1920

FOR ALL INFORMATION ABOUT CANADA
CANADIAN PACIFIC RAILWAY
ASK THE C.P.R.

A HANDBOOK OF INFORMATION REGARDING

ALBERTA SASKATCHEWAN and MANITOBA

AND THE OPPORTUNITIES OFFERED YOU BY THE CANADIAN PACIFIC RAILWAY IN THESE PROVINCES

THE CANADIAN PACIFIC RAILWAY
CALGARY, ALBERTA
CANADA
1920

ANSWERS TO SOME SETTLERS' QUESTIONS

Question—Can I get a special railway rate to Canada?

Answer—See information under settlers' rates in this booklet. In addition you would be wise to write your District Representative, who will be able to advise you what special rates are available.

Question—Can I get employment on a farm in Western Canada?

Answer—Any industrious person in good health and with some farm experience need not fear lack of employment except, perhaps, during the winter months. There is a brisk demand for farm help from March 1st to November 30th, and in many cases good men are employed by the year.

Question—What is the rate of farm wages?

Answer—It is dependent on the season and the locality. As high as $80 a month is being paid for good farm help for the whole growing season; during harvest wages are higher.

Question—What are the chances of employment in the cities and towns?

Answer—This depends on your trade or profession, and local conditions. If you can afford a trip, make one and investigate these things for yourself. If you cannot afford the trip very well, investigation should be made by correspondence.

Question—Will the Canadian Pacific Railway Company accept my property here in part payment for farm land in Western Canada?

Answer—No. It is not a real estate company, and it is handling land for the purpose of colonization. It, therefore, is not interested in becoming owner of lands located elsewhere.

Question—When does spring farm work begin?

Answer—About middle of March. Most of the wheat seeding is done in April; oats, barley and flax are sown in May.

Question—When does harvest begin?

Answer—In August. Threshing commences about the first of September and continues until late in the season. The hay crop is harvested mostly in July.

Question—What should a man do who is short of capital?

Answer—If you are increasing your capital where you are you should stay in your present position until you have enough to start you on a farm in Western Canada. If you are not increasing your capital where you are you might do better to seek farm employment in Western Canada. If you have some equipment you could probably rent a farm from a private owner and soon get into a position to buy one for yourself.

Question—Is corn used for fodder in Western Canada?

Answer—To a limited extent. The principal fodder is the natural prairie grass. Timothy, rye, oat hay and sunflowers are extensively used. In the irrigation districts alfalfa is the principal fodder crop.

Question—What is the usual snowfall?

Answer—It varies in different parts of the country. In Southern Alberta there is seldom enough snow to make sleighing possible. Most of the farmers do not have sleighs. In Northern Alberta and the more eastern provinces the snowfall is heavier.

Question—Should I make a personal investigation before buying land from the Canadian Pacific Railway?

Answer—Yes. You should make a personal investigation before buying land from anyone. This Company wants you to get land that will suit your purposes, and for that reason will not complete a sale to you until you have inspected the land and found it satisfactory.

Question—Can I deal with your representative to as good advantage as direct with you?

Answer—Yes. Our District Representatives are salaried employees. They do not get any commission on sales, but are paid a salary to give information and assistance to intending settlers.

Question—Where are your lands located?

Answer—We have lands throughout a very large territory and can meet the desires of almost everyone as to location. Tell us the district you prefer and we will advise you what lands are available there.

Question—Is not the climate of Western Canada a big disadvantage?

Answer—No. Those who live in Western Canada are the best judge of the climate and few of them would now consider removing either east or south. They consider the climate of the country one of its greatest advantages.

Question—Will you reserve land for me until I can sell my property here?

Answer—Take the matter up with the District Representative for your territory, who will do everything possible to accomodate you.

Question—I am a farmer but have no capital. Will the Canadian Pacific Railway assist me?

Answer—The Company sells its lands to good settlers on very easy terms, but it realizes that to have a fair prospect of success the farmer should have a little capital of his own in addition to any assistance given him by this Company.

Question—How much capital do I need?

Answer—About $3,000 will be necessary to give you a fair start. If you are well supplied with your own implements and live stock you may get along on somewhat less, but as a rule it is true that the more capital a settler has the greater are his advantages.

Question—Will the Canadian Pacific Railway rent me land?

