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Economic Survey of the Village of Warner  
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# ECONOMIC SURVEY

OF THE

# VILLAGE of Warner

*Warner*

INDUSTRIAL DEVELOPMENT BRANCH

DEPARTMENT OF ECONOMIC AFFAIRS

GOVERNMENT OF THE PROVINCE OF ALBERTA

HON. A. J. HOOKE  
MINISTER

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DEPUTY MINISTER

Village of Warner

September 1952

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1. LOCATION

Section 10-4-17-W4 in Census Division No. 1. This location is 24 miles north of the American border on Highway No. 4; and at mile 42 on the Lethbridge-Coutts-Great Falls branch of the Canadian Pacific Railway.

2. ALTITUDE

3,313 feet                      Latitude 49/17N                      Longitude 112/12W

3. TEMPERATURE

Average summer                      58°F  
 Average winter                      30°F  
 Average annual                      42°F

4. RAINFALL

Average annual rainfall                      10.06"  
 Average annual snowfall                      53.3"  
 Average annual total precipitation                      15.39"

Note: These averages cover a period of 15 years.

5. GEOLOGY

Geologically, Warner is located at the contact of two types of bedrock. The bedrock to the west is the Bearpaw formation, and to the east is the Belly River formation. The Bearpaw is younger than the Belly River formation and is composed of marine shales. The Belly River formation consists of shales, sandy shales and sandstone of brackish water origin; it is also a horizon in which the fossilized bones of Vertebrata of Cretaceous Age are found.

6. SOIL

Warner lies at the boundary between two different soil zones; a Brown zone which lies to the east, and west of the town is a Dark Brown zone. They are described as follows:

Brown Zone

Profile In the normal profile the surface (A) horizon is about 5 inches deep and brown in color. The B horizon is commonly brownish in color and lime (Bea) is found at depths averaging 15 inches below the surface. The parent material (C) is found at depths of 20 to 24 inches. In the other zones this horizon occurs at greater depths.

Fertility Moisture is the principal limiting factor in crop production. Soils in this zone are relatively low in nitrogen and under irrigation often respond to phosphorus fertilizers.

Vegetation Short grass prairie.

Land Use Only the most favorable soil types can be considered arable. Most of the area is desirable for ranching. Where farmed, wheat is the principal crop grown. Cropping practices must provide for moisture conservation and control of soil drifting. The long frost-free period makes this zone a desirable area for the development of irrigation.



### Dark Brown Zone

Soil Profile In the normal profile, the surface (A) horizon averages about 7 inches in depth and is dark brown in color. The B horizon is brownish, and the lime layer (Bca) is found usually at depths of 20 to 24 inches below the surface. In this zone as in other zones, the B horizon, having received some finer materials from the A is usually somewhat heavier and more compact than the A horizon.

Fertility Moisture continues to be the principal limiting factor in crop production. Soils in this zone are relatively low in nitrogen and organic matter, but are higher in these constituents than soils of the brown zone.

Vegetation Chiefly short grass prairie. The grass makes a denser cover and taller growth than in the brown zone.

Land Use Only the better soil types can be considered arable. The remainder generally is good pasture land. Wheat is grown almost to the exclusion of all other crops. Cropping practices must provide for conservation of moisture and control of soil drifting. The best quality wheat in the province is grown in this and the other grassland zones.

