VANCOUVER ISLAND
BRITISH COLUMBIA
CANADA
C.P.R.

SPAM 29644

The Agricultural and Industrial Resources

—OF—

VANCOUVER ISLAND

BRITISH COLUMBIA

A Promising Field for Farming, Fruit Growing, Dairying, Mining, Lumbering and Fishing in the Esquimalt and Nanaimo Railway Belt

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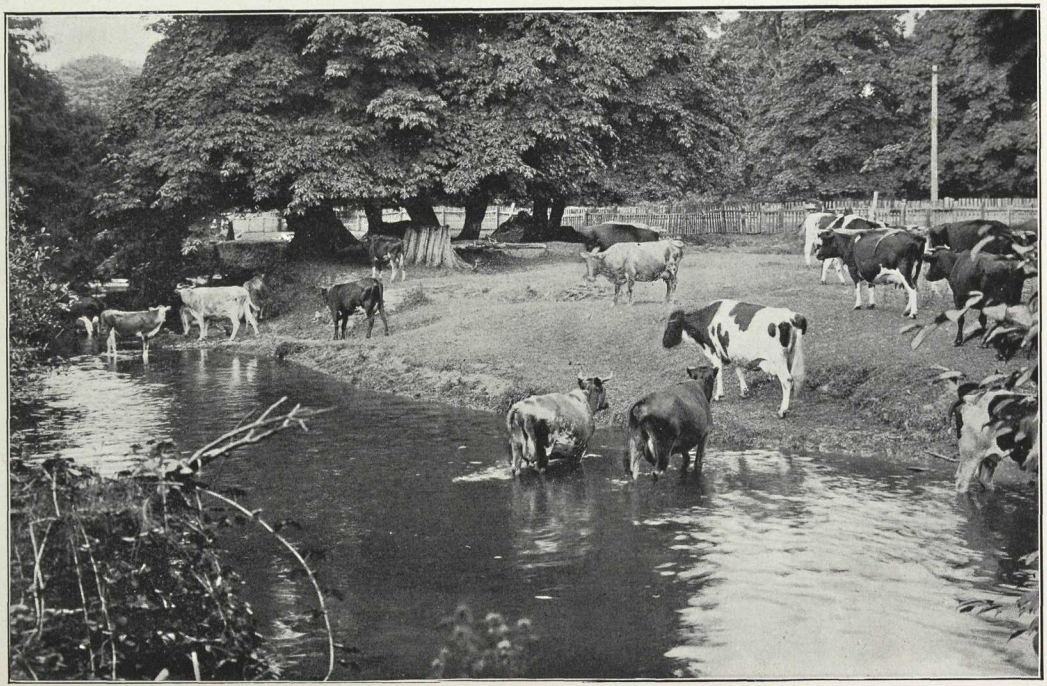


VANCOUVER ISLAND CATTLE

VANCOUVER ISLAND

SEPARATED from the Mainland of British Columbia and the State of Washington by Queen Charlotte Sound and the Straits of Georgia and Juan de Fuca, Vancouver Island stands in about the same geographical relation to the continent of North America as England does to the continent of Europe. It forms a natural rampart to Great Britain's possessions bordering the North Pacific, guarding the mouths of the Fraser and Columbia rivers, commanding the entrances to the Straits, and providing a rallying point, coaling station and supply depot for her ships of war. While, from a defensive and strategical point of view, Vancouver Island is the key to the North Pacific, her position should make her also the absolute mistress of the commerce of these waters. Lying between the 49th and 51st parallels of north latitude, her shores are accessible from Japan, China, India and Australasia by the short, direct "Northern route," freer from violent storms and more healthful than the southern, landing the cargoes from the Orient in a cooler temperature and affording a shorter land haul across the continent to the eastern trade centres and the Atlantic seaboard.

HISTORICAL

In 1592 Juan de Fuca sailed into the Straits which bear his name, and he was probably the first white man to set foot on Vancouver Island. Juan Perez visited Nootka Sound in 1774, Captain James Cook followed him in 1778, and in the following year Captain Mears established a trading post there, under the British flag, which was afterwards seized by Don Estivan Martinez, in the name of the King of Spain, but restored to Great Britain in 1795. Captain George Vancouver, to whom was entrusted the arranging of details of the Spanish evacuation of Nootka, made a complete survey of the Straits in 1792-3, and established the existence of

Vancouver Island—previously it had been accepted as a portion of the Mainland. Although visited by many traders and adventurers in search of furs in the years following, it was not till 1842 that a permanent settlement was made at Camosun, or Fort Rupert, (the present City of Victoria) by the Hudson's Bay Company. In 1849 the Island was created a crown colony, which was granted representative government in 1856. Two years later Vancouver Island formed a union with New Caledonia, (the present British Columbia Mainland), and the two were welded by royal proclamation into the crown colony of British Columbia, which became a province of the Canadian Confederation in 1871. In the early days of her history as a crown colony Vancouver Island was a self-supporting community, presenting the unique instance of an isolated apanage of

"Broken by falls and rapids"

the Empire, defraying the whole cost of the administration of its government. If, in those crude, colonial days, the revenue derived from the scarcely utilized resources of the Island was sufficient to maintain the government, how much more capable of self-support should she be today, were modern methods used to develop them on a scale commensurate with their importance?

PHYSICAL CHARACTERISTICS

Its geological formation, and that of the Queen Charlotte and other contiguous islands, has led to the scientific conclusion that Vancouver Island forms part of a submerged mountain range, detached from the continent by some great convulsion of nature, of which the chain of mountains which traverses the Island from north to south forms the summit. These mountains, with the intersecting valleys, the numerous streams broken by falls and rapids, the abounding lakes, and the luxuriant vegetation which covers every inch of soil, afford a variety of scenic splendor—wild and impressive in its sterner aspects, peaceful and homelike in the pleasant lowlands —unsurpassed in any portion of the globe.

The extreme length of the Island is 285 miles, from Gonzales Point to Cape Scott, and its greatest breadth is 80 miles. Its area is 16,400 square miles, about 10,000,000 square acres, of which about one-third is practically unexplored. The coast line is very extensive, indented with deep bays and fiords, all of which afford shelter for small craft, while many are capable of harboring the largest ships afloat. The west coast is remarkable for the number of long arms, or canals, as they are called locally, which, with their numerous branches, run for miles inland, affording opportunities to the prospector and lumberman, giving easy access to mines and timber that would be out of reach under other circumstances. The waters of these canals are invariably very deep, permitting navigation by large vessels their entire length and are in many cases bordered by mountains which rise abruptly from the water's edge to heights of from 2,000 to 4,000 feet. On the east coast the shores are less abrupt, the bays are numerous but not so intrusive, and there are many safe and convenient harbors. A cruise around Vancouver Island in a stanch, well-found boat, makes a delightful summer outing, the scenery being incomparably fine and diversified and the weather, as a rule, perfect. The amateur photographer, the angler, hunter, and the mountain climber, will find unlimited scope for the exercise of their hobbies; the ethnologist will discover a

rich field of research among the Indians, whose quaint villages dot the shores; the botanist and naturalist will fall upon a world of interesting subjects, while the geologist will find himself face to face with conditions that may shatter many of his accepted theories and give him food for ample conjecture and a re-arrangement of his cosmic ideas.

