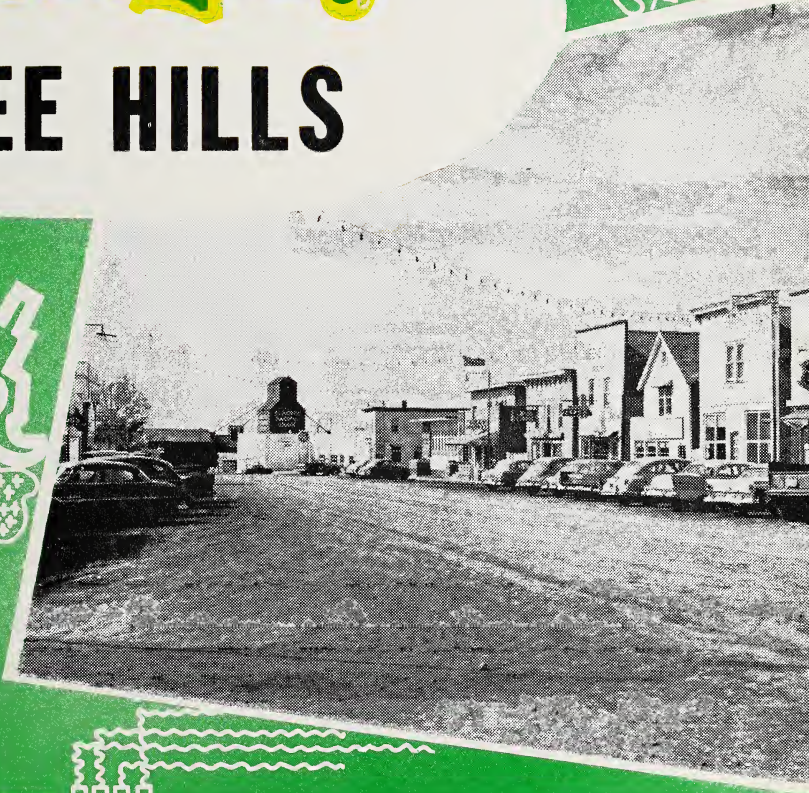


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Survey of

THREE HILLS



Prepared By

INDUSTRIAL DEVELOPMENT BRANCH
DEPARTMENT OF INDUSTRY & DEVELOPMENT

Government of the Province of Alberta



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Town of Three Hills

(Revised March, 1961)

1. LOCATION

Part of section 36 - 31 - 24 - W4 and adjoining quarter sections in Census Division No. 5. This location is 80 miles northeast of Calgary on Highway No. 21 and on a branch line of the Canadian National Railway Edmonton to Calgary.

2. ALTITUDE

2,940 feet. Latitude - 51/42. Longitude - 113/16.

3. TEMPERATURE

Mean summer temperature - 56° F.

Mean winter temperature - 23° F.

Average yearly temperature - 37° F.

4. RAINFALL

Average yearly rainfall - 10.66 inches.

Average yearly snowfall - 48.3 inches.

Average annual precipitation - 14.61 inches.

Note: The foregoing figures regarding temperatures and rainfall are estimated from data received from the nearest weather station.

5. GEOLOGY

Three Hills area is underlain by flat lying Paskapoo sandstones and shales. There is a gentle dip to these rocks to the west and southwest, where they deepen into the Alberta Syncline. The Paskapoo formation is Tertiary Age. It is underlain in turn by sandstones and shales of the Edmonton formation, which is Cretaceous in age. The surficial materials are composed largely of sands, silts and clays which were deposited in extensive glacial lakes which once covered this region. Many of the gravel deposits of this area are formed of sands and gravels which were deposited as deltas in these ancient glacial lakes.

6. SOIL

Three Hills lies in the "Thin Black" soil zone.

Climate

Annual precipitation averages between 14 and 17 inches. The higher rainfall is in the southern part of the province where there is a correspondingly higher evaporation. Droughts occur only occasionally.

Vegetation

Grassland in which bluffs of trees are found in places where moisture conditions are more favorable.

Soil Profile

The normal profile has an A horizon that averages about 10 inches in depth and which in its upper 3 to 6 inches is black in color. The remainder is usually dark brown. The B horizon is usually brown to dark brown and the lime horizon (Bca) is found at depths of 24 to 30 inches below the surface. Generally the depth to the lime layer is considered as indicative of the efficiency of rain penetration.

Fertility

Soils in this zone are usually fairly well supplied with nitrogen and organic matter. In any zone exhaustive cropping depletes the soil's native food supply and fibre. A permanent system of cropping provides for the adequate replacement of depleted plant foods and the maintenance of organic matter.

