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PLATEAU
AND
VALLEY LANDS
IN
CENTRAL
BRITISH COLUMBIA



GENERAL INFORMATION
FOR THE
INTENDING SETTLER



Issued by
INDUSTRIAL AND COLONIZATION DEPARTMENT
GRAND TRUNK PACIFIC RAILWAY
WINNIPEG, MANITOBA

Eighth Edition, 1919

Map
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BRITISH COLUMBIA

The largest of the Provinces of Western Canada.

Larger than Nova Scotia, New Brunswick and Prince Edward Island combined.

Larger than the combined area of the States of Minnesota, Illinois, New York, Ohio and the Dakotas.

Larger than the combined area of Washington, Oregon and California.

British Columbia has 7,000 miles of coast line stretching from Washington to Alaska.

Besides her agricultural resources she has mineral wealth untold and taps the richest fisheries on the American Continent. Her timber resources, including many varieties of trees, are gradually being developed and to-day her fir, cedar and spruce find the market in many parts of the world.

The central portion of the Province with which we are about to deal contains the bulk of the agricultural lands of the Province, and it has only been since the completion of the Grand Trunk Pacific Railway that the great plateau and valley lands of this part of the Province have been made available to the landseeker who desires to make for himself a home in a country where physical conditions are as favorable, if not more so, than any other part of the world. The question is often asked by intending settlers if the weather in Central British Columbia drops down to zero, and while we freely admit that it does, in the middle of the winter, in fact will reach thirty below at times, we have no hesitation in making the statement that, while this may be perfectly true, the conditions are such, owing to the absence of strong winds, moisture, rain and hail, that there is not as much discomfort as will be found in many of the Eastern portions of Canada and the Central and Eastern States, when the thermometer falls to zero.

In this pamphlet we shall endeavor to give plain, unvarnished facts accompanied by photographic illustrations, which are truthful reproductions of actual scenes in Central British Columbia. Should the intending settler find the information incomplete, we would respectfully remind him that a personal interest will be taken in his welfare and all additional information gladly sent him if he will apply direct to

R. C. W. LETT,

Industrial and Colonization Agent,

Grand Trunk Pacific Railway,

WINNIPEG, MAN.

THE CENTRAL INTERIOR AND COAST DISTRICT OF BRITISH COLUMBIA ALONG THE GRAND TRUNK PACIFIC RAILWAY

A FEW years ago the North Pacific Coast was unknown land, except for the fleeting glance of a gold-hungry traveler to the Yukon, and still less known was the interior of the Central portion of British Columbia.

Since the Grand Trunk Pacific Railway surveys, however, were pushed through, and the vast areas of the very richest soil, with splendid climatic conditions, were revealed to the explorers, the prospects for a very large traffic through the settlement of this territory would seem alone to justify the construction of this line now completed. Land-seekers and mineral and timber prospectors are flocking in, and they add their tribute of praise for the marvellous possibilities of the country through the development of its agriculture and other natural and diversified economic resources.

Markets

One of the first and perhaps the most important question to be asked by a new settler in a new country is: What market conditions exist? The agricultural territory along the line of the Grand Trunk Pacific Railway in Central British Columbia from the Alberta Boundary to Prince Rupert is extremely well provided with markets within reasonable distances of the point from which the produce is to be shipped. There are in operation directly served by the Grand Trunk Pacific, fifty-one lumber mills that are practically all located in districts that are not adapted to agriculture. These mills range in capacity from 20,000 to 125,000 feet of finished lumber per mill per day, besides their by-products, such as lath and shingles. It is estimated that these mills directly support between 25,000 and 50,000 people who look to the agriculturalist of Central British Columbia to supply them with vegetables, cereals, meats, dairy products, in fact everything produced in a mixed farming district. New mills are being built and others enlarged which will, of course, increase this market.

From Burns Lake to Prince Rupert is an extensive mining territory which will,



Homeseekers on The Trail in Central British Columbia.

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in the near future, be supporting many thousands of people who will also look to the agriculturist for supplies. Several mines are now in operation and others are in various stages of development, and now that the war is over and labor will be more available, it is confidently expected that this industry will develop rapidly.

Prince Rupert, the west coast terminus of the Grand Trunk Pacific, is a thriving city of several thousand population that depend entirely on outside markets for produce of all kinds. Prince Rupert is the centre of the Pacific Coast fishing industry—that alone supports a considerable population. In addition to Prince Rupert being a good local market, it is two days' journey closer to the Orient and Alaska than other Coast cities.

Alaska and the Yukon, which are directly north of Prince Rupert, look to the interior of British Columbia for many farm products, particularly hay, which has been shipped to northern points for a number of years. This market demands a good quality of hay and pays good prices to the producer.

Another splendid market, which is very often overlooked in a new country, is the local market. In all new countries, many settlers locate without bringing in live stock, etc., depending on the local markets for their needs. If a settler will take in good stock with him he can sell the annual increase to the new settler who has none, at prices that are usually better than could be obtained after shipping a considerable distance.

Any surplus that might exist after the nearby markets have been supplied, can always be disposed of to outside markets, such as the Prairie Provinces and Southern British Columbia.

British Columbia annually imports large amounts of farm products, particulars of which will be found on another page.

Mineral Production.

Another indication of the large and growing demand for farm products may be gathered from the enormous value of the products of the mine in British Columbia for the last completed year, amounting to over \$37,010,392, which constituted an increase of about \$7,572,884 over 1915. The figures are as follows:—

	1917
Gold, Placer.....	\$ 496,000
Gold, Lode.....	2,367,190
Silver.....	2,265,749
Lead.....	2,951,020
Copper.....	16,038,256
Zinc.....	3,166,259
Coal.....	7,524,913
Coke.....	959,430
Building Material, Etc.....	1,241,575
Total.....	\$37,010,392

The fisheries, which constitute one of British Columbia's most valuable assets, yielded during the same period, \$14,538,320.

Climate.

The warm Japan current, which flows north until it strikes the Alaskan coast, then flows south along the coast of British Columbia, gradually cooling off until it is a cold current off the coast of Oregon, exercises a moderating influence on the climate, especially over the central interior of the Province, through which the Grand Trunk Pacific passes. Warm winds penetrate the deep inlets and follow the low passes at their heads, to spread over the plateau between the Coast and Rocky Mountain ranges, there being no intermediate mountains, as there are farther south, and the moisture-laden breezes from the ocean are therefore not prevented from exercising their beneficent purpose of giving sufficient but not too much rain to insure crops under natural conditions, irrigation being unnecessary. So, whether it be the hardness and quality of the grain, or the flavor and excellence of the fruit, the Central Interior of British Columbia is peculiarly favored as the most fortunate of countries in the ideal conditions sought by the agriculturist, dairyman, fruit-grower, or the man who desires most for the least expenditure of labor or capital. The long summer days of eighteen hours' sunlight, the extreme



We Like the Climate of Central British Columbia.

fertility of the soil, and the temperate, well-balanced climate insure quick growth and maturing of crops, with consequent elimination of danger of crop failure, which is more or less common to less-favored sections of the North American continent. Damage from hail is unknown in Central British Columbia.

Settlement.

The settlers established in the central interior are substantially all homesteaders who have located for the most part during the past six years.

Pre-emption lands can be secured in most districts at varying distances from the railroad; and now that transportation has been supplied, the settler is assured of a market for everything he can produce.

Land offered for sale by private owners who purchased from the government is specially selected, certificates as a rule covering 640 acres, the maximum amount allowed, and may be purchased from present owners at prices varying from about \$8.00 to \$30.00 per acre, according to quality and location, or the varying confidence of the owners as to its value.

Soil and Class of Lands.

The nature of the soil in the different agricultural districts of Central British Columbia is as follows:

FRASER RIVER (EAST OF PRINCE GEORGE)—Chocolate loam on a clay subsoil, well drained, and running streams numerous. As a rule, bench lands prevail, the valley being narrow, and although some open areas of comparatively limited extent, the entire country is well wooded with small fir, spruce, jack pine, poplar and willow.

THE COUNTRY ADJACENT TO WILLOW RIVER is attracting settlers as a splendid dairying and mixed farming district. It is true that the tree growth is heavier in the Willow River district than in other districts, but this is more than offset by the extreme fertility of the soil after clearing. Mr. W. H. Fairis, formerly of Missouri, located near Willow River Station early last season. It would be difficult to find a more satis-



British Columbia Produces the Finest Quality of Hay.

fed settler and a letter that was recently received from Mr. Fairis speaks for itself. The letter referred to is as follows:—

WILLOW RIVER, B. C.,
November 28, 1918.

TO WHOM IT MAY CONCERN:—

I came here from Missouri—before that I and my wife lived in Illinois all our life, where a man only acquires a farm by the inheritance route.

Having heard of the advantages of British Columbia through various sources, chiefly through Mr. Lett, we decided to sell our farm in Missouri and I came north, and after casting about for some time I located in the Willow River District, where the land is good and the climate equable. There are no high winds nor storms here and lightning never strikes; in fact, it is always quiet with plenty of rain in summer and plenty of snow and a beautiful winter.

Both the water and the climate are the best this side of Heaven and people who come here discouraged and run down in health usually take a new lease on life and become strong.

This is a great timbered valley and the timber is valuable, growing straight as a church spire and is mostly of the evergreen varieties, and there is no "coal problem" here, as it is only necessary to cut and haul in the finest wood I ever saw.

The land is exceptionally rich and will grow anything with the possible exception of corn, and I have never seen such vegetables as are grown here, and I have grown the past season cabbage weighing sixteen pounds and strawberry plants twenty inches high, with as many as 248 berries to a single plant with ripe berries up to the last day of October.

On account of the trans-mountain haul, these vegetables and farm products will

always command a good price, as in addition to the above, British Columbia products command a premium for better quality, and I have received during the past season an average price of three cents per pound for vegetables, 65 cents for butter, eggs 65 cents, fresh pork whole 27 cents, and timothy hay \$35.00 to \$40.00 the ton in car lots. All these f. o. b. Willow River Station.

However, in my humble opinion, hay, hogs and dairy cows are the most profitable crops here as clover, alfalfa and all other grasses as well as sugar beets and carrots are AT HOME here and from the first crop of alfalfa, I cut this season nearly four tons per acre and of the finest quality, and that without inoculation or fertilization of any kind.

What strikes me as the best thing here is the fact that there is plenty of room and then the scent of the pines is pleasant and again there is an abundance of wild berries of many kinds in the woods, and these are canned for winter use and the rivers are full of fish of many kinds, and game is plentiful to one who knows how to take same. In fact the trouble with many who come here is that they catch the hunting fever and neglect to care for their farms as they should.

The schools are the best and the laws are just and property rights here are better protected than in many places in the older settled places, and the man who works is respected everywhere and those who do not work are frowned upon. To the man who has had many hard knocks but has saved up a little and is willing to begin over again there is a welcome and a home out here for you.

W. H. FAIRIS.



Reducing the Cost of Building. Settlers in Central British Columbia Cutting Their Own Lumber.