CLIMATE

The climate of Vancouver Island approximates closely to that of Great Britain, modified by the special circumstances of its geographical position. The proximity of the snow-capped Olympian mountains, has a marked effect upon the summer temperature, which is never intensely hot, while the Japan current, striking the west coast, brings with it moisture and heat, which tempers the severity of the winter. The yearly average temperature at Victoria is 48.84 degrees. The highest summer temperature is 87 degrees, lowest 41 degrees. Lowest average winter temperature 21 degrees, highest 57.4 degrees. The yearly rainfall averages 31.29 inches, snow 16.06 inches. Heavy snowfalls are exceptional and the snow disappears in a few days, sleigh drives being one of the rarest treats enjoyed by Victorians. On the west coast and at the north end of the Island the rainfall is very heavy, but snow is almost unknown. The discomfort of the rainy season is amply compensated by the luxuriant green of the grasses and the bright hues of flowers which bloom the winter long—it is counted a severe winter indeed when there are no roses in the gardens on Christmas Day.

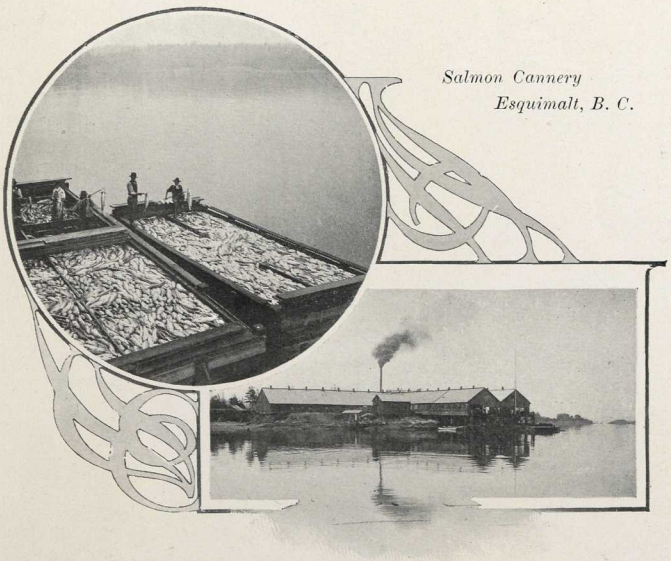
Unlike many mild climates, that of Vancouver Island is healthful, there is no malaria, no endemic diseases, and the health department takes every possible precaution to prevent epidemics. Children thrive wonderfully in this favored land, and the aged and feeble find new life in its balmy, invigorating air.

Table showing for each month the Average of the Highest, Lowest and Mean Temperature at Victoria, derived from a group of years.

	Jan.	Feb.	Mch.	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Highest	57.4	57.5	63.5	73.3	80.2	84.6	87.5	78.8	72.8	64.3	55.8	53.3
Lowest	21.8	22.4	26.7	31.05	37.5	47.9	44.7	44.9	38.9	34.2	28.7	27.8
Monthly, Mean.....	39.1	30.7	42.6	47.0	52.6	56.5	60.00	59.8	55.	49.3	43.2	41.2
Annual, Mean...	48.84											

Table showing Bright Sunshine, Rainfall and Average and Highest Temperature recorded at the Dominion Government Meteorological Office for each month, May to October, 1902.

Month	Bright Sunshine			Rainfall		Temperature	
	Total Number of Hours	Daily Average	No. of Days No Sunshine	Amount in Inches	No. of Days on which Rain fell	Average	Highest
	H. M.	H. M.					
May	198.42	6.24	2	.98	13	52.5	76.6
June	205.36	6.51	2	1.06	12	54.4	74.0
July	252.18	8.08	0	.19	3	57.3	68.0
August	299.18	9.04	0	0.00	0	60.7	78.1
September	209.48	7.00	1	.90	8	55.8	75.2
October	137.30	4.02	7	1.65	10	54.2	69.0



Salmon Cannery
Esquimalt, B. C.

Monthly and Annual Amount of Rainfall and Snowfall in Inches at the Stations on Vancouver Island, during 1901, with the Average Derived from a Group of Years.

		Jan.	Feb.	Mch.	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Year
		Ins.	Ins.	Ins.	Ins.	Ins.	Ins.	Ins.	Ins.	Ins.	Ins.	Ins.	Ins.	Ins.
Victoria	Rain	4.40	3.31	2.45	1.97	1.15	1.15	.43	.59	1.79	2.95	5.15	5.97	31.27
	Snow	6.08	5.05	1.2							1.1	1.4	1.6	16.06
Carmanah Point	Rain	12.70	13.35	9.09	10.67	6.39	4.00	1.97	1.04	5.61	8.76	16.74	17.55	107.87
	Snow	5.8	6.3	1.9	.03							2.2	2.0	18.05
Alberni	Rain	4.49	6.71	3.61	6.97	6.06	2.61	1.37	0.42	2.18	5.07	17.78	6.71	63.98
	Snow	19.05	12.5	2.00	.8								.3	35.1
Cape Scott	Rain						3.34	4.91	3.27	2.25	16.73	28.59	17.45	76.54
	Snow													
Clayoquot	Rain	10.60	17.00	13.31	12.38	17.65	4.63	4.77	1.52	4.57	10.96	32.87	16.67	147.53
	Snow	9.0	2.4											11.04
Royal Oak	Rain	6.20	4.88	2.54	3.37	1.46	0.87	0.45		1.16	3.28	8.55	5.10	37.85
	Snow	7.0	1.0											8.0
Nanaimo	Rain	4.41	4.27	1.83	2.36	1.81	2.54	1.02	0.20	1.65	2.49	8.32	4.79	35.69
	Snow	40.0	4.0											41.05
Duncans	Rain		4.36	1.15	2.45	1.94	1.91	0.34	0.31	1.40	2.30	11.05	5.81	33.02
	Snow		2.5											2.5

Periodical Events at Stations on Vancouver Island, 1901

	First Snow	First Frost	Last Snow	Last Frost	Warmest Day	Mean Temperature	Heaviest Rain	Amount in Inches
Victoria	Oct. 22	Nov. 3	Feb. 17	April 10	July 31	66.05	Jan. 12	1.38
Carmanah	Dec. 6	Dec. 11	April 23	April 27	Aug. 14	65.05	Feb. 28	4.45
Duncans		Sept. 29	April 2	May 19	Aug. 14	68.	Nov. 26	1.83
Clayoquot		Nov. 10	April 2	May 9	Aug. 13	64.5	May 31	4.93
Alberni	Dec. 9	Sept. 6	April 23	May 9	Aug. 10	73.2	Nov. 26	2.35
Nanaimo	Dec. 13	Nov. 2	April 2	May 16	Aug. 15	80.0	Dec. 7	1.25

"Cherries . . . all kinds of small fruits"

SOIL AND WATER

The soil of Vancouver Island may be divided into three classes, viz: (1) A poor gravelly soil, with a thin coating of vegetable mould, bearing large timber of superior quality, coarse grass, and little undergrowth, affording good runs for sheep, goats and hogs. (2) A sandy loam of good quality, producing excellent crops of vegetables, fruits, cereals and roots. (3) A rich brownish-black soil, composed of vegetable humus and alluvium, remarkably fertile and producing splendid crops of all kinds.

