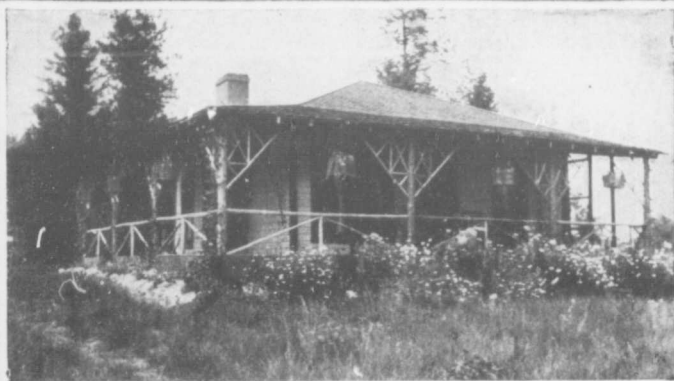


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9-11-1920
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Opportunities *in the*

Windermere District

of the

Columbia Valley

British Columbia

Presented by

**THE COLUMBIA VALLEY IRRIGATED
FRUIT LANDS, LTD.**

INVERMERE, BRITISH COLUMBIA

Issued February 1920

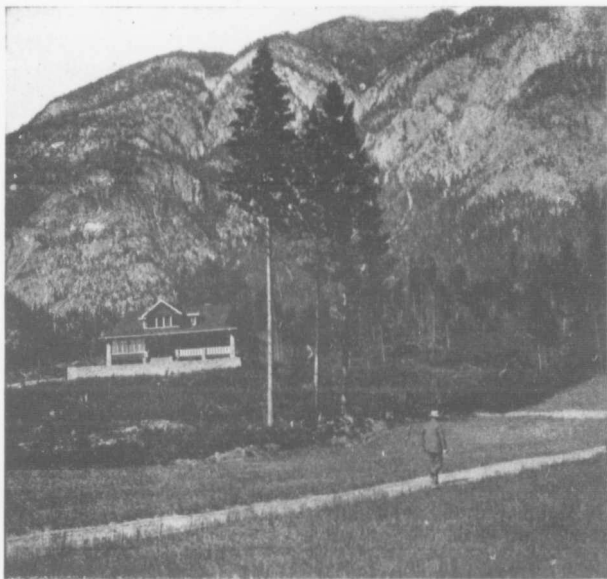


Athalmer

WINDERMERE DISTRICT

The Windermere District

ITS ADVANTAGES AS A SUITABLE
SETTLEMENT FOR EX-SERVICE
MEN, AND HOW TO GET THERE



Settler's House Completed

Location

THE Windermere District, situated in South-Eastern British Columbia, midway between the main line of the Canadian Pacific Railway and its chief British Columbia artery, the Crow's Nest Branch,

WINDERMERE DISTRICT

has been settled now for thirty years. During that time the district has been thoroughly proved as a splendid mixed-farming and cattle-raising country. It is also celebrated for its beauty and its resemblance to the famous Lake District of England.

In 1915 the Canadian Pacific Railway completed their Kootenay Central Branch through this valley, thus removing many of the difficulties of settlement, and simplifying the problem of markets for the produce of the district, which are cattle, potatoes, small fruits, ore, and lumber. With the completion of the railway, markets which had hitherto been difficult to approach, owing to lack of transportation, came into being, as the markets on the Crow's Nest Branch are now accessible, while Calgary, under the new conditions, is but twelve hours distant. There is also a limited local market in the mines operating in the vicinity, in the local villages, and in the lumber camps to the south, all of which, however, import most of their supplies from the prairie.

Products of the District

The farmers, generally, have proved the special adaptability and possibilities of the Valley in regard to mixed farming, and dairying, which have been demonstrated by the farms and the work of the Dominion Government Experimental Station at Invermere. These have proved that for the growing of alfalfa, clover, potatoes, and peas, the Valley is particularly adapted. Below are some statistics in regard to forage plants.



