

GANGES HARBOR



ALL THAT IS MOST TRUE and most beautiful in life is to be found close to Nature. The happiness that lies in making things grow, in planting seedlings and seeing the resultant plant spring from the ground; in fostering trees and shrubs and gathering the harvest of ripe fruit; the health that comes of the sun and the rain, the fresh, untainted open air, the smell of the sea, the diet of clean, proper foods; the fun that's found in ploughing through the deep woods after feathered or four-footed game, or switching the lakes for speckled beauties—all these belong to Nature.

Believing that such considerations will appeal to the business man, wearied with the strain of money-making; to the man of means who seeks diversion; to the women, the wives of such men and their children; to almost everyone, everywhere; the firm of Alvo von Alvensleben, Ltd., has purchased and laid out in small acreage tracts a large section of beautiful property situated on one of the promontories of Salt Spring Island, B. C. Known locally as "The Isle of Wight of British Columbia," and taking its name from a number of salt springs located near the north end, Salt Spring is, from the standpoint of position and climate, probably the most favored of all the British Columbia islands. It was chosen because it offers the greatest advantages of climate, geographical location and topography. Lying just south of the 49th parallel, practically in the centre of a triangle formed by the leading ports of Victoria, Vancouver and Nanaimo, it is in the direct line of steamer traffic. The Island of Vancouver protects it from the Pacific gales and it is sheltered on the east by an archipelago of smaller islands. It has been settled for years. At present it has a population of about 1,200, settled at chief points mostly, such as Ganges Harbor, Fulford Harbor, Vesuvius Bay, Burgoyne Bay and Beaver Point. The Island is about 17 miles in length and about nine miles wide at the extreme. Roughly it contains about 45,000 acres. It abounds in game and fish. The Island is easily reached by means of a good boat service and has telephone connection and all necessities.

Ganges Harbor

FIND the City of Victoria on any map showing the islands of the Gulf of Georgia and draw a line along the Saanich Peninsula to the town of Sidney on the east coast of Vancouver Island. The large island due north of the peninsula is Salt Spring and by tracing the route from Sidney, north through a group of small islands, past Fulford Harbor and Beaver Point and along the coast of Salt Spring, the reader will come to Ganges Harbor. Here the waters of the Gulf indent the coast for a considerable distance and to the northwest the land juts out in a long arm, bordered by water again a little farther beyond which forms a second arm. On the first arm, high and rolling, with beautiful foliage lies the Alvensleben property.

As the visitor proceeds towards the public wharf at the upper end of the first arm, which is known as Ganges Harbor, he is necessarily impressed with the beauty of the scene. On either hand are wooded shores, revelling in all the tones and shades of green, with here and there a patch of brilliance pointing to an abundance of one of the many varieties of wild flowers that exist on the Island. To the right the visitor sees a small landing stage surmounted by structures of wood. This is the wharf on the Alvensleben property and from it the road leads into the heart of the beautiful subdivision.

Arrived at the public wharf at the farther end of Ganges Harbor the visitor finds himself in the midst of a considerable settlement. There is a pleasant bustle following the arrival of the steamer and, if he be strange to the Island, the visitor is probably impressed by the appearance of culture and refinement shown in the faces of those about the little village. Prosperity is seen everywhere and the happiness that comes of freedom from care and from a healthful life in the open air. He does not wonder when he is told that the construction of a first class, modern, 75-room hotel is well under way. This hotel is the first of what will undoubtedly be a series of such public dwellings at the various beauty points on Salt Spring for, as the adjacent cities develop, people will seek pleasure places and Salt Spring will always be chiefest and best of these. There is a prosperous population in the immediate vicinity of the harbor now of between five and six hundred and this number is growing.

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THE viewpoint here is slightly above the landing stage and home ranch of the Alvensleben property on the high ground overlooking Ganges Harbor. The public landing and settlement, where a new and commodious hotel is soon to be completed, lies at the upper end of the water shown here. The view is typical of the magnificent and restful scenery to be found on Ganges Harbor.

It also gives a good idea of the excellent rise of the property from the water.

Our Subdivision

THE Alvensleben property, as an examination of the maps provided in this booklet will show, commands a position of great vantage in relation to the entire Ganges Harbor district. It could not well be better situated for purposes of subdivision into tracts for the erection of beautiful summer homes. Its higher levels sweep the surrounding land and water for a great distance. The sea traffic for miles around may be observed from its vantage points. It is easy of access, any portion of it being readily reached owing to the complete and efficient system of roads.

