



Survey of

COALDALE



Prepared By

INDUSTRIAL DEVELOPMENT BRANCH
DEPARTMENT OF INDUSTRY & DEVELOPMENT

Government of the Province of Alberta



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Town of Coaldale

Revised October, 1963

1. LOCATION

Section 11 - 9 - 20 - W4 in Census Division No. 2. Coaldale is ten miles east of Lethbridge on Highway No. 3 and on the Canadian Pacific Railway branch line Medicine Hat to Lethbridge.

2. ALTITUDE

2,832 feet Latitude - 49/43 Longitude - 112/37

3. TEMPERATURE

Average summer - 62.3° F.

Average winter - 19.9° F.

Average annual - 41.6° F.

4. PRECIPITATION

Average annual rainfall - 10.74 inches.

Average annual snowfall - 60 inches.

Average annual precipitation - 16.74 inches.

(Note - Sections 3 and 4 taken from the weather station at Lethbridge)

5. GEOLOGY

Geologically the Town of Coaldale is located at the contact of two types of bedrock. The bedrock to the west of the town is the Bearpaw formation while to the east it is the Belly River formation. The Bearpaw formation is younger than the Belly River and is composed of marine shale. The Belly River consists of shales, sandy shales and sandstone of fresh and brackish origin. Lethbridge coal is mined from the Belly River series which is also a horizon in which the fossilized bones of vertebrates of Cretaceous Age are found.

6. SOIL

Coaldale is in the dark brown soil zone.

Vegetation

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

Soil Profile

In the normal profile the surface horizon averages about 7 inches in depth and is dark brown in color. The sub-soil is brownish in color and the

lime horizon is found at depths of 18 to 24 inches below the surface. In this zone as in other zones, the sub-soil having received some finer materials from the top soil, is usually somewhat finer textured and more compact than the surface horizon.

Fertility

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

Only the better soil types can be considered arable. The remainder is generally good pasture land. Wheat is grown to the exclusion of all other crops. Cropping practices must provide for conservation of moisture and control of soil drifting.

7. HISTORY

In 1904 a group of business men from Illinois formed the Southern Alberta Irrigation Farms Company, and efforts were made to settle this district in 1905. Coaldale was named after the residence of E. T. Galt, of Lethbridge, who was general manager of the Alberta Railway and Irrigation Company.

One of the first buildings in Coaldale was a school house built in 1908. It also served as a church and meeting place. The first building boom started in 1917 when a number of experienced farmers from Idaho moved into the district.

Coaldale was incorporated as a village in 1920 and as a town on January 7, 1952.

The Mennonite settlement started with the purchase of the Lathrop Farm in 1925. The Mennonite Brethren Church was organized in 1926 and in 1928 the group purchased a site from the Canadian Pacific Railway on which they built a church and a cemetery. The church helped organize the immigration of many Mennonite people from Russia. They also built the first hospital, brought in the first doctor, built a school and organized a cheese factory. Their love for music has added to the culture of the community.

The Japanese people have been an asset to Coaldale. During the war they assisted in the sugar beet fields, when farm help was scarce. Today many of them operate their own farms or business establishments. The Old Timer Japanese Organization has built an attractive Temple and their patronage of local business houses has added to the prosperity of Coaldale.

The town was served with electricity in 1927 and natural gas was installed in 1947.

8. LIVING CONDITIONS

Coaldale lies between the old irrigation canals which were built when the town began to grow.

The wide and paved main street is lined by mercury drop lights. Roads in the residential area are gravelled and large trees line the boulevards.

Chin Lake, situated 10 miles east, and the Old Man River, which is 10 miles north of the village, supply the local residents with good fishing, swimming and boating. In the fall the district's hunters are well rewarded with game birds.

The average rent for a four or five room house varies between \$45 and \$75 per month. Over 85% of the homes are owner occupied.

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.

10. LAWS AND REGULATIONS

Town Police Constables.

Resident Police Magistrate.