SALMON RIVER VALLEY (NORTH OF PRINCE GEORGE)—This district is gently rolling, lightly timbered and well watered with numerous streams and small lakes. It is particularly adapted to mixed farming, and while most of the country has a light tree growth, it is very easily cleared and open patches are frequent, allowing for immediate cultivation. The soil consists of a gray sandy loam, being greatly enriched with decayed vegetable matter, and is very fertile—its depth varying from fifteen to thirty feet. The climate is very agreeable, both in summer and winter. There are no excessive hot days in the summer months, and in the winter the coldest spells only last a short period. The rainfall is about twenty-eight inches per year, being distributed over each month, ensuring the maximum of growth for all kinds of vegetation.

Mr. Thomas Dodd, Prince George, B. C., who located in the Mud River Valley,

southwest of Prince George, in 1911, and who has a wealth of practical experience, gives his impressions and conclusions clearly in the following letter:

MR. R. C. W. LETT,
Industrial and Colonization Agent,
Winnipeg, Manitoba.

DECEMBER 16, 1918.

DEAR SIR:—

It affords me pleasure to write a line for insertion in your Booklet in regard to the Mud or Chilako River District. Having lived on the land here continually since 1911, I can speak with first hand knowledge. Our valley is narrow, covered with timber, cotton wood, poplar, balsam of gilead, spruce and three kinds of willows, with small patches of open meadows. I think the open patches and the patches of different kinds of timber can be accounted for by the action of fires at some time in the past. We have an abundance of good saw timber, spruce and fir for building purposes and jack pine poles for fences and fire wood galore near at hand. The clearing of spruce, cotton wood, jack pine and poplar is rather hard, but can be made much easier by the use of fires if judiciously handled at the right season of the year. The open patches produce a luxuriant growth of about six kinds of wild grass with a good sprinkle of vetch mixed in, making it a very high grade feed, which is eagerly sought and preferred to timothy by dairymen. The price of the hay ranges around \$25.00 to \$30.00 per ton, while I have sold some as high as \$65.00 per ton. The yield is about two tons per acre. Our soil is a sandy loam and the bottom land proper I should say is a made soil built up of different kinds of earth with a large per cent. of decayed vegetation and mold of different kinds and it is very fertile and productive, so rich that we are inclined to seek the short and strong strawed varieties of barley, oats and wheat, so they will stand up to mature. This ground can be plowed in its wild state and seeded to barley or oats and yield a good crop for the first season. I have raised both fall and spring wheat that matured the same season. This is the only place I ever saw five or six kernels to the mesh and over sixty kernels to the head of wheat, indicating a very heavy yield. Wheat, speltz, spring and fall rye, all kinds of small grains grow well here. Talk about vegetables. One of my neighbors raised a swede turnip that he sold for 6 cents per pound, and it netted him \$1.25! My big rutabaga weighed 28 pounds, top and all, and 10 and 15 pounds was very common run through the patch. Potatoes, beets, mangels, carrots, parsnips, cabbage, lettuce, onions, radishes, asparagus, rhubarb and peas all do well under good cultivation. A good season we have an abundance of moisture, snow and rain. Our climate is considered good and I call it exceptionally good. My first winter here I kept tab on the temperature, and while it was quite cold for a few days I found the winter through saw much more above than below zero, and at the present writing automobiles run better than bob-sleds in Prince George. I would say further in regard to crops, with me timothy grows from 3 to 4 feet high and yields from 2 to 4 tons per acre. Brome grass grows about 5 feet high and then falls down, can be cut twice in a season and then pastured some. Alfalfa grows well, yielding from 1½ to 2 tons per cutting and can be cut twice and pastured some. Red clover, Alsike and other clovers grow satisfactorily. Of course our valley is surrounded with bench and up lands of a different soil, but some have advantages over us and some settlers that have tried it for a couple of seasons seem to prefer it to this. Do not understand me to say this country has no drawbacks or undesirable features and parties coming here should do the same as they should in going into any new country, look before they leap. I have not said all that can be said. There is a large field open and full of good opportunities in the way of live stock and poultry, but I feel it unnecessary to tell a farmer this. If he knows of the kinds and quantities of feed and the climate and range, he knows the rest. So far as this important branch of agriculture goes, to tell it all would require a volume. Do you like fish? Then come in biting season and we will step down to the river, just a stone throw from the house, and if I don't hand you a nice trout in twenty minutes you may kick me into the river. Game! yes, I have stood at my cabin door and killed more than one moose, but I missed the bear. Are we advancing? Yes. When I first came here we lighted our house with a candle. Sowed, harvested and threshed as great grandpa used to. Sawed lumber with a whip saw. Now the grain drill, binder, threshers, mowers and rakes, the tractor, automobile, large saw mills, up-to-date lighting systems, are all in our midst. In conclusion, I will say in this District there are some improved farms for sale at a reasonable figure. Some wild land can be bought cheap and some to be had under the Homestead Act. All told we can

hunch over a little and make room for quite a bunch. I would invite good progressive, live wires to come and join us. I am not boosting for any one and I would suggest that you bring a copy of this letter with you, and if I cannot produce the goods I am ready for the consequences though it be a black eye.

Respectfully,

THOMAS DODD,

Prince George, B.C.



Pasture Land in Bulkley Valley, Central British Columbia.

NECHAKO RIVER (WEST OF PRINCE GEORGE TO FRASER LAKE)—The country becomes level, and the first considerable areas of agricultural lands begin about at the confluence of the Stuart and Nechako Rivers, then west to Fraser Lake, most of the land being extremely fertile, and what growth of timber there is, is easily removed. The soil consists usually of a white silt of from five to thirty feet on a clay subsoil, good drainage, and plenty of good water easily obtained. Where meadow land exists, peavine and native grasses attain a dense luxuriant growth of from four to six feet. The slopes of the hills on each side of the valley furnish splendid natural pasturage throughout nine months of the year usually, and with the cultivation of the lower lands, this will prove an ideal dairy country, and one which is confidently expected to excel in the production of all the small and the hardier fruits.

Crop returns in the Nechako Valley for 1916 show remarkable figures. Wheat in the vicinity of Vanderhoof produced from 50 to 55 bushels per acre, of excellent quality. Oats yielded over 100 bushels per acre, these oats being a splendid sample of milling oats. Sugar beets weighing from 10 to 13 pounds each were common. Turnips weighing as much as 26 pounds each were also common throughout the district.

Mr. Sam Milne, a pioneer of the Nechako Valley, who is located one and one-half miles from Vanderhoof, is an authority on that district and speaks highly of possibilities. His letter follows:

JANUARY 1ST, 1919.

DEAR SIR:—

Your request for my opinion as to the value of the Nechako Valley as a mixed farming district has been received. I am giving below a brief review of results obtained in this district since I located here.

I located in the Nechako Valley in 1905, and selected east half of section 15, twp. 11, range 5, as being suitable land for my purpose. Up to the present I have 80 acres in perfect cultivation, using the balance of my land for pasturage. I have had 100 bushels of oats to the acre with other grain in proportion. I have never seen finer alfalfa, clover or timothy hay than I grow here.

Wild fruits of all kinds are found in abundance, and I have had splendid success with all kinds of small tame fruits.

All the streams and lakes in this district are well stocked with the finest of trout, and these fish make a pleasing change of diet as well as help to overcome the cost of living.

In 1917 I refused \$10,000 for my property and I consider that it is well worth \$50.00 per acre at the present time.

There are plenty of opportunities in this country for practical farmers and one who is not afraid to work can make good and be independent without a great outlay of capital.

Yours truly,

SAM MILNE.



Milne's Farm Near Vanderhoof, Central British Columbia.

STUART LAKE COUNTRY—This section of British Columbia is also well adapted to mixed farming, and owing to the luxuriant growth of pea-vine, brome grass and red top will be particularly adapted to the dairy industry. Soil and climate conditions are very similar to those of the Nechako Valley to the south. There are numerous small streams and lakes which afford perfect drainage as well as an abundant amount of moisture for all kinds of vegetation. The Government has built a good wagon road forty miles into this district from Vanderhoof, which will allow the incoming settler to transport his goods to and from his home without difficulty.

FRASER, OOTSA, FRANCOIS LAKES AND THE ENDAKO RIVER COUNTRY—The soil consists chiefly of black and chocolate-colored loam or silt on clay subsoil. This district is lightly wooded, with much open meadow land, becoming almost entirely open towards Ootsa Lake. The numerous deep inlets from the Pacific reach within less than one hundred miles of this district, and the tempered moist winds drifting up these inlets spread over this fertile district, promoting sure and abundant growth, and giving this district a well-balanced climate. Excessive continued cold in winter would be impossible; the snowfall being light, with comparatively mild weather generally throughout the winter months, renders it practicable for horses and cattle to feed out and fatten on the luxuriant, nutritious grasses. Small fruits flourish abundantly, attaining a size, quality and flavor which proclaim the possibilities of the soil and climate for the cultivation of garden fruits and at least the hardier fruits, and quite probably peaches and pears. The climate of this portion of Central British Columbia is approximately the same as that of Southern Michigan, Southern Ontario or Western New York.

Mr. Fred Stanyer, a prairie farmer, who recently located at Burns Lake, B. C., expresses his satisfaction as follows:—

"Just a line to let you know I have filed on land here and like the place fine as yet and expect to make it our home here."

Mr. Roscoe Ettinger, who recently returned from a trip of inspection to Francois Lake district, was well pleased with the country and writes as follows:—

"I have made the trip to Central British Columbia and was well pleased with the country, especially around Francois Lake, which is fourteen miles from Burns Lake Station. I found land that suited me and intend to go there to live."

THE BULKLEY VALLEY—The soil of the Bulkley River district consists of a loam on a clay subsoil or silt on a loam and clay subsoil of great depth and fertility. The climatic conditions are approximately the same as those of Northern New York or Eastern Ontario. The country is largely open, gently undulating, the valley being from five to fifteen miles wide. It is native meadowland in its natural state, but is excellently suited for cereal growing, vegetables and mixed farming. The hardier fruits, with small garden fruits, will thrive; and as a dairy country it cannot be excelled.

THE SKEENA RIVER DISTRICT—There are no large areas of agricultural land along

the Skeena River proper but many comparatively small areas of bench lands, well wooded as a rule, the soil consisting of a silt or loam of great depth on clay or gravel subsoil. The valleys are narrower and the climate is milder than in the interior, with a heavy snowfall in winter, with abundant but not too much rainfall in the growing season. Much of this land is suited for apple growing, experiments having shown excellent results. Vegetable growing and dairy farming will yield handsome returns in this favored region.



Eleven Hundred Pounds of Beef Formed from the Natural Vegetation in the Nechako Valley, B.C., 1916.

ever-growing market near at hand, and an insatiable appetite of the Interior and Prairie portions of the country to supply, which can only be done from such areas as this, an easy road to comfort and affluence is suggested to those who locate in these favored valleys.