Land Cleared and Cultivated, Invermere

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ALFALFA.—The growing of this is now general, the acreage under crop having doubled in the last three years. Two and three cuttings may be taken. The first and second of these will average, approximately, two tons to the acre, the third possibly one ton. Cattle are often turned in after the second crop has been taken off.

The Dominion Government Experimental Station gives the following returns. It must be remembered, however, that these crops are raised on small plots with careful cultivation :

				Tons to the acre.
Two cuts, alfalfa alone	...	...	...	4.60
alfalfa and timothy	...	...	...	4.60
„ western rye			...	4.62
„ meadow fescue			...	5.00
„ orchard grass			...	4.65
„ mixed grasses			...	5.16



• *Horse Ranch on Dutch Creek*

FARM AND FRUIT LANDS

In these cases not any manure was applied. Alfalfa will do without inoculation, but will come to maturity more quickly if this is done. It can, however, be grown only on irrigated land. No winter killing has ever been experienced. It also seeds freely, and attention should be given to this branch of agriculture.

RED CLOVER.—This has been the most commonly grown forage plant in the past. Often mixed with timothy, the yields are about the same as those of alfalfa. The Experimental Station figures are as follows:

Clover alone	...	...	5.94 tons per acre.		
Clover and timothy	...	5.13	„	„	
„ western rye	...	6.88	„	„	
„ meadow fescue		6.90	„	„	
„ orchard grass		6.12	„	„	
„ mixed grasses		6.63	„	„	

Not any manure was applied.

Although clover is generally considered a biennial, fields here have been cropped with clover for years without re-seeding. Like alfalfa it yields seed readily.

CEREALS.—A considerable quantity of oats and wheat are sown annually. Oats are usually sown for oat hay, and wheat for chicken feed. The following are the average yields of wheat and oats for four years:

Marquis wheat	...	26.6 bushels to the acre.		
Banner oats	...	54.5	„	„

The soil has been found to be particularly adapted for peas, both as to quantity and yield, the "Arthur" and "Solo" varieties yielding thirty bushels to the acre.



Strawberry Patch, Invermere

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POTATOES.—The yields from half-acre plots, as shown by the records of the Farmers' Institute crop competitions, vary from five to ten tons to the acre; the prize-winners in 1917 gave ten, eight, and seven tons; being twenty, sixteen, and fourteen tons to the acre. The quality is equal to any grown in British Columbia, and the tubers sound and clear.

On the Experimental Station, the yields of carrots show:

White Belgian	...	29.15 tons to the acre.
Improved, short white	26.3	" "
Danish Champion, red	19.7	" "

The yield of Swede turnips ran for:

Good Luck	...	21.72 tons to the acre.
Magnum Bonum	...	27.3 " "
Invicta	...	30.6 " "
Corning's Lapland	...	31.49 " "

The yield for Mangolds was:

Yellow Intermediate	...	20.37 tons to the acre.
Half Sugar, white	...	14.25 " "

The yield for Sugar Beets was:

Vilmorin Improved	...	13.8 tons to the acre.
Canada Grown	...	15.8 " "
Russian	"	19.8 " "
Wanzleben	...	17.0 " "

POULTRY.—In the matter of poultry raising, the records of one settler for the year 1915-1916 showed that, from 120 White Leghorns and Wyandottes, he made a profit of one dollar and ninety-six cents per bird.

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The returns from the Experimental Station show that fifty Barred Rock hens produced 6,876 eggs, or an average of 157.5 per bird, the best bird producing 205 eggs. Each bird consumed $84\frac{1}{2}$ lb. of feed, which cost \$2.95. The average price per dozen for eggs was 45 cents, at which rate the eggs would sell for \$5.15, leaving a net profit per bird of \$2.20.

During April, 1918, forty-seven Barred Rock pullets, fed oats only, laid 1,187 eggs, or an average of $25\frac{1}{4}$ eggs per bird. The weight of food to produce one dozen eggs was $7\frac{1}{2}$ lb., costing 25 cents.

BEES.—Herewith are the records of the Experimental Station for 1918; ten colonies. Total amount of honey extracted, 1,189 lb; average per colony, 118.9 lb.; highest hive, 192 lb. Honey sold at 30 cents per lb. Profit after deducting cost of all sugar feed, \$29.09 per colony.

