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*Summer Village of  
Waiparous  
Municipal Development Plan*

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## Introduction

In summer 2018, the Summer Village of Waiparous' Council engaged Birch Consulting to prepare a Municipal Development Plan for the community. Municipal Development Plans are a type of statutory plan under Alberta's Municipal Government Act and the content they must contain is established by legislation. The general intent is that a Municipal Development Plan (MDP) establish a direction for the community's future, and contain policy direction to guide future land use and development decisions consistent with that desired future.

To help oversee the process and provide direction to the consultant, Council appointed a steering committee comprised of community members and the Summer Village's Chief Administrative Officer. A survey of landowners was subsequently undertaken in fall 2018 to assess community opinion on a variety of issues. The adjacent Municipal District of Bighorn was also contacted to obtain its comments. A draft MDP was then prepared by the consultant, and reviewed and revised by the steering committee. When the steering committee was satisfied with it, the draft document was posted on the Summer Village's website and in spring 2019 an open house was held to obtain feedback on the draft document. That input was used to again refine the MDP, which was then forwarded by the steering committee to Council. After Council review, the draft MDP was formally circulated to other parties in accordance with the requirements of the Municipal Government Act. Following a public hearing and further review, the Summer Village of Waiparous Municipal Development Plan was approved by Council bylaw in March 2020.

The Summer Village of Waiparous is shown in Figure 1.

## Purpose of this Municipal Development Plan

The requirements for Municipal Development Plans are prescribed in the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 as amended (the MGA), and are as follows:

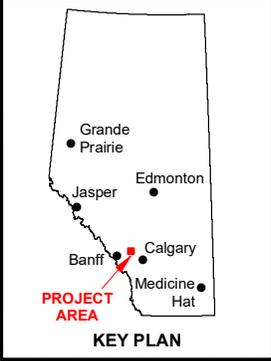
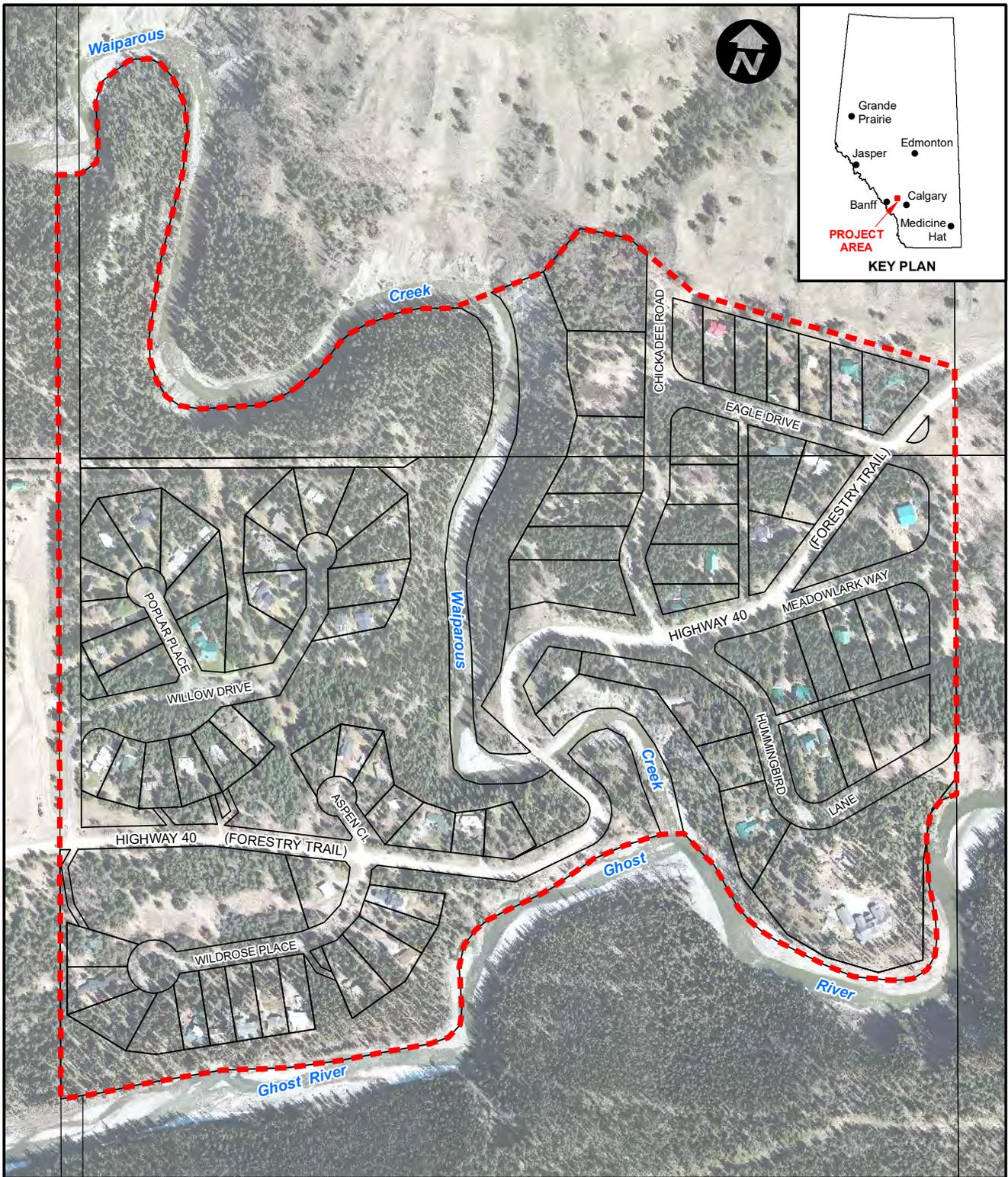
*“632 (3) A municipal development plan*

*(a) must address*

- (i) the future land use within the municipality;*
- (ii) the manner of and the proposals for future development in the municipality;*
- (iii) the co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities;*
- (iv) the provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities, and*
- (v) the provision of municipal services and facilities either generally or specifically;*

*(b) may address*

- (i) proposals for the financing and programming of municipal infrastructure,*

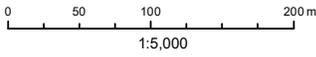


**LEGEND**

- S.V. OF WAIPAROUS BOUNDARY
- EXISTING LOT LINE

**SUMMER VILLAGE OF WAIPAROUS**

**MUNICIPAL DEVELOPMENT PLAN  
LOCATION PLAN**



**BIRCH**  
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DATE: MAY 30/19

FIGURE: 1

- 
- (ii) the co-ordination of municipal programs relating to the physical, social and economic development of the municipality;*
  - (iii) environmental matters within the municipality;*
  - (iv) the financial resources of the municipality;*
  - (v) the economic development of the municipality; and*
  - (vi) any other matter relating to the physical, social or economic development of the municipality;*

*(c) may contain statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies,*

*(d) must contain policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities,*

*(e) must contain policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school boards,*

*(f) must contain policies respecting the protection of agricultural operations, and*

*(g) may contain policies respecting the provision of conservation reserve in accordance with section 664.2(1)(a) to (d).”*

Summer Village of Waiparous Council, its various boards and committees, and its administration will use the Municipal Development Plan in making decisions on the matters described above, when making decisions on subdivision and development permit applications, when making amendments to the Land Use Bylaw, and when dealing with other government jurisdictions. They will also use the MDP when working on municipal budgets, and when determining infrastructure and other municipal service needs and priorities. Similarly, they will use it when evaluating requests from the community for facility and service provision, and associated funding.

Land owners, private developers, and existing residents and business owners will find the Municipal Development Plan useful in that it lays out a vision, principles and policies to guide the community forward. While there may be other documents that are referenced in this regard, such as the Summer Village of Waiparous Sustainability Plan, the MDP sets out the broad direction for the future community, its land use planning and municipal infrastructure.

The Summer Village of Waiparous Municipal Development Plan is a long term planning document but should not be considered a static document. As the world in which we live continues to change, along with the Summer Village's regional context, its landowners and residents, the MDP should be amended so that it continues to be relevant for community decision-making.

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## Demographic Information

Based on Statistics Canada’s census data (source: [www12.statcan.gc.ca](http://www12.statcan.gc.ca)), the Summer Village had a permanent population of 49 people in 2016, a small but significant increase from the 42 people living there in 2011. The 2016 census also indicated that the majority of households in the Summer Village consisted of two people and that there were 48 dwellings. Of these dwellings, 23 (about 48%) were occupied by full time residents.