Land Use

A greater number of soil types can be considered arable than in the brown zones. Wheat is the principal crop grown, but considerably more diversification is possible and should be practised to maintain soil fertility. The non-arable land is generally very good pasture.

7. HISTORY

The town was called after three prominent hills which are located north of the town. The original townsite was located three miles southwest of the present townsite and with the arrival of the railroad in 1912, the whole town was moved to the present site.

The first settlers were ranchers and freighted their supplies from Didsbury, forty-eight miles west. After the ranchers came the mixed farmers.

The first storekeepers in the original town were: Robertson Bros. General Store, C. Cooper General Store, L. Wilson, butcher, Mr. Crosley, blacksmith, and Pratt's Creamery. The Union Bank was the first bank. Early ranchers were: Arthur Evans, Fred Brandy, R. E. Morgan. The first doctor was Dr. T. Sawdon.

Three Hills was incorporated as a village in 1912 with Dr. Sawdon as first mayor and R. E. Morgan as secretary-treasurer. It was incorporated into a town in 1929.

Power was first supplied to the town in 1924 when Simon Megli converted a steam tractor to generate the power. He then built a new steam plant and sold out to the Canadian Utilities Ltd., who still have the franchise. Water and sewer was installed in 1948 and natural gas in 1959.

Up until 1949 coal mining was a major industry in the district. Two of the coal companies were: Palisade Coal Mine and Ellis Coal Mine.

The first postmaster was Henry Evans.

8. LIVING CONDITIONS

Three Hills is a prosperous mixed farming community located 80 miles northeast of Calgary. The streets are wide and gravelled, partly paved, with modern stores lining main streets.

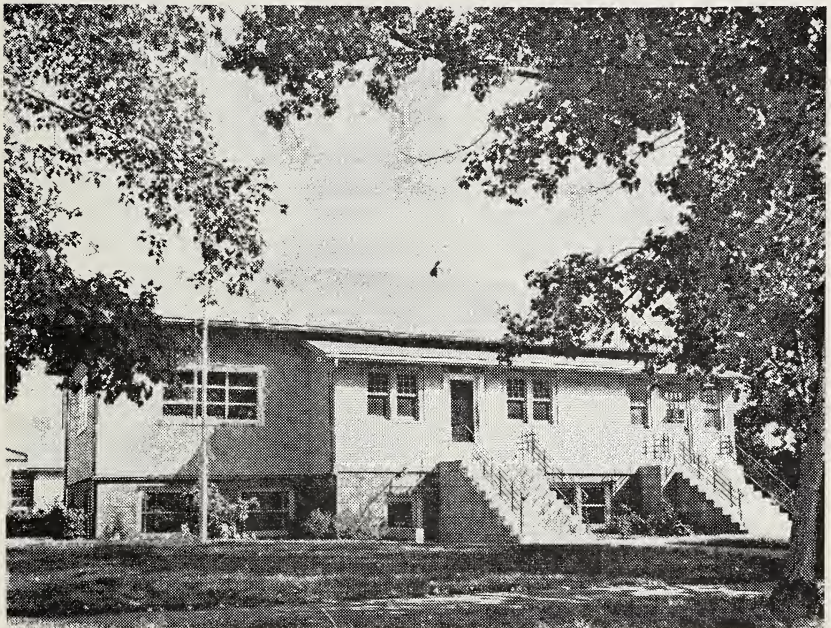
Educational needs are well provided for. Grades 1 to 12 are taught along with Typing.

The Prairie Bible Institute teaches both public and high school along with Theological subjects. Students are from Canada, Africa, U.S.A., South America, Australia, etc., who all reside at the Institute. The Institute teaches voice, musical instruments and has choirs on tour during summer months. The public and high school standards are accepted by the Department of Education.

Six churches serve the spiritual needs of the community and two banks provide financial facilities. Lodges, service clubs and organizations provide an outlet for public service and spare time activities. There is good hunting for upland game birds, ducks and pheasant.

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 affairs of the town according to the policy set by council.



Many Alberta Government services operate from this building.

10. LAWS AND REGULATIONS

The town is policed by the R.C.M.P.

Police Magistrate.

The zoning bylaw is controlled by the council and planning board. The town is a member of the Calgary and District Planning Commission. All plans for buildings or removal of buildings must be submitted to council for approval and a permit issued before any work commences.

Electrical installations must comply with the Alberta Electrical Protection Act.

Sanitary installation must comply with the Provincial Health Regulations.

Gas installation must comply with a town bylaw.

Garbage collected weekly.

