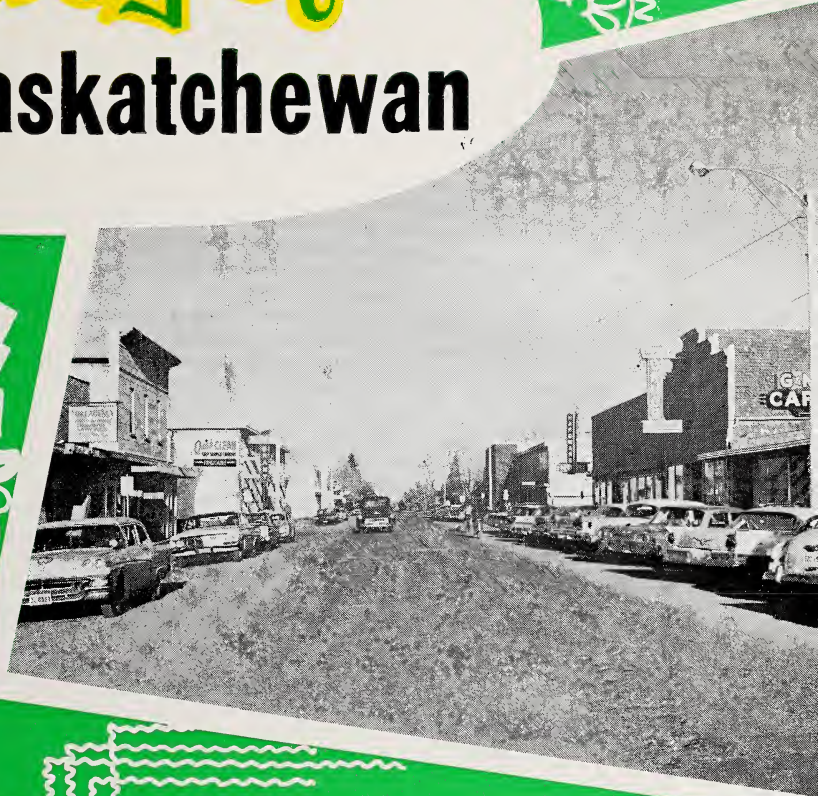
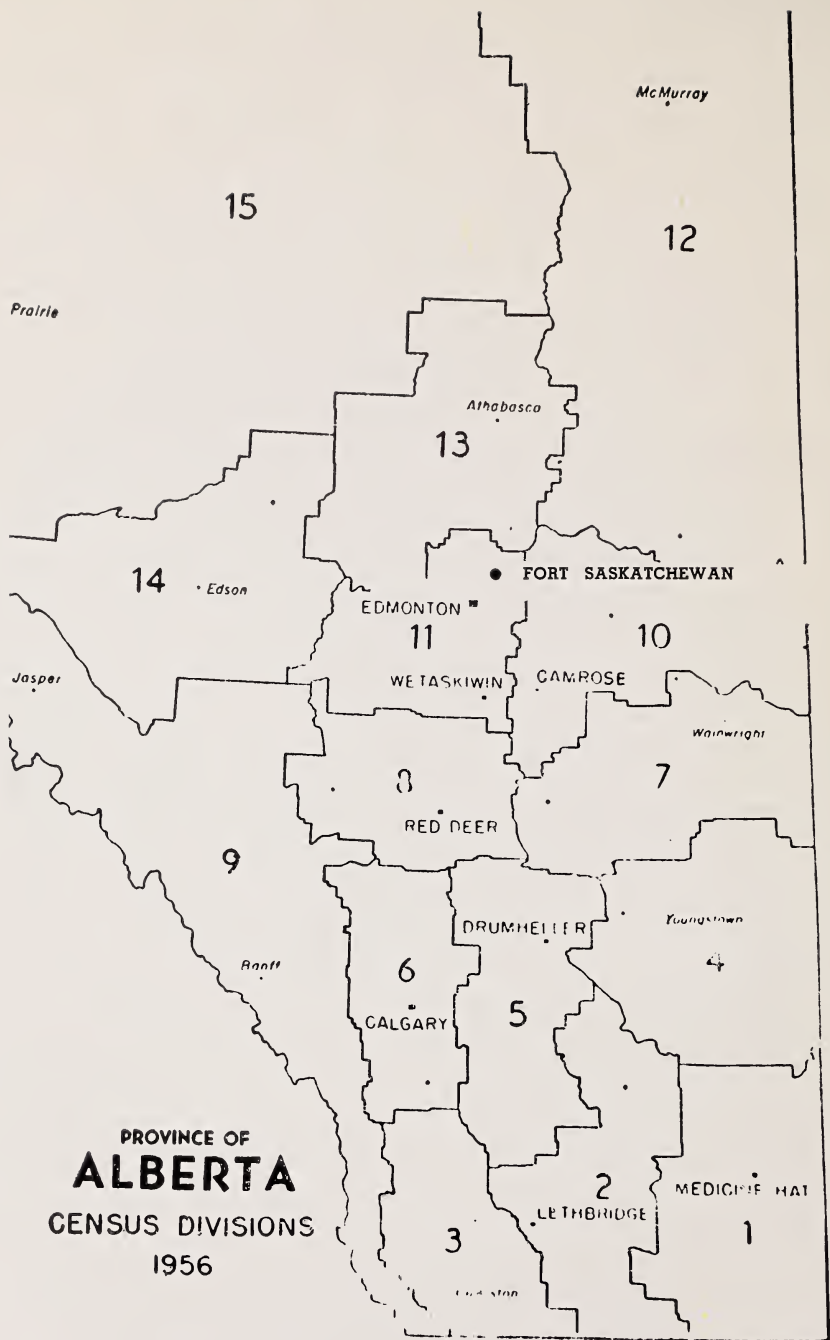