CATTLE AND HORSES.—The large areas of unoccupied land, most of which is available for settlement, lend themselves easily for the purpose of ranging cattle and horses. This has proved to be a very profitable industry. The district is comparatively well settled, and is well watered by the following rivers: No. 2, Horse Thief, Toby, Dutch, and Findlay Creeks. Ample water has been obtained for two large and a number of small irrigation systems, on which much land is still available for settlement.

The valley is also fortunate in possessing two large lakes, Windermere and Columbia, which afford a means

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of transportation. The railway borders these lakes for a distance of thirty miles. There are five stations in this distance.

There are four small towns, namely: Wilmer, Athalmer, Invermere, and Windermere, with churches, schools, hotels, stores, and other conveniences. There is a good telephone system between Golden and Windermere, and most of the farms are on the line.

By reason of its natural beauty the district is already favourably known to tourists, which knowledge will be further developed in the near future by the completion of the Banff-Windermere motor road, which traverses the National park system. A main trunk road passes from Golden to Cranbrook through the district; from it there are many lateral roads already built, extending up the various creeks which water the district. All roads are good for motoring or vehicular travel.

Annual shows are held by the local Agricultural Society and Farmers' Institute, and there is also a branch of the B.C. Stockbreeders' Association. As will be seen from the above, settlers commencing life in the Columbia Valley have from the beginning all such modern conveniences as railways, telegraphs, telephone, post offices, stores, hospital, bank, wagon roads, and motor roads, and an existing social life.

The bulletin issued recently by the Windermere District Board of Trade summarizes the potentialities of the Columbia Valley as an objective for the home-seeker, especially for the settlement of demobilized officers and men of His Majesty's Naval and Military Forces.



Panoramic View, Invermere

WINDERMERE DISTRICT

The Columbia Valley Irrigated Fruit Lands, Limited

SITUATION.—The property is situated in the Windermere District, between the main line of the Canadian Pacific Railway and the Crow's Nest Pass Branch of the Railway. It lies in one of the best settled districts of the southern portion of British Columbia.

In the centre of this beautiful valley, the Columbia Valley Irrigated Fruit Lands, Limited, is offering farms for settlement at very moderate prices. The following is a general description of the lands.

CHARACTER OF THE LANDS.—The lands rise in plateaux from the level of Lakes Windermere and Columbia, which bound them on the east side. These plateaux vary in character from undulating to broken on their surface. The whole country is but lightly wooded, and is park-like in appearance. The soil varies according to the locality, but in general terms it may be described as a fine light loam of volcanic origin. The top soil is of varying depth, and generally overlies a strata of gravel.

CLIMATIC CONDITIONS.—The weather statistics as gathered by the meteorological department of the Dominion of Canada, from observations taken at the Dominion Government's Experimental Station at

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Invermere for a number of years, show the average rainfall per annum during the growing period, from April 1st to September 30th, to be from seven to twelve inches, and the hours of sunshine to be about 1,300 for the same period. The temperatures are shown to be comparatively moderate, and the season to be regular; during the winter, the snow for the average period stands about eighteen inches on the level, thus guaranteeing good sleighing.

RAILWAY SERVICE.—The construction of the irrigation system was practically completed in 1913, and in 1915 the Canadian Pacific Railway completed their Kootenay Central Branch, which gives access to the property. The railway borders the property for a distance of thirty miles, the land extending back therefrom an average depth of two miles. In this distance there are no less than seven station points, an ideal condition for the convenience of settlers.

MARKETS AND LUMBERING. — The outside mining centres such as Cranbrook and Fernie, which lie to the south of the district, are within easy reach by rail from this part, and furnish a ready market for such produce as small fruits, poultry, and dairy products. The city of Calgary with its huge prairie markets also offers a ready demand. Owing to good railway facilities, any of these markets may be reached with the products within twenty-four hours of the time of shipment. The mines operating within the Windermere Mining Division also purchase a small amount of farm produce.

