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Survey of Brooks.

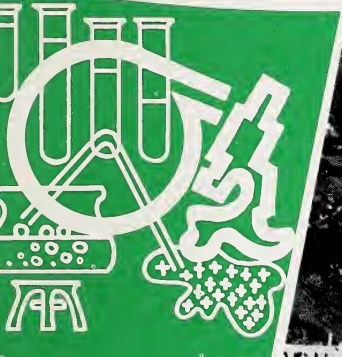
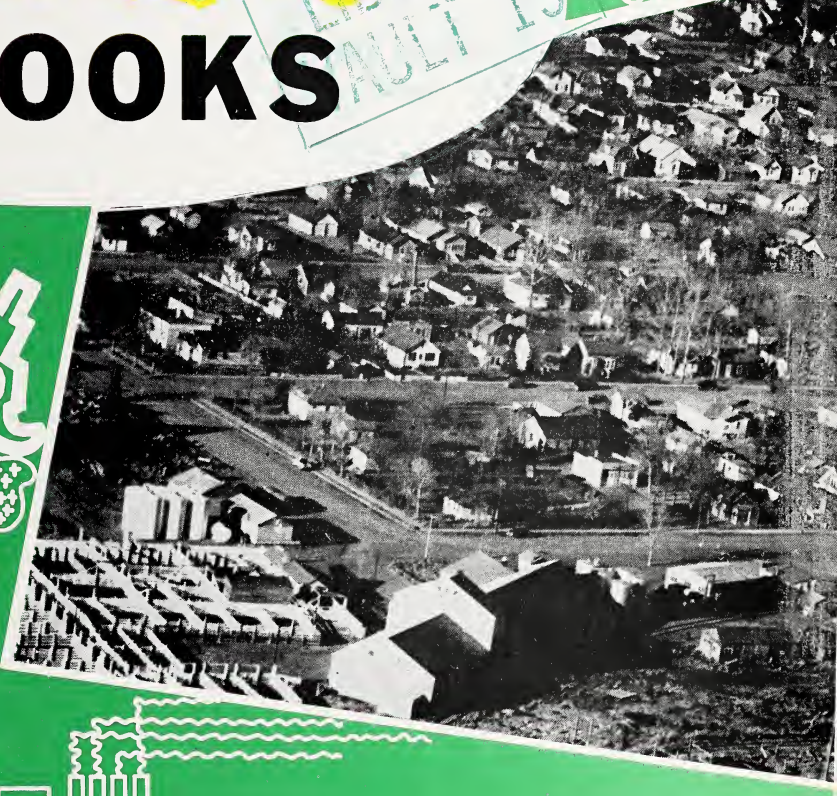


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Survey of


BROOKS

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Prepared By

INDUSTRIAL DEVELOPMENT BRANCH
DEPARTMENT OF INDUSTRY & DEVELOPMENT
Government of the Province of Alberta



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TOWN OF BROOKS

(Revised August 1962)

1. LOCATION

Section 32-18-14-W4 in Census Division No. 2. This location is 67 miles northwest of Medicine Hat and 120 miles southeast of Calgary on Trans Canada Highway No. 1. It is on the main line of the Canadian Pacific Railway.

2. ALTITUDE

2,488 feet Latitude - 50/35 Longitude - 111/53

3. TEMPERATURE

Mean summer - 64.5° F.

Mean winter - 13.7° F.

Mean annual - 40.1° F.

4. RAINFALL

Average annual rainfall - 9.45 inches.

Average annual snowfall - 33.4 inches.

Average annual precipitation - 12.79 inches.

(Note - Sections 3 and 4 were taken from the nearest weather station).

5. GEOLOGY

The bedrock is a dark grey marine shale in the Bearpaw formation of the Upper Cretaceous Age. These shales contain some bentonic material and comparatively large quantities of salts.

6. SOIL

Brooks is in the brown soil zone.