11. FIRE PROTECTION

The fire brigade consists of a fire chief and 15 volunteer firemen.

Equipment: 1 500 GPM pumper with 500 gallon water tank, 1200 feet 2½ inch hose, 900 feet 1½ inch hose, 200 feet 1 inch high pressure hose, 2 pyrene chemical extinguishers, 1 CO² extinguisher, 1 dry chemical, extension ladder, roof ladder, boots, coats, masks, axes, crowbars, etc.

Water supply: Water is obtained from 5 wells and pumped into a 50,000 gallon reservoir, and then to a 40,000 gallon elevated tower. There are 19 fire hydrants conveniently located throughout the town.

12. TAX STRUCTURE

1961 Net Assessment

Land, 100% of value	\$ 198,190
Improvements, 60% of 1957 costs	1,161,710
Business	189,760
Power	21,703
Total	\$1,381,603

1961 Mill Rate: Municipal 25. School 35. Hospital 4. Total 64 mills.

13. AREAS

Area of town - 212 acres.

Streets and lanes - 5 acres.

Miles of roads, streets and lanes:

	Paved	Gravel	Improved Earth	Total
Streets and roads	½	4	¾	4¾
Lanes and alleys			2	2

There are approximately six miles of cement sidewalk.

14. SEWER AND WATER MAIN MILEAGE

Storm sewers - nil.

Sanitary sewers - 4.5 miles.

Water mains - 4.5 miles.

15. POWER

Three phase 60 cycle power is supplied under a franchise by Canadian Utilities Limited.

Domestic Rate

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

Net Rate: First 10 KWH or less used per month - \$1.30.

Next 25 KWH used per month - 5c per KWH.

Next 100 KWH used per month - 3c per KWH.

All additional KWH used per month - 2c per KWH.

Minimum charge - \$1.50 per month.

Payments: The above net rate applies only if bills are paid within 15 days from date thereof. If not so paid, the gross rate (being the net rate plus 5%) shall apply.

Commercial Rate

Available where other rates listed do not apply.

Demand charge - 60c per month for the first 1,000 watts connected load.

50c per month for each additional 1,000 watts connected load.

Energy charge: First 50 KWH used per month per KW connected load 6c per KWH.

Next 200 KWH used per month per KW connected load - 5c per KWH.

All additional KWH used per month per KW connected load - 3c per KWH.

Minimum monthly bill - the demand charge, but not less than \$1.50 per meter.

Payments - The above net rate applies only if bills are paid within 15 days from date thereof. If not so paid, the gross rate (being the net rate plus 5%) shall apply.

Power Rate

Demand charge - 50c per month per HP or KVA of connected load.

Energy charge - First 25 KWH used per month per HP or KVA of connected load - 6c per KWH.

Next 50 KWH used per month per HP or KVA of connected load - 4c per KWH.

All additional KWH used per month per HP or KVA connected load - 2c per KWH.

Minimum monthly bill - \$1.00 per HP connected load but not less than \$2.00 per meter.

Payments - The above net rate applies only if bills are paid within 15 days from date thereof. If not so paid, the gross rate (being the net rate plus 5%) shall apply.

16. WATER

Water is obtained from five wells and pumped into a 50,000 gallon reservoir and from there into a 40,000 gallon elevated tower and then into the water mains.

Rates:

$\frac{3}{8}$ to $\frac{1}{2}$ inch pipe: First 3,810 gal. or less used per month - \$4.00 plus sewer charge 75c.

All additional gal. used per month - 75c per M gal.

1 inch mains: First 7,500 gal. or less used per month - \$7.00.

All additional gal. used per month - 75c per M gal.

$1\frac{1}{4}$ inch mains: First 11,800 gal. or less used per month - \$10.00.

All additional gal. used per month - 75c per M gal.

$1\frac{1}{2}$ inch mains: First 18,000 gal. or less used per month - \$15.00.

All additional gal. used per month - 75c per M gal.

Commercial sewer charges - \$5.00 to \$15.00 per month.



Three Hills' residential area is modern, well kept.

Water Analysis	Parts per Million
Total Solids	1,284
Ignition Loss	146
Hardness	230
Sulphates	266
Chlorides	nil
Alkalinity	785

Nature of Alkalinity - Bicarbonate of Lime, Magnesium and Soda.

Nitrites nil

Nitrates nil

Iron 1.2

Fluorine nil

Remarks: Soda contents equal 33.76 grains per gallon. Will corrode aluminum and harm plants. Water chemically suitable when iron is settled out.

17. GAS

Natural gas is supplied to the town under a franchise by Plains Western Gas and Electric Co.

