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*The Resources and  
Climate of the*



*Kootenay,  
Boundary and  
Okanagan  
Districts*

*of Southern  
British Columbia*

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*Canadian Pacific Railway Company*

1905

The Resources and  
Climate of the  
  
*Kootenay,  
Boundary & Okanagan  
Districts*  
*of*  
Southern British Columbia



New fields for Farming, Fruit Growing, Ranching,  
Mining and Lumbering along the lines of the

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CANADIAN PACIFIC RAILWAY

1905

152191



RIVERSIDE NURSERIES, GRAND FORKS.

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# Southern British Columbia

## GENERAL DESCRIPTION

British Columbia is, without doubt, the richest in natural resources of the Provinces of the Great Dominion. Naturally rich in timber and minerals, her lands are fast becoming famous for the variety and quality of their agricultural produce.

The object of this booklet is to supply the intending settler with information as to the resources of the Kootenay, Boundary and Okanagan Districts, which comprise what is generally spoken of as Southern British Columbia. Throughout this part of the province, which is more or less mountainous, there are extensive intervening valleys offering grand opportunities for settlement. Within these valleys are large areas of splendid arable and pasture land, magnificent timbered land, and incomparable waterways. Mining and lumbering have, up to the present, been the principal industries, and this fact has led many agriculturists, fruit-growers and stock-raisers to assume that the resources of these districts are limited to their mineral and timber wealth. This, however, is not the case, it having already been clearly demonstrated that they are possessed of great agricultural and fruit-growing possibilities.

British Columbia offers special advantages to the man of small means who is steady and industrious. Everywhere there is great demand for labour—skilled and unskilled—at

good wages. Farm lands may be obtained at low prices and on easy terms of payment, and markets for the sale of the produce of the farm, orchard and garden are easy of access, the local demand in most cases being in excess of the supply.

The climate of this part of the Province forms one of its most attractive features, being both healthful and delightful. It is free from the excessive humidity of the Coast districts, and is not subject to the extreme winter temperatures of Manitoba and the North West. The thermometer in winter rarely drops to zero, the snowfall, except at high altitudes, is very light, and throughout the season the Kootenay, Arrow and Okanagan lakes are open for navigation. Spring opens early and almost imperceptibly merges into summer. The heat then, while never excessive, is sufficient to ripen melons, peaches and grapes. The temperature invariably drops at sundown and cool evenings ensure refreshing sleep. Generally speaking the rainfall is light and in some sections irrigation is almost a necessity, the water for this purpose being provided by the numerous streams which find their source in the mountain ranges of the country. The atmosphere is at all times clear and invigorating, and this part of the Province has been fitly termed "the great Canadian Sanitorium."

The scenic beauties of the Province are as varied as its natural resources. Majestic mountain peaks, beautiful and fertile valley lands, broad waterways and sparkling streams combine to please the eye and give to the scene that homelike appearance that somehow the broad and heaven-bounded expanse of the prairie seems to lack. Everywhere the red clover grows luxuriantly, wild berries of all kinds flourish, and the emerald sheen of the Oregon grape graces the hillside, while from early spring till November frost an endless succession of wild flowers, sweet-scented and many-hued, delight the eye and gladden the heart of the settler. It is little wonder that amid such surroundings is found a prosperous and contented people speaking loud in praise of their fair Province.

## Markets

The question of markets is one of considerable importance, and it is not often that the settler in a new country will be found to be so well provided for in this respect as he is in Southern British Columbia. Numerous small towns and camps, supported by the extensive mining and lumbering industries of the country afford an almost unlimited market for farm and garden produce of every description. At present the local supply of meats, poultry, butter, eggs and vegetables falls far short of the demand from local sources, and although natural conditions are favourable in every respect, dairying operations in these districts are so restricted that large shipments of butter and eggs are continually being brought in from the East. Fresh milk can hardly be obtained in many of the towns, and is practically unknown in the mines and lumber camps, condensed milk being used almost exclusively and brought all the way from the Eastern Provinces. The demand for lumber of all kinds is enormous, and is constantly growing owing to the rapid and continued increase of population in Manitoba and the North-West. At the present time the British Columbia saw-mills are taxed in an effort to keep pace with the demand from the prairies, and new mills are constantly being opened. From the North-west again comes a great and increasing demand for the products of the orchard. British Columbia is the natural source of supply for this market, and with the prospective increase of immigration and population in the prairie country there is no doubt that the North-West and Manitoba will for years to come take all the fruit that British Columbia may have to offer.

It goes without saying that the nearer at hand the market the better for the producer, and in this respect the settler in Southern British Columbia will always be well off owing to the varied natural resources of the country, and the fact that the amount of land available for agricultural purposes may be said to be limited when compared with the extensive mineral and timber areas.

## Transportation Facilities

This part of the Province is exceedingly well provided for in the matter of transportation facilities. The line of the Canadian Pacific Railway Company extends through the southern country from Alberta on the East, to the town of Midway, in the Boundary district, on the West, and there is a projected extension from that point to Penticton, at the foot of the Okanagan Lake, which will, no doubt, be built when settlement warrants. From this trunk line branches have been built extending from Cranbrook 18 miles North to Kimberley; 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 splendid steamboat service on the Columbia, Kootenay, Arrow and Okanagan Lakes not only provides the necessary means of communication along and in their immediate vicinity, but makes connection with the main line of the Canadian Pacific Railway, and thereby with the Coast.

All these railway lines furnish an up-to-date passenger and freight service, and the inland lake steamers of the Canadian Pacific Railway Company have continental reputation for convenience and comfort.

## Educational Advantages

The school system of the Province is entirely free, undenominational and non-sectarian, and attendance at school is compulsory, while the standard of qualification for teachers is as high as in any other Province of the Dominion. The minimum salary paid to teachers is \$50.00 per month in rural districts, up to \$135.00 in City and High Schools. The most liberal provision is made for school and educational purposes, the Government expenditure in this respect amounting to some four hundred thousand dollars annually. Wherever twenty children of school age, that is from six to sixteen years, can be brought together, the Province provides a school house, pays the salary of the teacher and all incidental expenses, and this arrangement has proved particularly advan-

tageous in the rural districts. High schools are established in the cities, where classics and the higher mathematics are taught, and schools of this class have been opened at Nelson, Rossland and Grand Forks. A number of cities in British Columbia now have charge of their own public and high schools, receiving a liberal grant from the Province in aid thereof. The Education Department is presided over by a Minister of the Crown. There are also a Superintendent of Education and a number of School inspectors in the Province.

### Wages

Good wages are paid for labour of all kinds, skilled and unskilled, and while rates of course may vary slightly according to local conditions, and are subject to change, still the following schedule will be found to be fairly accurate :—

Miners.....	\$3.00 per day and upward
Coal Miners, from...	\$3.00 to \$4.00 per day
Lumbermen .....	\$2.00 to \$3.00 per day and upward
Mill hands.....	\$1.50 per day and upward
Mill Foremen.....	\$100.00 per month
Rlwy. Constn. wk....	\$2.00 to \$5.00 per day
Govt. day labour ...	\$2.50 per day
Teamsters.....	\$35.00 to \$45.00 per month, with board
Farm hands .....	\$30.00 to \$50.00 per month, with board and lodging
Domestic Servants ..	\$10.00 to \$25.00 per month, with board and lodging
Cooks.....	\$25.00 to \$50.00 per month, with board and lodging

### 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 favourably 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%	of assessed value
“ Personal Property.....	1%	of assessed value
“ Income from \$1,000 to 5,000...	1½%	
“ “ “ \$5,000 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 \$1,000
- “ Lands pre-empted, for two years from date of record
- “ Mineral, Coal and Timber Lands which are charged a royalty on output.

## THE KOOTENAY DISTRICT

The Kootenay District has an area of over 15,000,000 acres divided by a central mountain range into two divisions known as East and West Kootenay. This district while largely mountainous, contains numerous and extensive areas of fine agricultural and range lands. Worthy of particular mention is the Kootenay Valley in the eastern portion of the district, a considerable portion of which is eminently suitable for general farming and fruit-growing purposes, a great deal of the land being quite clear of timber. The bottom lands are of a rich black loam, while the bench lands, being of a lighter character, in some cases require irrigation, but are well adapted to the production of roots and fruits of all kinds.

