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VANCOUVER ISLAND

BRITISH COLUMBIA, CANADA

The Farmer's Home

Berry Growing, Vegetable Raising
Fruit Growing, Poultry Raising
Dairying, Mixed Farming
Horses, Cattle, Sheep and Hogs
Good Prices and Steady Markets

The Best All-Year Round Mild Climate in Canada
No Blizzards, No Six Months Winter Sieges
No Sunstrokes, No Furnace Heat Summers

There are Many Places for Settlers, but only
ONE PLACE; and that is —

VANCOUVER ISLAND, B. C., CANADA

Vancouver Island

Offers

TO THE CAPITALIST

One of the most profitable fields for investment in the known world.

TO THE MANUFACTURER

A great wealth of raw materials. Rapidly increasing markets.
Unsurpassed shipping facilities.

TO THE LUMBERMAN

Millions of acres of the finest timber in the world.
An ever-increasing demand for lumber at home and abroad.

TO THE FISHERMAN

Salmon, halibut, cod, herring and other fish.

TO THE FRUIT GROWER

Many thousands of acres of land producing all the hardier fruits, as well as the small berries, nuts, etc. Capital and experience always needed.

TO THE DAIRYMAN

Splendid pasture and high prices for butter, milk and cream. Capital and skill necessary for success.

TO THE POULTRYMAN

A cash home market for poultry and eggs at big prices.
Not less than \$4,000.00 capital needed and some experience.

TO THE FARMER

Good profits from mixed farming and vegetable growing.

TO THE MINER

Thousands of square miles of unprospected mineral-bearing country.

TO THE SPORTSMAN

An infinite variety of game animals, big and small, game fishes and game birds.

TO THE TOURIST

Good roads. Magnificent scenery. Good Hotels.
Well-equipped trains. Palatial steamships.

TO EVERYBODY

A healthful climate. Just laws, well administered. Inspiring surroundings.
A complete modern educational system—free, undenominational primary and high schools.
All the conveniences of civilization.
Health, peace, contentment and happiness.

Vancouver Island

British Columbia, Canada

The Land *of* the Heart's Desire

VANCOUVER ISLAND has an estimated area of 15,000 square miles. Nothing conveys a better idea of magnitude than comparison with other countries, so a few are appended.

The Island is substantially of the same area as the Province of Nova Scotia, exclusive of Cape Breton.

It is twice as large as Wales.

It is 30 per cent. larger than Belgium.

It is nearly twice as large as Massachusetts and larger than Massachusetts, Connecticut and Rhode Island combined.

In acres the Island is not much under 10,000,000, including the adjacent smaller islands.

CLIMATE

The climate of Vancouver Island approximates closely to that of Great Britain, modified by its geographical situation. The proximity of the snow-capped Olympian mountains has a marked effect on the summer temperature, which is never intensely hot, while the Japan current, striking the west coast, brings with it moisture and heat, which temper the severity of the winter. The remarkable advantages Victoria enjoys over all other coast points, the small amount of rainfall and moderate temperature, are strikingly illustrated in the meteorological returns for the years 1910, 1911 and 1912. The absence of any high ranges of mountains in the immediate vicinity, the influence of the Japan current and other factors all combine to produce a result which is perhaps best shown by the fact that the isothermal lines, showing the highest temperature in the winter and the lowest temperature in the summer, intersect at Victoria, thus demonstrating that it enjoys the double advantage of both the ideal summer and ideal winter temperature.

The following tables show the temperature, rainfall, snowfall and bright sunshine for the three years last past, at Victoria, viz.: 1910, 1911 and 1912. These tables are compiled by E. Baynes Reed, Superintendent of the Dominion Government Meteorological Office, Victoria, B.C.

Average temperature	1910	49.6
Average temperature	1911	48.8
Average temperature	1912	50.33
Total rainfall	1910	35.36 inches
Total rainfall	1911	22.55 inches
Total rainfall	1912	29.53 inches
Yearly snowfall	1910	8.8 inches
Yearly snowfall	1911	16.35 inches
Yearly snowfall	1912	3.20 inches
Bright sunshine registered for	1910	1,878 hours and 36 minutes
Bright sunshine registered for	1911	1,932 hours and 36 minutes
Bright sunshine registered for	1912	1,661 hours and 12 minutes

The entire table for 1912 is herewith given to show the equability of temperature, and ratio of rainfall, and precipitation. It will be seen that even in November, December, January and February, there is considerable bright sunshine registered. The equability of all these conditions have been generally the same for the past 20 years, and because of the intersection of the isothermal lines before mentioned, cannot be aught else than permanent. Living and business conditions, therefore, are unequalled in Victoria.

1912	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Year
Highest Temperature	52.5	53.9	58.3	61.8	84.2	85.9	89.8	81.8	78.4	63.2	55.4	49.6	89.8
Lowest Temperature	23.5	28.5	27.2	30.2	37.9	41.2	45.5	41.2	41.7	33.	30.3	31.4	23.5
Rainfall	3.83	3.14	1.43	1.30	1.56	.99	1.15	2.26	.66	2.33	5.04	5.84	29.53
Snowfall	3.20	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	3.20
Total Precipitation..	4.15	3.14	1.43	1.30	1.56	.99	1.15	2.26	.66	2.33	5.04	5.84	29.85
(Rain and snow)													
Duration of Bright Sunshine	44.24	95.48	196.54	115.18	211.48	225.06	218.30	193.06	186.54	117.42	32.48	22.54	1661.12
(Hours and minutes)													
Mean Temperature..	40.6	43.0	42.5	48.6	56.0	59.1	61.9	59.9	57.2	48.6	45.2	41.3	50.33

In reducing snowfall to rainfall, 1" of snow is equivalent to 0.1" of rain

AGRICULTURAL AND HORTICULTURAL DISTRICTS OF VANCOUVER ISLAND, BRITISH COLUMBIA, CANADA

The agricultural settlements on Vancouver Island, near Victoria, along the line of the Esquimalt & Nanaimo Railway, and at Comox, are the oldest in British Columbia, and the excellence of their products has more than a local reputation. Island poultry, Island mutton and pork, Island strawberries, cherries, plums and apples, and Island butter command the highest prices, and such is

the demand that little crosses to the Mainland—the local market absorbs all and asks for more. Cattle, sheep, swine and poultry do well on the Island, the climate being so mild as to permit their roaming at large and picking up an abundance of green food the year round. Dairying is a profitable and growing industry, although the local market is still far from being supplied, while the progress of mining, lumbering and fishing is constantly creating new demands, and the Oriental trade, as yet in its infancy, assures a continuance of good prices in the future.

In regard to the prices of land on Vancouver Island, it may be stated generally that prices all over the Island have been steadily rising during the past year or more. Land near the railways, or within a distance of from three to five miles, when cleared and ready for the plow, and of first-class agricultural possibilities, can very seldom be bought for less than \$250 an acre. When it immediately adjoins the railways, the price is likely to be considerably higher than this figure.

The extension of the railway systems on the Island, the Esquimalt & Nanaimo Railway, and the Canadian Northern Railway through the centre of the Island from Victoria to the Alberni District, will open up quite a large amount of land in new districts, and there may be a possibility of getting land at a somewhat lower figure along these lines.