Answer—The payments on Canadian Pacific Railway lands extended over the long terms offered make it as easy to buy the land as to rent it, and as the Company wants permanent settlers its policy is to sell the land on easy terms rather than to rent it.

Question—If Western Canadian lands grow good crops without irrigation, why is irrigation necessary?

Answer—The Provinces of Alberta, Saskatchewan and Manitoba comprise an area of over 750,000 square miles. This block of land is about 1,000 miles from east to west and 700 miles from north to south. In such a vast area there are differences of natural conditions, and the fact that irrigation is practiced in one district is no argument against farming without irrigation in other districts. The chief advantages of irrigation are that irrigation increases production, gives protection against dry years, and encourages closer settlement than in districts where irrigation is not practiced.

Question—What are the prices of horses, cattle, sheep and hogs?

Answer—All forms of live stock command high prices in Western Canada. Bring your horses, cattle and sheep with you if you can. Local markets fluctuate but current prices will be quoted upon request.

Question—Can I get land with running water?

Answer—Out of the great area of lands owned by this Company almost every individual preference can be met.

Question—I would like to come to Western Canada, but cannot get the price I want for my property here. What should I do?

Answer—Do not lose the opportunity of success in Western Canada for a small consideration as to price of your present holdings. The question is not so much whether you can get your price for your property as whether the money you can get for it would earn you greater profits in Western Canada than your present property does.

Question—Should I bring my farm implements to Canada?

Answer—If they are in serviceable condition and you can make up a carload, bring them. You will find it cheaper than buying new implements.

Question—Can a widow take up a farm from your Company on the same terms as a man?

Answer—Explain your position to the District Representative for your territory.

Question—If I buy irrigable land and take your offer of a loan do I receive the $2000, in cash?

Answer—No. The money is expended under the direction of the Company towards the erection of house, barn, fencing and well on the land.

Question—Can I get a loan with any land I may buy from you?

Answer—Loans are given only with irrigated lands.

Question—Can a single man qualify for a loan?

Answer—Loans are restricted to married men with agricultural experience.

Question—I am a single man but would be accompanied to my farm by my mother or sister. Would that qualify me for a loan?

Answer—Explain your position to the District Representative for your territory.

Question—What does it cost to build fences in Western Canada?

Answer—The following costs are approximate for material only. Three-strand barbed wire, $145 a mile; five-strand woven wire, $225 a mile; ten-strand woven wire, $385 a mile.

Question—If I take up land from you and change my mind can I cancel my agreement?

Answer—The settler would doubtless expect the Company to carry out its part of the agreement and he is under the same obligation. In case of settlers who meet with misfortune, however, the Company asks only to be judged by its record.

Question—When is the best time to visit Western Canada?

Answer—Almost any time that suits your convenience. Get into touch with the District Representative for your territory and find out when his next party will be going to Western Canada.

Question—Is live stock raising more profitable than grain farming?

Answer—The two should be combined. In seasons of high grain prices and other favorable conditions, grain farming is very profitable, but the farmer who has a few horses, beef steers, hogs, sheep, cows and poultry for sale every year is in the best position.

Question—Should I try to make up a party of neighbors to settle in one district?

Answer—That is a good plan. Such neighbours can co-operate in the use of machinery and in farm operations in such a way as to considerably reduce their expenses.

Question—If I buy irrigated land how much does the water cost.

Answer—$1.25 per acre per season.

Question—How much water is supplied for this price?

Answer—A flow amounting to practically 1.5 feet per acre for the season.

Question—Will not the war result in heavy taxation on the farmers' lands?

Answer—The taxes on farmers' lands in Western Canada are much lighter than the usual farm tax in the United States, and, in addition, in Western Canada no taxes are charged on improvements, farm implements, live stock or personal effects. The Government has shown no disposition to increase taxation on farm lands to meet any part of the war expenditure. Taxes could, however, be very greatly increased and still be lower than they are in the United States.

Write for fuller information on any point to

DEPARTMENT OF COLONIZATION AND DEVELOPMENT
Canadian Pacific Railway
Calgary, Canada,
or
List of District Representatives, including Canada, shown on last page of cover.