The subdivision consists of 704 acres of variegated land lying along Ganges Harbor and the indentations beyond as seen on the key map herewith. This area has been broken up into pieces averaging five acres each, of which there are at least 60 lots with magnificent waterfrontage. The waterfront lines of these lots measure 300 feet each and they extend back in desirable shapes. None of the property is what would be described as heavily timbered. That is to say, clearing even on the most thickly wooded would be a comparatively easy matter if the purchaser desired to take the timber down. However it is the belief of the company that few buyers will care to sacrifice the beautiful groups of trees to be found on many of the lots. The property has a natural divide extending along its entire length through its centre. The slopes of this back-bone are dotted with clumps of fir with a few maples and other desirable trees on the lower land. The property fronting on Ganges Harbor faces the south and slopes gradually down to the water's edge from the rise already mentioned in perfect formation for fruit and vegetable culture.

Practically the whole of this property is excellent fruit land. Prunes and plums make particularly good and heavy crops while apples grow to perfection and the small fruits thrive in abundance. The soil is fertile, black loam. In common with the rest of the Island generations of alder and maple have covered the valleys and bottom lands of this property with a rich black leaf mould, overlying a clay subsoil, which yields, on cultivation, heavy crops of hay, grain and roots, while the higher lands and hill slopes which have been clothed chiefly with fir, cedar and

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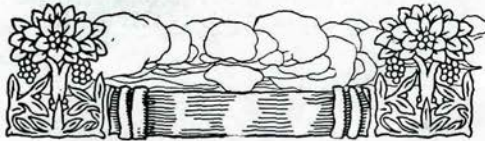


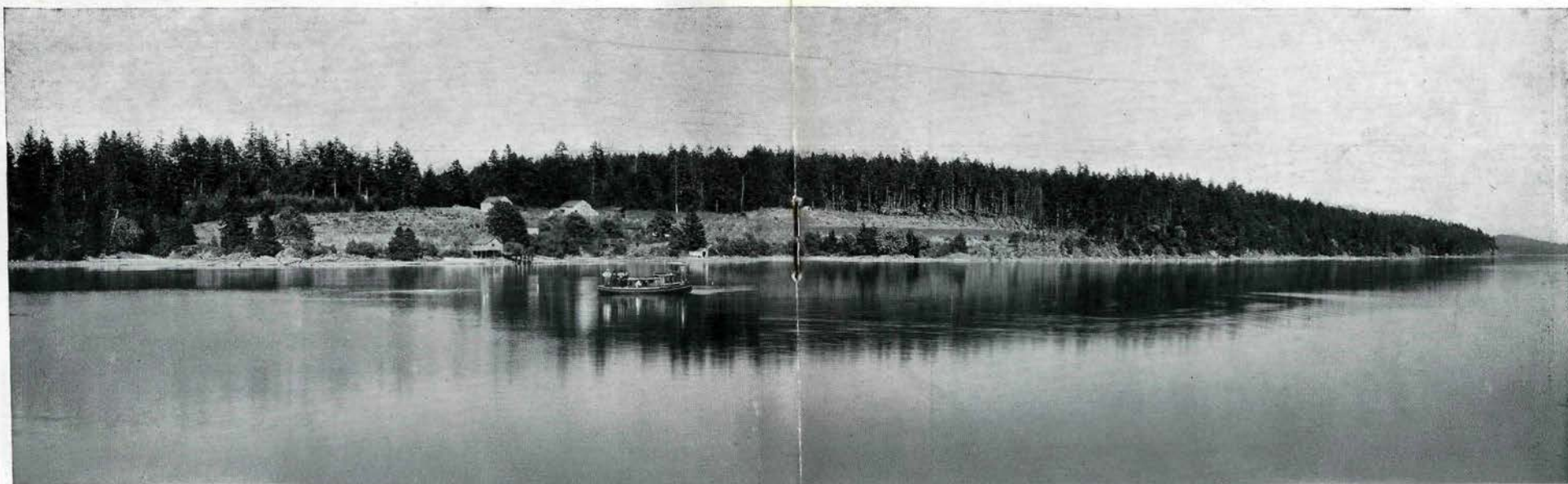
SOME of the splendid fruit trees growing on the Alvensleben property on Ganges Harbor. The conditions here for the cultivation of any variety of fruit common to British Columbia are extraordinarily good and the small rancher will have his heart gladdened by bumper crops. The warmth and freedom from chill winds, of the slope here pictured, renders it a natural fruit growing ground. Flowers and small fruits flourish with equal luxuriance and grains and clover do extremely well.

balsam, have proved best for orchards. On these positions, besides the fruits already mentioned, with careful choice of aspect practically all kinds of fruit peculiar to temperate climates may be grown. Clover runs as high as four tons to the acre.

