

**CHESTERMERE HISTORICAL  
FOUNDATION**

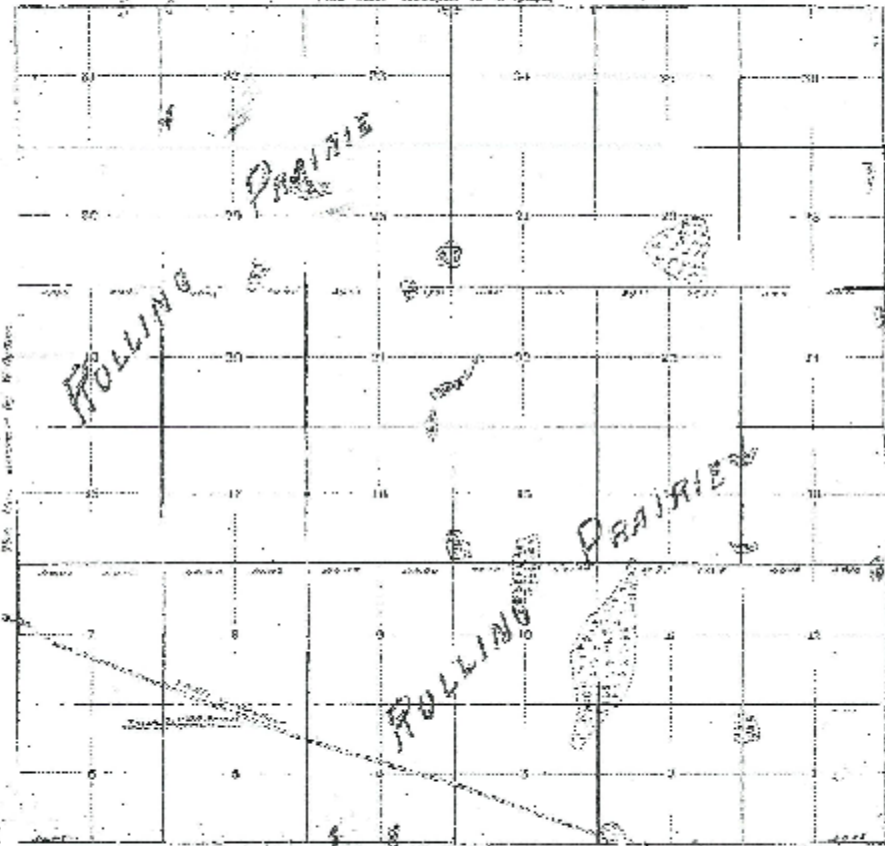
**EST. 2011**



# Chestermere History

## By Kay Clarke 2017

PLAT 417  
**TOWNSHIP 24 N**  
 RANGE 28 WEST OF 4TH MERIDIAN



*Rolling Prairie*  
 Section 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

*Rolling Prairie*  
 Section 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Subscribed and sworn to before me this 10th day of July 1904  
*Chas. H. [Signature]*  
 Notary Public

Deputy State Auditor  
 State of Iowa  
 Approved and attested  
 [Signature]  
 Auditor General

*300 P. 104*

Contents  
 Section 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

## **Dominion Land Act requirements of 1872**

In the first three years the applicant needed:

- to be male over 18 years of age, or widowed woman
- reside on the land for at least three years, and for at least six months during each of those three years;
- construct a dwelling of a minimum size of 18' x 24'. The first homes of many settlers were tar-paper, log, or sod shacks (whatever material was readily available), of the minimum size;
- cultivate a specified number of acres. The number of acres changed over time, but ranged between 15 and 50 acres.
- plant a further 10 to 30 acres of crops (again, the number of acres varied at different times);
- plough a fireguard to protect farm buildings

## Survey was needed

The Association of Dominion Land Surveyors was formed on April 24, 1882,

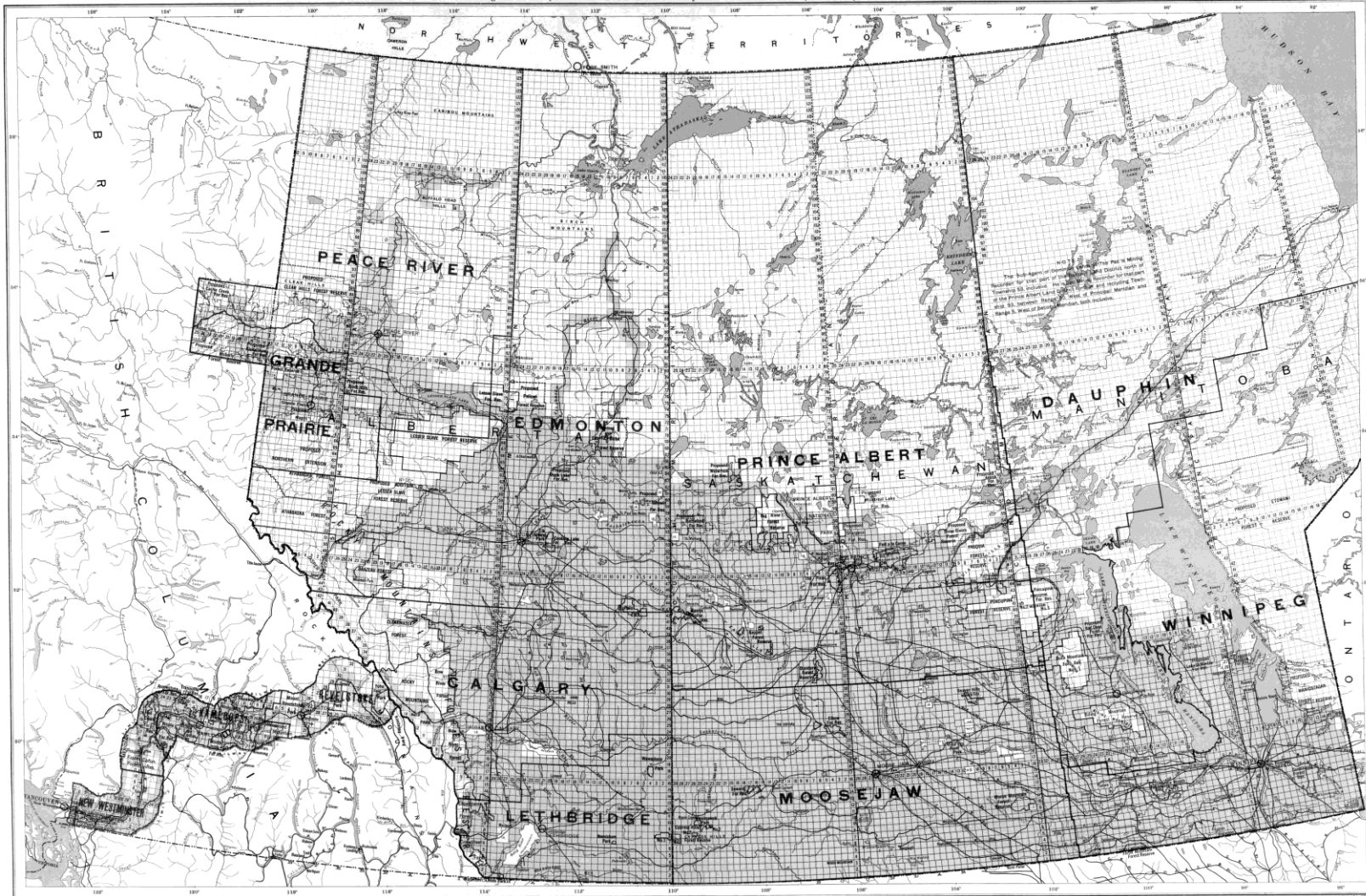




# INDEX TO TOWNSHIPS IN MANITOBA, SASKATCHEWAN, ALBERTA, AND BRITISH COLUMBIA

Showing the Townships for which Official and Preliminary Plans have been issued up to January 1st, 1929.

Topographical Survey of Canada, Department of the Interior



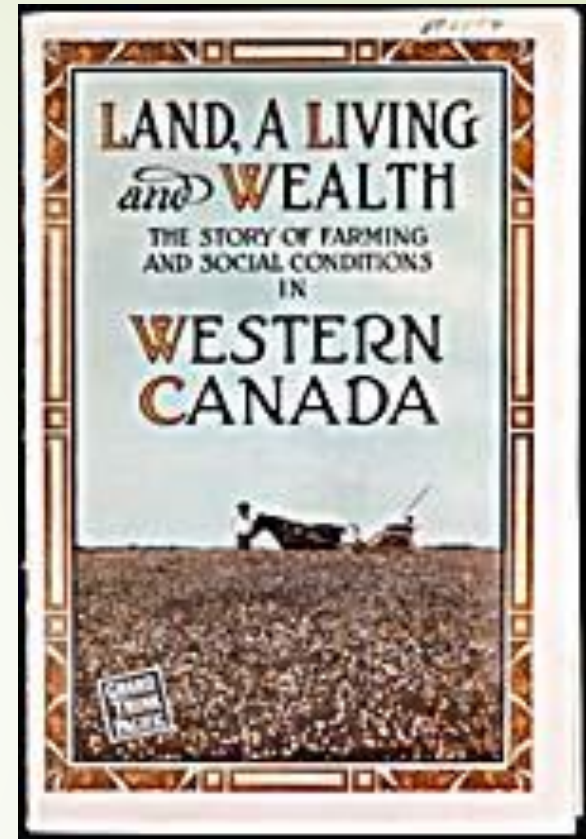
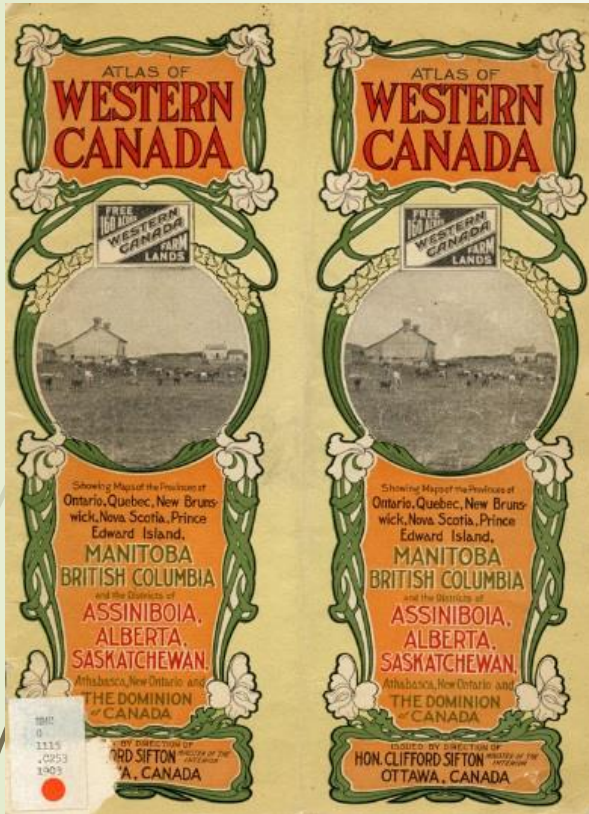
**EXPLANATIONS:** Red border lines denote the respective Land Districts.  
Red lines within each district denoting township location of Dominion Land Agent.  
Small red lines indicate townships of which preliminary plans only have been issued.

Scale 40 miles to 1 inch or 1:1,625,000  
Miles 0 10 20 30 40 50 60 70 80 90 100

Full colour indicates townships of which official plans have been issued.  
Forest Reserves and lands are shown thus.  
Proposed Forest Reserves and lands temporarily reserved by Forestry Branch are shown thus.



# Homesteaders were needed in Canada





Who were the first residents?





Who were the first residents?

Where did they come from?