Springs are numerous and good water for all domestic purposes may be had everywhere. Springs, charged with sulphuretted hydrogen, and pleasant to the taste, possessing valuable medicinal qualities, are found at several points.

The numerous lakes and streams afford an abundance of water power, and many of the farms are provided with waterworks systems which serve the houses and outbuildings and furnish power to operate farm machinery.

Under the provisions of the "Water Clauses Consolidation Act, 1897," and amending Acts, unrecorded water may be diverted from any natural source for irrigation or agricultural purposes generally. The scale of fees is on a sliding scale, running from $10.75 per 100 miner's inches, up to $880.75 for 10,000 inches, and so on. For industrial purposes there is an annual fee for each record, calculated according to the same sliding scale, but no annual fee is charged on water unrecorded and actually used for agricultural purposes.

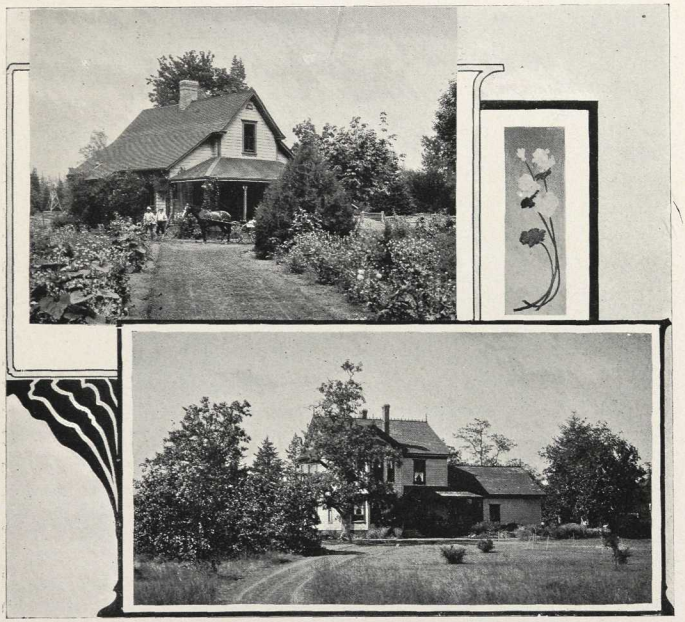
AGRICULTURAL RESOURCES

No portion of Canada affords better inducements to farmers than British Columbia, and no section of the province presents more favorable conditions than Vancouver Island. True, the farming land is confined to comparatively small areas and much of it is heavily timbered, but as an offset it is of remarkably fertility, so that a few acres cleared and systematically tilled will yield a comfortable living.

All the cereals grow to perfection, leguminous plants, roots and vegetables of all kinds, produced in the temperate zone, grow to large size and of excellent quality. Apples, pears, plums, prunes, cherries, and all kinds of small fruits, attain great perfection, while

peaches, apricots, nectarines and grapes, if given special care, can be produced successfully. Many varieties of nuts, almonds, filberts, walnuts, hazelnuts, cobnuts and chestnuts, do well wherever cultivated.

Flax of fine quality is grown, but so far has only been used as cattle food, although the fibre produced is long, fine and silky, yielding from two to three tons per acre. Hops grow luxuriantly and yield from seven and one-half to nine tons per acre.



"Surrounded by orchards, gardens and lawns"

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

Dairying is a profitable and growing industry, Vancouver Island affording exceptionally favorable opportunities to that branch of agriculture. The local market absorbs the whole present output

and is still far from being fully supplied, while the progress of mining, lumbering and fishing is constantly creating new demands and the Oriental trade, as yet in its infancy, assures a continuance of good prices for very many years. The average price of butter, at first hand, is twenty-five cents per pound.

The social conditions of the farmers of Vancouver Island are most attractive. The settlers are, as a rule, of a superior class who cultivate the amenities of life, devoting their spare time to social intercourse, each little community vieing with its neighbors in the quality of its amusements and entertainments. Excellent public schools are found everywhere and there are few districts that have not one or two churches and resident clergymen and physicians.

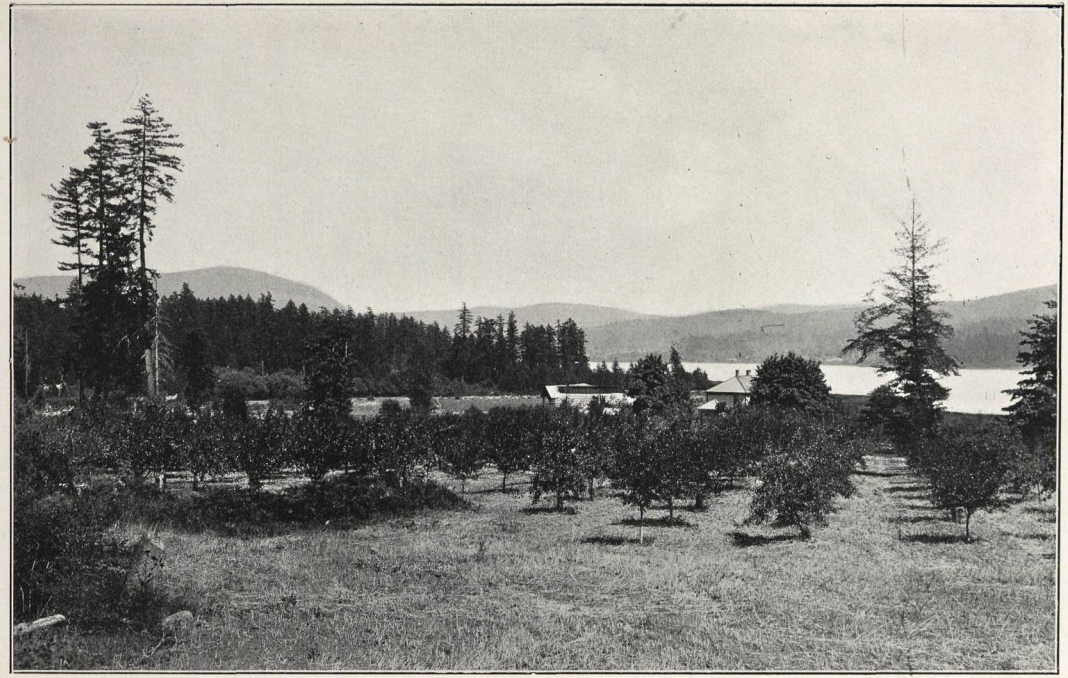
The farmer, once established on Vancouver Island, can live better and more comfortably than in most countries. His house is surrounded by orchards, shrubberies, gardens and lawns; he is within easy reach of a home market where he gets good prices for everything he produces, his children have every educational advantage, and he is always in touch with the great world through the daily paper, the long distance telephone, the railway and the steamboat.