Alberta, Saskatchewan and Manitoba

The desire to have a piece of land of one's own is a natural instinct in the heart of every properly developed man and woman. In earlier years, on account of the great areas of land available in the United States, no great difficulty was experienced by any ambitious settler of that country who wished to become his own land-holder, but the rapid increase in population, combined with the corresponding rise in the price of land, has completely changed this condition. Land, which a generation ago might be had for the homesteading, now commands prices ranging to $300.00 an acre and over. At such prices it is quite hopeless for the tenant farmer or the farmer's son in moderate circumstances, or the city man with limited capital, to attempt to buy a farm of his own. To pay for it becomes a life-long task, and the probability is that he will never do more than meet the interest charges. If he is serious in his desire to secure a farm home, he must look to countries where there is still abundant fertile land available at moderate cost, and where these lands are to be purchased on terms which make it possible for the settler with small capital to become a farm owner, as the result of a few year's labor. He will also want land in a country where the practices of the people are similar to those to which he has been accustomed; a country with the same language, same religion, same general habits of living, with laws, currency, weights and measures, etc., based on the same principles as those with which he is familiar. He wants a country where he can buy land at prices averaging about $18.00 an acre, which will produce as big or bigger crops than those he has been accustomed to from lands at $100.00 and more an acre. He wants this land where social conditions will be attractive to himself and his family, and where he can look forward with confidence to being in a few years independent, and well started on the road to financial success.

All these conditions he will find in Western Canada, and nowhere else. The provinces of Alberta, Saskatchewan and Manitoba, described in this booklet, provide the one and only answer to the land-hungry. The land is here; it is the kind of land he wants; the conditions are as nearly ideal as is possible, and the prices and terms are such that the man of moderate capital has an opportunity not available to him elsewhere. The following pages will explain that opportunity in detail, and make clear the way of prosperity to all who have the ambition and enterprise, combined with a moderate amount of capital, to undertake the betterment of their conditions.

The World's Greatest Field of Opportunity

The Canadian Provinces of Alberta, Saskatchewan and Manitoba are commonly called "The Prairie Provinces" on account of the great area of fertile prairie land within their borders. They are by no means all prairie, as their territory includes mighty lakes and rivers, vast stretches of forest and towering mountains, but it is for their prairies they have become famous throughout the world. The prairie region stretches roughly from the Red River in Manitoba to the foothills of the Rocky Mountains in Southern Alberta, a distance of approximately 800 miles. At its northern edge it merges into a park-like country, part prairie and part light timber, which gradually becomes thicker and heavier until it is unbroken forest. The area of these three provinces is 756,052 square miles, which is more than the combined area of the states of Ohio, Illinois, Wisconsin, Minnesota, Iowa, North Dakota, South Dakota, Nebraska, Montana and Idaho.

According to a Dominion estimate there are in these three provinces 272,892,000 acres of land suitable for agriculture, without taking into account forest land that may ultimately be tilled. Of this vast acreage there were in 1919 only 36,931,750 acres under crop.

In the great area of Alberta, Saskatchewan and Manitoba, the Canadian Pacific Railway owns some four and a half million acres of the finest land, most carefully selected before the incoming settlers had taken up the choicest parts, and it is this land which the Company now offers on terms which have never been surpassed in the history of colonization. The Canadian Pacific Railway Company is not a land-selling organization in the ordinary sense of the word. Its chief business is to handle traffic, and in order to produce traffic it desires industrious, successful settlers located along its lines. For that reason it is able to give terms and assistance more favorable to the settler than is possible for any company which aims to make its profits simply out of the sale of land.

FOR THOSE WHO ARE NOT FARMERS

Although the greatest resource of Alberta, Saskatchewan and Manitoba is agriculture, the prosperity which has come to the farmer has opened many other profitable fields of business and labor. This booklet is intended for those who are seeking an opportunity of making a home of their own on the land, and we cannot go into great detail in explaining the other opportunities, but it may be said that no man who has health, industry, and good habits need be afraid of his future in Western Canada. The field is very wide, ranging from ordinary labor to the skilled trades and professions. For those who can command some capital there are many opportunities to start up in some profitable business in which they may have had experience. All Canada is prosperous, and it is the kind of prosperity which will continue because it is based on the universal need of the products of the farm.