Vegetation—

Short grass prairie.

Soil Profile—

In the normal profile the surface horizon is about five inches deep and brown in color. The sub-soil is commonly brownish in color and the lime layer is found at depths averaging 16 inches below the surface. The parent material is found at depths of 14 to 24 inches. In other soil 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 phosphorus and under irrigation or in a wet year, respond to fertilizers supplying these elements.

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.

7. HISTORY

Brooks was named to honour Noell Edgell Brooks, Divisional Engineer for the Canadian Pacific Railway from 1903 to 1913.

The land surrounding Brooks was the home and hunting ground of the Blood and Blackfoot Indians before Treaty No. 7 was signed in 1877. The signing of this treaty resulted in a large grazing land area being made available for ranching. With the arrival of the North West Mounted Police, law and order was established. The Dominion Government in the year 1881 passed regulations which permitted the leasing of up to 100,000 acres to ranchers for an annual rental of one cent per acre.

The land around Brooks was surveyed in 1882. In 1883 the Canadian Pacific Railway was constructed from Medicine Hat to Brooks and reached Calgary August 11th. The townsite survey was registered in 1907 at which time the population was nine.

Land irrigation started in 1914, when the Canadian Pacific Railway constructed a dam across the Bow River at Bassano to irrigate a tract of land adjacent to the railway. The project cost the railway \$47 per irrigable acre and the land was sold to the farmers at \$50 per acre. Over the years the farmers found they could not make payments on their land and meet operating expenses. In 1935 the railway paid the farmers to take over the project and operate it as a co-operative enterprise. On April 23, 1935, the Alberta Legislature passed an act to incorporate the Eastern Irrigation District. From Brooks this project now extends 35 miles west, 30 miles east, 25 miles north and approximately 30 miles south.

The Anglican Church was first in the district with Rev. J. P. Dingle as resident minister.

The first newspaper, The Brooks Banner, was established in 1910 by Calvin Goss. In 1911 the name was changed to The Bulletin.

Brooks School District No. 2092 was established September 2, 1911. Brooks was incorporated as a town on September 8, 1911. Brooks Municipal Hospital District No. 28 was officially opened September 16, 1943. County of Newell No. 4 was established in 1953.

8. LIVING CONDITIONS

The Town of Brooks is the cultural, social, educational, health, business, marketing and shipping centre of an area 30 miles in radius.

The streets are wide and paved. Modern stores serve the community.

Kinbrook Provincial Park is eight miles south at Lake Newell, Alberta's largest irrigation reservoir (five miles wide by ten miles long), where there is fishing, boating, swimming, etc.

Steville Dinosaur Provincial Park is becoming one of Canada's finest ancient history sites for dinosaur bones, etc.

Educational, health and recreational facilities compare favourably with other centres.

The area is noted for excellent hunting for pheasants, ducks, geese and prairie chickens.

9. ADMINISTRATION

The town is governed by a mayor, elected for a two year term, and six councillors, two elected each year for a three year term.

The secretary-treasurer administers the town's affairs in accordance with the policy set by the council.

10. LAWS AND REGULATIONS

The town is policed by the Royal Canadian Mounted Police under contract, providing one corporal and three constables.

One resident Police Magistrate.



A view of the main business street

Building regulations - Buildings must conform to the National Building Regulations and a zoning by-law ensures planned development.

Electrical installations must comply with the Alberta Electrical Protection Act.

Sanitary installations must comply with the Provincial Health Regulations.

Gas installations must comply with the Provincial Gas Protection Act.

11. FIRE PROTECTION

The fire brigade consists of a fire chief and 20 volunteer firemen.

Equipment - One 500 GPM pumper with 500 gallon water tank, 1,200 feet of 2½ inch hose, 750 feet of 1½ inch hose, roof ladders, extension ladders, coats, axes, boots, crowbars, etc.