In order to retain confidentiality due to the small population size, Statistics Canada rounded much of the data for the Summer Village (and totals do not always add up). Still, categorization of the Summer Village’s population by age shows the community to be somewhat older than that of Alberta as a whole:

<u>AGE</u>	<u>WAIPAROUS</u>	<u>ALBERTA</u>
0 - 14 Years	20.0%	19.2%
15 - 64 Years	60.0%	68.5%
65 + Years	30.0%	12.3%

This age profile will have an effect on infrastructure and service demands, and their provision. For example, one would expect demand for facilities and services to lean towards those best suited to an older population. However, the community should also recognize that a substantial portion of its population are children living full-time in the Summer Village of Waiparous. Moreover, there are likely to be younger people among the families of seasonal cottage owners who live part-time in the community, as well as young family members who visit full-time residents. Similarly, despite the fact that a slight majority of properties are used only part of the year, there is a significant full-time resident component to the Summer Village. Hence despite the somewhat higher proportion of older people living in the Summer Village and the large number of people who visit their properties only periodically, facilities and services need to meet a broad range of age and user characteristics. This is not simply a retirement nor a seasonal community.

## Development Constraints

When considering future land use and development options, the physical and legislative environment must be recognized. These constrain development choices. In the Summer Village of Waiparous, there are five elements that have an impact on planning decisions.

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## Highway 40

Highway 40, also known as the Forestry Trunk Road or Forestry Trail, passes through the middle of the Summer Village and divides it laterally as shown in Figure 2. Although Highway 40 has low traffic volumes much of the time, it becomes busy in the summer months and especially on long weekends. Because many drivers do not slow down to the posted speed limit when passing through the community, this poses a safety hazard and makes it difficult to use the highway right-of-way for walking or bicycling. The highway traffic also creates noise that adversely affects properties near the highway.

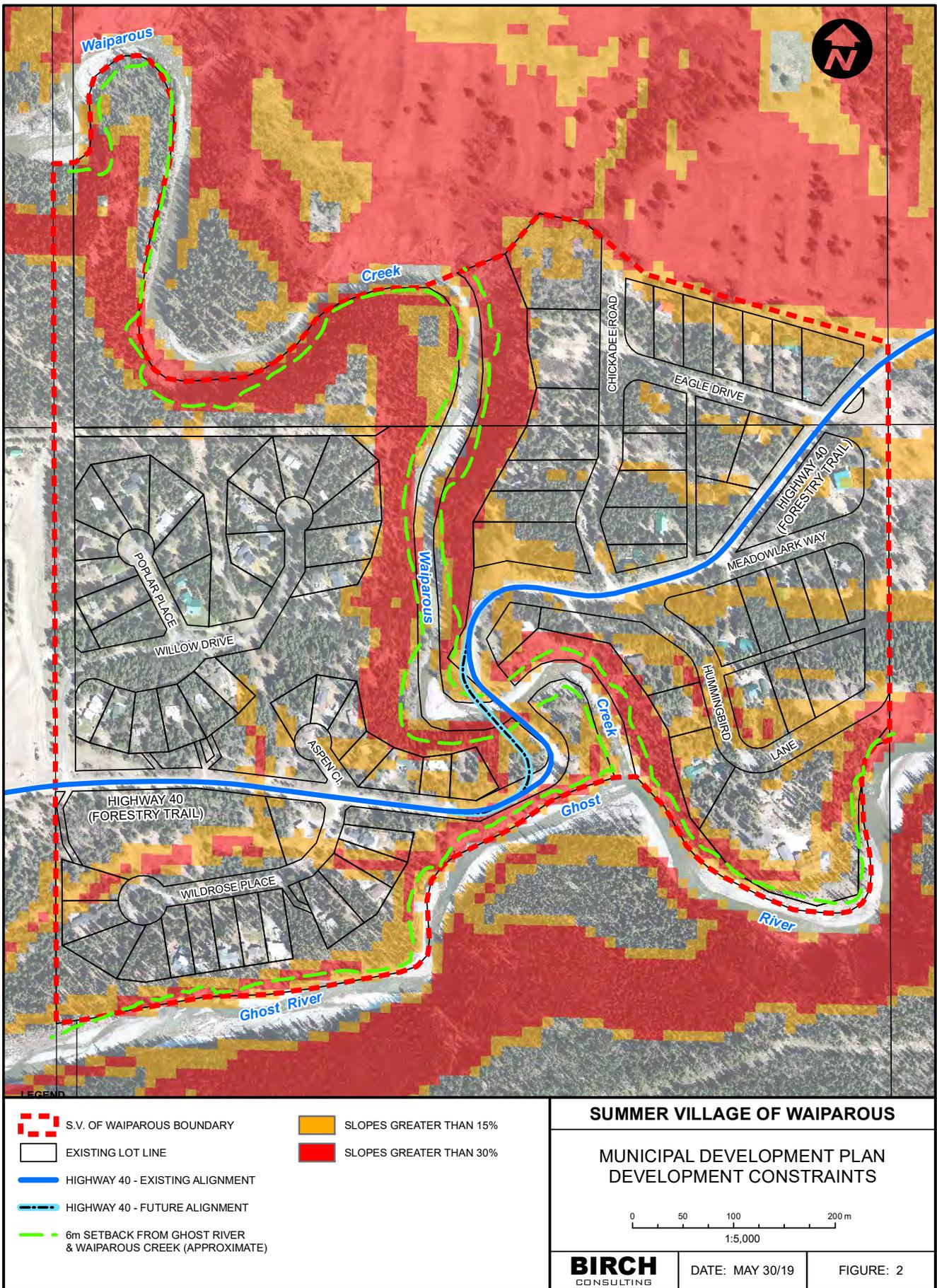
In addition to the inconveniences noted above, the presence of Highway 40 has a direct effect on the development approval process in the Summer Village. First, the Subdivision and Development Regulation (Alberta Regulation 43/2002, as amended) gives Alberta Transportation the ability to prevent subdivision within 1.6 km of a highway centre line. Second, under the Highways Development and Protection Regulation (Alberta Regulation 326/2009), Alberta Transportation may require that persons undertaking development within 300 m of a major provincial highway obtain a development permit from the department. However, notwithstanding these broad powers, the normal practice for Alberta Transportation is to focus on ensuring land is available for future, planned highway realignments or widening, and that development is sufficiently set back from highways so that vehicle movement is safe. Because it is unlikely that there will be more subdivision in the Summer Village of Waiparous next to Highway 40 and because the path of the future realignment has now been largely determined, the impact of Highway 40 on land use will mostly have to do with vehicle access points and building setbacks.

## Steep Slopes

Figure 2 shows three slope ranges for land in the Summer Village of Waiparous and the adjoining area: land with a slope of 0 - 15%; 16 - 30%; and over 30%. The accepted practice in many Alberta municipalities is to restrict development on or near slopes that exceed 15% over a significant distance. Exceptions are then made where slope stability can be demonstrated through a study undertaken by a geotechnical engineer.



*Slope Illustrations*



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## Ghost River and Waiparous Creek

A special characteristic of the Summer Village is its location at the confluence of the Ghost River and Waiparous Creek. The Ghost River flows along the south side of the Summer Village and defines the municipality's southern boundary. Waiparous Creek flows southwards through the middle of the community and divides it in two before joining the Ghost River, creating a significant barrier to movement. This can be seen in Figure 2.

Both watercourses are prone to flooding, especially in late spring during melting of the mountain snow pack. The amount of precipitation that occurs during this period is an important factor affecting flood risk too. While water flow volumes are natural in the Waiparous Creek catchment area, the Ghost River's flow is also impacted by TransAlta Corporation's upstream activities. The Ghost River receives some of its flow from the eastern end of Lake Minnewanka, which is dammed and used for hydropower generation at its western end. The water levels in Lake Minnewanka are managed for electrical power generation and to protect this hydropower infrastructure, with the safety release being to the Ghost River watershed.

Fortunately, most lots in the Summer Village are well above the floodplains of both the Ghost River and Waiparous Creek. The residential property most affected by flooding comprises Lots 8-10, Block B, Plan 3046EX, which is just below the confluence of the two watercourses and is not as protected by steep river banks as are other properties. There is also some potential for flooding of the lower bench area on Wildrose Place.

The possibility of flooding of the Ghost River and Waiparous Creek also affects opportunities for recreational development at the waters' edge. It means that there are few places next to the Ghost River or Waiparous Creek that can support permanent recreational development, such as a pier or picnic area. In this regard, Figure 2 shows the approximate 6 m setback from the bed and shore of Ghost River and Waiparous Creek, which is the minimum distance for establishing environmental reserve land next to the bed and shore of a body of water.

## Bedrock

Another topographic feature affecting land development in the Summer Village is the presence of bedrock near or protruding from the land surface. While not evident on every property, there are rock outcrops in many places, especially where the land is sloping. Besides being a factor limiting building locations or requiring removal for development on some properties, the thin topsoil and shallow bedrock may also affect the viability of some sewage treatment systems.

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## Climate Change, Forest Fire Potential and Overland Drainage

Local weather is not constant from year to year, and it is expected that the rapid climate change our Earth is experiencing will increase the frequency and severity of unusual weather events. This suggests at least two important risks for development. The first is the result of hot, dry periods. The Alberta Forest Reserve lies a few kilometres north and west of the Summer Village, and there are also large treed areas within and around the municipality. These pose a significant fire hazard in dry years. The second risk is the potential for heavy rainfall events, such as occurred in 2013. The steep terrain in much of the Summer Village means that flooding of large areas is not likely as long as stormwater runoff is properly managed. To that end, attention needs to be paid to proper maintenance of drainage channels and, wherever feasible, culverts should be oversized.