A recent official report gives the following facts regarding agricultural conditions in the southern portion of the District:—

“Wheat is grown only for chicken and hog feed. It grows remarkably well on the bench lands without irrigation. The price during the year has been \$1.50 per 100 pounds. All kinds of oats grow well, sometimes going as high as eighty bushels to the acre; price \$1.00 per 100 lbs. Barley, if planted early, grows well on the high grass lands without irrigation; yield is always good; price \$1.00 per 100 lbs. The potato crop is, taking it all around, the main crop, yielding from 300 to 400 bushels to the acre.

“Of apples, the Yellow Transparent, Duchess of Oldenburg, Ben Davis, Wealthy, Fameuse, and Henry Anderson, are all in fine bearing; no country could suit them better. Cherries and small fruits do well.

“A good deal of butter is made but not enough



for the home market. There is a good opening for several dairies. Horned cattle do well and pay well."

In the neighborhood of Kaslo, Nelson and Creston a most encouraging degree of success has attended the efforts of the fruit grower. In the Nelson district in particular, all along the West arm of the Kootenay Lake; between Nelson and Proctor, every available acre has been taken up, and orchard after orchard may be seen from the steamer in passing. Plums, pears, apples, strawberries and tomatoes grow to perfection, while all kinds of garden produce yield phenomenal returns. At the southern end of Kootenay Lake 47,000 acres of land have been reclaimed by means of a system of dyking, about seven thousand acres of valuable land having already been prepared for cultivation, which will add materially to the agricultural holdings in the vicinity. North of Creston and Kitchener are immense deposits of hematite iron as yet undeveloped, but which, without doubt, will in time play an important part in the development of the district.

While East Kootenay has, up to the present, been generally known as a lumber country, embracing as it does many fine and valuable timber areas, with its numerous saw-mills dotted all along the line of railway from Kootenay Landing to the Alberta boundary, there is no doubt that it will yet be known as an agricultural district. South of Elko is found one of the best agricultural sections in the Province. The country is open and rolling, and the soil good. Many settlers have already located there, engaging in general farming and stock raising and are prospering. In this district, and in the neighborhood of Cranbrook and Fort Steele are to be found excellent grazing areas supporting large numbers of horses, cattle and sheep, for all of which there is a ready market at good prices.

It is only within the last few years that the possibilities of the beautiful and fertile Columbia Valley have become generally known. Lately, however, its development has been marked, and land is now being rapidly taken up in view of the probability of the early construc-



ROUND-UP OF CATTLE, KAMLOOPS.

tion of the projected line of railway which will traverse the valley from North to South. After leaving Golden on the main line, for the first fifty miles the valley is comparatively narrow, but on the bench lands, immediately adjoining the river, are to be seen comfortable farm houses and barns of hewn logs, which give a warm and home-like aspect to the scene. Some sixty miles south, in the vicinity of Sinclair, the valley assumes wider proportions, the foot-hills on the Selkirk side receding in the form of a bay, and leaving an undulating bench-land country some five or six miles deep, and extending for some thirty miles. This bench-land is from 200 to 300 feet higher than the bottom lands of the Columbia River, and keeps on gently rising until it merges into the foot-hills. Most of the land is lightly timbered, forming a fine, open, park-like country, with numerous small lakes fed from springs and streams from the mountains, and is suitable for agricultural and grazing purposes. The efforts of the settlers in raising grain and fruit of all kinds have met with marked success. The climate being mild and the ranges covered with a luxuriant growth of grass, cattle do exceedingly well, and produce the best of beef. The snowfall is light and the cattle winter out, ranchers finding it necessary to put up but a limited amount of feed to provide against emergencies.

### Chief Towns of the Kootenay Districts

Rossland, which was but a small mining camp ten years ago, is now one of the largest towns of the district, having a population of about 7,000. The city owes its importance to the presence in the hills surrounding it, of immense deposits of iron and copper pyritic ore, carrying gold. Chief among its mines are the Le Roi, Le Roi No. 2, War Eagle, and Centre Star. It has not only good streets and sidewalks, but a complete water system and electric light plant, sewers and drains. It contains excellent hotels, banks, breweries, schools, churches, hospital and supports two daily papers.

Ymir is a flourishing town in the Salmon River coun-

try, south of Nelson, with a population of 1,200 in 1903. Free milling gold has been found in this district, and an eighteen-stamp mill, the largest in Canada, is operated there.

The City of Nelson, the chief town of Southern British Columbia, stands third in commercial importance in the Province, having a population of about 6,000. It is the wholesale distributing centre for this part of the country, being connected by railways and steam-boats with all the important towns and mining camps. The Government Offices for the East and West Kootenay Districts are located here. Four banks have branches; mines, smelters, saw-mills, railway shops and shipyards are in operation, and a number of wholesale and manufacturing houses do a prosperous business. The city equipment is thoroughly up-to-date. It owns its own electric light and waterworks, and has an efficient electric street car system in operation.

New Denver, Slocan City and Sandon are situated in the great silver-lead camp known as the Slocan.

Kaslo, on the West side of Kootenay Lake, is the base of supplies for the mines on the eastern slope of the Slocan district. Population about 1,700. The town has a first-class water system, and electric light plant, and many fine buildings, including Government Offices, churches, schoolhouse, etc. Among its industries are ore-sampling works, saw-mills, brewery and bottling works, planing-mill and sash-and-door factory.

Cranbrook, the chief divisional point on the Crow's Nest Pass Railway, is the principal lumber manufacturing centre in East Kootenay, and is fast becoming a place of importance. Within its limits four large saw-mills are in operation. It has its chartered banks, good hotels, stores, churches and schools, and a first-class water supply system has just been installed. The Kimberley and North Star Mines are connected with the town by a branch line of railway. The population is steadily increasing, and the town promises to become one of the important business centres of the West.

## THE BOUNDARY DISTRICT

This beautiful and fertile district, extending from the Columbia River on the East to the Okanagan Lake on the West, embraces an area of from one and one-half to two million acres, and bids fair to become one of the wealthiest portions of the Province. In addition to its great mineral wealth it is fast becoming famed for its vast agricultural and horticultural capabilities, and its wide and fertile valleys and hill-sides have been shown to be capable of producing grain, hay, vegetables and fruits of the finest quality.

As stated in a recent Government bulletin:—

"The principal farming of the Boundary country is included in the beautiful valley of the Kettle River, in the vicinity of Grand Forks, a limited area on Boundary Creek in the Kettle River Valley, North of Midway, and on Rock Creek. Most of the hills are forested to their very summits with a variety of coniferous trees. The eastern, southern and western slopes are open and afford a prolific growth of bunch-grass, and along the valleys are many ranches which are especially adapted to diversified farming with the aid of irrigation. The climate is ideal, with no extremes of heat and cold. The snow fall in the valley is light. Spring opens early. The summers are pleasant, and not excessively hot.

"Grand Forks is situated in the centre of an extensive valley, the extreme length of which is not less than twenty miles, and the average width three and one-half miles. This represents an area of forty-five thousand acres of splendid loamy soil, admirably adapted for general farming and fruit-raising. The apples grown in the valley captured the highest award at the Spokane fruit fair. Vegetables also yield prolific crops. Of late there has been a

tendency to cut up farms into tracts of twenty or thirty acres, to be devoted to fruit and vegetable raising. One general farmer had a crop this past season that yielded a net income of about ten thousand dollars. The major portion of this revenue was derived from the sale of fruit."

All through this district the operations of the farmer, market gardener, fruit grower and cattle rancher have met with gratifying success, the numerous mining camps affording an almost unlimited market for fresh butter, eggs, vegetables and fruits at high prices. Apples, pears, plums, peaches, cherries, grapes, prunes, apricots, musk melons and tomatoes are grown successfully, while berries and small fruits do remarkably well—the fruit in all cases being remarkable for both size and flavor.

