

THE TOWN OF KIPAWA*

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KIPAWA is being established by a large industrial corporation which has acquired sufficient land not only to erect their works but also to house their employees. The Riordon Pulp and Paper Co. decided to develop a new mill for production of pulp, and apparently came to the conclusion

as Lumsden's Mills, and on this side also the whole of the level land was taken up by lumber yards.

The only land available for the town was hilly land to the north and south of the mill site, overlooking the lake and river. Large parts of this land were covered with huge boulders and with timber or shrub of various sizes and densities. After careful inspection, it was finally decided to build the town to the north of the mill site, on what appeared to be, from the view that was obtained from the mill site, a steep hill, which would be very difficult and expensive to develop. It was found, however, on investigation that there were considerable fairly level areas on the site, and that, in order to obtain easy grades and economical development of lots, all that was necessary was the preparation of a proper plan.

Lines Through Virgin Forest

The first step in preparing a town plan was to have a contour map of the site prepared, and Ewing, Lovelace & Tremblay, of Montreal, were instructed to make a topographical survey. While this survey was being carried out by Mr. Lovelace, the site was visited by the writer and a preliminary sketch plan prepared.

After sundry alternatives were considered, the main lines of the plan shown in the illustration were determined, and the surveyors were

instructed to locate the roads on the ground. For this purpose, paths had to be blazed through the forest and the plotting carried out under peculiar difficulties. Very creditable work was done, with the result that the whole of the lines of the plan were laid down on the ground through virgin forests. A large part of this work was carried out in the heart of winter.

Considerable care had to be taken to select sites for the

that the most economical situation for such a mill was near the raw materials used in their industry.

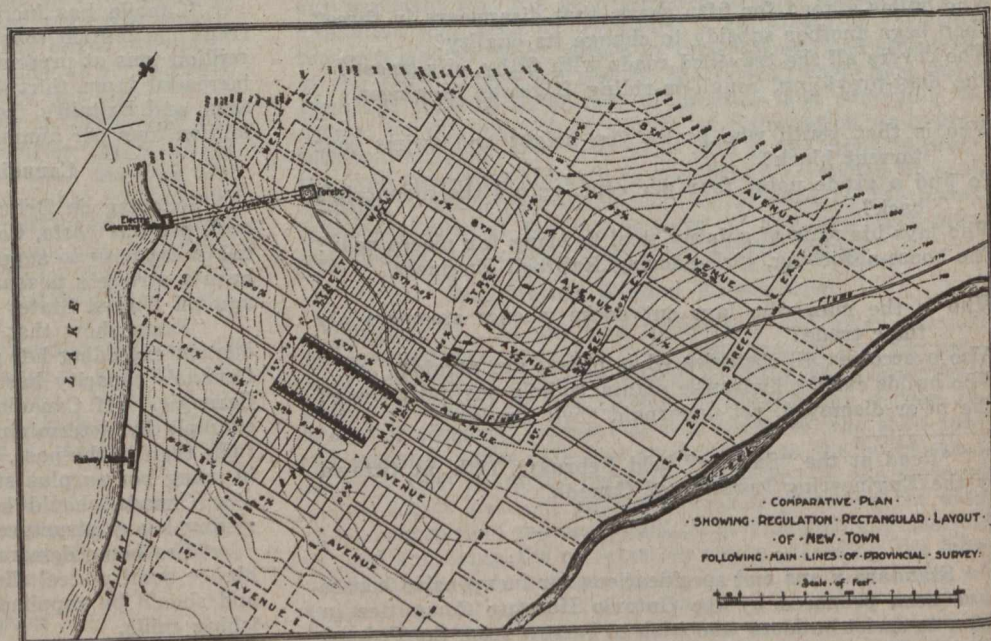
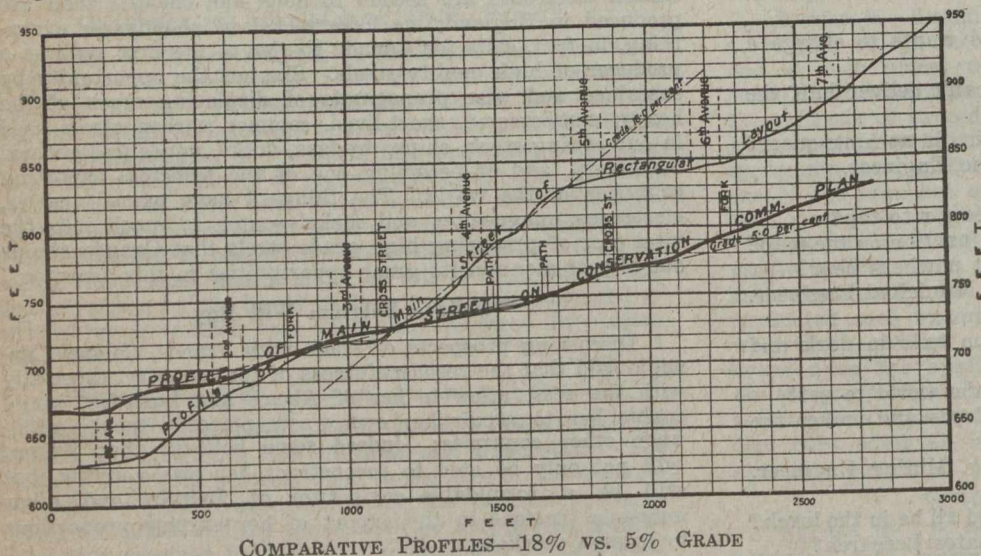
They selected the site of Kipawa, because of its proximity to the timber-limits and also because of the available water-powers derived from Kipawa Lake. The interests of John Lumsden, owner of Lumsden's Mills, and of other owners were purchased, and a compact area of about 10 square miles was brought under control for the purpose of erecting the mill and town. The consent and approval of the Quebec Government had to be obtained, and those who acted for the government showed every desire to co-operate in helping the Riordon Co. to build up a model community.

Limited in Location

As will be seen from the accompanying plan, the site overlooks Lake Timiskaming, which is part of the Ottawa River. The waters of Kipawa Lake drain into Lake Timiskaming by Gordon Creek, which is between the town and the railway. The site of the mill is to the south of the town, on the opposite side of Gordon Creek.

The first step taken by the Riordon Co. in connection with the selection of the site for the town was to invite the Commission of Conservation to advise as to the best situation. When the inspection of the area was made, there were certain governing factors which made the choice very limited. The millsite had been selected and took up nearly all the level land that was available. On one side there was Lake Timiskaming, and there were other physical features, such as the Gordon Creek and two tracks of the Canadian Pacific Railway. At a point to the east of the area shown on the plan, there was an existing mill and village known

*From "Conservation of Life."



THE RECTANGULAR LAYOUT WOULD HAVE BEEN MUCH LESS ATTRACTIVE

churches and other institutions. One of the arrangements that had to be made was that of providing a site for the Catholic church in exchange for one which had to be abandoned where the mill is being erected, and a small cemetery had also to be changed in location. Other existing features which had an influence on the plan were the position of the station, which could not be moved very far from