Convenient points on the Grand Trunk Pacific Railway, where facilities may be found for looking over the lands in the various districts, are as follows:

THE VALLEYS OF THE KITSUMGALUM, LAKELSE AND COPPER RIVERS, when put under cultivation, will be found capable of producing enormous yields of small fruits: Apples, pears, prunes and probably peaches in the 200,000 acres available. These valleys are not more than three to four miles wide, with bench lands above well watered, and lie perfectly for irrigation works if ever needed, which is quite improbable. The soil consists of a heavy varying depth of white silt on a loam and clay subsoil. The climate, winter and summer, is very moderate, and nowhere will conditions be found more ideal for the specialist in farming and fruit growing. With an already large and



Officials of the Government of British Columbia Taking Stock of Their Natural Resources in Central British Columbia.

Fraser River (East of Prince George)—McBride and Willow River, B.C.
 Fraser River and Salmon River Valleys—Prince George, B.C.
 Nechako Valley—Vanderhoof and Fort Fraser, B.C.
 Stuart Lake Country—Vanderhoof, B.C.
 Ootsa and Francois Lake Districts—Burns Lake, B.C.
 Bulkley Valley—Smithers and Telkwa, B.C.
 Upper Skeena Country—Hazelton, B.C.
 Kitsumgalum and Lakelse Valleys—Terrace, B.C.
 Graham Island—Prince Rupert, B.C.

Meteorological.

No definite records have been kept of the annual precipitation in Central British Columbia along the route of the Grand Trunk Pacific, but over the enormous area of fertile land there is no necessity for irrigation or even careful intense cultivation, as the precipitation is always sufficient to insure requisite growth and maturity. Where the rainfall is lightest in early summer, in the Nechako district, the dews are very heavy, falling practically every night in density equal to light rain.

Summer frosts are not frequent, and owing to the warmth of the soil on the rare occasions when they have been experienced, apparently they do no crop damage. As the land comes under cultivation, naturally any danger from summer frosts should disappear.

Land of Sunshine, Warm Days and Cool Nights.

The great length of the days in midsummer—from eighteen to twenty hours—and frequent, sufficient rains with abundant sunshine in the growing months, mean safe, quick and early maturing of crops of excellent quality throughout Central British Columbia along the Grand Trunk Pacific route.

There is at least as much arable land along the route of the Grand Trunk Pacific in British Columbia as in all the remainder of the Province combined.

The Central Interior of British Columbia served by the Grand Trunk Pacific is not all valley land, but chiefly a wide plateau between the hills; the elevation in two hundred miles does not vary 400 feet.

In the growing season ample but not too much rainfall is assured over the Central Interior of British Columbia along the route of the Grand Trunk Pacific, there being no intervening range of mountains, as farther south, to stop the moisture-laden breezes of the Pacific. In consequence, the native grasses attain a thick growth of from five to six feet, making this territory the finest mixed farming and dairying country in America.

The Nechako Valley, in much of the area from about fifty miles west of Prince George to Fraser, Francois and Ootsa Lakes, is covered with a light growth of small poplars and conifers, easily removed, and has many open spaces, all eminently suited for mixed farming, dairying and fruit growing, owing to the even temperate climate and richness of the soil. Cattle and horses graze out all winter.

Sheep raising is becoming extensive in the Nechako Valley. Several farmers in that district have had splendid returns during recent years. One farmer who had 400 head of sheep realized 8 pounds of wool per animal last season. This in addition to the natural increase of his herd, netted him over 100 per cent. on his investment. It has been the experience of those who have sheep in that district, that there is no loss or danger from coyotes or wolves. The natural vegetation being so plentiful makes the raising of sheep very profitable, the cost being moderate in comparison with other sheep raising districts.

Mr. P. H. Neufeld, one of many settlers who located in the Nechako Valley, near Vanderhoof during 1918, after observing conditions, is extremely well pleased with the country and its possibilities.

In a letter dated December 17, 1918, Mr. Neufeld gives his impressions, also remarkable figures as to crop he had the same season he located. The letter follows:—

"In reply to your letter I will say that I for one cannot say too much for Central



Vanderhoof—Nechako Valley—Central British Columbia is a Land Where Good Farmers Can Make Good Money and Good Homes.

British Columbia. It is a country with a brighter future than any of the other provinces in the Dominion.

"The climate exceeds the prairies. During the summer it is not so extremely hot, and during the winter not so cold, and above this we need not fear big storms in any season.

"On my farm I have cleared this year about fifteen acres—besides this I have built a house and a barn. The year was not very favorable for the crops, but in spite of that I had this first year about fifteen ton of potatoes, twenty-two tons of timothy and fifteen of oat hay. According to present market prices the whole crop would amount to at least one thousand two hundred dollars.

"Older settlers have had as high as 75 bushels of wheat to the acre this year and up to 100 bushels of oats. Any person would be able to do better than in the prairies after he has cleared enough to put in the crop.

"Clearing is not as difficult as many believe. One person has cleared more than fifty acres this summer with some hired assistance.

"As far as I know all settlers in the neighborhood are well content and are looking with confidence to the future."

UNCHA LAKE VALLEY is one of the best districts south of Burns Lake Station. This district is noted for its fertility of soil, easy clearing and splendid healthful climate. The soil is similar to that found in other districts between Ootsa and Francois Lake, consisting of a deep chocolate loam on a clay subsoil. This valley is well watered and has an extremely heavy growth of wild grasses. These conditions make it particularly suitable to dairying and mixed farming.

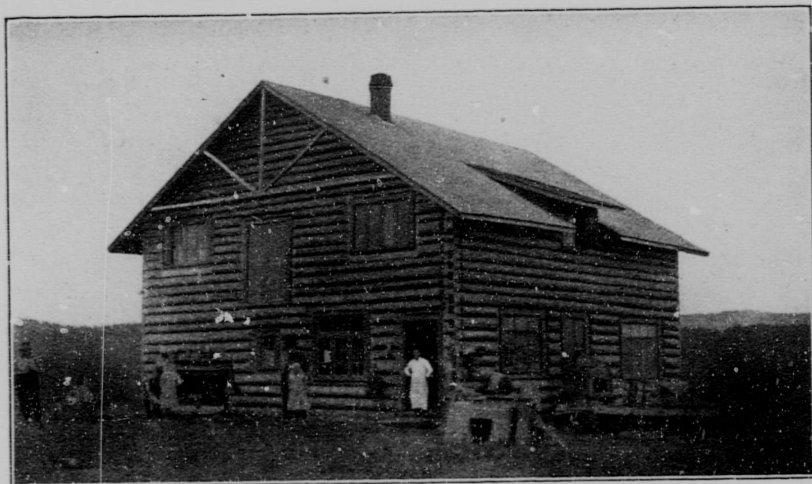
Mr. W. H. Linton, a prairie farmer, who took up a pre-emption in the Uncha Lake Valley last winter, has forty acres ploughed and ready for planting this spring with oats and wheat. He is making the start for a herd of thoroughbred cattle and is preparing his place for mixed farming. Mr. Linton has gone at the job like a man who knows his business and who has faith in himself and the district in which he is located. This new settler regards the Uncha country as a crackerjack for mixed farming, and it was this prospect that induced him to leave the grain belt. Mr. Linton has written the Colonization Department expressing his views as follows:

"As regards the future of the Lake district, nothing can hold it back! When cleared the land is good generally. The clearing is heavy in some places, but nothing in comparison to what it is on Vancouver Island. Barley, oats, wheat and garden truck can be grown on nearly every pre-emption I have heard of. Rhubarb, cabbage, peas, lettuce, onions, parsley, carrots, parsnips, turnips, potatoes on southwesterly slopes, and nearly every other hardy vegetable you can mention can be grown. Ever; thing mentioned above I have grown and my place is about the average of the ranches.

"The great attraction for me was the immense amount of vegetation and natural grasses that appeared when first I saw the country. A beautiful lake seventy miles long that a centreboard boat could make from end to end in almost any wind—the creeks and lakes adjoining Francois abounding in fish of the finest quality and in Francois I take the fine grey trout up to thirty pounds and over—all this is attractive, either from the standpoint of food or sport. There are also many fur-bearing animals and deer.

"For a time mixed farming and stock-raising are likely to be the chief development. There is not enough cleared land generally for grain. We study to clear as much new land as we can every spring and summer when the crops are in and growing, before time to gather in the crops.

"In conclusion I may say that one of the finest features of the country is that there is practically no sickness among the people here. La grippe is the only sickness any of my family has had, or anyone else so far as I know, with the exception of a few cases of rheumatism, which was probably developed before the persons reached this region. As an indication of the effect of the climate, I know that horses of the coast district, where practically all middle-aged horses have heaves, surely get over that sickness with a season or two here, and I have not seen one horse troubled with lung disease since settling, a fact that speaks volumes for the country and the climate as far as lung troubles are concerned. It is the healthiest country I have any knowledge of, and at that I have been at most of the seaports of this hemisphere."



An Ideal Peeled-Log Farm House on Tatalaska Lake, South of Burns Lake, Central British Columbia.

In the Bulkley Valley the country is generally open, or nearly so, and is a continuous belt of extremely fertile land some fifteen to twenty miles wide, extending from Burns Lake to Moricetown, a distance of approximately eighty miles, the elevation above sea level being from 1,350 feet at Moricetown to 2,200 feet, the highest point at Bulkley. At the latter point ranches have been in operation for some years with marked success in cereal and vegetable crops. Hardy fruits will probably do well, as the conditions are parallel with those existing where the finest apples and plums are produced.

Irrigation is entirely unnecessary in this section of Central British Columbia along the route of the Grand Trunk Pacific, and in consequence the quality of cereals, vegetables and the hardy fruits is superior to like crops grown under artificial conditions. The rainfall is ample, but in no case excessive. Numerous spring-fed streams with an unusually abundant growth of pea-vine and red-top grasses, furnish ideal conditions for stock raising and dairying.

The settler who desires spring-fed trout streams, beautiful lakes teeming with salmon and all varieties of trout, in his vicinity, and his farm set in a park-like country of entrancing beauty, cannot get away from such conditions anywhere along the route of the Grand Trunk Pacific in Central British Columbia.

Mrs. Allan Binkerton, who is located in Uncha Lake Valley, after spending two years in that district, writes as follows:

"This year we had three-fourths of an acre of potatoes which yielded five tons, actual weight. They were of fine quality and remarkably uniform in size and shape and free from small and badly shaped potatoes, as well as from disease. There are no potato beetles here. We finished planting these potatoes May 15th, and had the first new potatoes July 14th, but these were fine large potatoes—could have used them earlier. These early ones were from seed ends; this year we did not plant any seed ends and were two weeks later getting new potatoes large enough to use. We have an acre in potatoes, all in bloom, level as the ground, as fine as ever grew we think. As a matter of fact, potatoes did keep in the ground all winter, but we could not advise anyone to leave them out. Their keeping, i.e., the depth of frost, depends wholly upon whether the hard freezing weather comes before the permanent fall of snow. In 1917-18 the frost penetrated only a few inches, owing to the heavy blanket of snow which came before the hard freeze and remained all winter. It is true that the winters are not so cold as on the prairies. We had flowers blooming out of doors until in



Garden Stick Hill Farm, Uncha Valley, Central British Columbia.