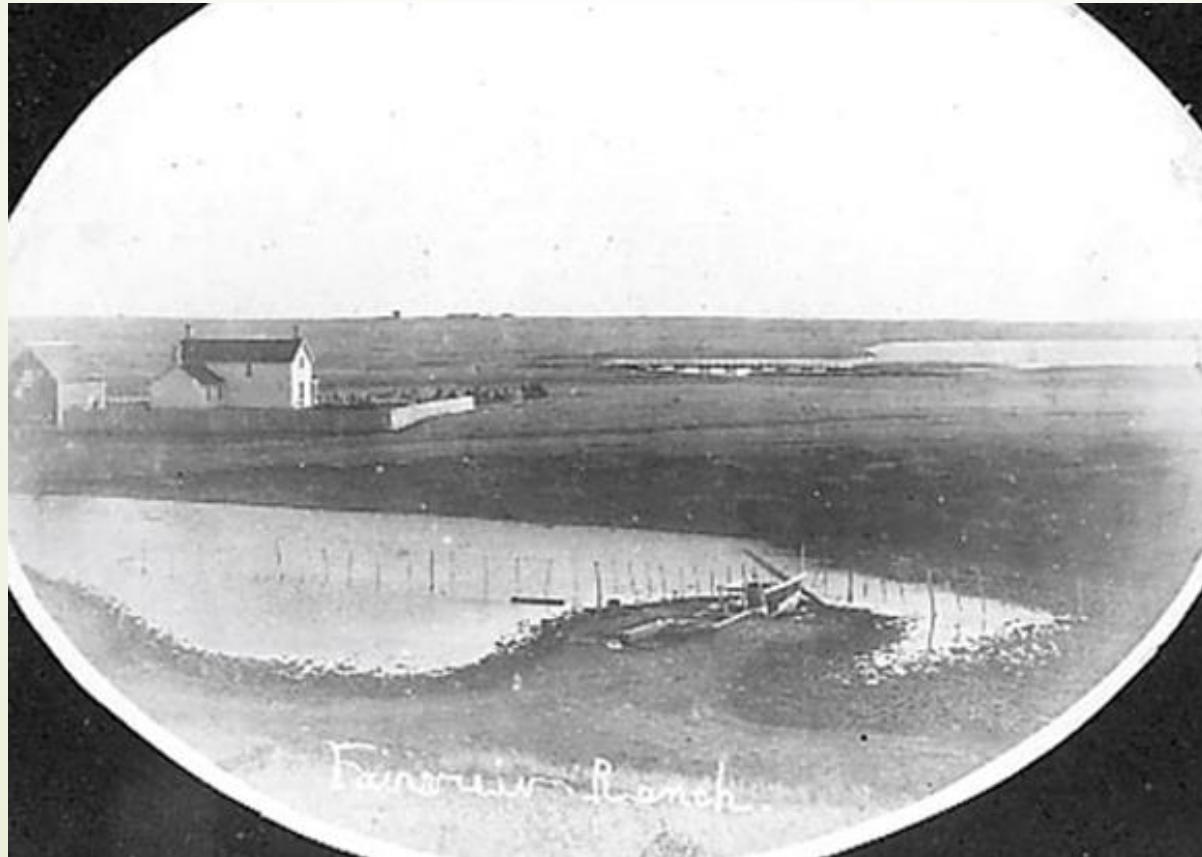
Who were the first residents?

Where did they come from?

What were their challenges?



George McElroy -  
N.E.  $\frac{1}{4}$  14/23/29 W4  
1890



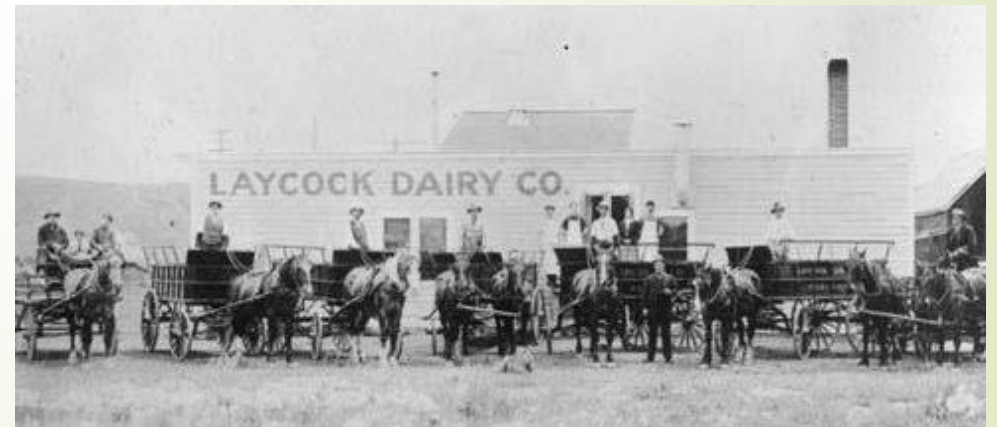


Jesse and Will Barker  
N.W.  $\frac{1}{4}$  & N.E.  $\frac{1}{4}$  6/24/28  
W4  
1900





William Laycock  
S.E.  $\frac{1}{4}$  28/23/29 W4  
1904





William Clayton  
N.E.  $\frac{1}{4}$  36/23/28 W4  
1905



# Purchased lands

1983 TTT-2296-

## The Canadian Pacific Railway

### MANITOBA

### AND The North West TERRITORIES OF CANADA

W. C. VAN HORNE, General Manager, Montreal.  
J. H. McTAVISH, Land Commissioner, Winnipeg, Man.  
C. DRINKWATER, Secretary, Montreal.

4172 AMERICAN BANK NOTE COMPANY, NEW YORK, U. S. A.

## CANADIAN PACIFIC RAILWAY

### AMENDED LAND REGULATIONS.

The Company now offer lands within the Railway Belt along the main line at prices ranging from

# \$2.50 per Acre

UPWARDS,

with conditions requiring cultivation. A rebate for cultivation of from \$1.25 to \$3.00 per acre, according to price paid for the land, allowed on certain conditions.

The Company also offer lands without conditions of settlement or cultivation.

### The Reserved Sections

Along the Main Line as far as Moose Jaw, that is, the sections within one mile of the Railway, are now offered for sale on advantageous terms, but only to parties prepared to undertake their cultivation within a specified time.

The Highly Valuable Lands in Southern Manitoba, allotted to the Company south of the Railway Belt, have been transferred to the Canada North West Land Company, to whom intending purchasers must apply. These include lands along the Southwestern Branch of the CANADIAN PACIFIC RAILWAY, which will be completed and in operation this season, to Grains on the International Boundary, and Westward to Pembina Mountain; also lands in the Districts of the Souris, Pelican and Whitewater Lakes, and Moose Mountain.

### Terms of Payment,

#### CANADIAN PACIFIC RAILWAY LANDS.

Purchasers may pay one-sixth in cash, and the balance in five annual instalments, with interest at six per cent, per annum in advance.

Parties purchasing without conditions of cultivation will receive a deed of conveyance at time of purchase, if payment is made in full.

Payments may be made in Land Grant Bonds, which will be accepted at ten per cent, premium on their par value and accrued interest. These Bonds can be obtained on application at the Bank of Montreal, Montreal; or at any of its agencies.

For Prices and Conditions of Sale and all information with respect to the purchase of the Railway Company's Lands, apply to

**JOHN H. McTAVISH, Land Commissioner, Winnipeg.**

By order of the Board,

**CHARLES DRINKWATER,**  
Secretary.

MONTRÉAL, Jan. 22d, 1883.

Land Settlement  
✓ CANADIAN PACIFIC R.P. 110

## HOMESEEKERS EXCURSIONS

CANADIAN PACIFIC RAILWAY

### TO MANITOBA SASKATCHEWAN ALBERTA

1911

The only Through Line to Winnipeg and Western Canada

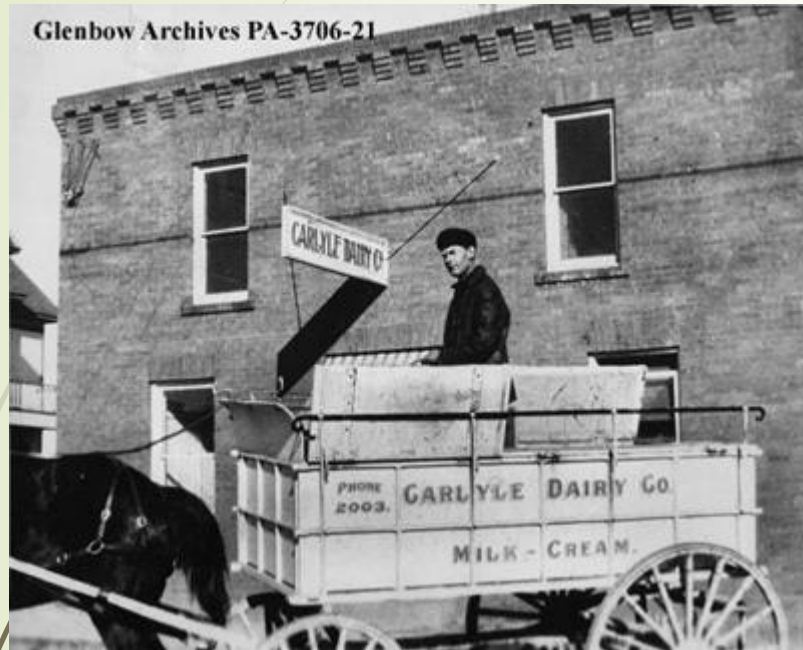
UNIVERSITY OF SASKATCHEWAN LIBRARY  
22-7-26



James Tanner  
N.W.  $\frac{1}{4}$  31/23/27 W4  
1907



M.D. "Charlie" Carlyle  
S.W.  $\frac{1}{4}$  8/24/28 W4  
Purchased 1909






Frank Soderberg  
N.E.  $\frac{1}{4}$  8/25/28 W 4  
Purchased 1909



John Mackenzie  
S.  $\frac{1}{2}$  02/24/28 W. 4  
Purchased 1909



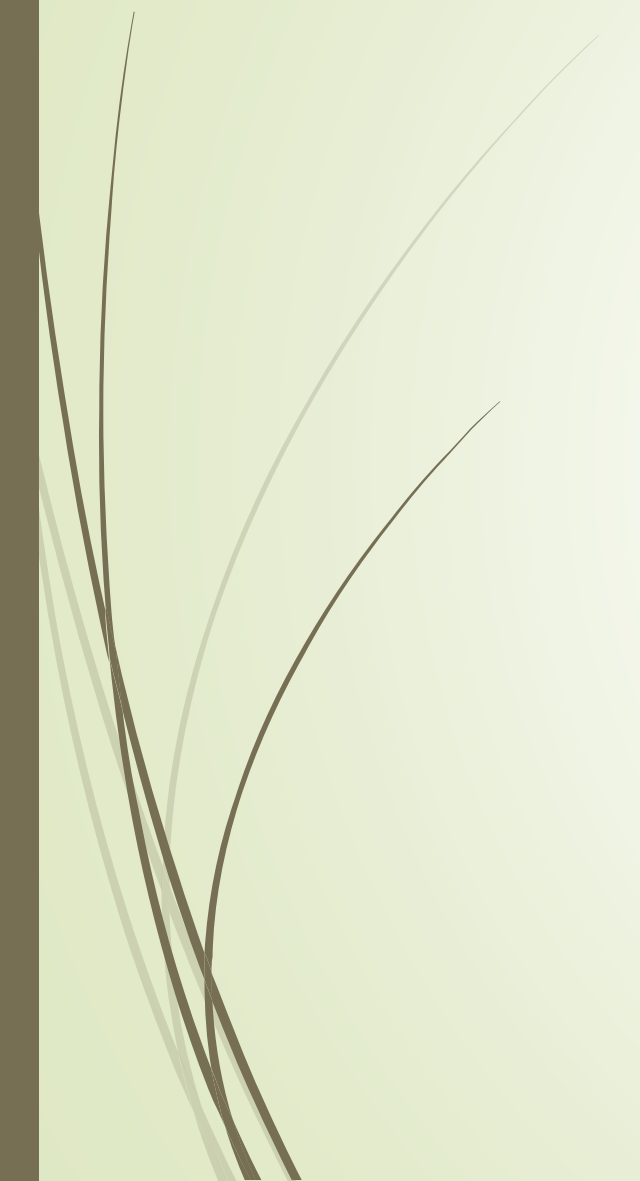


## Challenges face by all of these farm families:

- Lack of roads/distance from extended family
- Weather related
  - Drought/ too much rain
  - Hail
  - Blizzards
- Lack of immediate medical attention



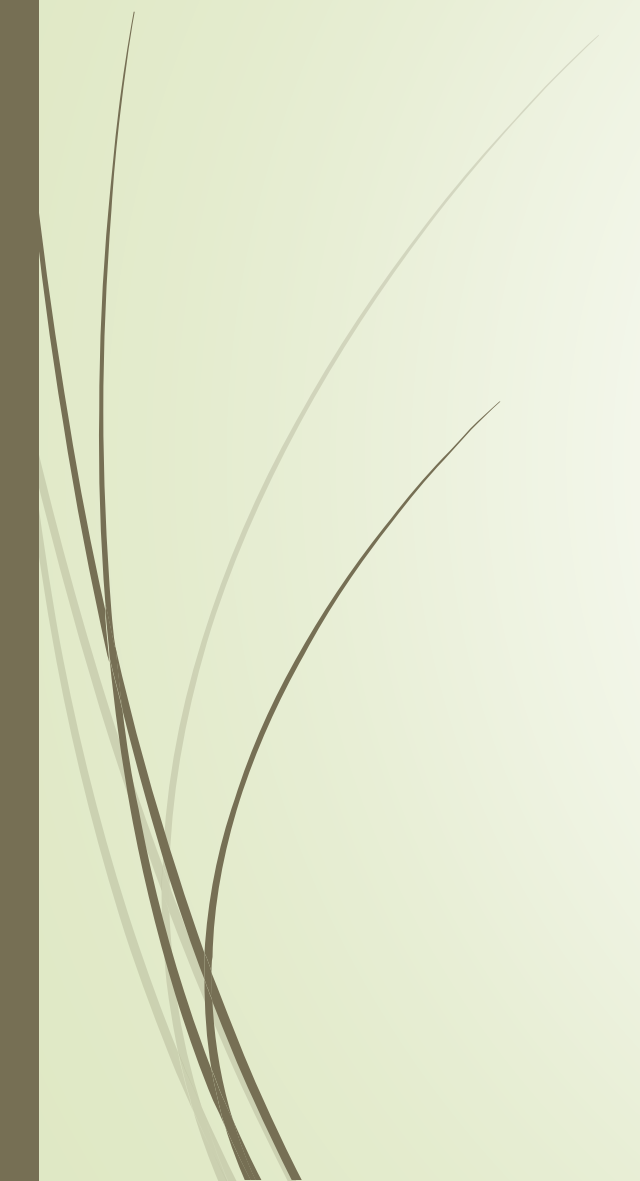
## What they achieved:

- lasting settlement of the area in the form of families who are still here
  - change in the look of the countryside in the form of trees and bountiful crops
- 





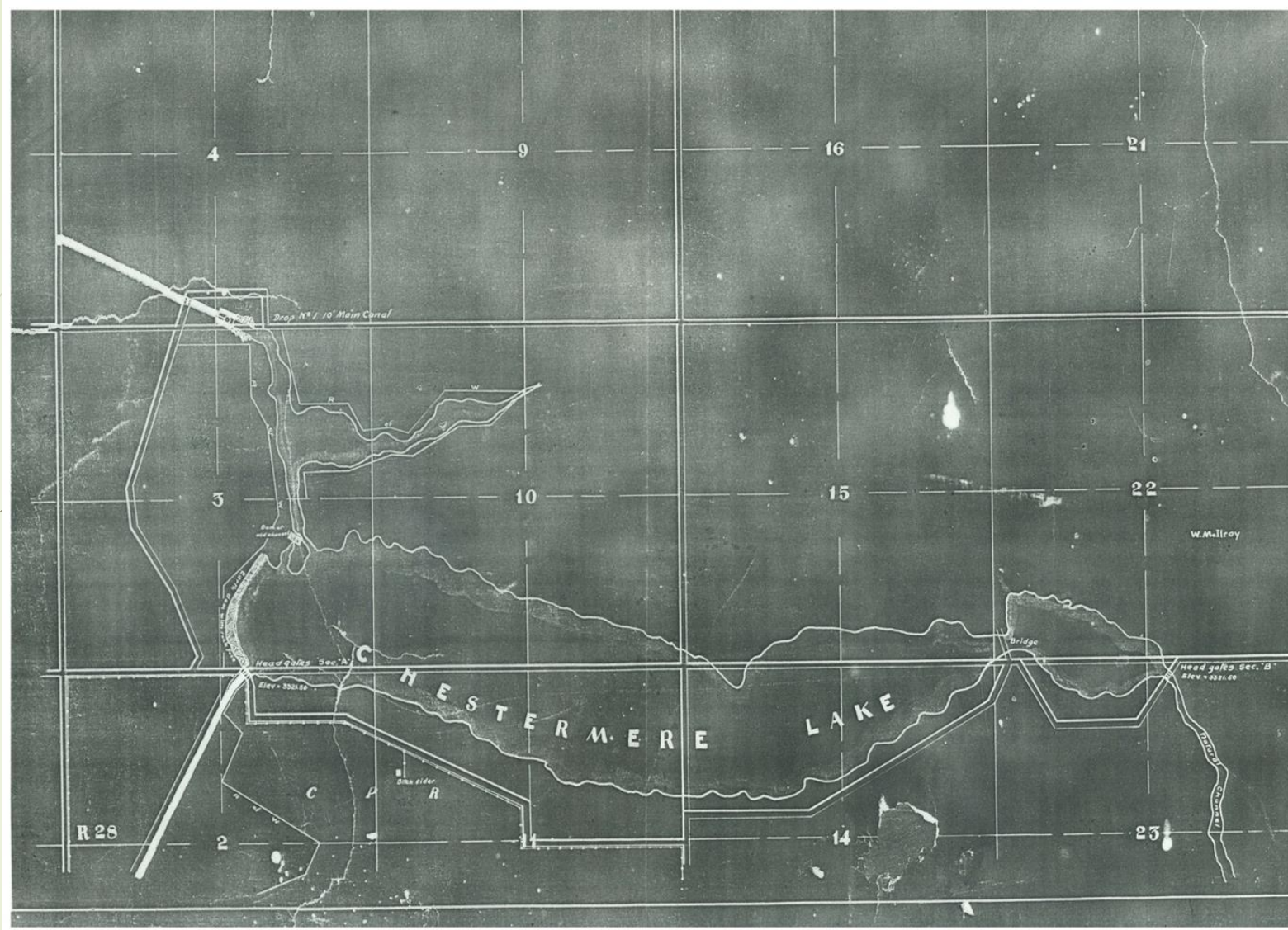
## How did Chestermere come to be?

- Paliser triangle
  - CPR through the area in 1883
  - Government gave land
  - Drought conditions
- 

## - William Pearce

- 1848-1930 born and raised in Ontario
- A surveyor; an adventurer; a dreamer; Czar of the West; Father of Irrigation; "Irrigation Crank"; visited Colorado/Utah in 1881; excited about irrigation; Mormons
- Became Canadian Dept of Interior Superintendent of Mines NWT; moved to Calgary in 1887 - loved Calgary
- Highest gov't official Winnipeg to Rockies

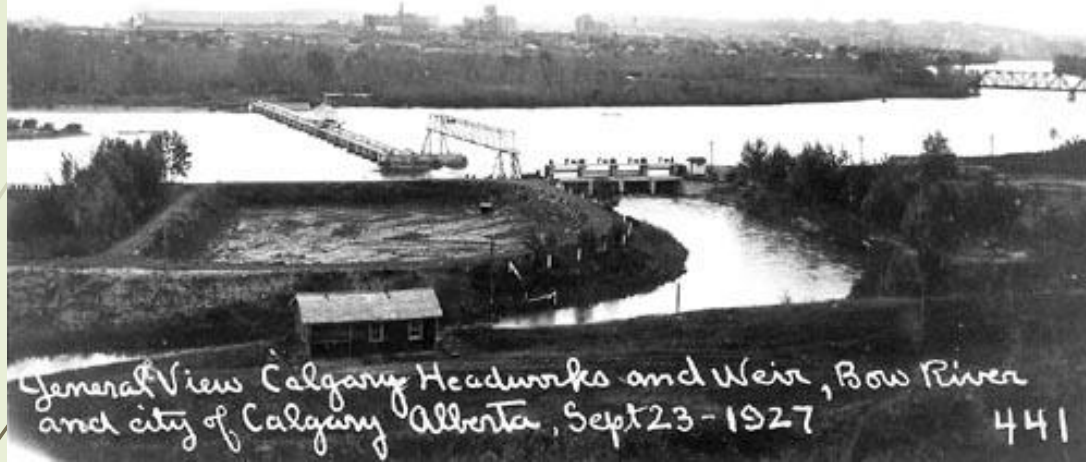




Blueprint for Reservoir #1 Chestermere Lake

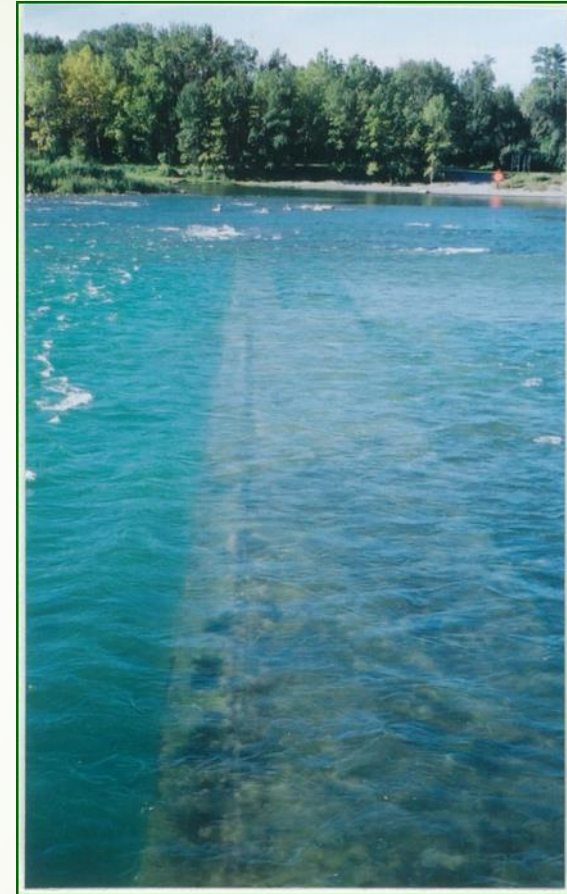


Glenbow Archives NB-39-441



General View Calgary Headworks and Weir, Bow River  
and city of Calgary Alberta, Sept 23 - 1927 441

- Main Canal goes south within city roughly following the CPR line out of the city at about 100 Ave SE
- 28 km of canal from Calgary to Chestermere







- Needed a balancing pond for system
- Kinniburgh Slough, an intermittent lake, & part of a natural land depression ( Mr. Kinniburgh farmed west of the existing lake)
- This was a convenient/appropriate place - 3 mi (4.8Km) long,  $\frac{1}{2}$  mi (0.8Km) wide - not dredged but considered man made





