

Kamloops Museum and Archives

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**British Columbia Fruitlands collection**

1976.053, 1973.040

Compiled by  
Scott Owens, March 2016  
Revised by  
Jaimie Fedorak, July 2018

## KAMLOOPS MUSEUM AND ARCHIVES

### British Columbia Fruitlands collection

1976.53, 1973.40

Textual, Cartographic, Technical  
drawing

[1909?]-1961  
1.08 metres

**Title:** British Columbia Fruitlands collection

**Dates of Creation:** [1909?] – 1973

**Physical Description:** 1.08 m of textual records, 13 maps, and 4 technical drawings.

#### **Administrative history:**

#### **British Columbia Fruitlands**

In circa 1903, Canada Real Properties, owned by English solicitor Cecil Ward, purchased real estate near Jamieson Creek and began irrigating the land for farming. By 1905, the irrigation project was finished and the property was being marketed as land for fruit production referred to as the “Fruit Lands.” On June 8, 1909, British Columbia Fruitlands Company incorporated in England with the Right Honourable Earl of Erroll as chairman, following which the company obtained an extra-provincial licence to operate in British Columbia. The company purchased the property and irrigation system owned by Canada Real Properties as well as other property which forms the areas currently known as Westsyde, Brocklehurst and North Kamloops. The system was split into four blocks: A, B, C and D, which consisted of an area surrounding Jamieson Creek, Westsyde, North Kamloops and Brocklehurst, respectively. The total acres purchased by the British Columbia Fruitlands Company were approximately 6700. The British Columbia Fruitlands Company continued sell the property for farming and referred to it as the Fruitlands.

In 1910, utilities and water rights were transferred for real estate to the British Columbia Fruitlands Irrigation & Power Company, which operated similar to a subsidiary of British Columbia Fruitlands. In the same year, the construction of the Westsyde irrigation flume was completed, followed by extensions to North Kamloops and Brocklehurst, the main extensions of which were completed by 1912. In 1910, British Columbia Fruitlands also created and began operating a farm, referred to as the “Home Farm.” The purpose of the farm was to demonstrate the potential of the irrigated land for producing fruit, vegetables, other crops and, later, cattle. The Home Farm expanded in 1920 and again in 1922. It included an experimental farm and eventually became one of the core sources of revenue for the company.

During the 1910s, 1920s and 1930s, the British Columbia Fruitlands Company incurred multiple operating losses. The annual financial reports name a receiver beginning in 1931, suggesting British Columbia Fruitlands may have gone into receivership. The company continued to operate until experiencing insurmountable financial difficulties in 1947 after the B.C. Fruitlands Irrigation and

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Power Company was taken over the British Columbia Water Rights branch in 1946. The company began to wind up its operations shortly afterwards, which were ceased by the end of 1957.

### British Columbia Fruitlands Irrigation & Power Company

The British Columbia Fruitlands Irrigation & Power Company was incorporated in 1909. The company was a joint stock company and separate from the British Columbia Fruitlands, but their accounts and finances were incorporated into the British Columbia Fruitlands Company finances. They acquired the water rights of the British Columbia Fruitlands Company and the irrigation system owned by the British Columbia Fruitlands Company. The acquisition allowed them to maintain and expand the irrigation and to charge owners of property purchased by the British Columbia Fruitlands Company for water and electricity use.

The British Columbia Fruitlands Irrigation & Power Company continued and improved the irrigation system of Canada Real Properties and were responsible for irrigating blocks B, C and D of the British Columbia Fruitlands Company property as well as making numerous alterations to the irrigation system installed by Canada Real Properties. The main irrigation system and upgrades were installed between 1910 and 1912. The operations of British Columbia Fruitlands Irrigation & Power Company later expanded to include the operations of multiple utilities, including street lighting, sewage, garbage collection, parks management as well as other utilities and services.

The British Columbia Fruitlands Irrigation and Power Company was not profitable during the 1920s, 1930s and 1940s. The losses of the company were absorbed by the British Columbia Fruitlands Company. In 1946, the Water Rights Branch took over the operations of the British Columbia Fruitlands Irrigation & Power Company created the British Columbia Fruitlands Irrigation District to manage the operations. The Water Rights Branch leased the irrigation system until an agreement for a purchase price for the irrigation system could be reached. Negotiations broke down after a few years, which resulted in a legal dispute between the company and the Water Rights Branch. A purchase price was established by a court decision on the dispute in 1953. Between 1955 and 1956, the British Columbia Fruitlands Irrigation and Power Company was involuntary liquidated and ceased operations.