Water Supply - Water is obtained from the Bow River and is piped into a 42,000 gallon elevated tower. There are also two reservoirs with a combined capacity of 112,000,000 gallons.

There are 32 fire hydrants conveniently located throughout the town.

12. TAX STRUCTURE

	1962 Net Assessment
Land, 100% of value	\$ 596,680
Improvements, 100% of fair value	2,693,147
Business	436,160
Power	59,711

Total Assessment	\$3,785,698

	Municipal	School	Hospital	Total
Mill Rate	34.5	27.1	3.4	65 mills

13. AREAS

Area of town - 1,385 acres.

Streets, roads and lanes - 13 acres.

Parks and playgrounds - 25 acres.

There are approximately 8 miles of concrete sidewalk and 2.3 miles of hard surfaced streets.

14. SEWER AND WATER MAIN MILEAGE

Storm sewers - .8 miles.

Sanitary sewers - 7.8 miles.

Water mains - 8.2 miles.

A modern bio-filtration sewerage disposal plant serves the town.

15. POWER

Three phase 60 cycle power is supplied under a franchise by Calgary Power Limited.

Domestic Rates

First 20 KWH or less used per month - \$2.60 gross min., subject to 30c prompt payment discount, making \$2.30 net min.

All over 20 KWH used per month - 1.5c net per KWH.

Discount - as shown, applies on any bill paid within 10 days of date rendered.

Connection charge - \$1.00.

Reconnection charge - twice net minimum charge.

Commercial and General Service Rates

First KW of connected load, including energy consumption up to 20 KWH - \$2.30 net per month.

Each additional $\frac{1}{2}$ KW of connected load, including 5 KWH - 50c net per month.

Excess energy rates - Next 80 KWH per KW per month - 6c net per KWH.

All additional energy per KWH - 2c net per KWH.

Discount - Above charges are net. For billing purposes the net bill is increased by approximately 10% (but not less than 30c) in order to arrive at the gross amount.

Bills are payable net within 10 days of date rendered.

Power Rates

Service charge - per KVA of installation, monthly charge - \$1.00.

One motor horsepower or one kilowatt in heating apparatus considered equal to one Kilovolt-Ampere (KVA).

Energy charge - First 50 KWH per month per KVA of installation - 5c per KWH.

Next 50 KWH per month per KVA of installation - 3 $\frac{1}{2}$ c per KWH.

All over 100 KWH per month per KVA of installation - 1 $\frac{1}{2}$ c per KWH.

Discount - 10% within 10 days, based on dollars of total bill with a minimum discount of 30c per month.

Minimum charge - \$3.30 gross; \$3.00 net; or the amount of the service charge, whichever is greater.

Consumer's deposit - \$2.00 per KVA of installation and not less than \$6.00 or at the company's option, twice the estimated bill.

Reconnection charge - \$6.00.

16. WATER

Water is purchased by the town from the Eastern Irrigation District. The water flows by gravity from the Bassano Dam through canals to three large reservoirs in town.

Domestic Rates

First 5 MFC bi-monthly rate - \$5.00.

Next 10 MCF bi-monthly rate - 75c per MCF.

All additional MCF bi-monthly rate - 50c per MCF.

Industrial Rates

(Upon special negotiations with the Town Council).

First MCF used bi-monthly - \$2.00.

All additional MCF used bi-monthly - 20c per MCF.

Water Analysis of Treated Water Parts per Million

Total Solids	150
Ignition Loss	76
Hardness	125
Sulphates	4
Chlorides	5
Alkalinity	105
Nature of Alkalinity	Bicarbonate of Lime and Magnesium.
Nitrites	nil
Nitrates	nil
Iron	nil
Remarks	Chemically this water is suitable.



Many fine modern homes making living enjoyable in Brooks

17. GAS

Natural gas is supplied to the town under a franchise by Canadian Western Natural Gas Company Limited.

Rate No. 1 – General

Available to all customers.

First 2 MCF or less used per month - \$2.50.