With the rapid increase of farmers on the land must come an increase of laborers, business and professional men to serve them. Every new community calls for its quota of carpenters, plasterers, general laborers, blacksmiths, caterers, implement, lumber and hardware dealers, grocers, general merchants, doctors, lawyers and clergymen. And the development of the country

as a whole opens the way for men engaged in railroading, the grain trade, mining, lumbering, wholesale merchandise and manufactures suitable to the country, particularly flour milling and the industries connected with the livestock and meat trades. The field for women is as wide as it is for men. Western Canada is aggressive and liberal; it is willing to afford to women, in business and the professions, a sphere of absolute equality with men. In the provinces of Alberta, Saskatchewan and Manitoba, women vote on all matters of provincial and municipal legislation, and may sit in the Legislature on the same terms as men, and this represents the general attitude toward women in the Canadian West.

All who are interested in opportunities of a business or industrial nature should communicate with the Bureau of Information, Department of Colonization and Development, Canadian Pacific Railway, Montreal, Que., or to any of the offices of the Department whose addresses are shown on the cover. This bureau undertakes to furnish, either directly or through our representatives in the United States and Great Britain, authentic information regarding the natural resources of Canada and the opportunities for commercial and industrial development.

TWENTY YEARS TO PAY

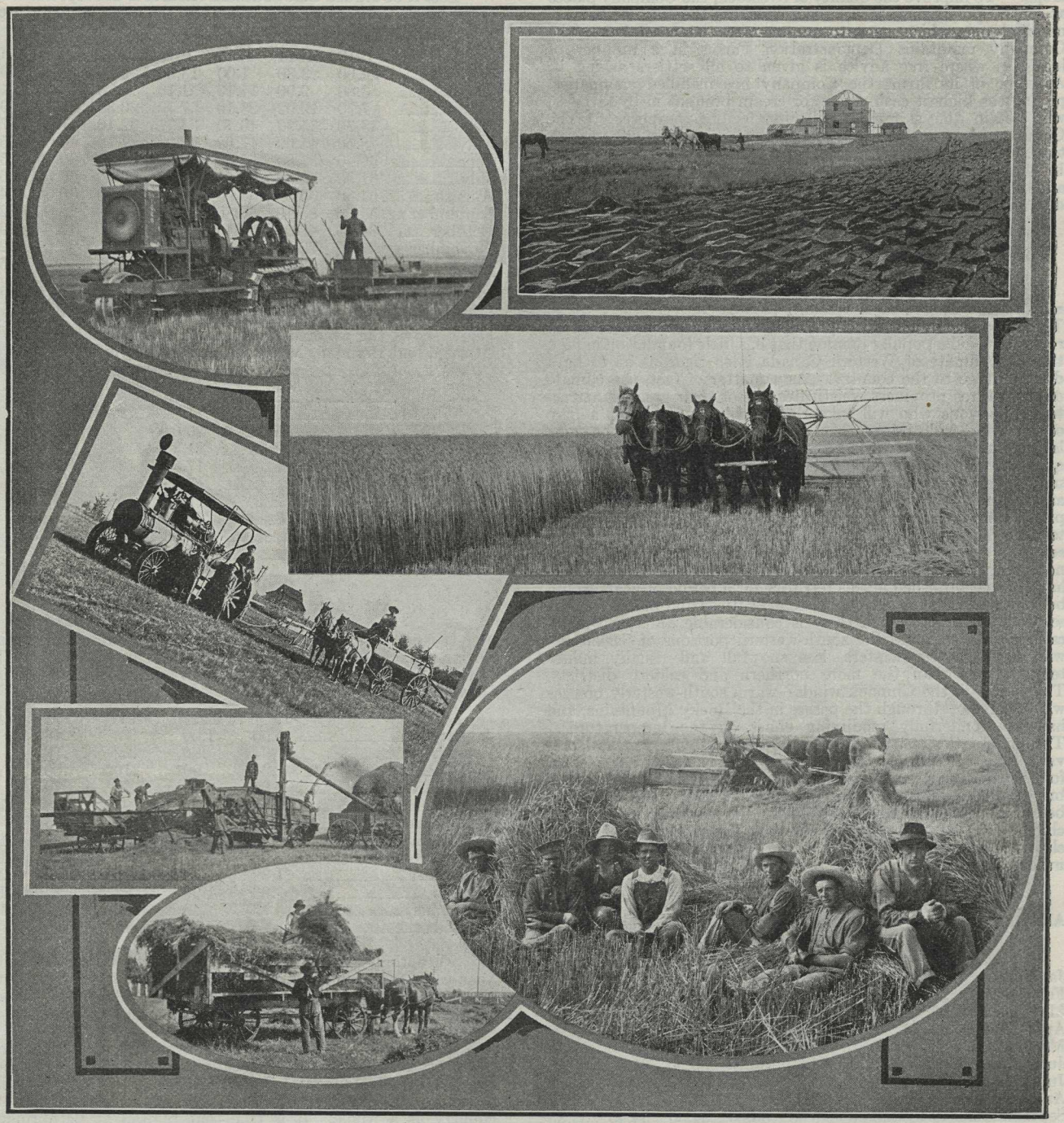
The Company's general terms of sale provide for a cash payment of one-tenth of the price of the land and improvements, (if any) at the time of purchase. For the next three years the purchaser pays interest only. His second payment of principal is due at the end of the fourth year from the date of contract. Payments are extended over twenty years, if desired, or may be paid sooner, if convenient. The rate of interest is six per cent. See fuller details on pages 47 and 48.