November. There was no severe cold until after the middle of December, and then only in short cold snaps with warmer weather between."

Nature provided perfectly for the content and prosperity of the settler in Central British Columbia along the route of the Grand Trunk Pacific. A rich black or chocolate loam from three to six feet and more deep proclaims the fertility of the soil. Splendid climatic conditions, with long summer days of over twenty hours' light in the growing season, maturing crops in record time, and the tempering breeze from the snow-capped distant mountains, insure comfort. The winters are much shorter than in the Prairie Provinces of Canada or the Northwestern States, and not nearly as cold.

Many years ago when the Bulkley Valley was known only to prospectors, Hudson's Bay Traders and Indians, statements were made that that Valley would eventually be one of the garden spots of Canada, and that it would be noted for its agricultural products. Events have since proven this statement to be true and each year has added to the records of successful crops.

The year 1918 has been no exception. Crop returns show all cereals grown matured and that returns were normal. Many farmers report wheat yields of from 40 to 50 bushels per acre, with the oats average apparently being from 90 to 100 bushels per acre. Barley produced from 55 to 70 bushels. Potatoes and other root crops also gave heavy yields and the quality was of the best.

There is room for many families to locate, and those who wish to make a home under ideal conditions, where crops are sure would do well to inspect the Bulkley Valley.

Mr. A. J. Prudhomme, Telkwa, B.C., who has farmed in the Bulkley Valley for a number of years, is satisfied that that valley is well adapted to mixed farming. Mr. Prudhomme gives valuable information and advice to new settlers in a letter, which reads as follows:

"TELKWA, B. C., December 20, 1918.

"MR. R. C. W. LETT,

"Colonization Agent, G. T. P. Railway,

"Winnipeg:

"DEAR SIR:—

"I am sending you samples of oats, wheat, barley and potatoes grown by me this year. My oats run 77 bushels to the acre, wheat 51 bushels and barley 60 bushels, while for the potatoes I have never yet seen as big a crop or a finer potato, the yield was over 600 bushels to the acre.

"This crop is only the average of the crops throughout the Bulkley Valley, and was grown under ordinary farm conditions. When you take into consideration that the country is new and much of the land has not been ploughed more than once and also on account of the shortage of labor this year the ground was not worked as much as ordinarily, the richness of the soil is much greater than if well tilled farms produced such crops.

"As to the climate here, which is a very important thing for a prospective settler to consider, I can say that we have got wet seasons or years here as well as dry ones. Our crops come along just the same, that is to say that we have never yet had a failure and while we have very little hot weather in summer and even during the hottest days the nights are always cool. In regard to frosts we have never had any frost between the middle of May and the 5th of September, and this year my potatoes remained green until the 10th of October.

"The winter season is our best season as the thermometer ranges from freezing to zero generally, while some severe weather—25 below—has been recorded, it only lasts for a day or two. The cattle range along from the first to the second of April until about the first week of December, although this year my cattle are still grazing. I have been over most of Canada and think that this portion of it is as good a place as any for a man to begin farming even with small means, providing he will work and a man who won't work does no good anywhere.

"The country is settling up fast and there are a number of pedigreed animals here of nearly all the different herds, and intending settlers can purchase either pure bred or grade cattle here at prices that are reasonable. The same applies to hogs and poultry—but horses are not plentiful, although there are plenty of cayuses in the country.

"Yours truly,

"(Signed) A. J. PRUDHOMME."

The Skeena River section of the Grand Trunk Pacific route has much bench-land areas suited to dairying and fruit farming, a ready market for the products being found in Prince Rupert, Alaska, Yukon and Prairie Provinces of Western Canada. The Kitsumgalum, Copper River and Lakelse Valleys are sufficiently far inland to escape the extremely moist conditions common to the entire North Pacific Coast, and have demonstrated already their ability to grow all the hardy and more delicate fruits in wonderful yields, size, quality and unrivaled flavor. Free homesteads can be obtained in these valleys but only at some distance from the railway. There is, however, plenty of excellent land to be bought, and prices vary from \$10 an acre, for unimproved, to \$35 for cultivated farms. During the past summer the ranchers in this neighborhood have been producing peas eight feet high, beans, potatoes, cabbage, cauliflower, lettuce weighing one pound apiece, tomatoes, sugar beets, strawberries, gooseberries, currants, red and white, cherries, apples and plums. In addition to this most of the settlers have been successful with poultry, hogs, cattle, etc.

Of the products which British Columbia is eminently fitted to raise, the Province is forced to purchase the following from outside markets in the average year to meet the home demand:

Dairy Products.....	\$ 3,733,355 00
Poultry Products.....	1,269,463 00
Meats.....	3,649,415 00
Fruit and Vegetables.....	1,151,828 00
Live Stock.....	2,469,562 00
Fodders and Grain.....	7,481,800 00
Miscellaneous.....	24,783 00

Total Value..... \$19,780,206 00



Potatoes Like These are a Profitable Crop in Central British Columbia.

Little anxiety need be felt that the home market will not absorb all such products grown in the Province for years to come, and that the competition will be keen or prices low. Aside from this there is an unlimited market outside the Province for any possible surplus; the settler located on the Grand Trunk Pacific having access under favored conditions to the domestic and world's markets.

There is no section of America where the man who will work will find it so easy to make a good living at the same time that he is preparing his lands as in the territory served by the Grand Trunk Pacific and its Coast Steamship lines in British Columbia. From the eastern border of the Province to the Queen Charlotte Islands great activity is taking place in timber manufacture, mining, fisheries and all branches of commercial life, and ample occupation in any of these branches of industry will be found near at hand, no matter where he settles in that territory.

Timber Lands.

Timber lands (that is, lands which contain milling timber to the average extent of 8,000 feet per acre west of the Cascades—Coast Range—and 5,000 feet per acre east of the Cascades—Coast Range—to each 160 acres) are not open for pre-emption, lease or purchase.

By order-in-Council, dated December 24th, 1907, the Government placed a reserve on all timber lands undisposed of at that date, consequently no more licenses to cut timber will be issued until otherwise determined.

In addition to the development of agricultural lands it should be borne in mind that splendid opportunities occur in Central British Columbia for carrying on the manufacture of lumber. There are many good areas of timber held by private individuals and corporations which are for sale on comparatively easy terms. Respecting minerals, no part of North America offers better opportunities for mining economic ores, and occurrences yet in a prospective stage may be purchased from owners at most reasonable prices and most of these are adjacent to the railroad. General stores and all lines of commercial business also offer attractions which should not be ignored.



On the Slope of Francois Lake, Central British Columbia.

Purchases.

Crown lands may be purchased to the extent of 640 acres, and for this purpose are classified as first and second class, according to the report of the surveyor. The minimum area that may be purchased shall be forty acres, measuring 20 chains by 20 chains, except in cases where such area cannot be obtained. Purchased lands may be staked by an agent.

Lands which are suitable for agricultural purposes, or which are capable of being brought under cultivation profitably, or which are wild hay meadow lands, rank as and are considered to be first-class lands. All other lands, other than timber lands, shall rank and be classified as second-class lands.

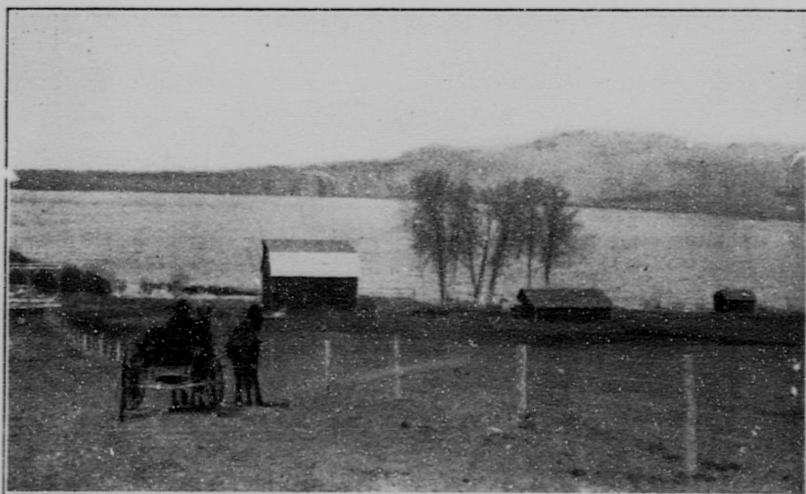
The minimum price of first-class lands shall be \$10.00 per acre, and that of second-class lands \$5.00 per acre; provided, however, that the Minister of Lands may for any reason increase the price of any land above the said prices.

No improvements are required on such lands unless a second purchase is contemplated. In such case the first purchase must be improved to the extent of \$3.00 per acre.

When the application to purchase unsurveyed lands is filed, the applicant shall deposit with the Minister of Lands a sum equal to fifty cents per acre on the acreage applied for. When the land is finally allotted, the purchaser shall pay the balance of the purchase price.

Surveyed land may be purchased by paying twenty-five per cent. of the purchase money on application and the balance in three equal annual instalments, with interest at six per cent. per annum. This class of land is not necessary to stake, nor is advertisement necessary.

The Government does not employ or authorize agents to sell land.



An Attractive Farm in the Bulkley Valley—Central British Columbia.

Leases.

Leases of Crown land which has been subdivided by survey in lots not exceeding twenty acres may be obtained; and if requisite improvements are made and conditions of the lease fulfilled at the expiration of lease, Crown grants are issued.

Leases (containing such covenants and conditions as may be thought advisable) of Crown lands may be granted by the Lieutenant-Governor-in-Council for the following purposes:

- (A) For the purpose of cutting hay thereon, for a term not exceeding ten years.
- (B) For any purpose whatsoever, except cutting hay as aforesaid, for a term not exceeding twenty-one years.

Leases shall not include a greater area than 640 acres.

Leased lands may be staked by an agent.

Timber lands may not be leased.

Exemptions.

The farm and buildings, when registered, cannot be taken for debt incurred after registration; and it is free from seizure up to a value not greater than \$500.00. Cattle "farmed on shares" are also protected by an Exemption Act. Pre-emptions are exempt from taxation for two years from date of record, and there is an exemption of \$500.00 for four years after record.

Homesteads.

Free land can be obtained in British Columbia, but the conditions are different from those applying to homesteads in the Prairie Provinces. See information on Page 21.

The fact of a person having a homestead in another Province, or on Dominion Government lands in this Province, is no bar to pre-empting Crown lands in British Columbia.

Pre-emptions.