Timbered land can, of course, be gotten cheaper, but not anywhere near a railway for less than from \$100 to \$125 an acre. It must always be remembered that to clear timbered land in Vancouver Island costs from \$100 an acre upwards, though the estimate of \$100 an acre means when the land is either alder bottoms or land sparsely and lightly timbered.

Settlers contemplating buying land should be sure to examine the land personally for themselves, and make certain that it has the adaptability to the uses to which they wish to put it to, whether for poultry-raising, berry growing, fruit-growing, market gardening, mixed farming, sheep-raising, or other branches of agriculture.

Poultry-raising can be carried on profitably on land which is logged off, or only partially cleared, provided there is space enough cleared to put down some grass. Ten acres of cleared land, or even seven acres, can be made to support a family in Vancouver Island, if the man owning it is skilled in intensive farming. The land sold by the Government at \$10 an acre for first-class land, and

\$5 an acre for second-class land is, of course, land which must be cleared, or land which is some distance from the railways. The prices of land on Vancouver Island vary in the different districts, and while it is quite true that exceptional bargains are sometimes secured by fortunate purchasers, the average rule is that prices are firm in all good farming districts of the Island for first-class cleared land suitable for agriculture.

The best way to get information as to each particular district will be to write to the Secretaries of the Branch Leagues, whose names are given on inside page of back cover of this book. After information has been received from these sources, it will be necessary to personally examine the land offered for sale before buying. Quality and depths of soil should be looked into carefully, facilities for obtaining water, immunity from frosts, suitability of the soil for the purposes intended, and all other details which the purchaser must have in order to satisfy himself. The nature of Vancouver Island being such that the arable land is distributed between mountain ranges in some districts, and between heavily timbered districts in other places, make it imperative that personal and intelligent examination should be made of each tract of land bought. The League is anxious to obtain good farmers in all branches for the Island, believing that the many advantages here more than off-set the question of land prices. But it is particularly anxious that enquirers and intending settlers should be fully advised of the situation as to land prices, and that they should take all precautions in satisfying themselves personally as to the land they are buying.

In the Esquimalt, Colwood, Metchosin, Sooke, Otter Point, Victoria, North and South Saanich, Goldstream and Highland Districts, which adjoin the City of Victoria, there is much good land suitable for poultry-raising, dairying, fruit-growing and market gardening. Colwood, Metchosin and Sooke Districts are especially famous as mixed farming communities, and no choicer Districts can be found in all Canada than these for Agriculture and Horticulture.

The greatest successes in these three last named districts have been made with sheep, fruit, poultry and dairying. Many farmers do not like to limit themselves to any branch, but often the best results follow from a strict devotion to one particular line. Hog raising, horse breeding and market gardening are also branches which can be carried on at a profit, yet the first four branches named will be found the surest paying for all the year round and for year



A Dairy Farm on Vancouver Island, B. C.

in and year out farming. With two lines of railway serving this district, together with a strong probability that the B.C. Electric Company will at no distant time also enter the field as a freight and passenger carrier, the future of this prosperous part of Vancouver Island is a very bright one.

Further north lies the famous Cowichan Valley, the principal centre of which is the thriving little city of Duncan, noted for its scenery and fertility of soil. Cowichan, including the districts of Comiaken, Quamichan, Chemainus, Somenos, Sahtlam, Seymour and Shawnigan, is one of the most flourishing settlements on the Island. The soil of the Cowichan Valley is of peculiar richness, being strongly pregnated with carbonate of lime, and usually a depth of two to three feet and a subsoil of blue clay and gravel. The soil is adapted to all kinds of crops, but is particularly adapted to fruit, which grows in great abundance and is of excellent quality and flavor. The roads throughout the district are the best on Vancouver Island—where bad roads are almost unknown—thanks to the efforts of the local Municipal Council. Very little wheat is grown, the area under cultivation being too limited, but oats are a principal crop, yielding 60 bushels to the acre. Peas produce between 30 and 40 bushels to the acre, potatoes from 400 to 600 bushels, hay from two to three tons. Apples, pears, plums, cherries and small fruits give big returns. Sheep-raising is carried on to a considerable extent, a ready market for sheep and lambs being found at Victoria, Ladysmith, Cumberland and Nanaimo. Hogs pay well and thrive, and poultry give good returns, the price of eggs and fowls being always high.

West of Duncan, in the Cowichan Valley, there is a large area of good land, that portion on the north shore of Cowichan Lake being an almost level country admirably adapted to farming. The same remarks apply to land in the vicinity of Ladysmith, where there is also excellent land for fruit and gardening purposes when cleared, and in the Nanaimo, Mountain, Cedar, Oyster, Bright, Cranberry, Douglas, Wellington, Nanoose and Cameron Districts. Mountain District is broken, with considerable good land in the Millstream Valley, and the uplands furnish excellent grazing, with large and small timber of good quality. Cedar and Cranberry Districts very much resemble Cowichan and possess large areas of good farming land. North of these districts the character of the soil changes, inclining to be sandy and gravelly in patches, but around Qualicum it again reverts to a rich loam of the best quality. A

good deal of fine land is under cultivation in the country lying between Nanaimo and Comox, but much of the best of it is still unreclaimed, and many thousand acres will be available when cleared of timber.

The East Wellington District, close to Nanaimo, is coming to the front fast as a farming district, and has an undoubted future before it in this direction.

Extending from the northern boundary of Nanaimo lies the Comox and Courtenay Districts, considered one of the best agricultural and dairying sections of Vancouver Island. Sixty miles long, with an average width of seven miles, between the sea and the mountains, is a bench of undulating land admirably adapted to cultivation. Parts of it are heavily timbered, and there are many marshes and beaver meadows easy of reclamation. Several valleys cut through from the mountains to the sea, and these are specially fertile. All of this bench land will produce crops. Where it is too light for growing cereals or roots, it will give returns in hay and alfalfa. The growth is marvellous; a bit of burnt land sowed with grass seed will become a tangled mass of vegetation within a year. Cattle fatten on the native grasses and vetches in a wonderfully short time. Butter making and poultry-raising are carried on as adjuncts to the regular farm work, but so far have not been engaged in systematically. A good local market for everything produced is afforded by the Union coal mines, with headquarters at Cumberland. These mines employ between 1,000 and 1,500 men, who, with their families, are good customers of the neighboring farmers, paying liberal prices for everything they consume. Apples, pears, plums, prunes, cherries and all small fruits are cultivated to a limited extent, and all produced is of excellent quality. Much of the wooded land in Comox District is easily cleared, being chiefly alder, and the swamps are not difficult to drain. The swamp bottoms are remarkably fertile, producing splendid crops of grain and vegetables.

Salt Spring Island, 50 miles from Victoria by water, contains 45,000 acres of land and a flourishing farming and fruit-growing population. It is a very choice district for agriculture in all its branches. Fruit-growing, dairying, sheep raising and poultry keeping are all carried on successfully, and good prices are obtainable at the various harbors on the Island. The climate is mild, and there are more people on Salt Spring Island than on all the other Gulf Islands combined. Excellent steamship service is had through the C.P. Railway Steamship Company, and additional service is expected through the B.C. Electric Railway's boat. There are

a number of churches and schools on the Island, and it is in every way imaginable a delightful and profitable district to live in and carry on agricultural pursuits. The fishing and shooting is superb.