Purchasers of irrigated lands in the Company's Irrigation Block in Southern Alberta are provided with a loan, if they want it, to the value of $2,000, which is expended, under the Company's supervision, towards the building of a house and barn, sinking a well, and fencing the farm. This loan is also repayable in twenty years with interest at six per cent. In order to qualify for it the settler must be a married man with agricultural experience, must have his own implements and horses, or the means to buy them, and have sufficient cash to make his first payment and care for his family during their first year's occupation of the land. This loan is the most positive evidence of the Company's faith in its own proposition. No security is required except the land itself, and the first payment (which is made in advance), and the chance of the Company getting its money back depends on the success of the farmer. That it is willing to make the loan on these terms is proof that the Company is sincere in its belief that the farmer can not only make a living, but can pay for the land and for the loan out of the proceeds of his farm.

Settlers taking advantage of the above terms are required to enter into occupation of their lands within six months of time of purchase. The Company has, in certain districts, lands which may be bought without settlement conditions. Where lands are sold without settlement conditions the period over which payments may be extended is ten years.

ASSISTANCE OF EXPERTS

The Company's Agricultural and Animal Industry experts are glad to give the benefit of their practical advice to settlers, and to assist them in every way possible toward making a success of their farm undertakings. Although these prairie provinces have become world-famous for the quality of their wheat production, it is generally recognized that the settler's greatest success requires him to go into mixed farming, producing horses, cattle, sheep, hogs, poultry, dairy products and fodder and root



SOME FARM OPERATIONS.—No Life is so Healthy and Happy as that of the Prosperous Farmer Building up for Himself and Family a Home in the Canadian West.

crops. To improve the quality of livestock, the Company places at central points pure-bred bulls for service, the only fee being a nominal one which goes to remunerate the caretaker. The Company maintains Demonstration Farms in a number of localities where free advice is given to all settlers asking it. At some of its farms the Company has installed creameries, paying the highest cash prices for cream brought in by farmers, who retain the skimmed milk for feeding purposes. The Company has also established at certain points egg circles, taking all eggs brought in by farmers and paying cash for them. In these and other ways the Company at all times seeks to advance the settlers' interests and by so doing increase production along its lines of railway.

WESTERN CANADA'S CLIMATE

One of the first questions asked by the home-seekers who may become interested in Western Canada concerns the climate. There has been a general impression which has been fostered by romances, and a popular opinion that has little foundation in fact, that the climate of Western Canada is so rigorous as to be a disadvantage to the country. As a matter of fact, the climate of these three provinces constitutes one of their greatest attractions. Anyone who will take the trouble to glance at a map of the world will observe that Western Canada lies in the same latitude as the virile white races of Europe. and there can be no question that the climate of the northern temperate latitude is more favorable to the development of healthy white races than are the more southern climes. The same may be said of the production of the cereals and food products required for the sustenance of white races, and nowhere are they produced so successfully as in these Canadian provinces. If the climate were not exceptionally favorable to farm operations, such yields as have been established in this territory for a period of years would be impossible. It is not denied that at times and places there is severe weather, although there is considerable difference in localities. Alberta and the south-western portions of Saskatchewan have shorter winters, less snowfall and usually milder temperatures than the more northern and eastern districts. This is due to the Chinook winds—warm south-westerly breezes which come up through the passes in the Rocky Mountains, and have a wonderfully modifying effect on the temperature. Throughout the rest of these provinces a heavier snowfall prevails, and the winter is longer, but by no means unbearable, or, for the most part, even unpleasant. The sky is almost always bright and cloudless, and the dry pure air makes the cold more bearable than a temperature many degrees higher in damp climates. The winter months are from December to March inclusive, although, particularly in the Chinook regions, there are numerous warm spells during this period.