1. Are pre-emptions available in British Columbia?
Ans.—Yes.
2. Are pre-emptions free?
Ans.—Yes.
3. What is the filing fee?
Ans.—\$2.00 when making application.
4. What is the cost of obtaining title?
Ans.—\$10.00 after obtaining certificate of improvement.
5. Who may pre-empt land?
Ans.—(a) Any British subject.
(b) A widow.
(c) The head of a family.
(d) A bachelor over eighteen years of age.
(e) Any self-supporting woman over eighteen years of age.
6. How much land can be pre-empted?
Ans.—One hundred and sixty acres.
7. May an alien who declares his intention of becoming a citizen pre-empt?
Ans.—Yes.
8. May lands classified as timber land be pre-empted?
Ans.—No.
9. How long does a pre-emptor have to reside on the land before obtaining title?
Ans.—At least ten months each year for five years.
10. May a pre-emptor obtain leave of absence for more than two months in one year?
Ans.—Yes. By paying fee of \$2.00 and submitting proof that leave is necessary, same can be obtained from Land Commissioner.
11. How soon after entry does residence commence?
Ans.—At any time within sixty days.
12. If a pre-emptor, after making entry, has to return to his former home for his effects and finds that he cannot return in sixty days can he obtain extension?
Ans.—Yes, by applying to Commissioner with fee of \$2.00.
13. What improvements are necessary to obtain title to pre-emption?
Ans.—Improvements to the value of \$10.00 per acre, including the clearing and bringing under cultivation of at least five acres are necessary.



The Lakes of Central British Columbia are Full of Fine Trout—A Good Food to Salt Down for the Winter.

14. How does pre-emptor obtain title?
Ans.—By furnishing proof as to residence and improvements, supported by a certificate of a Land Inspector.
15. May the heirs of a pre-emptor, who dies before completion of duties obtain title?
Ans.—Yes.
16. May pre-emptions be sold before obtaining Crown grant?
Ans.—No.
17. May a pre-emption be legally abandoned so that a pre-emptor will not prejudice his right to pre-empt?
Ans.—Yes, by returning original record, also proving that all taxes are paid and by paying fee of \$2.00.
18. Are minerals, coal, petroleum and natural gas reserved to the Crown?
Ans.—Yes.
19. May a pre-emptor hold more than one pre-emption at the same time?
Ans.—No.
20. May entry for pre-emption be made by an agent?
Ans.—No.
21. Does entry have to be made at nearest Land Office?
Ans.—Application can be made before a Notary Public, Justice of the Peace, or Commissioner of Oaths, and mailed to Land Office.
22. May two or more persons file on land and live together on one pre-emption?
Ans.—Up to four people may pre-empt and reside on one pre-emption, but duties have to be done on each individual pre-emption.



Central British Columbia is a Great Country for Raising Fat Beef.



A Farmer Who Has Made Good in the Famous Bulkley Valley, Central British Columbia.

Government Aid to Farmers.

As an aid to more rapid improvement of farm lands the British Columbia Provincial Government has passed legislation providing for loans to bona fide settlers, on the security of their land.

Application for a loan is made in writing on forms supplied by the Land Settlement Board, Victoria, B. C., and the amount applied for must not be less than two hundred and fifty dollars (\$250.00) nor more than ten thousand dollars (\$10,000).

Loans may be made for the following purposes:

- (A) The acquiring of land for agricultural purposes and the satisfaction of encumbrances on land used for such purposes;
- (B) The clearing of land, draining, dyking, water-storage and irrigation works;
- (C) The erection of farm buildings;
- (D) The purchase of live stock, machinery and fertilizers;
- (E) Discharging liabilities incurred for the improvement and development of land used for agricultural purposes and any purpose calculated to increase land productiveness;
- (F) And any purpose which in the opinion of the Board will increase the productiveness of the land in respect of which the loan is proposed;
- (G) Carrying out the objects of any association; subject to approval by Order-in-Council as hereinafter provided;
- (H) Taking over in whole or in part and with approval of the Lieutenant-Governor-in-Council, by Order-in-Council, any existing loan by the Crown in right of the Province of British Columbia to any association or any debenture issued by any association.

Before granting any loan the Board shall ascertain that the loan is justified on the following grounds:

- (A) The value of the security offered, estimated on the basis of agricultural productiveness as hereinafter provided;
- (B) The desirability of the proposed loan for any of the purposes described in the last preceding section;
- (C) In the case of an individual borrower, the ability of the applicant to make a fair living for himself and his family from the farming of his land, when

- improved as proposed by means of the loan applied for and after having paid interest and amortization charges or other payments as required under the mortgage;
- (D) In the case of an association, that the association is solvent and has adequate earning powers, and that its records, methods, investments and management are satisfactory to the Board;
- (E) That the granting of the proposed loan for the specified purpose in the opinion of the Board will be of economic benefit to the borrower.

No loan will be granted exceeding sixty per cent. of the appraised value of the land offered as security.

Loans may be made for a period of one year, a period of between three and ten years and for periods of twenty-three and thirty-six and one-half years.

The Land Settlement Board will at all times furnish complete information regarding terms of loans, and application for desired information should be made direct to the Board.

Land Settlement Act.

The Land Settlement Board, which was brought into existence by the Land Settlement Act of British Columbia, have established two Land Settlement Areas.

Area No. 1 is in the vicinity of Telkwa, in the Bulkley Valley, and comprises some 19,000 acres.

Area No. 2 is on the north side of the Nechako River with Vanderhoof as the immediate town of importance.

The method by which land may be obtained through the Land Settlement Board is as follows:—

A payment of not less than twenty per cent. of the selling price shall be made in cash on delivery of the agreement of sale, the balance to be payable in equal yearly instalments extending over a period not exceeding fifteen years from the date of the agreement, with interest payable yearly on the unpaid balance at the rate of seven per cent. per annum.

Bona-fide residence of the settler in a habitable dwelling upon the land sold shall be established to the satisfaction of the Board within twelve months from the date of agreement of sale, and be continued so long as any part of the selling price or interest remains unpaid.

Improvements to all cultivatable lands shall be made by the settler equal in value to:—

- \$0.50 per acre within two years from the date of the agreement of sale.
- \$1.00 per acre during the third year from the date of the agreement of sale.
- \$1.50 per acre during the fourth year from the date of the agreement of sale.
- \$1.50 per acre during the fifth year from the date of the agreement of sale.
- \$1.50 per acre during the sixth year from the date of the agreement of sale.
- \$6.00 total value per acre of improvements to the land, exclusive of buildings and fences, required before title may be issued, whether payment in full of selling-price has been made or not.

Where a sale of lands is made to a settler who is a returned soldier, within the meaning of Section 45 of the "Land Settlement and Development Act," the selling price shall, in the case of the first purchase of land from the Board by him, be abated by the deduction therefrom of the sum of five hundred dollars, and the balance remaining after such deduction shall be the selling price of the lands to the returned soldier. The amount payable in cash on delivery of the agreement of sale to a returned soldier shall be not less than ten per centum of the selling price so abated, but in all other respects the terms and conditions of sale shall be those set out in said Section 2; Provided that where the returned soldier obtains from the Soldier Settlement Board of the Dominion Government, on the security of the lands sold, a loan or money for the

purpose of improving or stocking the said lands for agricultural or pastoral purposes, the lands may be sold to the returned soldier at the selling price so abated, payable in cash, and without requiring from the returned soldier any observance by him of the conditions in respect of improvements set out in said Section 2.

No sale of lands within either of said Areas shall be made by the Board to any person who by reason of his religious doctrines or otherwise is averse to bearing arms and refuses personal military service, and therein fails to undertake the full responsibility of citizenship, or who under any law, Order-in-Council, or otherwise, has for like reason been exempted from military service within Canada.

Owners of lands within either of said Areas who do not reside on their lands shall make and execute improvements on their cultivable lands, and maintain the improvements to the satisfaction of the Board, as follows:—

Improvements to the value of:—

- \$2.00 per acre within one year from the date of notice.
- \$2.00 per acre within the second year from the date of notice.
- \$2.00 per acre within the third year from the date of notice.
- \$2.00 per acre within the fourth year from the date of notice.
- \$2.25 per acre within the fifth year from the date of notice.
- \$2.25 per acre within the sixth year from the date of notice.

\$12.50, total improvements per acre.

Any non-resident owner who has residing on his lands a capable agent of Caucasian origin (not being an alien enemy, or a person of the class mentioned in Section 4 of these Regulations), and who makes and executes thereon improvements equivalent to the requirements as to improvements set out in section 2 of these Regulations, may be relieved from compliance with subsection (1) of this section during the continued residence of such agent on said lands.

Pastoral lands may be stocked to the satisfaction of the Board in lieu of the improvements required under said Section 2, or under this Section.

The Board may at any time by exchange, subdivision, or consolidation, adjust any individual parcels of land, the title to which has been acquired by the Board, into units not exceeding 640 acres in area, for the purpose of better adapting the same for use under the conditions prevailing; and where two or more parcels are consolidated into one unit, the improvements thereon may, at the discretion of the Board, be made and executed on all or any one of the parcels.

Representatives of the Board are to be found at Telkwa and Vanderhoof, who will show prospective purchasers around and give them all information available regarding their respective districts.

For further detailed information respecting land under the control of the Land Settlement Board, please write to the Chairman of The Land Settlement Board, Victoria, B.C.

Government Land Agencies.

The following is a list of Government Agents with whom pre-emptions may be filed, lands in outlying districts, in which there is no resident agent, are dealt with in the Lands Department, Victoria, G. R. Naden, Deputy Minister of Lands.

Atlin.....	J. A. Fraser.....	Atlin.
Cariboo.....	C. W. Grain.....	Barkerville.
Coast Ranges, I., II., III.....	G. R. Naden.....	Victoria.
Fort Fraser.....	J. A. Alexander.....	Fort Fraser.
Smithers.....	S. H. Hoskins.....	Smithers.
Prince George.....	T. W. Herne.....	Prince George.
Skeena.....	J. H. McMullin.....	Prince Rupert.

To Purchase Located Lands.

If particulars of lands offered for sale by original or present owners throughout Central British Columbia are desired, by addressing the Colonization Department, Grand Trunk Pacific Railway, Winnipeg, giving locality which you favor for your purchase, you will be furnished with names and addresses of reliable land owners of that district, together with any other particulars sought, so far as practicable.

GENERAL INFORMATION.

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 property.....	one per cent. of assessed value
On personal property.....	one per cent. of assessed value
On wild land.....	.5 per cent.
On coal land, Class A (working mines).....	.1 per cent.
On coal land, Class B (unworked mines).....	.4 per cent.
On timber land.....	.3 per cent.
On income of \$2,000.00 or under.....	.1 per cent.

On income over \$ 2,000.00 and not exceeding \$ 3,000.00.... 1 $\frac{1}{4}$ per cent.

On income over \$ 3,000.00 and not exceeding \$ 4,000.00.... 1 $\frac{1}{2}$ per cent.

On income over \$ 4,000.00 and not exceeding \$ 7,000.00.... 4 per cent.

On income over \$ 7,000.00 and not exceeding \$10,000.00.... 5 per cent.

On income over \$10,000.00 and not exceeding \$20,000.00.... 7 $\frac{1}{2}$ per cent.

On income over \$20,000.00..... 10 per cent.

Discount of 10 per cent. allowed if paid before June 30th, and the following exemptions from taxation are granted:

On personal property up to \$1,000.00 (to farmers only). Farm and orchard products, and income from farm.

On income up to \$1,500.00.

On mortgages, as personal property.

On unpaid purchase money of land as personal property.

On household furniture and effects in dwelling-house.

