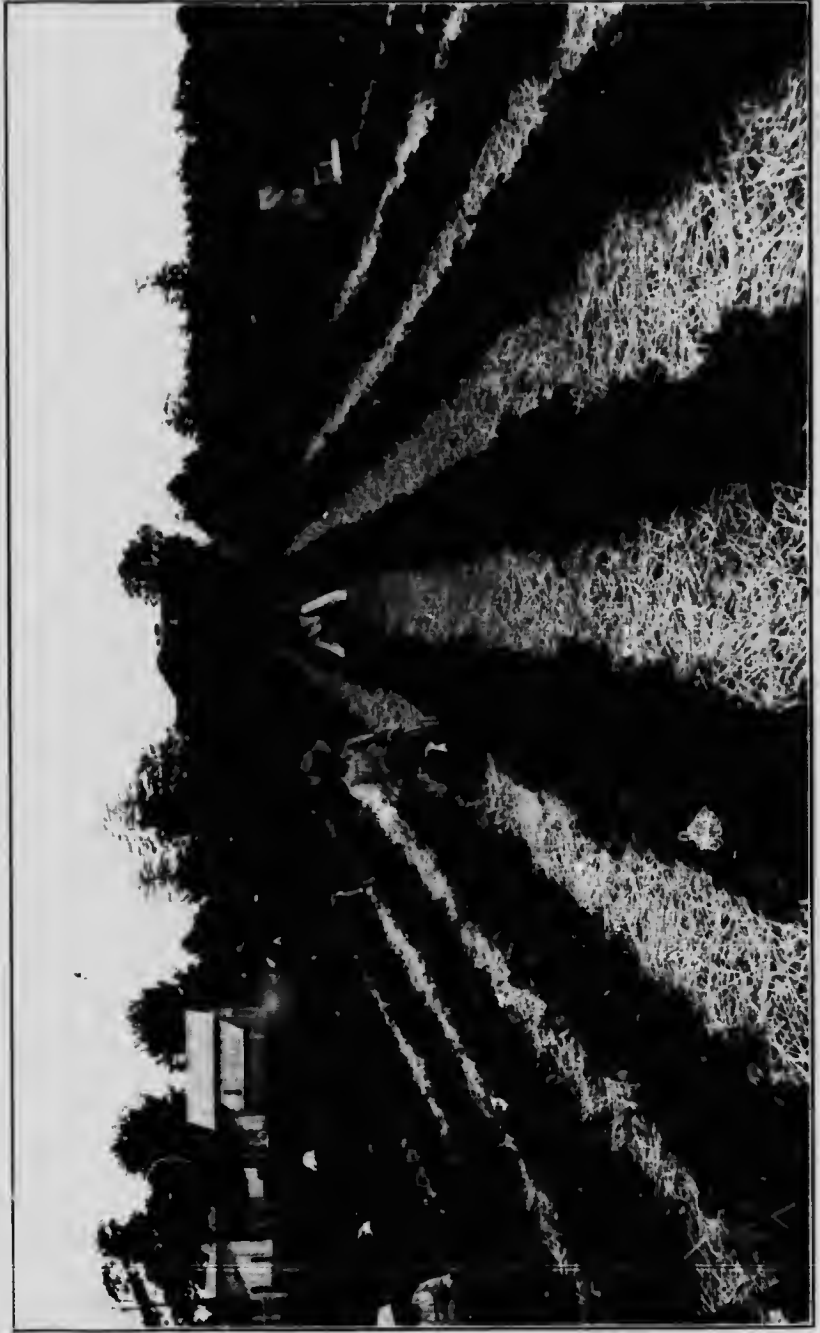
Horse-breeding, even in a small way, pays well. The farmer whose working team consists of a couple of useful Clyde mares should be able to raise two foals yearly without the working capacity of the mothers being seriously interfered with. These foals are saleable as yearlings at from \$100 to \$125 each, or if the farmer has plenty of pasture, kept until they are rising four, when they are ready for breaking and work.

Strong, heavy four year old Clydes are worth from \$300 to \$400. There is a good demand for heavy draught horses. Hackney breeding is also worthy of attention, these are fit for road or light work; and a good stamp of "general purpose" horse that can plough and draw a good load, and yet trot in harness, is always in demand.

Another important and profitable occupation for any land owner residing within reasonable distance of the Railway is that of growing garden truck for the Town market and sawmills and logging and mining camps. This occupation until the last few years has been almost entirely in the hands of the Chinese who rented large tracts of land on the outskirts of the towns, peddling their goods from house to house as well as supplying many of the stores. All kinds of vegetables can be raised and heavy crops produced providing a suitable soil is chosen. In some instances irrigation is resorted to with highly beneficial results. Amongst the most profitable crops to grow are early peas, beans, cabbages, cauliflowers, onions and young potatoes, while in the autumn, celery, tomatoes, carrots and winter cabbages all fetch good prices.

FRUIT FARMING AS A PROFITABLE OCCUPATION

Although the fruit industry of Vancouver Island is in its infancy, yet it has already been clearly demonstrated that all branches of fruit culture will pay handsomely if properly understood and looked after. Strawberries and all the smaller kinds of fruits grow to perfection, attaining fine flavor and good size, particularly where there is a good supply of water and any simple method of irrigation can be established. There is a large local market for strawberries and other small fruits and satisfactory prices are obtained by selling by the crate to the dealers or



A VANCOUVER ISLAND STRAWBERRY PATCH.