## 7. HISTORY

Land around Warner was surveyed in 1900 by E. J. Rainboth, D.L.S.; the townsite was surveyed in 1908 by W. H. Young, D.L.S. The first settlers in the district were cattle ranchers. They came shortly after the turn of the century to take advantage of the regulations established by the Dominion Government in 1881; these regulations permitted the leasing of areas up to 100,000 acres each to ranchers at an annual rental of one cent per acre. When the ranchers arrived, a narrow gauge railway had been built by the Alberta Railway and Coal Company - successor of the North West Coal and Navigation Company, which was formed in 1881 by Sir Alexander Galt, his son Elliott, and several English banker associates. This narrow gauge railway was built from Lethbridge to Coutts, thence on to Great Falls, Montana, a distance of 200 miles. It was completed in 1890. South of Coutts, the railway was operated by the Great Falls and Canada Railway Company, a subsidiary of the parent Canadian Company. The Galt's received grants of land adjacent to the railways, which they built from Lethbridge to Medicine Hat, and from Lethbridge to Coutts. These grants amounted to roughly  $1\frac{1}{4}$  million acres. This meant that the early ranchers were well back from the railway, and the land adjacent to the railway could not be filed on for homesteads, but must be bought from the Galt interests. The Galt's realized they would require more than coal traffic if the railway was to continue operating. Consequently, about 1905, they arranged for the O. H. Kerr Company - who were land agents in Minneapolis - to sell the land to farmer settlers. Most of these pioneer farmers paid \$7 per acre for their land. Settlers began to arrive early in the spring of 1906 when there was nothing to mark the place except a lone railway section house. This flag stop was named Brunton.

In April 1906, another building, the Thompson General Store, was erected. It was after this store was erected that a hamlet began to develop. The hamlet was named Warner, to honor A. L. Warner, who was then head of the O. W. Kerr Company. Large numbers of new settlers were placed on the land by Frank Leffingwell and Charlie Egan, agents for the C. W. Kerr Company. The majority of

these early settlers came from the Dakotas, Utah and Illinois: some of those who came from Utah, settled in the Warner district after living in the Stirling district for a few years. Even with the large influx of farmers, ranching continued to be a major activity in the Warner district until about 1918, when wheat became King in the area. In 1942 there was a million bushel crop.

The hamlet of Warner was erected as a village on November 12, 1908. The first councillors were Charles Eagen, W. H. Soice and E. J. Welsh. Charles Eagen was elected mayor, and E. J. Welsh was appointed secretary-treasurer.

Despite many setbacks which struck the community, Warner has managed to overcome all obstacles. The village had several bad fires; particularly bad ones in 1913 and 1929. The fire in 1913 destroyed a large part of the business section; the village at that time had about 700 population. All the burned buildings were not rebuilt, because drouth and poor crops were forcing many families off their farms, and the village being incorporated, it was obliged to shoulder a costly relief burden during the hungry thirties.

Since 1940, Warner has been enjoying a steady growth, due to the prosperity of the surrounding ranchers and farmers. They have built substantial homes in the village so that their children will be near the school and the family can enjoy modern conveniences and take part in community activities.

A newspaper, "Warner Record" was published by F. E. Fairbanks in 1909. He continued publication until 1911, then it was taken over by Parnell Whitney. Whitney continued its publication until 1915, then he moved the plant to Foremost.

Electric power was provided for the village in 1929 by Calgary Power Ltd. A central water and sewerage system was installed in 1951.

A two-room school was built about 1910, and a larger school built in 1914.

Warner Consolidated School District No. 1 was erected December 10, 1913. It was the first consolidated school in the province, and was included in Lethbridge School Division No. 7 on January 1, 1945. Lethbridge School Division was organized October 7, 1936.

### 8. LIVING CONDITIONS

Warner is a prosperous community 24 miles north of the United States border on Highway No. 4; along this highway travel many thousands of tourists and freight trucks between Canada and the United States. The village is supported by agriculture. It is a centre for education, shopping and social activities; a shipping point for livestock and agricultural products, and a service centre for agricultural machinery. The village population is around 422; residents are practically all descendents of English speaking races, mostly from the United States.

There are 110 homes in the village; about 95% are owner occupied. An average of 2 homes have been built each year during the last five years. A five room cottage rents for \$40 per month.

Utilities include three phase 60 cycle power and a central water and sewerage system.



Coal is mostly used for fuel, but there are ample supplies of liquid fuels such as gasoline, propane and Diesel oil.

There is transportation by rail, bus and truck, and communications by mail, telegraph and telephone.

Health services include two public health nurses employed by the Municipal District of Warner. One of these nurses is stationed at Warner, the other at Milk River. The nearest hospital and doctor is at Lethbridge. There is a drug store in the village.