### Chief Towns of the Boundary District

Situated among the hills, in the central part of the district, at an altitude of 2,400 feet, the City of Greenwood is in summer a delightful spot to live in, while in winter the cold is not sufficiently severe to prevent mining operations being carried on. The town is largely dependent on the mines in the vicinity, among which are the Phoenix, Snow Shoe, Sunset, Mother Lode and Morrison. About seven hundred miners are employed in and about these mines, and the smelter shipments amount to over 1,700 tons per day, which amount is constantly increasing. The city has electric light works, saw-mills, brewery, smelter, branches of three chartered banks, and other industries. Five churches, a large public school, hospital and other institutions are to be found here, as well as the offices of the Provincial Government Agent for the District.

Grand Forks, pleasantly situated at the junction of the main Kettle River with its North Fork, was but a few years ago a nameless ford. To-day it possesses a population of from 1,500 to 2,000, owns its own water-works and electric light systems, a fire brigade equipped with a steam fire engine and hose carts, and maintains a first class police force. Good waggon roads extend in

every direction. The streets are well graded and several miles of sidewalk have been laid. The city forms the business centre for the surrounding mines and for the adjoining agricultural and lumbering districts, and possesses many good business houses, supplying local and outside demands. It has four saw and planing mills, a foundry, machine shop, bottling works, and some twelve hotels. Here is located the Granby Smelter, one of the large smelting plants of the West, operating six furnaces and two converters, and reducing 2,000 tons of ore per day. The Smelter Company at present employs 325 men, its pay roll amounting to about \$20,000 per month. The total force of men employed in the Granby Mines is 450, with a monthly pay-roll of \$60,000. In the immediate vicinity of the town are the well-known Covert Ranch, with 11,000 fruit trees under cultivation, and the Riverside Nurseries.

Phoenix, situated five miles East of Greenwood, is a promising mining town with bright prospects, having a population in 1903 of 1,000. 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 & Western Railway. On the outskirts of the town are the Granby Company's big copper mines, Old Ironsides and the Knob Hill Group.

## THE OKANAGAN DISTRICT

This district includes the beautiful and fertile country at the head of the Okanagan Lake, as well as the Valley of the Okanagan proper. The country in the vicinity of Enderby and Armstrong, thriving towns on the line of the Shuswap & Okanagan Railway, a branch which gives connection with the main line of the Canadian Pacific Railway, is well adapted to mixed farming. Farther South in the neighborhood of Vernon are a number of successful fruit farms, including Lord Aberdeen's famous Coldstream Ranch, and the B. X. Ranch. Apples and plums are the fruits most generally and successfully grown in this part of the Valley. Kelowna is the largest town, and at present the most important fruit-shipping point on the Lake, one firm alone shipping during the season of 1904 some 300 tons of apples, 36 tons of pears, 13 tons of crab apples, 75 tons of prunes, 35 tons of plums, and 12 tons of cherries, besides a few tons of small fruits. Land values in this vicinity have recently advanced considerably, and a number of new orchards have been set out. Although only a few miles South of Vernon, there is quite a noticeable difference in climate, and at this point and thence South along the shores of the lake peaches of remarkably fine flavor and shipping quality are grown. At Peachland and Summerland most of the bench-land has been bought up by Land Companies who have installed irrigation systems, and are disposing of the land suitable for fruit-growing in blocks of five acres and upwards. At Peachland a great deal of the available land has been planted with peach trees and many of the orchards are already beginning to bear. Summerland, a few miles farther South, also gives promise of becoming an important fruit-shipping point at an early date, and a large area is already under cultivation, most of the land being devoted to fruit-growing and gardening. While most of the orchards at these points are young, there are



at each place old established orchards like that of Mr. Lambly at Peachland, James Ritchie's Ranch, and J. R. Brown's and James Gartrell's fine places at Summerland, that show what may be expected of the district when the newly planted orchards come into bearing.

The climate of the valley is delightful. The rainfall is very light; in fact, irrigation is almost necessary at Kelowna and from that point South. The winters are very mild and altogether the climate is one of the most pleasing features of the district.

The C. P. R. Steam-ship service on the Lake is first-class, and connects with the branch line at the head of the Lake which in turn affords connection with the main line at Sicamous Junction.

## PRINCIPAL INDUSTRIES

### Fruit Growing

It will not be long till fruit growing comes to be recognized as one of the most important industries of the Province. A number of years ago a few pioneers were farsighted enough to perceive the possibilities of this country in this respect, and their efforts have done much to carry things beyond the experimental stage, and to show that British Columbia may hold her own with any portion of the Dominion in so far as the fruits of her orchards are concerned. And not only on the home markets has this been shown to be the case; in October, 1903, Messrs Stirling & Pitcairn, of Kelowna, shipped the first carload of British Columbia apples, consisting of Spys, Baldwins, Ontarios, and Canada Reds to the British market. These arrived in Glasgow on November 19th, in splendid condition, and sold at about six shillings per box, while Eastern Canada apples were selling at the same place at about \$1.00 per barrel less, figuring three and one-half boxes to the barrel. As a direct result of this experimental shipment, numerous enquiries have been received from parties who saw the fruit on the market and learned of the satisfaction it gave, and, without doubt, if larger shipments were now sent forward they would fetch better prices than those mentioned might be realized. Not long since a shipment of fruit was sent from the Okanagan Valley to Australia the result being that the agents received a return order for a very large quantity. A month or two ago a large collection of fruit exhibited under the auspices of the Provincial Government, at the Horticultural Society's Show in London, England, was awarded a gold medal by the Society, and called for the following article from the London "Times":—

"At the Horticultural Society's Show of flowers and fruit, held yesterday, at the new hall, Vine



BRANCH OF PEAR TREE IN GARDEN OF J. LAING STOCKS,  
NELSON, B.C.

Square, one of the most interesting collections was the exhibit of apples, pears and plums sent by the Government of British Columbia. The Agent General had intended to exhibit the fruit at the Society's great fruit show a fortnight ago; but it only arrived a day before the show, and he was unable to get it unpacked and arranged in time. An opportunity however, was afforded yesterday of comparing the colonial apples with some fine home-grown collections, and while it cannot be said that they are superior to the best English specimens, it must be admitted that they approach them very closely in color, shape and flavor. Moreover, the British Columbia fruit is in good condition, notwithstanding the fact that it had been picked as early as September 1st, and had travelled 3,000 miles by train and 3,000 miles by steamer. The fruit is not only uniformly graded, but is free from insect attack, which is mainly due to legislative efforts made of late years to eradicate the codlin moth and other insect pests. Among the varieties of apples exhibited were: Fall Pippins, Kings, Vanderveres, Twenty-ounce Pippins, Blue Pearmains and Oranos from Lytton, B. C., Ribston Pippins, Wolfe Rivers, Wealthies and Snows from Lytton and Kelowna, whilst the latter place also contributed, Warners, King, Canada Red, King of Tompkins Co., Ontario, Jonathan, Northern Spy, Bell of Boskoop, Baldwin, St. Lawrence, Greening, Golden Russet, Alexander, Blenheim Orange, Wagoner and McIntosh Red apples, and Beurre Clairgeau, Easter Beurre, Beurre d'Anjou and Howell pears. From Victoria, B. C., also came Wealthy, Gravenstein and Ribston apples and plums. The object of the Agent General in bringing the exhibit to the notice of the public in England is not so much to seek a market for this class of produce as to demonstrate to intending emigrants that British Columbia offer splendid advantages to all who desire to follow pursuits on the land in one or the other of our colonies. The Pro-

vince has markets near at hand which make it unnecessary at present to find an outlet for its produce in the mother country; but there are large areas of arable land of great fertility and capable of producing much more than is required by its present prospective population. On account of the topography and extent of the Province the climate is varied, so that its produce embraces that of semi-tropical as well as of temperate zones. The apple is the fruit of the country, and as will be judged from the specimens now in London, it attains great perfection, together with the pear, plum, prune, cherry and all small fruits, while most other fruits are successfully grown. The area under fruit has increased greatly during the last six years, and people generally are adopting methods more in accordance with well understood principles of fruit culture. Considerable interest was taken in the exhibit yesterday, and among those who examined the fruit were Lady Aberdeen, the Hon. J. H. Turner, Agent General for British Columbia, and Captain the Hon. R. G. Tatlow, Finance Minister of the Province, who brought the Government's exhibit over with him. Some of the produce will shortly be on view at the emigration office, Charing Cross, the Canadian Pacific office, and the Crystal Palace. The Royal Horticultural Society awarded a gold medal for the exhibit."