Domestic Rates

First 2,000 cu. ft. or less used per month - \$3.00.

All additional cu. ft. used per month - 68c per M cu. ft.

Minimum monthly charge - \$3.00

Commercial & Industrial Rates

Can be secured from the company.

18. L.P. GAS

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

100 lb. cylinders - \$6.50.

Bulk - 17c per gallon.

Storage capacity - 14,000 gallons.

19. DIESEL FUEL

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

Winter grade - 18.2c per gallon.

Summer grade - 17.2c per gallon.

Storage capacity - 36,000 gallons.

20. COAL

Coal is secured from a strip mine 12 miles southeast of Three Hills, and a mine at Trochu, 12 miles northeast.

Rate: Mine run - \$9.00 per ton delivered.

21. RESOURCES

Wheat and coarse grains, cattle, sheep, hogs and horses, dairy products, poultry products, straw, coal, gas and oil, sand - common, gravel.

22. GOVERNMENT OFFICES AND SERVICES

Federal - Post Office, Royal Canadian Mounted Police Detachment.

Provincial - Alberta Government Telephones, Police Magistrate, Alberta Treasury Branch.

Municipal - Municipal District of Kneehill No. 48, Town Hall housing Secretary Treasurer, Council Chambers, Work Foreman, Water Work Foreman, Court Room, Fire Hall, Recreation Director.

23. HEALTH SERVICES

The Three Hills Municipal Hospital District No. 45 has a complement of 25 beds and 8 bassinets. The hospital is staffed by a matron, seven graduate nurses, 10 nurses aides and five other staff.

Rates per day: Residents \$1.50; Non-residents \$11.00.

The Drumheller Health Unit maintains a sub-office at Three Hills with a resident nurse in charge.

The Senior Citizens' Home, established by the Provincial Government for the elderly citizens of the province and turned over to a Board, consists of 50 beds.

Other health facilities: 2 doctors, 1 dentist, 2 drug stores, 1 chiropractor, 1 optometrist visiting monthly, 1 funeral parlor.



A fine hospital serves people of a wide area.

24. PROFESSIONAL AND SKILLED PERSONAL SERVICES

(excluding Health Services)

Accountant	1
Barbers	2
Beauty Parlors	1
Watch Repairs	1
Lawyer	Three days each week

25. TRANSPORTATION

Canadian National Railway - Edmonton to Calgary.

Sorenson Bus Lines.

Local Trucks - hauling daily to and from Calgary.

26. NEWSPAPERS

Three Hills Capital - weekly.

27. COMMUNICATIONS

Canadian National Telegraphs, Alberta Government Telephones, Post Office, Nearest radio station - Drumheller CJDV, nearest TV station, Red Deer CHCA-TV, also good reception from TV stations in Calgary, CFCN, CHCT-TV.

28. FINANCIAL FACILITIES

Royal Bank of Canada, Alberta Treasury Branch.

29. HOTELS

	No. of Rooms	Rates	Beer License
Three Hills Hotel	32	\$1.75 up	yes

30. TOURIST CAMPS

Nil. There is an A.G.P. camp in town.

31. CHURCHES

Anglican, Evangelical, United Brethren, Prairie Bible Institute, Presbyterian, Roman Catholic, United.

32. FRATERNAL ORGANIZATIONS

Masonic, O.E.S., I.O.O.F., Rebekah, Royal Purple.

33. SERVICE CLUBS

Chamber of Commerce, Elks, Canadian Legion, Women's Auxiliary Canadian Legion, Kinsmen, Kinettes, I.O.D.E.

34. SOCIETIES AND ASSOCIATIONS

Home and School Association, Fish and Game Association, Horticultural Society.

35. EDUCATION

The town schools are a unit of the Three Hills School Division No. 60. Grades 1 to 12 are taught along with the following optional subjects: Drama, Art, French, Tying.

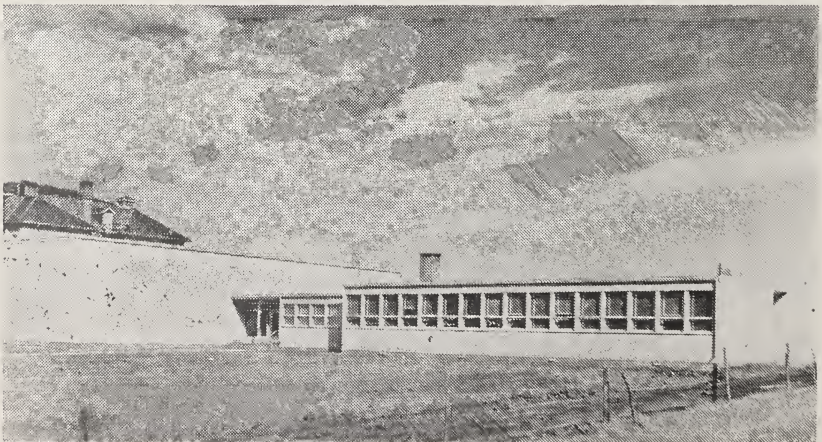
The school population is made up as follows:

	Grades	No. of Teachers	No. of Pupils
Elementary	1 - 6	11	278
Junior High	7 - 9	5	145
High	10 - 12	5	85

The Prairie Bible Institute is located in the town and Grades 1 to 12 are taught which is approved by the Department of Education. A complete Theological Division is available and students from South America, Africa, U.S.A. and Canada are in residence. This school also gives a complete voice and musical instrument training and the choir goes on tour during the summer months.

36. THEATRES AND HALLS

	Capacity	Stage	Piano
Community Hall	600	yes	yes



Students from a wide area about town are taught in this school.

37. CULTURAL ACTIVITIES

The Three Hills Community Library is sponsored by the I.O.D.E. who take turns in staffing this Library. The town supply the building, heating and power and the Library receives the usual Alberta Government grant. It is open every Tuesday from 12:30 p.m. to 1:00 p.m.; Wednesday from 7:30 p.m. to 8:30 p.m., and on Saturday from 3:00 p.m. to 5:00 p.m. There are approximately 3,060 volumes in the Library.

Other Activities: Drama at school, dance band, 2 music teachers.

38. YOUTH ACTIVITIES

Boys - Cubs, Scouts, Calf Club, 4H Club.

Girls - C.G.I.T., Explorers, Calf Club, 4H Club.

39. SPORTS

A full time recreation director is employed by the town. He is responsible for all activities for both young and old.

Basketball, baseball, softball, badminton, curling, hockey.

Facilities: Covered curling rink with four sheets artificial ice, open air hockey and skating rink, high school auditorium, baseball diamond, playground, swimming pool.



The Kinsmen Club have erected and maintain a fine play park for kiddies.

40. FAIRS

Annual Sports Day - sponsored by the Elks.

41. HISTORIC SITES

Nil.

42. CO-OPERATIVES

Alberta Wheat Pool, United Grain Growers, Alberta Poultry Producers, U.F.A. Farm Co-op Oil Distributors.

43. INDUSTRY & 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
Accountant	1	—	—	—	Greenhouse	1	1	—	1
Auctioneer	5	—	—	—	Hardware	2	—	—	2
Bakeries	1	1	1	1	Hotels	1	—	—	—
Banks	2	—	—	—	Implement Dealers - farm	3	—	—	3
Blacksmith	1	1	—	1	Jewellers	1	—	—	1
Building Contractors	3	—	—	—	Lawyers	1	visiting	—	—
Butchers	2	—	—	2	Laundry	1	1	—	1
Cartage Delivery	1	—	—	—	Lumber Yards	2	—	2	2
Clothing - men's	1	—	—	1	Milk Distributors	1	—	1	1
Clothing - women's & children's	1	—	—	1	Oil Distributors	5	—	5	—
Cold Storage Locker	1	—	—	1	Paints & Decorators	2	—	—	—
Dairy Bar	1	—	—	1	Plumbers	2	—	—	—
Doctors	2	—	—	—	Pool Room	1	—	—	—
Dentists	1	—	—	—	Printers	1	1	1	1
Dry Cleaners	1	1	—	1	Propane Gas Dist.	1	—	1	1
Drugs	2	—	—	2	Radio Repairs	1	—	—	—
Egg Grading Station	1	—	1	1	Real Estate & Ins.	2	—	—	—
Electrical Appliances	2	—	—	2	Restaurants	4	—	—	—
Electrical Contractors	3	—	—	—	Seed Cleaning	1	1	—	1
Feed Mill	1	1	1	1	Shoe Stores	1	—	—	1
Funeral Parlor	1	—	—	—	Shoe Repairs	2	2	—	2
Furniture Stores	1	—	—	1	Tinsmith	1	1	—	1
Garages & Service Stations	6	—	—	6	Tire Repairs	1	1	—	1
General Stores	1	—	—	1	Utility Companies	2	—	—	—
Groceries	3	—	—	3	Variety Store	1	—	—	1
Grain Elevators	6	Total cap. 1,029,00 bushels			Welding & Machine Shop	1	1	—	1
					Woodworking (Sash & Door)	1	1	1	1

44. SITES

Residential and industrial sites can be purchased from private owners at reasonable prices.