COP. AL 3226

Survey of Fort Saskatchewan



Prepared By
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DEPARTMENT OF INDUSTRY & DEVELOPMENT
Government of the Province of Alberta



PROVINCE OF
ALBERTA
 CENSUS DIVISIONS
 1956

Town of Fort Saskatchewan

(Revised October 1963.)

1. LOCATION

Section 32-54-22-W4 in Census Division No. 11. This location is 14 miles north-east of Edmonton on Highway No. 15 and on the main line of the Canadian National Railway - Vancouver to Montreal.

2. ALTITUDE

2,194 feet Latitude 53/43 Longitude 113/13

3. TEMPERATURE

Average summer - 60.1 degrees F.

Average winter - 10.2 degrees F.

Average annual - 36.8 degrees F.

4. PRECIPITATION

Average rainfall - 12.34 inches.

Average snowfall - 52.90 inches.

Average annual precipitation - 17.63 inches.

Note: Sections No. 3 and No. 4 are taken from the airport at Edmonton.

5. GEOLOGY

The bedrock in this area, underlying the glacial deposits in the Belly River formation of the Upper Cretaceous Age. This formation is a series of light colored sandstone and shales. This horizon, as in other parts of the province, includes dinosaur beds and coal seams.

6. SOILS

Fort Saskatchewan is in the black soil zone.

Vegetation

Grassland which has been partially invaded by woodland (mainly deciduous trees). Often referred to as parkland.

Soil Profile

The normal profile has a black to very dark brown surface horizon that averages 12 to 14 inches in depth. The more compact sub-soil is brown to dark brown and the lime layer is usually found at 24 to 40 inches below the surface.

Fertility

Soils in this zone are the most fertile in the province and they have, in the surface foot, 3 to 4 times as much nitrogen and organic matter as there is in the average brown or grey wooded soil. Every precaution should be taken to see that they are not allowed to deteriorate. The use of fertilizer to replenish the supply of available nitrogen and phosphorus is usually a good investment.

Land Use

A high percentage of this zone is arable. Wheat of fairly good quality can be grown, but mixed farming, including the use of crop rotation and fertilizer, is desirable from the standpoint of both profit and permanence.

7. HISTORY

The history of Fort Saskatchewan dates back to 1794, when the North West Company built a fur trading post on the north bank of the North Saskatchewan River, across from the present town and called it Fort Augustus. The Hudson's Bay Company built Fort Edmonton close by in 1795. Both forts were destroyed by the Blackfoot Indians in 1807.

In 1874 the North West Mounted Police established a post where the Provincial Gaol now stands and named it Fort Saskatchewan. The post later became "G" Division and they occupied this fort until 1911.

The area was first surveyed for homesteads in 1882, and the townsite was surveyed in 1893.