HUNTING AND FISHING

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

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

The numerous lakes and streams swarm with gamey trout that run from a few ounces as high as eleven pounds, Dolly Varden and silver char, while in the Straits and the Pacific are found myriads of fish in endless variety, from the 300 pound halibut to the tiny smelt. All the salmonidae afford good sport for trolling and those generally known as trout, differing in size and color according to locality, but inhabiting both fresh and salt water, will rise to the fly and exercise the skill of the most expert angler. In deep-sea fishing the halibut, cod, sturgeon, skil and dog fish afford good sport, which may be varied by a shot at a sea otter, hair seal, porpoise, or even a sea lion if one goes far enough north.



"The numerous lakes and streams"

MINERALS AND TIMBER

Gold and silver are very generally distributed throughout Vancouver Island. There are few places where colors of gold cannot be found, and gold and silver quartz veins are plentiful. Placer gold is found in nearly every stream, notably in Leech river, China creek, Nanaimo river, Bear river, Clayoquot, Shaw's creek and Cowichan lake. It is also found in the black sand deposits at many places on the coast.

Copper outcroppings may be said to be universal in the form of yellow pyrites and large deposits exist at many points. Some of the principal places, where the existence of copper ore in paying quantities has been established, are: Sooke, Mount Skirt, Mount Sicker, Mount Brenton, Malahat, Mount Richards, Quatsino, Sidney Inlet, Barkley Sound, Alberni Canal, Cameron Lake and San Juan.

Iron is very widely distributed. Extensive deposits of magnetite and limonite exist in the San Juan district, and magnetite in immense quantities is also found on Barkley Sound, Quatsino, Quinsam lake and other points. The big deposits on the San Juan river give assays of 62.92 per cent. of metallic iron, 4.68 per cent. silica, no phosphorus, only traces of sulphur, and no titanium.

The principal coal measures extend from Saanich to Seymour Narrows, fringing the coast, and again from Fort McNeil to Fort Rupert and extending through to Coal Harbor on Quatsino Sound. Coal is also found in Alberni and San Juan districts.

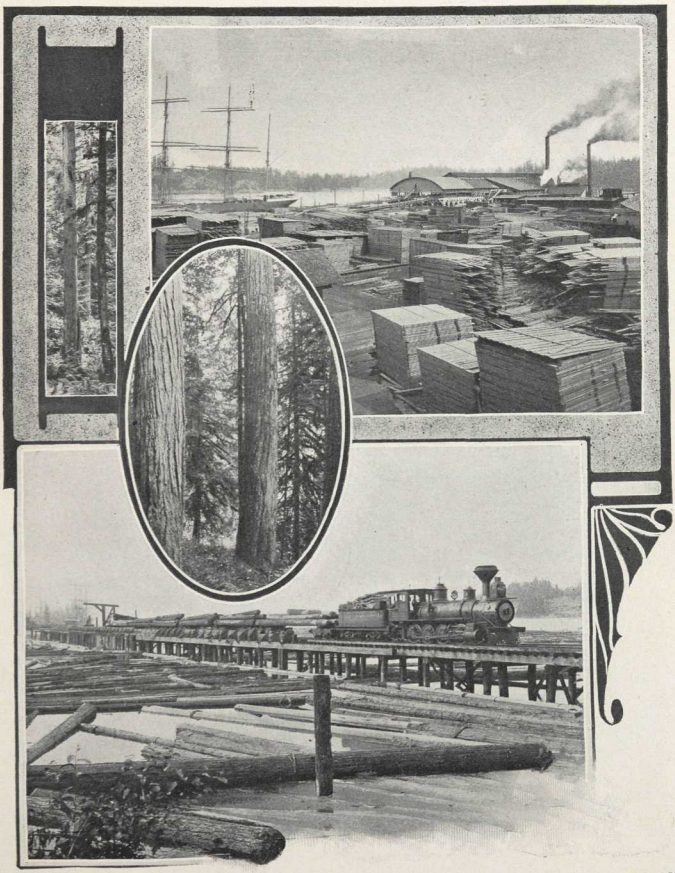
Native arsenic has been found on the Koksilah river, cinnabar at Seachert, and antimony at Central lake. Excellent qualities of building stone, marble, granite, sandstone, etc., and many other structural materials, such as brick and pottery clay, lime, cement, terra cotta, etc., are found in considerable quantities.

It is an acknowledged fact that Vancouver Island possesses the largest and most valuable area of merchantable timber in the world. The principal wood, and the staple of commerce, is the Douglas fir, which grows to an immense size, many trees attaining a height of 300 feet, with a circumference at the base of 30 to 50 feet. A fair average runs from 100 to 150 feet, clear of limbs, and five to six feet in diameter. Red and yellow cedar, hemlock, spruce, cypress, white pine, balsam, yew, tamarack, maple, aspen, cottonwood, alder, crab-apple, arbutus, birch, juniper, willow and many other

kinds of useful trees are well represented. A feature of the Vancouver Island forest is its density, 30,000 to 50,000 feet of timber to the acre being not uncommon.

ESQUIMALT & NANAIMO RAILWAY COMPANY'S LANDS

With her splendid geographical position, her boundless wealth of undeveloped natural resources, with new avenues of trade being

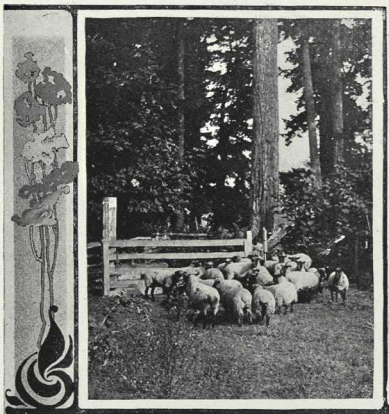


"Most valuable area of . . timber in the world"

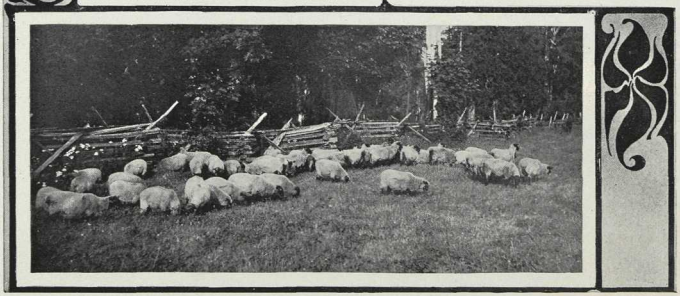
opened, and the establishment of new industries, this favored Island of Vancouver should very soon become one of the most important agricultural and industrial centres in North America.