The two village schools offer grades 1-12 to about 230 pupils, with optional subjects such as music, art and French. Pupils from rural areas are transported by buses.

There is a public library, a movie theatre; also sports facilities and several service clubs which provide an outlet for public service and spare time activities. Sports facilities include a covered curling rink with two sheets of natural ice, and equipped with a holding plant; an open air skating rink; a trap shooting range; two tennis courts, and a three acre sports ground. There is good hunting for upland game birds, ducks and geese, with a few pheasants.

One bank provides financial facilities. A 10 room hotel provides accommodation for the traveller. And there are four churches to serve the spiritual needs of the community.

The surrounding land is flat prairie, except to the southwest, where the land is rolling to low hills. Many farmsteads are surrounded with trees. There are scattered trees throughout the village, and a small tree-shaded park near the railway station.

Within a radius of 10 miles there are two Hutterite colonies, whose total membership is around 300.

#### 9. ADMINISTRATION

The village is governed by a three-member council. One member is elected each year for a three year term. Each year the councillors elect one of their members as mayor. The secretary-treasurer is employed on a part-time basis, and administers the village affairs in accordance with the policy set by the council.

#### 10. LAW ENFORCEMENT

There is no village constable or local Justice of the Peace

The district is policed by the Royal Canadian Mounted Police detachment at Coutts.

#### 11. BUILDING REGULATIONS

There is no building code. Plans for new buildings and major alterations must be approved by the council before any building is commenced.

Electrical installations must comply with the Alberta Electrical Protection Act.

Sanitary installations must comply with the Provincial Health Regulations.

12. FIRE PROTECTION

- 1 - 100 gallon Ansul extinguisher on wheels
- 1 - 25 gallon Ansul extinguisher
- 400 feet 1½" hose
- 9 hydrants

Water main pressure 37-48 lbs. p.s.i.

13. TAX STRUCTURE

	1952 Net Assessment
Land at value	\$ 36,430
Improvements at value	473,370
Power	15,500
Total	\$525,300

Mill Rate

Municipal	12
School	28
Total	40 mills

14. AREAS

	Acres
Area of village	283.4
Streets, lanes and highways	62.6
Public parks	1.23

Roads and Streets - mileage

	Asphalt	Gravelled	Ungravelled	Unopened	Total
Provincial-main	.5	-	-	-	.5
Provincial-secondary	-	.6	-	-	.6
Roads and streets	-	2.42	1.63	.65	4.7
Lanes and alleys	-	-	1.57	.91	2.48
				Total	8.28

There is  $\frac{3}{4}$  of a mile of concrete sidewalk.

15. SEWER AND WATER MAINS

Sanitary sewers	2.48 miles
Water mains	1.92 miles

16. POWER

Warner is served with electric power by the Calgary Power Company who operate on a long term contract with the village. Following are the power rates at present in effect.

Domestic Service

Available only for lighting, heating, cooking, domestic power and ordinary uses in private houses and apartments used exclusively for residential purposes.

First 20 KWH (or less) per month	\$2.70 gross
Subject to 30% prompt payment discount	\$2.40 net minimum
All over KWH used per month	1.5¢ net per KWH

Note: Discount of 30% applies on all bills paid within discount period.

The foregoing rate applies where the maximum demand does not exceed 5 Kilowatt. Where the demand exceeds 5 Kilowatt an additional monthly demand charge of 50¢ per Kilowatt will be made.

Connection charge for new consumers \$1.00  
Reconnection charge \$4.80

Commercial Service

Available where other rates listed do not apply.

Service Charge

First 500 watts of installed capacity 50¢ per month  
Each additional 250 watts of installed capacity 20¢ per month

Energy Charge

First 50 KWH per month per KWH of installation 10¢ per KWH  
Next 150 KWH per month per KWH of installation 5¢ per KWH  
All over 200 KWH per month per KWH of installation 2 $\frac{1}{4}$ ¢ per KWH

Discount 10% if paid within discount period - based on even dollars only of total bill with minimum discount of 30¢.