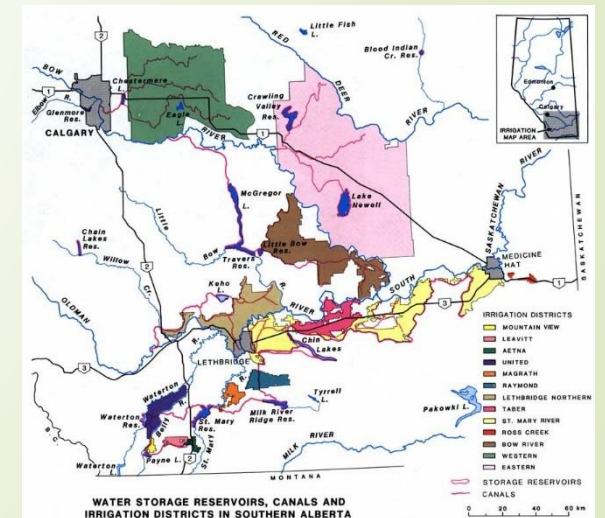
Glenbow Archives NB-39-166



Glenbow Archives NA-2179-30



# Western Irrigation District area







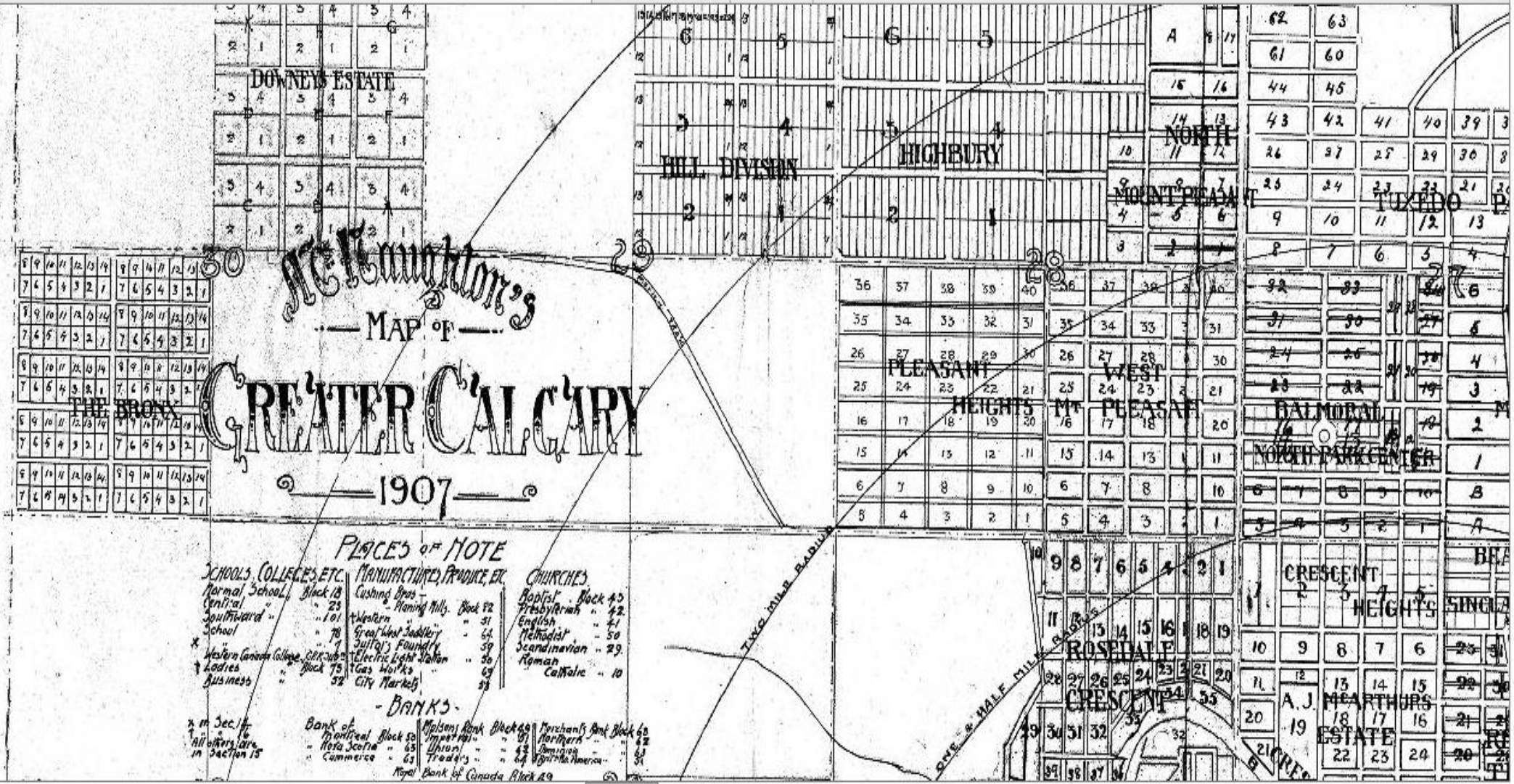
Glenbow Archives NB-39-229



Glenbow Archives NB-39-403







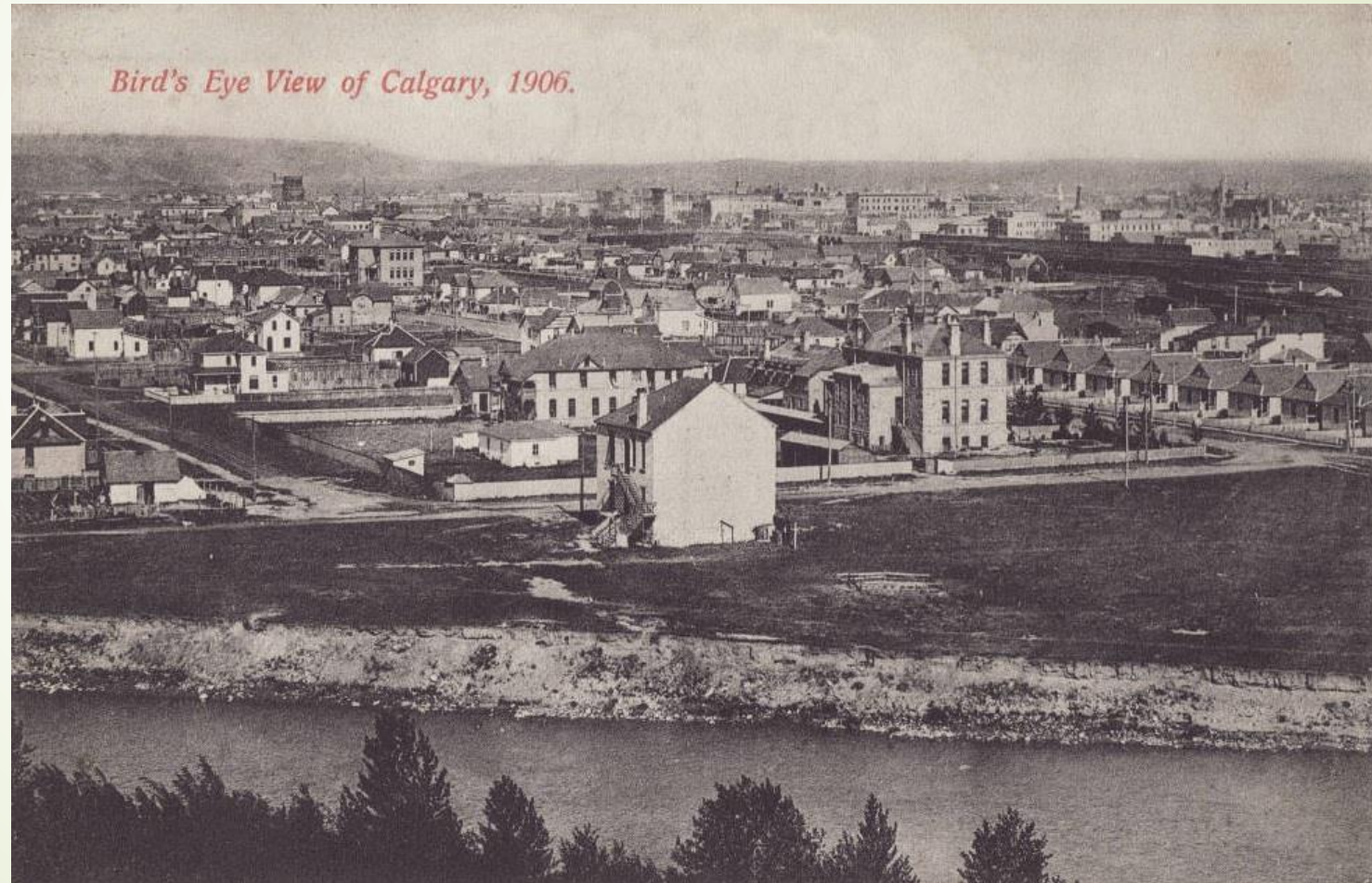
McLaughlin's  
 MAP OF  
**GREATER CALGARY**  
 1907

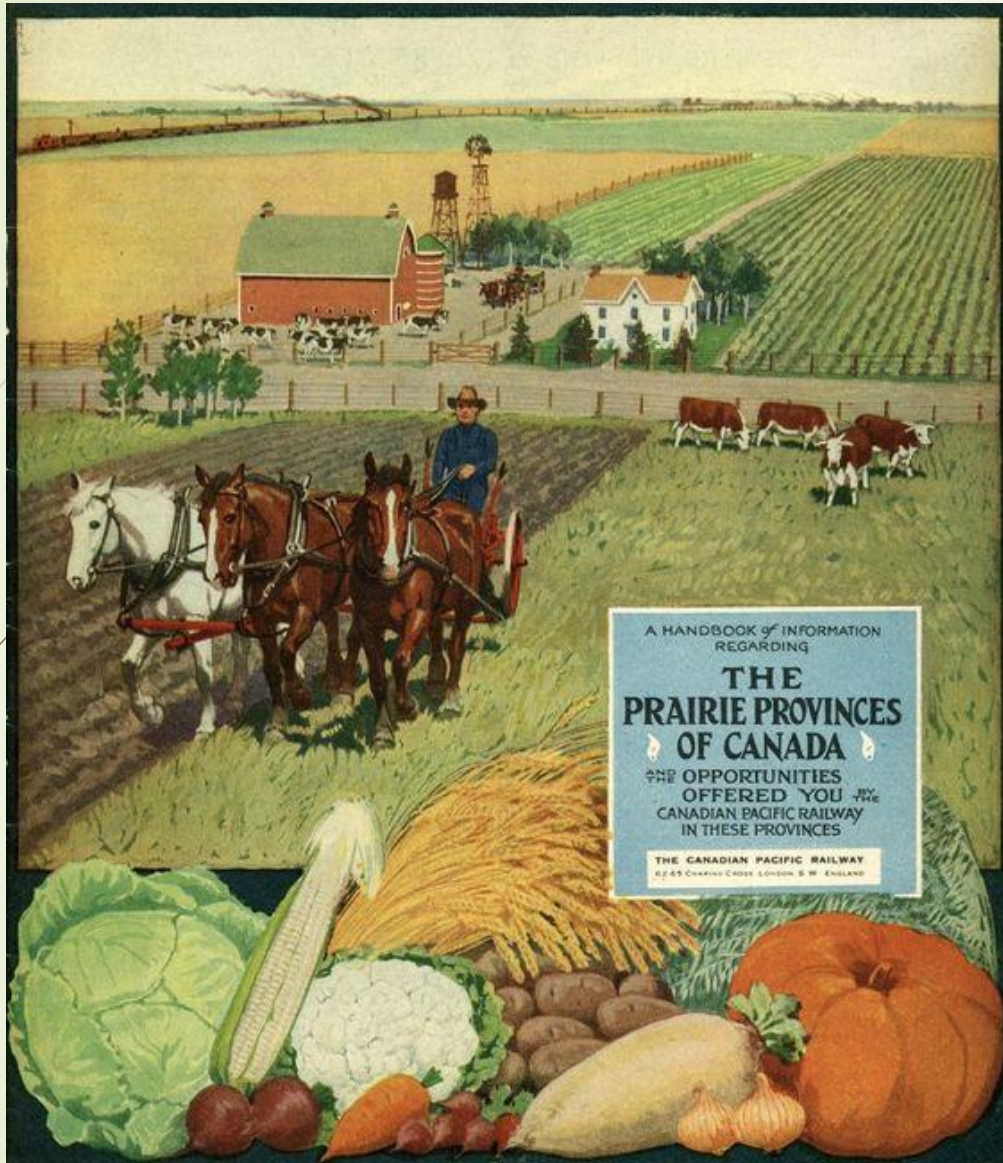
**PLACES OF NOTE**

- |                                      |                                    |                        |
|--------------------------------------|------------------------------------|------------------------|
| <b>SCHOOLS, COLLEGES, ETC.</b>       | <b>MANUFACTURES, PRODUCE, ETC.</b> | <b>CHURCHES.</b>       |
| Normal School, Block 18              | Cushing Bros -                     | Baptist - Block 45     |
| Central " " 23                       | Planing Mills, Block 72            | Presbyterian " 42      |
| Southward " " 101                    | Waters " 31                        | English " 41           |
| School " 70                          | Great West Saddlery " 54           | Methodist " 50         |
| Western Grammar College, C.R.R. 2005 | Quill's Foundry " 39               | Scandinavian " 29      |
| Madras " Block 75                    | Electric Light Station " 30        | Roman Catholic " 10    |
| Business " " 52                      | Gas Works " 69                     |                        |
|                                      | City Markets " 38                  |                        |
| <b>- BANKS -</b>                     |                                    |                        |
| x in Sec. 16                         | Bank of Montreal Block 50          | Molson's Bank Block 60 |
| All other lots are in Section 15     | North Scotia " 65                  | Imperial " 61          |
|                                      | Commerce " 63                      | Western " 43           |
|                                      | Royal Bank of Canada Block 29      | Traders " 64           |
|                                      |                                    | North American " 51    |



1901  
Calgary Population – 4,091





Immigrants from all over the world





# 1910 Calgary economy soars.

- 14 business blocks,
  - 12 warehouses,
  - 8 hotels,
  - 5 schools,
  - 2 hospitals,
  - Mount Royal College
  - Carnegie Library
  - Rampant speculation
- 





**1911**  
**Calgary Population – 43, 703**



Who were these speculators  
and investors  
- William S Herron



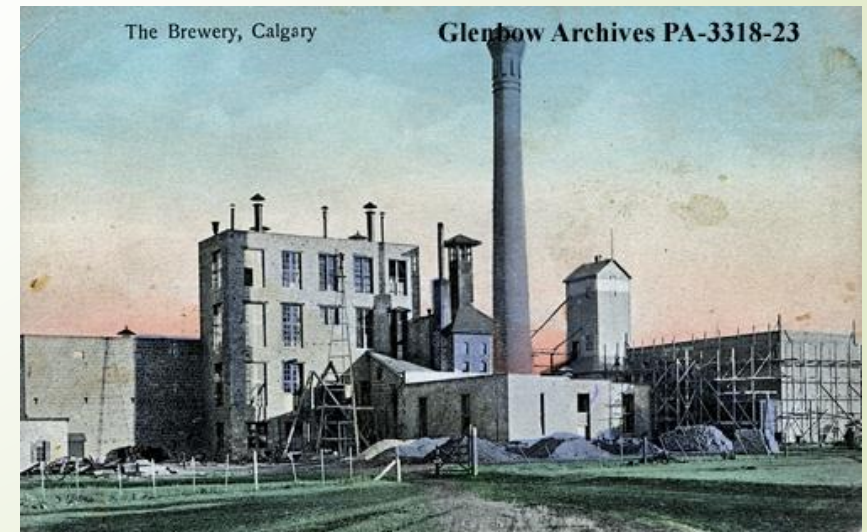
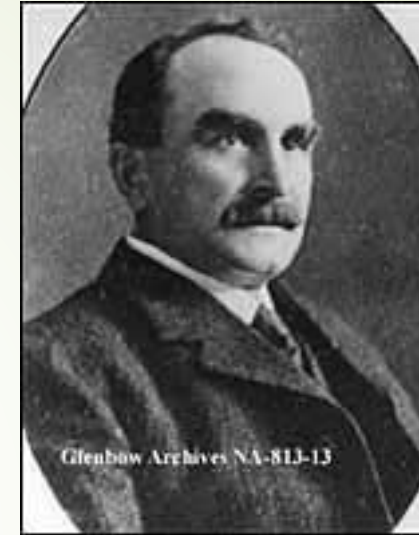
- Who were these speculators and investors?
- William S Herron
- Patrick Burns





# Who were these speculators and investors

- William S Herron
- Patrick Burns
- Alfred E. Cross





What did all people in Calgary with  
time on their hands desire?