45. INDUSTRIAL DEVELOPMENT

The first industry in the area was ranching, then mixed farming and coal mining. The last mine closed in 1949. Kirk's Heating Limited is one of the major industries in the town. They manufacture a complete line of furnaces and coal stokers.

Three Hills lies in the Drumheller clay basin which is devoted largely to the production of wheat. In 1956 the average size farm in the district was comprised of 584 acres, and 80 per cent of the land occupied was improved. The area per farm in principal crops were: wheat 142 acres, oats 33 acres, barley 57 acres, and tame hay and fodder 17 acres. Forty per cent of the improved land consisted of 184 acres per farm in summerfallow, seventeen acres were improved pasture. With an average of 31 head per farm, cattle was the most important class of livestock. There were 16 pigs, 1 sheep, 1 horse and 56 laying hens per farm in 1956. In 1950 seventy-six per cent of total farm cash income was obtained from the sale of wheat. The remainder was earned as follows: cattle 16 per cent, hogs 4 per cent and miscellaneous 4 per cent. Farms in the Three Hills area are highly mechanized - 1.3 tractors, 1.0 farm trucks, 0.8 grain combines per farm. Seventy-seven per cent of the farms were electrified. Two-thirds of the land occupied were owned by the operator - tenancy was as follows: fully owned 53 per cent, partly owned 32 per cent, rented 14 per cent, and managed 1 per cent. Fourteen per cent of the total were classed as non-resident farms in 1956.

The famed Drumheller Dinosaur beds are located just 20 miles southeast of Three Hills along the Red Deer River.

46. TRADING AREA

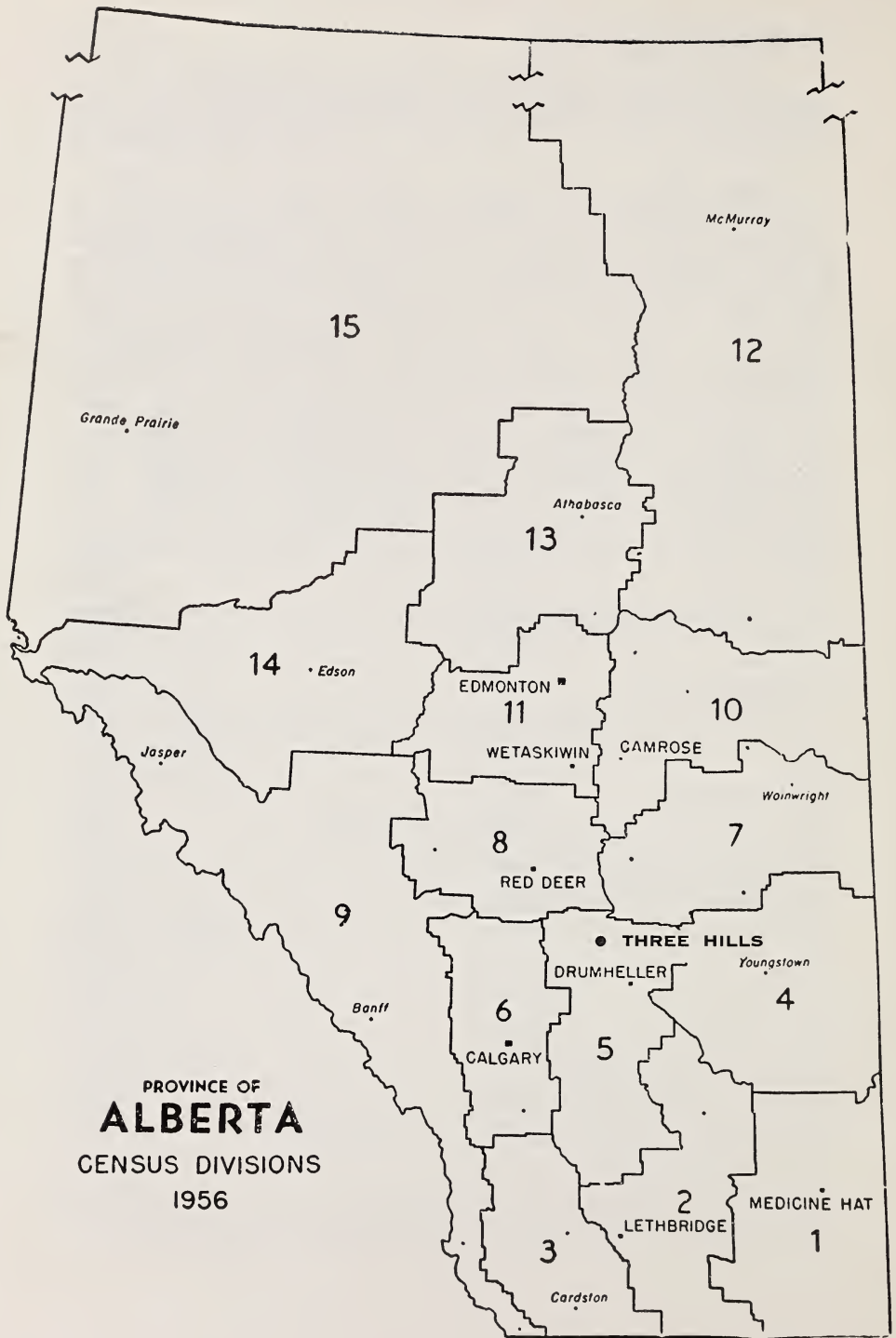
North 6 miles; West 18 miles; South 12 miles; East 18 miles.