Minimum charge \$1.80 gross; \$1.50 net per month  
Minimum deposit \$3.60  
Reconnection Charge \$3.00

Power Service

(A.C.) Available for motors, rectifiers, commercial, heating apparatus, etc. in commercial establishments.

Service Charge

\$1.00 per month per KVA of installation - (one motor horsepower or one Kilowatt in heating apparatus to be considered equivalent to one KVA).

Energy Charge

First 50 KWH per month per KVA of installation 5¢ per KWH  
Next 50 KWH per month per KVA of installation 3 1/3¢ per KWH  
Over 100 KWH per month per KVA of installation 1 2/3¢ per KWH

Discount 10% if paid within discount period - based on even dollars only of total bill, with a minimum discount of 30¢.

Minimum Charge \$3.30 gross, \$3.00 net per month or the amount of the service charge, whichever is greater.  
Minimum Deposit \$2.00 per KVA of installation with a minimum of \$6.00  
Reconnection Charge \$6.00

17. WATER

Water is pumped from two 6" wells 190 ft. deep by two electric pumps, into a 1,000 gallon hydro-pneumatic tank which provides a pressure of 37-43 lbs. in the mains. There is a gasoline engine for emergencies.

Rates

First 1,400 gallons \$3.50  
All over 1,400 gallons 1¢ for ten gallons



Typical Water Analysis

	<u>Parts per Million</u>
Total solids	1,376
Ignition loss	666
Hardness	30
Sulphates	70
Chlorides	64
Alkalinity	1,030

Nature of Alkalinity -- Carbonate of soda	
Nitrites	Nil
Nitrates	Nil
Free Ammonia	Nil
Albuminoid Ammonia	Nil

Remarks - Trace of iron. This is a soft water, hardness 2 grains per gallon and containing 74 grains per gallon carbonate of soda.

18. GAS

Nil

19. DIESEL OIL

Tractor fuel 18.8¢ per gallon  
Domestic fuel 17.7¢ per gallon

Total storage capacity - 23,500 gallons

20. PROPANE

100 lb. cylinders \$7.50  
Refills 18¢ per gallon  
Bulk storage is at Lethbridge

21. COAL

Coal is obtained from the mines at Lethbridge, and sold at the following prices per ton.

	<u>Lump</u>	<u>Egg</u>	<u>Stoker</u>
F.o.b. shed	\$13.45	\$11.85	\$10.05
In car lots	\$12.95	\$12.35	\$9.55

22. RESOURCES

Wheat and coarse grain  
Mustard seed  
Cattle, horses, sheep and hogs  
Dairy products  
Poultry products  
Straw  
Sand - common  
Gravel

23. GOVERNMENT OFFICES AND SERVICES

Federal  
Post office

Provincial  
Alberta Government Telephones

Municipal

Village Secretary-Treasurer (part time)  
Warner Municipal District No. 4 Headquarters  
Municipal District, Public Health Nurse

24. HEALTH SERVICES

One drug store and a public health nurse employed by Warner Municipal District No. 4. The nearest doctor and hospital is at Lethbridge 41 miles north, on Highway No. 4, which passes through the village.

25. TRANSPORTATION

Canadian Pacific Railway - one train each way on alternate days except Sundays, between Lethbridge and Coutts.

Greyhound Bus Lines - two buses each way daily between Lethbridge and Coutts.

There is daily truck transportation between Lethbridge and Coutts.

26. NEWSPAPERS

Nil

27. COMMUNICATIONS

Alberta Government Telephones  
Canadian Pacific Telegraph  
Post office mail  
Nearest radio station CJOC at Lethbridge, 41 miles.

