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*The New Empire.*

v. 1 no. 2, 4, (1911)



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no. 4

# The New Empire

A Monthly Publicity Organ Devoted to the Interests of the Interior of British Columbia  
and Distributed in all Parts of the World

Vol. 1. No. 4

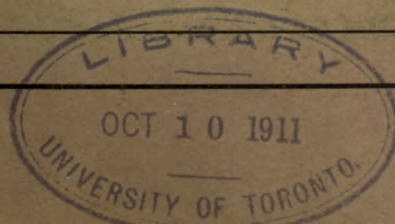
VERNON, SEPTEMBER 1911

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2,000 MEN—wage-earners and wage-spenders—will be employed in EAST PRINCETON mills and mines before the end of the year! Do you know what that means? It means homes for the men to live in and shops to support their homes. And it's men and shops and homes that make cities. And they always come where there are industries, mineral wealth, undeveloped natural resources, water power, railroads—opportunities!

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**RAILWAYS**—The Great Northern Railway supplies transportation facilities for the Similkameen Valley and when its line is completed to Vancouver, East Princeton will be within five hours by rail of the British Columbia Metropolis. The Kettle Valley Railroad, which is a part of the C. P. R., will enter East Princeton from the north. The completion of this line will give railway transportation from East Princeton, not only to Vancouver, but to Northern British Columbia.

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# The New Empire

(Published at Vernon, B. C.)

SEPTEMBER, 1911

A Monthly Publicity Organ Devoted to the Interests of the Interior of British Columbia.

Advertising Rates on Application.

Subscription, - - - \$1.00 Per Annum

Address all communications to

S. N. DANCEY,  
Vernon, B. C.



**E**VEN the most optimistic of us can hardly estimate the wonderful possibilities surrounding the Couteau Power Co. scheme. The people of the Okanagan valley learned with interest and pleasure that the property had passed into the hands of the Canadian Northern railway for this in itself is more reassuring.

It is possible to develop at Shuswap Falls power adequate to operate electric lines throughout the length and breadth of Okanagan valley as well as to furnish an abundance of light and power. For some time past the directors of the Couteau Power Co. have labored indefatigably with the financial side of the problem for this, after all, was the great obstacle in the way of actual development work.

But this difficulty has been removed with the passing of the holding interests into the hands of Messrs. McKenzie & Mann. These powerful nation builders must appreciate the value of the asset and what its development and utility mean not alone to themselves but to the Okanagan valley and its associated interests.

It is a patent fact that the Canadian Northern railway will build a branch line south from Kamloops to tap the Okanagan valley, and it begins to look as though a well organized system of electric lines penetrating every part of the valley will be used as a feeder for the lateral. Of course we have no definite announcement to this effect but after all it is the only deduction we can draw.

Transportation is a serious problem with Okanagan valley. At the present time we have good service at the hands of the Canadian Pacific railway, but competition amongst the carrier companies is what we are seeking. This alone can tend to place transportation tariffs on a moderate footing. The Couteau Power scheme will be an important factor in solving the transportation problems facing the people of the Okanagan valley, and the policy of Messrs. McKenzie & Mann will be awaited with keen interest.

**W**E have every reason to feel pleased and satisfied with the success that has attended The New Empire during the few months that it has been before the public. The generous character of the patronage extended as well as the sympathy and

encouragement that we have found at the hands of the general public have tended to make pleasant our paths and to serve as an incentive to greater and larger efforts.

The provincial press has treated us most hospitably and one has but to review the many kindly sentiments found in old country papers to know that The New Empire has made good in the mother land. There is a wonderful field before us and it requires earnest and consistent effort. Publicity is a difficult force to handle at times but we believe that we have the proper agencies and adequate support to make The New Empire a powerful publicity force at home and abroad.

**S**PEAKING editorially the Fruit Magazine has the following to say in the current issue:

"After a careful survey of the chief fruit-growing districts of British Columbia, we are able to state with a fair degree of certainty that the apple yield, while of good quality, will not exceed two-thirds of a full crop this year. Peaches are practically nil, Penticton being the only point from which any considerable quantity may be shipped. Cherries were good, particularly in the Kootenays. Plums and prunes are a fair crop, and apricots, though not extensively grown, are good. The Okanagan valley will probably ship about 300 cars of fruit all told."

**M**ERRITT and Nicola valley will earn a wonderful advantage as a result of the policy of the Kettle Valley railway to operate a train service up the Coldwater river valley this autumn. There is a wonderfully large and productive district up the Coldwater valley and the installation of train service means that Merritt will become more valuable as a distributing centre. The agricultural resources of the Coldwater district are not yet fully developed but there is the makings of a wonderfully productive district.

**I**T is not generally known, but the amount of land under cultivation in British Columbia and devoted exclusively to fruit represents 140,000 acres or an investment of easily forty million dollars. To say that one million acres of land is still available for fruit culture is to draw a conservative estimate. Of the lands under cultivation only fifteen per cent. are yet bearing, so that we can reasonably look for a yearly production of 7,000 cars when all the present orchards are producing.

**T**HE immigration figures as they affect Canada this year are somewhat startling in their magnitude. Canada is the land of opportunity, and thousands there are who are finding new homes here. But it is interesting to know that as great as is the volume of immigration there is room in Canada for many more millions of good industrious settlers and the tide of immigration can go on increasing from year to year with full justification.

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VIEW OF KELOWNA ONION FIELD—Where a Farmer Raised Thirty Tons to the Acre and sold them for \$25.00 per ton, making \$3,750 off his five Acres.

# Coldwater Valley Offers Wealth of Opportunities

BY S. N. DANCEY

## Kettle Valley Railway Will Open Up Rich Land.

WITH the institution of railroad service up through the Coldwater river valley leading out of Merritt a new era will dawn for the settlers of that district. For years they have labored in the midst of conditions that were anything but encouraging but perseverance has triumphed before and it will triumph again.

Many there are who think of the Coldwater valley as a barren field where the ravages of winter sap the life blood of the ordinary white man and where the summer frosts kill off vegetation and growth to such a degree that cultivation is well nigh an impossibility. But a more far-sical theory it would be difficult to conceive.

One has but to study conditions up the Coldwater to know that it is a productive valley and that its soil is rich in quality and volume so much so that the few ranchers who have lived and labored there for years have been able to produce wheat and other products on a par with some of the better known valleys of the province. One rancher who lives twenty miles from Merritt and whose land is situated at an altitude of nearly

four thousand feet owns and operates an orchard that would do credit to some of the exclusive fruit growing districts. This man is Martin Olson and in every department of his ranch he has created a good record so much so that many and tempting have been the offers for his property.

Even up towards the headwaters of the Coldwater vegetation is a real live issue. Del King owns a ranch just six miles this side of Railway Pass where the Kettle Valley railway crosses to the Tulameen and Otter river valleys. He grows hay and grain in abundance and his only difficulty in the past has been the absence of transportation.

Another rancher, William Hicke, still several miles farther up the valley, has made the same favorable showing and conclusive is the evidence of the resourcefulness and richness of the district in its plant and vegetable life. Of course no one contends that the more tender varieties of fruit will grow successfully in the Coldwater valley; but for mixed farming, for wheat or vegetation, for hardy fruits or for live stock raising the Coldwater valley has few equals and no superiors.

Transportation has been the problem of the past. The farmers have been face to face with long heavy hauls in order to market their produce and for years they have waited patiently by until the railroads would come to open up the district and to place it in touch with the outside world. The very hills have cried out for transportation for timber and mineral wealth abound there as well, and now that the Kettle Valley railway has opened up the door to let in the sunshine of modernism with all its conveniences and agencies the Coldwater valley will find an important place amongst the producing valleys of this fertile province.

The timber wealth of the Coldwater valley is worthy of serious consideration. For miles one can travel through a country covered with the finest class of timber and the installation of mills will now be but a matter of organization. The Brooks-Scanlon timber interests have long since controlled the timber resources of this district and they plan to operate on a progressive basis. At one time they organized for the building of a large sawmill with a big capacity but then the problem of transportation loomed up on the horizon of the future and obliterated all plans.

Other timber interests went into the district and came out convinced that the timber wealth was paramount, but they too met the same difficulties and treated them in the same manner. But at last that great engine of development and opportunity has come in the railroad and it will only be a few months before huge sawmills will be operating at different points in the valley. The erection of large mills would be fully justified because the timber resources of the district are exceedingly extensive. Even when these have been exhausted there are a number of tributary valleys that offer the same opportunities for the lumber king and the logs could be brought to the cutting base with great ease and with little expense.

But agriculture and timber are not the only things that enter into a consideration of the future of the Coldwater valley. For years it has



The Olson Ranch.

been known that coal existed in large quantities but the operators did not feel justified in making a very large sacrifice because of their inability to reach the outside markets. Other minerals have been found in large quantities as well. Then too the railroad will provide an outlet for the mineral interests situated in the Tulameen district and at the head of Granite Creek.

Aspen Grove is rich in mineral and agricultural wealth and the Kettle Valley railway will give the much needed transportation. Some of the better known mining engineers who have studied conditions say that the Aspen Grove copper camp is one of the largest and wealthiest in the west and the results that have been accomplished by the men who have exploited the district fully confirm this theory.

The railroad will build a spur into the mining camp and it is reported on good authority that one of the larger of the holding companies will build a smelter to treat the ores. The outside world little knows what transpires in some of these more remote camps, remote not so much in actual mileage as in the difficulty with which they are reached, but it is a matter of actual record that nearly one million dollars has already been spent in developing some of the copper properties of the Aspen Grove district. There are close onto six hundred claims in all and the district has been a generous contributor to the revenue of the province as represented in licenses and tolls.

Then too the Voght valley is tributary to the Coldwater and many and valuable are the ranching properties there. But one could spend hours and pages in doing justice to the Coldwater and its tributary valleys. Suffice to say that the introduction of the railroad will open up a wonderful district, rich in mineral, timber and agricultural wealth, and will but to furnish another evidence of the wonderful wealth of British Columbia as it is wrapped up in valleys that are not known to the world because of the absence of a means of reaching them with facility and studying conditions. The government has spent thousands of dollars in building roads up the Coldwater valley and wagon roads are as important as railroads. The greater and more extensive the utilities placed at the disposal of the settlers the sooner will the resources of the Coldwater valley be made known to the outside world.

It was Edward Blake who said that British Columbia was a sea of mountains and a first glance would

give that impression, but when you seek out the inner recesses of those hills and penetrate the valleys you find soil that will grow the best of everything and you come face to face with conditions that offer unlimited opportunities for the farmer, the prospector, the live stock breeder or any man of industry or enterprise. The Coldwater valley must come into its own.

The addition to the Kalamalka hotel at Vernon has been completed and this hostelry is now amongst the finest in the upper country. Modern conveniences have been installed in all parts of the building and the color effect of the exterior decorations is particularly striking. Mine Host McAuley is always apace with the times and the travelling public appreciates his industry and progressiveness.

This summer a rancher at Penttonton gathered 5,300 pounds of apricots from 100 trees. After paying the cost of boxing and packing he realized a little over eight cents a pound for his crop.

"What on earth's the matter? Cut yourself while shaving?"

"No-o. I should say that I shaved myself while cutting."

The late Sylvanus Miller, civil engineer, who was engaged in a railroad enterprise in Central America, was seeking local support for a road and attempted to give the matter point. He asked a native:

"How long does it take you to carry your goods to market by mule-back?"

"Three days," was the reply.

"There's the point," said Miller. "With our road in operation you could take your goods to market and be back home in one day."

"Very good, senor," answered the native. "But what would we do with the other two days?"

A lady in a Southern town was approached by her colored maid.

"Well, Jenny?" she asked, seeing that something was in the air.

"Please, Mis' Mary, might I have the aft'noon off three weeks from Wednesday?" Then, noticing an undecided look in her mistress's face, she added hastily—"I want to go to my fiance's fun'ral."

"Goodness me," answered the lady—"Your fiance's funeral! Why, you don't know that he's even going to die, let alone the date of his funeral. That is something we can't any of us be sure about—when we are going to die."

"Yes'm," said the girl doubtfully. Then, with a triumphant note in her voice—"I'se sure about him, Mis', 'cos he's going to be hung!"

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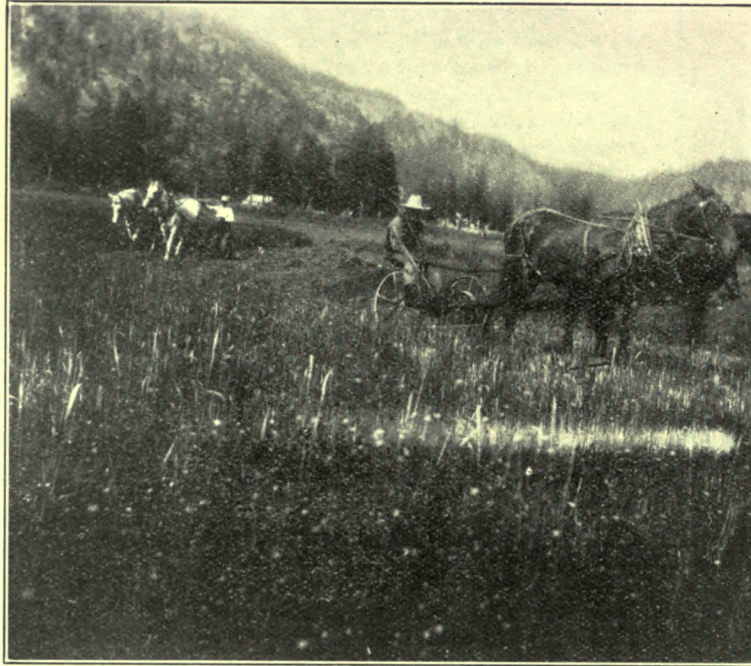
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# Merritt and Nicola Valleys Are Prospering Well

## Past Month Shows Splendid Activity in all Branches of Industry

**C**ONDITIONS throughout the Nicola valley during the past month have been fully reassuring. In every branch of social and industrial life there has been splendid activity and though it may have been a little quiet in realty circles still this was more than satisfied by the record of other branches.