**Recreational activities!!**





## **What did this mean for Chestermere?**

- There was a lake - constructed 1906
- People started to use Chestermere Lake for picnics, boating and fishing expeditions.
- Speculators saw the opportunity to make money and drew up plans.



Glenbow Archives NA-4562-1



1910

Glenbow Archives NA-4421-1



# CHESTERMERE LAKE

The coming well residential district of Calgary. Do you want to escape the smoke and dirt? Do you want a nice lawn and garden where flowers and trees will grow like mushrooms, where you get the best view of the Rocky Mountains, where fish are caught by the thousands, where the only fishing is to be had in the vicinity of Calgary? Material for the Aquatic Club house is on the ground and construction will commence May 1st. The grounds are being parked and three thousand posts will be set out this spring.

## Chestermere-Calgary Suburban Railway

When the pole line completed the whole distance, grading over half done and forty thousand railway ties are being distributed along the route. As soon as the delivery of the rails can be had the road should be open for traffic in 30 days from date of delivery of same.

We only sell one building lot to each customer and we have one thousand lot owners who are building a home for themselves as soon as transportation is completed. Chestermere Lake will be the WHITE CITY with a WHITE WAY.

THE CANADIAN PACIFIC RAILWAY CO. have sold all their lots facing on the Lake and we are informed they will put their Townsite lots on the market this fall.

## Do You Want Acreage on the Car Line?

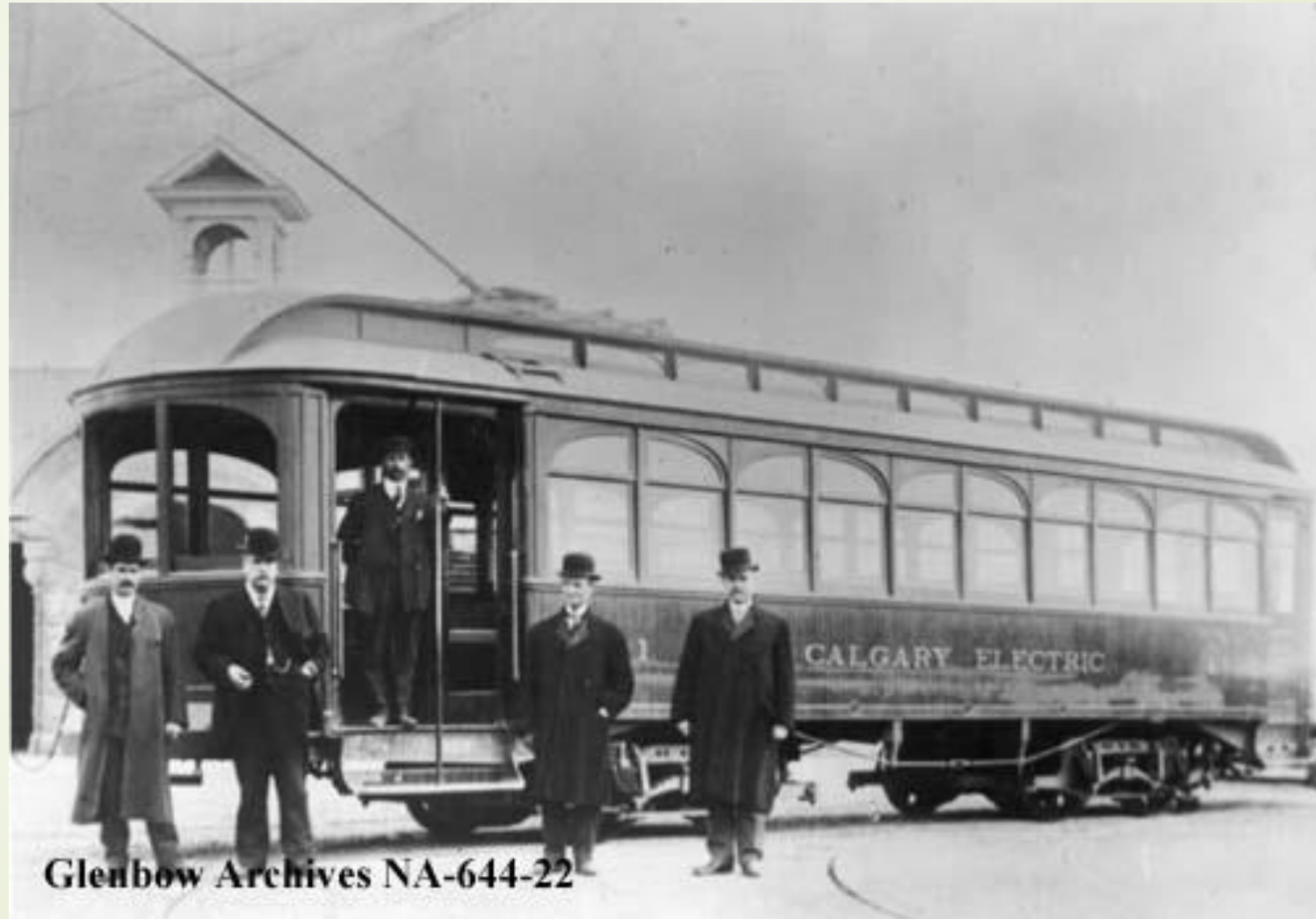
We have acreage on the car line close to where a tractor company secured land to build their factory, that will give employment to three hundred men. A million dollars has been made on land in the Chestermere district and a great many more will be made and you can share in the increase of value if you buy now.

## The Chestermere Calgary Townsite and Development Co., Limited

815a Centre Street

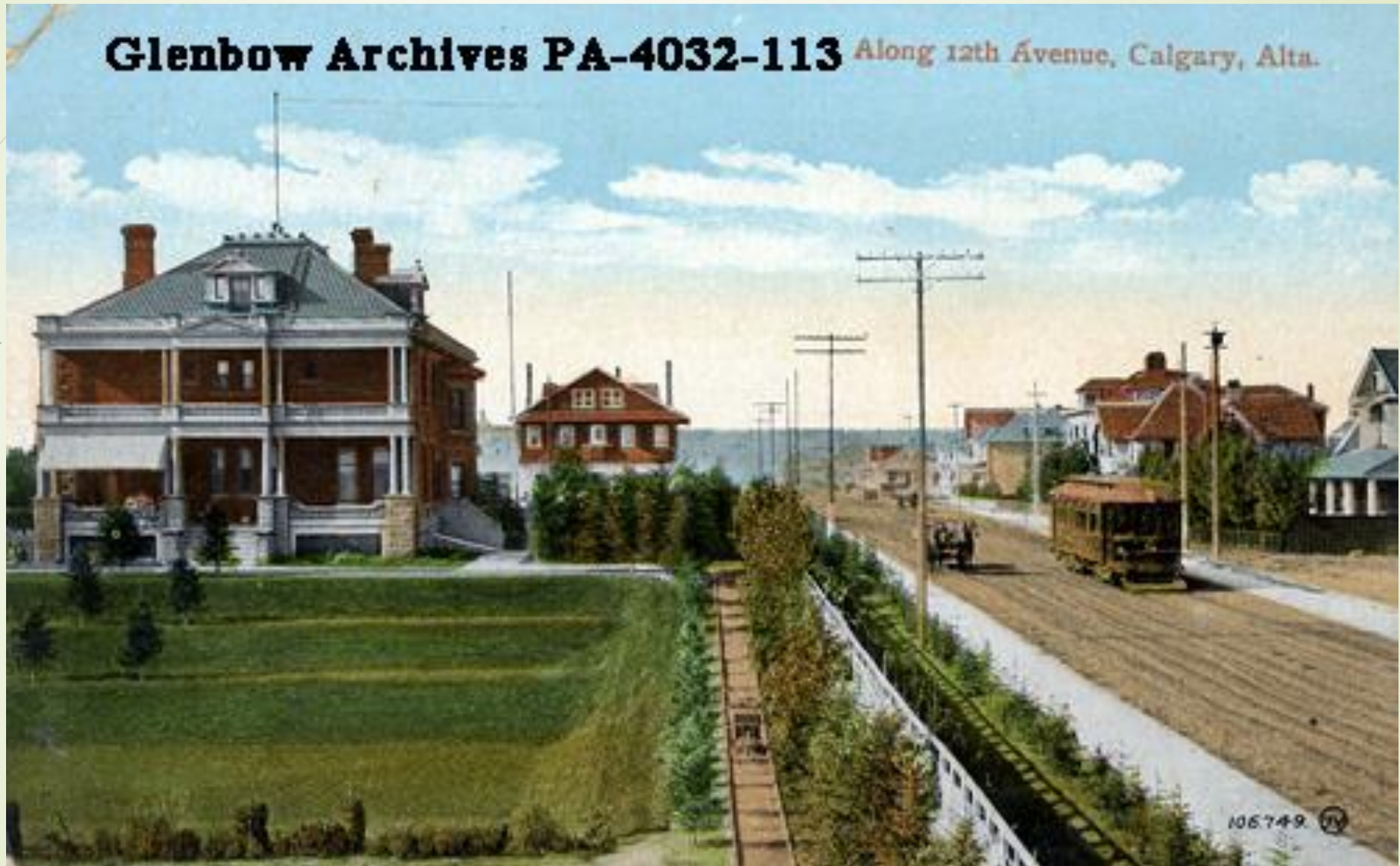
J. A. MacCULLOUGH, President

# Calgary Municipal Railway



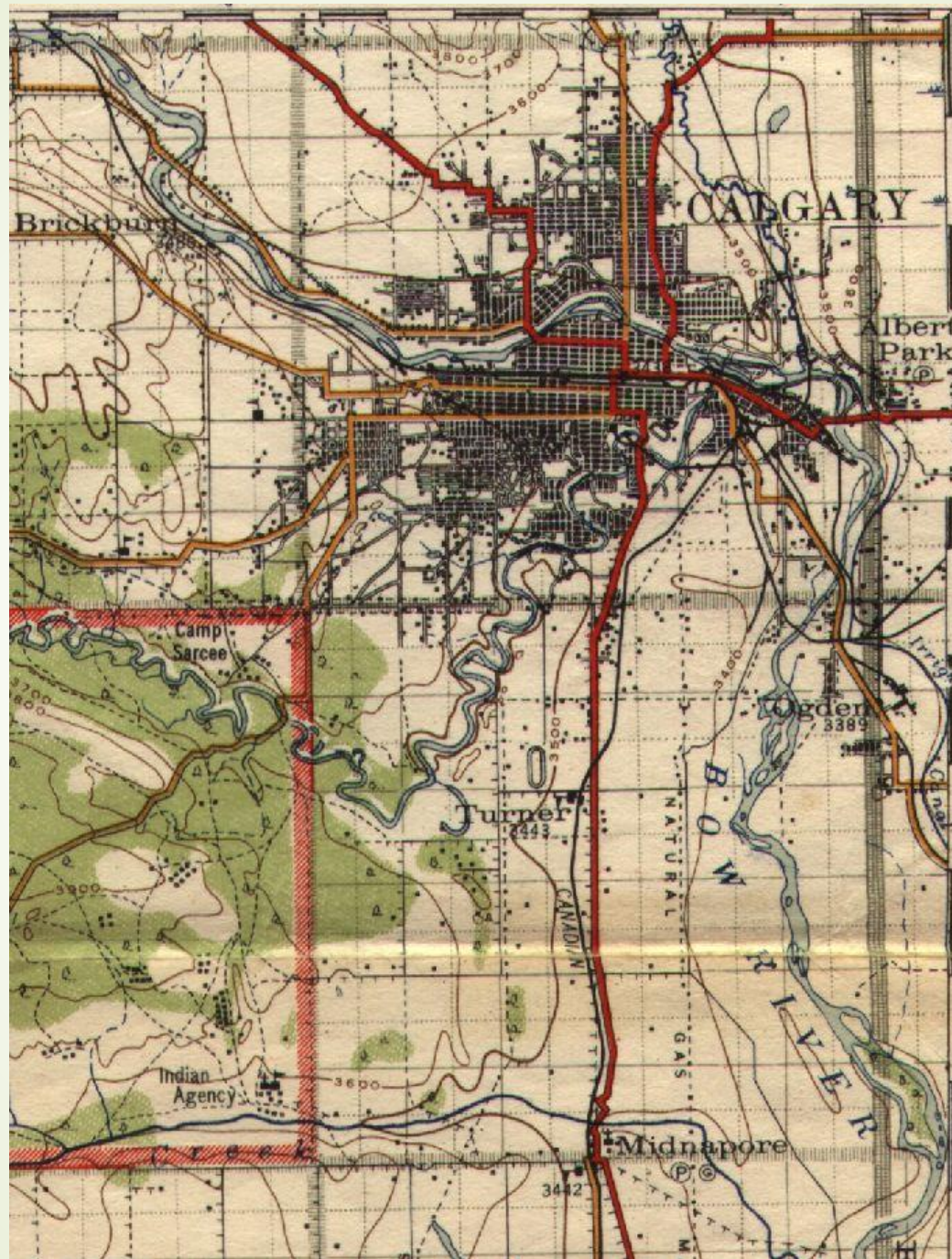


**Glenbow Archives PA-4032-113** Along 12th Avenue, Calgary, Alta.



106749 (TV)