Building Regulations - All plans for new buildings, repairs to buildings or removal of buildings must be approved by council after which a permit is issued.

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 Alberta Gas Protection Act.



Town office, library, police office and health unit are located in this administration building

11. FIRE PROTECTION

The fire brigade consists of a fire chief and 24 volunteer firemen.

Equipment - One 1956 500 GPM pumper with 500 gallon tank, one 1953 420 GPM pumper with 300 gallon tank, two 200 gallon tank trucks, one portable pump, 1,800 feet of 2½ inch hose, 900 feet of 1½ inch hose, two 2½ inch fog nozzles, four 1½ inch fog nozzles, two 1 inch fog nozzles, extension and roof ladders, gas masks, one 20 lb. chemical fire extinguisher, axes, crowbars, coats, boots, etc.

Water Supply - Water is obtained from the Irrigation Canal and pumped into five reservoirs with a total capacity of 37,580,000 gallons and into a 75,000 gallon elevated tower. There are 43 fire hydrants conveniently located throughout the town.

12. TAX STRUCTURE

	1963 Net Assessment
Land, 100% of value	\$ 401,380
Improvements, 60% of fair value	2,426,870
Business	280,930
Power & Gas Lines	45,110
Telephone	10,420
	<hr/>
	\$3,164,710

	Municipal	School	Hospital	Total
Mill Rate	24.75	27	5.25	57 mills

13. AREAS

Area of town - 720 acres.

Streets roads and lanes - 101 acres.

Parks and playgrounds - 18 acres.

Miles of Roads, Streets and Lanes:

	Asphalt	Gravel	Imp. Earth	Unopened	Total
Provincial Main	1.5				1.5
Provincial Secondary	.5	.5			1
Streets and Roads		9		1	10
Lanes			9		9
					<hr/>
				Total Miles	21.5

There are approximately 6.5 miles of concrete sidewalks.

14. SEWER AND WATER MAIN MILEAGE

Storm sewers - nil

Sanitary sewers - 7¼ miles

Water mains - 8¼ miles

15. POWER

Three phase 60 cycle power is supplied to the town under a franchise by Calgary Power Ltd.

Domestic Rate

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

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

For all over 20 KWH used per month - 1½c net per KWH.

The above rate applies where the consumer's maximum demand does not exceed 5 Kilowatts. Where the demand exceeds 5 KW an additional monthly charge of 50c per KW of such excess may be made.

Reconnection Charge: Twice the net minimum.

Commercial Rate

Applicable where other rates listed do not apply.

Demand Charge: \$1.00 per month per KVA (or fraction thereof) of demand.

Energy Charge:

First 100 KWH used per month per KVA of demand - 5c per KWH.

All additional energy used per month - 1½c per KWH.

"Demand" means the maximum 30 minute rate of power delivery, expressed in kilovolt-amperes (KVA), during the previous 12 months; and in



Coaldale Community Hospital is spacious, well equipped

no case less than 1 KVA. The company may estimate the demand by test or from the consumer's connected load. Normally the demand is measured and billed in Kilowatts. In low power factor services the demand may, at the company's option, be measured in KVA.

Minimum Charge: \$2.30 per month; or the demand charge if greater.

The above are net rates applicable on accounts paid within 10 days of the date rendered. Net bills will be increased by approximately 5%, and not less than 30c per month, after the discount date.

Minimum Deposit: Twice the minimum charge, or at the company's option, twice the estimated bill.

Reconnection Charge: Twice the net minimum.

Power Rate

Available only for three-phase motors or X-ray apparatus, welding transformers, etc., of rated capacity 3 HP or KVA and over.

Demand Charge: \$1.00 per month per KVA of installation (one motor HP being taken as one KVA).

Energy Charge:

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

Next 50 KWH used per month per KVA of installation - 3½c per KWH.

All over 100 KWH used per month per KVA of installation - 1½c per KWH.

The company may, at its option, bill the account on the maximum measured KVA demand in the previous 12 months.