The lands owned by the Esquimalt & Nanaimo Railway consist of 1,500,000 acres of agricultural, mineral and timber land, extending from Otter Point, on the south-west coast, to Crown Mountain in Comox district, and include within their boundaries all the flourishing farming, mining, lumbering and fishing communities along the east coast and on the line of the Esquimalt & Nanaimo Railway, a tract which is recognized as the garden of Vancouver Island.

In the Esquimalt, Goldstream and Highland districts, which adjoin the City of Victoria, the Company has considerable good land suitable for poultry raising, dairying, fruit growing and market gardening.



Malahat district also contains areas of arable land, some of which is heavily timbered, which might be profitably utilized for poultry, dairying, fruit growing and sheep raising. The larger timber on these lands would supply a saw-mill of fair capacity for some years, while the smaller trees would make



"Sheep raising is carried on"

good cordwood, which is always in demand at good prices in Victoria.

Further north lies the famous Cowichan Valley, noted for its beauty of scenery and fertility of soil. Cowichan, including the districts of Comiaken, Quamichan, Somenos, Sahtlam, Seymour and Shawnigan, is one of the most flourishing settlements on the Island.

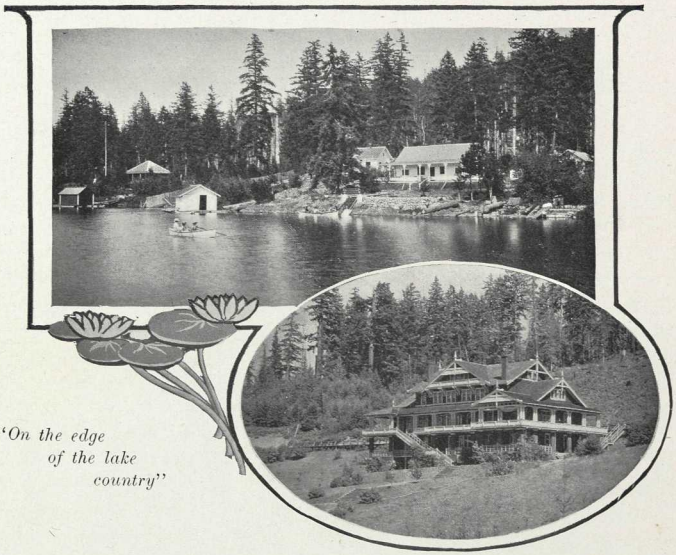
The soil of the Cowichan Valley is of peculiar richness, being strongly impregnated with carbonate of lime, with usually a depth of two to three feet and a subsoil of blue clay and gravel. The soil is suited to all kinds of crops, but is particularly adapted to fruit, which grows in great abundance and of excellent quality and flavor. The roads throughout the district are the best on Vancouver Island, where bad roads are almost unknown, thanks to the efforts of the local municipal council. Very little wheat is grown, the area under cultivation being too limited, but oats are a principal crop, yielding 60 bushels to the acre. Peas produce between 30 and 40 bushels per acre, potatoes from 400 to 600 bushels, hay from two to three tons. Apples, pears, plums, cherries and small fruits give big returns. Sheep raising is carried on to a considerable extent, a ready market for sheep and lambs being found at Victoria, Ladysmith and Nanaimo. Hogs pay well and thrive, and poultry give good returns, the prices of eggs and fowls being always high.

DUNCANS

The pretty little town of Duncans, 40 miles from Victoria on the Esquimalt & Nanaimo Railway, is the business centre and distributing point for several neighboring mines and lumber camps. The town is delightfully situated on the Cowichan river (celebrated for its trout fishing), at the foot of Mount Prevost. It has several well stocked stores, a creamery, a sawmill, an agricultural hall surrounded by a pretty park, a public school, government office, two churches, three hotels, and all the necessary industrial establishments, such as harness making, blacksmithing, etc. The Cowichan Leader, a weekly paper, advocates the interests of the town and district. Duncans has a good waterworks system, and many of the farm houses in the district have water laid on from the numerous springs and creeks.

Standing on the southern edge of the lake country, Duncans is a headquarters for fishermen and hunters. Somenos lake, one mile, and Quamichan lake, two miles from the town, are favorite resorts for trout fishers, while Cowichan lake, 22 miles westward and reached by stage coach, has a good hotel and every accommodation

for disciples of the gentle art. The surrounding woods and hills abound with large and small game; bear, panther, wolf and deer, grouse and pheasant, and the marshes and ponds swarm with ducks



"On the edge of the lake country"

and geese. Maple Bay, three miles east, affords excellent sea fishing.

West of Duncans, in the Cowichan Valley there is a large area of good land, that portion on the north shore of Cowichan lake being an almost level country admirably adapted to farming. From the lake to the Nitnat river and Barkley Sound the country is more rugged, heavily timbered and reported to be one of the richest mineral sections of British Columbia.

CROFTON

Crofton, situated on Osborne Bay, about 40 miles north of Victoria, is the site of a large copper smelting plant, lately purchased by the Britannia Mining Company. A narrow gauge railway connects the town with the Mount Sicker mines, and a stage line runs to Duncans. Crofton has two good hotels, and several general stores and other business establishments. Like all the towns along

the line of the E. & N. Railway, it is connected by telephone with Victoria and Nanaimo.

CHEMAINUS

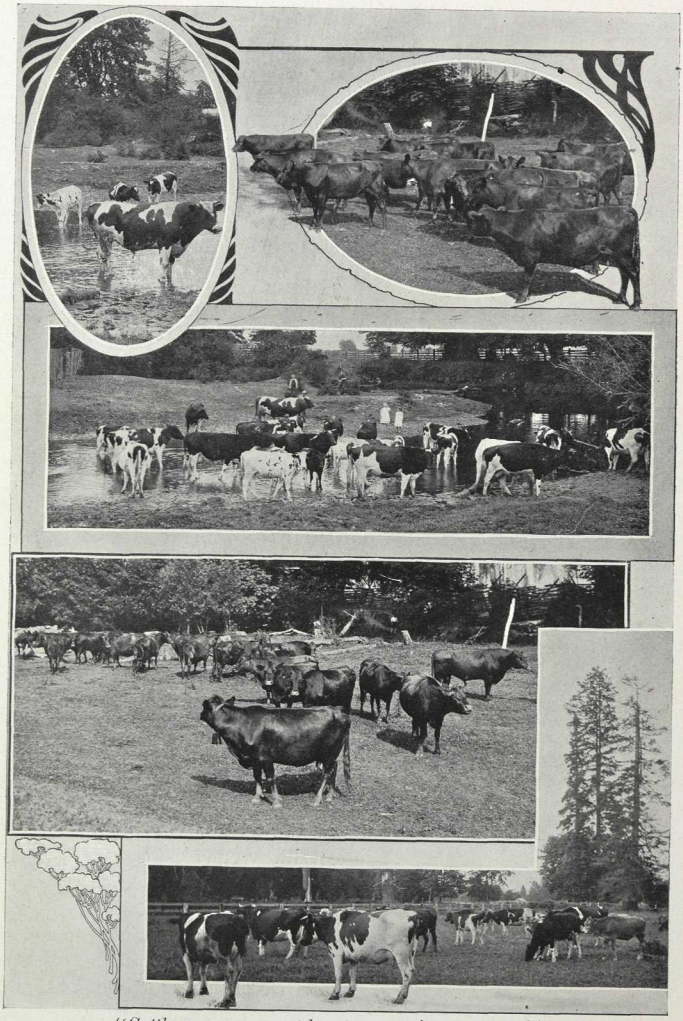
Chemainus, a good farming district very heavily timbered, with soil and other conditions almost identical with Cowichan, is the seat of a great lumbering industry. The mill of the Victoria Lumbering & Manufacturing Company, with a daily capacity of 500,000 feet of lumber, is situated here and, with the company's logging railway and lumber camps, gives employment to a large number of men. Chemainus has a well equipped hospital.