With the arrival of the police in the district, settlers left Fort Garry (now Winnipeg) in Red River carts to settle on this rich soil. All activities were centred around the barracks and soon stores and places for entertainment were built.

The first school class was held in 1887 and Fort Saskatchewan School District No. 91 was erected April 18, 1887. It was incorporated into the Clover Bar School Division No. 13 on January 1, 1947.

In 1887 the first church service was held, which was of the Methodist faith.

Fort Saskatchewan was erected as a village March 1, 1899, and incorporated as a town July 1, 1904.



Streets in the residential area are wide, with paved sidewalks and attractive lawns and gardens.

The completion of the Canadian Northern Railway between Winnipeg and Edmonton in 1905, brought a large influx of settlers to the district.

In 1905 the town built a steam electric plant to supply the residents with electricity. The town constructed a hydro-plant at the mouth of the Sturgeon River, four miles downstream, in 1911. This plant only operated for three days when the dam gave way, ruining all the equipment. In 1915 the town purchased their power from the Provincial Gaol who supplied them with power until 1928, when the Calgary Power Limited was granted the franchise.

In 1911 the Provincial Government established a provincial gaol on the site of the post of "G" Division of the North West Mounted Police.

8. LIVING CONDITIONS

The town is supported by four large industries and is also the centre of a good farming district. It is situated on the south bank of the North Saskatchewan River with two paved highways connecting the town with the City of Edmonton 14 miles south west.

Seventeen miles east on paved highway is Elk Island National Park which provides boating and swimming for the local residents. The largest herd of buffalo roam in this park as well as moose, elk and deer. Numerous lakes and streams in the vicinity provide the fisherman and hunter with entertainment.

There are 700 homes in the town with over 95% being owner occupied. A five room house rents for \$90.00 per month, but very few are available.

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 in accordance with the policies set by the council.

10. LAWS AND REGULATIONS

The town hires its own police force, consisting of a police chief and four constables. Police Magistrate, Provincial Gaol.

The National Building Code is used by the town.

Plans for all new buildings, repairs to buildings or removal of buildings must be approved by council before a building permit is issued.

Electrical installations must conform with the requirements of the Alberta Electrical Protection Act.

Sanitary installations must conform with the requirements of the Provincial Health Regulations.

Gas installations must conform to the requirements of the Alberta Gas Protection Act.

11. FIRE PROTECTION

The fire brigade consists of a firechief and 20 firemen.

Equipment

1 - 1962 - 500 GPM pumper with 700 gallon tank.

1 - 1954 500 GPM pumper with 500 gallon tank.

1 - 1929 - 300 GPM pumper. 1 - 750 gallon tank truck; 1 - portable pump; 2,350 feet of 2½ inch hose; 900 feet of 1½ inch hose; extension ladders; roof ladders; fog nozzles; boots; coats; axes; crowbars; etc.

Water Supply

Water is obtained from wells and is pumped into a 32,000 gallon reservoir and two elevated towers with a combined capacity of 332,000 gallons. Total storage capacity is 364,000 gallons. There are 28 fire hydrants conveniently located throughout the town.

12. TAX STRUCTURE

	1963 Net Assessment
Land 100% of value	\$ 871,330
Improvements, 60% of 1957 value	9,446,170
Power	51,420
Gas Lines	34,260
Total Assessment	<u>\$10,403,180</u>

Mill Rate

Municipal	School	Hospital	Total
12	30	3	45 mills

13. AREAS

Area of town - 1,942.99 acres.

Streets, roads and playgrounds - 139 acres.

Miles of Streets, Roads and Lanes

	Asphalt	Gravel	Total
Provincial Main	2		2
Streets and roads	.5	15	15.5
Lanes		5.5	5.5
Total miles			<u>23</u>

There are approximately 20 miles of concrete sidewalks.

14. POWER

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

Rates - Domestic

Available only for lighting, cooking, domestic power 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 prompt payment discount of 30c, making \$2.30 net minimum.

All excess power 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

Applicable where other rates listed do not apply.

Demand charge:

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

Energy Charge:

First 80 KWH used per month per KVA of demand - 5c per KWH.

All excess KWH used per month per KVA of demand - 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 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 service the demand may, at the company's option, be measured in KVA.