## Sustainability Plan

In 2012, the Summer Village completed a Sustainability Plan that was prepared following a community survey and related consultation. The Sustainability Plan lists six priority initiatives followed by strategies to achieving those priorities. It concludes with a listing of goals to help guide implementation. Much of that plan is still considered to be valid and some of the policy direction contained in this MDP relates back to the Sustainability Plan. The 2102 Sustainability Plan can be viewed on the Summer Village of Waiparous website ([www.waiparous.ca](http://www.waiparous.ca)).

## Community Input

Community input was obtained at the start of the planning process in order to prepare a plan that reflects the objectives and interests of residents. This was done through a workshop-style discussion with the MDP Steering Committee members followed by a community survey. Later, after the draft MDP was finalized with the Steering Committee and made public, an open house was held. Key findings of the survey and open house are summarized below.

### Survey

In fall 2018, a public input survey was undertaken to determine the community's position on a variety of issues. The survey was prepared by the consultant based on a Steering Committee workshop, vetted by the Steering Committee, and then incorporated into Survey Monkey software by administration who emailed the website link to residents. With 77 respondents, the survey was deemed a success. The survey results have been published separately and are available on-line or by email from the Summer Village.

People responding to the survey suggested that the top five characteristics of the Summer Village of Waiparous they liked and wanted to preserve were:

- 
- the natural environment, woodlands, forest, plants and wildlife;
  - privacy, solitude, seclusion and remoteness;
  - peace and quiet, and lack of noise;
  - the cottage-country feel, rustic charm and small village atmosphere; and
  - no commercial development or facilities.

The top five things that people suggested when asked what they would would change were:

- reduce traffic through the Summer Village / relocate Highway 40 so that it goes around the Summer Village;
- create more connectivity between the east and west sides / build a pedestrian bridge over Waiparous Creek, potentially as part of the Highway 40 bridge;
- reduce speeding on Highway 40, through enforcement or possibly using speed bumps;
- obtain access to the MD of Bighorn waste transfer and recycling site / access to Pear's Road recycling bins; and
- no change / the community is good as is.

People were also asked their opinion on what the community should look like in 15 years. By a large margin, the response was that the community should look like it does today, close to nature and with no commercial development.

The responses to the three survey questions mentioned above were high-level in nature and are hence summarized here. In contrast, the responses to the other seven survey questions were more topic specific and are referenced as applicable in the various sections below. The responses to all ten questions helped shape the broad direction of the Municipal Development Plan as well as its specific policies, and persons interested in seeing the full summary of the survey results are encouraged to view it on the "[waiparous.ca](http://waiparous.ca)" website or contact Summer Village administration.

## Open House and Other Comments

After completing a draft version of the MDP, the MDP Steering Committee hosted an open house at the Summer Village of Waiparous Community Building on June 15, 2019 in order to seek feedback. The draft MDP had been posted earlier on the Summer Village's website and printed copies were also made available at the open house. Approximately 22 people attended the presentation and associated question and answer period, or came ahead of or after the presentation. Additionally, community input was sought through use of a feedback form available at the open house and, for a few additional weeks thereafter, on the Summer Village's website.

The discussion at the open house was broad-ranging. The issues raised included Highway 40 and its planned re-alignment, the location of the municipal boundary, trails, wildfire hazard reduction, the Municipal District of Bighorn and relationships with its government and its local residents, short term vacation rentals and bed and breakfasts, and the potential for future subdivision in the

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Summer Village. These topics were also the ones raised in the very few feedback forms that were returned. However, none of this community input focused on any common desire for change to the draft MDP and there was general support for the draft's proposed policies. Consequently, the Steering Committee decided to leave the policies unchanged when referring the draft to Council for consideration of MDP adoption.

The draft MDP was also circulated to a variety of government agencies as mandated by legislation. The Municipal District of Bighorn, Alberta Transportation and the Calgary Catholic School District responded and, while suggestions for minor changes were provided, none of the respondents had any significant concerns. The Steering Committee made small adjustments to the document's text as a result of this feedback, including numbering of the MDP's policies, but no changes to any of the policies were made before the draft MDP was forwarded to Council.

## Vision Statement

When planning for the future it is helpful to have a vision of what that future might be like. A vision provides a target to strive for and allows the establishment of some guiding principles to help attain the larger vision. The vision for the Summer Village of Waiparous was prepared several years ago and is posted on the wall of the community hall. It is:

- To preserve the Summer Village as a residential community in a natural, peaceful setting.
- To make available those services and amenities that support a safe, healthy and environmentally sustainable community.
- To encourage and preserve a sense of community spirit, culture and pride among residents.

## Guiding Principles

Based on the input obtained through public engagement, a set of guiding principles has been developed to help the community achieve its vision.

The Summer Village of Waiparous will:

- work to build a strong and close knit community that has the active involvement of its members;
- seek to maintain and enhance the regional trail system, and protect the recreational lease areas as places in which to relax, enjoy the outdoors and connect with nature;
- preserve the existing rural “cottage country” nature and visible characteristics of the community;
- advocate for improvements to Highway 40 that will make it a safer transportation route through the Summer Village;
- create physical linkages that help offset the barriers created by Waiparous Creek and Highway 40;
- recognize the risk of forest fire to the community and take on-going measures to reduce that risk; and

- 
- take advantage of the natural setting to forge a community that is environmentally aware, progressive and sustainable.

Following from the Vision and these Guiding Principles, the following sections of this Municipal Development Plan establish policies to be followed by Summer Village and other decision-makers when addressing land use planning, development and related issues in the Summer Village of Waiparous.

## Municipal Growth and Residential Development

### Background

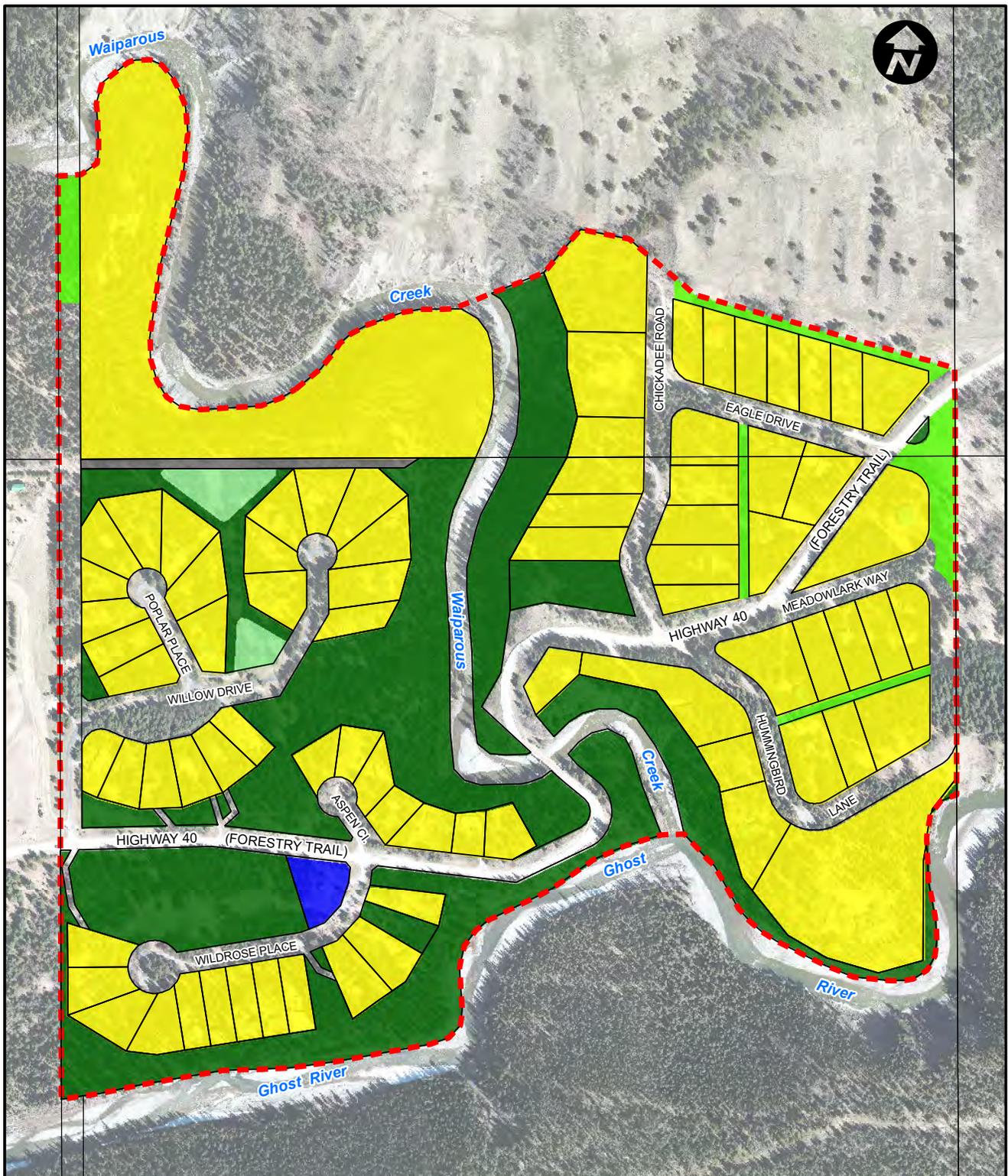
The majority of developed land in the Summer Village is residential, with single detached dwellings occupying most lots. Opportunities for additional development are limited. There is one large private property in the northwest that may be subdividable, two larger lots in the southeast that have been created by consolidation of smaller lots, and some existing residential lots that could be developed more intensively. Higher density development is not allowed under the current Land Use Bylaw, and it is important to maintain bigger lots and low density development in order to allow private water and sewer systems to function properly.