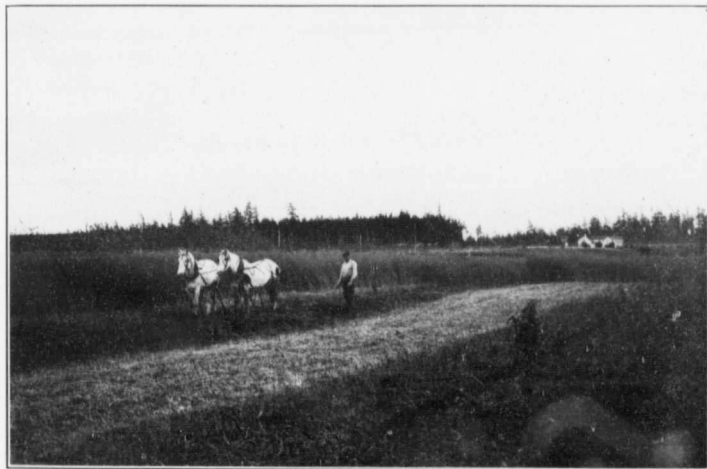
Alberni Valley, at the head of Alberni Canal, (with its two towns of Alberni and Port Alberni), about 20 miles long, and from six to eight miles wide, is destined to become an important district from an agricultural standpoint, as it is the centre and natural distributing point for a large and rich mineral district. It is 134 miles distant from Victoria and 55 miles from Nanaimo, and is connected with the latter and Victoria by the E. & N. Railway. A very large area of good agricultural land can be brought under cultivation by clearing and drainage. The soil generally is a clayey loam and very productive, being well adapted for fruit-growing and dairying. A very considerable part of the fertile Alberni Valley lies within the Esquimalt & Nanaimo Railway Grant, and is included in the areas which the Company will render fit for cultivation and offer for sale to settlers.

Some of the Islands in Barkley Sound, near the Pacific Cable Station and the whaling station are fairly well adapted to sheep raising. At Bamfield considerable progress has been made in land-clearing lately, and the nucleus of a flourishing farming community established. This district includes the Pachena Valley and the Pachena Beach, just south of Bamfield, and a country which is rapidly being filled up with the very finest class of settlers. Picturesque homes have been built along the creeks; the opportunities for fruit-growing, truck gardening and poultrying are excellent, the soil being of the finest kind and the climate being excellent. Bamfield is only three hours from the railway terminus at Port Alberni, and all produce can be sent there and marketed by launch. Bamfield and Pachena Bay, and the Pachena Beach country is certain to soon become more widely and permanently known than heretofore, and its future is undoubtedly a very fine one. Nitinat Lake, so called, although really a salt water inlet from the Pacific Ocean, has much to offer settlers seeking favorable locations adapted to fruit, orchard, poultry and hog raising; whilst the demand for market garden produce is entirely unsatisfied, practically everything being at present imported.

The Clo-oose River is a charming trout stream, with wide naturally cleared pasture flats on either side. These flats are black loam, and the natural growth of meadow hay is both good and plentiful—they await but the advent of the plough—and the most



Sheep on Vancouver Island Farm



First Rye Crop in May—Vancouver Island Farming

prolific crops of roots and other vegetables have been raised here. The only drawback to these flats—if so it can be called—is the fact that during the extra high tides in December they become flooded. The forest land immediately beside is high and sloping and offers excellent sites for dairying, fruit, orchard and hog raising.

Hitherto this locality has been difficult of access, but the Canadian Northern Railway is now building on the Nitinat River, at the head of the Lake, and roads are also now under construction and vehicular traffic can come at present within six miles of the Lake. Ucluelet District has a splendid future before it as an Agricultural and Horticultural centre, and is being rapidly settled up by a high class of men and women. In the inlets of Clayoquot Sound, and about Clayoquot, there are a number of good areas of agricultural land, and in Rupert District, between Cape Scott and the West Arm of Quatsino Sound, there is considerable meadow land, some of which is low and swampy. Apart from these areas, the bulk of the land is covered by timber leases and licences, and is not open to settlement. South of Barkley Sound, in and about Port San Juan, and Port Renfrew, there is considerable land, but it is all heavily timbered and difficult to get at, owing to the absence of roads.

At Nootka, on Nootka Island, quite a number of settlers are located, and there is considerable land still open there for pre-emption. While this is one of the new outside district settlements, it has a very excellent future before it, and the land, when cleared, raises excellent root crops and hay. Like the Ucluelet District, there is considerable meadow land, and some of the pre-emption land is lightly timbered, and other portions of it can be drained and made ready for cultivation.

At Holberg and in the San Josef Valley, a large number of settlers have taken up pre-emptions, and this district bids fair to be one of the most thriving agricultural settlements in the Island. At Quatsino the land is mainly covered by timber, but once cleared it is extremely productive.

In the vicinity of Shushartie Bay and Cache Creek there are large areas of farming and grazing land which are comparatively open. The character of the country is diversified, but the greater portion is well timbered and watered, with many patches of open prairie and grazing lands. These estimates do not include the extensive valleys of the interior which remain unexplored, but which, according to the reports of prospectors, timber cruisers and trappers, will be found equally available for settlement.

There are numerous islands in the straits which separate Vancouver Island from the Continent, many of which support prosperous communities of farmers and fruit-growers. The climate is mild and equable, and, being sheltered from the north winds, the more delicate varieties of fruits and vegetables do well. Apples, plums, pears, peaches, apricots, nectarines, grapes, figs, melons, tomatoes, corn, etc., grow to perfection. Sheep-raising is one of the chief industries and is highly profitable. The more northerly islands are, as a rule, densely timbered, but many clearings have been made which demonstrate the soil to be first-class, capable of producing general crops of all kinds, including apples and small fruits.

AGRICULTURAL RESOURCES OF VANCOUVER ISLAND

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

Dairying is a profitable and growing industry, Vancouver Island affording exceptionally favorable opportunities for that branch of agriculture. The local market absorbs the whole present output and is still far from being fully supplied, while the progress of mining, lumbering and fishing is constantly creating new demands, and the Oriental trade, (as yet in its infancy), assures a continuance of good prices for very many years.

To the man who is conducting a mixed farm, as well as to the dairy farmer, the keeping and breeding of hogs is an important and profitable item. A dairy farm milking from 5 to 12 or more cows has an enormous quantity of skim milk to dispose of, and this can be rapidly turned into fine dairy-fed pork. Many dairy farmers do not breed any pigs, but buy them from the mixed farmer as their cows come into milk. The farmer who breeds young pigs can sell them at about six weeks old for \$3.00 each. The live weight price for dairy-fed pork and hogs is from 6 to 9 cents per lb., and the mixed farmer who keeps a few brood sows will be able to utilize all his roots and waste products in the shape of culled fruit, potatoes and all kinds of farm and garden refuse.