on contract price for the whole crop. In 1908 some shipments of strawberries were made to the East by refrigerator car with most satisfactory results, so that branch of the trade will now receive special attention. Apples, pears, plums, cherries, peaches, and apricots grow and produce well, and every year now sees a large area of land put out in orchards. The ever increasing market for fruit which exists in the Great Northeast Wheat and Cattle Countries is giving great impetus to this industry. There are hundreds of small towns along the main line of the Canadian Pacific Railway Company and its branches East of the Rocky Mountains that are able to take one or two cars of mixed fruit every week. Apples, pears and plums are the best assortment for shipping. The climate and soil of much of Vancouver Island renders it well adapted to fruit culture and a well selected apple orchard at the end of five years should begin to pay and gradually increase until it pays a net annual profit of \$125.00 to \$150.00 per acre. Peaches are successfully grown in many parts of the Esquimalt and Nanaimo Railway Company's Land Grant. The fruit attains a good size, ripens fully, and possesses an exceptionally fine flavor. One advantage of peach growing is the fact that the trees come into bearing earlier than apples, so that under favorable circumstances a four year old peach orchard will produce from \$250.00 to \$300.00 worth of fruit per acre. All kinds of plums as well as nectarines and apricots grow equally well and a good trade can be worked up for them. It has already been found that a co-operative system of selling and shipping fruit from and to different points is the best, preventing the market from being glutted by several shipments at the same time, and thus regulating a remunerative distribution of the fruit. The official bulletin published by the Provincial Government will be found to contain the latest statistics as to prices and markets as well as much useful information as to the selection of land and making of orchards and the best varieties of different fruits which should be grown. The establishment of cold storage distributing houses under the supervision of Government Inspectors is now under consideration by the Provincial Government, a substantial grant having been made towards the inauguration of such a system at suitable points. A Fruit-Growers' Association, which deals with the important matter of marketing, packing, and transporting the product is established on the Island, and the rapidly growing number of fruit-canning and bottling factories, combined with the additional and improved cold storage facilities on railway cars and steamers, ensures a ready market as well for all the more perishable kinds of fruit.



SOME VANCOUVER ISLAND FRUIT.

POULTRY RAISING

Vancouver Island is fast becoming recognized as an ideal country for poultry raising, and each year sees additions to the number of persons who have taken up this branch of farming.

First of all the climate is especially adapted to this industry, being very temperate, so that chickens need not be confined to their house for any length of time, as is the case in the Eastern Provinces; here they can often procure enough green feed in the shape of grass during the winter months. The soil is suitable nearly everywhere, that is, a soil with good, natural drainage, and not one that is at all heavy. There is an unlimited market for all poultry products, with splendid prices prevailing. Fresh eggs in the winter often command as high as 75 cents (3/.) a dozen, while in the spring and summer the prices never fall below 25 cents (1/.) per dozen.

To give some idea of the market there is for poultry and eggs with the city of Victoria as a centre: in 1908 there were shipped into Victoria 2,330 cases, or 78,900 dozen of Canadian eggs, in addition to which 1,500 cases, or 45,000 dozen eggs were imported from the States. Forty-five cars of poultry came into the Province during the same period, principally from Eastern Canada, so it can readily be seen what a very large home market there is now open, to say nothing of other markets that can be obtained up the Coast and elsewhere. In addition to this, there is of course a very large quantity of eggs and poultry brought into Victoria and other towns direct by the local producers.

One must understand the business of poultry keeping thoroughly to make a success at it, and for this reason it is best for a novice to begin slowly, learning as much as possible from good books on the subject and from poultry papers, and as he profits by experience, gradually enlarging his poultry plant. The work is interesting and not hard, but requires very careful attention to details to ensure success. Nearly all failures in the poultry business can be attributed to persons beginning quickly on a large scale, before knowing thoroughly all the important points connected with this industry. A large capital is not required, but at least \$1,500 (£300) is necessary, and a person would be better to have enough to live on for a little while, until the poultry plant could be worked up to a paying basis; a man could get outside work in most districts to help out for the first year or so. Housing the birds can be done very reasonably in this climate, open wire front houses facing the south being found to give good satisfaction.

Wheat comprises the bulk of the feed, besides which bran, beef-scrap and shell are generally fed, the latter can be had for the hauling in many places near the coast. As to breeds the White Wyandottes and Plymouth Rocks will be found the best, while for a strictly "egg farm," the White Leghorns cannot be beaten, but whatever breed is determined on



WHITE LEGHORNS, THE GREAT EGG PRODUCERS.

a good laying strain should be procured. The profit obtained by poultry raising per bird per year varies from \$1.00 to \$3.00. A conservative estimate of the profit to be expected from a hen per year would be about \$2.00.

Cost of feed	\$1.50
10 dozen eggs @ 35 cents	3.50
Clear	\$2.00

With a large range a hen can be kept for \$1.00 while the number of eggs obtained from a good laying strain would exceed 12 dozen, so it can be readily seen that there is a good profit to be made by the poultry farmer who embarks in the business with some knowledge and up-to-date methods.

To illustrate the value set on this business: A co-operative egg collecting station is now being established at Duncan, which will be of immense benefit to the poultry farmer, and it is intended that an arrangement will be made for this to be carried on in connection with the Creamery. Each shareholder will be given a number, and every egg that is shipped to the collecting station will be stamped with that number and the word "Cowichan." Every egg will be tested for freshness and graded as to size and colour, so that it is expected that "Cowichan Eggs" like Cowichan Butter, will command the highest price in the market. All shippers will have to collect the eggs from the nests daily and ship probably three times a week, and any complaint as to freshness can be traced to the shipper through his number and a fine imposed under the regulations. Shippers will be paid cash monthly in settlement of their accounts, and members will participate in the profits made during the year. Cold storage arrangements will be made in Victoria for the storage of large quantities of eggs, thus ensuring their being kept perfectly fresh until they are placed on the market. These arrangements will give a great impetus to the poultry industry, and in a short time the "Cowichan Strictly Fresh" will be known far and wide, and this system of co-operation will be generally adopted in other districts.

HUNTING AND FISHING

There are few, if any, countries of its extent that offer such a variety of attractions to the hunter and angler as Vancouver Island. Its game birds include blue and ruffed grouse, English pheasant, ptarmigan, snipe, plover, swan, Carolina and Virginia rail, quail, sandhill crane, pelican, and numerous varieties of ducks and geese.

Of beasts there are elk or wapiti, black tailed deer, black bear, wolf, wolverine, panther, lynx, racoon, beaver, fox, otter, mink, marten and other fur bearing animals.