The following figures will give some idea of the growth and present proportions of the industry:

Shipments by freight during the months of August, September and October from the principal points in the Okanagan District, in pounds:—

From	1903.		1904.	
	Apples	OtherFruits	Apples	OtherFruits
Armstrong	72,000		70,000	
Vernon	788,000	420,000	924,000	458,000
Kelowna	764,000	250,000	746,000	308,000
Other points	38,000	12,000	22,000	12,000
Totals	1662,000	682,000	1762,000	778,000

In addition to the above, large quantities of peaches, berries, cherries, currants, and other soft and perishable fruits were shipped from the Okanagan during the past season by express, and of such fruits the shipments mentioned in the following table are for the most part made up:

	lbs.
Armstrong .. . . . . .	15,573
Enderby .. . . . . .	3,300
Kelowna .. . . . . .	99,085
Okanagan Landing .. . . . .	16,325
Peachland .. . . . . .	70,320
Summerland .. . . . . .	70,590
Vernon .. . . . . .	85,222
Other points on Lake .. . . .	85,000
Total .. . . . . .	445,415

The shipments of fruit by express from Grand Forks during the season of 1904 totalled 17,963 lbs., and those

from Columbia and Kootenay River points 64,140 lbs. This gives a total of considerably over 1,500 tons of fruit of all kinds shipped from this part of the Province.

These figures do not, however, represent the total amount of fruit produced in the districts under consideration, as they cover only a portion of the shipping season. The freight returns quoted are only made up to the end of October, while at this writing (December) there is much produce still held in the valley, and in addition, large quantities of fruit are consumed locally, particularly in the Kootenay and Boundary country.

Nearly all the fruit grown in the East and West Kootenay districts is sold and consumed locally, except strawberries, of which about 7,000 crates were shipped from West Kootenay during the past season to points in the Territories and Manitoba. Three carloads of prunes also went to Manitoba from West Kootenay.

A number of orchards are just beginning to come into bearing, while throughout the southern interior large areas are being planted in apples, plums, and peaches. One company alone has planted over 60,000 trees during the last two years and expects to plant as many more during the coming season. These facts lead to the conclusion that the industry will continue to develop, and in a few years the districts under consideration will form one of the heaviest fruit producing sections on the continent.

During recent years the work of the Fruit Growers' Association and the efforts of the Provincial Government have done much to foster the industry, and to place it on the satisfactory basis it now occupies. The Government has encouraged the organization of the Farmers' Institute in all parts of the Province, and has secured the services of experienced farmers and fruit growers, who travel from place to place lecturing, and instructing the farmers as to the best varieties of fruit to grow, and the most satisfactory and approved methods of culture.

The orchards of the Province are at present free from pests, such as the Codlin Moth and the San Jose scale, which have wrought such havoc in many of the

older fruit sections of the continent, and the Government through their present systematic inspection of orchards, and the rigorous inspection and fumigation to which is subjected all nursery stock brought into the Province, hope to be able to keep the scourges out.

It will thus be seen that although the industry is yet in its infancy, there is every prospect of its being established on a basis such as will insure its permanence and future prosperity.

### Mixed Farming

British Columbia offers no extensive areas like those of the prairies that may be devoted exclusively to some one branch of farming, such as wheat growing or stock raising, but, on the other hand, the assumption that the Province, owing to its mountainous nature, affords few opportunities for the farmer, is entirely wrong, the very nature of the country tending to make it an ideal one for mixed farming purposes. All through Southern British Columbia are to be found more or less extensive tracts of arable land, eminently adapted to provide home and sustenance for the man of small means. A typical tract of 160 acres will furnish a few acres of bottom land, on which may be raised the grain required for the use of the stock on the place; and there is generally a fair proportion of bench land, capable of producing the finest of fruit, the balance of the area furnishing splendid pasturage for horses, cattle and sheep. While a good deal of the land is timbered, it is by no means all heavily so, and the new settler will often find the timber of benefit as a means of revenue, and for use in the construction of buildings and fences.

Generally speaking, Southern British Columbia offers almost ideal conditions for general farming, for, while the natural conditions are in every way conducive to success, and the farmer can grow practically everything required to maintain himself and family in comfort, there is throughout the country, and at all seasons, a good demand for the varied produce of the farm, such



as milk, butter, eggs, vegetables, fruit, poultry, beef, mutton and pork.

### Stock Raising

Several sections of the Kootenay and Boundary districts offer special inducements to the man possessed of sufficient capital and experience to warrant his going into stock raising. The country is well supplied with water, the natural grasses are exceedingly rich, and the winters are mild. With these advantages, from the standpoint of the stockman, must be considered those offered by local market conditions, the numerous mines and lumber camps scattered throughout the country presenting an ever increasing demand for meats of all kinds.

From the description already given of the Kootenay and Boundary districts it will be seen that there still exist large unoccupied areas worthy of the attention of the ranchier, and land in these districts can be obtained at from \$1 to \$2.50 per acre.

### Mining and Smelting

British Columbia has long been famous for her immense mineral wealth, and has been fitly styled the "Mineral Province."

The following brief but interesting account of the history of the industry in the Province appeared in the British Columbia Year Book for 1903:

"The history of mining in British Columbia, particularly that of recent years, affords a striking instance of industrial evolution. Although coal was discovered on Vancouver Island as far back as 1835, and the first gold discoveries were made in 1851, metalliferous lode mining, which has now come to be regarded as the most important industry of the country, was not seriously engaged in until 1891, when the rich quartz discoveries in the Nelson, Slokan, and Rossland districts, began to attract the at-

tention of capital. The initial developments of those new fields were carried on under incredible difficulties, for the regions in which the discoveries were made were mountainous, heavily timbered, and inaccessible. The first mines to become productive were those of the Slocan, the circumstance being attributable to the exceptionally high grade quality of the galena ores found in that district, which enabled in many instances the original discoverers to profitably work the properties without the assistance of capital. Thus, before railways were constructed through this district, a relatively large quantity of ore was mined and "packed" out on horse back a distance of seventeen miles, through thick forests, to a point on Kootenay Lake, at a cost of from \$40 to \$45 per ton. It was then forwarded by boat and rail to smelters in the United States at a further cost of \$20 per ton. Add to this the cost of mining and treatment, and it will be admitted that only remarkably high grade ore can stand so heavy a tax, and yet admit of profitable extraction. With the completion in 1894-5 of railways, the construction of which was not unattended with engineering difficulties, having regard to the high altitude and the mountainous character of the country generally, an era of active mining development was inaugurated each year thereafter on a much more extensive scale until 1898, showing an increase of output of considerably more than 100 per cent. But in 1900 and 1901 conditions were less favorable. In the former year differences occurred between capital and labor which seriously restricted operations during that season, while in 1901 the American markets were practically closed to British Columbia product, and although notwithstanding this the output in point of tonnage was very nearly equal to the record of 1897, the depreciation in metal values rendered, however a comparison of values less satisfactory. Meanwhile, a result of the American Smelting and Refining Trust in refusing to bid for British Columbia

ores, had been the stimulation of the local smelting and refining industry, and this year, for the first time in Canada, pig lead has been produced in a refinery erected at Trail, and operated in connection with the Canadian Smelting Works at that place."

The following table will show how the Province stands as regards the production of minerals, when compared with the other provinces of the Dominion, and when it is considered that comparatively little capital has yet been devoted to this one of her numerous resources, it will not be difficult to get an idea of the proportions and importance to which the industry is likely to attain in the future.