47. POPULATION

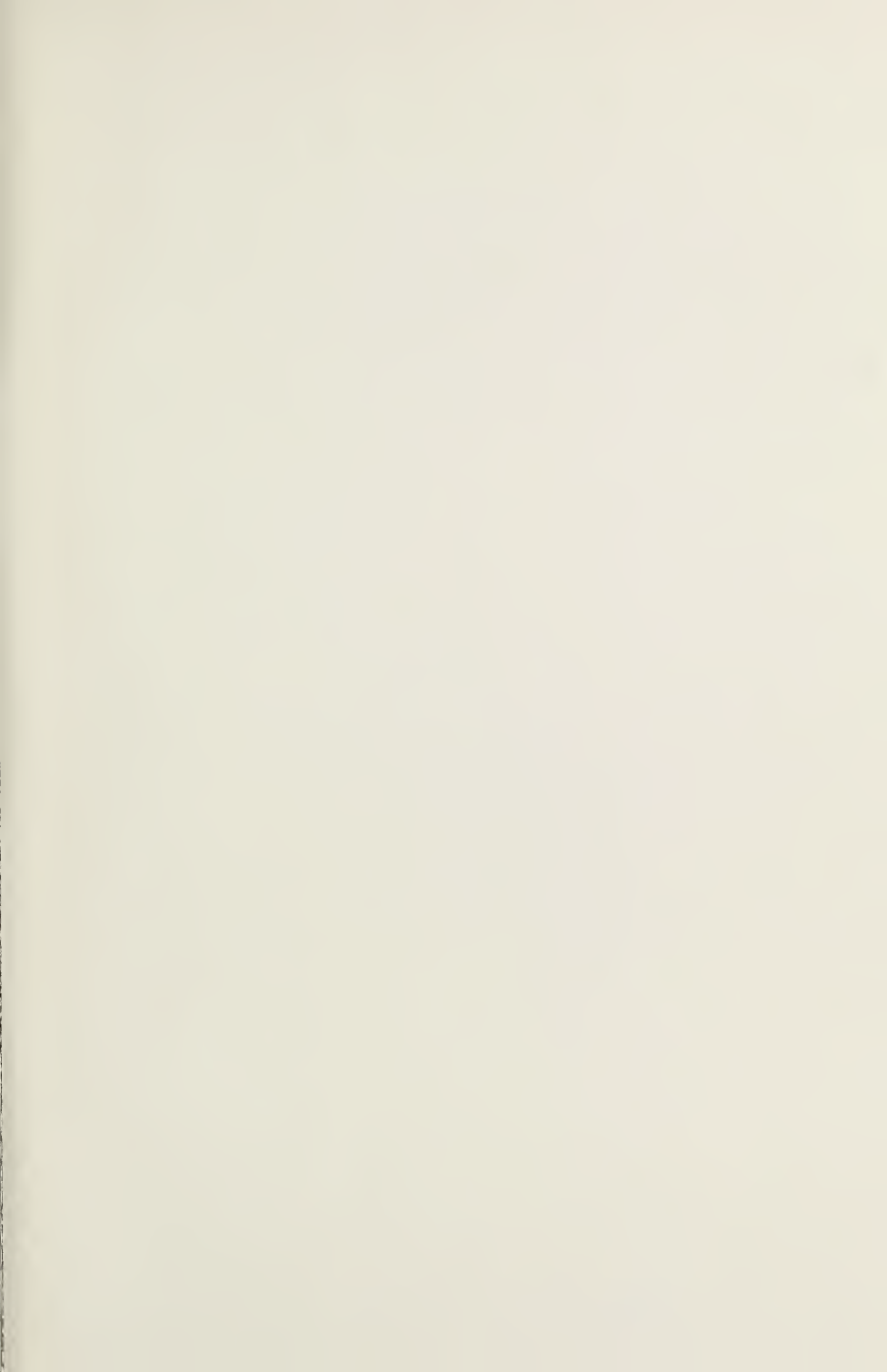
Trading area population, 1956 census - 5,153.