LADYSMITH

The shipping port for the Extension coal mines, is a growing town, five miles north of Chemainus. It has a good harbor and commodious docks. At this point the Canadian Pacific Railway maintains a ferry service to and from Vancouver, transferring trains of freight cars loaded with goods for Victoria and other places on the Island, and carrying Island products to continental points. Ladysmith has a large public school, several churches, good hotels and stores, and several industries, among which are the Tyee Copper Company's smelter, the Ladysmith Lumber Company's sawmill, and an iron foundry. It is the centre of the Newcastle district and the home of the miners who work in the Extension mines, eight miles west. The land about Ladysmith is fertile, but broken and densely timbered. There is considerable land in the valleys which will make good farms and orchards when cleared.

NANAIMO

Called the Coal City, is also the centre of a coal mining district and headquarters of the Western Fuel Company. It is 72 miles from Victoria, with which it has a daily train service over the Esquimalt & Nanaimo Railway, and 35 miles from Vancouver, to which city the Canadian Pacific Railway runs daily steamers. It also has steamboat communication with Comox and Sidney. The city is one of the oldest on the Island, the coal mines having been operated since 1850, and is well equipped with all public conveniences, schools, churches, mercantile and industrial establishments. When the mines are in full operation the number of men employed is large, the monthly pay roll aggregating over $100,000. There is much good land in the Nanaimo district, and wherever it has been cleared and



"Cattle . . roam at large . . the year round"

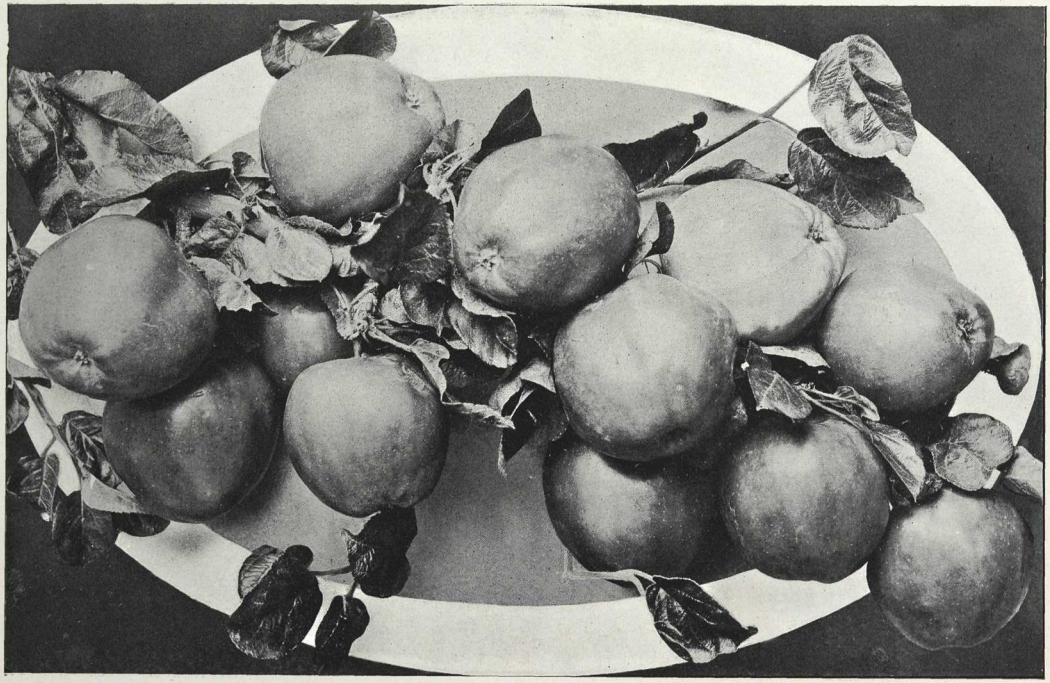
cultivated the returns are very satisfactory. The farms in the district do not begin to supply the city's wants, so that there are good openings for fruit, poultry and dairy farms.

Tributary to Nanaimo are Mountain, Cedar, Oyster, Bright, Cranberry, Douglas, Wellington, Nanoose and Cameron Districts. Mountain is broken, with considerable good land in the Millstream valley, and the uplands furnish excellent grazing, with large and small timber of good quality. Cedar and Cranberry Districts very much resemble Cowichan and possess large areas of good farming land. North of these districts the character of the soil changes, inclining to be sandy and gravelly, in patches, but around Qualicum it again reverts to a rich loam of the best quality. A good deal of land is under cultivation in the country lying between Nanaimo and Comox, but much of the best of it is still unreclaimed, and many thousand acres will be available when cleared of timber.

Wellington, the present terminus of the Esquimalt & Nanaimo Railway, was formerly a town of considerable importance, but, since the closing of the coal mines in that district, has lost much of its trade. There is considerable good land in the neighborhood, the area of which will be increased by clearing.

COMOX

Extending from the northern boundary of Nanaimo lies Comox District, considered one of the best agricultural and dairying sections of Vancouver Island. Sixty miles long with an average width of seven miles, between the sea and the mountains, is a bench of undulating land admirably adapted to cultivation. Parts of it are heavily timbered, and there are many marshes and beaver meadows easy of reclamation. Several valleys cut through from the mountains to the sea, and these are specially fertile. All of this bench land will produce crops. Where it is too light for growing cereals or roots it will give large returns in hay and alfalfa. The growth is marvellous, a bit of burnt land sowed with grass seed will become a tangled mass of vegetation within a year. Cattle fatten on the native grasses and vetches in a wonderfully short time. Butter making and poultry raising are carried on as adjuncts to the regular farm work, but so far have not been engaged in systematically. A good local market for everything produced is afforded by the Union Coal Mines, with headquarters at Cumberland. These mines employ between 800 and 1,000 men, who, with their families, are good customers of the neighboring farmers, paying liberal prices for



"Apples of excellent quality"

everything they consume. Grain is raised in considerable quantity, but only for feeding stock. Oats yield well and sell for 1½ cents per pound. Butter averages 25 cents per pound, beef 7½ cents to 10 cents by the carcass. Cows are worth $50 to $70 each. Lambs $5 to $6, ewes usually breed twins. Hogs bring 8 to 9 cents live weight. Eggs sell from 25 to 60 cents per dozen. Apples, pears, plums, prunes, cherries and small fruits are cultivated to a limited extent and all produced is of excellent quality.