28. FINANCIAL FACILITIES

Canadian Bank of Commerce

29. HOTELS

	<u>No. Rooms</u>	<u>Single Rates</u>	<u>Beer License</u>
Warner Hotel	10	\$2.00 up	Yes

30. TOURIST CAMPS

Nil

31. CHURCHES

Latter Day Saints (Mormons)  
Anglican  
Evangelical  
Roman Catholic

32. FRATERNAL ORGANIZATIONS

B.P.O.E.  
Royal Purple

33. SERVICE CLUBS

Chamber of Commerce	Women's Institute
Lions	Catholic Women's League

34. SOCIETIES AND ASSOCIATIONS

Farmers Union of Alberta  
Fish and Game Association  
Home and School Association

35. SCHOOLS

The two village schools with 10 classrooms constitute Warner Consolidated School District No. 1. Two hundred and thirty-two pupils are taught grades 1-12 by 9 full time teachers and 2 part time instructors, the latter teaching home economics and shop work twice weekly. Optional subjects are offered in music, art and French. This school district is a unit of Lethbridge School Division No. 7. Pupils from rural areas are transported by buses.

36. THEATRES AND HALLS

	<u>Capacity</u>	<u>Stage</u>	<u>Piano</u>
Fox Theatre (movies)	250	yes	<u>no</u>
Community Hall	300	yes	yes

37. CULTURAL ACTIVITIES

There is a Memorial Public Library with about 4,000 volumes. It is operated by a volunteer librarian and is open to the public on two days each week.

38. YOUTH ACTIVITIES

Scouts  
Wolf Cubs  
Trail Rangers  
Girl Guides  
C.G.I.T.  
Junior Agricultural Club

39. SPORTS

Curling  
Hockey  
Baseball  
Softball  
Tennis  
Trap shooting

Facilities

Curling rink with 2 sheets of natural ice and a holding plant  
Open air skating rink  
Two tennis courts  
A trap shooting range  
Three acre sports grounds

40. FAIRS

Lions Club Annual Sports Day July 1.

41. HISTORIC SITES

Nil

42. CO-OPERATIVES

Alberta Wheat Pool



43. INDUSTRY AND BUSINESS

Type of Industry or Business	No. of Establishments	Producer or Manufacturer	Wholesale	Retail
Banks	1	-	-	-
Barber Shops	1	-	-	-
Building Contractors	1	-	-	-
Blacksmiths	1	1	-	1
Beauty Parlors	1	-	-	1
Cartage Delivery	1	-	-	-
Clothing (Women's and Children's)	2	-	-	2
Coal Dealers	1	-	-	1
Cold Storage Lockers	1	included in Meat Markets		
Drugs	1	-	-	1
Electrical Appliances	3	-	-	3
Electrical Contractors	1	-	-	-
Garages and Service Stns.	6	-	-	6
Grain Elevators	6	total capacity 542,000 bushels		
General Stores	2	-	-	2
Hardware	2	-	-	2
Hotels	1	-	-	1
Implement Dealers	5	-	-	5
Insurance and Real Estate	4	-	-	-
Lumber Yards	1	-	-	1
Milk Distributors	1	-	-	1
Meat Markets	2	-	-	2
Oil Distributors	2	-	2	-
Painters and Decorators	4	-	-	-
Pool Rooms	1	-	-	1
Printing	1	1	-	1
Propane Dealers	1	-	-	1
Radio Repairs	1	-	-	1
Restaurants	2	-	-	2
Seed Cleaning Plants	1	-	1	1
Theatres (movies)	1	-	-	-
Welding and Machine Shops	2	-	-	2

44. SITES

Residential sites, and industrial sites adjacent to trackage are available. These sites can be served with all utilities.

45. INDUSTRIAL DEVELOPMENT

The first industry was ranching which started in 1901. In 1906 farmer settlers arrived and started to grow wheat, with some mixed farming. During the last few years, farmers have produced under contract an increasing amount of mustard seed.

For the handling and storage of grain there are six elevators with a total storage capacity of 542,000 bushels. There is also a small elevator for handling mustard seed.