Horse-breeding, even in a small way, pays well. The farmer whose working team consists of a couple of useful Clyde mares should be able to raise two foals yearly without the working capacity of the mothers being seriously interfered with. These foals are saleable as yearlings at from \$100 to \$125 each, or if the

farmer has plenty of pasture, kept until they are ready for breaking and work.

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

Another important and profitable occupation for any land owner residing within reasonable distance of the railway is that of growing garden truck for the town market, sawmill, logging and mining camps. All kinds of vegetables can be raised and heavy crops produced providing a suitable soil is chosen. In some instances irrigation is resorted to with highly beneficial results. Amongst the most profitable crops to grow are early peas, beans, cabbages, cauliflowers, onions, and young potatoes, while in the autumn, celery, tomatoes, carrots and winter cabbage all fetch good prices.

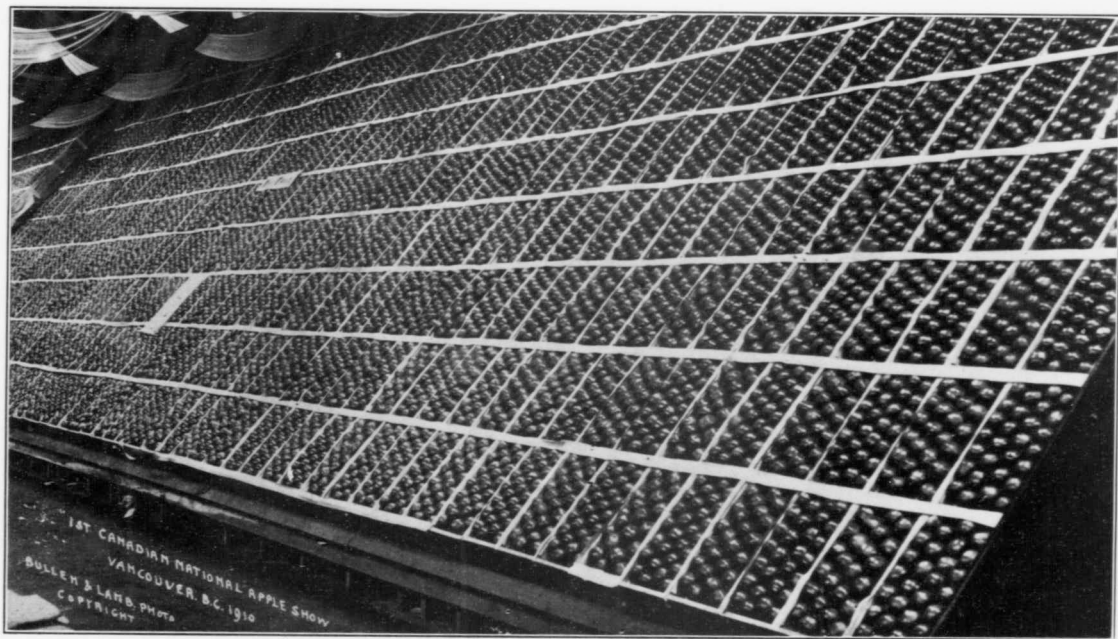
LAND CLEARING AND SETTLING

The cost of clearing land ready for breaking up runs from \$100 to \$300 per acre, the quality of the soil varying, the rule being the heavier the timber the better the land, but cleared and cultivated land is valued at from \$250 to \$600 per acre. Government land, uncleared, first-class, costs \$10 an acre; second-class, uncleared, costs \$5 an acre. This is land not set apart for pre-emptions.

To take up one of these bush farms a man should have, in addition to the first payment required on the land, at least two thousand dollars to expend on the following lines:

House	\$ 775 00
Barns and Outbuildings	240 00
Furniture	150 00
Wagon and Implements	150 00
Horses	220 00
Cattle	100 00
Pigs and Chickens	25 00
Fruit Trees and Seed	125 00
Fencing and Gates	50 00
Sundries and Reserve Fund	150 00
	<hr/>
	\$1,985 00

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



First Prize Car, King of Tompkins Apples

Exhibited by Victoria Fruit Growers' Exchange, First Canadian National Apple Show, September, 1910

Where alder bottom land can be gotten, or land lightly timbered, the cost of clearing is very much less than in heavy timbered country, and will range from about \$75 to \$150 an acre.

It will thus be seen that persons who desire a mild and beautiful climate, free from the rigors of winter, and who have a small capital to give them a start, can in a few years have a comfortable home, and by proper cultivation of fruit orchards, roots, crops, poultry-raising, dairying, etc., produce a revenue varying only with the individual efforts.

VANCOUVER ISLAND POTATOES HELP TO WIN THE STILLWELL TROPHY

The magnificent Stillwell Cup, valued at \$1,000, given for the best potatoes grown on the North American continent, was won by British Columbia potatoes at Madison Square Gardens, New York City, U.S.A., November 4th, 1911. Vancouver Island potatoes from several districts contributed to this really great victory. This trophy may be seen in the Botanical Chambers of the Department of Agriculture, Parliament Buildings, Victoria, B.C. There were 66 entries for the Stillwell Trophy.

Nearly every State in the United States, and every Province in Canada was represented at this contest, and the judge was Eugene Grubb, the noted agriculturist of the State of Colorado, U.S.A. The exhibit which gained the award and prize consisted of 101 varieties, and aggregated about one and one-half tons in weight.

The significance of this honor rests in the fact that soil capable of growing the best potatoes on a continent, is soil which cannot be surpassed for general excellence. It is a guaranty of the fertile nature of the land which cannot be denied nor doubted.

This exhibit was in competition with carefully selected displays from practically all the agricultural areas of the Continent, yet nothing was done in the way of soil preparation, and planting, so far as the winning display was concerned, the potatoes being selected just as they are grown year in and year out in British Columbia.

Potatoes grown in Vancouver Island are therefore in the world-winner class. The basket shown in the cut of the Stillwell Cup on the opposite page contain specimens of Vancouver Island potatoes. For size, color, edible qualities, freedom from rot, soundness, and all the elements which enter into the making of a perfect potato,



Stillwell Cup Trophy, Value \$1,000.00

Won by B C. Exhibit. Vancouver Island Potatoes Helped to Win It.

the British Columbia tubers have demonstrated their unquestionable superiority, and Vancouver Island contributed, with its splendid potatoes, to the result.

To Mr. W. E. Scott, Deputy Minister of Agriculture, who organized the exhibit, and to Mr. Asabel Smith, the "Potato King" of B.C., Mr. C. E. Stuart-Wade, of New Westminster, B.C., Mr. H. M. Johnson, of Vernon, B.C., and Mr. H. S. Lawrence, who collected, prepared, and showed the exhibit, belong the credit of this signal triumph.

Fruit Growing and Horticulture

THE newer orchards and fruit gardens have a high commercial value that is rapidly increasing. They are planted with the best varieties; cultivated and cared for by men who know the business and accordingly bring good profits to their fortunate owners. It may here be said that there is ample opportunity for hundreds more to engage in this profitable industry. On Vancouver Island, and its adjacent islands, fruit-growing is a science, and capital and experience are absolutely necessary in order to succeed. It is a mistake to suppose that inexperienced men with a little capital can make fortunes in fruit-growing.