Discount: 10% of the even dollars of the account when paid in full within 10 days of the date rendered.

Minimum Charge: \$3.30 gross per month, or the demand charge if greater.

Minimum Deposit: \$2.00 per KVA of installation and not less than \$10.00 or, at the company's option, twice the estimated bill.

Reconnection Charge: Twice the net minimum.

16. WATER

Water is obtained from the St. Mary and Milk River dam and is pumped into 5 reservoirs with a total capacity of 37,580,000 gallons. It is then filtered and pumped into a 75,000 gallon elevated tower and then into the water mains.

Rates

First 3,000 gallons or less used per month - \$3.00.

All over 3,000 gallons used per month - 60c per M gallons.

Residential summer rate (June to September) 6,000 gallons - \$3.00.

Plus 1,000 gallons free for boulevards and lawn watering.

Water Analysis	Parts per Million
Total Solids	148
Ignition Loss	94
Hardness	100
Sulphates	3
Chlorides	2
Alkalinity	90
Nature of Alkalinity - Bicarbonate of Lime and Magnesium.	
Nitrites	nil
Nitrates	nil
Iron	trace
Fluorine	equipment ordered
Remarks - Chemically this water is suitable.	

17. GAS

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

Rate No. 1 - General

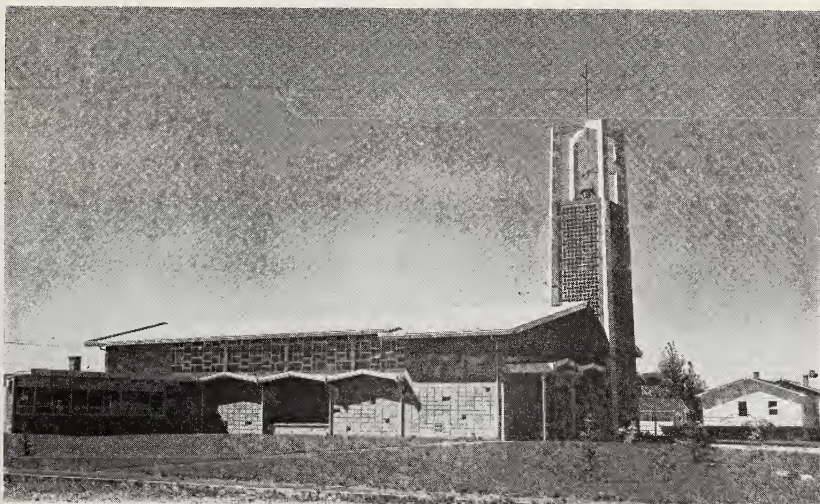
Available to all customers.

First 2 MCF or less used per month - \$3.00.

All additional MCF used per month - 34½¢ per MCF.

Minimum monthly charge - \$3.00.

When accounts are not paid on or before the due date, the charge per MCF other than the first 2 MCF, shall be increased by 4¢ and the gross rate so arrived at shall apply.



Modernistic high belfry is unique feature of this church

Rate No. 2 - Optional

A) General Service - Available to all customers whose annual consumption is more than 18,650 MCF.

Fixed charge - \$150.00 per month.

Plus commodity charge - 25c per MCF.

Minimum monthly charge - \$150.00.

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.

B) Special Service - Available to customers located adjacent to and served directly from the company's main transmission lines, serving the Calgary-Lethbridge system and whose annual consumption is more than 200,000 MCF.

Fixed charge - \$650.00 per month.

Plus commodity charge - 22c per MCF.

Minimum monthly charge - \$650.00.

Rate No. 3 - Optional High Load Factor

A) General Service - Available to customers whose annual consumption is more than 10,000 MCF, and whose total consumption during the six meter reading periods ending in May, June, July, August, September and October, is not less than 40% of their total consumption for the year.

Fixed charge - \$20.00 per month plus \$1.75 per month per MCF of maximum 12 hour demand.