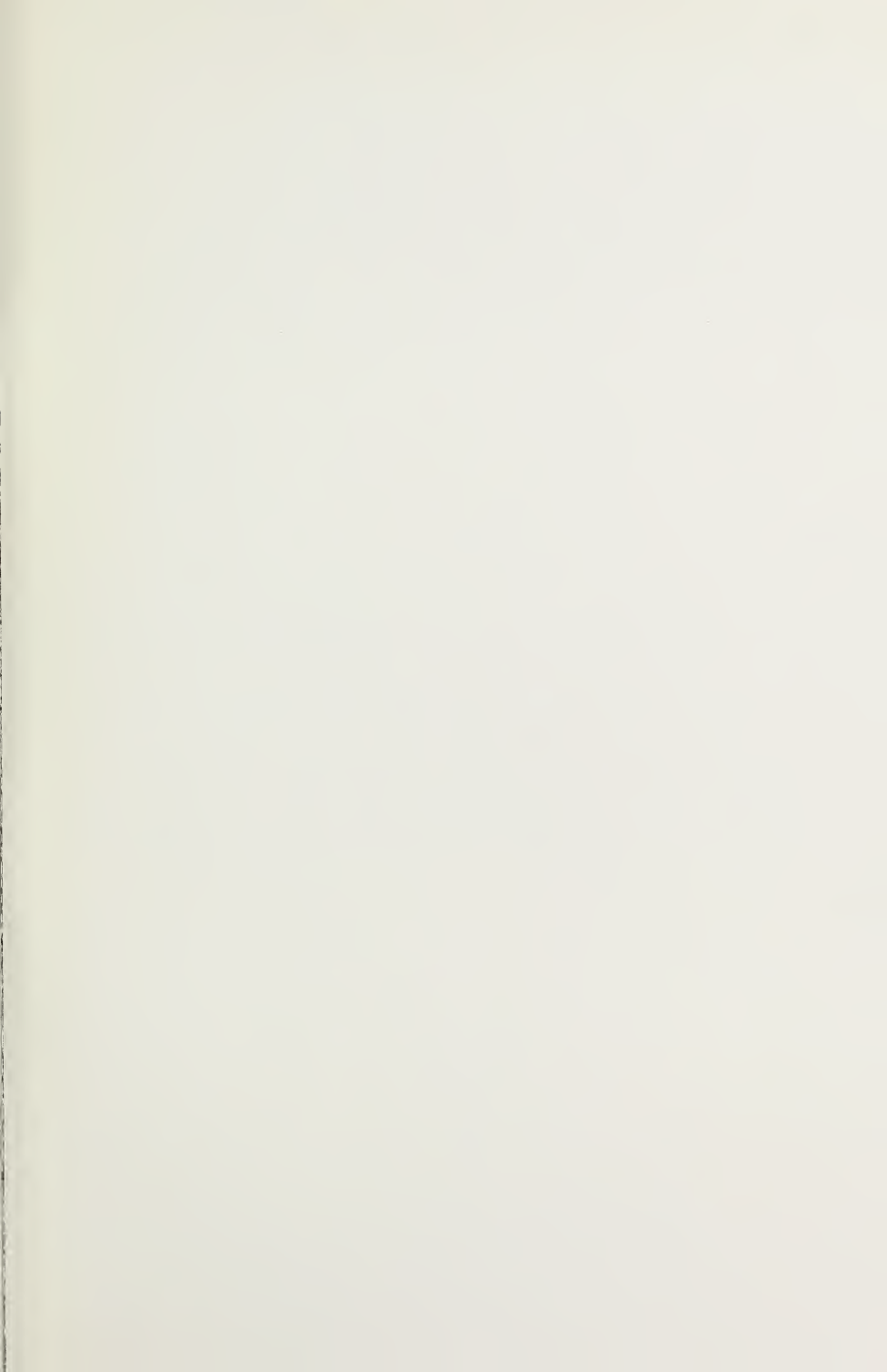
Town population, 1956 census - 1,095.

Town population, June 1961 - 1,486.

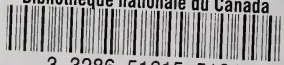


PROVINCE OF
ALBERTA
 CENSUS DIVISIONS
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