On pre-emptions and on homesteads within the Dominion Railway Belt for two years from date of record and an exemption of \$500.00 for four years after record.

Moneys deposited in banks; minerals, matte or bullion in course of treatment; timber and coal lands under lease or license from the Crown, and timber cut from lands other than Crown lands if the tax payable under the "Land Act" has been paid, are exempt from personal property tax.

In addition to the above, there is a tax on coal shipped from the mine of 10 cents per ton, and on coke 15 cents per ton.

Minerals taxed two per cent. on their gross value at the mine, less cost of transportation and treatment.

Crown granted minerals claims are taxed 25 cents per acre.

A royalty of 65 cents per 1,000 feet, board measure, is reserved to the Crown on all timber cut from Crown lands and lands held under lease or license, also a royalty of 25 cents per cord on wood.

Education.

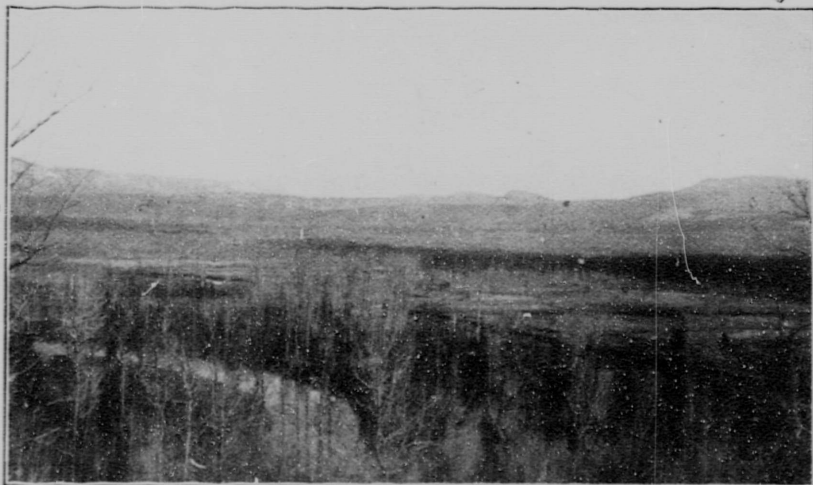
The Province affords excellent educational opportunities. The School System is free and non-sectarian, and is equally as efficient as that of any other Province in the Dominion. The expenditure for educational purposes amounted to \$1,463,405.00 in 1917. The Government builds a school house, makes a grant for incidental expenses, and pays a teacher in every district where ten children between the ages of six and sixteen can be brought together. For outlying farming districts and mining camps the arrangement is very advantageous. High schools are also established in cities, where

classics and higher mathematics are taught. Several British Columbia cities also now have charge of their own Public and High Schools, and these receive a very liberal per capita grant in aid from the Provincial Government. The minimum salary paid to teachers is \$60.00 per month in Rural Districts, up to \$200.00 in City and High Schools. Attendance in Public Schools is compulsory. The Education Department is presided over by a Minister of the Crown. There are also a Superintendent and eleven Inspectors in the Province, also Boards of Trustees in each District. According to the last Education Report, there were 847 schools in operation, of which 42 are High Schools. The number of pupils enrolled in 1917 was 65,118 and of teachers, 2,124. The Public School System was established in 1872, with 28 schools, 28 teachers, and 1,028 pupils. Its growth proves that education has not been neglected in British Columbia.

Social Conditions.

The population of British Columbia, widely scattered and composed of many nationalities, is singularly peaceful and law-abiding. Life and property are better protected and individual rights more respected even in the isolated mining camps than in some of the great centres of civilization in other countries. The Province, though new, enjoys all the necessities and many of the luxuries and conveniences of modern life. There are few towns which are not provided with waterworks, electric lights and telephones. The hotels are usually clean and comfortable, and the stores well stocked with every possible requirement. There is little individual poverty. A general prosperity is the prevailing condition throughout the country, for none need be idle or penniless who is able and willing to work. The larger towns are well supplied with libraries and reading rooms, and the Provincial Government has a system of travelling libraries, by which the rural districts are furnished free with literature of the best description.

All the cities and larger towns have well-equipped hospitals, supported by Govern-



Pleasant Valley, Central British Columbia.

ment grants and private subscriptions, and few of the smaller towns are without cottage hospitals. Daily newspapers are published in the larger places and some mining camps have their semi-weeklies or weekly papers.

Settlers' Freight Rates.

Low rates for carloads of settlers' effects apply from Eastern Canada and many United States points to Winnipeg and West.

The following is a summary of the Customs and Freight regulations:

Customs Regulations.

Item 705 of the Customs Tariff (1907), for free entry of settlers' effects reads as follows:

705. **SETTLERS' EFFECTS, VIZ.:**—Wearing apparel, books, usual and reasonable household furniture and other household effects, instruments and tools of trade, occupation or employment; guns, musical instruments, domestic sewing machines, typewriters, bicycles, cars, wagons and other highway vehicles, agricultural implements and live stock for the farm, not to include live stock or articles for sale, or for use as a contractor's outfit, not vehicles or implements moved by mechanical power, nor machinery for use in any manufacturing establishment; all the foregoing, if actually owned abroad by the settler for at least six months before his removal to Canada, and subject to regulations prescribed by the Minister of Customs; provided that any dutiable article entered as Settlers' Effects may not be so entered unless brought by the settler on his first arrival, and shall not be sold or otherwise disposed of without payment of duty until after twelve months' actual use in Canada.



Apple Tree "MacIntosh Reds". We do not advise the New Settler to Grow Fruit for a Livelihood, but He Can if He so Desires.

A settler may bring into Canada, free of duty, live stock for the farm, on the following basis, if he has actually owned such live stock abroad for at least six months before his removal to Canada, and has brought them into Canada within one year after his first arrival, viz.:

If horses only are brought in	16 allowed
If cattle only are brought in	16 allowed
If sheep only are brought in	160 allowed
If swine only are brought in	160 allowed

If horses, cattle, sheep and swine are brought in together, or part of each, the same proportions as above are to be observed.

Duty is to be paid on the live stock in excess of the number above provided for

For customs entry purposes a mare with a colt under six months old is to be reckoned as one animal; a cow with a calf under six months is also to be reckoned as one animal.

Cattle and other live stock imported into Canada are subject to Quarantine Regulations.

The settler will be required to take the following oath:

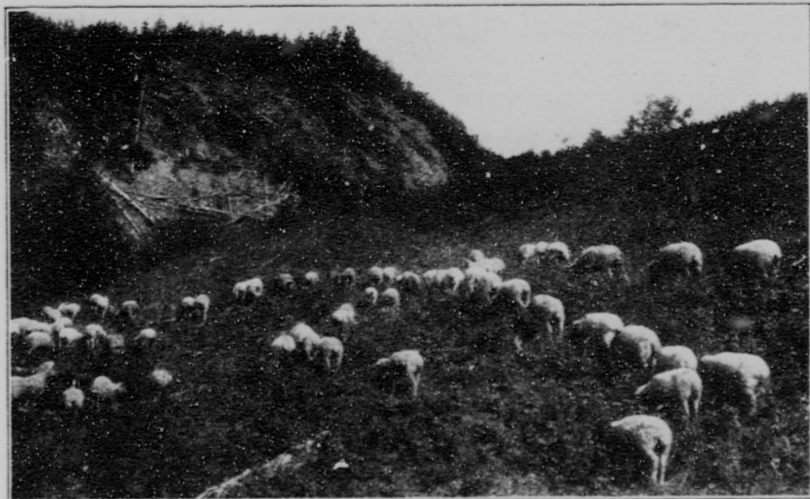
I,, do hereby solemnly make oath and say that all the goods and articles hereinbefore mentioned are to the best of my knowledge and belief entitled to free entry as Settlers' Effects under the tariff of duties of customs now in force, and that all of them have been actually owned by myself for at least six months before my removal to Canada; and that none of the goods or articles shown in this entry have been imported as merchandise or for use in any manufacturing establishment, or as a contractor's outfit, or for sale, and that I intend becoming a permanent settler within the Dominion of Canada, and that the "Live Stock" enumerated and described in the entry hereunto attached, is intended for my own use on the farm which I am about to occupy (or cultivate), and not for sale or speculative purposes, nor for the use of any other person or persons.

Sworn to before me.....this.....day of.....191....

Collector.....

Freight Regulations.

1. Carloads of Settlers' Effects, within the meaning of the settlers' tariff, may be made up of the following described property for the benefit of actual settlers, viz.:—Live stock, any number up to, but not exceeding ten (10) head, all told, viz.:—Cattle, calves, sheep, hogs, mules or horses (from Eastern Canada not more than six horses or mules are to be included in the total of ten head); household goods and personal property (second-hand); wagons or other vehicles for personal use (second-hand), except automobiles, hearses, omnibuses or similar vehicles; farm machinery, implements and tools (all second-hand); soft wood lumber (pine, hemlock, spruce or basswood only) and shingles not to exceed 2,500 feet in all, or the equivalent thereof, or in lieu of; not in addition to, the lumber and shingles, a portable house knocked down may be shipped; seed; small quantity of trees or shrubbery; small lot live poultry or pet animals; and sufficient feed for the live stock while on the journey. Settlers' Effects rates, however, will not apply on shipments of second-hand wagons, buggies, farm machinery, imple-



Many Parts of Central British Columbia are Just Right for Sheep Raising. Take a Few in with You When You Locate.

ments or tools, musical instruments, bicycles or sewing machines unless accompanied by household goods.

2. Should the allotted number of live stock be exceeded, the additional animals will be charged for at the less than carload livestock rate at estimated weights as per Canadian Freight Classification No. 16, supplements thereto or reissues thereof.

3. Passes.—One man will be passed free in charge of live stock when forming part of carloads, to feed, water, and care for them in transit. Agents will use the usual form of Live Stock Contract.

4. Merchandise, such as groceries, provisions, hardware, etc., also implements, machinery, vehicles, etc., if new, will not be regarded as settlers' effects, and, if shipped, will be charged at the regular classified tariff rates. Agents, both at loading and delivering stations, therefore, give attention to the prevention of the loading of the contraband articles and see that the actual weights are way-billed when carloads exceed 24,000 pounds on lines St. Paul and north thereof.

5. Top Loads. Agents do not permit, under any circumstances, any article to be loaded on the top of box or stock cars; such manner of loading is dangerous and absolutely forbidden.

6. Settlers' Effects, to be entitled to the carload rates, cannot be stopped at any point short of destination for the purpose of unloading part. The entire carload must go through to the station to which originally consigned.

7. The carload rates on Settlers' Effects apply on any shipment; minimum weight charged for, 24,000 pounds. If the carload weighs over 24,000 pounds the additional weight will be charged for at the same rate. At St. Paul, Minn., and north thereof 24,000 pounds constitute a carload; between Chicago and St. Paul and Kansas City or Omaha and St. Paul a carload is 20,000 pounds. From Chicago and Kansas City north to St. Paul any amount over this will be charged extra. From points south and east of Chicago, in the United States, only five horses or heads of live stock are allowed in carloads; any over this will be charged extra; carload 12,000 pounds minimum.