ACTUAL RESULTS

The rapid growth of Victoria and all the cities and towns of Vancouver Island has increased the prices of land close to the commercial centres, so that the man of moderate means must go out on the lines of the railways and tramways to find land suitable for fruit-growing. By moderate means is meant not less than from seven to ten thousand dollars, and a man should have experience as well.

In the suburbs of Victoria the following results are authenticated: Four acres of strawberries produced 28,126 pounds of fruit, which sold for \$2,598 net, or \$650 per acre; half an acre produced 2,826 pounds, giving a net return of \$301; another grower raised 12,556 pounds of berries on one and one-half acres, which sold for \$1,228.60 net, or over \$800 per acre. These instances represent, of course, the results obtained by skilled horticulturists, and the profits are figured from orchards already paid for.



Strawberry Picking, Vancouver Island



Island Berries, Ready for Market

THE BEST VARIETIES OF FRUIT TO PLANT

Generally speaking, the best varieties to plant are as follows, given by a recognized authority: For apples, Duchess, Wealthy, King and Alexandra; for pears, Bartletts and Louise Bonnee; for plums, Pond's Seedling, and the Italian variety of prunes.

Strawberries are almost in a class by themselves. Gordon Head and Cadboro Bay make a specialty of early varieties, the crop being on the market before the middle of May, and reaching profusion about a month later. Bonnie Brae is also coming to the front as a strawberry growing centre, and has some fine orchards.

Fruit-packing has been brought to a fine art on Vancouver Island, the methods used being considered perfect by experts, and other countries are following her lead in this most important matter. Careless or dishonest packing it not tolerated, offenders being severely punished.

It is not possible to give exactly what the net profits to fruit-growers always are, as these vary from year to year, and depend on supply and demand and many other circumstances which are subject to change from season to season. Making allowance for interest on money invested, wages to the grower and his assistants, and all other incidentals, there remains a good profit to the experienced and scientific horticulturist every year. The market is a steady one, and the prices are always firm. The profit on apples, plums, prunes, pears, cherries, both sweet and sour, can be depended on, and the local market is never nearly supplied by the present output.

From 95 cents to \$1.50 a box on a 40-pound box of apples, \$1.70 to \$2.50 a box on a 24-pound box of sour cherries, 85 cents to \$1.00 on a 10-pound box of sweet cherries, 65 cents to \$1.25 on a 30-pound box of pears, 60 cents to 65 cents on 20-pound boxes of plums or prunes will represent fairly the average rate of profit for the last three years on these varieties of fruit, with a profit of from \$1.90 to \$2.25 a crate on 24-pound crates of strawberries.

The extension of the B.C. Electric tramways system, and the opportunities afforded by the E. & N. Railway and the Canadian Northern Railway for berry-raising within reaching distance of Victoria is certain to bring this branch of horticulture very much more prominently to the front in the near future.

The Cultivation of Bulbs and Flowers

THE very large average of daily sunshine, the small yearly average rainfall and the almost total absence of frost have made Victoria an ideal location for the cultivation of bulbs and flowers. During the past few years this business has grown very rapidly, although it is undoubtedly true that even these successes can only be looked upon as preliminary experiments, so large and important will the future achievements be in this delightful industry.

The same success has been met with in the cultivation and sale of cut flowers under glass. Last year almost all florists in the city, notwithstanding that they have been steadily enlarging their premises in every way, were sold out entirely, and found it impossible to keep up with their orders that poured in from all parts of the Pacific Coast and Western Canada. Tomatoes and lettuce grown under glass for winter consumption are also important factors in the success achieved in this business. Tomatoes, cucumbers and lettuce are sent from Victoria as far north as Fairbanks, in Alaska, and Dawson, in the Yukon. The prairies also provide a market as far east as Winnipeg.

Although several of the growers measure their glass houses by the acre, it is true that this year all the local lettuce was sold out by the beginning of May, and that the Southern product had to be imported at prohibitive prices.

There is no question that the phenomenal success of this industry is due to the fact that so much more sunshine is experienced in Victoria than in any other part of the North Pacific Coast.

Bee-keeping and the raising of honey on the Island is an industry which has been successful in different localities, some districts having made a high reputation for their products in that line. There is always a good market for honey, wherever it is obtained. The mild and open winters prevent the possibility of loss by freezing, and the steady spread of agriculture and cleared fields makes this branch of farming one of solid promise. Clover grows luxuriously all over the Island farming country, wherever planted, and apiculture will come to be a recognized phase of agriculture on the Island.



Among the Spring Flowers, Victoria, B. C.

Poultry Raising on Vancouver Island

THE climate of Vancouver Island is, for the most part, better suited to the successful carrying on of this industry than almost any part of the United States or Canada. Vancouver Island offering the exceptional advantage of a continuous supply of green food out-of-doors all the year round, places the Island at a great advantage when compared with that famous poultry country, California, for it has all California's advantages and has not the dry, intense heat to contend with that is prevalent in the summer in that country.

It is, then, established that Vancouver Island is, in so far as the climate is concerned, a suitable and desirable country for poultry-raising. Never have the prospects been brighter for the poultry industry than at present. The high prices will, no doubt, continue, and the man who uses common sense in taking care of his stock will have a good investment on his hens. We believe that the poultry industry is one of the best fields for a young man to enter who is not afraid to work, and who is willing to learn the business from the bottom up. The man who starts from a small beginning, with one breed, and works his way to the top, is the man who is bound to succeed.

The poultry industry has passed the point of being looked down upon, and is now regarded with favor by even the wealthier class, who have taken up the industry as a hobby. We need never fear that the market for poultry will be glutted, but, on the contrary, do not believe that the present generation will see the supply meet the demand.

We are often asked by those unacquainted with poultry-raising, or by the ambitious beginner, whether or not there is money in poultry. To such, our experience gives a direct yes, but attaches one essential condition, namely, that poultry-raising be managed with the same care and knowledge that is needed to make a success of any other legitimate business.

The following reasons are given why poultry should be taken up by farmers:



Poultry-raising is a very profitable industry on Vancouver Island

- 1st—Because the farmer ought, by their means, to convert a great deal of the waste of his farm into money in the shape of eggs and chickens for market.
- 2nd—Because, with intelligent management, they ought to be all-year revenue producers, with the exception of perhaps two months during the moulting season.
- 3rd—Because poultry will yield him a quicker return for the capital invested than any of the other departments of agriculture.
- 4th—Because the manure from the poultry house will make a valuable compost for use in either vegetable garden or orchard. The birds themselves, if allowed to run in plum or apple orchards, will destroy all injurious insect life.
- 5th—Because, while cereals and fruit can only be successfully grown in certain sections, poultry can be raised for table use or layers of eggs in all parts of the country.
- 6th—Because poultry-raising is an employment in which the farmer's wife and daughters can engage, and leave him free to attend to other departments.
- 7th—Because it will bring him the best results in the shape of new-laid eggs during the winter season, when the farmer has the most time on his hands.
- 8th—Because to start poultry-raising on the farm requires but little capital. By good management poultry can be made, with little cost, a valuable adjunct to his farm.