The numerous lakes and streams swarm with gamey trout that run from a few ounces as high as eleven pounds, Dolly Varden and silver char, while in the Straits and the Pacific are found myriads of fish in endless variety, from the 300 pound halibut to the tiny smelt. All the salmonidae afford good sport for trolling and those generally known as trout, differing in size and color according to locality, but inhabiting both fresh and salt water, will rise to the fly and exercise the skill of the most expert angler. In deep-sea fishing the halibut, cod, sturgeon, skil and dog fish afford good sport, which may be varied by a shot at a sea otter, hair seal, porpoise, or even a sea lion if one goes far enough north



ISLAND ELK. A FINE HEAD.

MINERALS AND TIMBER

Gold and silver are very generally distributed throughout Vancouver Island. There are few places where colors of gold cannot be found, and gold and silver quartz veins are plentiful. Placer gold is found in nearly every stream, notably in Leech river, China creek, Nanaimo river, Bear river, Clayoquot, Shaw's creek and Cowichan lake. It is also found in the black sand deposits at many places on the coast.

Copper outcroppings may be said to be universal in the form of yellow pyrites and large deposits exist at many points. Some of the principal places where the existence of copper ore in paying quantities has been established, are: Sooke, Mount Skirt, Mount Sicker, Mount Brenton, Malahat, Mount Richards, Quatsino, Sidney Inlet, Barkley Sound, Alberni Canal, Cameron Lake and San Juan.

A well known geologist recently stated in a public address before the Victoria Board of Trade that it was his opinion the future real wealth of Vancouver Island would be found to be in Copper. The whole Island is highly mineralized but hard to prospect on account of so much of the country being covered with heavy bush. Two mines on Mt. Sicker, the Lenora and Tyee, paid their shareholders large sums of money, and it is simply a matter of time when not one but many rich and profitable mines will be discovered and exploited.

Iron is very widely distributed. Extensive deposits of magnetite and limonite exist in the San Juan district, and magnetite in immense quantities is also found on Barkley Sound, Quatsino, Quinsam lake and other points. The big deposits on the San Juan river give assays of 62.92 per cent. of metallic iron, 4.68 per cent. silica, no phosphorus, only traces of sulphur, and no titanium.

The principal coal measures extend from Saanich to Seymour Narrows, fringing the coast, and again from Fort McNeil to Fort Rupert and extending through to Coal Harbor on Quatsino Sound. Coal is also found in Alberni and San Juan districts.

The principal mines of the Island are those of the Wellington Colliery Company, Limited, situated at Extension, near Ladysmith, and at Comox, and those of the Western Fuel Company, Limited, of Nanaimo, which have a large output from the coal measures at Nanaimo. These mines are of the greatest importance to the Province, and to Vancouver Island in particular, affording employment to a large population, and providing a market to the farming community, who find a ready sale in the mining towns for all their produce.

Native arsenic has been found on the Koksilah river, cinnabar at Seachert, and antimony at Central lake. Excellent qualities of building stone, marble, granite, sandstone, etc., and many other structural materials, such as brick and pottery clay, lime, cement, terra cotta, etc., are found in considerable quantities.

ESQUIMALT AND NANAIMO RAILWAY COMPANY'S LANDS

With her splendid geographical position, her boundless wealth of undeveloped natural resources, with new avenues of trade being opened, and the establishment of new industries, this favored Island of Vancouver should very soon become one of the most important agricultural and industrial centres in North America.

The Esquimalt and Nanaimo Railway Company have some 1,300,000 acres of timber, mineral and agricultural lands still unsold within their Land Grant, which extends from Otter Point on the West Coast of the Island to Crown Mountain on the North, with the East Coast of Vancouver Island as a boundary. This area is being systematically examined as to its resources; about 300,000 acres of the finest merchantable timber being open to application and purchase, while much of the interior of the Island which has not yet been examined will no doubt be found to be equally rich in timber contents when it has been explored.

The growth of the forest trees upon Vancouver Island has always excited the surprise of travellers and eastern timber men.

The enormous dimensions attained by the Douglas Fir and the Cedar are unequalled by any trees occupying corresponding latitudes in other countries. It is not, however, the excessive size of the individual trees, but the very high average of the growth and quality of the timber which has placed British Columbia in the front rank as a timber producing country.

When it is considered that contrary to the custom in the Eastern Provinces where every tree down to 6 inches in diameter is cut, those under 20 inches or over 7 feet in diameter are rarely felled, the much greater average growth on this coast will at once be apparent. The lumber cut from the Douglas Fir is admirably adapted for all purposes in which strength and elasticity with an even quality are desirable. It constitutes about 80 per cent. of the lumber that passes through the mills and the supply is practically unlimited.

The cedar, which exceeds in picturesque grandeur every other tree in the Province, attains a girth greater even than the Douglas Fir. It is



VANCOUVER ISLAND TIMBER

IN THE FOREST

the greatest friend of the settler, who can turn it to a great variety of uses. The wood of the Cedar is employed chiefly for fine dressed lumber, doors, frames, sashes, etc. The veining is very beautiful which renders it well adapted for all interior work, and it is now being extensively used in Eastern Canada and the United States for that purpose. Cedar piles, telegraph and telephone poles and posts are also in great request, as this of all the woods is the most durable and least affected by weather.

Hemlock is found in considerable quantities on the Island and being of clear grain and of great height is also largely used for building purposes, although inferior to the Douglas Fir. As timber becomes more valuable, Hemlock will be more generally cut.

The Spruce is somewhat scarce on the Island. It is particularly useful in boat building, and for making salmon cases and fruit boxes.

Maple and Alder is to be found in considerable quantities in some districts. This wood is extensively used in the manufacture of furniture.

The Cyprus or Yellow Cedar is valuable for cabinet work and high finish.

The greater portion of the Agricultural Land in the Railway Grant is more or less heavily timbered, but as the timber is cut, and the land is gradually cleared it will become open to settlement.

In addition to their acreage lands the Company have suburban lots for sale at Shawnigan and Sooke lakes, where excellent hunting and fishing may be enjoyed amongst magnificent scenery.