Not for years have the crops been as good as they are this year and the farmers are happy and contented. There has been lots of moisture and warm sunshine to promote growth, and the result is an unusually large yield in almost every quarter. This will have a healthy effect on business and commercial interest throughout the valley.

In business circles conditions have been a little quiet but this is usual for this time of the year. Merritt merchants report an improvement during the past week or so and there is every prospect of an increased volume of business for the fall and winter seasons. The fact that construction has been moved so far from the city has had something to do with the slack but the town is fast recovering.

In mining circles there is good healthy report. The various coal properties are as busy as they can be and shipments from this port are increasing all the time. The Diamond Vale is not doing much in the way of shipping but plans are well laid for big operations in the near future. In other branches of mining there has been a noticeable activity and this is particularly true of the gypsum where large foreign interests have secured control of the properties and are organizing for extensive work.

Railroad construction is pretty well removed from the city. Twenty miles of steel has been laid out of Merritt and the thirty mile section will be completed by the end of September. Not until next spring will work be resumed at this end and then it will go ahead vigorously. The Kettle Valley announce that they will instal a train service up the Coldwater in the early autumn and this will mean a mighty convenience as well as a boom to Merritt and its varied interests.

A fine new stable has been erected by the Nicola Valley Livery Co. in Nicola. For some time past the business of this well known concern has been growing so rapidly that the quarters that have served for so many years were far inadequate to cope with conditions. Traffic out the Princeton road has reached large proportions and in order to take care of this department as well as the general business an increase was necessary.

Just to show what a little honest effort will do if well placed the directors of the Nicola Valley Agricultural association have announced their second fall show for September 7 on bigger and better lines than ever. This institution is but in its second year and if its past record can be accepted as a criterion there is surely a bright and profitable future before it.

Robert Henderson's gypsum properties in the vicinity of Merritt have been sold to an English syndicate and operation on an elaborate basis is promised. The capitalists are seeking to purchase all gypsum properties in the district and there are quite a few of them. This industry promises to have a premier position amongst the industries of Nicola valley before many moons.

With the Pooley ranch just outside Nicola sub-divided homes will be provided for many new settlers with their families. There is no finer piece of land in the district, and cut up into ten and twenty acre blocks it will be possible to operate successfully either in agriculture or live stock raising.

Still another church building has been placed at the service of the citizens of Merritt. It was only a few Sundays ago that the members of the Catholic faith opened up a fine new edifice for worship and this makes in all four churches in the new town.

Merritt now boasts a moving picture theatre. The citizens of the Nicola valley capital are surely progressive in spirit.

The headwaters of the Tulameen and Granite creek are beckoning many prospectors these days and it is reported that rich and extensive mineral deposits exist there. One prospector says that there is more ground for mineral east of the Hope mountains than in Steamboat district.

English capital is interested in a poultry farm located between Nicola and Quilchena and a large number of birds have already been imported. The plans of the company are to produce at least 500 eggs every week. The place is well adapted to chicken raising it being very productive in feed.

A telegraph line is being installed in the Coldwater river valley and it will extend from Merritt to Brookville, a distance of thirty miles. This should prove a wonderful convenience not alone for the railway company but for the residents of the valley.

### NICOLA MINES BUSY.

The mines of the Nicola Valley Coal and Coke Co. at Middlesboro continue to work on a growing scale. Upwards of seven hundred tons of coal are being mined daily and with the recent discovery of a new and well stocked seam it will not be long before the daily production will be well within the thousand ton mark. Coal Hill Syndicate is also shipping considerable coal every week and when the plans of the operators have been fully matured this well known property should be well up on the shipping list. Work on the Diamond Vale properties will shortly be of a considerable magnitude and taken all in all the conditions surrounding the Nicola Valley coal fields are fully reassuring.

The little town of Savona on the shores of Kamloops lake is a busy place these days with the C. N. R. construction in full swing. Laborers are pouring into the town every day and buildings are being erected. Permanent camp quarters have been placed across the river,

# Canadian Northern Is Rushing Construction

## Tracklaying Already in Progress on Some Sections of Line

Track laying on the main line of the Canadian Northern Railway from Port Kells eastward towards Hope was started a few days ago. A modern track laying machine is being utilized. The company has thus far not built the six mile gap between Port Mann and Port Kells, the delay being ascribed to a deal now pending whereby the Canadian Northern will acquire the line of the Great Northern Railway now connecting those places. The line in question is virtually no longer needed by the Hill road as its trains to and from the south are routed by the new cut off via Boundary Bay.

The Canadian Northern track laying gang has laid the main line track the first day half a mile east of Port Kells and work is now being concentrated on the laying of a spur into an adjacent gravel bank where a steam shovel is fast making a large opening. The gravel to be extracted will be used in ballasting the main line eastward. A week will probably lay the line eastward. Track laying on the main line has been resumed and will be pushed with despatch as far as Sumas, where a few rock cuts remain to be completed before a clear way for the graders will extend to Chilliwack. Ninety-eight per cent of the grading between Port Kells and Chilliwack has been completed.

Mr. T. H. White, chief engineer of the Canadian Northern, is in the upper country where large camps in connection with construction are being established. Carloads of plant and horses are also being unloaded at convenient points along the C. P. R. for distribution along the route. A start at actual construction has been made by section gangs at various points, but at least two or three weeks will elapse before operations are in full swing. Ashcroft and Savona as a result of the extensive work to be carried out are enjoying a veritable boom. The population is growing every hour and hotel accommodations are at a premium. Scores of shacks are being built and several hundred people now find shelter in tents.

News of the rapid progress of construction on the main line of the Canadian Northern Railway west of Edmonton was conveyed by Andrew Laidlaw, a well known mining operator of Spokane, who returned from an inspection of his coal mining interests in Jasper Park, in the foothills of the Rockies.

Taking advantage of the facilities afforded by the Grand Trunk Pacific for shipping in material and supplies the rival line has been able to make relatively faster speed than the former. According to Mr. Laidlaw,

the Canadian Northern line has now been graded and track laid to a point forty miles west of Edmonton and only eighty-five miles from Yellowhead Pass which it is said will be reached late this fall. Both roads parallel each other for miles, especially in the last stages of the route to the summit of the Rockies.

Johnny Williams had been "bad" again.

"Ah me, Johnny!" sighed his Sunday school teacher, "I am afraid we shall never meet in Heaven."

"What have you been doin'?" asked Johnny, with a grin.

"One can accomplish much by utilizing spare moments." "That's right. That tall girl yonder has read seven summer novels this season while she was dummy at bridge."

A hydrochondriac friend from the country, who was staying with a doctor at the shore in the hope of obtaining relief from dyspepsia, was one day taking a walk along the beach with his host. "I have derived relief from drinking a tumbler of salt water fresh from the tide," said the invalid, solemnly. "Do you think I might take a second?" The doctor put on an intent expression, and glanced out across the wide expanse of rolling surf. "Well," said he with equal seriousness, "I think a second would not be missed."



Picking Strawberries on Kelowna Benches.

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Kelowna Board of Trade. Kelowna, B. C.

# On the Benchland Around Kelowna

## Where Fruit and Sunshine Abound

BY J. F. SMITH in VERNON NEWS

ONE of the show sections of Kelowna which every visitor should see and, which, indeed, it is very safe to say, nearly every visitor does make it a point to see, is that known as the K. L. O. bench, a fine area developed and placed on the market by the Kelowna Land and Orchard Company. When this company was incorporated in 1904, the splendid tract of fruit land that now bears their name comprised an extent of mere undeveloped bare cattle range, bordering the bare cattle range, bordering the quime hay meadows which separated it from the town. With that eye of faith and optimistic foresight which is the one essential characteristic of the pioneer in land development, the promoters of the company, looked forward to the day, when these ranging places of cattle herds, these unappreciated pasture benches and bottoms, would be subjected to the arts of the fruit grower and the gardener, and would repay his care and attention by furnishing an abundant means of livelihood. The days of the fullest maturity are not yet with us, but, sufficient progress has already been made to fill the mind of the old resident with wonder at the formerly unguessed but now realized possibi-

ties of the district, and fully to justify the confidence of those who took the first steps towards development. The greater part of the property has been subdivided and sold, and orchards, at various stages of advancement, but all showing evidences of healthy growth, present to the visitor a most pleasing and promising series of converging vistas.

The K. L. O. estate comprises some 8000 acres, of which over 6,500 is fertile bench land, overlooking the lake and commanding a number of the splendid views of land and water, so characteristic of this portion of British Columbia. The company has reserved some 577 acres of this high land for use as a commercial orchard, thus not only showing their confidence in their own proposition, but providing an object-lesson in the capabilities of soil and climate on this property, which has been as convincing to intending settlers in the past as it will be valuable to themselves in the years to come. Partly as the result, no doubt, of this practical policy, much the greater part of the two benches has already been disposed of, and everywhere we see striking evidences of the diligent efforts, which are preparing to make this section one of the most productive in the Kelowna district. Two

hundred and ten acres of the company's reserve has already been set out in trees, and it is the intention to clear the timbered portion, and plant it all out. With this in view, a regular and systematic increase is made in the orchard area every year.

The main feature of the orchard, of course, will be apples, though a certain quantity of pears, plums and cherries will also be grown. It may be said, incidentally, that this year's cherry crop has been most satisfactory, the trees being simply loaded with the luscious fruit. Of the present 200 acre orchard, some 160 are apples, 20, cherries, 20 pears and 10 plums. The apple orchards are set with Crab or Jonathan fillers, the management being very strongly of the opinion that it is a sheer waste of valuable land not to grow quickly producing varieties, while the slower kinds are maturing. The Crab and Jonathan fillers materially add to the profits of the ranch during the period of waiting, and the fact that they require much the same kind of tillage and irrigation as the main apple trees tends to economy in handling. Such varieties as the Northern Spy, for instance mature so slowly that years of opportunity and substantial returns would be lost, if the filler system were not adopted.



A Sweep of Kelowna Bench Lands.

Other varieties which are planted in the K. L. O. Company's orchard are the Mackintosh, Spitzenberg, Newtown, Wealthy, etc.

The company supply their own seed for nursery stock and also the big demand by the K. L. O. lot-holders from their own nurseries, which, however, specialize on apples and pears, and do not touch the field of ornamental trees at all. Nor do they do much in cherries or plums, for which there is comparatively little demand. The seedlings are obtained from France in February, they are placed in the ground as soon as spring opens, are budded in July, and are ready for sale by the fall or the spring of the following year. Some 250,000 plants, of which 200,000 are apples, will be ready for the market this year.

The K. L. O. estate also produces hay for the feeding of its own stock, and to a limited extent, for the market. The crops attained are, in general, most satisfactory, 3 crops giving 6 tons of Alfalfa to the acre, and 2 crops of clover and timothy not infrequently producing 3 tons to the acre. As it does not cost more than \$3.50 to put up and stack, and as the price of hay ranges commonly from \$20 to \$30 and higher per ton, it is easily seen that the man with hay land is by no means the least fortunate of the dwellers in the Okanagan. In fact, conversation with a large number of ranchers in various parts of the valley has made it

clear to the writer, that there is a very general tendency to a high degree of optimism as to the future of hay. The tendency to intensive farming on a ten or twenty acre orchard, is certain to increase the local demand, while, it, as certainly decreases the supply, and, all things considered, the owner of productive meadow lands has a good or better proposition than the fruit man.

The K. L. O. benches are supplied with water by a irrigation system, under the management of a subsidiary company, the Canyon Creek Irrigation Company. The water is brought from a reservoir, 20 miles distant, on the headwaters of Canyon Creek, at the foot of the Little White Mountain, just a few miles away from the reservoir of the Southern Okanagan Land Company. Another reservoir is now being built about a quarter of a mile above it, and the system is so planned that still further storage basins may be constructed later on to keep pace with the development of the property. It comprises about 3 miles of concrete main, as well as about 9 miles of ditches. Domestic water is laid on all over the benches, derived also from Canyon Creek, but conducted by special pipes, and, incidentally, it may be said that it is considered one of the best domestic water supplies in the Okanagan.

The K. L. O. bench, is perhaps the oldest of the newer fruit growing sections surrounding Kelowna, leav-

ing out of consideration such pioneer orchards as those of Messrs. Stirling and Pildham, etc. Its commanding position, the splendid outlook obtainable from so many of its sites, its comparative freedom from spring frosts, and the mildness which permits flowers to bloom there from three to four weeks later than on the flat, are some of its distinctive features. It may also be noted that, an account of the maturity of a great many of its orchards, clean cultivation, that goal of the hopeful horticulturist, is much more generally practised than in less advanced districts, and, indeed may be said to be rather the rule than the exception. It boasts also some properties, for instance, those of Major Lindsay and Mr. J. S. Reekie, which have reached a stage of growth and productiveness, in which satisfactory returns may be depended upon, and which afford to the enthusiastic Okanaganite most concrete evidence of the splendid possibilities of this valley. It is when inspecting estates of this kind, orchards which are now coming as it were into their own, that one begins to realize the glorious future before the fruit-growing industry, and to feel the full force of the conviction that, when the years of waiting for maturity are over in so many developing properties all over the district, the Okanagan will, indeed, be the Happy Valley, the garden section of the province, a land of general prosperity and increasing productiveness.