Vancouver Island is exceptionally suited for this industry, and is destined to become such a poultry centre as the Petaluma Valley in California. In Petaluma they clear only \$1.00 per bird, but on this Island \$2.00 can easily be made by each hen per year.

LAND REQUIRED

The land used for poultry should have good natural drainage, but at the same time it should be suitable for the growing of grass and clover, even in the dry season, as green food is a most important item in the fowls' ration.

To work up to 1,000 head of poultry, at least 10 acres would be required. The mistake is often made of keeping poultry too much on the intensive method, but although this may answer for a few years, before long it will be found that the land is becoming contaminated, and the poultry suffering in consequence.

In selecting land, see that water can be had conveniently.

MARKET

The market for eggs and poultry in British Columbia is tremendous, and the country is growing at such a rate that the production cannot begin to keep pace with the consumption. Better prices are paid for poultry products in this Province than anywhere else in North America, excepting Alaska and the Yukon, and these are markets we can have if we wish. With the climate and soil so well adapted to poultry farming, it is astonishing that more persons have not already taken up this industry, with the prospects there are in the business.

GENERAL

The three essentials of success: Proper equipment, good stock, and careful management.

Remember, it pays to feed well. Some persons can feed a fowl for \$1.00 a year, but if large numbers are kept, not more than \$2.00 worth of eggs will be received, whereas by feeding liberally at a cost of nearly \$2.00, from \$4.00 to \$4.50 worth of eggs are received.

Provide shade in summer where no trees are close.

Skim milk is a splendid food for fowls. It should be always fed sweet or else always sour, but never alternate.

Don't forget grit and shell. The latter is eaten very freely when birds are laying heavily, and eggs will be lost if there is any shortage.

Keep careful accounts of expenditures and receipts.

SUMMARY OF ADVANTAGES TO FARMER AND FRUIT-GROWER

All the cereals grow to perfection. Apples, cherries, pears, plums and prunes thrive especially well.

Berries of all kinds attain large size and excellent flavor.

Hops grow luxuriantly and the yield is of fine quality.

Flax of fine quality can be grown, of long, fine and silky fibre.

Cattle do well the year round on account of the mild winters.

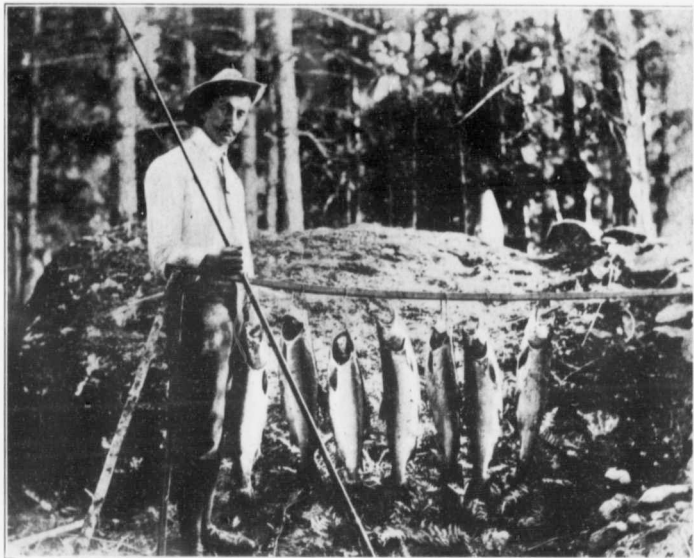
Sheep-raising is followed with substantial profits.

The raising of horses offers unusually good inducements.

Hogs do well and the market for them is always good.

Dairying is a leading industry on the Island.

Poultry-raising is carried on with the greatest of success.



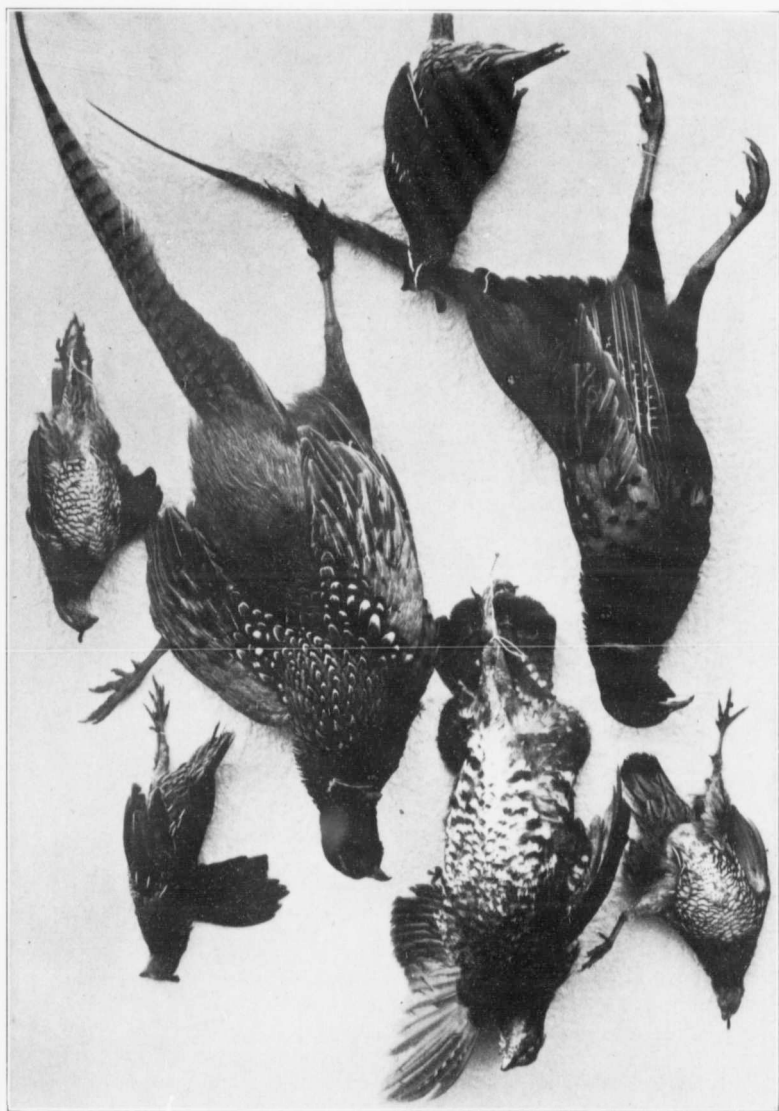
Salt Spring Island Trout

Hunting and Fishing

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

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

The numerous lakes and streams swarm with gamey trout that run from a few ounces as high as eleven pounds, Dolly Varden and silver char, while in the Straits, and the Pacific, are found myriads of fish in endless variety, from the 300-pound halibut to the tiny smelt. All the salmonidae afford good sport for trolling, and those generally known as trout, differing in size and color according to locality, but inhabiting both fresh and salt water, will rise to the fly and exercise the skill of the most expert angler.



Some Specimens of Vancouver Island Feathered Game
Mongolian Ring-necked Pheasant; Willow Grouse; Valley Quail

How to Pre-empt Land in British Columbia

ANY British subject, a widow, or single woman over eighteen years of age, who is self-supporting, or an alien who declares his intention to become a British subject, may take up pre-emptions in British Columbia.