The table following shows the mean temperature in Southern Alberta each month for a period of seven years:

	1913	1914	1915	1916	1917	1918	1919
January	1.52	16.30	17.06	8.90	13.20	13.80	34.27
February	10.92	16.50	19.98	18.50	11.10	17.40	14.30
March	18.58	31.00	28.67	31.65	26.30	32.30	16.40
April	42.31	42.80	49.23	44.35	38.00	41.90	44.94
May	46.15	50.80	49.99	46.95	49.00	47.80	52.10
June	57.65	57.70	53.60	56.10	55.90	61.50	59.48
July	58.29	66.50	58.63	63.30	66.70	62.60	64.41
August	59.65	61.80	67.00	60.00	61.30	62.50	64.74
September	48.48	53.30	49.00	53.00	54.50	54.40	53.35
October	36.20	44.60	47.30	40.00	41.50	46.16	31.95
November	27.91	32.00	29.33	32.25	44.60	32.77	22.32
December	22.26	14.10	24.80	12.00	8.60	29.20	18.23

Lest it be argued that Southern Alberta is not representative of the whole territory we give below also the mean temperature at Brandon, Manitoba, for the same period:

	1913	1914	1915	1916	1917	1918	1919
January	24.60	3.30	1.00	13.00	9.80	4.06	10.10
February	3.80	9.90	14.10	1.16	6.80	.09	4.30
March	7.70	19.02	23.10	7.70	20.30	28.00	9.30
April	43.70	35.90	46.40	34.77	32.10	41.05	37.70
May	48.50	45.60	47.00	48.90	47.10	46.01	55.70
June	60.40	57.60	55.60	56.20	58.10	60.08	65.20
July	61.90	70.30	60.50	66.80	67.20	60.06	66.80
August	61.40	62.50	64.60	60.10	62.20	60.04	64.80
September	54.00	55.10	50.80	52.10	55.10	46.09	52.70
October	34.40	47.00	42.40	35.80	31.80	42.03	29.70
November	27.90	22.10	20.80	24.10	33.40	26.01	12.80
December	15.70	2.70	8.30	1.60	—6.30	10.00	—5.20

The question of precipitation—of the rainfall and snowfall—is also one of first importance to intending settlers. The table below shows the average precipitation in inches at Lethbridge, Alberta, and Brandon, Manitoba, for eleven years:

	Lethbridge.	Brandon.
1909	16.15	18.01
1910	11.89	13.98
1911	20.04	26.03
1912	21.30	18.04
1913	17.38	12.00
1914	17.36	16.79
1915	17.27	18.18
1916	24.61	20.98
1917	11.95	11.20
1918	7.62	15.25
1919	12.28	17.76
Average for 11 years	16.17	17.11

It is important to note that the precipitation comes mainly during the months in which it is of value to growing crops. The following figures show the precipitation by months at Lethbridge for a period of five years:

	1915	1916	1917	1918	1919
January	.50	1.09	.73	.46	.06
February	.94	.86	.27	.76	.95
March	.22	.90	.10	.66	.75
April	.04	.46	1.57	.19	.47
May	3.03	3.77	.95	.58	1.75
June	4.84	3.54	1.42	.75	.56
July	3.44	3.33	1.37	.85	1.06
August	.96	2.97	2.00	1.23	1.05
September	1.32	4.70	1.67	1.07	2.04
October	.96	1.99	.72	.24	1.78
November	.75	.49	0.00	.43	1.26
December	.27	.51	1.13	.46	.55

Note that almost two-thirds of the total rainfall of the year came in the months of May, June and July, when it was of greatest value to the growing crops. Also note the dry winter months.

Lethbridge and Brandon have been chosen for the foregoing statistics as Dominion Government reports have been kept at the Experimental Stations there for a long period of years. The average, however, will apply generally to the country as a whole. It is true that rainfall at Lethbridge is considerably less than in Northern Alberta and many parts of the other provinces, as there is an area of comparatively light precipitation in Southern Alberta.