### North Kamloops Syndicate

The North Kamloops Syndicate was formed in 1913 to purchase, subdivide and sell property in the purchased from the British Columbia Fruitlands Company in Block C, now North Kamloops, of the company's property. The syndicate was run by a board of directors that were elected on an annual basis and was incorporated as a joint stock company in 1914. 10 acres of the property were purchased in the proposed townsite of the British Columbia Fruitlands. Another 80 acres were

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purchased near the Canada North Railway Line, which was not fully operational at the time of purchase. A total of 93.10 acres was purchased by the syndicate.

By 1918, the North Kamloops Syndicate had not sold any property. Through the 1920s and the 1930s, the North Kamloops Syndicate continued to operate, but was not able to sell its property. Most of the revenue generated during that period came from renting property to the British Columbia Fruitlands Company and other tenants. By 1941, the North Kamloops Syndicate had sold 10.72 acres of property. Between 1947 and 1948, the company began to wind up its operations and, in the 1952, the process of involuntary liquidation started. By 1956, the company had ceased operations.

#### Scope and content:

Collection documents, predominately, the financial operations and winding up of the British Columbia Fruitlands Company, the British Columbia Fruitlands Irrigation & Power Company, and the North Kamloops Syndicate. The collection also documents some of the activities of the accountant firm Godby & Claxton. Financial and administrative records include: annual financial reports, correspondence, reports, technical drawings, meeting minutes, deeds, maps, mortgage records and tax records. The collection is arranged four series corresponding to the British Columbia Fruitlands Company, Godby & Claxton, the British Columbia Fruitlands Irrigation & Power Company, and the North Kamloops Syndicate.

#### Custodial history:

Some of the material in 1976.53 was in possession of the accountant A.C. Claxton, chartered account, and partner in Godby & Claxton, an accounting firm contracted by British Columbia Fruitlands Company, the British Columbia Fruitlands Irrigation & Power Company and the North Kamloops Syndicate after being acquired from the defunct companies. It was later acquired and more material was added by Morgan French, a retired accountant, and former partner in French & Borrow, an accounting firm that was contracted after Godby & Claxton by the British Columbia Fruitlands Company, the British Columbia Fruitlands Irrigation & Power Company and the North Kamloops Syndicate. French donated the material to the Kamloops Museum & Archives in 1976. Maps which were originally donated with accession 1976.053 were removed by former archivists and placed with the Map Collection.

Accession 1973.040 was donated to the Kamloops Museum and Archives in 1973 by the B.C. Fruitlands Irrigation District. Materials were initially placed in the Map Collection, Photograph Collection, and Artifacts Collection.

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#### Notes:

**Variations in title:** The part of the collection relating to the British Columbia Fruitlands Company, Godby & Claxton and the British Columbia Fruitlands Irrigation & Power Company was previously known as the British Columbia Fruitlands Ltd. Fonds. The part of the collection relating to the North Kamloops Syndicate Fonds was previously known as the North Kamloops Syndicate fonds.

**Source of supplied title:** Title based on contents.

**Arrangement:** Shortly after the acquisition of 76.53, the material was arranged into four groups based on the organization to which the material appeared to relate. These groups are the British Columbia Fruitlands Company, British Columbia Fruitlands Irrigation & Power Company, North Kamloops Syndicate and the Red Cross. There is no documentation of a pre-existing order. As a result, the order previously established has been retained, including when material from different organizations remains intermixed. The Red Cross material had also previously been separated from the rest of the material and given a different accession number. This separation has been retained. The acquisitions 1973.40 and 1976.53 were previously arranged together. 1973.40 is arranged as part of 1976.53 because only a portion of the material from 1973.40 appears to have been included in the collection. Kamloops Museum & Archives correspondence, some of which relates to other accessions relating to British Columbia Fruitlands Company, has been removed.

**Access restrictions:** Some files are restricted on the basis that they include personal information. The archivist reserves the right to restrict access to any fragile material for preservation purposes.

**Terms governing use and reproduction:** No reproduction permitted without consent of copyright holder. It is the researcher's responsibility to obtain permission for the reproduction of materials for publication or dissemination.