Pre-emptions are free.

To take up a pre-emption of unsurveyed land, having located the quarter-section he wishes to occupy, the pre-emptor proceeds there and stakes it, and then records it in the Land Recording Division in which it is located, as shown on the accompanying map.

Place a post 4 inches or more square and 4 feet or more high above the ground—a tree-stump squared and of the proper height will do—at one angle or corner of the claim, and mark upon it his name and the corner or angle represented, thus: "A. B.'s land, N.E. corner post" (meaning north-east corner, or as the case may be), and shall post a written or printed notice on the post in the following form:—

"I, A. B., intend to apply for a pre-emption record of _____ acres of land, bounded as follows: Commencing at this post; thence north _____ chains; thence east _____ chains; thence south _____ chains; thence west _____ chains (or as the case may be).

"Name (in full).

"Date."

After staking the land the applicant must make an application in writing to the Government Land Agent of the district in which the land lies, giving a full description of the land, and a sketch-plan of it; this description and plan to be in duplicate. The fee for recording is \$2.

He shall also make a declaration, in duplicate, before a Justice of the Peace, Notary Public, Commissioner, or British Columbia Land Surveyor, in Form 2 of the "Land Act," and deposit same with his application. In the declaration he must declare that the land staked by him is unoccupied and unreserved Crown land, and not in an Indian settlement; that the application is made on his own behalf and for his own use for settlement and occupation, for agricultural purposes, and that he is duly qualified to take up and record the land.

Pre-emptions cannot be staked by an agent.

If the land is surveyed, the pre-emptor must make application to the Agent exactly as in the case of unsurveyed land, but it will not be necessary to plant posts, and the references regarding staking in the declaration will be omitted.

Every pre-emption shall be of a rectangular or square shape, and 160 acres shall measure either 40 chains by 40 chains (880 yards by 880 yards) or 20 chains by 80 chains (440 yards by 1,760 yards); 80 acres shall measure 20 chains by 40 chains; and 40 acres, 20 chains by 20 chains. All lines shall be run true north and south and true east and west.

When a pre-emption is bounded by a lake or river, or by another pre-emption or by surveyed land, such boundary may be adopted and used in describing the boundaries of the land.

Sixty days from the date of the pre-emption record the pre-emptor must enter into occupation of the land and proceed with improving same. Occupation means continuous bona-fide personal residence of the pre-emptor or his family, but he and his family may be absent for any one period not exceeding two months in any year. If the pre-emptor can show good reason for being absent from his claim for more than two months, the Government Land Agent may grant him additional leave of four months. A fee of \$2 is charged for the permit. Absence without leave for more than two months will be looked upon as abandonment of all rights and the record may be cancelled.

No person can take up or hold more than one pre-emption.

The pre-emptor must have his claim surveyed, at his own expense, within five years from the date of record. Following upon the survey, if improvements to the value of \$5 per acre have been made, 5 acres being cleared, the pre-emptor may procure a Crown grant in fee simple, on payment of a fee of \$10. The pre-emptor may secure the certificate of improvement and Crown grant after residence of three years.

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

The fee on recording is \$2, and for every record or certificate of improvement, \$2.

Mineral, coal and petroleum, and natural gas which may be found under pre-emptions does not pass under grant of lands. Timber lands are not open to pre-emption; 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, to each 160 acres.

No Crown grant can be issued to an alien who may have pre-empted or recorded by virtue of his declaring his intention to become a British subject, unless he has become naturalized. Heirs or devisees of a settler are entitled to a Crown grant on his decease, providing application is made within a year and other requirements of the Act have been complied with.

The Purchase of Crown Lands

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 40 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. 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 sale.

The minimum price of first-class lands shall be \$10 per acre and that of second-class lands \$5 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 per acre before any steps can be taken to acquire the second.

When application to purchase unsurveyed land is filed the applicant shall deposit with the Minister of Lands a sum equal to 50 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 25 per cent. of the purchase money on application and the balance in three equal annual instalments, with interest at 6 per cent. per annum. This class of land it is not necessary to stake, nor is advertisement necessary.

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

South African war scrip is not accepted in payment for Crown lands.

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	½ of one per cent. of assessed value
“ Personal Property	½ of one per cent. of assessed value
“ Wild Land	4 per cent.
“ *Coal Land, Class A	1 “
“ †Coal Land, Class B	2 “
“ Timber Land	2 “
“ Income of \$2,000 or under	1 “
“ Income over \$2,000 and not exceeding \$3,000	1¼ “
“ Income over \$3,000 and not exceeding \$4,000	1½ “
“ Income over \$4,000 and not exceeding \$7,000	2 “
“ Income over \$7,000	2½ “

*Working Mines. †Unworked Mines.

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 (to farmers only). Farm and orchard products, and income from farm.

On all incomes up to \$1,000.

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 for four years after record.

Moneys deposited in bank; minerals, matte, or bullion in the course of treatment; timber and coal lands under lease or licence 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 are taxed two per cent. on their gross value at the mine, less cost of transportation and treatment.

Crown-granted mineral claims are taxed 25 cents per acre.

A royalty of 50 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 licence, also a royalty of 25 cents per cord on wood.

SETTLERS' EFFECTS FREE

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, carts, 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, nor vehicles nor 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 by the Minister of Customs: Provided that any dutiable articles 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.

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, 60 allowed; if swine only are brought in, 60 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 old is also to be reckoned as one animal.

HOW TO REACH VANCOUVER ISLAND

From the United Kingdom.—Several lines of steamships ply between British and Canadian ports, and full and reliable information regarding routes, rates of passage, etc., can be obtained at the office of the Agent-General of British Columbia, Salisbury House, Finsbury Circus, London; the office of the High Commissioner for Canada, 17 Victoria Street, London, S.W.; the office of the Canadian Commissioner of Emigration, 11-12 Charing Cross, London, W.C.; the offices of the Canadian Pacific Railway, 62-65 Charing Cross, S.W., and 67 and 68 King William Street, E.C., London, or the Dominion Government Agents at Birmingham, Cardiff, Liverpool, Dublin, Belfast or Glasgow; also the offices of the Grand Trunk System, 44-45-46 Leadenhall Street, London, E.C., or 20 Water Street, Liverpool.

From the United States, through tickets may be bought to Victoria, Vancouver Island, over any of the transcontinental railways and their branches and connections.

From Oregon, Washington, Nevada and California, via Sumas, at the International Boundary, Nelson, Rossland or Vancouver.

From the Dakotas, Minnesota, Illinois, Nebraska, Iowa and Missouri, via the Soo-Pacific Line, entering Canada at Portal and Emerson, and connecting with the Canadian Pacific Railway, and thence to Vancouver Island.

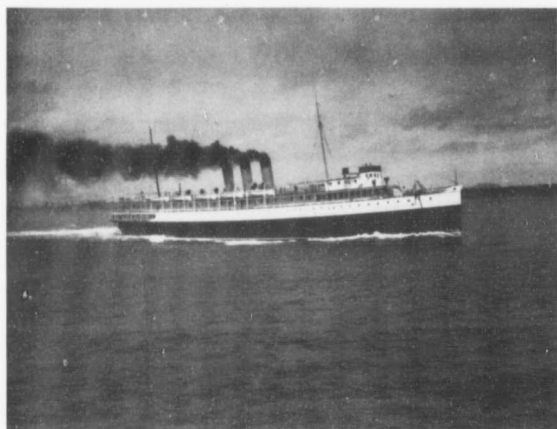
From Eastern States, via Montreal, Que., or Prescott, Ont., or via Niagara Falls, Hamilton, Toronto and North Bay.