Malahat district contains areas of arable land, some of which is heavily timbered, which might be profitably utilized for poultry, dairying, fruit growing and sheep raising. The larger timber on these lands would supply a saw mill of fair capacity for some years, while the smaller trees would make good cordwood, which is always in demand at good prices in Victoria.

Further north lies the famous Cowichan Valley, noted for its beauty of scenery and fertility of soil. Cowichan, including the districts of Comiaken, Quamichan, Soumenos, Sahtlam, Seymour and Shawnigan, is one of the most flourishing settlements on the Island.

The soil of the Cowichan Valley is of peculiar richness, being strongly impregnated with carbonate of lime, with usually a depth of two or three feet and a subsoil of blue clay and gravel. The soil is suited to all kinds of crops, but is particularly adapted to fruit, which grows in great abundance and of excellent quality and flavor. The roads throughout the district are the best on Vancouver Island, where bad



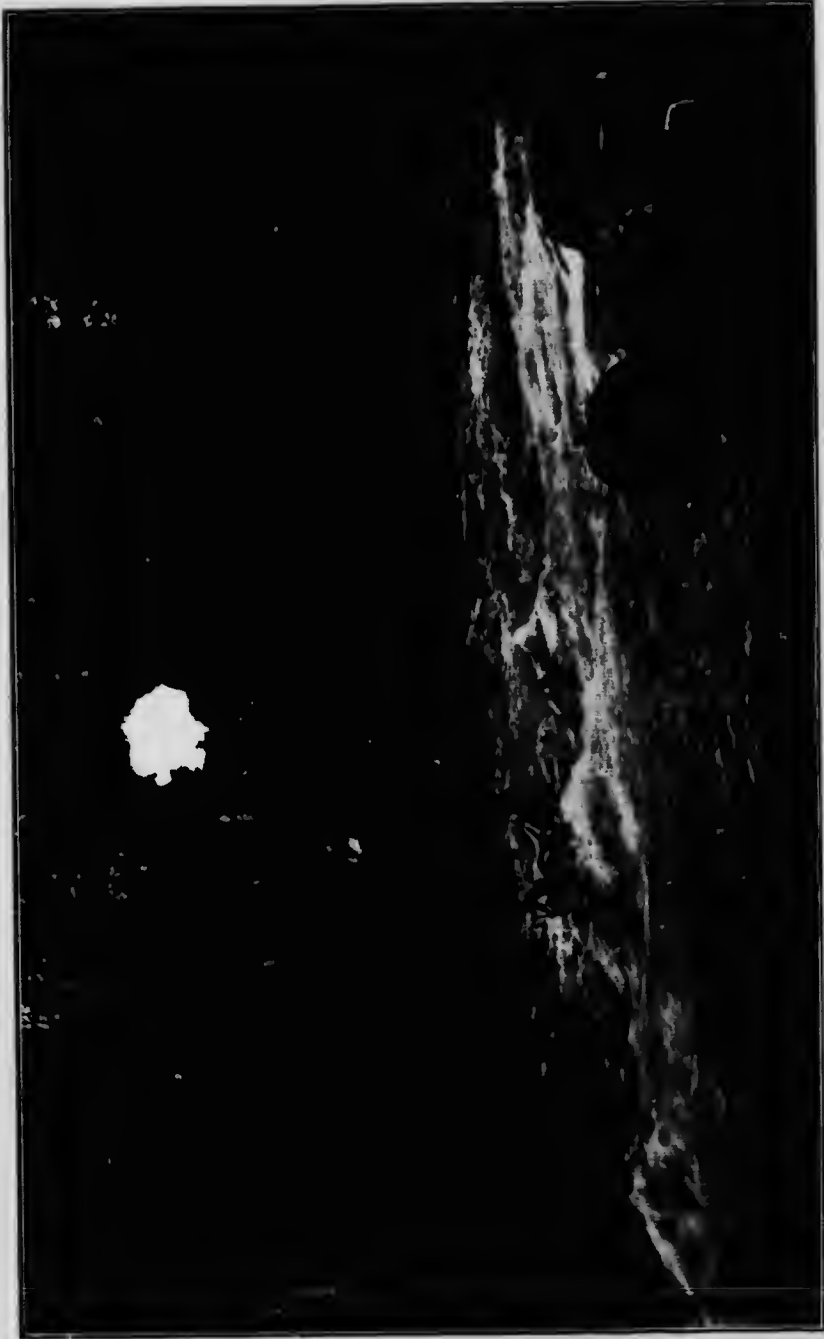
BIG TREE AT WESTHOLME.

roads are almost unknown, thanks to the efforts of the local municipal council. Very little wheat is grown, the area under cultivation being too limited, but oats are a principal crop, yielding 60 bushels to the acre. Peas produce between 30 and 40 bushels per acre, potatoes from 400 to 600 bushels, hay from two to three tons. Apples, pears, plums, cherries and small fruits give big returns. Sheep raising is carried on to a considerable extent, a ready market for sheep and lambs being found at Victoria, Ladysmith and Nanaimo. Hogs pay well and thrive, and poultry give good returns, the prices of eggs and fowls being always high.

DUNCANS

The pretty little town of Duncan, 40 miles from Victoria on the Esquimalt and Nanaimo Railway, is the business centre and distributing point for several neighboring mines and lumber camps. The town is delightfully situated on the Cowichan river (celebrated for its trout fishing), at the foot of Mount Prevost. It has several well stocked stores, a creamery, a sawmill, an agricultural hall surrounded by a pretty park, a public school, government office, two churches, three hotels, and all the necessary industrial establishments, such as harness making, blacksmithing, etc. The Cowichan Leader, a weekly paper, advocates the interests of the town and district. Duncan has a good waterworks system, and many of the farm houses in the district have water laid on from the numerous springs and creeks.