**Finding aids:** Series descriptions and file lists are available for this collection.

**Accruals:** Further accruals of cartographic materials are expected.

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**Related Materials:** Other information on the British Columbia Fruitlands Company, the British Columbia Power & Irrigation Company and the North Kamloops Syndicate can be found in 1973.40 and the Map Collection (M-810, M-812, M-816, M-817, M-819, M-835, M-847, M-1021). The Lawrence Cusack collection (1988.52) consists of records from the British Columbia Fruitlands Irrigation District, which assumed the functions of the British Columbia Fruitlands Irrigation and Power Company after it was taken over by the British Columbia Water Rights Branch in 1946.

### Series 1: British Columbia Fruitlands Company

[190-?]-1973. — 60 cm of textual records, 4 maps, and 1 technical drawing.

**Scope and Content:** Series documents the operations of the British Columbia Fruitlands Company and its winding-up, the installation of the irrigation system in the British Columbia Fruitlands area as well as the operations of the Water Rights Branch in relation to the British Columbia Fruitlands Irrigation District. Series consists predominately of financial, real estate and legal records created between 1923 and 1957, many of which were authored by Godby & Claxton and Fulton, Morely, Verchere & Roger, Barristers, Solicitors, etc. the accountancy and legal firms contracted by the company. It includes annual financial statements for most years between 1923 and 1945; income tax filings; land deeds; mortgage accounts; minutes; correspondence; promotional material; and other material.

Accession	Description	Dates	Box/Folder
1976.53.1.1.1	Property, water licenses and Royal Bank material list correspondence ( <i>restricted until 2033</i> )	1931-1947	1/1
1976.53.1.1.2	Lists of British Columbia Fruitlands documents and documents given to A.C. Claxton ( <i>restricted until 2047</i> )	[1947?]- [197-?]	1/2
1976.53.1.1.3	Irrigation District pumphouse and wells drawing	1959	1/3
1976.53.1.1.4	List and mortgages and conveyances book ( <i>restricted until 2047</i> )	1947-[194-?]	1/4
1976.53.1.1.5	Winding-up Act	[194-?]	1/5
1976.53.1.1.6	Wallachin brochure	[1909?]	1/6
1976.53.1.1.7	Irrigation District reports	1946-1959	1/7

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1976.53, 1973.40

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1976.53.1.1.8	B.C. Fruitlands brochure	[1910?]	1/8
1976.53.1.1.9	Brochures, financial documents and maps	1903-1963	1/9
1976.53.1.1.10	Irrigation District minutes, correspondence and other material	1946-1973	1/10
1976.53.1.1.11	Annual financial reports	1921-1922	1/11
1976.53.1.1.12	B.C. Fruitlands brochure	[1910?]	1/12
1976.53.1.1.13	List of outstanding land sales ( <i>restricted until 2046</i> )	[1946?]	2/1
1976.53.1.1.14	Conditional water licenses	1942	2/2
1976.53.1.1.15	List of mortgages ( <i>restricted until 2047</i> )	[1944?]	2/3
1976.53.1.1.16	Notices of assessment	1945	2/4
1976.53.1.1.17	Correspondence – finances ( <i>restricted until 2048</i> )	1947-1948	2/5-7
1976.53.1.1.18	Income tax deductions	1943-1946	2/8
1976.53.1.1.19	Notices of assessment	1946	2/9
1976.53.1.1.20	Irrigation system report	1947	2/10
1976.53.1.1.21	Property lists, correspondence and irrigation system reports	1945	2/11
1976.53.1.1.22	Annual financial and tax records ( <i>restricted until 2055</i> )	1946-1955	2/12-14
1976.53.1.1.23	Winding-up correspondence ( <i>restricted until 2051</i> )	1947-1957	3/1-3
1976.53.1.1.24	Director's report	1910	3/4
1976.53.1.1.25	Tax forms and company registration correspondence	1953-1956	3/5
1976.53.1.1.26	Fulton, Morley, Verchere & Rogers correspondence, financial documents and B.C. Fruitlands extra-provincial license	1946-1957	3/6
1976.53.1.1.27	French & Barrow correspondence and financial documents ( <i>restricted until 2052</i> )	1949-1952	3/7