**Comparative Mineral Production for 1903 of British Columbia and Other Provinces of the Dominion**

	British Columbia	Yukon Territory	All Other Provinces	Dominion Totals
Gold...	\$ 5,873,036	\$12,250,000	\$ 711,454	\$ 18,834,490
Silver..	1,521,471		179,307	1,700,779
Copper.	4,547,535		1,180,726	5,728,261
Lead...	689,744		72,916	762,660
Total.	\$12,631,787	\$12,250,000	\$ 2,144,403	\$ 27,026,190
Iron....	\$ 6,870		\$ 1,623,539	\$ 1,630,409
Nickel..			5,002,204	5,002,204
Zinc...			48,600	48,600
Total.	\$12,638,657	\$12,250,000	\$ 8,818,746	\$33,707,403
Coal...	\$ 3,504,582		\$12,453,364	\$15,957,946
Coke...	827,715		836,010	1,663,725
TOTAL	\$16,970,954	\$12,250,000	\$22,108,120	\$51,329,074

During the past ten years the mineral wealth of the Kootenay and Boundary districts in gold, silver,



YOUNG PEACH TREES IN A. J. C. CLARENCE'S ORCHARD, PEACHLAND, B.C.

copper, lead and iron has become a matter of world-wide interest, and the mining industry is to-day the great industry of these districts, although admitted to be as yet in its infancy. In the Kootenay district are to be found the great silver-lead camps 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 at present the most important copper producing area in the Province.

Extensive smelting operations are carried on at a number of points in Southern British Columbia, employing large numbers of men, and this work is increasing with the general development of the country. At Grand Forks the Granby Smelter operates six furnaces and two large converters, and handles about 2,000 tons of ore per day. The smelter of the Canadian Pacific Railway Co. at Trail has been handling about 1,400 tons of ore per day during the past year, treating gold, copper, silver and lead ores. At Nelson, the smelter of the Hall Mining Company has been treating about 400 tons daily. There are also smelters of considerable size at Greenwood and Boundary Falls, and the number throughout Southern British Columbia will, no doubt, be largely increased in the near future, to keep pace with the rapid development of the mining industry.

### Coal Mining

The question of an adequate and readily accessible fuel supply is one on which depends to a great extent the continued prosperity of any country, and particularly of one such as British Columbia, whose resources consist so largely of mineral deposits requiring for their successful development the use of large quantities of coal, and the value to the country of the immense deposits of coal found in Southern British Columbia will be readily seen. The coal fields of the Crow's Nest Pass in the East Kootenay district are said to be the most extensive in the world, and to afford the highest grade of steam coal known on the continent. The Crow's Nest Pass Coal

Company are developing these coal fields, having mines at Morrissey, Fernie, and Michel, with a daily capacity of 4,000 tons, and employing some 2,500 men. They supply local smelters in the Kootenay and Boundary districts with coke, operating for the purpose about 900 coke-ovens which turn out immense quantities daily. In 1903, of a total production in the province of 1,168,194 tons of coal valued at \$3,504,582, these collieries produced 661,118 tons. Of this amount 162,952 tons were exported, the remainder of the year's output being disposed of as follows: Sold in Canada, 195,999 tons; sent to the coke ovens, 279,334 tons; used under the company's boilers, 22,833 tons. There were 31,089 tons of coke exported to the United States, the remainder of that produced being sold to British Columbia smelters.

At a number of other points, notably on the Kettle River and Rock Creek, deposits of high grade coal have been located, and farther West, in the Nicola country, is another extensive field, which in the near future is likely to prove an important factor in the development of that district.

## Lumbering

Lumbering at present occupies the second place among the industries of the Province, and is one of the most important of those of Southern British Columbia. The timber consists principally of Fir, Cedar, Tamarac, Hemlock, Spruce and Pine, and while it does not attain anything like the size of the famous Douglas-Fir of the more humid districts of the Coast region, which is often found from fifteen to thirty feet in circumference, and from one hundred and fifty to three hundred feet clear of limbs, is still equal to the best found in Ontario and Quebec. Large areas of timber of fine quality, streams well suited for driving logs, splendid transportation facilities, bringing them in touch with the markets of Manitoba and the North West Territories, represent no mean proportion of the wealth of the Kootenay and Boundary districts. Their already numerous mills are constantly adding to their number, and still

are taxed in an effort to supply the demand from the prairie country, where new towns are daily springing up, and building operations of all kinds are being extended and accelerated by the present unprecedented immigration.

The Hayes Lumber Company, the Cedar Valley Lumber Company, The Elk River Lumber Company, The Fernie Lumber Company, The Crow's Nest Pass Lumber Company, each control and own large areas of timber lands, operate mills with a capacity of from 25,000 to 130,000 feet per day, and give employment in their mills and logging camps to hundreds of men, while the East Kootenay Lumber Company, with headquarters at Cranbrook, operates four large mills having a daily output of about 160,000 feet. Not only do these saw-mills and the lumbering camps connected with them furnish employment to large numbers of men and give an opportunity to the farmer of small means to add to his income by working therein during the winter months, but they create a demand for farm produce of all kinds which is bound to increase with the development of the industry, and must for some years to come be considered an important factor in the agricultural development of the country.

### Petroleum

In the South East corner of the Kootenay District have been found promising indications of petroleum, 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.

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## OPENINGS FOR NEW INDUSTRIES

British Columbia presents many openings for the establishment of new industries, in localities and under conditions which are bound to insure satisfactory returns on the capital invested. Throughout the Kootenay and Boundary Districts are to be found many fine water power sites, capable of supplying power to numerous mills and works of different kinds, and the investment of capital in the development of such water power should prove most remunerative. Among the industries which offer good openings and special inducements for the investment of capital may be mentioned: Saw-mills, Pulp-mills, Box factories, Meat Packing plants, Tanneries, Woollen mills, Fruit Canning and Evaporating works, Jam and Pickle factories, Brick works, Lime, Marble and Stone quarries.



## ILLUSTRATIONS OF SUCCESS

The following cases have been selected as presenting the possibilities of the country in a more concrete form as regards general farming, fruit-growing and dairying, and it is safe to say that under such favorable conditions as generally prevail a similar degree of success may be attained by any man who is steady and industrious.

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In 1885 Mr. W. H. Covert located at Grand Forks, with his family, and at that 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 \$4,000.00 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 \$350.00 Mr. Covert has an irrigation system in connection with his farm, and an evaporating plant for surplus fruit. His oats run 100 bushels to the acre, and he cuts two crops of alfalfa in a season.

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

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Near Slocan City Mr. Watson has a pre-emption of about 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 the ordinary pre-emption fees, is now valued at \$200 per acre.

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In the same district five acres owned by Mr. Vanstone were set out in strawberries. His crop of 1903 brought him \$1,300.

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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, out-buildings, live stock and the acreage under cultivation.

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A settler named Nicholas Desourdes, also in the Cranbrook district, purchased in the spring of 1903, 160 acres of land. As a result of 23 days' labor, in the early part of the season, he marketed \$700 worth of potatoes, and needless to say, is now extending his operations.

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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 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 \$3,000, and he has invested \$1,000 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.

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### Kootenay Valley Farming

"Wellington Kennee, has without exception, the finest crop of oats grown in this Valley on his ranch at Goldie Creek. Last Saturday our reporter visit-

ed the ranche, accompanied by Miss Ford, who kindly took two photographs of the oat field. In the first photo Mr. Kennee is standing among the oats, which tower fully as high as his head, and in the other photo the reaper, driven by Dave Morigean, is shown with the grain showing higher than the horses. The crop is a very heavy one, and is difficult to cut for that reason. It is on 'bottom' land, with the creek running through the big field, yet the land was not irrigated this season, and was never put under cultivation until last spring. It is now about three years since Mr. Kennee took up this land and built a house on it, and by hard work he and Mrs. Kennee have shown what can be accomplished in that time in this valley with little or no capital expended. They now have barns and other buildings, and about 25 head of horses and cattle. They grow practically everything they consume. They have a splendid garden containing all varieties of vegetables, which grow luxuriantly. Mrs. Kennee has also set a good example, which it is regretted is followed by too few ranchers here, by bringing fresh butter and eggs to town and offering them for sale."—From the Wilmer "Outcrop," Oct. 1904.