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WHAT THE LAND IS GOOD FOR.—The possibilities of the Company's land have been fully demonstrated by the Dominion Government Experimental Station, situated in the centre of their holding. Timothy, clover, and alfalfa do exceedingly well, particularly the latter two. It is a splendid stock-raising country, the snow-fall being light, enabling the stock to range out most of the winter. Small fruits, such as strawberries, raspberries, currants, etc., yield magnificent crops. Settlers are recommended to have a small orchard for their own use, but to centre their efforts on mixed farming, to which the climate is so well adapted.

BUSINESS CENTRES AND ORGANIZATIONS. There are four small towns within a radius of a few miles of each other, namely Invermere, Windermere, Athalmer, and Wilmer. The chief of these is Invermere. It is situated on a promontory overlooking Windermere Lake. Here are located a bank, school, stores, general



Tourists' Hotel, Invermere

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hospital, doctor, district telephone exchange, the Experimental Station owned and operated by the Dominion of Canada, a splendid home-like hotel, and the head offices of the chief mining companies operating in the district, some of which are engaged in the shipment of ores and the general development of their mining properties. The townsite of Invermere has an excellent gravity system of waterworks, and has within it the head offices of the Columbia Valley Irrigated Fruit Lands, Limited.

The Windermere District has an incorporated Board of Trade, a Live Stock Association, an Agricultural Association, and Farmers' Institute; also a Rod and Gun Club. Shows are held annually.

SPORTS AND AMUSEMENTS.—In the way of outdoor attractions it may be said that the district's natural beauty is wonderful—in fact, almost unrivalled. There are excellent roads throughout it, good for motoring or driving; splendid boating and bathing; while in the winter there is excellent skating and ice boating. Feathered and large game is plentiful amongst the hills and valleys. There are innumerable mountain peaks, ranging over 10,000 feet in height, many as yet unscaled, and remaining to be conquered by the intrepid mountain climber. At Invermere is a nine-hole golf course; also a good tourist hotel. To the north of the townsite of Invermere and to the south of it, at some short distance, there are natural hot springs with bathing facilities. The waters in both cases are said to have curative qualities. These may easily be reached



A Well-Established Holding, Invermere

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by travel on the main trunk roads which traverse the valley.

The Company's land fronts Lake Windermere and the Columbia Lake for a distance of twenty miles. The lakes are warm, and boating and bathing are summer attractions. The shooting and fishing are excellent, and an increasing number of tourists come in by motor from the prairie and Crow's Nest districts.

EXTENT OF THE COMPANY'S HOLDING.—The original total of the Company's holdings was approximately 50,000 acres, 2,000 of which have been disposed of, leaving a balance available for settlement, approximately 48,000 acres.

All these lands have been carefully classified. The price for farm lands ranges from £3 per acre to £7 per acre for non-irrigable land, according to classification, and from £5 to £15 per acre for irrigable lands, according to classification. These prices are subject to change. The terms of payment are one-fifth down and the balance extending over a period of five years, interest on the balance being charged at the rate of 6 per cent. per annum. In addition, there is an annual water charge for each irrigable acre, which charge, however, may be varied from time to time, but can never exceed the maximum allowed by the Government.

IRRIGATION AND IRRIGATION SYSTEMS.—In order to ensure crops, it is considered that irrigation is an essential feature. To secure this and to give the required quantity of water, the Columbia Valley Irrigated Fruit Lands, Limited, have put in two excellent

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systems of irrigation on their two districts, which have been subdivided, the first being known as Wilmer district, comprising about 15,000 acres, of which between 4,000 and 5,000 acres have been under irrigation since 1913. The second is known as the Lake district, comprising about 8,000 acres, of which some 2,500 acres are irrigable lands. These systems cost the Company in the neighbourhood of a million dollars to instal. The water is procured from creeks and the distribution is by gravity ; it is of such a nature that the required quantity of water may be delivered to the highest known point on any of the lots. The proper use of the water secures the proper growth of the farm produce. The Lake district also contains a sub-division known as Invermere Heights, which surrounds the townsite of Invermere. The lots in Invermere Heights are divided into areas of from one and a half to five acres in extent.