It is unlikely that the Summer Village of Waiparous' boundary will expand in the future to allow more municipal growth. Annexation would be necessary and the Alberta Government no longer allows this form of municipality, so the probability that expansion would be approved is low. Additionally, growth is constrained by watercourses and topography to the north and south. The land to the west is already developed and approved for further country residential development by the Municipal District of Bighorn. This leaves only the possibility of growth to the east, and this land is Alberta Crown land intended for grazing, forestry and other resource development.

The limitations to the Summer Village's growth meets the desires of many of the people who responded to the MDP survey. Several respondents said that they did not want the community to change, and like its current small size and population. The major factor that would affect the community's population size in the future is a change in the proportion of permanent residents.

### Policies

1. Figure 3 shows the future land use concept for the Summer Village of Waiparous and will be relied upon by the municipality when decisions are made regarding Land Use Bylaw amendments, subdivision and development applications.
2. Privately owned land may be subdivided and developed in accordance with the Land Use Bylaw regulations provided Alberta Government requirements for private water and sewage systems are

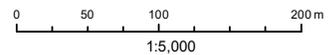


**LEGEND**

- S.V. OF WAIPAROUS BOUNDARY
- EXISTING LOT LINE
- RESIDENTIAL
- COMMUNITY FACILITIES
- PUBLIC UTILITIES
- PARKS, RECREATION, ARTS, LEISURE
- ROAD R.O.W. TO BE RETAINED AS NATURAL AREA
- UNDEVELOPED

**SUMMER VILLAGE OF WAIPAROUS**

**MUNICIPAL DEVELOPMENT PLAN  
FUTURE LAND USE**



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FIGURE: 3

- 
- met.
3. The minimum lot size allowed for future residential subdivisions will be 1,860 m<sup>2</sup> (20,022 sq. ft.) or such larger size as may be necessary to accommodate private water and sewage systems.
  4. Given the proximity of properties to Highway 40, all subdivision applications received by the municipality will be circulated to Alberta Transportation for comment.
  5. All development permit applications that involve properties adjacent to Highway 40 will be referred to Alberta Transportation for comment.
  6. Where subdivision or development is proposed on slopes with a sustained gradient above 15% and the slope is greater than 2.0 m in height, the applicant shall first demonstrate the stability of that slope by provision of a geotechnical study prepared by a professional engineer registered in the Province of Alberta.
  7. Development on land with slopes in excess of 30% will not normally be allowed.
  8. Only one residential dwelling per lot will be allowed, with no secondary suites.
  9. There shall be no further subdivision or development of the existing, undeveloped properties owned by the municipality without an amendment to this Municipal Development Plan.

## Commercial Development and Land Use

### Background

The MDP survey showed that one of the things most valued about the Summer Village is the lack of visible commercial activity. The survey also clearly demonstrated that most people are satisfied with the existing treatment of home occupations; that is, such small commercial uses are fine as long as they are practically invisible. Bed and breakfast businesses are not allowed in the Summer Village and no questions were asked about them in the MDP survey. However, most municipalities have been caught by surprise by the sudden popularity of short term vacation rentals such as Airbnb or VRBO and have had no clear policies or regulations to deal with them. While longer term rentals are clearly allowed and governed by Alberta Government legislation, short term vacation rental businesses are considered a local land use matter. To assess community opinion about these new businesses, the MDP included a question asking about their acceptability. The survey respondents were slightly in favour of allowing short term vacation rentals, with 52.5% in favour versus 47.5% opposed, but even those in support had stipulations about how they wanted the vacation rentals to be run. Those conditions would be difficult for the municipality to enforce and cost prohibitive.

### Policies

10. No visible commercial activity will be allowed and there is no need to designate land for future commercial uses in the Summer Village.

- 
11. Home occupations will be allowed provided they are not apparent to neighbours or passersby through: signage; outdoor storage of materials; noise, vibration or odour; hiring of employees for in-house work in the Summer Village; or frequent visitation by clients or delivery vehicles.
  12. Neither traditional bed and breakfasts nor short term vacation rentals such as Airbnb or VRBO will be allowed in the Summer Village of Waiparous.

## Recreation, Trails and Open Spaces

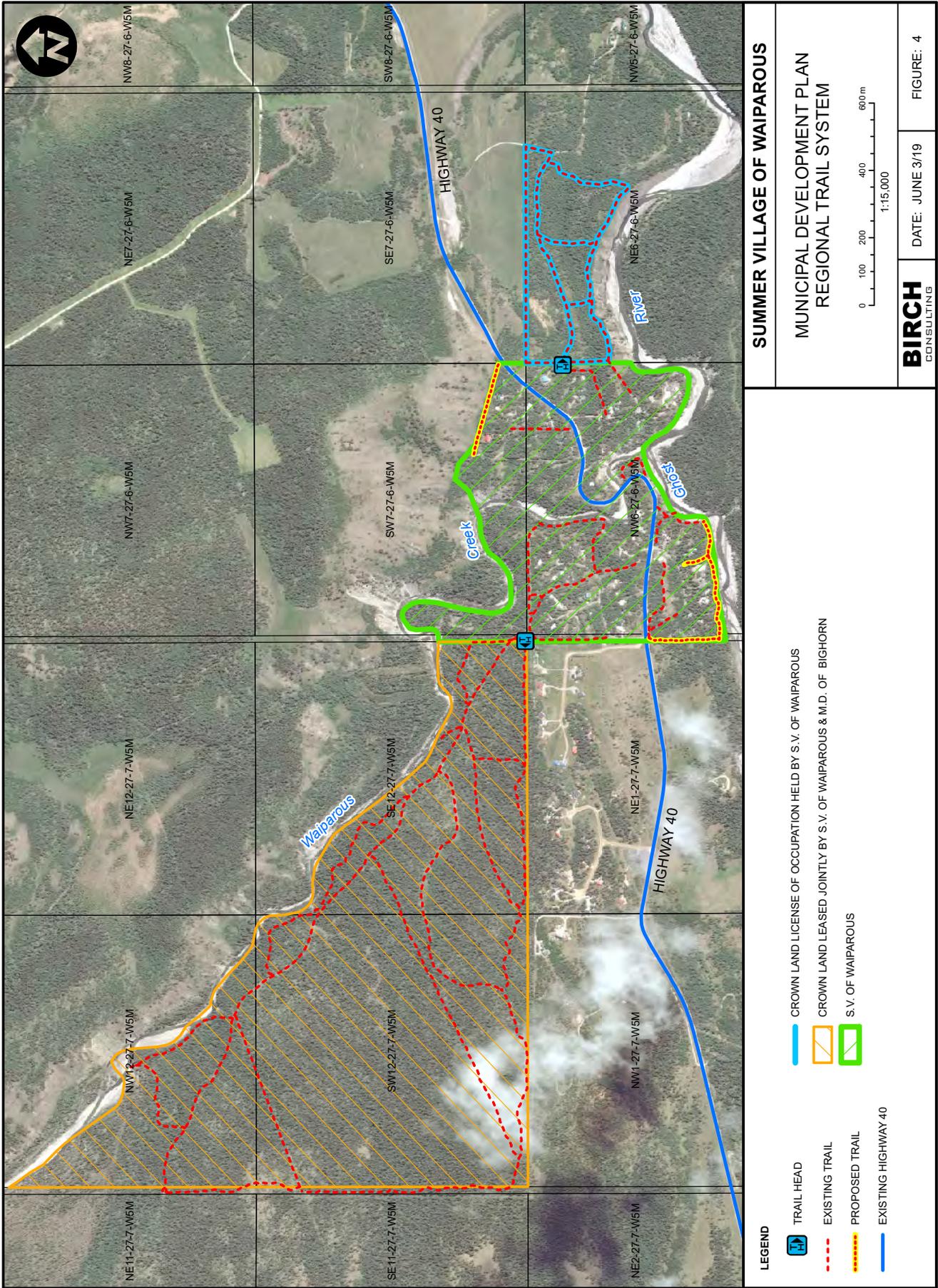
### Background

People responding to the survey undertaken as part of this MDP's preparation frequently mentioned the Summer Village's forested, natural setting, its peaceful solitude and its walking paths as the things they most liked about the Summer Village of Waiparous. These are certainly key attributes and community volunteers have donated countless hours to develop the local trail system.