1926

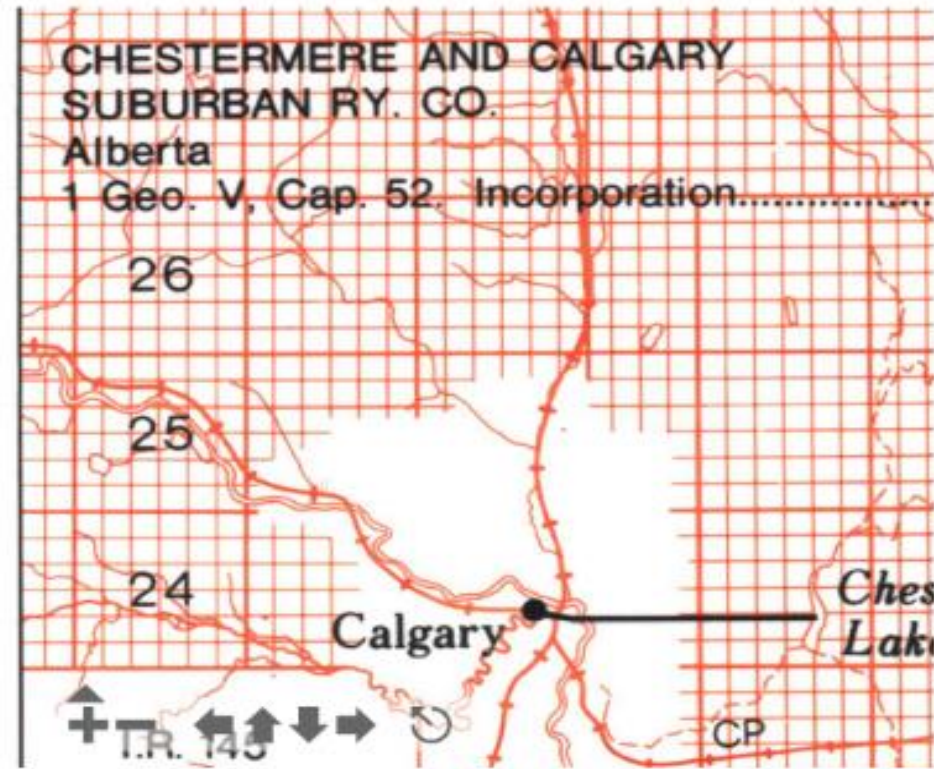
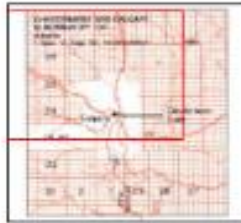


## What did the streetcar lines mean to Chestermere?

- Speculators saw the opportunity to move people to tourist destinations - 1912
  - e.i. Chestermere Lake
- Plans made for a streetcar line and station at Chestermere near the causeway



*Incorporated Railway Proposed for Alberta, Chestermere and Calgary Suburban Ry. Co.*



Powered by Zoomify

© Atlas of Alberta Railways, University of Alberta Press, 2005 | UAP Website | Legal | Contact Us



In the meantime -

Rail lines were being developed

(C.P.R. – C.N.R. – and many smaller lines such as C.No.R. )

Glenbow Archives NA-217-67



WHEELER SWING. M<sup>o</sup> HUGH'S CAMP. C. N. R.

Archives NA-217-68



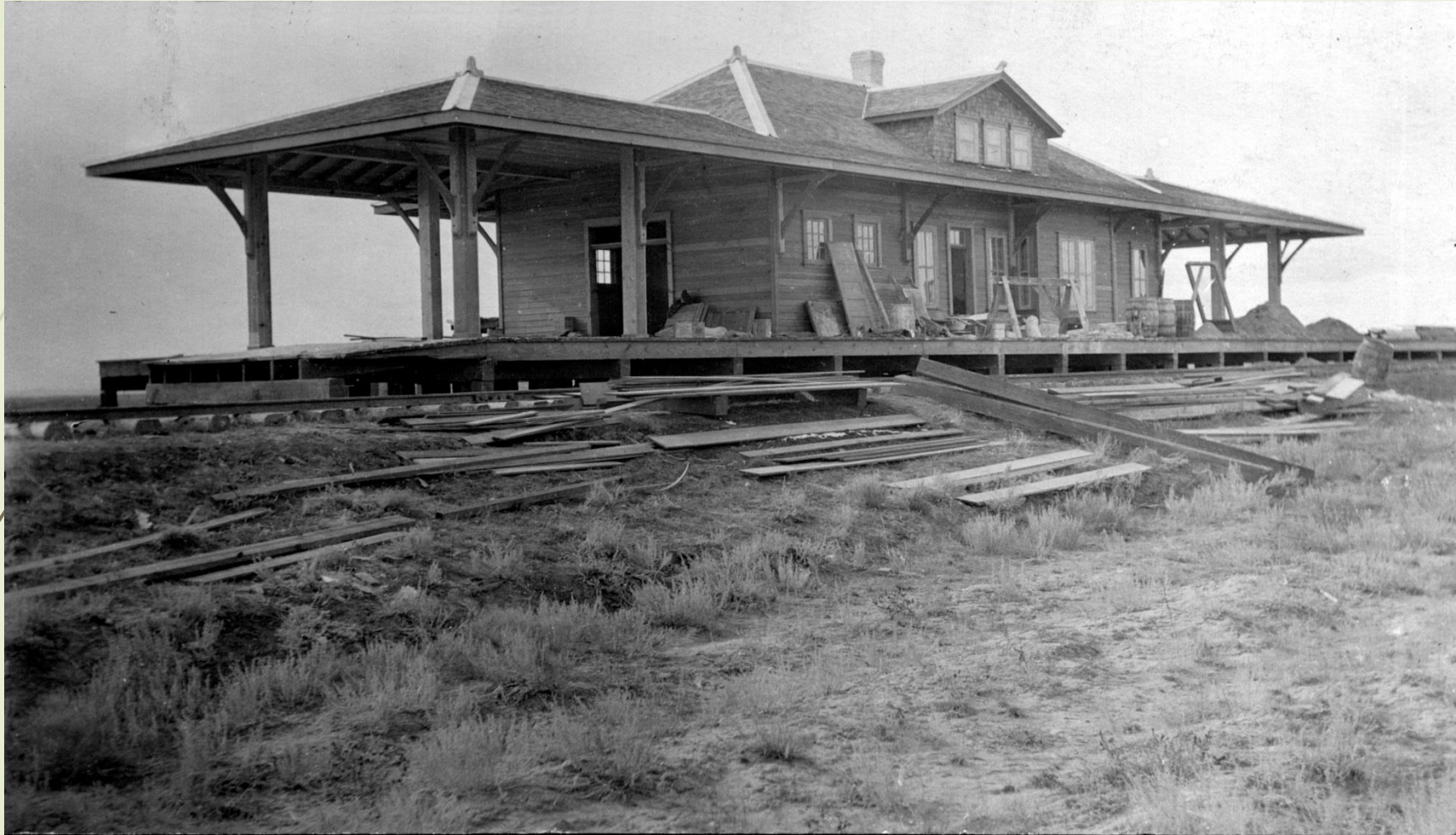
WHEELER SWING. M<sup>o</sup> HUGH'S CAMP. C. N. R.



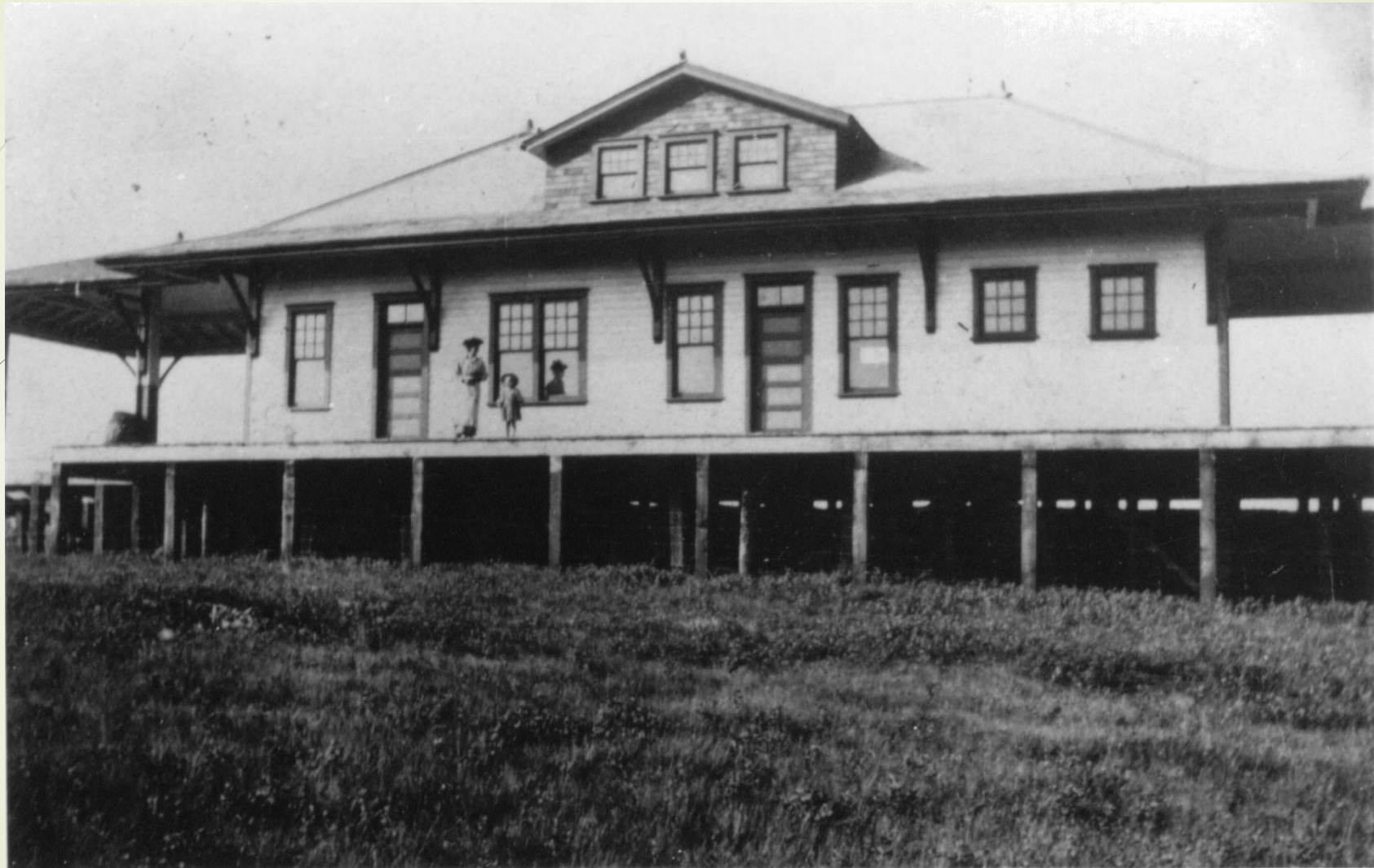
## Canadian Northern Railway System in Western Canada, 1916