TAXATION.—All taxes throughout the district are levied only and solely by the Provincial Government, and are spent for the laudable purposes of building roads, enforcing law and order, and for educational purposes. On all such sub-divided lands owned or sold by the Company the general tax assessment, at present, is one per cent. on a low valuation, while on lands within a school district there is a further very small tax for school purposes.

SETTLEMENT.—The people who have located within the Windermere District are almost entirely from Great Britain or from other parts of the British Empire, thus making the social conditions very congenial.

FARM AND FRUIT LANDS

How to Reach the Windermere District

PERSONALLY CONDUCTED PARTIES

For the convenience of settlers who intend going out to the Windermere District, Columbia Valley, to take up land in the spring, we are organizing conducted parties, which will leave by Canadian Pacific Ocean Service Steamers, sailing from Liverpool, particulars of which will be sent on application.

These parties will be in charge of an experienced representative who knows Canada well. He will travel with settlers from the port of embarkation to their final destination, and it will be his work to assist those of the party in every way during the journey, and to see their needs are properly attended to.

For those who cannot find it convenient to travel with any of the conducted parties, a letter of introduction to the officials at the Head Office, Invermere, will be handed to the prospective client, who, upon presentation, will be granted every facility for looking over the Company's lands, with a view to getting a good location. The following information will also be found useful.

Take Canadian Pacific Ocean Service Steamer from Liverpool to St. John's, Nova Scotia (winter service), or to Quebec (summer service), and thence take Canadian Pacific Railway to Golden, British Columbia—through trains run to Golden from either of these ports of landing. There are three types of car for long

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distance travel: *Colonist Car* (corresponding to 3rd class in Great Britain), *Tourist Sleeping Car* (2nd class), and *Standard Sleeping Car* (equal to 1st class, with the advantage that the car is converted into a Sleeping Car with berths at night). A well-equipped Restaurant Car is attached to every transcontinental train, and on certain trains in summer an Observation Car, with Library and every convenience, is placed at the disposal of passengers holding Standard Class tickets.

On arriving at Golden, change for the Kootenay Central Railway, and book to Athalmer Station. The trains leave Golden for this district, Tuesdays and Fridays, in connection with main line trains. The Head Office of the Columbia Valley Irrigated Fruit Lands, Limited, is situated at Invermere, one half-mile distant from this station.

What to do when you reach the Athalmer Station

Take the motor bus to the Invermere Hotel, one half-mile distant, and call at the Head Office of the Columbia Valley Irrigated Fruit Lands, Limited, in the town of Invermere, situated on the shores of Lake Windermere.

Summary

There is probably no other district in south-eastern British Columbia presenting more merits for settlement.

- (1) The climate is bright and dry.
- (2) The district is in close proximity to the markets.

FARM AND FRUIT LANDS

- (3) It is well traversed by railway, roads, and water courses.
- (4) It has schools, churches, hotels, bank, hospitals, stores, Dominion Government Experimental Station, and complete telephone system.
- (5) There is a comparatively large settlement of English speaking people already established.
- (6) A Dominion Government Experimental Station which has already proved the possibilities of the district.
- (7) The large extent of holdings of the Columbia Valley Irrigated Fruit Lands, Limited, make settlement possible on a large scale.
- (8) The peculiar adaptability of the land for mixed farming, dairying, and cattle ranging.

Further Information

For any other particulars desired as to the lands offered for settlement, apply to—

The Department of Colonization and Development

CANADIAN PACIFIC RAILWAY

62-5 Charing Cross
LONDON, S.W.1

or to

LIVERPOOL:

6 Water Street

BRISTOL:

18 St. Augustine's Parade

BIRMINGHAM:

4 Victoria Square

GLASGOW:

120 St. Vincent Street

BELFAST:

41 Victoria Street

MANCHESTER:

1 Mount Street

MAP SHOWING POSITION
OF COLUMBIA VALLEY
IRRIGATED FRUIT LANDS.