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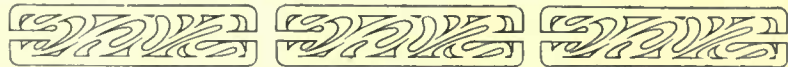
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# Value of Fruit Land

Victoria Times Makes Interesting Comment on H. P. Lee's Article.

THAT the special article prepared by H. P. Lee of the Wood Lake Fruitlands Co. under the title of "Are Fruit Lands Worth Three Hundred Dollars an Acre" has attracted widespread attention is evidenced by the effort of the Victoria Times which devoted upwards of one column of editorial space to a discussion of Mr. Lee's arguments. This goes to prove that the fruit land question is a live one in British Columbia and particularly so as it affects the Okanagan and Kootenay valleys. The Times editorial is herewith reproduced in part:

In a carefully argued and well written article in the July number of The New Empire, published at Vernon, Mr. H. P. Lee answers the question "Is Fruit Land Worth Three Hundred Dollars an Acre?" Mr. Lee argues, of course, concerning the land in the Okanagan valley and the substance of his demonstration, which by the way is conclusive, is that the land is worth that much because it produces results which pay good interest on money invested at that price. No one who has studied the fruit land question in the province will be disposed to controvert his argument, but many will be inclined to ask why is fruit land not selling for much more than \$300 per acre? Lands in the Kootenay lake valleys sold recently for as much as \$1,000 per acre, though it must be admitted that the residential advantages of the locality somewhat enhanced the price.

But there is no reason why all the fruit lands in the province should not, in the near future, sell for \$1,000 per acre. Fruit lands in the Wenatchee valley, less than half a thousand miles south of British Columbia and in the same parallels of longitude, sell for from \$1,200 to \$2,000 per acre and for the same reason that lands in this province sell for high values—because they pay high interest on the investment. As is the case in every economic question, there must be reason for this remarkable contrast in values. It does not lie in the productive power of the land nor in the quality of the fruit produced, because, in

the first case, the provincial lands are equal in producing power, and in the second case the foreign fruit is not only not superior but is actually inferior in quality. Both these statements can be proved, the first by a reference to the productive returns and the second by the fact that the fruits of the province, and especially those of the Okanagan and Kootenay valleys, have taken the highest prizes repeatedly in competition in the world centres with the fruit products of the world.

Barring the fact—soon to be overcome—that the Washington fruit lands have been longer cultivated and orchards are more mature, the whole question is one of free markets. Freight rates to Winnipeg and the eastern markets are no more favorable from Spokane than they are from Vernon. If they are, the fault is not with the fruit growers and does not affect the question in the matter of our argument.

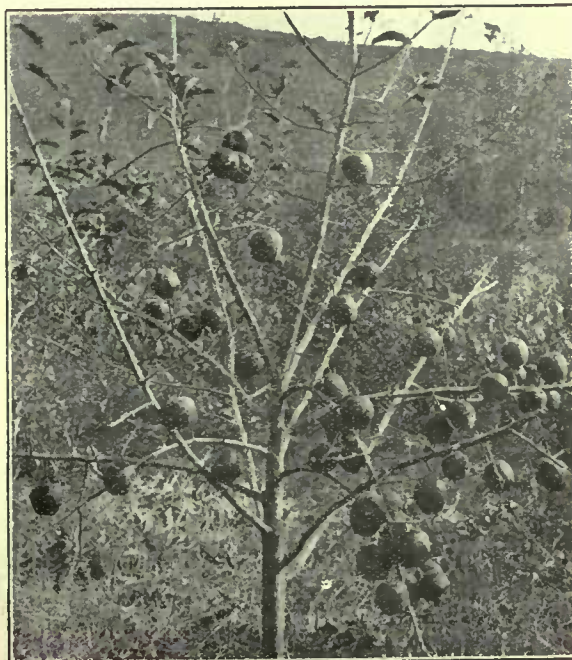
The fact is that the Washington producer has an open market and can ship his fruit anywhere he likes without combatting the handicap of a tariff duty. He, therefore, ships

his best fruits to the eastern markets and compels the Canadian importer to be contented with his second and third grades. The Canadian consumer must have these or go without fruit, and when he imports them he is compelled to pay the duty. It is always the consumer who pays the duty when other competition is equal.

Lytton is busier this year than it has been for some time. The influx into the Lillooet country is large this season and this combined with the activity preliminary to construction work on the Canadian Northern railway has tended to bring about the improved conditions. It is expected that the Canadian Northern will use Lytton as one of the bases of operations.

## PASSED AROUND.

"What are you looking so glum about, old man?" "Somebody stole Dawson's umbrella." "But should that worry you?" "It was stolen from me."



YOUNG TREE IN BEARING AT KELOWNA.

# Okanagan Lake Frontage is Limited

On the other hand the demand for it is not.

Obviously then **LAKE FRONTAGE** is good buying—I make a specialty of this class of property, improved and unimproved—and keep a launch for the special benefit of clients wishing to see such a property.



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**PEACHLAND, B. C.**



# Couteau Power Will Develop Wonderful Results for Okanagan Valley

Canadian Northern Railway Secures Control and Progressive Policy will Be Operated

ONE of the most important announcements of the year affecting the Okanagan valley was given out when it was made public that Messrs. McKenzie & Mann, of the Canadian Northern railway, had purchased the Couteau Power Co. There is much significance in the announcement for it means the early consummation of a scheme in which is wrapped up untold possibilities for the district. It means that the electric railway from Shuswap Falls to Vernon with the latter as a radiating centre reaching all parts of the valley will not long be delayed and that the Canadian Northern will use this line as a feeder for its great transcontinental system. It was only the other day that Messrs. McKenzie & Mann announced that their branch line from Kamloops through the Okanagan valley would be ready for operation as soon as the main line and it begins to look as though the acquisition of the Couteau Power

Co. is a definite part of the great scheme.

The Couteau Power Company found its inception in the efforts of W. C. Ricardo, G. A. Henderson and other prominent residents of the Okanagan district to provide a cheap and adequate means of transportation for the fruit grown in the fertile region through which it will pass, and to furnish cheap electric power for industrial and manufacturing purposes. A charter was obtained some years ago from the Provincial Government, and since then the promoters have been endeavoring to secure the capital necessary to carry forward this big undertaking.

A visit was made to Montreal last winter by Messrs. Ricardo, Henderson, Agur and Ashcroft, and as a result of their representations, Mr. Neilson, a well known engineer, came out to investigate and report upon the scheme. It is understood that his report was eminently satis-

factory; but for various reasons no action was taken, and this is the first intimation so far received that McKenzie & Mann were interested in the project.

The power for the line will be engendered at Shuswap Falls, about 26 miles from Vernon, and the electric road will pass through White Valley and Coldstream on to this city, and thence link up the various Okanagan towns, proceeding onward to Enderby on the north and Kelowna on the south. Cheap power and cheap light are leading features of the plan, and the great impetus which it will give to all lines of business activity is too apparent to require comment.

It will be remembered also that McKenzie & Mann have repeatedly announced their intention of building a branch line of the Canadian Northern Railway into the Okanagan from Kamloops, and have received a promise from Premier McBride that the government will assist them in this enterprise to the same extent that they accorded them for their main line through the province. The fact that this enterprising firm of railway builders have now secured the Couteau charter seems to indicate beyond all doubt that they have determined to push forward their entry to the Okanagan, and make the electric line a feeder for their railway.

All this spells progress and prosperity in the biggest kind of letters, and the residents of the Okanagan have good cause to rejoice over this extremely important announcement which means more to the district than can be easily estimated at the first glance. It means a big jump ahead along the line of prosperity for the whole valley, and will make Vernon an important railway centre for competing lines.

An Irishman with one side of his face badly swollen stepped into Dr. Wichten's office and inquired if the dentist was in.

"I am the dentist," said the doctor. "Well, then, I want ye to see what's the matter wid me tooth."

The doctor examined the offending molar, and explained:—

"The nerve is dead; that's what's the matter."

"Thin, he the powers!" the Irishman exclaimed, "the other teeth must be houldin' a wake over it!"

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VERNON, B. C.



# Farming and Horticulture



## Great Progress Made by These Industries in British Columbia

**T**HE following extracts from the last budget speech of the Hon. Price Ellison, minister of finance and agriculture, indicate in no uncertain manner the rapid strides which agriculture in all its branches is making in British Columbia:

In farming and horticulture 1910 was the biggest year the province has ever had. Last year Hon. Mr. Bowser in his budget speech was very pleased to announce that the produce of British Columbia under this head amounted to \$8,500,000. That, I believe, was a too conservative estimate, but it was a good output for a comparatively poor year. This year I am pleased to announce that the department of agriculture can show an output of home production of \$14,399,090, or an increase of nearly six millions of dollars. It is very difficult to arrive at exact figures, as the department must depend upon so many sources of information in order to arrive at an approximate result, but I think I am safe in saying that the amount I have given is well within the mark and may be depended upon. The officials of the department first took the figures they had received from the railways and express companies and dealers in farm products and from returns from farmers' institutes, and then checked these up in several independent ways, and in each instance the first estimate was substantially confirmed.

The very large home production and the increase over the preceding year are very gratifying indeed, especially to a farmer like myself who has always banked on our farming possibilities. I have here the details of production classified under the various heads, and I shall give them to the press, but I do not want to tire the House with them.

Briefly these totals are:

|   |             |
|---|-------------|
| Live stock .....                          | \$2,571,865 |
| Dairy produce, butter,<br>eggs, etc. .... | 3,645,405   |
| Grain and hay .....                       | 5,347,630   |
| Fruit .....                               | 1,939,110   |
| Meats .....                               | 675,475     |
| Eggs and honey .....                      | 159,447     |
| Miscellaneous .....                       | 60,162      |

Total .....

We have in the above such large items as horses, over \$600,000; cattle, \$1,136,000; poultry, \$335,375; butter, over \$1,000,000; fruit, nearly \$2,000,000; hay, almost \$4,000,000; and grain almost \$1,500,000; bacon and hams, over \$360,000; and milk, cream, etc., over \$2,500,000.

What in one sense is not, perhaps, so gratifying is that the imports of agricultural produce have been still greater than the home production, and amounted to \$14,960,904.

Comparing, however, the figures with those submitted last year by the minister of finance, the home production has almost caught up with the imported articles, despite the fact that the latter were over three and a half millions more than the year previous. The figures altogether show that there has been a great expansion of population in the province, because the total consumption of farm products in 1910 amounted to nearly \$28,500,000 in value, and in 1909 it was only about \$20,000,000, and in the latter I am allowing \$2,000,000 for what I believe to have been an underestimate last year. It means that there was at least \$8,500,000 more consumed by the population in 1910 than in 1909. If we figure \$80 as the consumption of agricultural products per head of the population and allow for the increased price of farm products it means that we added between 75,000 and 100,000 to the population in 1910, or a number equal to the entire population of 25 years ago. It is regrettable, of course, that we do not supply more of the home consumption than we do, but, however fast we may produce in view of the increasing population it will be a long time yet before we can fully supply the home market, and in any event there will always be a very considerable amount of agricultural articles in one form or another that we shall import.

We exported not more than \$1,000,000 worth of agricultural products, made up mainly of fruit. The fruit growing industry of the province is developing at a very rapid rate and bids fair soon to become the most important branch of agriculture. The total

### Production of Fruit

was far in excess of any previous year and amounted to about \$2,000,000. The quality of the fruit was all that could be desired and the marked improvement was shown in the packing and grading of the same. Prices were, however, lower than usual.

The estimated area of fruit trees under cultivation in the province for 1911 is about 100,000 acres, of which there is something like 60,000 acres of bearing trees.

A glance at the figures of imports of poultry and eggs convince one of the great future there is for this most important branch of farming. \$1,113,400 worth of poultry was imported and \$335,375 produced in the province. In eggs, the importation was \$285,682, and home production \$156,247. The imports of cattle show \$2,271,640 against \$1,135,820 home production. This discrepancy between imports and home production is explained by the fact that outside some of the interior ranges of the province cattle breeding for beef is not extensively practised in the province, and a number of the large ranches have been subdivided and the cattle sold for beef.

The dairying industry is on a very progressive plane at present, the total dairying output amounting to about \$950,000, and it is anticipated the success of this important phase of agricultural industry will secure for the dairyman the highest market prices possible to be secured by any individual or organization in competition anywhere throughout the Dominion, and this should prove a great incentive towards the rapid development and further increase of creameries throughout the province.

Hops are also grown in considerable quantities in the province, but there are no available statistics as to the production.

It is very gratifying to note that very active work is being conducted in the local improvement of stock breeding, and that a decrease in the number of horses and cattle in the province imported from outside points during 1910 has been recorded in comparison with 1909.

(Continued on Page 23.)

**ZINC PLANT FOR NELSON.**

French's Complex Ore Reduction Company, Limited, will erect in Nelson a plant for the treatment of the zinc ores of this district on a commercial scale by a process invented by A. Gordon French, the well-known metallurgical chemist, according to a statement made last night by Mr. French, says the Nelson News, who has just returned from Victoria, where he held a conference with the directors of the company, when this decision was arrived at.