Powered by Zoomify











So!! What happened next




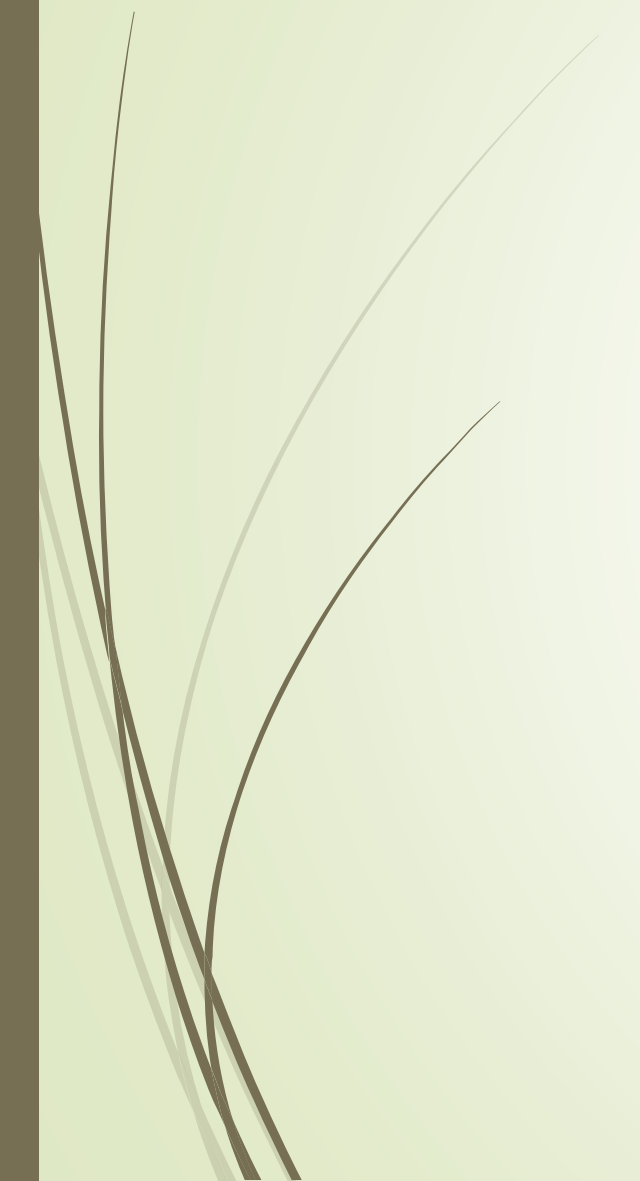
So!! What happened next

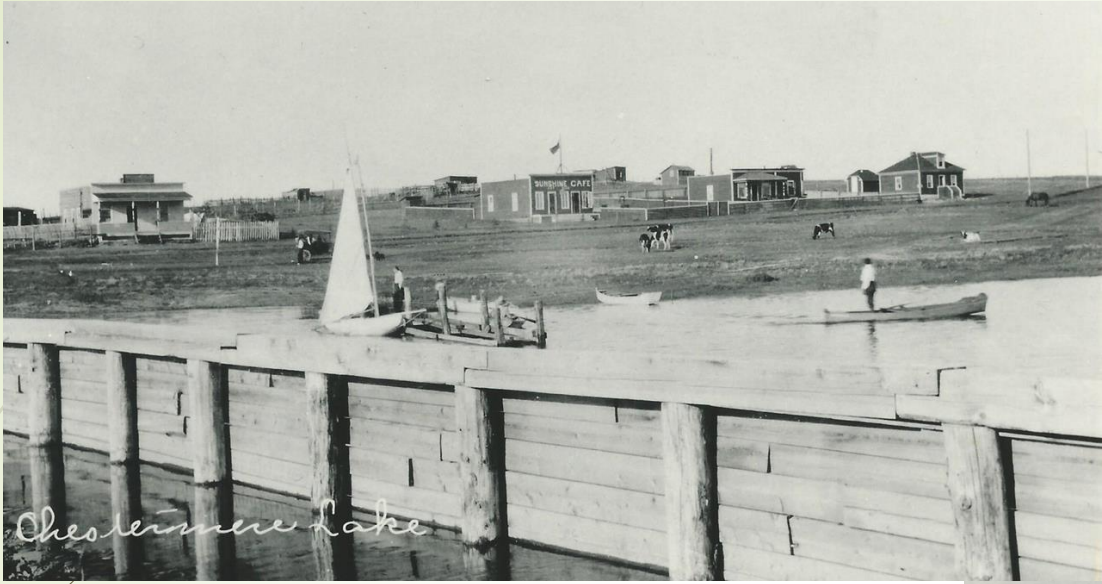
**WWI**  
**1914 - 1918**



1. The streetcar and station plan was abandoned permanently.



- 
- 
1. The streetcar station plan was abandoned permanently.
  2. The train station was never used for tourists and burned to the ground in about 1930



*Chestermere Lake*



*Chestermere Lake*

Glenbow Archives NA-5258-2





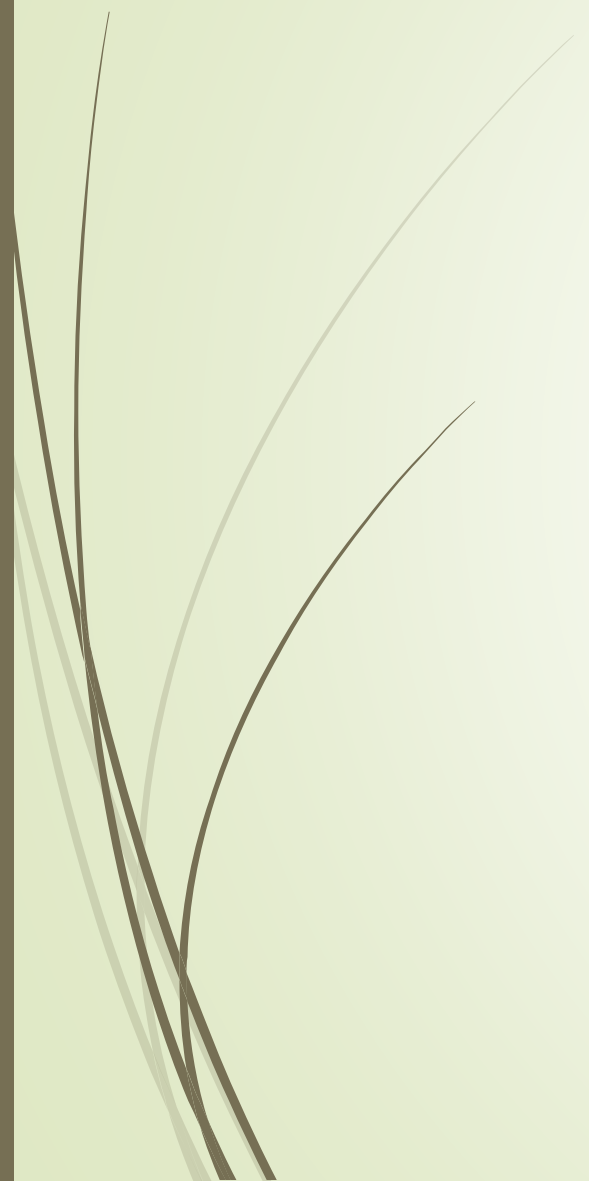








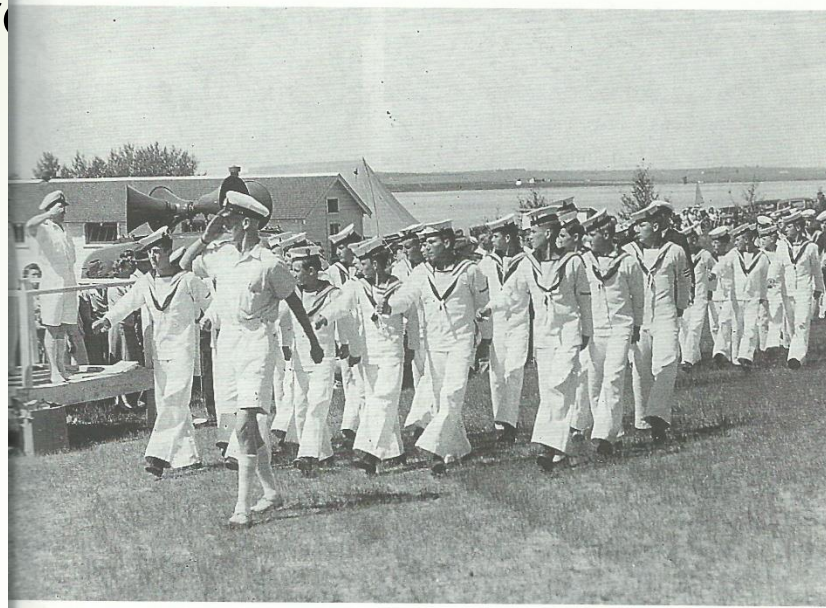








# Camp Chestermere



*Sea Cadets before it was Camp Chestermere*





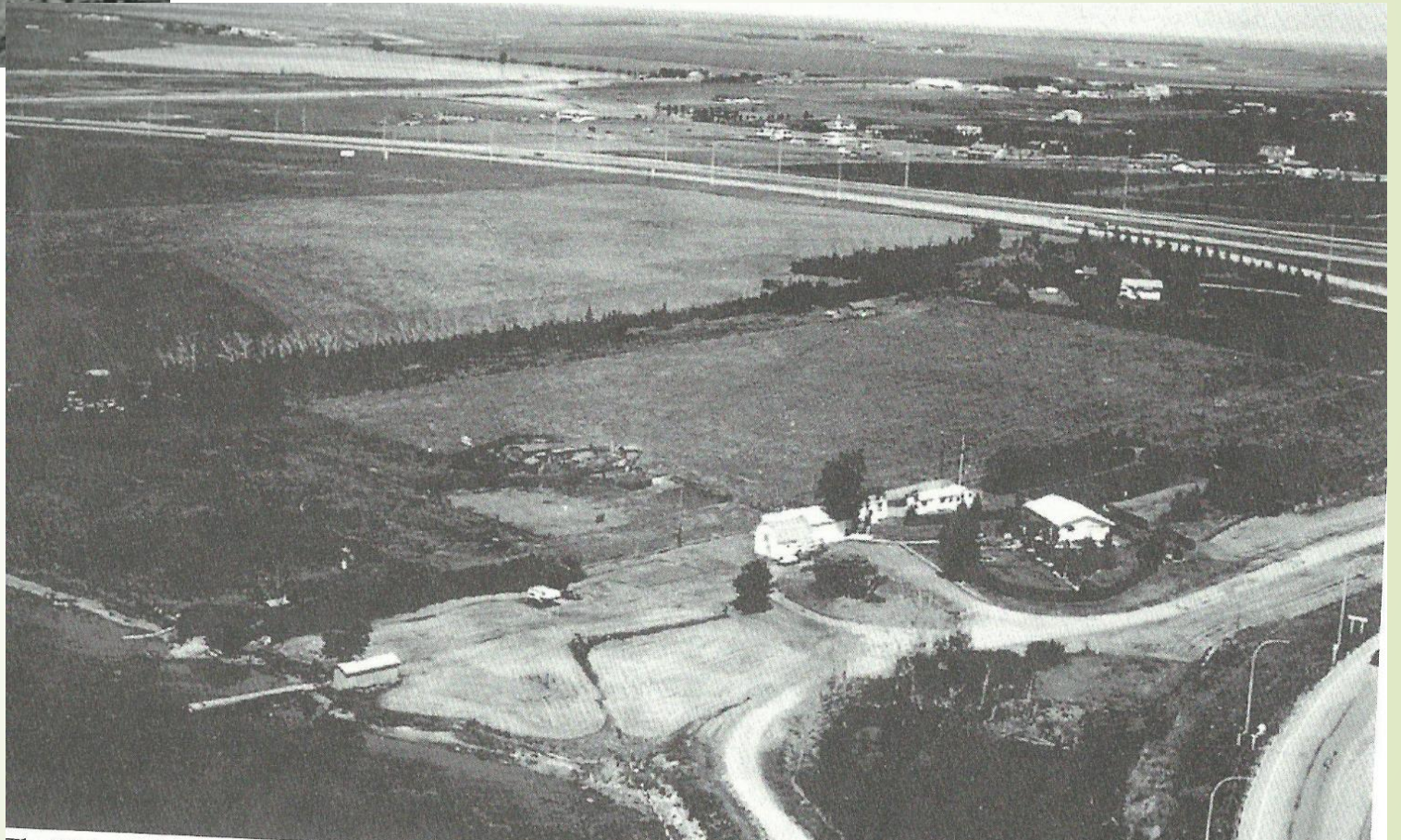
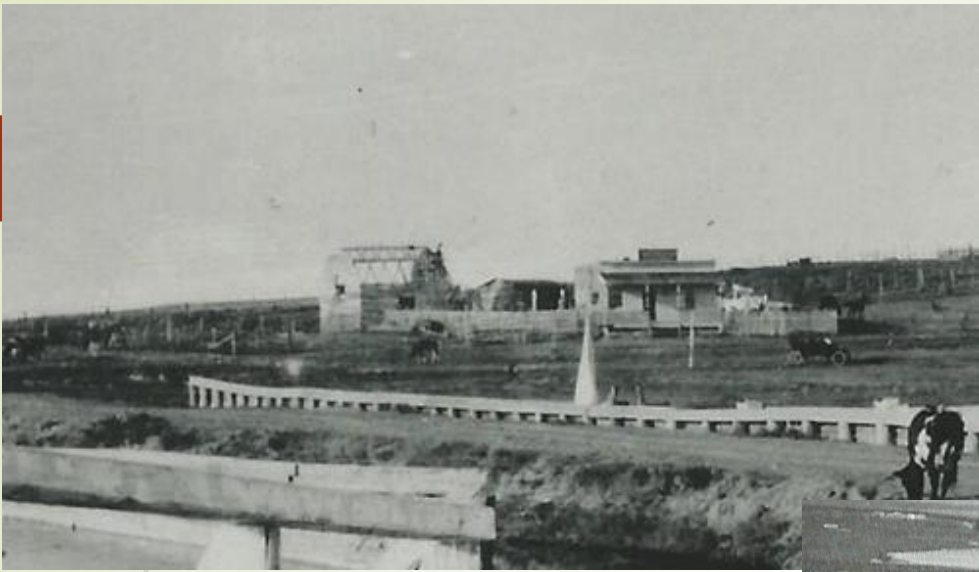
OCT • 55