From Eastern Canada—By Canadian Pacific Railway or Grand Trunk Railway System from Halifax, St. John, N.B., Quebec,

Montreal, or Ottawa, and by rail from Toronto and other points in Central and Western Ontario to Victoria.

The Canadian Northern Railway and the Grand Trunk Railway also sell through tickets from Eastern points via the United States railways.

Note.—The Government of British Columbia does not aid immigration in the way of assisted passage or special immigration tickets on steamship and railway lines. Applications for special immigrant rates should be made directly to the agents of the steamship or railway companies.



S. S. Princess Charlotte.

C. P. R. Coast Service.

Opportunities

For the employment of capital in new or existing industries and business concerns in and around Victoria, the following is a partial list:

- | | |
|--|-------------------------------------|
| Ship yards and ship building. | The establishment of car shops. |
| The smelting and manufacturing of iron and steel. | |
| The manufacturing of mining, lumbering and wood working machinery. | |
| Woollen mills, and especially the manufacture of blankets. | |
| Fruit canneries. | A watch factory. |
| A jam and preserve factory. | An automobile manufactory. |
| Apple drying factory. | Agricultural implement manufactory. |
| A hat factory. | Cigar box factory. |
| Piano manufactory. | A vinegar factory. |
| Woodenware manufactory. | A tannery. |

Pressed brick manufactory.

Brush and broom, nail, glass, match and can factories.

BRANCHES of the Vancouver Island Development League are situated at Alberni, Bamfield, Clayoquot, Colwood, Comox, Cumberland, Duncan, East Wellington, Fulford Harbor (Salt Spring Island), Holberg, Ladysmith, Nanaimo, Nitinat, Nootka, North Saanich, Oak Bay, Otter Point, Parksville, Port Alberni, Port Hardy, Port Renfrew, Quatsino, Ganges Harbor (Salt Spring Island), San Josef, Shawnigan, Shushartie, Sidney, Sooke, and Ucluelet, as well as the Home Branch at Victoria. All are in the Province of British Columbia.

Those wishing detailed information as to fruit-growing or farming conditions and possibilities in these parts of Vancouver Island are requested to write specially to the Secretaries of the Vancouver Island Development League there, naming the Branch of the League, as given above. All should have the letters "B.C." added to the address. Ask for prices of land, closeness to markets, rainfall, number of farmers or fruit-growers in the District, etc. Good roads and good schools are in practically all of the Districts.

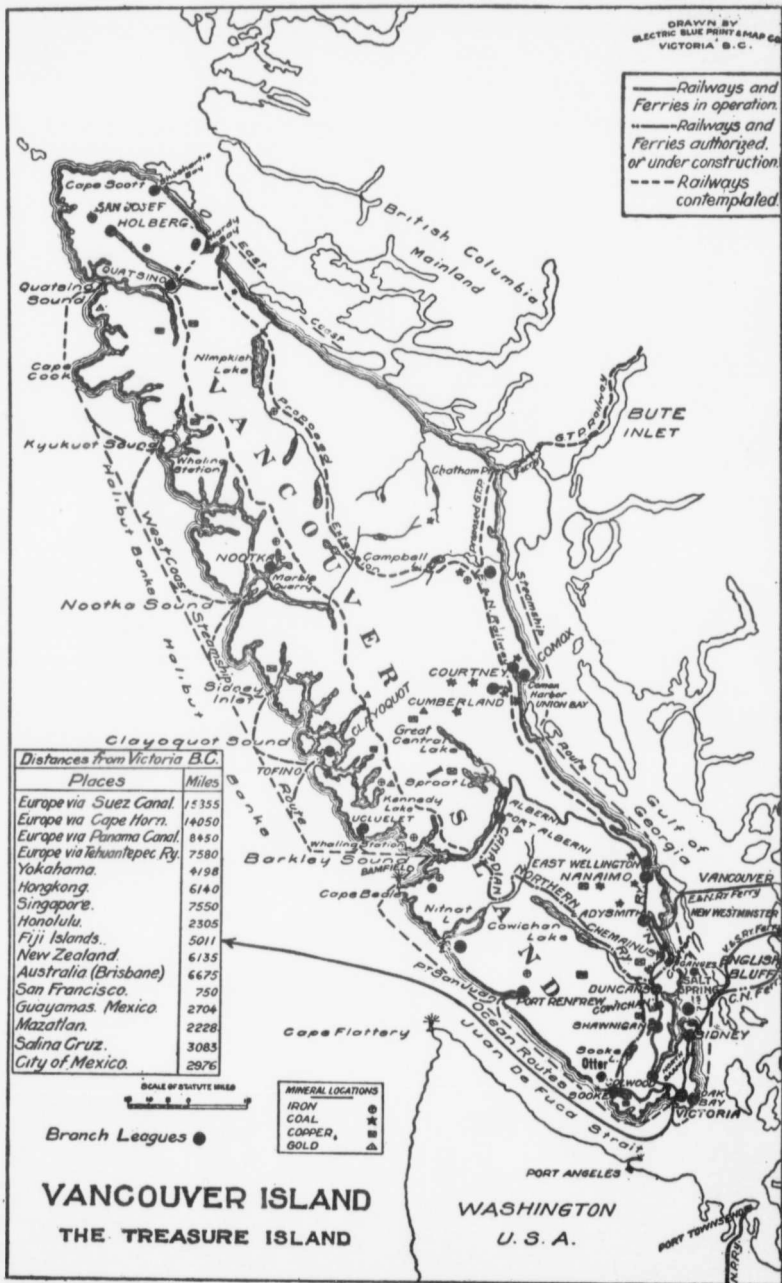
Books of general information will be mailed free by the Vancouver Island Development League at Victoria. These include books on mixed farming and farming in all branches, and special books on poultry-raising, fruit-growing, shooting and fishing, maps of Vancouver Island, a book on the City of Victoria, and Victoria leaflet showing progress for past ten years.

Persons coming to Victoria to take up farming in the outside Districts will be furnished with letters of introduction to the Secretaries in the various Districts, who will show them over the Districts. There is no charge whatever for information, literature, letters of introduction, or any services to intending settlers at the Home Offices at Victoria.

The League has nothing to do with employment outside of skilled farm labor and white domestic help. Farm labor commands from \$25 to \$35 a month and board for skilled help, and from \$10 to \$15 for unskilled. Domestic help get from \$20 to \$35 a month and board.

DRAWN BY
ELECTRIC BLUE PRINT & MAP CO.
VICTORIA B.C.

— Railways and
Ferries in operation.
- - - Railways and
Ferries authorized,
or under construction.
- - - - Railways
contemplated.



VANCOUVER ISLAND
THE TREASURE ISLAND

WASHINGTON
U. S. A.