In addition to the zinc plant a factory will be built for the making of dry batteries from the zinc produced and from the black manganese oxide, which is a valuable by-product of Mr. French's process, while it is the intention to build a third plant for the manufacture of zinc pigment from the pure metal saved from the ores.

For the past year Mr. French has been operating a demonstration plant with a capacity of from four to five tons per day at the old city power station on Cottonwood creek, with the result that he was able last week to announce both the success of the process from a commercial point of view and the decision on the part of his company to build a smelter here and the factories in connection, which will give employment to a large force of men.

Figures produced by Mr. French indicate that the new process will make profitable the operation of many properties in the district which are at present lying idle owing to the heavy penalty placed upon complex zinc ores by the smelters.

**Obtains Zinc and Manganese.**

The process, details of which the famous inventor is unable to divulge until certain patents have been secured, results in the zinc and the manganese oxide being saved from the ore, while the residue, containing the silver, lead and other mineral values, will in all probability be shipped to Trail or to some other smelter within easy reach of Nelson. The zinc is obtained in the pure metallic form and the black manganese oxide is saved in the same condition of chemical purity.

"The zinc obtained reaches the highest practical point in the saving of the metal and reaches well up toward the theoretical values," said Mr. French when questioned as to the percentage of zinc obtained from the ores by his process.

**Plant in Steady Operation.**

Under the management of George Fletcher, for some years with the Hall Mines company, Mr. French's

demonstration plant is daily turning out zinc and black manganese oxide, largely from the complex ores shipped into Nelson by the Snyder electrical zinc smelter, which was built here in 1908, but which did not prove the success that was anticipated.

"The directors of the company were delighted to hear of the success of the process when I was at Victoria last week and showed them the products," said Mr. French as he pointed to a glass phial containing a sample of the manganese oxide and to a heavy piece of pure zinc, "and came to the conclusion to go ahead with the preparation of plans for the building of the plant and the factories."

**Statement in Platinum Discovery.**

Regarding the discovery of the platinum group of metals in the granite-Poorman mine, which he made some months ago, Mr. French said: "The latest experiments prove that there are platinum, palladium and iridium, the three important metals of the platinum group, in payable quantities in the Granite-Poorman mine." Yesterday Thomas Gough, as a result of assays made under direction from Mr. French, had in his possession a comparatively large button, in which iridium predominated, obtained from ore from the dyke in which the metals were found by Mr. French.

**FARMING AND HORTICULTURE.**

(Continued from Page 22.)

The imports under the heads are estimated as follows:

|                                 |              |
|---------------------------------|--------------|
| Live stock .....                | \$ 5,254,286 |
| Dairy produce .....             | 2,701,946    |
| Eggs, etc. ....                 | 306,893      |
| Hay and grain (inc. malt) ..... | 5,381,544    |
| Meats .....                     | 974,129      |
| Fruit .....                     | 163,620      |
| Miscellaneous .....             | 180,486      |

Total .....

Of this large sum \$2,353,623 worth was imported through the customs and paid duty. The rest came from Eastern Canadian points. The largest items were for sheep, bacon and hams, lard, eggs and butter, hay, grain and, strange as it may seem, \$163,620 worth of fresh fruits, such as we grow in this country. It should be borne in mind that about five-sixths of the imported goods came from the Middle West and Eastern Canada, and that British Columbia is the most profitable customer the farmers of Eastern Canada have.

**AGRICULTURE IN B. C.**

British Columbia is usually referred to as a mining, lumbering and fishing province. In speaking of that part of the west it is seldom associated with agriculture. Some parts—in fact, many parts—of British Columbia are very well suited to the growth of various grains, vegetables and fruit. A great deal is being done for the promotion of agricultural societies there, and one of The Commercial correspondents at the coast has brought our attention to the work being done by the Chilliwack Agricultural Society, which will hold its 39th annual exhibition on September 20 and 21.

A large sum of money has been set aside for prizes in the various classes and special competitions. The offices and members have planned to make this a first-class agricultural exhibition, and one who sees the programme for the occasion must get away from the thought that all western agricultural exhibitions belong to the prairie country.

British Columbia is rapidly forging to the front as a fruit growing country, and it is only a matter of a few years until British Columbia fruit will be a very large factor in the trade of the central part of the Dominion. Most of the fruit used in Manitoba, Saskatchewan and Alberta now comes from the east and south, and when the British Columbia article is a little further developed and the growers there get reasonable freight and express rates, each season's crop there will be awaited with even more interest than the eastern and southern crops today.—Winnipeg Commercial.

**U. S. FARMS.**

United States census returns show that there are 6,340,357 farms in the United States, with an aggregate acreage of 873,729,000. Reciprocity gives the Canadian farmer six million American competitors, in addition to the millions of farmers of the favored nations and the British Empire.

**B. C. SALMON PACK.**

The pack of all kinds of salmon in British Columbia this season will fall not far short of 750,000 cases. This is the opinion of a canner largely interested in the industry on the Fraser river and in the northern part of the province. It is estimated that the total pack of sockeye on the Fraser river and in the north approximates 365,000 cases. The pack of springs, humpbacks and cohoes will, it is expected, more than equal the output of sockeyes.

**BUILDING IN VERNON.**

Vernon is experiencing a building boom at the present time. Many new homes are in course of construction but aside from that the importance of some of the larger contracts recently awarded is worthy of serious consideration. Only a few days ago the contract for the new C. P. R. station was given to T. E. Crowell, the well known local contractor, and work has already been instituted on an elaborate basis. The new post-office building is rapidly nearing completion and in its finished form it will be a distinct credit to the city. The new fire hall will be ready for occupation before the snow flies and with its completion the purchase of modern fire equipment will become a serious consideration. Preliminary work on the new court house has been commenced but the magnitude of this undertaking will bring the conclusion of the work well into next spring. Other large contracts are well advanced and with the opening of 1912 Vernon will boast many fine new public buildings.

The Royal Bank is building a fine new home for itself in the city of Kelowna. The building is of brick and presents a fine exterior appearance. The contractors are rushing the interior work and it is expected that occupation will occur before the end of September. It is pleasing to note the confidence and good faith with which these large financial institutions regard the future of the Okanagan towns and Kelowna has every reason to feel satisfied with the active character of its home banking houses.

With the inauguration of actual construction on the Kettle Valley railway Penticton has become a busy centre and the local business houses report a big volume of trade. Penticton will be an important working base for the new road and with construction in full swing conditions will become unusually brisk.

Few hotels there are that boast of long distance telephone communication in each room, but this is true of the Royal Hotel in Vernon. It is now possible for the guests to talk with outside points without being subjected to the inconvenience of going to the exchange or even to the hotel office. The proprietor of the hotel, A. Austin, is sparing no effort to make his house one of the best on the road and his efforts are meeting with success.



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**NEW BANK BUILDING.**

The new home of the Imperial Bank in the city of Kamloops is one of the finest of its kind in the upper country. Of substantial pressed brick the structure gives the appearance of permanency and symbolizes the solid basis on which is builded the business interests of the Inland capital. Since coming to Kamloops the Imperial Bank has grown and expanded with the town and no better evidence of the success of this thriving community could be had than in a study of the career of the local banking institutions.

The C. P. R. will not move its tracks from Main street in Kamloops until early next year. This will be an important undertaking and it is reported in well authorized circles that it is but part of a large programme that the railway company has planned for Kamloops for next season.

British Columbia's new university will be opened to the public in two years, according to Hon. Richard McBride. The university will be complete in every department and will offer to the people of British Columbia educational facilities that have no superior on the continent.

Work on the new station at Vernon is well under way and the C. P. R. officials announce that it will be ready for occupation by the end of the year. Tenders are being called for the new provincial court house. This will be one of the finest buildings in the interior of British Columbia and will cost in the neighborhood of \$165,000.

Vernon is spending a lot of money in rebuilding the roadbed of its main business thoroughfare and when completed it will be as good as macadamized. Vernon is progressive in every department of its civic administration and after all this is the spirit that builds a city and makes it great.

"The Prodigal Son" was the subject of the Sunday school lesson, and the teacher was dwelling on the character of the elder brother.

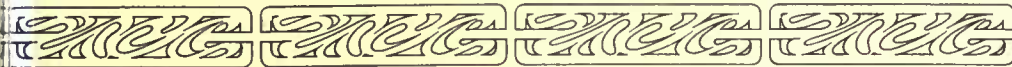
"But amid all the rejoicing," said the teacher, "there was one to whom the preparation of the feast brought no joy, to whom the prodigal's return gave no happiness, only bitterness; one who did not approve of the feast and had no wish to attend it. Now, who can tell me who this was?"

Silence for several moments; then a hand raised and a small, sympathetic voice:

"Please ma'am, it was the fatted calf."



Lake.



# Writers Corporation

## CLASS INSURANCE

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VERNON, B. C.

HON. RICHARD McBRIDE, K. C.

W. CRAWLEY RICARDO

W. T. SHATFORD

ING

are in the strong Home Company and avoid delay in the settlement of your loss.

## GOOD ROADS.

(From the Scientific American.)

Chief among the qualities of a good road is that of durability, and durability can be assured only by first-class work in construction and by ceaseless vigilance in maintaining the road in perfect condition. It goes without saying that the highways of America, considered as a whole, are not to be compared with those of the older European countries. After a motor car tour through Europe, the American becomes painfully aware of the fact that in this most important matter, his country, even if we allow for its comparative youthfulness, is many decades behind that stage of development to which its wealth and enterprise should have carried it long ago. Although we say this with full appreciation of the fact that some of our States, and notably New Jersey and Massachusetts, have done effective work in building up a system of highways, the fact remains that, taken as a whole, the United States has not done much more in this matter of good roads than make a beginning—the work has yet to be done.

It is not that we have been parsimonious in the matter of appropriations. Had the money which has been voted by legislatures and county boards, and the enormous amount of work which has been done under the assessment method, been expended wisely in the first place, and followed up by intelligent methods of maintenance and repair—in other words had we built our roads and cared for them as they built and maintain them in Europe, we do not hesitate to say that for the money and energy expended, our roads would have been in at least one hundred per cent. better condition than they are today.

The fundamental requirements of a good road are an ample foundation and good drainage. Without these, the most carefully leveled and smoothly rolled top surface is nothing more than a delusion and a snare. Furthermore, a road which has been built with deep foundations, good drainage, and an ample depth of suitable top dressing—unless it be watched and tended with the most solicitous attention—will go to pieces only a little less rapidly than the cheap product of the scraper and horse roller.

We have long believed that in those districts where scarcity of travel and financial inability to provide the necessary funds prohibit the construction of a first-class ma-

cadam road, it would be better to invest the time and money in constructing short sections of durable road, leaving the traffic to fight it out with "chuck-holes," deep ruts and mud over the balance of the highway during the winter months. The endurance of a few years of discomfort would be repaid by the ultimate possession of a permanent first-class highway. Moreover, the use of oil or some other of the many excellent "binders" that are now available would make it possible to maintain the unimproved roadway in as good, if not better, condition than that of the old scraper-and-roller highway, which invariably went to pieces after the first two or three frosts and rains of the winter.

In districts where financial conditions and the amount of traffic has warranted the construction of expensive roads, millions of dollars have been thrown away because of the absolutely absurd system of maintenance (if it can be called such) which has been followed. There is no method of construction upon which eternal vigilance is so necessary as on that of the modern macadam highway. This has long been recognized in Europe, where the roadways are divided into comparatively short sections, each of which is controlled by a section gang, provided with a supply of broken rock, gravel, sand, or other road mending material, conveniently distributed in piles along the roadway. Each member of the gang has his wheelbarrow, pick and shovel, and as soon as the slightest indication of breakdown, such as a rut or hollow, is detected, repairs are made before the damage can proceed any further. A century of experience has proved that this is the only way in which a road can be maintained always in absolutely first-class condition; never was the truth of old age adage "A stitch in time saves nine" more strikingly true than in this matter of the upkeep of public thoroughfares.

## OKANAGAN RIVER DREDGING.

Three years of dredging and improvement of the Okanagan River is having the desired effect on the waterway and the land adjoining. It is estimated that the land reclaimed will amount to 120 acres, and that in all over 250 acres have been benefited by drainage, through the deepening of the river and the removal of the bars from its mouth. At the Lake Shaka end perhaps the most difficult part of the scheme has been tackled. At the mouth of the river, on the west side, a breakwater is in

course of construction, about 500ft. out in the lake, which when finished will cause a scour from the river to keep the bar clear, and to allow boats of fair draft to enter at any season.

When the dredging was commenced there were predictions that the river and the Okanagan Lake would suffer, but the only result has been to lower the level of the river about six inches. The consequence is that a quantity of marsh land lying along the banks, that previously was of little practical value, has been fitted for the production of crops of any kind, and at places beauty spots have been created where ideal homes can be erected. A mile of piling, brush and mattress work has been erected to keep up the banks, and to guide the current in the stream. All the old trees and snags, that have accumulated there for generations, will be removed, and at certain shallow corners the river will be still further deepened.

At least 70 acres have been reclaimed and made fit for cultivation, and now comprises some of the finest land around Penticton. Mr. Joe McDonald, who is in charge of the improvements, has about a dozen men working on the breakwater. He estimates the cost so far as amounting to \$28,500, and, to the end of the working year, the total outlay will approximate to \$35,000. Considering the productive possibilities of the property reclaimed, the outlay is infinitesimal in comparison with the thousands of dollars that will eventually be taken from the land.