All additional MCF used per month - 38c per MCF.

Minimum monthly charge - \$2.50.

When accounts are not paid on or before the due date, the charge per MCF, other than the first two MCF, shall be increased by 4c, and the gross rate so arrived at shall apply.

Rate No. 2 – General

Available to all customers whose annual consumption is more than 4,300 MCF.

Fixed charge - \$60.00 per month.

Plus commodity charge - 22c per MCF per month.

Minimum monthly charge - \$60.00.

The rate is available only on annual contract which shall continue from year to year thereafter until either party shall give to the other party, at least thirty days prior to the expiration of any such year, a written notice of desire to terminate same, whereupon at the expiration of such year it shall cease and determine. When accounts are not paid on or before the due date, the charge per MCF shall be increased by 2c and the gross rate so arrived at shall apply.

18. L.P. GAS

Heat value - 2,521 b.t.u. per cu. ft. at 60° F.

100 lb. bottle - \$6.50.

Bulk - 18c per gallon.

Storage capacity - 9,500 gallons.

19. DIESEL FUEL

Heat value - 135,000 to 140,000 b.t.u. per gallon at 60° F.

Winter grade - 19.5c per gallon.

Summer grade - 18.4c per gallon.

Storage capacity - 115,500 gallons.

20. COAL

There are two strip mines within 25 miles of Brooks, Bow City and Rolling Hills and both produce sub-bituminous coal.

Rate mine run FOB mine - \$5.00. Very little coal is used in the town.

21. RESOURCES

Seeds (alfalfa, clover, mustard, etc.) greenhouse, dairy products, poultry and eggs, wheat and coarse grains, grass, vegetables, honey, fish, natural gas, oil, sand and gravel.

22. GOVERNMENT OFFICES AND SERVICES

Federal - Post Office, Royal Canadian Mounted Police, Veterans Land Act District Office, National Employment Service, Farm Credit Corporation.

Provincial - Superintendent of Schools, Sheriff's Bailiff, District Agriculturist, Home Economist, Game Warden, Treasury Branch, Provincial Pheasant Hatchery, Liquor Store, Alberta Government Telephones, Police Magistrate, Provincial Horticultural Station, Office of Medicine Hat Health Unit No. 1.

Municipal - Town Office housing (Fire Hall, Council Chamber, Secretary-Treasurer and Assistant, Department of Public Works), Office of County of Newell No. 4, Head Office of Eastern Irrigation District.

23. HEALTH SERVICES

The Brooks Municipal Hospital has accommodation for 76 patients. Facilities include a modern operating room, x-ray equipment, electro-cardiogram and diagnostic laboratory.

Public ward rates per day: Residents - \$1.60; Non-residents - \$11.50.

The Medicine Hat Health Unit No. 1 maintains an office in the town with a staff of two nurses.

Other Health Facilities: 5 registered doctors, 1 dentist, 1 optometrist, 1 chiropractor, 2 drug stores, 4 veterinarians, 1 funeral parlor, 1 ambulance service (community enterprise), St. John Ambulance Association.



A modern 76-bed hospital serves the community

24. PROFESSIONAL AND SKILLED PERSONAL SERVICES

(excluding health services)

Type of Service	No. of Establishments
-----------------	-----------------------

Chartered Accountant	1
Barristers and Solicitors	2
Barbers	3
Beauty Parlors	3
Watch Repairs	2

25. TRANSPORTATION

Canadian Pacific Railway, main line Vancouver to Montreal via Brooks - daily each way.

Greyhound Bus Line - one transcontinental bus daily each way.

Truck - daily service to Calgary and Medicine Hat.

Air field three miles north of town with 3,200 foot runways, operated by a chartered flying club.

26. NEWSPAPERS

The Brooks Bulletin - weekly.

27. COMMUNICATIONS

Post Office, Alberta Government Telephones, Canadian Pacific Telegraphs.