Additionally, working with the Municipal District of Bighorn, an extensive regional trail system has been developed (see Figure 4). The western portion of this trail system, commonly referred to as the "Back 40", has been built on Crown land under the terms of a Provincial recreational lease held jointly by the Summer Village and the MD of Bighorn. The trails are maintained by the Ghost Waiparous Trails Association. The trails on the eastern side of the Summer Village are also on Crown land but within a Provincial "license of occupation" specifically granted for these walking trails. The third component of the trail system falls within the MD of Bighorn's country residential subdivision and within the Summer Village of Waiparous, and are on land owned by the municipalities themselves. These latter trails are situated on either municipal reserve or community reserve land (a designation evidenced on property titles) with some use of undeveloped road rights-of-way. The trails within this shared system have been developed to a variety of standards based on intended use and activity levels. They range from shale finishes to more primitive ones where the trails have simply been cleared and grubbed.

Lands within the Summer Village that are reserved for forested buffers, natural areas, trails and other recreational purposes are shown in Figure 5. These are mainly in the newer, western side rather than in the older, eastern subdivision. For descriptive and planning purposes the land intended for recreational use in the Summer Village of Waiparous has been divided as follows:

- Recreation Facilities Area, which are already used more intensively than other recreational land in the Summer Village, such as for a small cenotaph and seating area recognizing past community members, and a community picnic area that also has storage sheds;
- Road Right-of-Way (ROW) to be Maintained as Natural Area, which take advantages of surveyed roads that are not likely to be used for vehicle travel in the long term; and
- Natural Area, which are largely undeveloped except for trails and stormwater management.



**SUMMER VILLAGE OF WAIPAROUS**

**MUNICIPAL DEVELOPMENT PLAN  
REGIONAL TRAIL SYSTEM**



DATE: JUNE 3/19

FIGURE: 4

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**LEGEND**

- TRAIL HEAD
- EXISTING TRAIL
- PROPOSED TRAIL
- EXISTING HIGHWAY 40
- CROWN LAND LICENSE OF OCCUPATION HELD BY S.V. OF WAIPAROUS
- CROWN LAND LEASED JOINTLY BY S.V. OF WAIPAROUS & M.D. OF BIGHORN
- S.V. OF WAIPAROUS

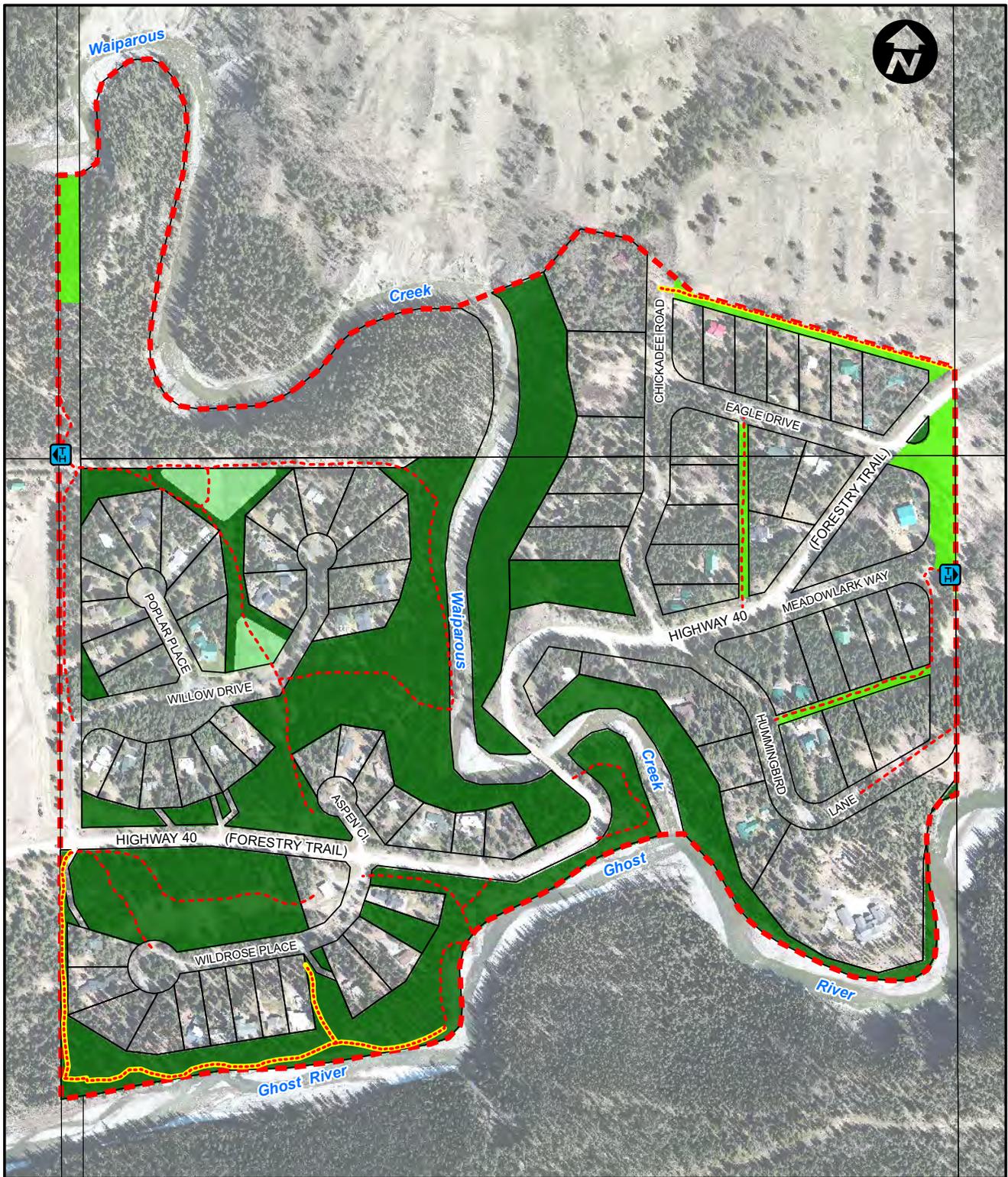
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As noted in the Demographic Information section above, there are a significant number of children living in the community and other children who visit. There were suggestions made in the MDP survey for more recreational facilities that may be important for this younger group, such as for an outdoor skating rink, more open area for soccer or similar activities, and a basketball court. Also mentioned in the survey was the need for facilities that might appeal to a broader demographic, such as a community fire place and horseshoe pits. More discussion and planning would have to occur before such recreational development. In the interim it can be expected that paved road areas will be used for recreational activities and not just for vehicle travel, especially roads that are close to where children live.

Finally, the Municipal Government Act requires that MDPs contain policies respecting the provision of municipal, school or municipal and school reserves when subdivisions occur. There is little chance of a school being needed in the community (see Education and Culture section below) and there is already an abundance of recreational land in the Summer Village, particularly given the recreational lease areas. Hence there is little need for more municipal reserve land.

## Policies

13. Figure 5 will be used for planning of future recreational land use, including trail locations in the Summer Village of Waiparous.
14. For implementation of the above policy, Figure 5 establishes three levels of future land use:
  - Recreation Activity Area - to be used for recreational facilities development and more intensive recreational activities in addition to trails;
  - Road Right-of-Way to be Retained as Natural Area - to be kept in a natural state and used for trail purposes, with vehicle traffic only allowed where necessary; and
  - Natural Area - to be used for casual recreation activities such as walking, with an effort made to limit development and land disturbance.
15. Due to the risk of flooding, there will be no permanent recreational development other than trails in the land along Ghost River or Waiparous Creek.
16. The Summer Village will continue to work with the Municipal District of Bighorn and its residents to maintain the "Back 40" Crown land recreational lease and its trail system, and for this purpose Council may rely on a trails committee of community volunteers (the Ghost Waiparous Trails Association).
17. Similarly, the municipality will work to maintain the license of occupation and the trails on the Crown land on the east side of the Summer Village.
18. The municipality will periodically assess the need for recreational facilities and strive to meet those changing demands while balancing the desire to keep property tax rates at moderate levels.
19. Owners of land approved for subdivision will be required to provide an amount equal to 10% of the land area as cash-in-lieu of municipal reserve at time of subdivision endorsement, pursuant to the Municipal Government Act.