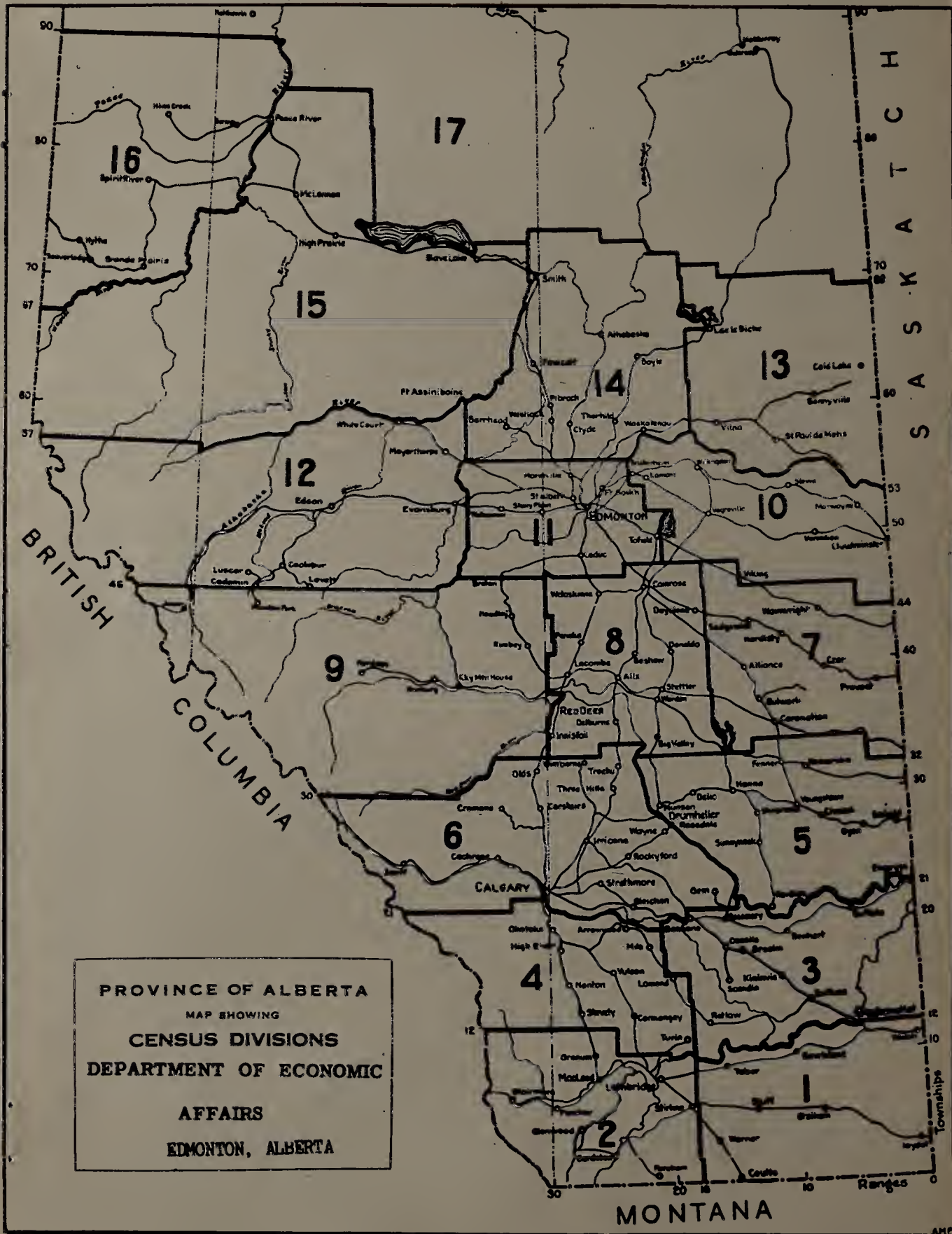
There is no record of the amount of livestock or mustard seed produced in the Warner district. Wheat is by far the major crop. The average grain yields for this district during the last 27 years were: wheat 16.9, oats 27.9, barley 23.6, rye 15.2 bushels per acre.

46. TRADING AREA

The trading area extends north 10 miles, south 6 miles, east 25 miles and west 10 miles.

47. POPULATION

Trading area population, 1946 census	1,320
Town population, 1946 census	370
Town population, 1951 census	422



**PROVINCE OF ALBERTA**  
 MAP SHOWING  
**CENSUS DIVISIONS**  
 DEPARTMENT OF ECONOMIC  
**AFFAIRS**  
 EDMONTON, ALBERTA