Two roads are being cut through the length of the property by the Company and these with laterals will open up the entire subdivision. These two main roads give two tiers of inside lots while the remaining pieces front on the water either on the Ganges Harbor side or beyond. Without exception these lots are charmingly situated and almost all of them command splendid views.

The climate obtaining here is the climate of Salt Spring as a whole and that is the most pleasant, most desirable to be found in all the islands of the Gulf which are noted for their climatic charm. In the main it resembles the climate to be found in the south of England, being mild and healthful. The summer temperature seldom exceeds 86 degrees Fahr. in the shade and the nights are almost always cool and ideal for sleeping. For growing children and for the aged or invalid, the climate here is very desirable. Dr. Gerald Baker, after wide experience at Ganges Harbor, said: "I consider the climate of Salt Spring Island to be extremely healthy. Children thrive well and we are particularly free from all zymotic diseases." The entire island is devoid of poisonous snakes and insects, of beasts of prey, malaria and even of mosquitoes.





ONE of the beautiful beach lines of the Alvensleben property on Ganges Harbor. This striking picture, photographed from Goat Island, opposite the home ranch and landing stage of the Alvensleben property. The cleared land in the foreground of the picture is exemplary of the more open lots. As may be noted, the timber as shown is comparatively light and easily cleared. This is characteristic of the entire property. The balance of the subdivision, lying beyond the property here shown, is similar in general appearance and equally desirable for the location of summer homes. Ample opportunity for bathing, boating, fishing, etc. is afforded along the beach and in the waters bordering this splendid subdivision.

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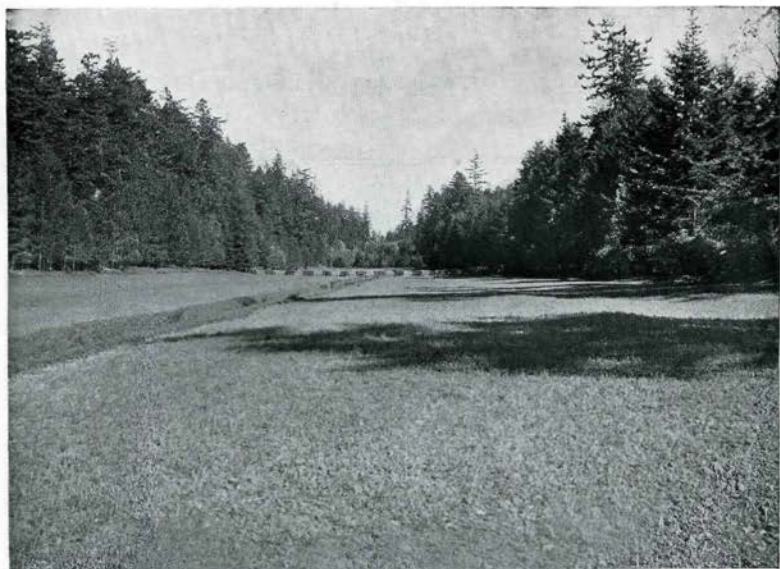


THIS VIEW affords an excellent idea of the character of the property offered in the Alvensleben Subdivision at Ganges Harbor. It is high and dry and commands a charming prospect of the whole sweep of the upper portion of the harbor and the towering hills in the distance. The small island shown in the picture is Goat Island, easily reached by small boat from the Alvensleben property and abounding in pretty nooks, small bays and charming little beaches.

Fishing and Shooting

FROM the standpoint of pleasure and sport the Alvensleben property is a paradise. The waters of the harbor provide unexcelled boating. Sheltered from the severe winds they are safe and the broad stretches they afford renders them ideal for sailing and motor-boating. The shore line is delightfully irregular and there are literally thousands of little bays and inlets to be explored by picnic parties. Good bathing is to be had along the sand beach that fronts the Alvensleben property in many spots on both waterfrontages. Bathing began this year on May 12th. The temperature is sufficiently moderate to make this sport pleasant and the locations may be selected so that a sloping beach affords graduated depths. Fishing on the harbor for salmon, from July to November (unless provisional game laws prohibit), is a sport for kings. The trip may be extended even to a cruise among the scores of adjacent islands where quiet sea waters provide all the pleasures of ocean cruising without most of the risks. Sea trout are also to be caught throughout the summer and from May to July a quiet hour or two with rod and spoon bait, will land many a rock cod and ling. It is also possible to catch halibut, cod and mackerel with bait in deep water and flounders, herring and smelts are plentiful in season. The boys find great sport in crab-fishing close to shore. All that is needed for this healthful pastime is a boat, a pair of oars and an ordinary landing net. Hundreds of great crabs may be seen on the bottom through the clear depths and with a little agility and experience a boy can land half a dozen in no time. While they have no place in the lists of game to be taken, pods of seals are often to be seen at play close in shore and their almost-human antics are a source of never-ending amusement and entertainment.