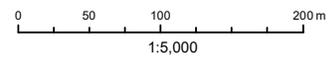


**LEGEND**

-  S.V. OF WAIPAROUS BOUNDARY
-  EXISTING LOT LINE
-  RECREATION FACILITIES AREA
-  ROAD R.O.W. TO BE RETAINED AS NATURAL AREA
-  NATURAL AREA
-  TRAIL HEAD
-  EXISTING TRAIL
-  PROPOSED TRAIL

**SUMMER VILLAGE OF WAIPAROUS**

**MUNICIPAL DEVELOPMENT PLAN  
RECREATIONAL LAND USE**



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CONSULTING

DATE: JUNE 3/19

FIGURE: 5

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20. To create more connectivity between the community's four quadrants, the Summer Village will continue to explore the potential to develop safe pedestrian movement routes across Waiparous Creek and Highway 40, in particular seeking to take advantage of the bridge replacement being planned for Highway 40.

## Education and Culture

### Background

The Summer Village of Waiparous is a small municipality with a population that is mostly seasonal. Consequently, it is not able to sustain educational and cultural facilities in the manner of larger communities. It must rely on other, larger centres for these facilities and services, and children living in the community are bussed to schools in Cochrane and area. The Summer Village has taken advantage of its proximity to the Benchlands Fire Hall in the Municipal District of Bighorn to help provide a paperback book deposit facility in conjunction with the Marigold Library System.

### Policies

21. Because of its small size, land will not be set aside within the Summer Village for a future school site.
22. There will be no need to provide land for school reserve purposes when subdivisions are approved.
23. The Summer Village will continue to contribute to the Marigold Library System and the paperback book deposit site within the Hamlet of Benchlands Fire Hall.

## Roads

### Background

Highway 40 plays an important access role for industrial and recreational activity along Alberta's Eastern Slopes. The growing inadequacy of the highway's current alignment through the Summer Village of Waiparous, in particular with the bridge crossing Waiparous Creek, resulted in numerous studies and discussions over past decades to find a cost effective solution suitable to both the Province of Alberta and Summer Village landowners and residents. As apparent from the MDP survey, this discussion has had a divisive effect on the community whose members vary in their support for the variety of solutions that have been proposed. The recent agreement between the Alberta Government and the community to keep Highway 40 more-or-less in its current alignment, but with a new bridge and related improvements at the Waiparous Creek crossing, will finally put the broader discussion to rest. While there will be inconvenience during construction of the new

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bridge and associated roadway realignment in the future, and some property accesses onto Highway 40 may need to be altered, the essential route for the realignment is now known. The planned realignment is shown in Figure 6. The proposed timing of this realignment has not been determined but the existing bridge is showing structural weaknesses. (For further information see: Hatch Corporation, October 5, 2018).

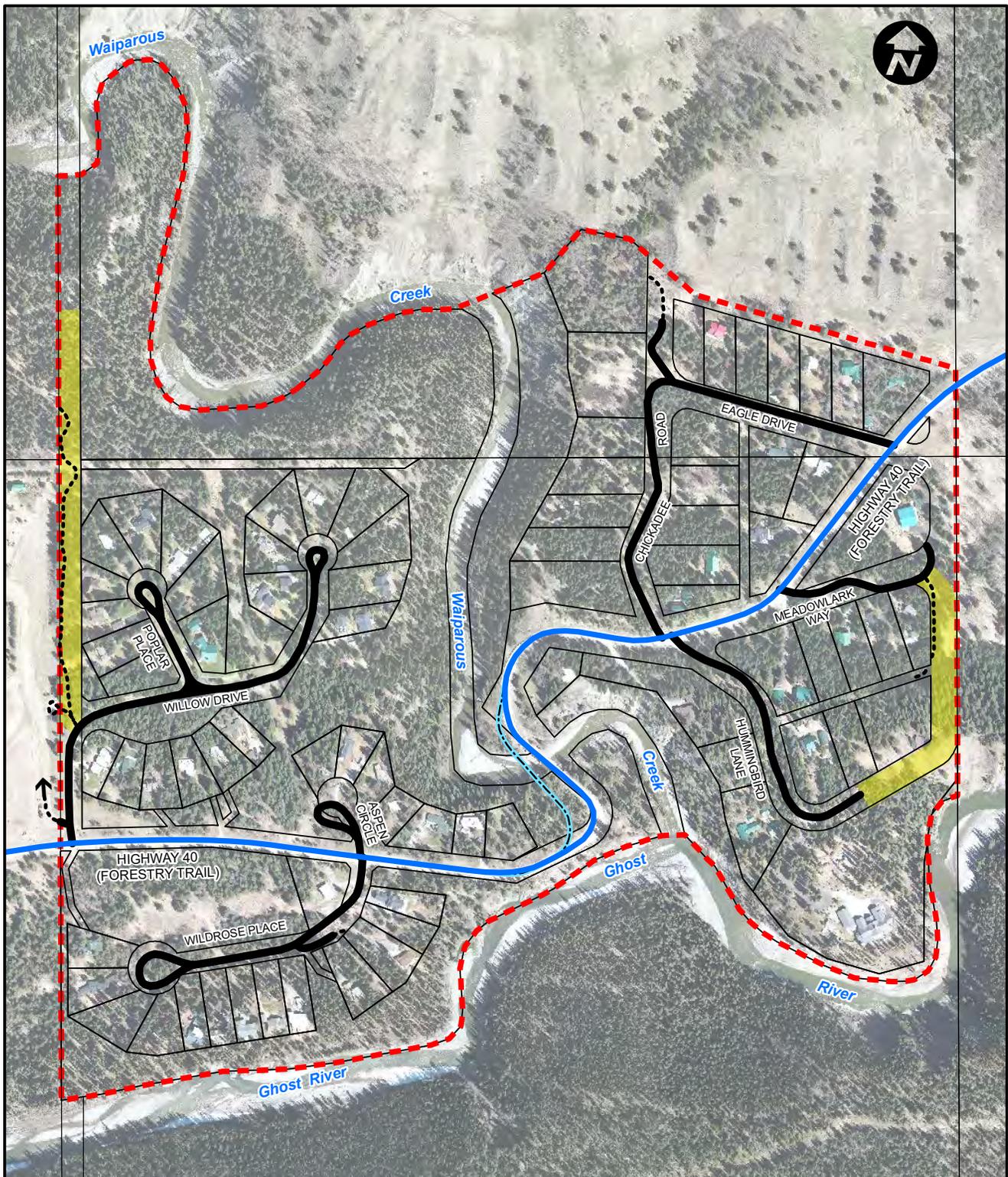
Many people responding to the MDP survey also voiced their opinion that there needs to be increased connectivity between the east and west sides of the community. They mentioned the possibility of adding a pedestrian route as part of the design for the new bridge, or development of a separate pedestrian bridge. Certainly the best time to consider this request is when the Highway 40 bridge is replaced. Potential options are the addition of a protected pedestrian walkway on the new bridge, use of the old bridge or parts of it for a separate pedestrian bridge, or development of a new pedestrian bridge when the resources and equipment are in the area for construction of the new highway bridge.

The Summer Village's internal roads are owned by the province but are under the care and control of the municipality. They are shown in Figure 6. The existing road surfaces are generally in good repair and adequately service the community. These are low volume roads even with the increased traffic experienced during the summer months. Their narrow width and the retention of trees within the road rights-of-way are viewed as attributes to reduce vehicle speeds and provide a more rural feel to the Summer Village. Additionally, and again supporting the community's desire to maintain its rural character, several road rights-of-way are undeveloped and used for pedestrian trail purposes.

A few changes will be necessary if there are future subdivisions in the Summer Village. While most of the existing lots are too small to be further subdivided, a few larger lots remain. These properties have existed in their current state for many years and there is no suggestion that they will be subdivided in the near term. Consequently, the planning and design of these potential future road extensions, illustrated in Figure 6, will be addressed when the need arises rather than now.

Regarding the possible future upgrade of the road allowance on the west side of the Summer Village extending north of Willow Drive (sometimes called Spruce Lane), there is an alternative. That is to work with the MD of Bighorn to maximize use of the parallel road (Ghost Country Place) in the MD of Bighorn for the benefit of both municipalities through some type of cost-sharing arrangement. The policy associated with this alternative is addressed later in this MDP, in the section titled Coordination with Other Governments.