Much of the wooded land in Comox district is easily cleared, being chiefly alder, and the swamps are not difficult to drain. The swamp bottoms are remarkably fertile, producing splendid crops of grain and vegetables.

Communication is had with Comox by wagon road from Wellington (the present terminus of the Esquimalt & Nanaimo Railway), and by steamers running to Nanaimo, Victoria and way ports. A short line of railway connects Cumberland with Union Wharf, the shipping point of the Union Coal Mines.

ALBERNI

Alberni Valley, at the head of Alberni Canal, about 20 miles long and from six to eight miles wide, is destined to become an important district from an agricultural standpoint, as it is the centre and natural distributing point for a large and rich mineral district. It is 110 miles distant from Victoria and 55 miles from Nanaimo, being connected with the latter by wagon road. A very large area of good agricultural land can easily be brought under cultivation by clearing and drainage. The soil generally is a clayey loam and very productive, being well adapted to fruit growing and dairying. A very considerable part of the fertile Alberni Valley lies within the Esquimalt & Nanaimo Railway Grant, and is included in the areas which the Company will render fit for cultivation and offer for sale to settlers. At present Alberni has a tri-monthly steamboat service with Victoria, and stage coach communication with Nanaimo. It is quite possible that the Esquimalt & Nanaimo Railway will build a branch line to Alberni as soon as settlement of the lands are assured and business conditions warrant the outlay.

THE INTERIOR

Besides the districts which have been briefly described, there are several valleys and benches of prairie lands in the interior of Vancouver Island fit for agriculture when proper transportation

facilities have been provided. Much of this portion of the Island is unexplored, but the Esquimalt & Nanaimo Railway Company has parties in the field who will examine and report upon its agricultural

"In the pleasant lowlands"

possibilities, it being the intention of the Company to establish colonies in these interior valleys as soon as practicable. The numerous lakes and streams and the mountains, which divide the valleys, afford a most attractive diversity of scenery, which combined with the salubrity of the climate, which is drier and warmer than on the coast, will make these interior districts very desirable for residence when they have been thrown open to settlement by the building of branch lines of railway. Existing reports on the interior are to the effect that there are considerable areas of grazing lands on the high plateaux and in the foot-hills of the Island Range.

A WORD OF ADVICE

In presenting this brief description of Vancouver Island and the lands in which it is directly interested, the Esquimalt & Nanaimo Railway Company desires to state that the lands now available for settlement are limited in extent, but generally of first class quality. The object of the Company in publishing this book is to draw the attention of homeseekers to the exceptional advantages possessed by Vancouver Island and to outline its future possibilities, and not to attract a large immigration at present—the advice desired to be conveyed is, KEEP YOUR EYE ON VANCOUVER ISLAND. A few desirable farms are immediately available, but the greater portion of the Company's holding is still to be explored and reclaimed from its primeval state before it can be confidently recommended to settlers. Immediately that a section of country is cleared and ready for farming the fact will be advertised and full information furnished concerning its adaptability. Meanwhile, to the man who can afford the time and expense, it is suggested that a trip to Vancouver Island would convince him that all that has been set down in these pages is far from exaggerating the actual conditions of farming life here, and that personal observation would more than confirm the most favorable and flattering description that could be penned.

TAXATION.

Outside of incorporated cities, towns and municipalities, the taxation is imposed and collected directly by the Provincial Government and expended in public improvements, roads, trails, wharves, bridges, etc., in assisting and maintaining the schools, and in the administration of justice.

The rates of taxation imposed by the latest Assessment Act are as follows:

On Real Estate	⅜%	of assessed value of	$3,000 or under
" " "	1%	" "	over $3,000
" Wild Land	4%	" "	
* " Coal Land, Class A	1%	" "	
† " " " " B	2%	" "	
" Timber Land	2%	" "	

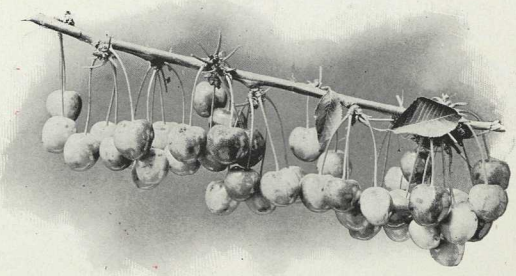
* Working Mines.
† Unworked Mines.

On Income of $3,000 or under							1½%
"	"	over $3,000 and not exceeding $4,000					1¾%
"	"	"	4,000	"	"	5,000	2%
"	"	"	5,000	"	"	8,000	3%
"	"	"	8,000				4%

Discounts of 10 per cent. upwards are allowed for prompt payment of taxes and the following exemptions from taxation are granted.

On Personal Property up to $500 (to farmers only).
" Income up to $1,000.
" Pre-empted Land, for two years from date of record.

In addition to above taxes royalty is charged on coal, timber and minerals.



Esquimalt and Nanaimo Railway Company

Regulations Governing the Sale of Lands Comprised in the Land Grant of the Esquimalt and Nanaimo Railway Company Situate on Vancouver Island, British Columbia.

(1). The lands offered for sale by the Company will be sold in accordance with the following classification:

(a). Agricultural lands, which include all lands that do not contain timber capable of being manufactured into lumber to a greater average extent than ten thousand feet board measure per acre.

(b). Timber lands, which include all lands containing timber capable of being manufactured into lumber to a greater average extent than ten thousand feet board measure per acre.

(c). Mineral lands, which include all lands supposed to contain minerals other than or in addition to coal, coal oil, iron and fire clay, the sale of which will include the surface rights, with all timber standing and growing thereon, and all mines and minerals therein or thereunder belonging to the Company, excepting coal, coal oil, iron and fire clay.

REGULATIONS PRICES AND TERMS AMENDED

(2). The sale of agricultural and timber lands as classified above will include the surface rights and all timber standing and growing thereon, and all mines and minerals therein and thereunder belonging to the Company, except coal, coal oil, iron and fire clay.

(3). Agricultural lands will be sold in tracts of not less than one hundred and sixty (160) acres, except where blocks of land have been cleared by the Company, and are offered in smaller parcels, or in the case of smaller areas lying between parcels of land actually surveyed or sold.

(4). Timber lands will be sold in blocks of any area not less than six hundred and forty (640) acres, with increases above that

area in blocks of 160 acres or multiples thereof, except in the case of smaller areas lying between parcels of land actually surveyed or sold.