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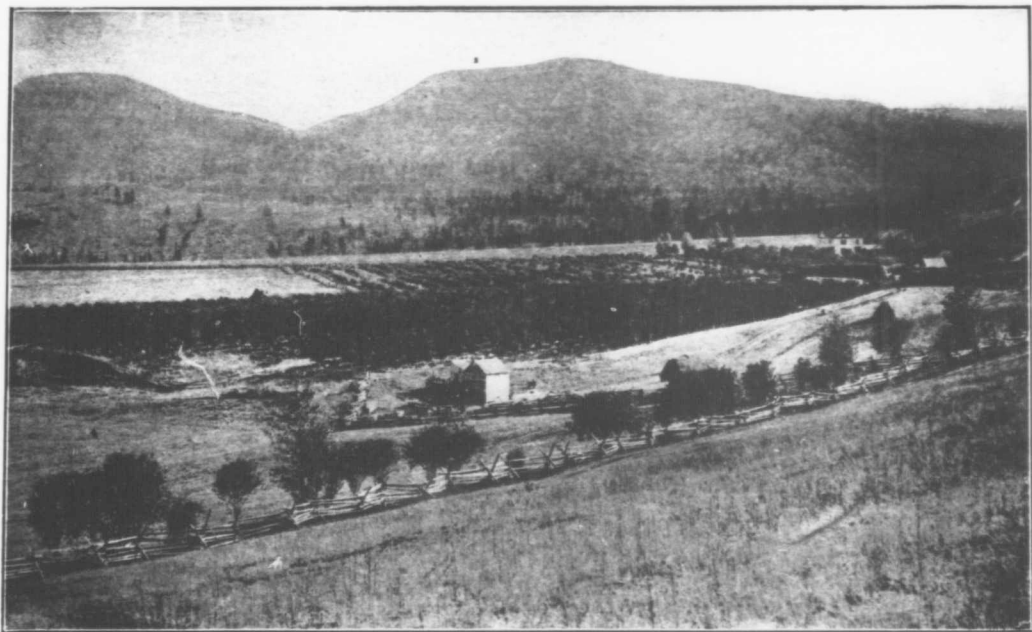
Nelson, January 15th, 1904.

H. Bird, Esq.,  
 District Land Agent,  
 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 twenty 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 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 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 raspberries, 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 for acre is at least double that of anything I ever saw or succeeded in producing during ten year's 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 excelled in the production of gooseberries for that country. I find that 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 our fruit. From a commercial standpoint the Kootenay Lake fruit-grower has great natural advantages. 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 cannot 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 hand 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



COVERT'S RANCH, GRAND FORKS, B.C.

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 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 at 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 wealth.

Yours truly,

(Sgd.) JAS. JOHNSTON,

Pres. Nelson Agricultural & Industrial Assn.

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Nelson, B. C., 14th January, 1904.

H. Bird, Esq.,  
Canadian Pacific Railway 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 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 carefully laid out and carefully handled and maintained strawberry beds. For 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,

(Signed) T. G. PROCTOR

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J. A. McCallum, Esq.,  
District Land Agent, C.P.R.  
Grand Forks, B.C.

Dear Sir,

In reply to your enquiry as to the resources of my ranche, situate four miles from Grand Forks, I wish to say that I have at the present time 11,000 fruit trees under cultivation, consisting of apples, prunes, pears, damsons, peach plums, cherries, apricots and peaches, in addition to a great variety of small fruits, consisting of raspberries, gooseberries, blackberries and currants.

The prunes bear in three years. Last season's crop amounted to fifty tons, which sold green at three cents per pound. The 1904 crop of prunes, four carloads, were shipped to Winnipeg and Brandon green.

Last year one apple tree produced 800 lbs. of fruit, yielding a revenue of \$40. The ruling price for apples is from 4 to 5 cents per pound. Some of the plum trees yielded 200 pounds of fruit.

Besides the fruit, I have about 200 tons of potatoes, which are now selling at \$20 per ton. Also hay and grain land, hay yielding 75 tons, and the average yield of oats being about 80 bushels to the acre.

(Signed) W. H. COVERT.

Windermere, B.C., October 8th, 1904.

R. R. Bruce, Esq., Wilmer, B.C.

Re Apple Trees in my Garden.

My dear Mr. Bruce,

The two you have photos of are "Yellow Transparents." I planted in May, 1901. They were yearlings from M. J. Henry's nursery at Vancouver. This year the one near the cottage had on 27 apples, averaging in weight 8 oz. The other had on fewer, averaging 10 oz. I also had a "Transcendent Crab" of the same age as the others, from which I took 25 lbs. of first-class apples. I believe apples can be grown to perfection here, as I have never had any from other portions of the Province which compare at all favorably with those grown in this vicinity.

Yours very truly,

(Signed) J. C. PITTS.

Gellatley, B.C., Dec. 8th, 1904.

J. S. Dennis, Esq., Calgary, Alta.

Dear Sir,

In reply to your letter of the 5th inst., requesting a statement of vegetables shipped from this place, we herewith enclose a statement of our shipments for this season, and hope they will meet with your requirements.

We may say that we are only clearing up a heavy brush farm, which we bought four years ago with no improvements, and so far only have about ten acres under cultivation, which we expect to increase next season to thirty acres, when our shipments will be considerably larger. There is considerable good land here awaiting settlement, and with the steady flow of settlers from Manitoba we hope to see a thriving settlement here in the near future. Any information you may desire at any time we will be pleased to give to the best of our ability, and would be pleased to have two of your pamphlets to send East to friends, who have been asking for information regarding the country.

Yours truly,

(Signed) D. E. GELLATLEY & SONS,



Statement of Early Fruits and Vegetables Shipped From  
Gellatley, B. C., 1904. by D. E. Gellatley & Sons.

	Express	Freight	Total
Beets .....	120		120
Beans, green .....	1028		1028
Corn, " .....	998		998
Cabbage .....	815	3711	4526
Carrots .....	985	3075	4060
Cucumbers .....	3295		3295
Citron .....		4090	4090
Egg plant .....	151		151
Melons .....	2436		2436
Onions .....	200	1030	1230
Parsnips .....		1450	1450
Pumpkins .....		275	275
Potatoes .....	1780	11065	12845
Peppers .....	170		170
Rhubarb .....	760	1000	1760
Raspberries .....		700	700
Strawberries .....	3775	6725	10500
Turnips .....	1060	155	1215
Tomatoes .....	44035	25228	69263
Totals .....	61608	58504	120112

Total . . . 60 tons, 112 lbs.

### Plants.

Tomato .....	85000
Cabbage .....	10000
Strawberry .....	80000
Raspberry .....	3000
Total .....	178000

## CANADIAN PACIFIC RAILWAY LANDS

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

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

### First Class Land

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 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 other than as range land, 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, and 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 5,000 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 eighty (80) chains, the purchaser arranging his own survey in the case of unsurveyed lands.

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 annual 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 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 (10ft. by 10in. or less) per cord. . . . .	.50
Mining props (larger), each . . . . .	.05
Ties, each. . . . .	.02
House logs (20ft. or less) each . . . . .	.10
Piles, Cribbing, Telegraph poles, per running foot. . . . .	$\frac{1}{2}$ c

Such dues are exclusive of all Government royalties, which must be paid by the purchaser.

### 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



PEACH TREES IN MR. J. R. BROWN'S ORCHARD, SUMMERLAND, B.C.

from the Company in that province. Receipts must be taken showing the route, and produced for inspection when making application for the concession.

### Timber Lands

Leases may be secured from the Canadian Pacific Railway Company, for timbered areas within the land grant of the Columbia and Kootenay Railway, and timber lands which form part of the British Columbia Southern Land Grant are sold, the rates payable to the Company in each case being as follows :

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 (10ft. by 10in. or less per cord ....	.50
Mining props (larger) each ....	.05
Ties, each ....	.02
House logs (20ft. or less) each ....	.10
Piles, Cribbing, Telegraph posts, per running foot ....	$\frac{1}{2}c$

In addition to these dues the Lessee must pay all the 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, .....	J. A. McCallum
Creston, B.C. ....	E. Mallandaine, Jr
Cronbrook, B. C... ..	V. Hyde Baker
Wardner, B. C. ....	I. H. Willson
Wilmer, B.C... ..	R. R. Bruce
Trail, B.C... ..	W.J. Devitt

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.