It is also worth noting that the paved roadway in Aspen Circle is not contained within the surveyed cul-de-sac. This could be corrected by either enlarging the road plan or moving the built road. Correcting this issue is unnecessary, though, since the Summer Village owns the land onto which

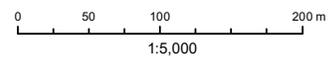


**LEGEND**

- S.V. OF WAIPAROUS BOUNDARY
- EXISTING LOT LINE
- FUTURE ROAD EXTENSION TO BE DETERMINED
- HIGHWAY 40 - EXISTING ALIGNMENT
- HIGHWAY 40 - FUTURE ALIGNMENT
- LOCAL ROAD - PAVED
- LOCAL ROAD - GRAVEL/LOCAL MATERIAL

**SUMMER VILLAGE OF WAIPAROUS**

**MUNICIPAL DEVELOPMENT PLAN  
TRANSPORTATION**



**BIRCH**  
CONSULTING

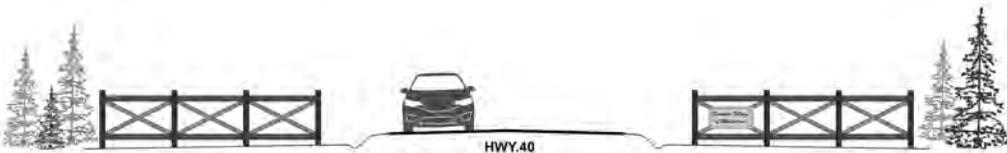
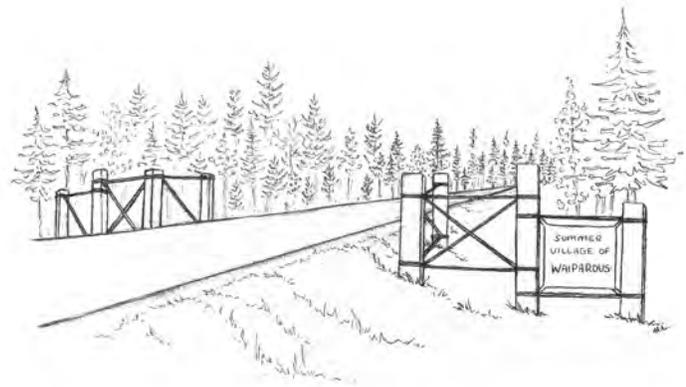
DATE: MAR 24/2020

FIGURE: 6

the roadway spills over.

## Policies

24. The Summer Village supports the bridge replacement and associated realignment of Highway 40 as proposed by Alberta Transportation based on the 2018 Hatch Corporation study, that new alignment being shown conceptually in Figure 6.
25. When detailed, Alberta Government planning for the Highway 40 bridge replacement commences, the Summer Village will advocate for construction of a safe pedestrian crossing of Waiparous Creek in conjunction with the new bridge.
26. The Summer Village will continue to explore ways to partner with Alberta Transportation to improve the visibility of Highway 40 crosswalks within the community.
27. In order to more clearly signal the presence of the community to drivers on Highway 40 and thereby encourage slower, safer and more respectful driving, the municipality will work with Alberta Transportation to erect gateway features beside Highway 40 at the east and west entrances to the Summer Village.



*Highway 40 Gateway Examples*

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28. Persons proposing development or redevelopment on properties next to Highway 40 shall obtain development approval from Alberta Transportation as well as from the Summer Village, and the municipality's approving authorities will consult Alberta Transportation as necessary in this context, particularly regarding setbacks from the highway and vehicle access.
  29. Persons undertaking subdivision or development of their properties will be responsible for extending or upgrading the existing road network, at their own expense, in order to provide vehicle access to those properties in accordance with the requirements of the municipality.
  30. All internal roadways within the Summer Village will be considered to be multi-mode transportation routes (sometimes called "complete streets") and will be designed and managed for safe use by vehicles, pedestrians, bicycles and similar traffic.
  31. Existing road surfaces in the Summer Village will not be upgraded in any significant manner in the foreseeable future (e.g., through additional hard surfacing or widening) but to recognize the investment made in the existing road pavement they will be well maintained to protect asphalt longevity.
  32. Trees may be retained in road rights-of-way to reflect the community's rural character but will be removed or trimmed as necessary to maintain safe and viable roads and reduce the risk of wildfire.
  33. Undeveloped road rights-of-way that are not needed for vehicle movement will be used for community trail purposes where suitable.
  34. In order to preserve a dark sky environment, no streetlights will be installed in the Summer Village of Waiparous.

## Surface Water Drainage

### Background

Because of the numerous slopes leading down to the nearby Ghost River and Waiparous Creek, there are many natural drainage channels in the Summer Village. Surface water runoff (also referred to as stormwater runoff) is not a major issue. Surface water runoff problems are localized, occurring where the land is flat or drainage is impeded by roads. Examples are Willow Drive west of Poplar Place, and along the north side of Highway 40 west of Aspen Circle. A few drainage problems also occur at the bottom of steeper slopes, such as the eastern portion of Wildrose Place.

### Policies

35. Because surface water runoff issues are localized and few in number, a stormwater management plan for the Summer Village is unnecessary.
36. Surface water runoff issues will be addressed on a site-specific basis as they occur.

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37. To help ensure surface water drainage does not become an issue in the community, the municipality will undertake regular inspections and maintenance of culverts, and will request that Alberta Transportation and its road maintenance contractors do the same along Highway 40.
  38. When new culverts are installed or old ones replaced, they will be ‘oversized’ by engineering them for less frequent storm events (e.g., by designing for a 15 year or longer reoccurrence interval rather than a 5 or 10 year reoccurrence interval).
  39. A stormwater management plan prepared by a professional engineer is to be provided for any future subdivision within the Summer Village, with the management plan designed to maintain current surface water flow patterns and not increase release rates from the property above pre-development flow rates.
  40. Stormwater management plans will need to meet the requirements of Alberta Environment and Parks.

## Potable Water and Sanitary Sewage Service

### Background

Landowners and residents in the Summer Village rely on private systems for both potable water and for sewage disposal. When asked in the MDP survey if they were aware of any problems with these private water and sewage systems, 88.7% responded “no”. The few comments that were received primarily focused on sewage system adequacy, respondents suggesting that some sewage systems are not well maintained or are old and failing. Regarding water systems, survey respondents suggested that some wells are located too close to sewage systems to meet legislative requirements, and some wells occasionally experience low water levels.

### Policies

41. Property owners are urged to properly maintain both their wells and sewage systems in order to avoid potential contamination of the community’s groundwater supply.
42. When a property is redeveloped, the existing private sewage system shall be replaced with a new, modern sewage system; or, alternatively, a detailed study undertaken by a qualified individual at the landowner’s expense shall demonstrate, to the satisfaction of the Summer Village, that the existing sewage system is suitably sized for the new development and is operating properly in all regards.
43. Persons installing sewage systems are encouraged to use packaged sewage treatment plants as part of those systems in order to improve sewage treatment and effluent quality.
44. Persons redeveloping properties in the Summer Village will also be required to demonstrate, to the satisfaction of the municipality, that the well they intend to use meets current Alberta Government requirements in terms of separations from buildings, sewage systems and property lines, and in terms of well completion (sealing from potential intrusion of foreign matter).

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## Waste Management and Recycling

### Background

There are no waste disposal or recycling facilities within the community. The cost of developing and operating such facilities relative to the community's size and tax base is unattractive. Instead, the Summer Village pays for a locked municipal solid waste (garbage) bin in the Town of Cochrane that is available for use by Summer Village landowners and residents. The Summer Village also pays an annual fee to have access to Cochrane's recycling program. As a result, residents can use the Town of Cochrane's Eco Centre, which accepts a wide variety of materials for reuse and recycling.

Some respondents to the MDP survey suggested that they would prefer the Summer Village help fund the Municipal District of Bighorn's waste and recycling system so that they could have access to that resource. The MD of Bighorn has a waste transfer and recycling facility approximately two kilometres west of the Summer Village of Waiparous on Highway 40. The Summer Village has explored that option in the past but has found the Cochrane solution to be less expensive and the recycling options broader.

### Policies

45. Municipal solid waste disposal and recycling service for residents and landowners will continue to be provided through partnerships with other municipalities rather than provision of disposal and recycling bins within the community.
46. The municipality will periodically review its municipal solid waste and recycling options to ensure that the systems it uses provide the best combination of efficiency and effectiveness for the community.

## FireSmart and Wildfire Hazard Reduction

### Background

The Summer Village of Waiparous is on the eastern edge of the Alberta Forest Reserve, and the abundance of trees is a predominant feature of the Summer Village and its surroundings. While attractive and an important part of the community's charm, the forest adds a significant fire risk. This risk is likely to increase unless our society and people around the world become more successful at reducing the causes of climate change.

The Summer Village and Municipal District of Bighorn have been proactive in reducing the risk of wildfire on the "Back 40" recreational lease and on municipal land in the adjoining residential areas.

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They have applied for and received grants to help thin the tree cover, remove lower branches on coniferous trees, and clear flammable understory and deadwood. This effort has been supported by numerous local volunteers and the Alberta Wildfire Management Branch of Alberta Agriculture and Forestry. Additionally, an effort is being made to follow FireSmart principles on private properties and in decisions about building design and construction materials. Because the potential for wildfire in the Eastern Slopes is likely to remain high, this local risk reduction effort needs to be consistent and on-going.