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

The above are net rates applicable to 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

Available only for three-phase motors or x-ray apparatus, welding transformers, etc., of aggregate 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 - 3 1/3c per KWH

All excess KWH used per month per KVA of installation - 1 2/3c per KWH.

The company may, at its option, bill the accounts 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 five wells 60 feet deep. The water is filtered through a special gravel filter and pumped directly into a 32,000 gallon reservoir and from there into two elevated towers with a combined capacity of 332,000 gallons and then into the water mains. The water is fluoridated.

Rates

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

Next 7,000 gallons used per month - \$1.00 per M. gallons.

All over 10,000 gallons used per month - 60c per M. gallons.

Sewerage Charge: \$1.50 per month.

Water Analysis

Parts per Million

Total solids	392
Ignition loss	130
Hardness	265
Sulphates	62
Chlorides	8
Alkalinity	250
Nature of Alkalinity - Bicarbonate of lime and magnesium.	
Nitrites	nil
Nitrates	trace
Iron	.2
Fluorine	.6

Remarks: Chemically this water is suitable.

17. GAS

Natural gas is supplied to the town under a franchise by Northwestern Utilities Ltd. The Mid-Western Industrial Gas Ltd., supply gas to the Sherritt Gordon Refinery and Inland Chemical Company, at special rates.

Northwestern Utilities Ltd. Rates

Domestic: Available to all consumers.

First 20 therms or less used per month - \$3.00.

All additional therms used per month - 3½c per therm.

Minimum monthly charge - \$3.00.



More than one thousand children receive education in Fort Saskatchewan's fine, modern schools.

When accounts are not paid on or before the due date, the charge per therm, other than the first 20 therms, shall be increased by 3c and the gross rate so arrived at shall apply.

Rate No. 2 Optional

Available on annual contract to all customers whose annual consumption is more than 97,000 therms.

Fixed charge - \$100.00 per month.

Plus commodity charge - 2 1/3c per therm.

Minimum monthly charge - \$100.00.

When accounts are not paid on or before the due date, the charge per therm shall be increased by 2c and the gross rate so arrived at shall apply.

Rate No. 3 Optional High Load Factor

(A) Available on annual contract to all customers whose annual consumption of gas is more than 100,000 therms 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 during the contract year.

Fixed charge - \$20.00 per month plus 22c per month per therm of maximum 12 hour demand.

Commodity charge for all consumption - 1 1/2c per therm.

Minimum monthly charge - fixed charge.

(B) Special Service - Available on annual contract to all customers who are located adjacent to and served directly from the main transmission lines serving the integrated system from Edmonton high pressure loop and whose annual 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 during the contract year.

Fixed charge - 8c per therm per month of maximum 12 hour demand.

Commodity charge for all consumption - 1 1/2c per therm.

Minimum monthly charge - fixed charge.

The maximum demand shall be the greatest amount of gas in therms delivered in any consecutive 12 hours in Rate No. 3 (A) or any consecutive 24 hours in Rate No. 3 (B) during the current billing periods or the preceding eleven billing periods as determined by the company by measurement. The maximum demand of a new consumer of gas shall be estimated by the company.

Provided that the company may, with the approval of the Board of Public Utility Commissioners, 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 rates 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 cubic foot at 60 degrees F.
 100 pound cylinder - \$5.50
 Bulk - 12c per gallon.
 Storage capacity - 1,000 gallons.

19. DIESEL FUEL

Heat value - 135,000 to 140,000 B.T.U. per gallon at 60 degrees F.
 Winter grade - 19c per gallon.
 Summer grade - 17c per gallon.
 Storage capacity - 17,000 gallons.

20. COAL

Very little coal used in the town. Those using same secure coal from mines at Namao, 12 miles west. Calorific value of this coal is about 8,400 B.T.U. per pound at 60 degrees F.

Price Per Ton Delivered

Lump - \$11.50 Egg - \$10.50 Stoker - \$9.00

21. RESOURCES

Wheat and coarse grains; straw; horses; cattle; sheep; hogs; dairy products; poultry products; gas (four miles S.E.); oil (sixteen miles N.W.); clay; sand; gravel; salt.

22. GOVERNMENT OFFICES AND SERVICES

Federal — Post Office.

Provincial — Alberta Government Telephone; Court House; Police Magistrate; Provincial Gaol.