Ahens 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 acres north and east 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 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 a 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 \$2.50 per acre, the settler, on producing the pre-emption certificate, obtains a certificate of improvement upon the 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. Improvements 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 50c. 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.

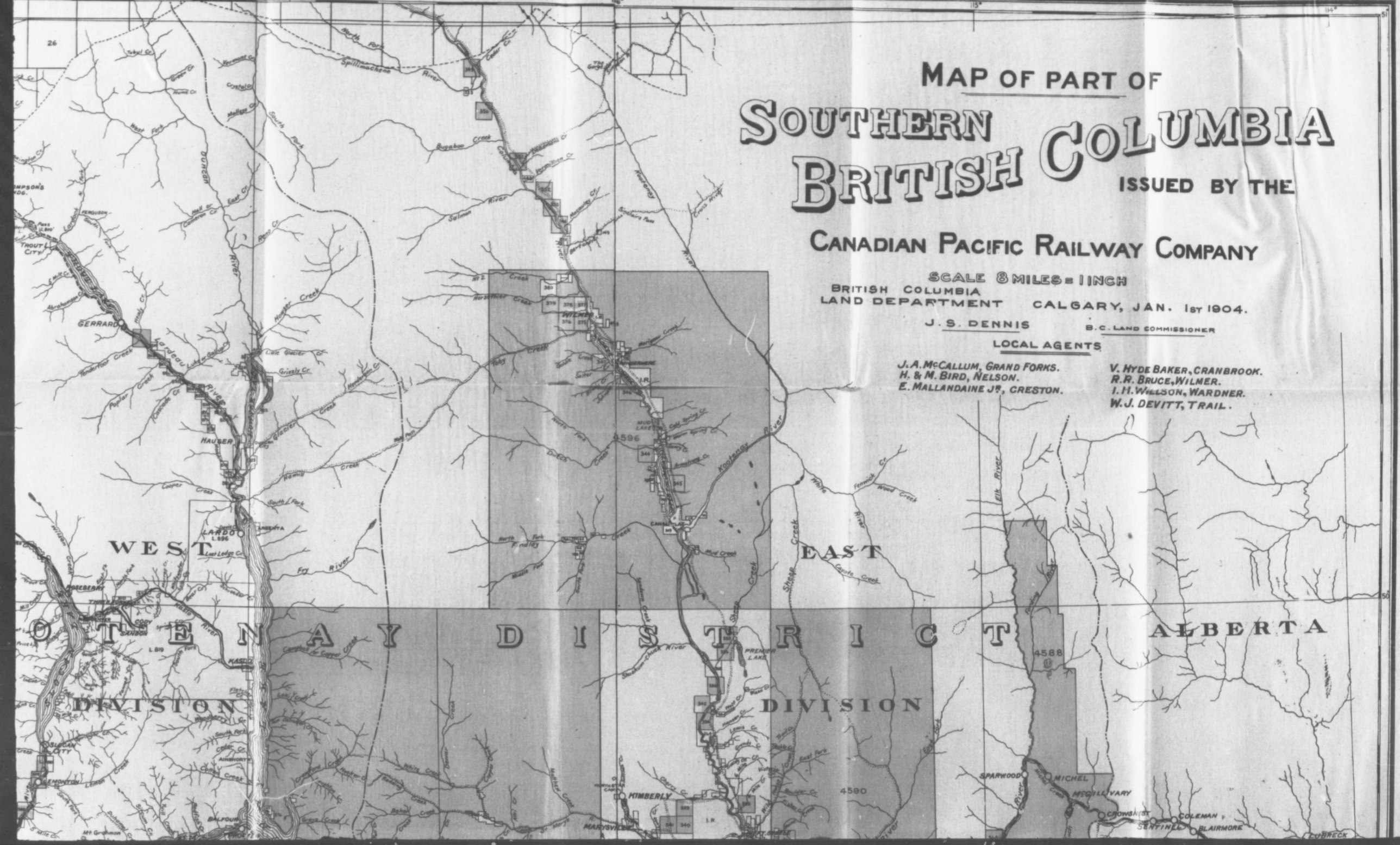
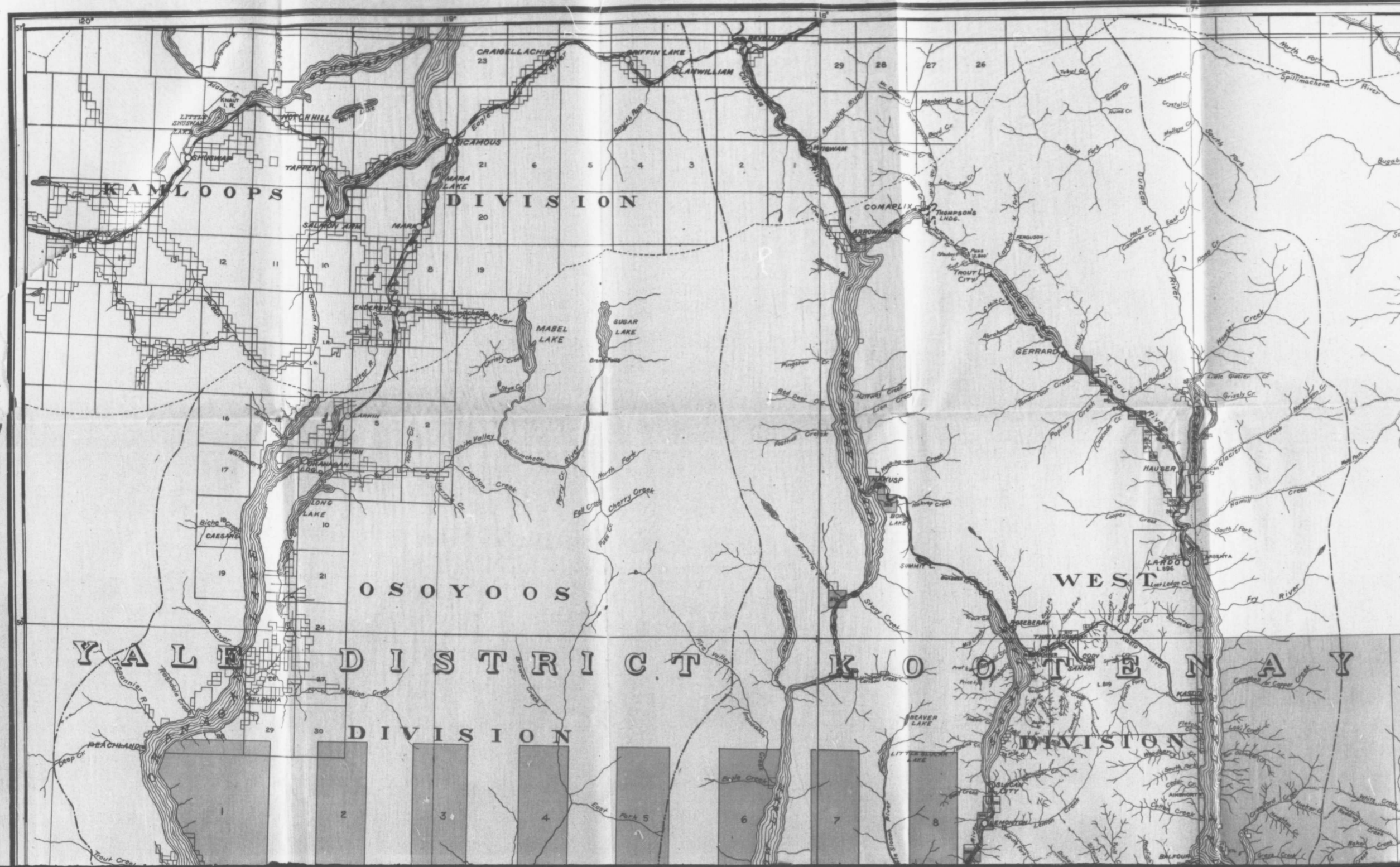
Any further detailed information regarding any of the points referred to in this hand book will be furnished by any of the local agents or by