Nearest Radio Stations - Medicine Hat (CHAT), Drumheller (CJDV), Calgary (CFCN, CFAC, CKXL, Lethbridge (CJOC, CHEC).

Nearest TV Stations - Medicine Hat (CHAT), Calgary (CFCN, CHCT), Lethbridge (CJLH).

28. FINANCIAL FACILITIES

Bank of Nova Scotia, Royal Bank of Canada, Provincial Treasury Branch.

29. HOTELS

	No. of Rooms	Rates	Beer License
Newell	38	\$3.00 up	yes
Brooks	28	3.00 up	yes
Oxford	12	1.50 up	no
Phoenix	10	1.50 up	no

30. TOURIST CAMPS

	No. of Units	Grade	Rates
Blue Bird Motel	14	1 Star	\$5.00 up
Brookside Auto Camp	4	4 Star	} \$3.00 and up
	4	3 Star	
	4	1 Star	
	6	0 Star	
Circle W Motel	10	4 Star	\$6.00 up
Pleasant Motel	6	3 Star	\$4.00 up
Walker's Motel	6	3 Star	\$4.00 up
Camp Grounds			

Alberta Government Park - 1 mile northeast of town on Highway No. 1.

31. CHURCHES

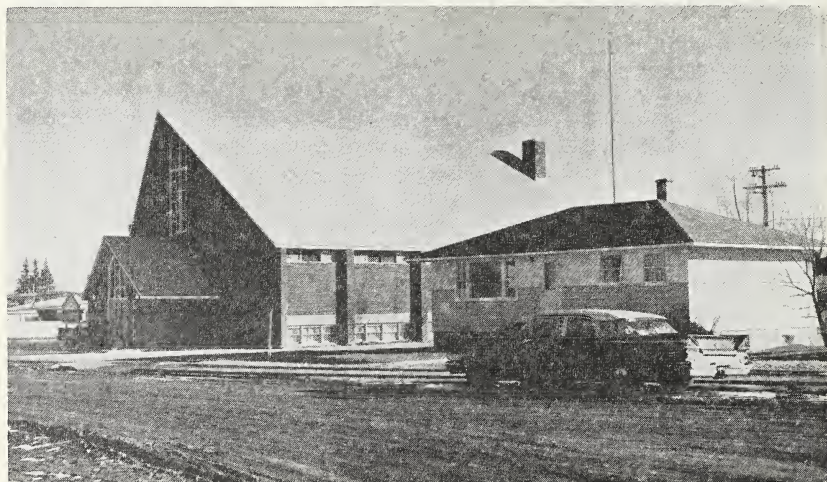
Anglican, United, Evangelical Free Church, Gospel Mission, Roman Catholic, Church of Latter Day Saints (Mormon), Lutheran, Immanuel Assembly, Christian Reform, Christian Science.

32. LODGES AND SERVICE CLUBS

Masonic, B.P.O.E., Eastern Star, Royal Purple, I.O.O.F., Rebekahs, Knights of Columbus, Lions, Kinsmen, Chamber of Commerce, Canadian Legion, Ladies' Auxiliary Canadian Legion.

33. SOCIETIES AND ASSOCIATIONS

Canadian Red Cross, Ladies' Rest Room Society, Fish and Game Association, Alberta Teachers Association, Curling Association, Brooks Athletic



Churches of many denominations serve the religious needs of the area

Association, Eastern Irrigation District Association, Golf Club, Flying Club, Community Center Association, Brooks Gun Club, Rodeo Association, Home and School Association, Royal Canadian Engineers, Beta Sigma Phi.

34. EDUCATION

Brooks School District No. 2092 is a unit of County of Newell No. 4 School Division Office. Grades 1 to 12 are taught along with the following optional subjects: Art, Drama, French, Home Economics and Shop.