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1976.53.1.1.28	B.C. Fruitlands Irrigation & Power Company meeting minutes	1949-1952	3/8
1976.53.1.1.29	Financial losses correspondence	1924	3/9
1976.53.1.1.30	Financial reports ( <i>restrictions vary</i> )	1923-1947	3/10-4/1
1976.53.1.1.31	Deeds of land, conveyances, B.C. Fruitlands Irrigation and Power Company memorandum of association and other material ( <i>restricted until 2046</i> )	1909-1949	4/2-6
1976.53.1.1.32	Delinquent taxes and irrigation system correspondence	1947	4/7
1976.53.1.1.33	B.C. Department of Public Works irrigation and survey correspondence and other material ( <i>restricted to 2048</i> )	1937-1948	4/8
1976.53.1.1.34	B.C. Public Utilities Commission and North Kamloops Irrigation Water Users' Association irrigation regulations and improvement correspondence	1945-1947	4/9
1976.53.1.1.35	B.C. Water Rights Branch irrigation system petitions, correspondence and maps ( <i>restrictions vary – see folder</i> )	1938-1947	5/1-2
1976.53.1.1.36	B.C. Registrar of Companies correspondence and memoranda	1939-1948	5/3
1976.53.1.1.37	B.C. Fruit Trees and Heffley Creek Irrigation District correspondence	1946-1947	5/4
1976.53.1.1.38	B.C. Fruitlands Irrigation and Power Company pump purchase correspondence	1947	5/5
1976.53.1.1.39	<i>H.H. Ord, Hops</i> and <i>H.N. Ord, Hops</i> correspondence	1937-1947	5/6
1976.53.1.1.40	B.C. Fruitlands Irrigation District release of funds correspondence	1947	5/7
1976.53.1.1.41	A.C. Claxton and H.K. Newcombe correspondence and financial report for 1938-1942	1943	5/8
1976.53.1.1.42	Fulton & Morley correspondence and list of water licenses ( <i>restricted until 2040</i> )	1924-1940	5/9



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1976.53.1.1.43	Land Purchases register	1911-1943	5/10
1976.53.1.1.44	<i>The Imperial Combination Code for Mining, Company Promoting, financial and Stock Exchange Purpose</i>	[190-?]	6/1

### Series 2: Godby & Claxton financial reports and correspondence

1916-1918. — 2 cm of textual records.

**Administrative history:** Godby & Claxton was an accounting firm that provided services to businesses and community organizations in Kamloops and operated from between 1899 and 1913 until the late 1940s. The company appears to have been a partnership between two accountants, Hilton W. Godby and Arthur C. Claxton. Claxton was contracted by and produced annual financial reports for the British Columbia Fruitland's Company, the British Columbia Irrigation & Power Company and the North Kamloops Syndicate

**Scope and Content:** Series consists of financial reports for organizations in the Kamloops area prepared by the accountancy firm Godby & Claxton as well as correspondence relating to the financial reports. It includes financial reports for the Arrow Lakes Lumber Company, the Kamloops Club, the corporation of the City of Kamloops and other organizations.

Accession	Description	Dates	Box/Folder
1976.53.2.1.1	Financial reports and correspondence	1916-1918	1/13-14

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### Series 3: British Columbia Fruitlands Irrigation & Power Company

[1909?]-1956. — 22 cm of textual records, 1 map, and 3 technical drawings.

**Scope and content:** Series documents the activities of the British Columbia Fruitlands Irrigation & Power Company, including its involuntary liquidation, and the installation and maintenance of the company's irrigation system. It consists predominately of financial records and records relating to the company's irrigation system. It includes meeting minutes, annual financial reports, irrigation system reports, correspondence, tax filings, and other material.

Accession	Description	Dates	Box/Folder
1976.53.3.1.1	Annual reports and correspondence ( <i>restricted until 2049</i> )	1926-1949	6/2
1976.53.3.1.2	Annual financial reports and tax records ( <i>restrictions vary – see folder</i> )	1946-1956	6/3-4
1976.53.3.1.3	Involuntary liquidation correspondence and other material ( <i>restricted until 2052</i> )	1949-1956	6/5
1976.53.3.1.4	Irrigation system reports, plans and technical drawings	[1910?]-1923	6/6-7/1
1976.53.3.1.5	Hand-drawn property map	[191-?]	7/2
1976.53.3.1.6	Special financial report	1945	7/3
1976.53.3.1.7	Register of members and water use rules	[191-?]	7/4
1976.53.3.1.8	Irrigation system valuation report	1922	7/5
1976.53.3.1.9	Irrigation system valuation correspondence	1945-1947	7/6
1976.53.3.1.10	Annual financial reports	1914-1945	7/7-10
1976.53.3.1.11	Articles of association	[1909?]	7/11

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### Series 4: North Kamloops Syndicate

1913-1961. — 24 cm of textual records.