Plus commodity charge - First 4,000 MCF used per month - 17c per MCF.

All additional MCF used per month - 16c per MCF.

Minimum monthly charge - Fixed charge.

B) Special Service - Available to customers located adjacent to and served directly from the company's main transmission lines serving the Calgary-Edmonton system and whose annual consumption is more than 150,000 MCF, and whose total consumption during the six meter reading periods ending in May, June, July, August, September and October, is not less than 40% of their total consumption for the year.

Fixed charge - \$20.00 per month plus \$1.00 per month per MCF of maximum 12 hour demand.

Plus commodity charge - First 75,000 MCF used per month - 17c per MCF.

All additional MCF used per month - 15c per MCF.

Minimum monthly charge - Fixed charge.

The maximum 12 hour demand shall be the greatest amount of gas in cubic feet delivered in any twelve consecutive hours during the current billing period or the preceding eleven billing periods determined by the company by measurement. The maximum 12 hour demand of a new customer of gas shall be estimated by the company. Providing that the company may with the approval of the Public Utilities Board, take into consideration in determining

the fixed charge, the effect of the customer's demand for gas upon the company's peak load.

General Conditions Affecting Rates No. 2 and No. 3

These rate schedules are 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.

18. L. P. GAS

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

100 lb. cylinders - \$6.00.

Bulk - 16c per gallon.

There is no bulk storage. Lethbridge is the nearest bulk depot.

19. DIESEL FUEL

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

Winter grade - 19c per gallon.

Summer grade - 19c per gallon.

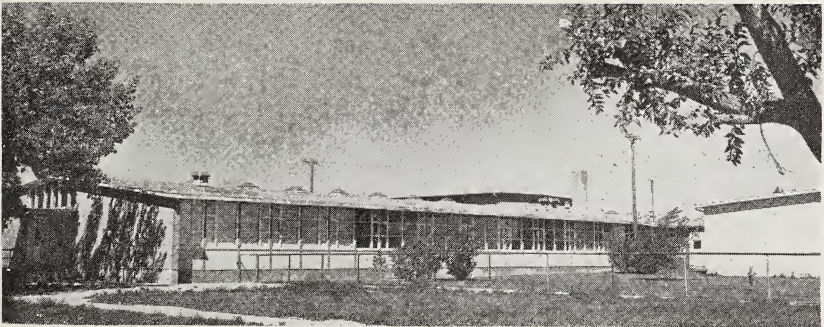
Storage capacity - 36,000 gallons.

20. COAL

No coal is used in the town. Farmers haul their coal from the mines on the banks of the Oldman River.

21. LOCAL RESOURCES

Wheat and coarse grain, corn, beans, peas, carrots, sugar beets, straw, sand and gravel, dairy products, poultry products, cattle, horses, sheep, hogs, honey, gas and oil.



Modern, well staffed schools serve students of town and district

22. GOVERNMENT OFFICES AND SERVICES

Federal - Post Office.

Provincial - Alberta Government Telephones, Police Magistrate, Barons Eureka Health Unit.

Municipal - Town Office housing (Council Chamber, Secretary-Treasurer, Police Department, Town Engineer, Local School Board, Library), Fire Hall, Municipal Repair Depot, Town Repair Shop.

23. HEALTH

The Coaldale Municipal Hospital is operated by a Hospital Board. There are 25 beds and 5 bassinets, a modern operating room and X-ray equipment. The hospital is staffed by a matron, 5 graduate nurses and 6 nursing aides.

Public ward rates - Residents - \$1.50. Non-residents - \$11.00.

The Barons Eureka Health Unit has an office in the town and calls monthly to examine pre-school and school children.

Other health facilities - 3 doctors, 2 drug stores, 1 veterinarian.

24. PROFESSIONAL AND SKILLED PERSONAL SERVICES

(Excluding Health Services)

Type of Service	No. of Establishments
Barbers	3
Beauty Parlors	2
Nursery and Landscaping	1
Watch Repairs	1

25. TRANSPORTATION

Canadian Pacific Railway - daily service Medicine Hat to Lethbridge via Coaldale.