The school population is made up as follows:

	Grades	No. of Teachers	No. of Pupils
Elementary	1 - 6	20	525
Junior High	7 - 9	8	261
High	10 - 12	4	84

35. THEATRES AND HALLS

	Capacity	Stage	Piano
Gayety Theatre	350	yes	no
Elks Hall	800	yes	yes
Masonic Hall	150	no	yes
Legion Hall	175	no	yes
St. Alban's	150	no	yes
United Church	150	no	yes
Town Assemb. Rm.	150	no	no
High School Gym	400	yes	yes
Armouries	300	no	no
Drive-in Theatre	222 cars		

36. CULTURAL ACTIVITIES

The Brooks Municipal Library is supported by the County, Town and Provincial Government grant. The Library is open Tuesday from 12:15 to 1:15 p.m., 3:30 to 5:30 p.m. and 7:00 to 9:00 p.m. - Saturday from 2:30 to 4:30 p.m. and 7:00 to 9:00 p.m. The Library is closed during the month of July.

There are approximately 12,833 volumes in the Library.

Other Activities - Brooks Little Theatre, Brooks Film Club, Art Club, Handicraft Guild, Community Band, Book Club, Drama at School, Music Teachers (piano, violin, voice).

37. YOUTH ACTIVITIES

Boys - Scouts, Cubs, Air Cadets, 4H Club.

Girls - Guides, Brownies, C.G.I.T., 4H Club.

38. SPORTS

Hockey, baseball, softball, badminton, golf, swimming, tennis, fishing, figure skating, curling, trap shooting, stock car racing, football, basketball.

Facilities - Covered curling rink with four sheets artificial ice, arena - artificial ice, baseball diamonds, 9 hole golf course, swimming pool, wading pool, playgrounds.

39. FAIRS

Brooks Rodeo, Annual Regatta at Lake Newell.

40. HISTORIC SITES

Steveville Dinosaur Park.

41. CO-OPERATIVES

Brooks Savings and Credit Union, Eastern Irrigation District Savings and Credit Union, Alberta Wheat Pool, United Grain Growers, Bow Slope Shipping Association, Bow Valley Feeders Association, Eastern Irrigation District Artificial Breeding Association.

42. INDUSTRY AND BUSINESS

Type of Industry or Business	No. of Establishments	Producer or Manufacturer	Wholesale	Retail	Type of Industry or Business	No. of Establishments	Producer or Manufacturer	Wholesale	Retail
Abattoir	1	1	1	—	Dentist	1	—	—	—
Accountant	1	—	—	—	Doctors	5	—	—	—
Alfalfa Dehydrating	1	1	1	—	Drug Stores	2	—	—	2
Arch Rafter	1	1	1	—	Dry Cleaners	1	1	—	1
Auctioneers	2	—	—	—	Ducks Unlimited	1	—	—	—
Auction Mart	2	—	—	—	Egg Grading Stations	2	—	2	2
Auto Body Repairs	2	2	—	2	Electrical Appliances	5	—	—	5
Bakery	1	1	1	1	Electrical Contractor	4	—	—	—
Banks	3	—	—	—	Funeral Parlor	1	—	—	—
Barbers	3	—	—	—	Furniture Stores	2	—	—	2
Beauty Parlors	3	—	—	—	Garages and Service Stations	9	—	—	9
Blacksmith	1	1	—	1	Grain Elevators	3	—	—	—
Bowling Alley	1	—	—	—	Groceries	9	—	—	9
Butchers	3	—	—	3	Greenhouse	1	1	1	1
Cartage	3	—	—	—	Hardware Stores	4	—	—	4
Chop Mills	2	2	—	2	Hatchery	1	1	1	—
Clothing (men's)	2	—	—	2	Hotels	3	—	—	—
Clothing (women's and children's)	2	—	—	2	Implements (farm)	5	—	—	5
Contractors	3	—	—	—	Insurance & Real Estate	3	—	—	—
Creameries	1	1	1	1	Jewellers	2	—	—	2
Chiropractor	1	—	—	—	Law Offices	2	—	—	—