**Scope and Content:** Series documents the activities of the activities of the North Kamloops Syndicate, including its involuntary liquidation. It consists predominately of financial records and meeting minutes and includes annual financial reports, tax records, correspondence and other material.

Accession	Description	Dates	Box/Folder
1976.53.4.1.1	Minute book	1913-1950	8/1
1976.53.4.1.2	Annual financial reports, correspondence and receipts	1917-1949	8/2
1976.53.4.1.3	Involuntary liquidation correspondence ( <i>restricted until 2050</i> )	1951-1961	8/3
1976.53.4.1.4	Involuntary liquidation financial reports, accounts and other material ( <i>restricted until 2061</i> )	1949-1961	8/4
1976.53.4.1.5	Shareholder asset distribution correspondence and accounts ( <i>restricted until 2061</i> )	1951-1957	8/5-6
1976.53.4.1.6	Annual income tax records	1943-1949	9/1
1976.53.4.1.7	Annual financial reports, financial correspondence and other material	1914-1946	9/2
1976.53.4.1.8	Conveyance of Land	1914	9/3
1976.53.4.1.9	Correspondence ( <i>restrictions vary – see folder</i> )	1913-1918	9/4-5
1976.53.4.1.10	Tax assessment notices, shareholder lists and other material ( <i>restrictions vary – see folder</i> )	1913-1918	9/6-7
1976.53.4.1.11	Tax records, shareholder correspondence and other material ( <i>restrictions vary – see folder</i> )	1918-1934	9/8-9
1976.53.4.1.12	Correspondence and other material ( <i>restrictions vary – see folder</i> )	1934-1950	9/10-11

# KAMLOOPS MUSEUM AND ARCHIVES

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### Series 5: Maps

1909-1954. — 8 maps

**Scope and Content:** Series contains maps relating to the B.C. Fruitlands Company and B.C. Fruitlands Irrigation District.

Accession	Description	Dates	Box/Folder
1973.040.007a; M-821	Plan of Resubdivision of Lots 17-18-19-20-21 and Portions of Lots 12-15-22 Block "A," Fruitland, Kamloops, B.C. / Fred J. Dawson, D.L.S. and B.C.L.S.	May 11, 1911	Map Collection
1973.040.007b; M-810	Plan Showing Right-of-way of Irrigation Ditch for Kamloops Fruit Lands Irrigation and Power Company through Lots 12-23, Block B, B.C. Fruitlands / H.R.M. Christie	February 13, 1913	Map Collection
1973.040.007c; M-835	Soil Map of British Columbia Fruitlands Irrigation Proposal, Westsyde Area, Kamloops, B.C. / British Columbia Department of Lands and Forests, Water Rights Branch, Water Resources Investigation; T.A.J. Leach, Chief Hyd. Eng.; P. Riley, Engineer	April 1954	Map Collection
1973.040.007d; M-816	Subdivision Plan of Block "C" British Columbia Fruitlands Irrigation Project, Kamloops, British Columbia / Department of Agriculture – Canada, P.F.R.A., Engineering Branch	August 1958	Map Collection
1973.040.007e; M-817	Composite Plan of North Kamloops	[ca. 1950]	Map Collection
1973.040.007f; M-847	Topographical Plan of the Irrigation System of the Kamloops Fruitland, Irrigation and Power Company. Limited. Showing Proposed New System. Kamloops. B.C. / To accompany report of H.W.E. Canavan, Consulting Engineer, Victoria, B.C.; R.W. Rea, Assistant Engineer	October 1909	Map Collection
1973.040.007g; M-819	Plan Showing Keyplan and Plans of Portions of Right of way Required for K.F.I. and P. Co. Ltd	[ca. 1910]	Map Collection

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	Irrigation Ditch / Fred J. Dawson, D.L.S. and B.C.L.S.		
1976.053.001; M-1021	Block C "Fruitland" Kamloops, B.C.	[ca. 1909]	Map Collection