To get away from the sea the fisherman can find plenty to engage his skill and attention on the inland lakes, of which there are numbers on the Island. Practically from March to October, by trying the different altitudes, the sportsman can find excellent fun with trout which usually scale from three-quarters of a pound to one and one-half pounds but which often go much heavier. With the coming of autumn the rod gives way to the gun, and the sportsman can pit his cleverness against the blue and willow grouse, the pheasant, the snipe and a large variety of waterfowl while, later in the year, there is many an opportunity to add a blacktail deer or two to the bag.



HERE is shown a bit of the interior property in the Alvensleben Sub-division. The level, fertile nature of this magnificent valley should be noted. This lies far enough away from the water to be quite sheltered from the salt breezes which some residents wish to avoid, yet it is near enough to render access to the harbor a matter of a few minutes walk. As a site for a cosy summer home it would be hard to surpass this charming stretch.

Ease of Access

THE ease with which Ganges Harbor may be reached from the centres of population by the man of affairs whose business demands that he lose but little time in travel is one of the most valuable assets of this splendid property. The run from Sidney by fast launch is but a pleasant sixteen-mile sail through ever-changing scenes of water and island. The service provided by the regular passenger and freight steamers is very efficient and will become even more so as the property is settled with homes and the travel is greater. At present there is a boat back and forth daily except on Tuesday and Sunday and it is probable that by next summer—when many homes will have been erected on the Alvensleben property—the authorities will establish a daily service. From Sidney to Victoria is an easy run by motor car over good roads. There is also a very good train service over the Victoria & Sidney railroad and, by next summer, the B. C. Electric Railroad will have established its new suburban line which will provide another quick and economical means of travel. With the settlement of the Alvensleben property and the completion of the new hotel now building at Ganges Harbor it is quite safe to assume that the service next summer will be as adequate as anyone could desire.

Necessary Conveniences

SALT SPRING ISLAND is well provided with what may be termed necessary conveniences. An excellent telephone service extends over the greater part of the island and connection may be had by residents of the Alvensleben property either from their own homes or from the public telephone at the wharf. This service connects by cable from Burgoyne Bay with the Victoria-Nanaimo line and thence with the whole system. There is a resident physician at Ganges Harbor, a man of experience and attainments whose services may be called into requisition on very short notice at any time. The island has a number of churches, representative of practically all denominations, and there are first class schools located at various points easy of access from the Alvensleben subdivision. The water supply is superb and residents will find this one of the strong features of life in this favored locality.

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THIS shows another view of the Harbor from the Alvensleben property. In the distance is seen the entrance to the Harbor from the Straits. This water on a summer's day is dotted with launches, skiffs, yachts and craft of all kinds, and the point shown on the horizon is where the first sight of the mail and passenger steamers from Sidney is obtained. In the foreground are more of the healthy and heavy-bearing fruit trees common to this favored Island.

Points to Memorize

Opportunity such as is offered here is not to be found often and may not be found soon again.

Charming and comfortable summer homes; ideal climate; very low taxes; English neighbors.

Salt Spring is one of the largest islands in the Gulf of Georgia, midway between Victoria and Nanaimo and about the same distance from Vancouver.

Summers pleasant and not excessively warm at any time. Nights always cool and comfortable. Rainfall moderate. No malaria nor epidemic diseases.

Game in plenty; grouse, quail, pheasant, snipe, duck and deer; fresh-water trout; salmon and salmon trout, cod, ling, halibut, crabs, etc.

Fruit and vegetable growing very satisfactory; soil fertile and excessively productive.

Good schools; all denominations of churches; resident physician; daily mail and passenger service; telephone connection with Vancouver Island and Mainland.

Five-acre blocks all charmingly situated in one of the most delightful parts of the Island, in a neighborhood that is rapidly becoming settled with a very desirable class of residents. Prices moderate and terms very easy.

Prices

Prices of this property are
from \$100.00 per acre up



ANOTHER view of interior property in the Alvensleben subdivision on Ganges Harbor. This land has been under cultivation and will readily yield well when replanted. Note the sylvan beauty on this vista and the splendid shelter afforded by the fringe of trees. Life here, especially during the long summer, loses all of the drawbacks common to cities and towns and makes for radiant health and complete happiness.