## CANADA'S BANKING SYSTEM.

Canada has 30 chartered banks, with 2,178 branches, Ontario leading with 948; Quebec, 337; Maritime Provinces, 184; the West, 659; outside Canada, 50.

Bank clearings, 1909, 14 cities, \$5,204,000,000—Increase over a billion over 1908. Clearings in eight cities, 1901, only \$1,871,000,000.

Canadian banks had, on Dec. 31, 1909, \$97,808,617 of paid-up capital; \$81,325,732 of bank notes in circulation; reserve funds, \$77,847,333.

Bank assets, \$1,157,783,629; liabilities, \$970,926,157.

Total deposits, Dec. 31, 1909, \$835,438,910.

Current loans in Canada, 834 millions.

"It isn't what a man earns that makes him rich," said the moralizer. "No," rejoined the demoralizer. "It's usually what his father saved."

# Okanagan Fruit Lands

## Fruit Properties

We have always on our lists the choicest of the fruit ranches being offered for sale, improved and unimproved, and are always pleased to give full information to enquirers, and to show visitors thoroughly over the district.

The Vernon district has, we believe, advantages to offer the fruit grower, not enjoyed by any other district in the Province, as careful investigation will prove.

## Vernon City Property

At present Vernon is a city of 3000 people, with every prospect of a very rapid increase in population. It is the natural commercial centre of the whole Okanagan Valley, and with the rapid settlement going on should develop into an important distributing centre for the Interior.

As a residential city it is unequalled among the smaller cities of the Province, and an investment in city property, at present prices, is sure to give gratifying results.

IF YOU WOULD BE INTERESTED IN RECEIVING FULL INFORMATION ABOUT VERNON AND DISTRICT WRITE FOR MAPS, BOOKLETS, ETC., TO

## MUTRIE & MUTRIE

REAL ESTATE

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VERNON, B.C.

## We Cater to the Tourist . . .

Delightful  
Environment



All Modern  
Conveniences



In the Heart  
of the  
Residential  
District

## THE GRANGE HOTEL

VERNON - - B. C.

Headquarters for Tourists :: A Real Family Home

Rates: \$2.50 per Day --- Terms by the Week and Month



CHAS. MOTT, Proprietor

VERNON, B.C.

# Do You Want SASH —AND— DOORS ?

We also manufacture—

Screens

Cabinets

of all kinds

Tables

Mouldings

Turnings

Store and

Bar Fixtures

Church Seats

and Pulpits

Window and

Door Frames

and all kinds

of Rough and

Finished Lum-

ber

OUR GOODS ARE  
OF SUPERIOR  
CLASS

Slabs for sale—\$3.00  
per cord

**S. C. SMITH  
LUMBER CO., LTD.**

VERNON, B. C.

## MOBE LAND FOR SETTLERS.

**Douglas Lake Ranch Will Be Cut  
Up Into Small Holdings.**

Plans for the development of the 110,000-acre ranch of the Douglas Lake Cattle Company, Ltd., near Douglas Lake, in the Nicola district, south of Kamloops, recently acquired by a group of London financiers, will soon be formulated. This is the announcement made by Mr. R. M. Palmer, former deputy minister of agriculture and now managing director of the British Columbia Fruit Lands Ltd. owning large tracts near Kamloops and in the Okanagan district. Mr. Palmer is closely associated with the new owners who include Mr. A. C. Johnstone, managing director of the British Canadian Investment Company of London, Eng.

"The Douglas Lake ranch is probably the finest in Canada if not on the continent. It comprises a very diversified country and controls vast areas of grazing lands, hay meadows and an abundant supply of water," said Mr. Palmer.

"This property has large possibilities in the way of development of mixed farming, and in this respect very little has been done in the past. Ideal conditions for installing an irrigation system exist. There are also fine possibilities for coal mining, the ranch not being far from the Nicola Valley where coal mining is in progress.

"A detailed plan of development will be adopted. Of course, it can not be carried out in a day or a year for the area is enormous. The ranch has over 12,000 head of cattle and horses. This live stock has also been acquired by the new owners who will probably extend that branch of the business.

"An irrigation system is being installed on the holdings of the British Columbia Fruit Lands Ltd., north of Kamloops, through which the Canadian Northern main line will run for eight miles. The system is a concrete-lined canal with metal fluming whenever needed. The main ditch will be completed this fall and will render available next season one-half of the company's holdings of 6000 acres."

### HOPE STILL BUSY.

Just to give an idea of the way real estate has soared in the town of Hope one enthusiastic correspondent sends out the information that a lot a little removed from the business district brought the magnificent sum of four hundred dollars. In the business district as high as ten thousand dollars has been paid for corner lots.

# FARM LANDS

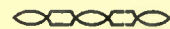
Suitable for mixed farming, live stock, dairy-  
ing or fruit growing.

I can place a settler  
in comfortable circum-  
stances and I can give  
him a first class invest-  
ment.

With a record of one  
of the largest and most  
successful real estate  
businesses in the upper  
country I solicit your  
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City property listed  
and sold. Some good  
buys always available.

Write for maps, il-  
lustrated literature, etc.



**J. T. ROBINSON**

Real Estate

Insurance

Financial Broker

**KAMLOOPS, B. C.**



# Do You Want Farm Lands?

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If you are looking for farm lands, I want to talk business with you for my listings include some of the finest properties in the province.

I have a personal knowledge of conditions through the province and am in a position to place you where others fail. It will pay you to get in touch with me if you mean business.

I also make a specialty of town lots and can give you some real profitable investments. My clients can testify to my ability to give satisfaction.

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## EVANDER McLEOD

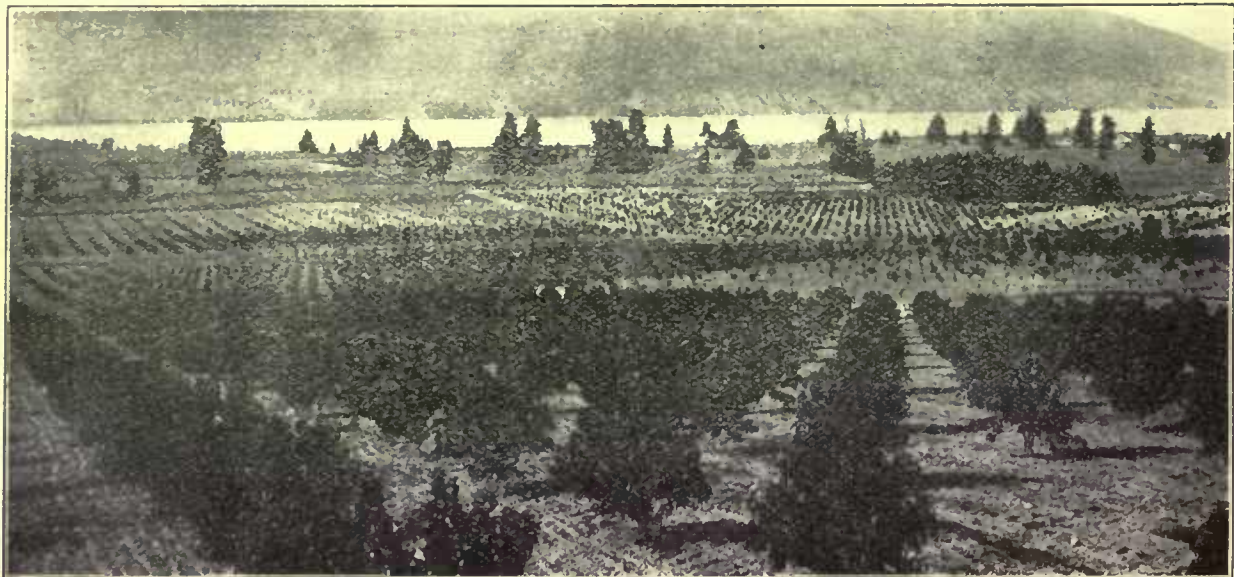
REAL ESTATE :: LOANS :: INSURANCE

HEAD OFFICE AT **KAMLOOPS, B. C.** P. O. DRAWER 388

Offices at Vancouver and Victoria.



Lots of Good Grazing Lands in the Okanagan.



On the Bench Lands at Penticton.

# To See Ourselves as Others See Us

## Special Correspondent in "Canada" Pays High Tribute to Kamloops and Its Interests

**I**N a current issue of "Canada," a weekly journal published in London, England, and devoted exclusively to Canadian interests, a special writer paid a warm tribute to the city of Kamloops and its associated industries. Seldom it is that an English periodical is so generous in its treatment of one particular district, but British Columbia owes much to "Canada" for the thorough and consistent manner in which it places local conditions before its thousands of readers in all parts of the universe. British Columbia needs all the publicity in the old country that it can possibly secure and it is to papers of the type of "Canada" that she must look. The story as prepared by the special correspondent is reproduced in full below:

There is no more delightful little city in all the great Dominion of Canada than Kamloops. You will find it in the centre of Southern British Columbia, its latitude corresponding identically with that of Southampton. Kamloops is, at the moment, only a tiny city of 4500 inhabitants, but it is calculated that during the next few years its growth and prosperity will attain pretty considerable importance. Such calculation is based upon the fact that Kamloops is soon to become a great railway centre—in all probability, the greatest railway centre in the interior of British Columbia. It is already a divisional point on the Canadian Pacific railway, which means, among other things, that locomotives are changed here. This necessitates the existence of a round-house, where engines may be cleaned, shops where they may undergo minor repairs, coal chutes, a water tower and pumping station, a considerable staff, and a fairly large pay roll.

With the arrival at Kamloops of the Canadian Northern railway on its way from Yellowhead Pass to Vancouver circumstances and local conditions would seem to suggest to the engineers of the new transcontinental the necessity of establishing a divisional point here also. That the Grand Trunk Pacific will eventually build from Yellowhead Pass to Kamloops appears extremely probable, whilst a branch may be thrown

from this line to the Cariboo gold-fields. A charter has been granted for a railway between Midway and Vernon on the Okanagan lake, and this charter has since been extended to Kamloops. The Canadian Northern Company also proposes the construction of a railroad from their main line at Kamloops to Princeton in the Similkameen valley, 100 miles to the south, there to connect with the Great Northern system. This all goes to show that, before the world is very much older, Kamloops will become, at the very least, a great, busy, bustling railway centre.

### Its Natural Assets.

But this is not all its natural assets. Kamloops is the centre of a district endowed by nature with many valuable assets, awaiting only capital, enterprise and transportation for their complete development. Before me I have a map of this part of British Columbia; immediately to the north of Kamloops I see printed, in different districts, gold, silver, copper, cinnabar, timber, and bunch grass; to the immediate south, copper, gold, silver, coal, and bunch grass; to the east, timber; to the west, iron; and to the north-east, gold, silver, lead and timber. The whole within a radius of fifty miles. Nature has most emphatically selected Kamloops as a field for a special display of her beneficence for, in addition to immense mineral and forest display, its endowments of climate, scenery, situation, suitability for fruit growing and cattle ranching, rivers and lakes, are almost unsurpassed.

It is nearly a century—to be precise, 98 years—since Kamloops had its beginning. The great Hudson's Bay Company established a trading post here in 1813 and called it Fort Thompson. Nothing now remains of the fort, but it was situated on the north side of the Thompson river in the district now known as "Fruitland's." A few years later the name was changed to Fort Kamloops, the Indian name for the locality, which, being interpreted, means "The Meetings of the Waters"—the waters being the North and South Thompson rivers. In 1863 the company vacated this post and erected larger buildings on the opposite side of the river, thereby giving considerable

impetus to the growth of the present city of Kamloops. To carry the company's local history a little further, it is interesting to note that a still larger building was put up and occupied in 1885. Nine years later, however, this was abandoned in favor of newer and more commodious stores on Main street.

### Mines and Minerals.

As in the past, so also in the future, the prosperity and well-being of Kamloops depend pretty considerably, though by no means wholly, on the mining industry. Developments in this direction are, however, retarded by two serious drawbacks—want of capital and prohibitive freight rates on ore to the nearest point of treatment. The principal group of mines in the Kamloops division is that of the Coal Hill district, to the south of the city, and covering an area of about forty square miles. Copper, gold, silver and iron of proven values exist in this district, and much preliminary work has been done on many mines, the best known of which is the Iron Mask. This mine has already shipped some 25,000 tons of copper ore. A few miles north-west of Kamloops, near Copper Creek, cinnabar mines have been worked at intervals for several years, producing a goodly amount of quicksilver. To the northwest also lies the King Edward group of gold bearing quartz mines. In the Cotton Belt group to the north-east, and the Fortuna group to the north, development work is slowly going on in expectation of the early provision of suitable transportation facilities, and valuable deposits of gold, silver, lead and copper have been revealed. Coal of good quality exists in the North Thompson valley, some sixty miles from Kamloops. The advent of the C. N. R. through the valley will be of most inestimable value in the development of the vast mineral and forest wealth of the 200 miles of territory lying between Yellowhead Pass and Kamloops. But the development will not be restricted to this particular area. In bringing coal from the North Thompson valley to Kamloops the railway will prove contributory to the develop-

(Continued on Page 38.)

# OKANAGAN VALLEY

## Deer Park Fruit Lands

### ENDERBY

#### NO IRRIGATION REQUIRED

These lands are situated on the benches near Enderby and are especially suited for Fruit and Vegetables, and having been in crop are in splendid condition for planting.

An experienced fruit grower is in charge and will give advice free of charge.

20-acre lots are now on the market at \$150 per acre.

School, public hall and post office; 5½ miles to Enderby, 6 to Armstrong.

—APPLY TO—

## GEO. PACKAM

Deer Park Land Office.