Standing on the southern edge of the lake country, Duncan is a headquarters for fishermen and hunters. Somenos lake, one mile, and Quamichan lake, two miles from the town, are favorite resorts for trout fishers, while Cowichan lake, 22 miles westward is reached by stage coach at present, but will shortly be made much more accessible when the proposed branch of the Esquimalt and Nanaimo Railway from near Duncan to the lake is constructed. The railway will not only enable the traveller to visit this magnificent section with ease and comfort, but will form the connecting link between the sea and the enormous areas of valuable timber surrounding the lake, a branch being built from a few miles south of Duncan to Cowichan Bay at the mouth of the Cowichan River. At the lake will be found a good hotel and every accommodation for tourists and sportsmen. There is also another hotel much frequented by fishermen, situated a mile down the river from the outlet of the lake, where canoes and boats and guides can be obtained and many of the finest fishing pools reached with ease.



COMING DOWN THE COWICHAN RIVER.

The surrounding woods and hills abound with large and small game; bear, panther, wolf and deer, grouse and pheasant, and the marshes and ponds swarm with ducks and geese. Maple Bay, three miles east, affords excellent sea fishing.

West of Duncan, in the Cowichan Valley there is a large area of good land, that portion on the north shore of Cowichan lake being an almost level country admirably adapted to farming. From the lake to the Nitinat river and Barkley Sound the country is more rugged, heavily timbered and reported to be one of the richest mineral sections of British Columbia.

CROFTON

Crofton, situated on Osborne Bay, about 40 miles north of Victoria, is the site of a large copper smelting plant, the property of the Britannia Mining Company. A narrow gauge railway connects the town with the Mount Sicker mines, and a stage line runs to Duncan. Crofton has two good hotels, and several general stores and other business establishments. Like all the towns along the line of the Esquimalt and Nanaimo Railway, it is connected by telephone with Victoria and Nanaimo.

CHEMAINUS

Chemainus, a good farming district very heavily timbered, with soil and other conditions almost identical with Cowichan, is the seat of a great lumbering industry. The mill of the Victoria Lumbering & Manufacturing Company, with a daily capacity of 500,000 feet of lumber, is situated here and, with the company's logging railway and lumber camps, gives employment to a large number of men. Chemainus has a well equipped hospital.

LADYSMITH

The shipping port for the Extension coal mines, is a growing town, seven miles north of Chemainus and 59 miles from Victoria. It has a good harbor and commodious docks. At this point the Canadian Pacific Railway maintains a ferry service to and from Vancouver, transferring trains of freight cars loaded with goods for Victoria and other places on the Island, and carrying Island products to continental points. Ladysmith has a large public school, several churches, good hotels and stores, and several industries, among which are the Tye Copper Company's smelter, the Ladysmith Lumber Company's sawmill, and an iron foundry. It is the centre of the "Newcastle" district and the home of the miners who work in the Extension mines, eight miles west.

The Company is clearing a tract of agricultural land at this point, adjoining the city limits, which is being subdivided into five acre lots, and will be sold to actual settlers only. These lots will be on the market in June, 1909.

Being adjacent to a thriving town with all its accompanying conveniences, these will be particularly desirable lots for fruit culture, poultry raising, etc., on a limited scale. The land is well located on ground sloping gently to the waters of Oyster Bay, affording a magnificent view of that harbor and the surrounding islands.

The Townsite of Ladysmith is the property of the Esquimalt and Nanaimo Railway Company and offers an opportunity for profitable investment. For prices and particulars apply to the Company's Townsite Agent, Ladysmith, or to the Land Agent at Victoria.

NANAIMO

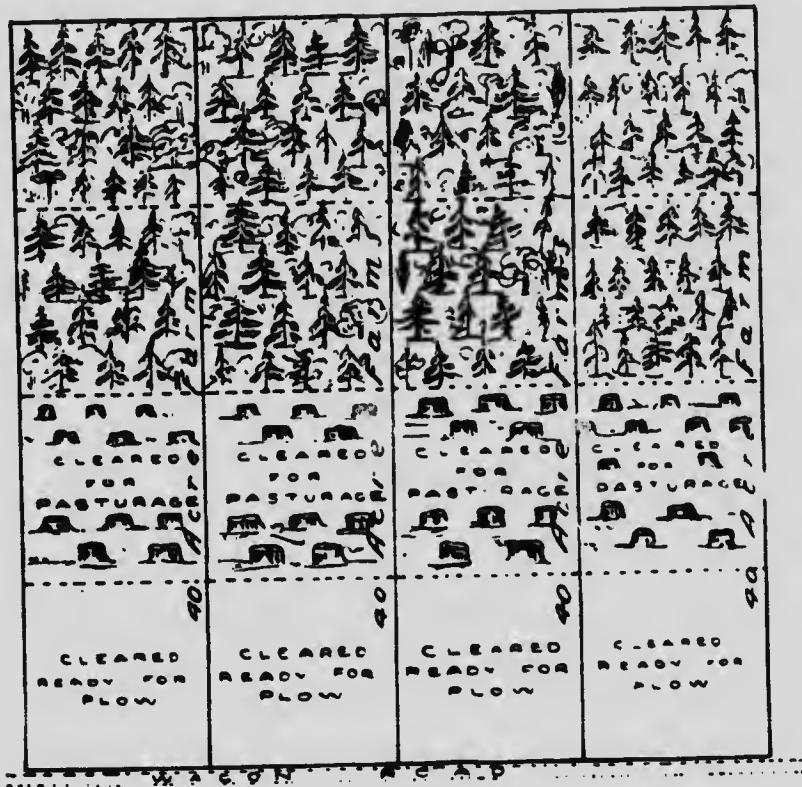
Called the Coal City, is also the centre of a coal mining district and headquarters of the Western Fuel Company. It is 73 miles from Victoria, with which it has a daily train service over the Esquimalt and Nanaimo Railway, and 38 miles from Vancouver, to which city the Canadian Pacific Railway runs daily steamers. It also has steamboat connection with Comox and Sidney. The city is one of the oldest on the Island, the coal mines having been operated since 1850, and is well equipped with all public conveniences, schools, churches, mercantile and industrial establishments. When the mines are in full operation the number of men employed is large, the monthly pay roll aggregating over \$100,000. There is much good land in the Nanaimo district, and wherever it has been cleared and cultivated the returns are very satisfactory. The farms in the district do not begin to supply the city's wants, so that there are good openings for fruit, poultry, dairy and mixed farms.