Greyhound Bus Lines - 2 buses daily, east and west, 1 bus transporting residents to Lethbridge.

Truck - daily service to Lethbridge and Calgary.

26. NEWSPAPERS

Sunny South News - weekly.

27. COMMUNICATIONS

Canadian Pacific Telegraphs, Alberta Government Telephones, Post Office.

Nearest Radio Stations - Lethbridge (CJOC, CHEC).

Nearest TV Station - Lethbridge (CJLH-TV).

28. FINANCIAL FACILITIES

Bank of Montreal.

29. HOTELS

	No. of Rooms	Rate	Licensed
Rainbow	12	\$3.50 up	yes

30. MOTELS

Nil.

Alberta Government Park campsite - 8 miles east on Highway No. 3.

31. CHURCHES

Anglican, United, Roman Catholic, Evangelical Free Church, Mennonite Conference, Mennonite Brethren, Lutheran Redeemer, Lutheran Trinitatis, Canadian Reformed, Latter Day Saints, Buddhist, Japanese United, Pentecostal.

32. LODGES AND SERVICE CLUBS

Masonic (Lethbridge), I.O.O.F. (Lethbridge), Knights of Columbus (Lethbridge), Knights of Pythias, Pythian Sisters, Rotary, Kinsmen, Chamber of Commerce.

33. SOCIETIES AND ASSOCIATIONS

Athletic Association, Curling Association, Home and School Association, Beet Growers' Association, Vegetable Growers' Association.

34. EDUCATION

The Coaldale Consolidated School District No. 9 teaches grades 1 to 12 along with the following optional subjects: Art, Music, Industrial Art, Drama, Shop, Home Economics, Typing, Record Keeping, Fabric and Dress, Biology, French, German, Chemistry.



St. Joseph's school is another of the fine educational units in town

The school population is made up as follows:

	Grade	No. of Teachers	No. of Pupils
Elementary	1 - 6	17	483
Junior High	7 - 9	9	232
High	10 - 12	11	260

The Coaldale Roman Catholic Separate School District No. 73 teaches grades 1 to 12.

The school population is made up as follows:

	Grade	No. of Teachers	No. of Pupils
Elementary	1 - 6	4	95
Junior High	7 - 9	2	34
High	10 - 12	1	17

35. THEATRES AND HALLS

	Capacity	Stage	Piano
Community Hall	1,000	yes	yes
Mennonite Hall	200	no	yes

36. CULTURAL ACTIVITIES

The Coaldale Public Library is operated by the Library Board, and is supported by the town, Provincial Government grant and membership dues. The Library is open Tuesday from 12 noon to 1:00 p.m. and 3 to 5 p.m., Thursday from 12 noon to 1:00 p.m. and Saturday from 2 to 5 p.m. and 7 to 9 p.m. There are approximately 4,800 volumes in the Library.

Other Activities

The Coaldale Recreation Board is responsible for activities for the young and old during the entire year.

The Little Theatre Group is a very active dramatic group. They have won provincial awards and entered the Dominion finals.

37. YOUTH ACTIVITIES

Boys - Scouts, Cubs, Sea Cadets, Young Soldiers (Lethbridge), 4-H Club.

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

38. SPORTS

Curling, baseball, hockey, basketball, bowling.

Facilities - covered curling rink (4 sheets artificial ice), open air hockey and skating rinks, baseball diamond, bowling alley, school playgrounds.

39. FAIRS

Sports Day only.

40. HISTORIC SITES

Nil.

41. CO-OPERATIVES

Southern Alberta Co-op., New Coaldale Cheese Factory, Co-op. Egg Grading Station, Co-op. Lumber Yard, Co-op. Cold Storage Locker, Alberta Wheat Pool.