ENDERBY, B. C.



## FRUIT LANDS

IN THE

Fruit Growing Section

OF THE

## Famous Okanagan Valley

For further information and particulars, write me.

## J. A. MELDRUM

OPPOSITE C. P. R. STATION

VERNON, B. C.

## MILES OF NEW SETTLERS.

## Immigration Figures for British Columbia Are Rather Surprising.

That each succeeding year sees an increase of immigration to British Columbia and that 1911 has made a new record is the statement of F. W. Peters, assistant to Sir William Whyte, vice-president of the C. P. R. The interior of the province reaps largely of this influx.

"A bright statistician in our offices has calculated that if all the British immigrants transported westward by the C. P. R. alone from Montreal during the last three months were to march in a single line two-and-a-half feet apart, taking a step of thirty inches apart, and travelling at the rate of three miles an hour, it would take nearly twenty-eight hours for the line to pass a given point," said Mr. Peters. "Most of the immigrants went to British Columbia and the western prairie provinces.

"We hear much in these days of the amount of capital that has been introduced into Canada by settlers from the United States, but it should be remembered that the new type of British settler is by no means an impecunious individual. It has been

computed by a competent authority that the 90,000 immigrants referred to by the statistician took into the country a sum of at least \$27,000,000. Therefore it is not to be wondered at that the Dominion, provincial and transportation authorities are increasing, if possible, their activities in the United Kingdom."

Mr. Peters spoke also interestingly on the crop outlook in the prairie provinces, which he believes has never been equalled and he predicts that the wheat yield will exceed 200,000,000 bushels. Flax also promises to be especially abundant and "There will be millions of dollars in circulation this fall, thus adding to the general prosperity now prevailing and British Columbia will share in the benefits owing to increased orders for lumber and other products," is Mr. Peters' hopeful prophecy.

That the C. P. R. is also adding daily to its present equipment to handle the expected bumper crop was likewise learned from Mr. Peters, who does not anticipate any car shortage. "As the volume of traffic to be handled will beat all records," said he, "there is every indication that considerable grain will seek an outlet near Vancouver and we have been doubling here our elevator and grain handling facilities. My advice is that Mexico owing to the recent political disturbances will be a larger importer of Alberta wheat than ever."

## BRITISH CAPITAL COMING.

## London Financier Says British Columbia Is Good Field.

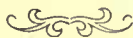
British capital will soon be pouring into British Columbia and a large share of it will be coming to the upper country, according to R. M. Bauer, a prominent London financier. Mr. Bauer has large interests in lands and mines in this province, in fact his holdings represent seven figures. He has recently been out here to look into his interests and it was then that he told of the value of British Columbia as an investment.

Mineral wealth has a particular fascination for Mr. Bauer, and while he is very reticent in discussing his immediate plans along this line, he permitted it to be gleaned from his conversation that British Columbia will soon see a heavy invasion of British capital for the development of its mining interests, particularly the gold prospects in the north. "Beyond the fact that British Columbia has more than a passing interest to me on account of my large

financial connections with various interests, and the admission that I am here to look over certain properties which have been favorably reported upon by my agent, I cannot speak more definitely at this time," said Mr. Bauer in discussing the object of his visit during an interview in Vancouver. "Only a blind man could pass over British Columbia as the most promising field for investment at present and Vancouver's growth alone is sufficient to convince the most skeptical."

The big Lowe ranch just outside of Keremeos has been sold to a syndicate headed by Richard Cawston and will be sub-divided. The purchase price was two hundred thousand dollars. The property is one of the finest for many miles around.

## SUMMERLAND



The word "Summerland" spells the best of the fruit growing districts of the famous Okanagan valley.

Our fruit has scored the highest and the fact that most of the land has already been taken up tells a convincing story. But there is some acreage yet to dispose of and it will pay you to write to me.



G. A. McWilliams  
Summerland, B. C.

## When in Hope

stop at the

## Coquihalla

## Hotel

It is the oldest  
in the town and  
the service is  
: : the best : :

PARNABY  
& WILSON  
PROPRIETORS

# Penticton Fruit Lands are Just Like Money in the Bank of England



They are a good safe investment and you will save money in buying them. There are thousands of acres of the very choicest lands, both bench and bottom lands, and they are suitable for the best classes of fruit culture. Penticton forms the southern part of the famous Okanagan district. :: :: :: :: :: ::

## Fruit Farms of Ten Acres Upwards

We are agents for some of the best properties in the district. Our connections financially are the best and we can furnish A 1 credentials.

Write today for particulars and literature.



# RATHVON & CARLESS

Real Estate :: Insurance :: Financial Broker

PENTICTON, B. C.

## TOBACCO INDUSTRY IS VALUABLE ONE

### Kelowna Rancher Doing Much to Create Interest in Growing.

The possibilities surrounding the tobacco industry in the Okanagan valley are rapidly finding a favorable impression with the outside world and after all it is sympathy and encouragement that accelerates industry. It was only a few days ago that The Merritt Herald employed the greater part of its editorial page in a discussion of the tobacco industry and it is interesting to note the confidence and optimism with which the problem was treated.

Here is what The Herald editor had to say:

"Mr. Louis Holman, a successful tobacco planter of Kelowna, has much to say in favor of British Columbia agriculturists going in extensively for this important industry and in order that ranchers may give it a trial has offered to provide 200 plants free of charge except the express from his own plantation, where he has made as much as \$537 per acre over all expenses in a good season, a figure not many fruit growers in the province are able to show. Mr. Holman states that with White Burley leaf he can hold his own with any tobacco planter in America, north or south, and instances the fact that last year another Kelowna rancher netted \$487 for one load, declaring it the biggest price ever received by him for a load of anything. To encourage the industry Mr. Holman is willing in addition to providing free plants to come and show ranchers exactly what procedure to take in planting, cultivating and harvesting their crops.

"The tobacco industry has been taken up with considerable success on Vancouver Island, where 42 men are busily engaged in the business, more especially in the immediate vicinity of Nanaimo. The Interior district is said to be superior for tobacco raising both in soil and climate to Vancouver Island, and if they find it profitable for the growth of "my lady Nicotine" it should prove a veritable gold mine to the rancher taking it up over here. According to Mr. Holman we have the same kind of soil here as is found in the tobacco districts of Cuba and with cultivation could get the same fine flavor to our products.

"Despite the bar placed on the weed in cities, states and countries, it is interesting to note that the con-

sumption of tobacco increases every year, while, on the other hand, the supply is diminishing and it is harder each season for the manufacturers to meet the demand and the big houses are sending men all over the world to discover new fields. A director of the Imperial Tobacco Co., of London, recently visited Mr. Holman's ranch, expressed himself as both surprised and pleased at the quality of the tobacco grown and wished to sign up a contract there and then for 2,000,000 pounds a year but had to be satisfied with a smaller contract as Mr. Holman could not guarantee delivery of such a large order. The Imperial representative had just come up from Kentucky, where he closed a deal for over \$100,000 worth of the staple brand of that state, which is only suitable for pipe use, whereas the British Columbia variety is distinctly a cigar tobacco and naturally of a higher grade.

"This Kelowna rancher has also received recently offers of contracts from two Montreal firms, one calling for 500,000 and the other for 600,000 pounds a year. He is of the opinion that 5,000,000 pounds can be raised between Salmon Arm and Keremeos, estimating it to bring the growers 14 or 15 cents a pound.

"Another important point to ranchers in this matter is that in the case of fruit culture they have to wait four or five years for their initial crop, whereas in the case of tobacco they can harvest their crop the year it is planted. Tobacco growers down in frigid Quebec make pretty good money out of a rough-leaf variety and we see no reason why the industry should not be given a fair trial in this province under obviously more auspicious conditions."

# GATEWAY TO THE CARIBOO

All traffic to the famous Cariboo country must pass through Ashcroft


For good service and general satisfaction most of the travelling public stops at the

## ASHCROFT HOTEL

# McGillivray & Veasey

PROPRIETORS

ASHCROFT, B. C.

You ask a Traveler where he stops in Vernon and he will tell you 

## The Kalamalka Hotel

The good service he gets, the general environment as well as the congeniality of conditions beckons him to the popular hostelry.

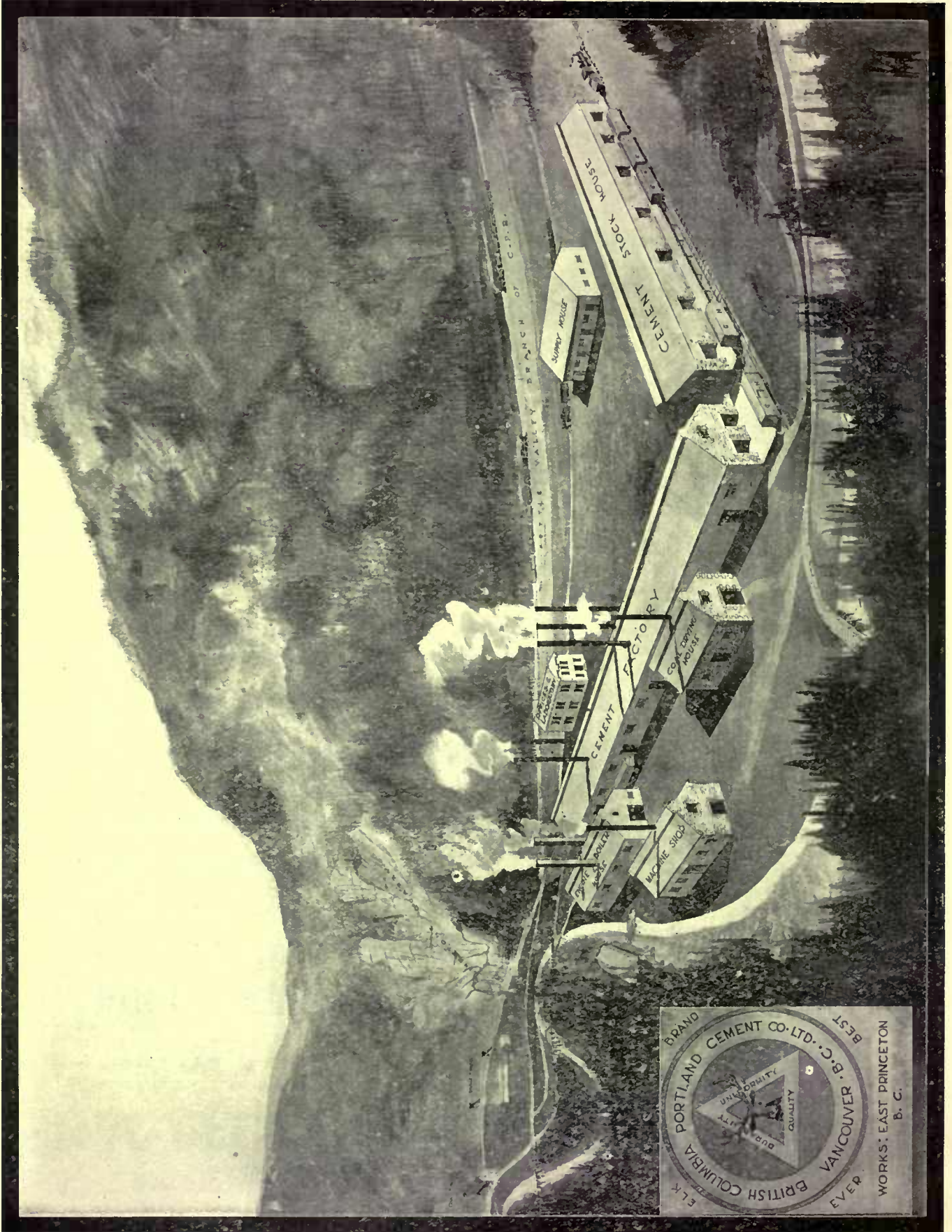
Large addition being built that will place the Kalamalka Hotel in the fore rank of hotels in the Interior.

Rates \$2.50 per day up.

### Kalamalka Hotel Co., Ltd.

A. McAuley, Manager

VERNON, B. C.





**THE KETTLE VALLEY**

**Line Will Be in Operation Up Cold-water This Fall.**

The Kettle Valley line has awarded to Messrs. L. M. Rice & Co., of Vancouver and Seattle, a contract for the construction of a forty-mile section from Penticton at the south end of Okanagan Lake westward to Ausprey Lake summit. Grading outfits have already been shipped to Penticton and grading will be in progress within a few weeks.

The gap from the summit at Ausprey Lake to the Otter summit, thirty miles south of Merritt in Nicola Valley, is seventy-five miles. From Merritt the rails have been laid for twenty miles. Grading on the remaining ten miles to Otter summit is now in progress and will soon be finished. Later in the season a train service will be established between Merritt and Otter summit whence the main line will also be continued west over the mountains to Hope, where the Fraser River will be bridged to afford connection with the main line of the C. P. R.

From Midway in the Boundary district northward along the west fork of Kettle River twenty miles of track have been laid and ten additional miles have been graded.

Farther up the stream thirty-five miles of the same line are under construction. The western limit of this contract which is likewise being executed by Messrs. Rice & Co. is known as the Kettle Valley summit which is only forty-five miles from Penticton on the other side of the divide.

The railway company also plans to build a four-mile spur from Penticton south to Dog Lake and will operate a steamer on that lake, thus affording communication to one of the finest agricultural and fruit-growing sections of the province. Later on when conditions justify the step the railway will be extended south from the lower end of Dog Lake to the international boundary.