J. S. DENNIS,  
B. C. Land Commissioner,  
CALGARY, Alberta,  
Canada.



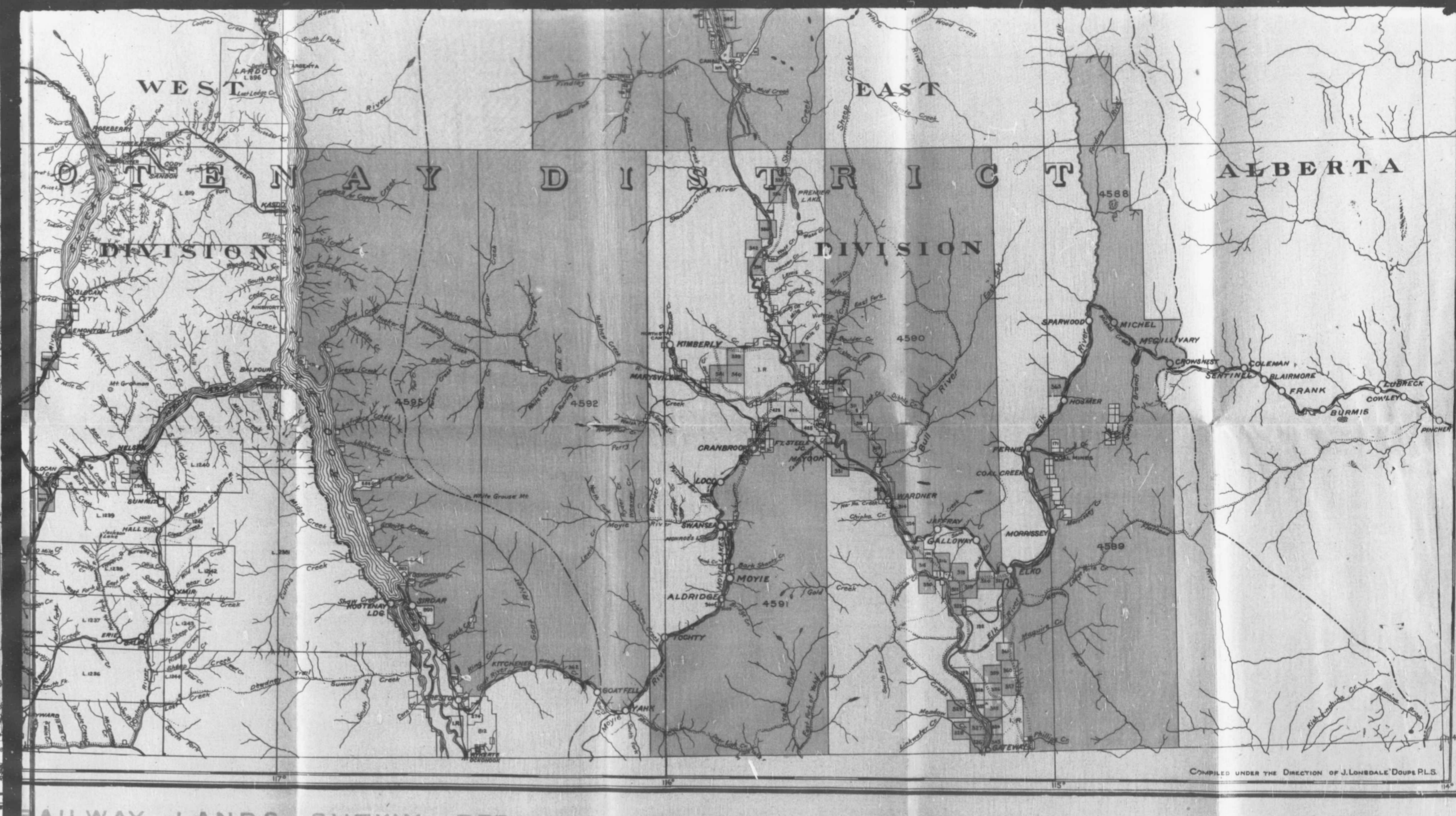
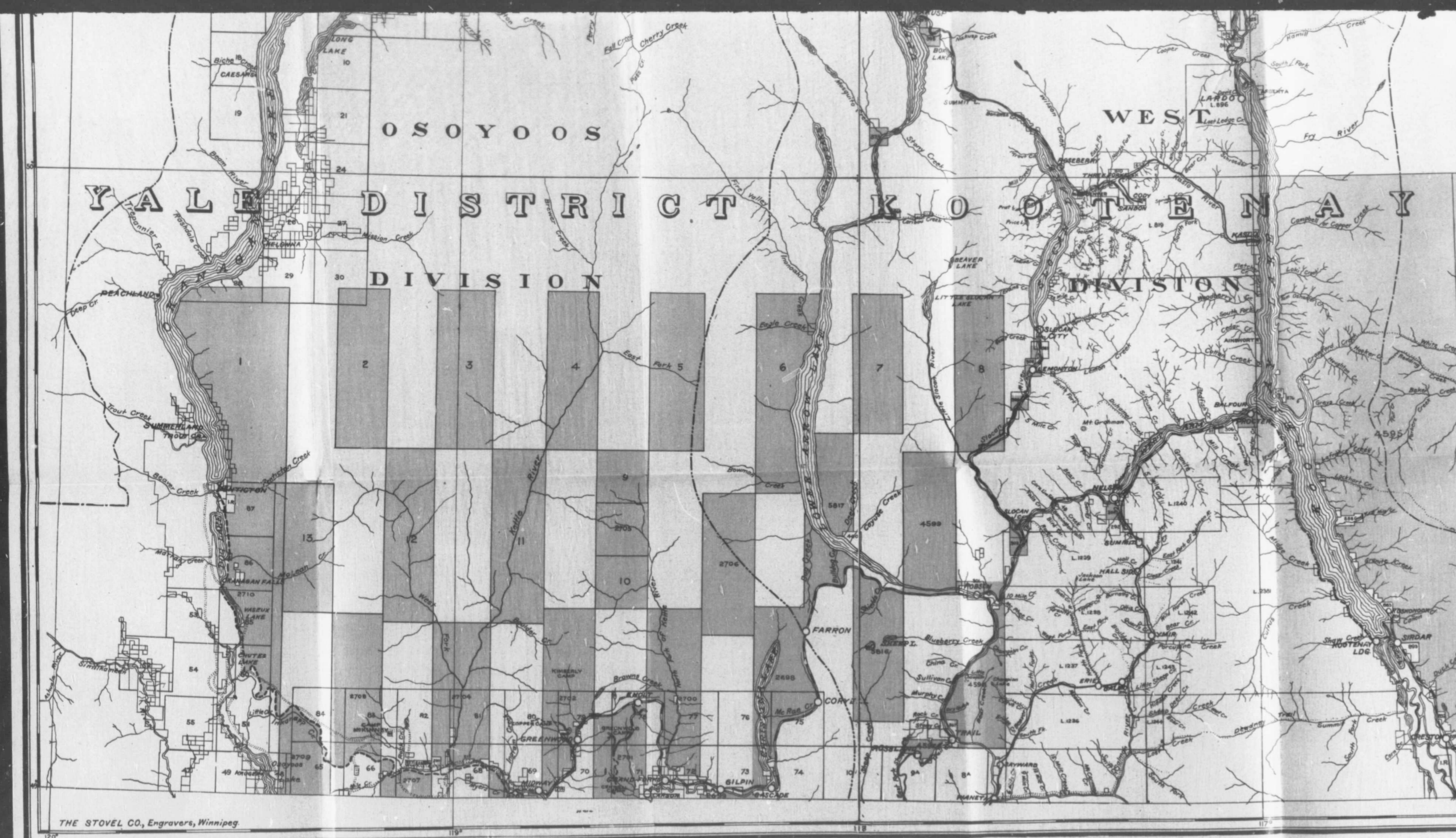
PLUMS ON MR. JAMES WHITE'S LOT AT PEACHLAND, B.C.





MAP OF PART OF  
**SOUTHERN BRITISH COLUMBIA**  
 ISSUED BY THE

**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.  
 H. & M. BIRD, NELSON.  
 E. MALLANDAINE JR., CRESTON.  
 V. HYDE BAKER, CRANBROOK.  
 R. R. BRUCE, WILMER.  
 I. H. WILSON, WARDNER.  
 W. J. DEVITT, TRAIL.



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