42. BUSINESS AND INDUSTRY

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
Auctioneer	1	—	—	—	Garages & Service Stations	9	—	—	9
Auto Repairs	7	—	—	7	General Stores	2	—	—	2
Bank	1	—	—	—	Grain Elevators	6	Total cap. 273,500 bushels.		
Barbers	3	—	—	—	Grocery Stores	4	—	—	4
Beauty Parlors	2	—	—	—	Hatchery	1	1	1	1
Beekeepers	2	2	2	—	Hotel	1	—	—	—
Blacksmith	2	2	—	2	Implements (farm)	3	—	—	3
Bowling Alley	1	—	—	—	Insurance & Real Estate	2	—	—	—
Building Contractor	5	—	—	—	Jeweller	1	—	—	1
Butcher	1 plus groceries	—	—	—	Lumber Yards	2	—	2	2
Cartage Delivery	5	—	—	—	Milk Distributors	3	—	3	3
Clothing (men's)	2	—	—	2	Noodle Manufacturer	1	1	1	—
Clothing (women's & children's)	3	—	—	3	Nursery & Landscaping	1	1	—	1
Cold Storage Locker	2	—	2	2	Oil Distributors	3	—	3	—
Coin Operated Laundry & Dry Cleaners	1	—	—	1	Photographer	1	1	—	1
Cheese Factory	1	1	1	1	Plumbers & Gas Fitters	2	—	—	—
Creamery	1	1	1	1	Pool Rooms	2	—	—	—
Doctors	3	—	—	—	Printers	2	2	2	2
Drug Stores	2	—	—	2	Radio & Television Repairs	1	—	—	1
Dry Cleaners	3 agencies only	—	—	—	Restaurants	4	—	—	—
Egg Grading Station	1	—	1	—	Septic Tank Service	1	1	—	1
Electrical Appliances	3	—	—	3	Shoe Repairs	1	—	—	1
Electrical Contractor	2	—	—	—	Veterinarian	1	—	—	—
Feed Mill	1	1	1	—	Woodworking	2	2	2	2
Florist	1 agent only	—	—	—					
Furniture	1	—	—	1					

44. SITES

Industrial and residential lots can be purchased from private owners at reasonable prices.

45. INDUSTRIAL DEVELOPMENT

Coaldale is situated in an area that has been organized as an irrigation district for 60 years. In this period a well integrated dry land-irrigation type of farming has developed. Cattle and wheat receipts each contribute one-third of total farm cash income. The remainder is made up of sugar beets, potato and canning crop receipts. Dairying and hog farming are relatively unimportant.

The average size of farm is below the provincial average: 49 per cent are less than 240 acres; only 5 per cent exceed 1,600 acres. The average crop areas per farm are: total crop - 216 acres, wheat - 120 acres, oats - 17 acres, barley - 21 acres, flaxseed - 20 acres, tame hay - 11 acres, and other crops - 27 acres. Average livestock numbers: total cattle - 27, milk cows - 3.4, sheep 8.4, hogs - 17, and domestic fowl - 166.

Approximately 90 per cent of the farms are electrified.

45. TRADING AREA

North 10 miles; Wests 4 miles; South 6 miles; East 12 miles.

46. POPULATION

Trading area population, 1961 Dominion Census - 5,661.

Town population, 1961 Dominion Census - 2,592.



Coaldale United Church, with its high gable, combines modern and traditional design



PROVINCE OF
ALBERTA
 CENSUS DIVISIONS
 1956

McMurray

15

12

Grande Prairie

Athabasca

13

14

Edson

EDMONTON

11

10

Jasper

WETASKIWIN

CAMROSE

Wainwright

8

7

RED DEER

9

Banff

DRUMHELLER

Youngstown

6

4

CALGARY

5

PROVINCE OF
ALBERTA
 CENSUS DIVISIONS
 1956

2

MEDICINE HAT

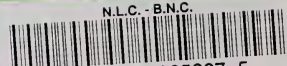
LETHBRIDGE
 COALDALE

1

3

Jardston

N.L.C. - B.N.C.



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