Municipal — Town hall housing: (secretary-treasurer and staff; council chambers; library; police department); fire hall housing (fire department; police cells; court room). Rest rooms located in community hall.

23. HEALTH SERVICES

There is no hospital located in the town. Nearest hospitals located at Edmonton 14 miles South-west.

The Leduc-Strathcona Health Unit calls monthly providing the following services: immunization of school and pre-school children; examination of any person residing in the health unit district; pre-natal and post-natal care; the inspection of water and food supplies as well as sanitary inspection. The health unit consists of: 1 doctor; 5 public health nurses; 1 psychologist; 1 sanitary inspector; 1 secretary-technician.

Other Health Services

2 doctors; 2 dentists; 2 drug stores; 2 veterinaries; 1 chiropractor.

24. PROFESSIONAL AND SKILLED PERSONAL SERVICES

(Excluding Health Services)

Type of Service	No. of Establishments
Accountants	1
Barbers	3
Barristers	1
Beauty Parlors	2
Watch Repairs	1

25. TRANSPORTATION

Canadian National Railway main line Vancouver to Montreal via Fort Saskatchewan, Dayliner daily service between Edmonton and Lloydminster via Fort Saskatchewan, Greyhound Bus Line Daily service east and west, 1 taxi stand - 2 cabs, daily truck service to Edmonton.

26. NEWSPAPERS

Fort Saskatchewan Record - weekly.

27. COMMUNICATIONS

Alberta Government Telephones (automatic exchange); Canadian National Telegraph; post office; nearest radio stations Edmonton, CFRN, CJCA, CBX, CHED, CHFA, CKUA; nearest T.V. stations Edmonton, CFRN-TV, CBX-TV.

28. FINANCIAL FACILITIES

Canadian Imperial Bank of Commerce; Royal Bank of Canada.

29. HOTELS

	No. of Rooms	Rate	Beer License
Brant	25	\$2.50	yes
Fort	30	\$2.50	yes

31. MOTELS

	No. of Units	Grade	Rates
Fort	10	4 star	\$5.00 and up

32. CHURCHES

Anglican, Lutheran, Nazarene, Roman Catholic, United.

33. LODGES AND SERVICE CLUBS

Masonic, I.O.O.F, Elks, Chamber of Commerce, Lions, Royal Canadian Legion, Women's Auxiliary Royal Canadian Legion.

34. SOCIETIES AND ASSOCIATIONS

Handicraft Guild; Women's Institute; Home and School Association; Safety Council; Men's Club United Church; Toastmaster's Club; Horticultural Society; Fish and Game Association; Marksmen Gun Club; Women's Church Groups.

35. EDUCATION

Fort Saskatchewan School District No. 91 is a unit of the Clover Bar School Division No. 13. Grades 1 to 12 are taught, along with the following optional subjects: typing, bookkeeping, art, drama, farm and home mechanic, woodworking, home economics.

The school population is made up as follows:

	Grades	No. of Teachers	No. of Pupils
Elementary	1 - 6	20	542
Junior High	7 - 9	13	368
High	10 - 12	9	204

In the Clover Bar School Division No. 13 there are 211 teachers and 4,460 pupils. There are 34 school van routes which supply transportation for the rural students.

36. THEATRES AND HALLS

	Capacity	Stage	Piano
Lux Theatre	292	yes	no
Community Hall	400	yes	yes
Union Hall	100	no	no
Legion Hall	50	no	yes

Two school auditoriums.

37. CULTURAL ACTIVITIES

The Fort Saskatchewan Public Library is supported by the town, Provincial Government, service organizations and membership fees. The library is located in a new \$30,000 building and is opened on Tuesday from 7:00 to 9:00 p.m. and on Thursday from 3:30 to 5:30 p.m. There are approximately 6,000 volumes in the library.

Other Activities

Handicraft Guild, Art Club, Glee Club, Sherritt Gordon Recreation Association, Book Club, drama at school, local 4-piece orchestra, 34-piece school band.

38. YOUTH ACTIVITIES

Boys - Trail Rangers, cubs, scouts, sea cadets, junior calf club.
Girls - Guides, Brownies, C.G.I.T.

39. SPORTS

Baseball, hockey, softball, tennis, badminton, trap shooting, golf, football, bowling, curling.



The community is very proud of their newly opened public library.