With the rapidity displayed by the railway in building its main line it will not be more than two or three years before the uncompleted gaps will be finished, thus affording direct rail communication between the Kootenays and the coast and tapping the Boundary, Okanagan, Nicola and Similkameen districts.

**THE C. N. R. AT KAMLOOPS.**

**Canadian Pacific Will Likely Handle Supplies from That Point.**

It is generally understood that the Canadian Pacific Railway will at once commence the construction of a spur line to the river so that the C. N. R. contractors may have every facility in handling their outfits and supplies from this point rather than from Savona, says the Kamloops Standard. The case which was put up by the Board of Trade was strong enough to convince the company that it would be to their interest to see that goods were handled via Kamloops rather than via Savona or other small stations further west. There is no doubt, however, that this move would have been considered by the C. P. R. without any urging from the Board of Trade or otherwise. They have the facilities here, there is already a wharf here.

The water haul is easier to any point from here to the foot of the lake and the spur would be useful for other purposes. If this spur is built and there is every reason to believe that it will be, there will be no excuse for the C. N. R. continuing to pass up Kamloops in the manner in which the company and contractors evidently desire to do.

What is more if the spur is constructed it would not be at all unlikely that the C. P. R. would be making the dirt fly on the north Thompson before the C. N. R. has commenced that part of its work. The rumors to that effect are certainly most persistent.

**COAL COMPANY GROWING.**

**Columbia Coal and Coke Co. Will Ship 2000 Tons Daily.**

The Columbia Coal and Coke Co. at Coalmont means business of an elaborate order. Work is being rushed on the tunnels and already the bore is in fourteen hundred feet in the larger one. Contracts have been let for a large and modern tipple as well as other equipment and it will not be long before coal will be shipped. The company announce plans for the installation of two hundred coke ovens early next spring, and taken altogether the programme is a progressive one. The V. V. and E. is rushing construction of its line into the coal metropolis and it will not be long before communication is available. This will give connection with the boundary districts and provide a good market for the coke. It is also rumored that a smelter will be built in the vicinity of Princeton to treat the ores from the surrounding district and if this scheme materializes there will be a home market as well for the product of the coke ovens. Taken altogether the expenditure of the coal company will be well over the three-quarter million mark and the daily output will be 2000 tons.

After the stress of business there is nothing like a little

**RECREATION**

Our arrangements for Pool and Billiards are **FIRST CLASS**

Rooms cool and well ventilated.

Full Stock of **TOBACCOS CIGARETTES and CIGARS**


---

**THE OKANAGAN BILLIARD PARLOR**


V. A. Hagerman, Prop.

Main St. PENTICTON


**Hotel Penticton**




**Unequaled Situation overlooking beautiful Okanagan lake.**



Headquarters for the tourist and commercial man.



Rates \$2.50 a day  
Special rates by the week or month.



**Mrs. A. Barnes**  
Proprietress  
**PENTICTON, B. C.**

**TO SEE OURSELVES  
AS OTHERS SEE US**

(Continued from Page 31.)

ment of the whole Kamloops mining division—north, south, east and west. Smelters, ironworks and factories will spring rapidly into existence in and around quiet little Kamloops on the arrival of "King Coal"; and mineral propositions which hitherto have remained undeveloped owing to the enormous cost of hundreds of miles of expensive transportation will blossom into flourishing, profitable enterprises. A discovery of opals was made near Kamloops on January 31st of last year.

**Lumbering and Ranching.**

The lumbering industry contributes very largely to the prosperity of Kamloops. Four large mills are at work near the city. Of these, the Arrow Lakes mill, with its daily capacity of 150,000 feet, is the largest and most important. The source of supply for these mills is the valley of the North Thompson, and the slopes of the hills running down to the long, narrow Shuswap lake, and to the equally long and narrow Adams lake. The trees of inland British Columbia do not attain the size of the gigantic firs and cedars

of the coast regions, but their slower growth tends to make the wood proportionately harder. I noticed in the yards of the Arrow Lakes mill that nearly all the sawn lumber and logs was confined to three kinds of trees—cedar, fir and red pine. This is pretty generally the case at the other mills also.

Cattle ranching and farming have been successfully carried on in the Kamloops district from the early days of the Victorian era. Many Clydesdale horses and Shorthorn cattle, born and bred here, have taken valuable prizes at Calgary, 400 miles away, whither they have been sent to compete with the best of the three prairie provinces. Large crops of hay, oats (which can be cut and harvested before the end of July), tomatoes, melons and Indian corn are special features of the farming acres of the valley radiating from Kamloops; but during the last few years considerable interest and much attention have been centered in fruit growing. Capital to the extent of many tens of thousands of pounds has already been invested in the industry, and large areas of land covered with young fruit trees may now be seen in the neighborhood of the city. The principal of these fruit growing estates is known as Fruitland. Less than ten years ago Fruitland was nothing more than a flat, arid waste of sand, sage brush and tufts of tough grass, lying at the apex of the western triangle formed by the junction of the North and South Thompson rivers and the mountains between them. Now a considerable portion of this estate of 6000 acres is devoted to orchards of healthy fruit trees, gardens producing the very finest of vegetables of all descriptions, poultry ranches, poplar and fir trees, and comfortable little villas. What magic influence has been at work to produce such a vast change in this hitherto miniature desert? Nothing more than artificial irrigation. The same magic wand that has worked such wonders in other parts of British Columbia, in Alberta, in the "dry belt" of the United States, in Egypt, in Afghanistan, in India, and Ceylon, in China, and, generally, in most of the dry spots of the earth.

The average Englishman seems to have formed a prejudicial antipathy to the very word "irrigation." It brings to his mind thoughts of desert and sand, hot, dry weather, and such like, in contrast to the humid atmosphere, green pastures, and prolific crops to which he has been accustomed. He forgets that a controlled water supply must be the best source of moisture for his

farm, seeing that it entirely eliminates the chances of damage by drought or flood.

**Climate and Scenery.**

The glorious climate of Kamloops and all that I heard about it impressed me very forcibly. The place might almost be called the "City of Eternal Sunshine." When I was there at the end of January the weather was warm enough to dispense with an overcoat. The sun shone brightly every day, and, having done its day's work in Kamloops, sank to rest behind the great snow-capped mountains with such a vivid display of rapidly changing colors as only Nature herself could paint. Kamloops is not saturated with moisture, like the coast, in January; it is not covered with snow at that time like a great portion of British Columbia, the prairie provinces and eastern Canada; its temperature in the winter does not drop to 40 degrees below zero, like that

(Continued on Page 42.)

**Penticton-Keremeos  
AUTO STAGE**

**SAFE SURE SPEEDY**

Automobile meets all  
trains at Keremeos and  
all boats at Penticton.

**Round Trip Daily**

**Schedule**

Lv. Penticton 7:00 a. m. daily  
Ar. Keremeos 10:20 a. m.  
Lv. Keremeos 4:30 p. m. daily  
Ar. Penticton 7:00 p. m.  
Fare: Single \$6.00; Return \$10

Address all communications to

**S. M. Studebaker**

care Penticton Hotel

**Penticton, - - B. C.**

**Harrison  
Hot Springs**

Easily the finest pleasure and health resort in America.

Patrons are its best advertisers.

**ST. ALICE HOTEL**

Open all the Year. Steam Heated and Electric Lighted.

Long Distance Telephone and Telegraph Service.

Automobiles and Stages Meet All Trains at Agassiz Station.

Rates are reasonable.  
Write or wire for rooms

**Harrison Hot Springs Co.  
LIMITED**

G. E. Harkness, Mgr.

**Harrison Hot Springs, B. C.**

## THE CODLING MOTH.

## Inspectors Say That Local Fruit Is Free From Pest.

All orchardists, and especially those who have visited the badly infested districts of the east, are aware of the terrible menace to the apple industry presented by the codling moth. Happily fruit growers in this province have not as yet this handicap to contend with, thanks to the vigorous system of inspection of everything likely to carry the infection.

An interesting account was given recently by Mr. Thomas Cunningham, provincial fruit inspector, of the determined manner in which the B. C. Government met an accidental introduction of the pest into the Kamloops district. Mr. Cunningham says: "The codling moth is now fortunately no more in B. C."

"Some years ago a Christmas present of Ontario apples was sent out to some railway men at Kam-

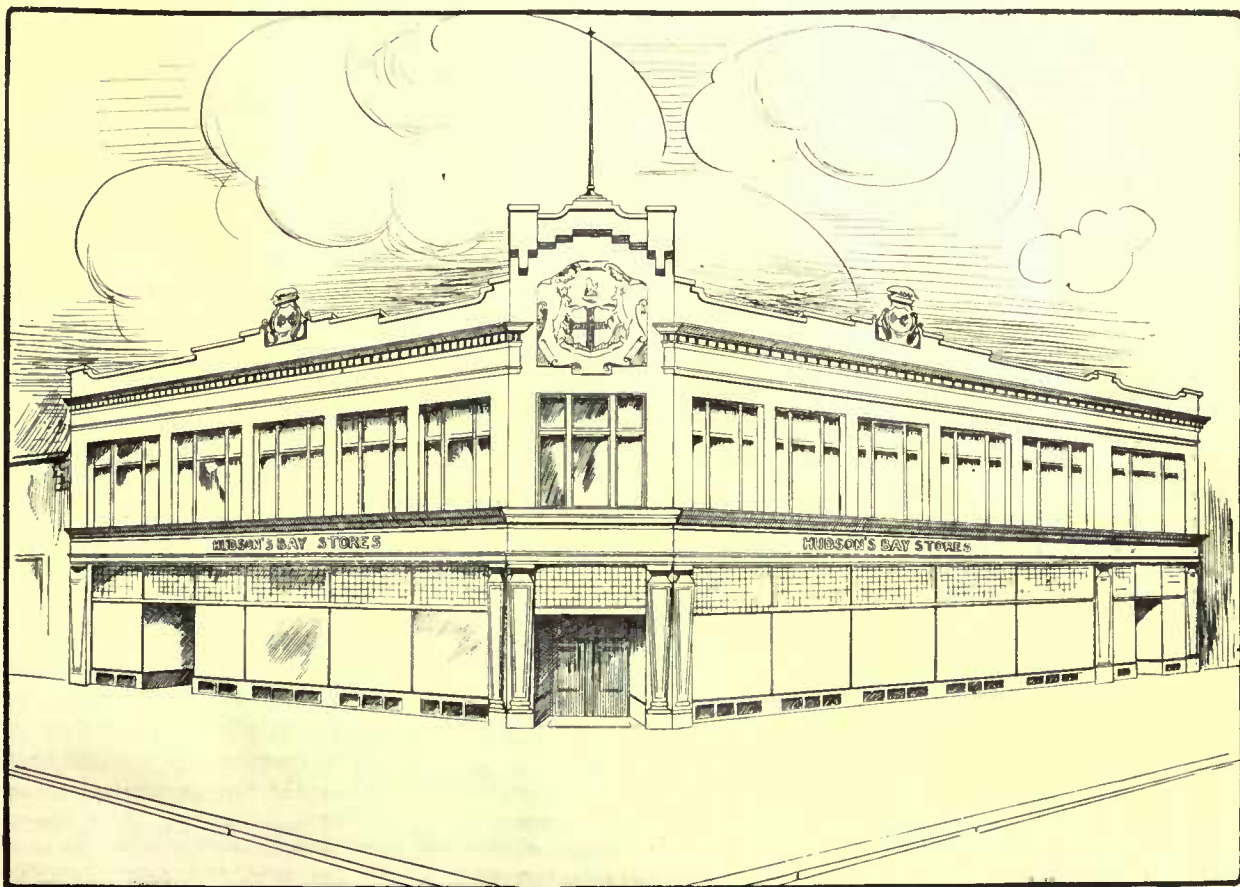
loops. This was not a shipment for commercial purposes, and so was not inspected. After the apples had been used the barrels, always dangerous for harboring the larvae of the codling moth, were thrown outdoors. The moths hatched out and quickly found food and condition quite favorable for reproduction, so that within a year or two many fruit trees of Kamloops became badly infested. We first were in doubt of the identity of the pest, and it was not until after several of them were artificially bred that we fully realized the gravity of the infestation. We began by spraying with arsenical spraying mixtures, paris green, London purple and finally arsenate of lead. Banding the trees for trapping the larvae was also resorted to, and whilst we did have a measure of success, we barely prevented the infection from spreading.

"In one orchard I found infection had been carried there by using old fruit boxes from the Kamloops stores. I agreed with the owner of

the orchard to have every bit of fruit in the orchard gathered and destroyed, cutting off the supply of food for the larvae. We never found the slightest trace of infection afterwards. This experiment pointed the way to deal with Kamloops orchards, and I advised the government to repeat the experiment that I had tested in the Schafer orchard, namely, the purchase of all the apples, pears, crabs and quince growing in Kamloops last season. This was agreed to and when the fruit had attained one-third of its size I had Mr. Coatham, of Chilliwack, a reliable horticulturist, take charge of the picking of the fruit, and in two weeks the fruit in Kamloops was all cremated at the burner of the Kamloops Sawmill Company.

"Subsequent inspection at Kamloops during the season failed to disclose any larvae. This has been proved beyond doubt, and I am enabled now to give Kamloops a clean bill of health."

## The Hudson's Bay Co.'s New Store



The new and progressive policy initiated by the Hudson's Bay Co. is symbolized in the magnificent \$65,000 structure now in course of erection at Vernon.