Type of Industry or Business	No. of Establishments	Producer or Manufacturer	Wholesale	Retail
Laundry (coin operated)	1	—	—	1
Laundry	1	—	—	1
Liquor Store	1	—	—	1
Lumber Yards	3	—	3	3
Milk Distributor	1	—	1	1
Motels	5	—	—	—
Music Teachers	3	—	—	—
Oil Distributors	4	—	4	—
Optometrist	1	—	—	—
Pea Storage	1	—	1	—
Pheasant Hatchery	1	—	—	—
Photographer	1	1	—	1
Plasterer	1	—	—	—
Plumbers	2	—	—	—
Pool Room	1	—	—	—
Potato Chip Plant	1	1	1	—
Printers	1	1	1	1

Type of Industry or Business	No. of Establishments	Producer or Manufacturer	Wholesale	Retail
Radio & TV Repairs	3	—	—	—
Restaurants	5	—	—	—
Sash & Door	3	3	3	3
Sand & Gravel	3	—	—	—
Shoe Store	1	—	—	1
Shoe Repairs	2	2	—	2
Seed Factories	3	3	3	3
Sign Writer	1	1	—	1
Theatre	1	—	—	—
Theatre (Drive In)	1	—	—	—
Tinsmiths	3	3	—	3
Tire Shops	2	—	—	2
Variety Stores	2	—	—	2
Veterinarians	4	—	—	—
Welding & Machine Shops	2	2	—	2

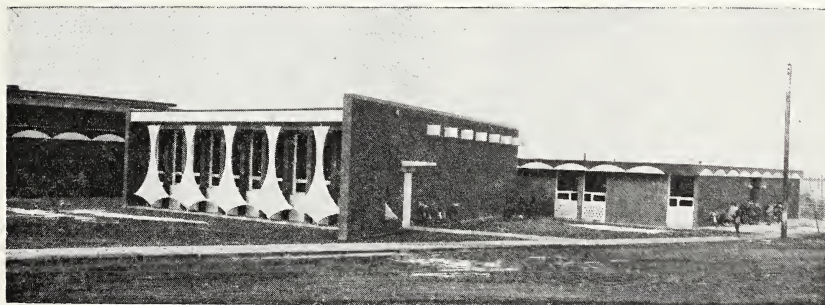
43. SITES

Residential and industrial sites adjacent to trackage and highway can be purchased from the town and private individuals at reasonable prices. These sites can be served with all utilities.

44. INDUSTRIAL DEVELOPMENT

Industries established to date are: three plants processing forage and cereal seeds, one alfalfa dehydrating plant, one potato chip manufacturer, and one wooden arch rafter plant.

Many sizes and types of farms have developed in the Brooks district. The town is the administrative centre of a well developed irrigation area and also serves an extensive cattle and sheep ranching region.



Modern schools provide for all grades

Considerable grain as well as potatoes, peas, corn, alfalfa, hay and seed, etc., are produced on irrigated land. Cattle and lambs produced on district ranches, together with feed grown under irrigation, provide the basis for a flourishing livestock finishing business.

The average farm consists of more than one thousand acres. Two-thirds of the total are owned and one-quarter improved. In 1956 there were 72 cattle, 33 sheep, 21 pigs and 154 domestic fowl per farm. Machinery per farm included 1.5 tractors, .9 trucks and .5 grain combines. A high proportion of the farms are electrified.

The Brooks area is noted for pheasant hunting and hunters from all parts of Canada and the United States come to this area during the hunting season.