Sports Facilities

Covered curling rink, 4 sheets artificial ice; open air skating and hockey rink; swimming pool; baseball diamond; 9-hole golf course, sand greens and club house; Lion's Park children's playground; school grounds.

40. FAIRS

Sports Day only.

41. HISTORIC SITES

Cairn on the north bank of the North Saskatchewan River marking the site of Fort Augustus and Fort Edmonton 1794-1795.

Cairn on the grounds of the Provincial Gaol, marking the site of the North West Mounted Police post, Fort Saskatchewan.

42. CO-OPERATIVES

United Grain Growers; Albert Wheat Pool.

43. INDUSTRY AND BUSINESS

Type of Industry or Business	Number of Establishments	Producer or Manufacturer	Wholesale	Retail	Type of Industry or Business	Number of Establishments	Producer or Manufacturer	Wholesale	Retail
Accountants	1	—	—	—	Hardware	2	—	—	2
Auto body shops	2	2	—	2	Hotels	2	—	—	—
Bakeries	1	1	1	1	Implements (farm)	5	—	—	5
Banks	2	—	—	—	Insurance and Real Estate	3	—	—	—
Barbers	3	—	—	—	Jewellers	1	—	—	1
Beauty Parlors	2	—	—	—	Lawyers	1	—	—	—
Blacksmith	1	1	1	1	Laundry (coin operated)	1	—	—	1
Bowling Alley	1	—	—	—	Lumber Yards	2	—	2	2
Building Contractors	5	—	—	—	Machine Shop	1	1	—	1
Butchers	3	—	—	3	Milk Distributor	3	—	3	3
Cartage Delivery	1	—	—	—	Motels	1	—	—	—
Chemicals	2	2	—	—	Nickel Refinery	1	1	1	—
Chiropractor	1	—	—	—	Oil Distributors	5	—	5	—
Clothing (men's)	2	—	—	2	Plumbers and Gas Fitters	2	—	—	—
Clothing (women's and children's)	2	—	—	2	Printers	1	1	1	1
Cleaning and Dying	1	1	—	1	Propane Gas Distributors	1	—	1	1
Cold Storage Locker	1	—	—	1	Radio and T.V. Repairs	1	—	—	—
Dentist	2	—	—	—	Restaurants	3	—	—	—
Department stores	4	—	—	4	Shoe Repairs	1	1	—	1
Doctors	2	—	—	—	Smelter	1	1	1	—
Drug Stores	2	—	—	2	Tinsmith	1	1	—	1
Egg Grading Station	1	—	1	—	Variety Stores	2	—	—	2
Electrical Appliances ..	2	—	—	2	Veterinarians	2	—	—	—
Electrical Contractors	3	—	—	—	Welding	4	4	—	4
Fertilizer	1	1	1	—	Woodworking	1	1	—	1
Fibre Glass	1	1	1	—					
Garage and Service Stations	7	—	—	7					
Grain Elevators	4	(total cap. 197,000 bus.)		—					
Groceries	5	—	—	5					

44. SITES

Residential and industrial sites can be purchased from the town and private owners.

45. INDUSTRIAL DEVELOPMENT

Most of the farming area adjacent to Fort Saskatchewan is influenced by the needs of the Edmonton Metropolitan area. The production of milk for fluid sale has become important. Cattle raising and feeding operation, the production of hogs are major farm enterprises. The production of grain for cash sale is diminishing in importance. The average size farm in the area comprises about 300 acres, only 3 percent are above the 759-acre level. Seventy-five percent of all farms are fully owned and another twenty percent own part of the land they operate. Field crops in the order of importance are: barley, oats, tame hay, improved pasture and wheat. Cattle and hogs are the principal livestock enterprises. Over 80 percent of the farms are electrified.

Major industrial plants that are located in the Fort Saskatchewan area include: Sherritt Gordon Mines Limited; Inland Chemicals (Canada) Limited; Peace River Glass Company Limited; Dow Chemicals of Canada Limited.

46. TRADING AREA

North 6 miles; west 7 miles; south 6 miles; east 10 miles.

47. POPULATION

Trading area population, 1961 Dominion Census - 7,136.

Town population, 1961 Dominion Census - 2,972.

Town population, January 1963, estimated - 3,500.



Four major industrial plants are located in the Fort Saskatchewan area, including two chemical plants.

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



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