Tributary to Nanaimo are Mountain, Cedar, Oyster, Bright, Cranberry, Douglas, Wellington, Nanoose and Cameron Districts. Mountain is broken, with considerable good land in the Millstream valley, and the uplands furnish excellent grazing, with large and small timber of good quality. Cedar and Cranberry Districts very much resemble Cowichan and possess large areas of good farming land. North of these districts the character of the soil changes, inclining to be sandy and gravelly, in patches, but around Qualicum it again reverts to a rich loam of the best quality. A good deal of land is under cultivation in the country lying between Nanaimo and Comox, but much of the best of it

is still unclaimed, and many thousand acres will be available when cleared of timber.

At present the Company are engaged in clearing a considerable area of good agricultural land at Qualicum Beach, which will be sold in conjunction with areas of partly cleared and uncleared land, the plan being as follows :

To sell 40 acre farms with 10 acres of land cleared of all trees and stumps, ready for the plow, and 10 acres cleared of everything but the stumps, for pasturage, at the lowest possible cost, leaving 20 acres in natural bush from which the farmer can remove all underbrush for the purpose of allowing his cattle to run, thus preserving the timber to develop and increase in price, supply his needs for fuel, buildings, etc., or which can be removed from time to time until the whole farm is made fit for cultivation. The sketch below will indicate the plan of clearing now being prosecuted.



The heavy timber has been one of the serious drawbacks to the prosecution of agricultural pursuits on Vancouver Island, but now that British Columbia holds the last really large area of timber in North America, resulting in demands from the world's markets at rapidly rising prices, this natural condition of the land will prove a valuable asset to the holder.

The cost of clearing land ready for breaking up runs from \$45 to \$250 per acre, the quality of the soil varying, the rule being the heavier the timber the better the land, but cleared and cultivated land is valued at from \$100 to \$600 per acre. By adding to the actual cost of clearing a nominal price per acre and spreading the cost over the whole acreage, a farm of 40 acres will cost approximately \$3,000, and long terms of payment at a low rate of interest will be given. These farms are particularly well adapted for a man with small private income who desires to augment it, as well as enjoy a country life with possibilities of excellent sport.

To take up one of these farms he should have, in addition to the first payment required on the land, from one to two thousand dollars to expend on the following lines:

Compiled from four estimates, two of them being from old reliable settlers who have cut out homes for themselves in the bush.

House.....	\$ 375 00
Barns and Outbuildings.....	240 00
Furniture.....	150 00
Wagon and Implements.....	150 00
Horses.....	220 00
Cattle.....	100 00
Pigs and Chickens.....	25 00
Fruit Trees and Seed.....	125 00
Fencing and Gates.....	50 00
Sundries.....	50 00
	\$1,685 00

This estimate may be cut down slightly in some respects, while the cost of a house and furniture is open to the widest variation according to a person's means and inclinations.

It will thus be seen that persons who desire a mild and beautiful climate free from the rigors of winter, and who have a small capital to give them a start, can in a few years have a comfortable home, and by

proper cultivation of fruit orchards, root crops, poultry raising, dairying, etc., produce a revenue varying only with the individual efforts.

Wellington, the present terminus of the Esquimalt and Nanaimo Railway, was formerly a town of considerable importance, but, since the closing of the coal mines in that district, has lost much of its trade. There is considerable good land in the neighborhood, the area of which will be increased by clearing.

The Company have now under construction extensions of its railways to French Creek into the heart of the agricultural and timber districts, and to Alberni valley on the west coast, and through the Newcastle and Comox districts to Campbell River.

COMOX

Extending from the northern boundary of Nanaimo lies Comox District, considered one of the best agricultural and dairying sections of Vancouver Island. Sixty miles long with an average width of seven miles, between the sea and the mountains, is a bench of undulating land adapted to cultivation. Parts of it are heavily timbered, and there are many marshes and beaver meadows easy of reclamation. Several valleys cut through from the mountains to the sea, and these are specially fertile. All of this bench land will produce crops. Where it is too light for growing cereals or roots it will give large returns in hay and alfalfa. The growth is marvellous, a bit of burnt land sowed with grass seed will become a tangled mass of vegetation within a year. Cattle and hogs fatten on the native grasses and vetches in a wonderfully short time. Butter making and poultry raising are carried on as adjuncts to the regular farm work, but so far have not been engaged in systematically. A good local market for everything produced is afforded by the Union Coal mines, with headquarters at Cumberland. These mines employ between 800 and 1,000 men, who, with their families, are good customers of the neighboring farmers, paying liberal prices for everything they consume. Grain is raised in considerable quantity, but only for feeding stock. Oats yield well and sell for $1\frac{1}{2}$ cents per pound. Butter averages 25 cents per pound, beef $7\frac{1}{2}$ cents to 10 cents by the carcass. Cows are worth \$50 to \$70 each. Lambs \$5 to \$6, ewes usually breed twins. Hogs bring 8 to 9 cents live weight. Eggs sell from 25 to 60 cents per dozen. Apples, pears, plums, prunes, cherries and small fruits are cultivated to a limited extent and all produced is of excellent quality.

Much of the wooded land in Comox district is easily cleared, being chiefly alder, and the swamps are not difficult to drain. The swamp



A LOGGING TRAIN, VICTORIA LUMBER AND MANUFACTURING CO., CHEMAINUS.

bottoms are remarkably fertile, producing splendid crops of grain and vegetables.

Communication is had with Comox by wagon road from Wellington (the present terminus of the Esquimalt and Nanaimo Railway), and by steamers running to Nanaimo, Victoria and way ports. A short line of railway connects Cumberland with Union Wharf, the shipping point of the Union Coal Mines.