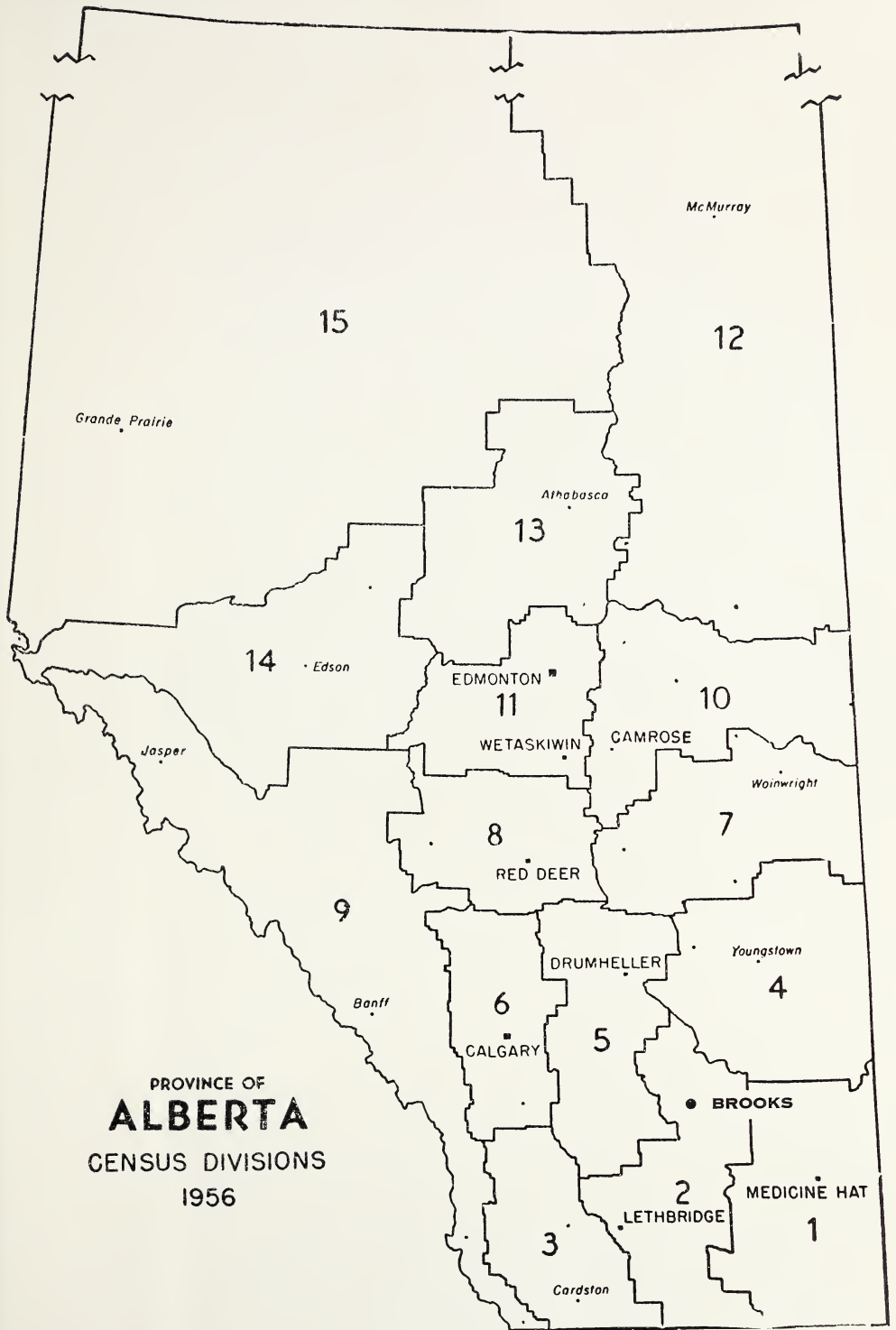
45. TRADING

North 45 miles; West 45 miles; South 45 miles; East 45 miles.

46. POPULATION

Trading area population, 1961 Dominion Census - 15,000.

Town population, 1961 Dominion Census - 2,827.



PROVINCE OF
ALBERTA
CENSUS DIVISIONS
1956