## IN THE SUNSET OF LIFE.

**British Columbia Veterans Will Have  
Fine Home at Kamloops.**

Plans have been completed for the east wing and the chapel, the first of the structures to be erected in the group of buildings to form the new Pioneers' Home in the city of Kamloops. For many years the present buildings have served their purpose well, but the time has come when larger and more improved quarters are necessary and the government is cognizant of these conditions. A more beautiful situation for a home it would be difficult to find, with large and well kept grounds just sufficiently shaded as to make the warm summer days as comfortable as the cool evenings.

The matured plans will represent an expenditure of easily one-quarter of a million dollars but it is money well spent for after all one of the first duties devolving upon the people of British Columbia is to make happy the autumnal days of the men who blazed the trails and drove back the forests so that the present generation might enjoy the fruits of their hard won victories. This same institution, in which a considerable number of the veterans who have spent their lives and strength in laying a sure foundation for British Columbia's dawning greatness are now enjoying their declining days in comfort and tranquility—the un-grudged care of an appreciative province—will when the present reconstruction scheme is fully consummated present in many features a model as well as a modern home, in a sense and to an extent not realized in many such institutions the wide world over. Particularly is it intended by Hon. Dr. Young, the Home at Kamloops being among the public institutions committed particularly to his care, that it shall never furnish reason for such dread as fills the minds and makes doubly heavy the hearts of the less fortunate in older lands when mention of "the poor house" conjures an instant picture of sundered domestic ties grown stronger with the passage of many years. The pathos of such separations as of aged husband and wife, when assigned to different wards in the institution forming their retreat and shelter from the world's rough winds in the winter of their lives, has not failed to claim recognition and sympathy in this far western province, and it is intended, in Hon. Dr. Young's present building plans, to devote the new east wing to aged and indigent couples, who will be provided for therein somewhat on

# T.E. Crowell

VERNON, B. C.



**CONTRACTOR  
AND BUILDER**



Plans, Specifications  
and Estimates Fur-  
nished for all classes  
of work.



**BRICK FOR  
SALE**



# T.E. Crowell

VERNON, B. C.

# Mountain View Hotel

## NORTH BEND

Convenient to the C.  
P. R. station and the  
popular home of the  
travelling public.

Ask the commercial  
man where he stays  
in North Bend and  
he will tell you that  
he stays at the

### Mountain View

# John Abray

Proprietor

## NORTH BEND

the flat principle, man and wife not being separated and living out their lives as nearly as possible as if in a home entirely of their own—each occupying the time in such congenial domestic vocations as strength and opportunity make possible and welcome.

The B. C. Mining and Engineering Record says that the splendid results being achieved by the Hedley Gold Mining Company are the best kind of advertising for the mineral industry of British Columbia. With this company paying dividends at the rate of 20 per cent. the great investment possibilities of mining in British Columbia are practically demonstrated. Since December the company has paid three dividends at the rate of 5 per cent. per quarter.

## **BUY DIRECT FROM THE OWNER**

---

---

There is a decided advantage in buying direct from the owner, you get better satisfaction in every way, and then too

### **YOU SAVE THE MIDDLEMAN'S PROFIT**

The property I own includes

**Fruit Lands, Farm Lands, Timber Lands,  
Hay Lands, Etc.**

Situated in the heart of the famous Okanagan Valley, in the vicinity of the city of Vernon.



I can save money for you, either in INVESTMENT or buying for SETTLEMENT. I make a specialty of PURCHASING AGENT, and nearly twenty years residence in the district has given me good experience as a VALUATOR of LAND. . . .



It will pay you to write to me for information.

**J. F. SIMMONS**

**PURCHASING AGENT - REAL ESTATE.**

**Phone 99, or 235—P. O. Box 104**

**OFFICE: Opposite Station**

**VERNON, B. C.**

**W H Y**  
are so few  
**Bearing Orchards**  
offered for sale  
in the  
**Okanagan Valley**

? ? ? ? ? ? ? ?

Because owners recognise that they have a  
**GOOD THING**  
and prefer to keep it.



**But Listen!**

**Nangle & Hurt**

AGENTS FOR

**The ROLLING'S LAKE  
LAND CO.**

have a few bearing orchards to offer and much valuable ranch land suitable for fruit growing.



Write Box 141 Vernon,  
or call for further particulars.

**TO SEE OURSELVES  
AS OTHERS SEE US**

(Continued from Page 38.)

of the prairie cities. Instead of all these doubtful blessings, I found when I awoke on the mid-winter morning after my arrival there in the middle of the preceding night, a charming little city of delightful villas, bathed in bright, warm sunshine, and surrounded by big brown hills dotted all over with sombre looking fir trees, and beyond the tops of the hills, ranges of gigantic mountains, with their snow clad peaks in all directions—north, south, east and west.

That morning, I climbed to the top of one of the khaki-colored hills, and looked down upon the city, with its red roofs and rows of beautiful, though leafless, poplars, straight as arrows. Immediately in front of me, beyond the city, rose the twin mountains of St. Peter and St. Paul, everlasting sentinels of the picturesque valley where the waters of the North Thompson mingle with those of the South Thompson, and form a noble river, whose individuality and career become lost in the great Fraser at Lytton, a hundred miles away to the west. Between the foot of St. Peter and the Thompson river I noticed the local Indian reservation, with its church, school and neat wooden houses. Here and there along the road leading from Kamloops to the reservation, and passing over the river by a big wooden bridge, clouds of dust betrayed the presence of vehicular traffic. I wondered how many cities, or towns, or districts of Canada could raise clouds of dust on their thoroughfares at the end of January? Not many.

My next walk took me along Main street, and over a bridge 1000 feet long, at the western end of the city, leading directly into Frutiland. Here I saw the poultry farms, the vegetable gardens, the fruit orchards, the flumes and canals, but, unfortunately, at the most uninteresting time of the year.

The dry climate of the Kamloops district is beneficial, I believe, in a marked degree, to those suffering from tuberculosis. A sanatorium where patients may undergo special treatment for this fell disease has been established by the provincial government at Transville, eight miles west of the city. The Provincial Home for Pioneers, or, as it is popularly known, the "Old Man's Home," is one of Kamloops' most interesting institutions. Here are gathered together in a beautiful home-like building all the aged men

of the district upon whom fortune has not smiled, or having smiled, has afterwards withdrawn her fickle favors. Prospectors and miners outnumber the other inmates, but there are no restrictions as to membership; any aged pioneer finding himself without a home in the days when he most needs one is admitted.

It was with the most genuine regret that I left Kamloops, its delightful climate, and its kindly citizens.

Pat worked for a niggardly man who lost no chance to let the fact be known. Once a waggish friend, wishing to twit Pat, remarked:

"Pat, I hear your boss just gave you a brand new suit of clothes."

"No," said Pat, "only a part of a suit."

"What part?"

"The sleeves of the vest."

**BELLA  
VISTA  
HOTEL**

**AGASSIZ, B. C.**

One of the finest  
hostelries on  
the road

We aim to please and  
our service is as good as  
you get in the best city  
houses

**E. PROBERT**  
Proprietor  
AGASSIZ, B. C.

## A Word to the Wise Is Sufficient

---

Merritt and Nicola Valley make one of the best investments in the land. History proves that.

City Property is increasing in value and will rank with the best of them.

In farm lands and lands for livestock or dairying our opportunities have no superior.

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Write to me today for full information.

### John Hutchison Co.

Real Estate - Insurance

MERRITT, B. C.

## Realty Is a Good Investment

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It matters not whether it is town property, farm lands, fruit lands or good safe mining property.

We handle all lines of investments.

Write Us for Vancouver Realty Figures or British Columbia Farm Lands.

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### CROFT & ASHBY

Realty and Financial Broker

Winch Building.

VANCOUVER, B. C.

# We Place Settlers

*We have thousands of acres of good farming land available for mixed farming, fruit growing, dairying or live stock.*

*We have some extra good buys, too, and it will pay you to consult us if you are looking for a farm. Our land is well adapted to settlement and we have placed scores of new settlers during the last few years.*

*Our best advertisers are our clients.*

*We also have some good timber land to sell.*

---

## W. E. GREEN

c/o General Agency Corporation - VANCOUVER, B. C.

BASEMENT HENRY BIRKS & SONS STORE



# ALL EYES ARE ON PENTICTON

The Hub of the Fertile Southern Okanagan Valley

## ITS FUTURE

Is now assured as a big RAILROAD CENTRE  
and DISTRIBUTING POINT.

Finest Domestic Water and Power System in the  
Interior is being installed.

## IDEAL

As a Residential Town.

Bathing, Boating, Fishing, Fine Climate, Splendid  
Scenery, Thousands of Acres of Splendid Fruit-  
lands.

We have properties in all parts of town  
and district on our lists.

We are specialists in  
**BUSINESS, RESIDENTIAL AND  
ORCHARD PROPERTY**

**CORRESPONDENCE INVITED**

# Gahan & Kay

Real Estate = Insurance

Penticton, = = = B. C.

# What H. P. Lee Has To Say About The Okanagan Valley

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I have always opposed the policy of selling land off a map or blue print, and I oppose it for this reason: Take in the Okanagan valley, the conditions change so quickly that you may have a good proposition close in and another twenty miles out, but the land in between might be of very little value.

No man should buy land without seeing it and investigating the water records, as good irrigation is necessary to successful culture.

I don't want you to answer any of my advertisements for the simple reason that the bulk of the general public imagine that all of the land in the Okanagan is the same. IT IS NOT.

Come and see the property itself and compare it with others. I can show you property that is located between the Mission valley and the Coldstream valley along the shores of Wood lake, with ample irrigation, and the irrigation system owned and controlled by the purchasers of the land.

The land is in a district that is absolutely free of frost during the growing season. A PROOF—The district is less than four years old and we have been running a cannery for three successive seasons. Where else in British Columbia in the older districts do they can tomatoes? ANSWER—Only in the favored districts. Our district is one of the favored ones.

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## H. P. LEE

WOOD LAKE FRUITLANDS.

VERNON, B. C.

# ALL EYES ON KAMLOOPS

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## Everyone Looking That Way

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Two Transcontinental Railways, the Provincial government, the City of Kamloops, Banks and other Corporations will spend \$2,500,000 in and around Kamloops this year.

### THERE'S A REASON

Great Transcontinental Railways like the C. P. R. and the C. N. R. know what they are doing. The C. P. R. purchased \$250,000 worth of property, to enlarge its shops, yards and round houses at Kamloops.

### WHY?

They realize that Kamloops is to be the logical and great divisional point between the two great Western Cities—Calgary and Vancouver. Situated as it is, on the Thompson River, its future as a manufacturing center is assured.

It is reasonable to come to the one natural conclusion—Kamloops with its present population of 4500 or 5000 people will double its population within fifteen months and will have 15,000 in a few years.

**It will pay you to buy Kamloops property today**

**Write to**

**F. E. SIMPSON**

**General Sales Agent.**

**Kamloops, B. C.**

# THE CALIFORNIA OF CANADA

¶ The far famed Okanagan Valley is fast developing into one of the greatest fruit producing districts on the continent.

The settlement of the past few years is evidence of the worth of the district.

---

---

## Five and Ten Acre Fruit Farms

in the very heart of the district, along the shores of Okanagan Lake and only a few miles from Peachland can be purchased at

## Two Hundred Dollars Per Acre

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## All the Lands Are Irrigated

and ready for cultivation, so that you get the acreage in its improved state.

It will pay you to look into this proposition; terms can be arranged that will suit your purse.

---

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**Okanagan Westshore Land Co.**  
**LIMITED.**

BASEMENT DOMINION  
TRUST BUILDING

-

**Vancouver, B. C.**

Men now-a-days are looking for  
**A Good Safe Investment**

---

Careful investigation has convinced them that they cannot do better than use

# MERRITT REALTY

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---

In a little over one year values have trebled and opportunity today is just as great as it ever was.

All the lots in the old townsite have been sold. The new city cannot grow east, west or south. **It must grow in a northerly direction.**

For that reason people are demanding

## **THE CONKLIN ADDITION**

---

---

It is the logical residential district and the finest residences in the city are already there. The municipal and federal buildings will likely go there and it adjoins the Bank of Montreal and other important business properties.

In fact it is indispensable to the growth of Merritt.

**Lots sell from \$200 up.**

**TERMS ARE EASY.**

---

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For maps, literature, etc., address


**The Merritt Townsite Co'y.**  
**MERRITT, B. C.**

# OKANAGAN FRUIT LANDS

☐ Okanagan Valley has a world-wide reputation as a fruit growing district.


☐ Its rich soil, its congenial climate and its general adaptability to fruit culture have combined to give it the name of

## THE CALIFORNIA OF CANADA



☐ We have 8,000 acres of fruit lands in the immediate vicinity of Vernon city and served by the irrigation system of the White Valley Irrigation and Power Co., Limited, one of the largest and best systems in Canada.

☐ Lots of water and good transportation facilities, the district being served by the Canadian Pacific Railway.



We will sell in blocks of from

**5 ACRES UPWARDS**

Reasonable Prices and Easy Terms

☐ We also have a large acreage of lands suitable for dairying or mixed farming, and thousands of acres of good range land for sale or lease.

---

If interested, write at once for prices and full information.

## LAND AND AGRICULTURAL COMPANY OF CANADA

HEAD OFFICE  
11, Place Leopold, Belgium

VERNON, B. C.

WINNIPEG OFFICE  
300 Nanton Bldg.

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~~Fribourg, Staatsarchiv~~  
~~Mittelalterliche Wirtschaft im~~  
~~Alltag. LIEFERUNG 143~~  
~~F Bd. 17~~