8. Freight charges on shipments of Settlers' Effects should be prepaid.

Heifers and Ewes for Breeding Purposes.

The Dominion Live Stock Branch, Department of Agriculture, has made arrangements for the prepayment of freight charges on shipments of heifers, ewes and sows for breeding purposes from Winnipeg, Man., Calgary and Edmonton, Alta., to points in Western Canada, and, in order that shippers may avail themselves of such arrangements, the following regulations will govern:—

(a) Carload shipments must consist of not less than twenty (20) heifers or forty (40) ewes or sows per car; or mixed carloads of both heifers and ewes or sows, two ewes or sows to be considered equivalent to one heifer in arriving at the minimum number of head for one car.

(b) Heifers included in such shipments should be under twenty-four (24) months of age, and ewes or sows three (3) years old or younger.

(c) In order to secure the benefit of the arrangement outlined above, settlers should apply to any of the following agents:

Winnipeg, Man.—D. M. Johnson, Union Stock Yards, St. Boniface, Man.

Calgary, Alta.—E. W. Jones, 2109 Seventh Avenue, W. Calgary, Alta.

Edmonton, Alta.—C. E. Bain, Edmonton Stock Yards, Edmonton, Alta.

Bringing Live Stock Into Canada.

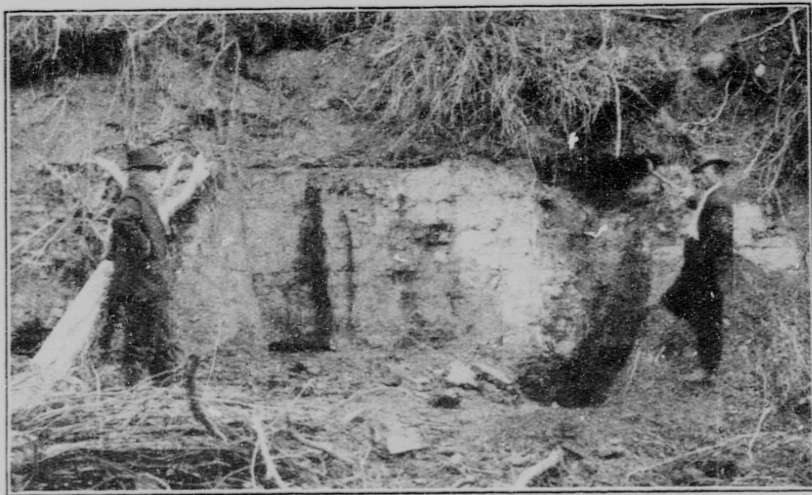
The main difficulties encountered by the new settler are in connection with his live stock; and right here it will be said that most of these difficulties are overcome if the owner of live stock will take the trouble to ascertain the Canadian Quarantine regulations, and be guided by them. They will be found printed below.

It will be noted that these Regulations require that all stock shall be inspected at a Port of Entry on the Canadian border. If the stock is in good condition, and is accompanied by certificates that certain tests have been fulfilled, there is no quarantine, **except for swine.**

The important point is, **get these certificates before you start.** Otherwise, the stock will be detained at port of entry, and will be subjected to the tests there, and may possibly be detained in quarantine, as set forth in the regulations. It is easy to

get these certificates; Inspectors of the Bureau of Animal Industry are located in every important centre.

The services of the Inspector of the Bureau of Animal Industry are free; those of the veterinary you will have to pay for, but they are moderate, and are based on a scale approved by the government. No one else should be employed, because the signatures of unauthorized persons are not recognized by quarantine officials. If for any reason you cannot have your stock inspected before leaving home, on no account have it inspected until you reach the port of entry. Beware of parties who board your train en route and try to induce you to let them inspect your stock—for a fee. It is only waste of time.



Ten-Foot Seam of Domestic Coal near Telkwa, Central British Columbia.

Quarantine of Settlers' Cattle.

Settlers' cattle must be inspected at the boundary. Inspectors may subject any cattle showing symptoms of tuberculosis to the tuberculin test before allowing them to enter. Any cattle found tuberculous to be returned to the United States or killed without indemnity. Settlers' horses are admitted on inspection if accompanied by certificate mallein test signed by United States Bureau Inspector. If not so accompanied will be tested at boundary. Certificate from any others not accepted. Horses found to be afflicted with glanders within six months of entry are slaughtered without compensation. Sheep may be admitted subject to inspection at port of entry. If disease is discovered to exist in them, they may be returned or slaughtered. Swine may be admitted, when forming part of Settlers' Effects, but only after a quarantine of thirty days, and when accompanied by a certificate that swine plague or hog cholera has not existed in the district whence they came for six months preceding the date of shipment; when not accompanied by such certificate, they must be subject to inspection at port of entry. If diseased, to be slaughtered without compensation.

Reduced Rates To Settlers From United States.

Bona fide settlers from the United States are entitled to reduced rates over the Grand Trunk Pacific Railway for the purpose of locating and also for their families after location has been made. To obtain these rates application has to be made to the nearest Canadian Government Agent, with sufficient proof as to his being a bona fide settler. Upon furnishing satisfactory proof a certificate will be furnished that will authorize Grand Trunk Pacific Agent to sell ticket at settlers' rate. It is desirable

when making application for certificates that you specify Grand Trunk Pacific as the route desired so that there will be no loss of time in obtaining certificate.

Canadian Government Agents.

BIDDEFORD, ME.	L. N. Asselin.
BOSTON, MASS.	Max A. Bowlby, 73 Tremont Street.
CHICAGO, ILL.	C. J. Broughton, Room 412, 112 West Adams Street.
COLUMBUS, OHIO.	W. S. Nethery, 82 Interurban Station.
DES MOINES, IOWA.	M. J. Johnstone, 5th Street.
DETROIT, MICH.	M. V. McInnes, 176 Jefferson Avenue.
GRAND FORKS, N.D.	W. E. Black, Clifford Building.
GREAT FALLS, MONT.	J. Haddeland, Room 6, Dunn Block.
HARRISBURG, PA.	F. A. Harrison, 200 North 2nd Street.
INDIANAPOLIS, IND.	J. M. MacLachlan, Room 215, Traction Terminal Bldg.
KANSAS CITY, MO.	Frank H. Hewitt, 2012 Main Street.
MANCHESTER, N. H.	J. E. Laforce, 1139 Elm Street.
MILWAUKEE, WIS.	George A. Hall, 123 Second Street.
MOUNTAIN LAKE, MINN.	J. C. Koehn.
OMAHA, NEB.	W. V. Bennett, Room 200, Bee Building, 220 17th St.
OTTAWA, ONTARIO.	W. D. Scott, Supt. of Immigration.
OTTAWA, ONTARIO.	W. J. White, Inspector U. S. Agencies.
SAN FRANCISCO, CAL.	Gilbert Roche, Can. Govt. Office, 3rd and 5th Streets.
SPOKANE, WASH.	J. L. Porte, Corner First and Post Streets.
ST. PAUL, MINN.	R. A. Garrett, 311 Jackson Street.
SYRACUSE, N. Y.	O. G. Routledge, 301 East Genesee Street.
WATERTOWN, S. D.	George A. Cook, P.O. Box 197.
WINNIPEG, MAN.	Commissioner of Immigration.

Industrial Opportunities.

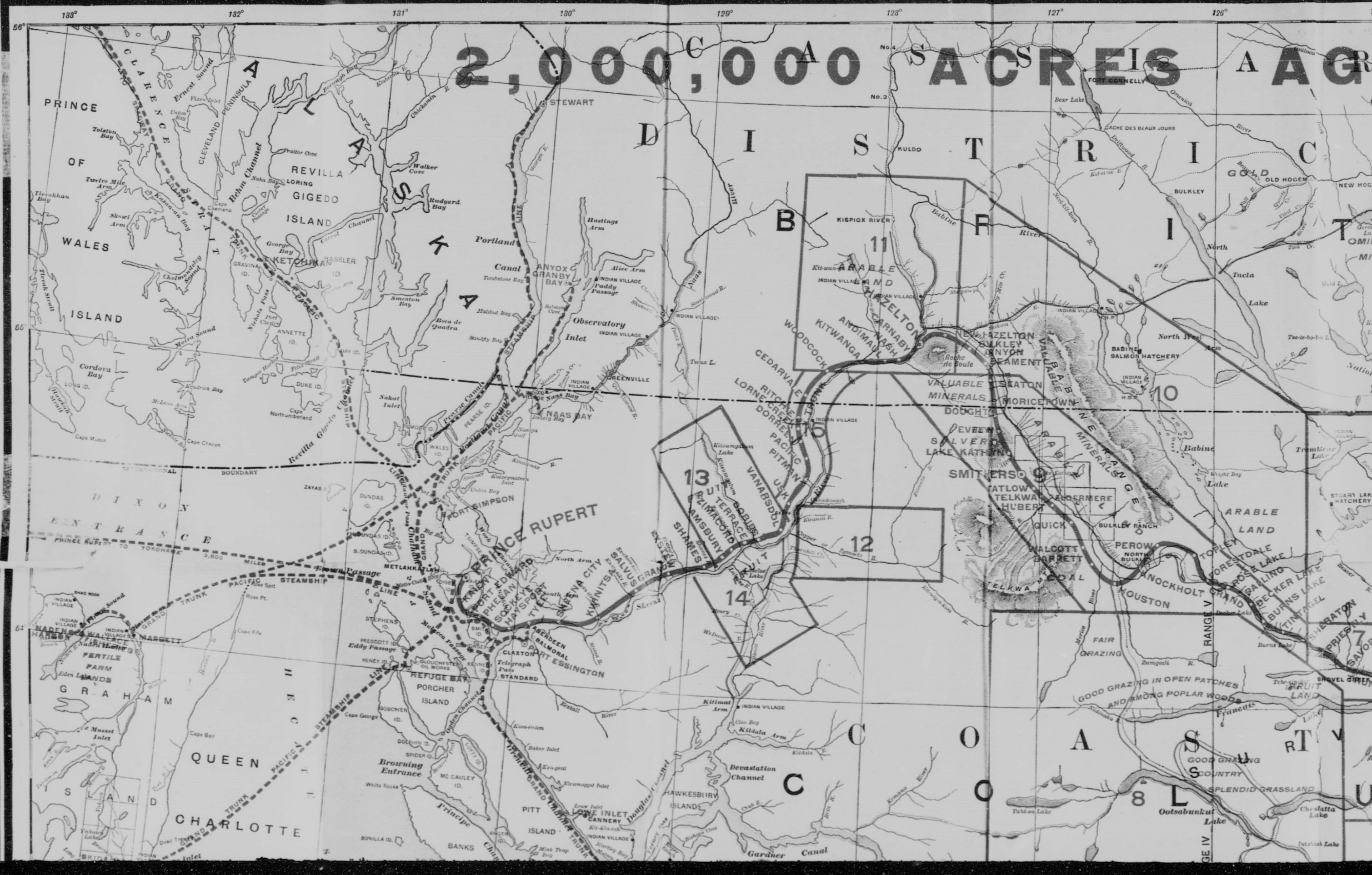
A country, when first provided with transportation, offers many industrial opportunities.