ALBERNI

Alberni Valley, at the head of Alberni Canal, about 20 miles long and from six to eight miles wide, is destined to become an important district from an agricultural standpoint, as it is the centre and natural distributing point for a large and rich mineral district. It is 110 miles distant from Victoria and 55 miles from Nanaimo, being connected with the latter by wagon road. A very large area of good agricultural land can easily be brought under cultivation by clearing and drainage. The soil generally is a clayey loam and very productive, being well adapted to fruit growing and dairying. A very considerable part of the fertile Alberni Valley lies within the Esquimalt and Nanaimo Railway Grant, and is included in the areas which the Company will render fit for cultivation and offer for sale to settlers.

The town of Alberni will shortly become the western terminus of the Esquimalt and Nanaimo Railway, a branch from Nanaimo across to the head of the Alberni Canal being now under active construction, and this line is expected to be open for traffic in the early part of 1911. The New Alberni Townsite is most beautifully situated at the head of the Canal, commanding an extensive view of the mountains across the water. Already there is much activity in real estate. As an evidence of the faith which the commercial world has in the future of Alberni, three large lumber companies have made arrangements to establish themselves there. One of them will erect a mill with a daily capacity of 500,000 feet of lumber. As a tourist resort Alberni cannot be surpassed. The scenery is grand and impressive, the Great Central Lake, Sproat's Lake, and fine mountain ranges being within easy reach, while as headquarters for sporting trips it will be found most convenient, the shooting and fishing to be obtained in the surrounding country being unexcelled.

An excellent hotel has been lately opened which affords capital headquarters for sportsmen who contemplate expeditions during the seasons open to fishermen and hunters.



SALMON JUST TAKEN FROM A TRAP.

Pending the opening of the line from Nanaimo to the head of the Alberni Canal, daily communication between the Esquimalt and Nanaimo Railway station at Nanaimo and Alberni is carried on by an alternate motor and horse stage, the drive being noted for its magnificent route through one of the finest tracts of forest land on the Continent.

THE INTERIOR

Besides the districts which have been briefly described, there are several valleys and benches of prairie lands in the interior of Vancouver Island fit for agriculture when proper transportation facilities have been provided. Much of this portion of the Island is unexplored, but the Esquimalt and Nanaimo Railway Company has parties continually moving in the field who examine and report upon its timber and agricultural possibilities, it being the intention of the Company to establish colonies in these interior valleys as soon as practicable. The numerous lakes and streams and the mountains, which divide the valleys, afford a most attractive diversity of scenery, which combined with the salubrity of the climate, which is drier and warmer than on the coast, will make these interior districts very desirable for residence when they have been thrown open to settlement by the building of branch lines of railway. Existing reports on the interior are to the effect that there are considerable areas of grazing lands on the high plateaux and in the foot-hills of the Island Range.

A WORD OF ADVICE

In presenting this brief description of Vancouver Island and the lands in which it is directly interested, the Esquimalt and Nanaimo Railway Company desires to state that the lands now available for settlement are limited in extent, but that large areas will be gradually cleared and placed on the market. The object of the Company in publishing this book is to draw the attention of homeseekers to the exceptional advantages possessed by Vancouver Island and to outline its future possibilities. Immediately that a section of country is cleared and ready for farming the fact will be advertised and full information furnished concerning its adaptability. Meanwhile, to the man who can afford the time and expense, it is suggested that a trip to Vancouver Island would convince him that all that has been set down in these pages is far from exaggerating the actual conditions of farming life here, and that personal observation would more than confirm the most favorable and flattering description that could be penned.

TAXATION

Outside of incorporated cities, towns and municipalities, the taxation is imposed and collected directly by the Provincial Government and expended in public improvements, roads, trails, wharves, bridges, etc., in assisting and maintaining the schools, and in the administration of justice.

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

On Real Estate	3/5 of 1%	of assessed value of \$3,000 or under
“ “ “	1%	“ “ over \$3,000
“ Wild Land	4%	“ “
* “ Coal Land, Class A	1%	“ “
+ “ “ “ B	2%	“ “
“ Timber Land	2%	“ “
On Income of \$3,000 or under	1½%	
“ “ over \$3,000 and not exceeding \$4,000	1¾%	
“ “ “ 4,000 “ “ 5,000	2%	
“ “ “ 5,000 “ “ 8,000	3%	
“ “ “ 8,000	4%	

Discounts of 10 per cent. upwards are allowed for prompt payment of taxes and the following exemptions from taxation are granted:

- On Personal Property up to \$500 (to farmers only).
- “ Income up to \$1,000.
- “ Pre-empted Land, for two years from date of record.

In addition to above taxes royalty is charged on coal, minerals, and timber, but there is no royalty payable on timber cut on the Esquimalt and Nanaimo Railway lands.

* Working Mines.

+ Unworked Mines.



VICTORIA LUMBERING AND MANUFACTURING COMPANY'S MILL, CREMAINS

ESQUIMALT AND NANAIMO RAILWAY COMPANY

REGULATIONS GOVERNING THE SALE AND LEASING OF LANDS COMPRISED IN THE LAND GRANT OF THE ESQUIMALT AND NANAIMO RAILWAY COMPANY SITUATE ON VANCOUVER ISLAND, BRITISH COLUMBIA.

(1). The lands offered by the Company will be sold or leased in accordance with the following classification :

(a). Agricultural lands, which include all lands that do not contain timber capable of being manufactured into lumber to a greater average extent than eight thousand feet board measure per acre.

(b). Timber lands, which include all lands containing timber capable of being manufactured into lumber to a greater average extent than eight thousand feet board measure per acre.

(c). Mineral lands, which include all lands supposed to contain minerals other than or in addition to coal and coal oil. These lands will be leased.

(2). The sale of agricultural and timber lands as classified above will include the surface rights and all timber standing and growing thereon, and all mines and minerals therein and thereunder belonging to the Company, except coal, coal oil, iron and fire clay.

(3). Agricultural lands will be sold in tracts of not less than one hundred and sixty (160) acres, except where blocks of land have been cleared by the Company, and are offered in smaller parcels or in case of smaller areas lying between parcels of land actually surveyed or sold.