(5). Mineral lands will be sold in blocks not exceeding in area one hundred and sixty (160) acres.

(6). The Company will insert in all agreements for sale and purchase and in all conveyances such reservations as may be necessary or expedient in order to reserve and except to the Company, its successors and assigns, full rights and powers of mining, winning, getting and carrying away all coal, coal oil, iron and fire clay, so far as under the terms of sale and purchase, such substances are or may be reserved and excepted.

(7). Any person desiring to purchase any area of agricultural, timber or mineral lands as hereinbefore classified, shall file an application for the same on forms supplied by the Company, and shall give an approximate description of the location, boundaries and area of the land which he desires to purchase illustrated by a rough sketch thereof on the back of such application.

(8). If the applicant is notified that the agricultural or timber lands that he applies to purchase is for sale but is unsurveyed, he shall thereupon pay to the Company a deposit of ten per cent. of the purchase price of the said land, which amount will be forfeited to the Company unless the returns of such survey to be made by the purchaser are filed with the Land Commissioner of the Company as hereinafter provided, and shall pay the balance of the first instalment of the purchase price when filing the returns of the said survey, and he shall forthwith employ at his own expense a duly qualified Provincial Land Surveyor to survey the said land, and shall file with the Commissioner of the Company within sixty days from the date of the notification to him that the land is available for purchase, proper returns of such survey, prepared in accordance with the Company's regulations regarding the same.

(9). Every parcel of agricultural and mineral land for which an application to purchase is filed shall be rectangular or square in shape and six hundred and forty (640) acres shall measure eighty (80) chains by eighty (80) chains; three hundred and twenty (320) acres shall measure forty (40) chains by eighty (80) chains; one hundred and sixty (160) acres shall measure forty (40) chains by

forty (40) chains; all lines bounding such parcels of agricultural or mineral land shall be run north and south and east and west astronomically.

(10). Every area of timber land for which an application to purchase is filed shall, except as otherwise provided by these regulations, be bounded by lines which shall be run North and South and East and West astronomically, and no jog in any such boundaries shall be less than twenty (20) chains in length.

(11). When any area of agricultural, timber or mineral lands for which an application to purchase is filed is bounded in whole or in part by any lake or river, or by any line previously surveyed, such lake, river or previously surveyed line may be adopted as one of the boundaries of the land to be purchased.

(12). In completing survey of any parcel of agricultural, timber or mineral land for which application to purchase is filed, the surveyor must so locate and survey the boundaries of the same that no gore or broken parcels of land shall remain lying between the parcels being surveyed and the boundaries of any land previously surveyed.

(13). In making a survey of any area of agricultural, timber or mineral land covered by an application to purchase, the surveyor shall tie in his survey to the boundary of some area previously surveyed so that the location and boundaries of the area to be purchased may be accurately plotted on the map of the District.

(14). In addition to the plan and field notes of his survey prepared in accordance with memorandum of instructions for the guidance of surveyors, the surveyor engaged in surveying any area of agricultural land shall file with the same a statutory declaration on the following form:

DECLARATION.

(To accompany Surveyor's returns).

Dominion of Canada.	In the matter of the application of.....
Province of British Columbia.	to purchase..... situate in..... District, Vancouver Island.

I,.....P. L. S., of..... in the Province of British Columbia, do solemnly declare that I have surveyed..... in.....District, containing.....acres, which.....has applied to the Esquimalt and Nanaimo Railway Company to purchase, and have made a careful examination of the said land.

To the best of my knowledge, information and belief the said land does not contain merchantable timber to a greater extent than ..... thousand feet board measure, and it is of such a nature and is so situate that I have reason to believe and verily believe that the application to purchase the same for agricultural purposes is made bona fide and not for the purpose of obtaining either timber land or mineral land under the classification of agricultural land.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of "The Canada Evidence Act, 1903."

Declared before me at.....
.....
in the Province of British Columbia this...
day of.....190.....

.....
P. L. S.

.....
Commissioner.

(15). When forwarding the returns of his survey as herein provided the purchaser shall at the same time pay the balance of the first instalment on the lands purchased in accordance with the following terms of sale:

(a). Agricultural Lands—Purchase price not less than $3.00 per acre, one-third cash and the balance in two equal annual instalments with interest at six per cent. per annum. The time for payment of the second instalment will be extended for one year from the due date thereof upon the Land Commissioner of the Company being furnished with satisfactory evidence that the purchaser has actually cleared for cultivation ten acres of the land agreed to be purchased by him, and the time for the making of the third and last payment will be extended for one year from the due date thereof upon the

Land Commissioner of the Company being furnished with satisfactory evidence that the purchaser has actually cleared for cultivation ten acres of the land agreed to be purchased by him.

(b). Timber Lands—Purchase price not less than $7.50 per acre, in three equal annual instalments, with interest at six per cent. per annum.

(c). Mineral Lands—Purchase price not less than $5.00 per acre, the full amount of the purchase price to be paid in cash, without discount.

(16). The purchaser of any land having certified in his application that the land applied for is unoccupied, agrees that any squatters found upon the land purchased shall be removed by and at the expense of the purchaser.

(17). All improvements made upon lands purchased shall be maintained thereon until the purchaser has completed his final payment for the land.

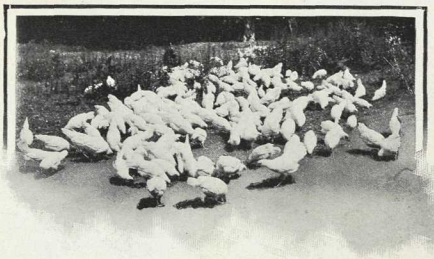
(18). All taxes, rates and assessments legally imposed upon the lands purchased or agreed to be purchased and upon the buildings and improvements thereon shall be paid by the purchaser.

(19). If the land is paid for in full at the time of purchase, a discount of ten per cent. on the amount paid in excess of the usual cash instalment will be allowed. No discount will be allowed for subsequent payments in advance of maturity, or on the price of mineral lands. Interest at six per cent. per annum will be charged on overdue instalments.

(20). Surface rights of any mineral claim legally located in or under the said lands other than by and with the authority of the Company, its successors and assigns, must be acquired by the locator or owner thereof under the terms and provisions of the foregoing regulations, including the survey of the boundaries of such claim by a duly authorized Provincial land surveyor, and the deposit with the Company of the field notes and the plan of such survey, together with satisfactory evidence of the ownership of the Crown grant for the mineral claim. The price to be charged for the surface rights for such mineral claims shall be five dollars per acre cash.

(21). Agents for the sale of the Company's lands are not authorized to receive or receipt for any moneys, or to bind the

Company by any act whatsoever. All payments on account of land must be made to the undersigned, to whom all letters for further information should be addressed.

J. S. DENNIS,
Land Commissioner,
Esquimalt and Nanaimo Railway Company.

E. AND N. LAND DEPARTMENT,
VICTORIA, B. C.,
SEPT. 1ST, 1905.