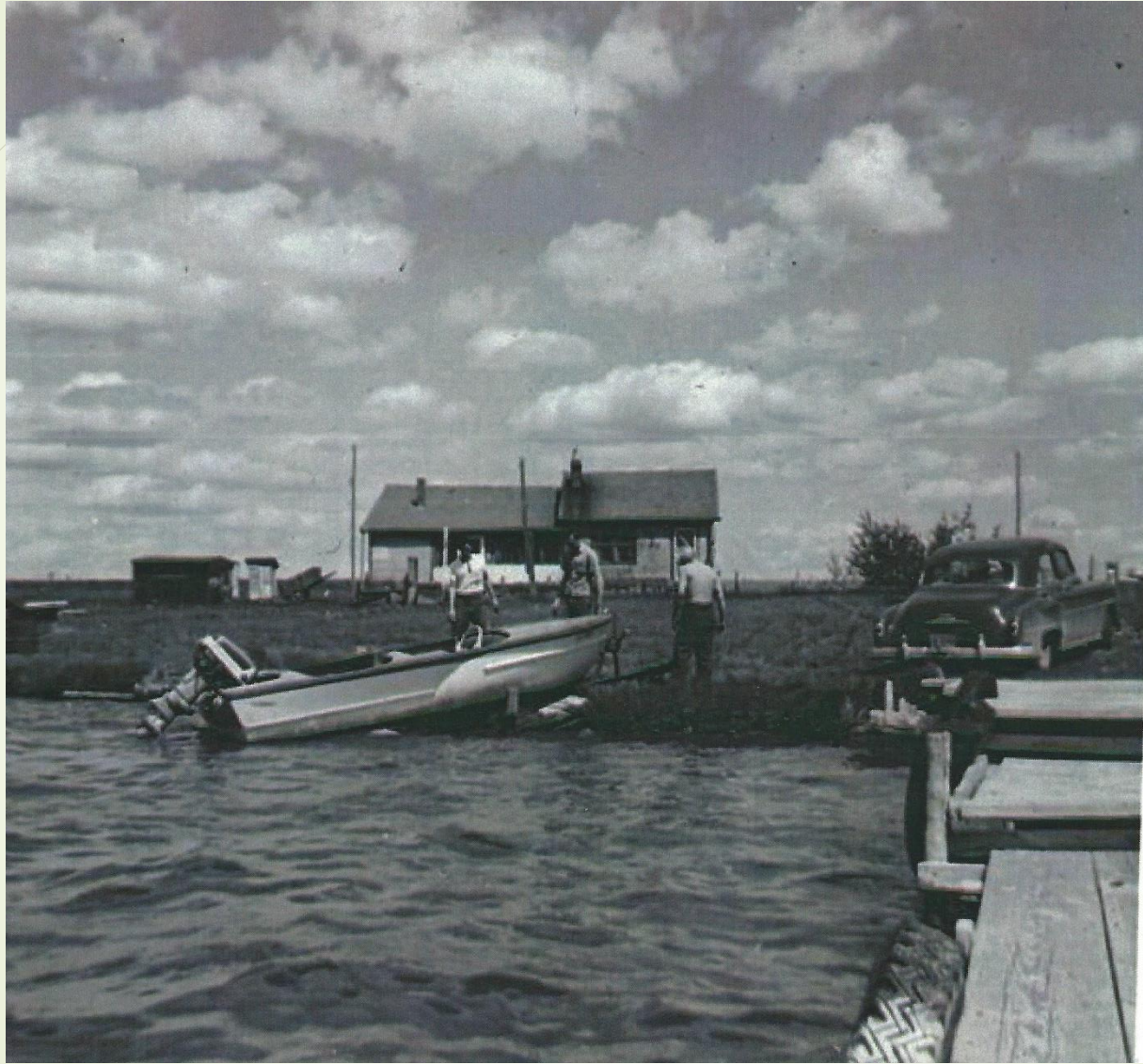














# The Calgary Herald

July 3, 1954

Jail Slated for Chestermere Lake Area

PROVINCE OF ALBERTA



CANADA

# Certificate of Incorporation

I Hereby Certify that .....

- CHESTERMERE CABIN OWNERS ASSOCIATION -

is this day incorporated under The Societies Act, being Chapter 315 of the Revised Statutes of Alberta, 1955.

Given under my hand and seal of office at Edmonton, Alberta, this

7th day of -December- A.D. 19 59.



*Jas. Warr*  
(Jas. Warr)  
Registrar of Joint Stock Companies



1st ANNUAL  
CHESTERMERE CABIN OWNERS ASSOC.

**SOGGIE-DEW**

No 61

Jim Taylor's - Block 4, Lot 5 N.W.

CASUAL DRESS

---

**Saturday, July 27th, 1974**

---

ENTERTAINMENT - DRAWS - GAMES

Cocktails 6:00 p.m.  
Bar .50c per drink

Barbeque 7:30 p.m.  
Beef - Beans - etc.

**\$6.00 per Person**

(includes one free drink)

Adults only - Admittance by tickets only

Bring your Lawn Chair only

(Location in case of rain - Chestermere Lake Hall)















# Chestermere residents fight for year-round homes

By Greg McIntyre

[Herald Staff Writer]

An association representing 300 cottage owners at Chestermere Lake, six miles east of Calgary, is preparing to fight local government for the right to live at the recreational area year round.

About 30 families currently live at the lake summer and winter, despite leases with the landowner,

the Western Irrigation District, restricting occupancy to "temporary tenancy."

The Chestermere Lake Cabin Owners Association at a general meeting Monday and a committee meeting Tuesday decided to take a stand because the irrigation district has verbally approved year-round residence, despite the written lease contract.

The association circulated a questionnaire in June that revealed that about 75 per cent of cabin owners favor year-round occupancy and about three times the current year-round population would move in if allowed.

A petition is to be circulated in the next two weeks and will be presented to local government, the Rocky View Municipal District, demanding year-round living and an extension of current five-year leases to 50 years.

Cabin owners pay lease rent to the irrigation district and taxes to the municipal district.

They argue that because year-round residents pay higher taxes than seasonal residents, the municipal district has been condoning all-year occupancy.

Cabin owners are concerned that a new municipal district general plan, currently being drafted, will mean stricter enforcement of the "temporary" residence clause in lease contracts.

Rocky View Reeve George Boyack said in an interview Tuesday that while the municipal council hopes to solve the Chestermere Lake dilemma, "there would be a lot of head scratching before we'd start kicking people around."

Mr. Boyack, who is also chairman of the irrigation district board, said he intends to get all parties involved in the Chestermere Lake community situation together this fall and come to some legal, aboveboard and acceptable solution.

If year-round occupancy is decided upon, the reeve said the municipality would have to upgrade facilities for schooling, sanitation and other services.

At present about 14 students are transported by bus to school from lake cottages.

Irrigation district manager Bill Slater said in an interview that when leases expire (most of them expire in December 1975) cabin owners will be required to provide pump-out type sewage tanks before leases will be renewed.

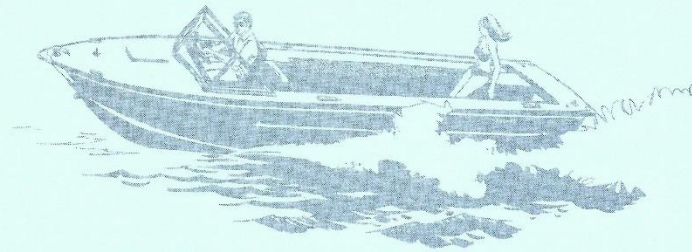
Mr. Slater said the irrigation board would likely approve longer leases, "perhaps in the neighborhood of 20 years."



*Chestermere  
Cabin Owners' Co-operative Association Ltd.*

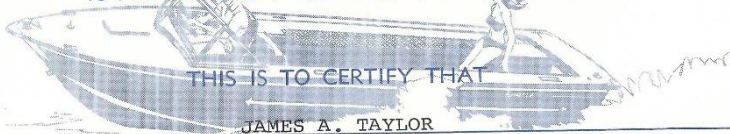
Reply to:

P.O. BOX 430  
STATION "J"  
CALGARY, ALBERTA  
T2A 4X7



Chestermere Cabin Owners' Co-operative  
Association Ltd.

Member's Certificate



THIS IS TO CERTIFY THAT

JAMES A. TAYLOR

OF LOT S 4 & 5 BLOCK 4

IS A MEMBER IN GOOD STANDING

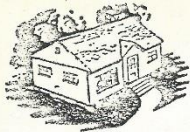
Walter Wood  
SECRETARY

May 6, 1976  
DATE

W. Wood  
PRESIDENT

**A** 265





## CHESTERMERE

Cabin Owners Association

Registered under the Societies Act of Alberta

COPY

7212 - 11 St. S.W.  
Calgary, Alberta  
T2V 1N1  
March 14, 1975

Municipal District of Rockyview  
207 - 16 Avenue N.E.  
Calgary, Alberta

Attention: The Secretary

Dear Sir:

At a recent joint meeting of the executive of the Association and representatives of the W.I.D., the concept of the purchase of the Chestermere Lake lots from the Western Irrigation District, and the transfer of the titles to the current lessees were discussed in depth.

It was the reaction of the Western Irrigation District representatives that such a proposal would be favourably considered by the District, provided the existing covenant agreements were varied or removed altogether, and the District would welcome the cancellation of the agreement.

We attach hereto copies of the covenant agreement referred to, and cursory perusal would indicate that in the course of time since they were made, the terms have been more honoured in their breach than in their observance. The covenant agreements should be removed from the lake lots and cancelled forthwith, and replaced with a revised and workable development formula.

There are only two parties to the covenant agreements, and we urge your council, to immediately consult with the Western Irrigation District, to vary or discharge the existing agreements and allow the Association to acquire the lots.

We have submitted a tentative offer to purchase the lake lots to the District and a copy of the offer is enclosed herewith.

The lake owners are the first to concede that the development of the area surrounding the lake must be properly controlled. Should we be successful in negotiating a purchase of the lake lots, it would be our intention to incorporate, and enter into an agreement with Calgary Regional Planning for the orderly development of the lake property.

/2

-2-

March 14, 1975

May we impress upon your Council, the need for haste. The majority of leases expire December 31st, 1975. They will not be renewed until the covenant problem is settled. The by-law requires compliance by the same date; compliance requires capital expenditure, and the owners will not spend the money unless they know what they're going to get. In short, we've reached an impasse, and some positive action is now required jointly by our landlord, the District, and the governing body, the Municipality.

Our position has been placed before your Council many times:

- (1) Security of tenure;
- (2) controlled year round occupancy.

The security of tenure may be available if the parties to the covenant will take positive action. Year round occupancy is a fact, and we will be the first to meet with the planning authorities to crystalize the further development of the area.

We would welcome the opportunity to appear before your Council at the first opportunity and thank you in anticipation of an early reply.

Yours very truly,

ORIGINAL SIGNED BY  
J. PEAKE

J. Peake  
President

JP/kn

cc: Western Irrigation District  
Mr. Sanford Syndess



# The Western Irrigation District

PLEASE ADDRESS ALL CORRESPONDENCE TO  
THE WESTERN IRRIGATION DISTRICT  
STRATHMORE, ALBERTA  
T0J 3H0

REFER TO FILE NO.

STRATHMORE, ALBERTA

REGISTER D MAIL

September 2nd, 1975.

Mr. J. Peake, President,  
Chestermere Cabin Owners Association,  
c/o 7212 - 11th Street S.W.,  
CALGARY, Alberta.  
T2V 1N1

Dear Mr. Peake:

The Board has reviewed the offer to purchase the  
Chestermere Lake lots dated March 14, 1975.

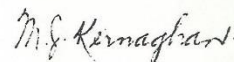
Since the Board of Directors feels that it cannot  
hold to the \$1,500,000.00 sale price indefinitely, we hereby  
give you notice that the price of \$1,500,000.00 will be accepted  
and in effect only up to and including December 31, 1975.

After that time it is the opinion of the Board that  
the price will have to be reconsidered. The Board is not pre-  
pared at this time to intimate whether or not the price will  
remain the same.

We trust you understand our position since our  
appraisal of the lake lots is already over one year old.

Yours truly,

WESTERN IRRIGATION DISTRICT



M. J. Kernaghan (Mrs.)  
Secretary.

:mjk







# Lakeside Greens Golf Course