Central British Columbia is a territory of immense natural wealth that is awaiting capital for development. Mining is one of its main features and as the different properties develop other supporting industries will be necessary.

Lumbering is also an important industry that is being developed rapidly, and as the population of the country increases other industries, such as stores of all kinds, machine shops, telephone systems, light and power plants, etc., will have to be provided.

The Industrial Department of the Grand Trunk Pacific Railway is keeping closely in touch with development of all kinds, and is in a position to give valuable information and assistance to those who are looking for an industrial or business opening. A letter addressed to that department outlining the needs of the enquirer will receive prompt attention and full particulars as to the most desirable locality will be given, as well as any further assistance needed.

The development of Central British Columbia has only begun, and as time goes on opportunities of an industrial character will be so varied and frequent that those who are looking for a new location should investigate early and reap the benefit of the development of this new territory.



2,000,000 ACRES AGRICULTURAL

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56°

65°

64°

PRINCE OF WALES ISLAND

REVILLA GIGEDO ISLAND

PORTLAND CANAL

YUKON TERRITORY

HAZELTON KITWANGA

PRINCE RUPERT

DIXON ENTRANCE

QUEEN CHARLOTTE ISLAND

DIXON ENTRANCE

PRINCE RUPERT

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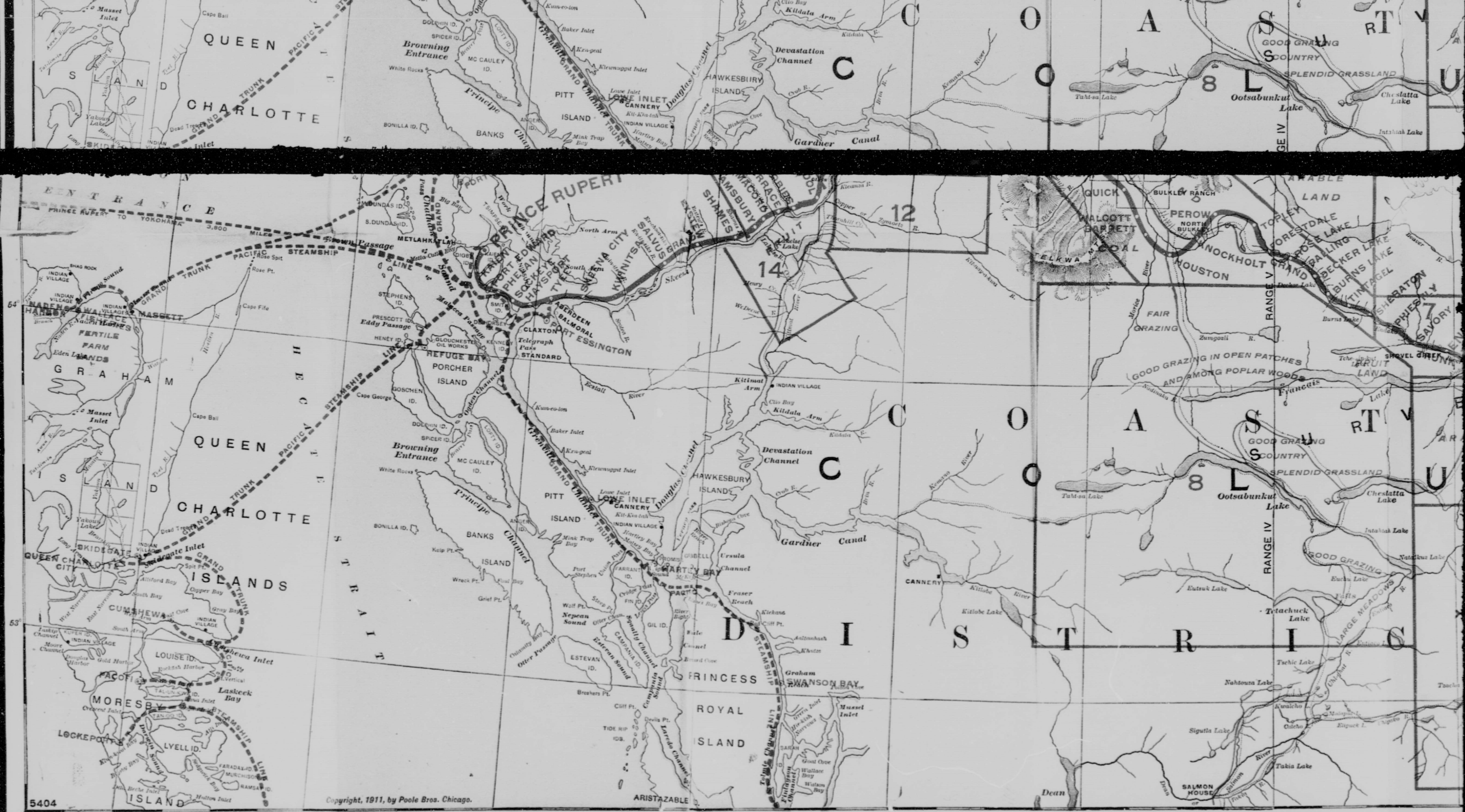
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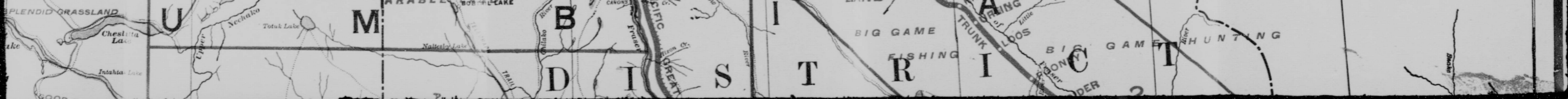
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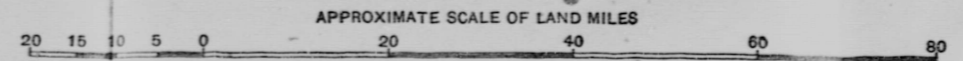
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BRITISH COLUMBIA

SHEWING THE COUNTRY SERVED BY THE GRAND TRUNK PACIFIC RAILWAY

- 6 Blackwater Country
- 7 Erdako Valley
- 8 Ootsa Lake Country
- 9 Bulkley Valley
- 10 Babine Country
- 11 Kispiox Valley
- 12 Copper River Country
- 13 Kitsumgalum Valley
- 14 Lakelse Valley
- 15 Skeena Valley
- 16 Grande Prairie
- 17 Pouce Coupe



GRAND TRUNK SYSTEM AGENCIES

- Boston, Mass. W. R. Eastman, Gen. Agent, Pass. Dept., Rooms 510-2, Old South Bldg., 294 Washington St.
- Brantford, Ont. T. J. Nelson, City Passenger and Ticket Agent, 153 Colborne St.
- Brockville, Ont. John W. Ridgeway, Ticket Agent, 8 Court House Ave.
- Buffalo, N. Y. H. M. Morgan, Pass. Agent, 1019 Chamber of Commerce Bldg.
- Calgary, Alta. A. C. Lipsett, Actg. City Passenger and Ticket Agent, 811 First St. West.
- Chicago, Ill. C. G. Ortttenburger, Gen. Agent, Pass. Dept., 907 Loan and Trust Bldg., 112 West Adams St.
- Detroit, Mich. J. H. Burgis, General Agent, Pass. Dept., 819 Dime Bank Bldg.
- Duluth, Minn. H. Hurdon, City Passenger and Ticket Agent, 1 Lyceum Bldg.
- Edmonton, Alta. J. F. Philp, City Pass. and Ticket Agent, 153 Jasper Ave. East.
- Gananoque, Ont. H. F. Ward, Ticket Agent.
- Guelph, Ont. G. E. Walker, City Pass. and Ticket Agent, Wellington Hotel Bldg.
- Hamilton, Ont. Jas. Anderson, City Pass. and Ticket Agent, 11 James St., North.
- Kingston, Ont. J. P. Hanley, City Pass. and Ticket Agent, corner Johnston and Ontario Streets.
- London, Ont. R. E. Ruse, City Pass. and Ticket Agent, corner Richmond and Dundas Streets.
- Minneapolis, Minn. W. J. Gilkerson, Gen. Agt. Pass. Dept., Room 206, 529 Second Ave., South.
- Moncton, N.B. J. H. Corcoran, Gen. Agent, Pass. Dept., 8 Wyse Bldg., Main St.
- Montreal, Que. J. Quinlan, District Passenger Agent, Bonaventure Station.
- New York, N. Y. A. B. Chown, Gen. Agent, Pass. Dept., 1270 Broadway, cor. 33rd St.
- Ottawa, Ont. Percy M. Butler, Gen. Agt. Pass. Dept., Russell House Block, cor. Sparks and Elgin Sts.
- Peterboro, Ont. J. B. Doran, City Pass. and Ticket Agent, 324 George St.
- Portage La Prairie, Man. L. Remy, City Pass. and Ticket Agent, Saskatchewan Ave. East.
- Port Arthur, Ont. S. W. Ray, 12 Cumberland St.
- Prescott, Ont. J. C. Carruthers, Ticket Agent, Centre Street.
- Prince Albert, Sask. E. R. Thomas, Agent.
- Prince Rupert, B.C. G. F. Johnston, City Pass. and Ticket Agent, 526 Third Ave.
- Quebec, Que. Geo. H. Stott, City Pass. and Ticket Agent, cor. St. Anne and Du Fort Streets and Ferry Landing, Dalhousie St.
- Regina, Sask. S. M. Greene, City Passenger and Ticket Agent, 1829 Scarth St.
- Saskatoon, Sask. A. F. Lenon, City Passenger and Ticket Agent, 117 Second Ave.
- Seattle, Wash. J. H. Goodier, City Pass. and Ticket Agent, 917 Second Ave.
- Sherbrooke, Que. A. M. Stevens, City Passenger and Ticket Agent, 2 Wellington St.
- St. Boniface, Man. M. E. Sabourin, City Pass. and Ticket Agent, 60 Provencher Ave.
- St. Catharines, Ont. C. J. Harris, City Passenger and Ticket Agent, 106 St. Paul St.
- Stratford, Ont. V. C. Snell, Division Freight Agent, G.T.Ry. Station.
- Toronto, Ont. C. E. Horning, District Passenger Agent, Union Station.
- Vancouver, B. C. C. E. Jenney, General Agent, Passenger Dept., 527 Granville St.
- Victoria, B. C. C. F. Earle, City Passenger and Ticket Agent, G.T.P. Dock.
- Windsor, Ont. B. A. Rose, City Passenger and Ticket Agent, 12, Sandwich St.
- Winnipeg, Man. W. J. Quinlan, District Passenger Agent, Union Station.

EUROPEAN TRAFFIC DEPARTMENT.

F. C. Salter. European Traffic Manager, 17-19 Cockspur Street, London, S.W., England.

W. E. DUPEROW,

General Passenger Agent,
WINNIPEG, MAN.

G. A. McNICHOLL,

Asst. General Freight and Pass. Agent,
PRINCE RUPERT, B.C.