(4). Timber lands will be sold in blocks of any area not less than six hundred and forty (640) acres, with increases above that area in blocks of 160 acres or multiples thereof, except in the case of smaller areas lying between parcels of land actually surveyed or sold.

(5). Mineral lands will be leased at an annual rental, the following royalties being reserved on the ores mined upon the property:

(1st). Upon iron ore (and this to be understood as material containing over 40% metallic iron and manganese), one cent per unit of iron plus manganese on total contents, that is to say, should the ore contain 50% iron and manganese the royalty per ton would be 50 cents.

(2nd). A royalty upon lead contents of ores of one-tenth of a cent per pound of lead according to dry assay.

(3rd). A royalty upon copper contents of ores (as determined by wet assay) of three-tenths of a cent per pound of copper contents.

(6). The Company will insert in all agreements for sale and purchase and in all conveyances such reservations as may be necessary or expedient in order to reserve and except to the Company, its successors and assigns, full rights and powers of mining, winning, getting and carrying away all coal, coal oil, iron and fire clay, and to enter into and upon the lands so sold and any part thereof from time to time and to search and examine for such coal and fire clay so reserved, with full liberty to ingress, egress and regress, for all time to come as may reasonably be required for all or any such purposes. so far as under the terms of sale and purchase, such substances are or may be reserved and excepted.

(7). Any person desiring to purchase any area of agricultural or timber land as hereinbefore classified, shall file an application for the same on forms supplied by the Company, and shall give an approximate description of the location, boundaries and area of the land which he desires to purchase illustrated by a rough sketch thereof on the back of such application.

(8). If the applicant is notified that the agricultural or timber land that he applies to purchase is for sale but is unsurveyed, he shall thereupon pay to the Company a deposit of ten per cent. of the purchase price of the said land for agricultural purposes and one-thirtieth in the case of timber lands, which amount will be forfeited to the Company unless the returns of such survey to be made by the purchaser are filed with the Land Agent of the Company as hereinafter provided, and shall pay the balance of the first instalment of the purchase price when filing the returns of the said survey, and he shall forthwith employ at his own expense a duly qualified Provincial Land Surveyor to survey the said land, and shall file with the Land Agent of the Company within sixty days from the date of the notification to him that the land is available for purchase, proper returns of such survey, prepared in accordance with the Company's regulations regarding the same.

(9). Every parcel of agricultural land for which an application to purchase, and every parcel of mineral land for which an application to lease, is filed, shall be rectangular or square in shape, and six hundred

and forty (640) acres shall measure eighty (80) chains by eighty (80) chains; three hundred and twenty (320) acres shall measure forty (40) chains by eighty (80) chains; one hundred and sixty (160) acres shall measure forty (40) chains by forty (40) chains; all lines bounding such parcels of agricultural or mineral land shall be run north and south and east and west astronomically.

(10). Every area of timber land for which an application to purchase is filed shall, except as otherwise provided by these regulations, be bounded by lines which shall be run north and south and east and west astronomically, and no jog in any such boundaries shall be less than twenty (20) chains in length.

(11.) When any area of land for which an application is filed is bounded in whole or in part by any lake or river, or by any line previously surveyed, such lake, river or previously surveyed line may be adopted as one of the boundaries of the land to be purchased or leased.

(12.) In completing survey of any parcel of agricultural or timber land for which application to purchase is filed, the surveyor must so locate and survey the boundaries of the same that no gore or broken parcels of land shall remain lying between the parcels being surveyed and the boundaries of any land previously surveyed.

(13). In making a survey of any area of land covered by an application, the surveyor shall tie in his survey to the boundary of some area previously surveyed so that the location and boundaries of the area to be purchased or leased may be accurately plotted on the map of the District.

(14). When forwarding the returns of his survey as herein provided or completing his application for land already surveyed, the purchaser shall at the same time pay the balance of the first instalment on the lands purchased in accordance with the following terms of sale.

(a). AGRICULTURAL LANDS—Purchase price \$5.00 per acre for the land and an additional sum of \$1.00 per thousand feet, board measure, for all timber on the land in excess of 5,000 feet per acre, which is capable of being manufactured into lumber, ties, poles or shingle bolts. The report of the Company's cruiser as to the quantity of lumber on the land applied for shall be accepted by and be binding on the Company and the purchasers. The purchase price will be payable one-third cash

11 TIMBER, AGRICULTURAL AND INDUSTRIAL RESOURCES

and the balance in two equal annual instalments with interest at six per cent. per annum on the deferred payments.

(b). **TIMBER LANDS**—Purchase price not less than \$26.00 per acre, in three equal annual instalments, with interest at six per cent. per annum.

(15). The purchaser of any land having certified in his application that the land applied for is unoccupied, agrees that any squatters found upon the land purchased shall be removed by and at the expense of the purchaser.

(16). All improvements made upon the lands purchased shall be maintained thereon until the purchaser has completed his final payment for the land.

(17). All taxes, rates and assessments legally imposed upon the lands purchased or leased or agreed to be purchased or leased and upon the buildings and improvements thereon shall be paid by the purchaser.

(18.) If the land is paid for in full at the time of purchase, a discount of ten per cent. on the amount paid in excess of the usual cash instalment will be allowed. No discount will be allowed for subsequent payments in advance of maturity, or on the price of townsite or suburban lots. Interest at six per cent. per annum will be charged on overdue instalments. The fee for each conveyance of land or suburban lots is \$10, town lots \$5.00.

(19). Agents for the sale of the Company's lands, other than the Land Agent at Victoria, are not authorized to receive or receipt for any moneys, or to bind the Company by any act whatsoever. All payments on account of land must be made to the undersigned, to whom all letters for further information should be addressed.

L. H. SOLLY,
Land Agent,
Esquimalt and Nanaimo Railway Company.

E. AND N. RAILWAY LAND DEPARTMENT,
VICTORIA, B. C.,

APRIL, 1909.

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