## Policies

47. There will be continued support for wildfire hazard reduction within the Summer Village and the surrounding area, particularly on municipal land and on the Crown land recreational lease to the west.
48. The Summer Village of Waiparous will continue to partner with the Municipal District of Bighorn and Alberta Wildfire Management to undertake fuel reduction and related work on the “Back 40” recreational lease.
49. The Summer Village of Waiparous Wildfire Mitigation Strategy document will be used to plan and budget for fuel reduction and related wildfire hazard reduction on an annual basis, and will be regularly updated, the target being an update every five years.
50. FireSmart land development and management practices will be promoted in the Summer Village, including:
  - establishment of cleared safety buffers next to buildings based on the FireSmart zones;
  - thinning of coniferous trees to increase tree spacing;
  - removal of lower branches on coniferous trees;
  - replacement of more flammable vegetation (e.g., coniferous trees and junipers) with less flammable vegetation (e.g., deciduous trees and bushes); and
  - removal of deadwood and flammable understory vegetation on a regular basis.
51. FireSmart building construction practices will be encouraged, including use of:
  - Class A or B roofing material;
  - building designs that avoid creation of dead wind spaces where ash settles (e.g., dormers); and
  - non-combustible or fire-resistant materials for decks, sidings and other exterior finishes.
52. The municipality will regularly undertake vegetation management to reduce the fire hazard on municipal properties and road rights-of-way.

## Agricultural Land Use

### Background

The Municipal Government Act requirements for MDPs state that they must contain policies respecting the protection of agricultural operations. Most of the land outside the Summer Village is

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forested but some is used for agricultural purposes, notably grazing, which is a longstanding activity in this area. Agricultural activities are protected under Alberta's Agricultural Operation Practices Act provided normal farm practices are being followed.

## Policies

53. The Summer Village of Waiparous supports continuation of the livestock grazing activities in the area as long as those agricultural operations are undertaken in accordance with normal farm practices.

## Other Infrastructure and Services

### Background

There is no Alberta Government legislation establishing requirements for municipal firefighting services, equipment or facilities. Local governments are not required to provide these. However, there are societal expectations regarding such services, and the insurance industry has standards that directly affect insurance availability and cost. Consequently, like other Alberta municipalities, the Summer Village of Waiparous has spent time and resources addressing the fire response issue. It has installed a 90 m<sup>3</sup> (20,000 gal.) water reservoir next to the community hall that is filled from an adjacent well, and has entered into a fire response agreement with the MD of Bighorn. Initial response would typically be by volunteers based out of the fire hall located in the Hamlet of Benchlands. The Summer Village also has a mutual aid agreement for wildfire response with Alberta Agriculture and Forestry given the municipality's location within the Forest Protection Area.

The Municipal Government Act does require MDPs to provide guidance on the type and location of land uses adjacent to sour gas facilities, as set out earlier in this document. The Summer Village is in an area with proven sour gas reserves but there are currently no active sour gas or other wells within 1.6 km of the municipal boundary; they are more distant. There are no abandoned oil or gas wells within the Summer Village, the closest one being approximately 0.6 km to the north (in 11-7-27-6-W5M).

Both in the 2012 Sustainability Plan and in the MDP survey results, there was sentiment towards increasing what can be termed 'green' initiatives within the community. Among other possibilities, there is senior government funding available to support such initiatives.

## Policies

54. Rather than establishment of a municipal fire response team, because of its small population size the Summer Village will continue to partner with other municipalities for fire service.

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55. Pursuant to the Municipal Government Act's Subdivision and Development Regulations, applicants for subdivisions, and for development permits for permanent dwellings or public facilities, must submit information, current to the time of the applications, regarding any sour gas well, pipeline or other facility located within 1.5 km of the parcel of land proposed for subdivision or development.
  56. Similarly, applicants for subdivisions and for development permits for buildings will provide information confirming the absence (or presence) of any abandoned oil or gas well on the subject property.
  57. All applications for subdivision, and for development permits for permanent dwellings or public facilities, proposed within 1.5 km of a sour gas well, pipeline or other facility, will be referred to the Alberta Energy Regulator unless the Alberta Energy Regulator establishes a lesser distance.
  58. The Summer Village's subdivision authority and development authority will take the recommendations of the Alberta Energy Regulator into account when making their decision on applications for subdivision and development.
  59. The Summer Village of Waiparous takes the position that for safety reasons and the protection of water wells, there should be no surface locations for future sour gas wells approved within 0.5 km of the municipal boundary, and no fracking activity of any kind within 1.5 km of the municipal boundary.
  60. The Summer Village will investigate the potential to use solar power to generate electricity for the community hall, using programs available through the Municipal Climate Change Action Centre (MCCAC) and other means.
  61. The municipality will amend its land use bylaw to ensure that adding development components that are friendly to the environment, such as solar panels or heat exchange systems, to new and existing residences is easy provided neighbouring properties are not adversely affected.

## Community Development

### Background

As indicated above, there is no desire to have the Summer Village expand either its development footprint or its population density. This means that growth and development issues will not be the main focus of Council and its administration. Instead, it will be day-to-day operational issues and ensuring the long term success of the existing community.

Creating a strong and cohesive community will require effort. The census data illustrates the broad spectrum of age groups that must be served. There are both permanent and part-time residents, each with different expectations as to the role of the Summer Village. Waiparous Creek and Highway 40 create physical barriers. Previous uncertainty about the future alignment of Highway 40 created tensions. And the MDP survey indicated a wide range of opinion on some topics. In a world where social media makes it easy for people to group into camps of similar opinion, these characteristics

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suggest that for the Summer Village to obtain its vision it will need to spend time and energy on community building. The need for this was suggested by some survey respondents who pointed out the desirability of having a more closely knit community and more volunteers.

## Policies

62. Given the diverse nature of the Summer Village, an effort will be made to emphasize common interests and build community through the municipality's newsletter, website, social media feeds and other communications.
63. In accordance with the above, an on-going process will be undertaken to inform landowners, residents and guests about the community's norms, vision and guiding principles.
64. Because the Sustainability Plan is still seen as relevant in providing policy direction for the community, Council and administration will use it as part of the annual strategic planning and budget preparation process.
65. A regular (approximately every four years, preferably in conjunction with the election cycle) survey of landowners and residents will be undertaken to discern issues of concern and community sentiment in order to track and reinforce areas of commonality.
66. The Summer Village will encourage community events throughout the year in order to create opportunities for people to come together.
67. The Summer Village will seek to generate high levels of volunteerism, especially for trail development and maintenance and for fire hazard reduction, through advertisement of volunteer opportunities, through efforts to show the importance of volunteerism to the community's success, and through increased volunteer recognition.

## Coordination with Other Governments

### Background

The Summer Village shares its boundary with the Municipal District of Bighorn and an intermunicipal development plan for the land around the Summer Village has existed for decades in one form or another. That plan allowed for development of the country residential subdivision on the Summer Village's west side. There is similar development potential for the adjacent parcel south of Highway 40 in the MD of Bighorn although this land is currently being used as a source of spring water trucked to Calgary.

Summer Village of Waiparous residents and those living in the MD of Bighorn's country residential subdivision have similar interests. For example, the Summer Village and the MD of Bighorn share responsibility for the "Back 40" Recreation Lease which is a jointly held lease of Alberta Crown land. Volunteers from both municipalities help look after this leased area. The Summer Village also has an agreement with the MD to provide initial fire response. The South Central Alberta Mutual Aid

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Agreement, involving many municipalities in the Calgary region including the MD of Bighorn, provides support in the event of a disaster.

## Policies

68. In accordance with the recently revised Municipal Government Act, the Summer Village of Waiparous and the Municipal District of Bighorn have prepared an intermunicipal collaboration framework, and that agreement will be updated as necessary and form the basis for seeking improved efficiency and effectiveness in municipal service provision.
69. The Summer Village will continue to work with Municipal District of Bighorn and its residents to maintain the “Back 40” recreational lease and its trail system, and for this purpose Council may rely on a committee of community volunteers.
70. The Summer Village also supports the management of the forest and understory in the “Back 40” lease area to reduce the wildfire hazard and will continue to apply for provincial grants to assist with this work.
71. The Summer Village will work to preserve an on-going, mutually beneficial relationship with Alberta Wildfire Management Branch of Alberta Agriculture and Forestry to reduce the risk of wildfire both within the community and on the adjacent Crown land.
72. The Summer Village will refer any amendments it is contemplating making to statutory planning documents or the land use bylaw, as well as any subdivision applications it receives, to the Municipal District of Bighorn for comment prior to making a decision.
73. The Summer Village expects the same referral courtesy from the MD of Bighorn as set out in the above policy for statutory plan or land use bylaw amendments and subdivision applications if such amendments or applications apply to land in the MD of Bighorn that is within 1.6 km of the municipal boundary.
74. The Summer Village will refer any development permit applications for commercial or other non-residential developments proposed within the municipality to the MD for comment, and expects to receive referrals from the MD of Bighorn on non-residential development permit applications if they are proposed within 1.6 km of the municipal boundary.
75. The Summer Village will not refer any development permit applications for residential, home occupation or similar uses proposed within the municipality to the MD of Bighorn, and does not expect to receive referrals for such development permit applications from the MD.
76. When development of a municipal standard road extending from an existing road in either the MD of Bighorn (Ghost Country Place) or the Summer Village of Waiparous (Willow Drive) to the junction of the southwest corner of SW1/4-7-27-6-W5M and the southeast corner of SE1/4-12-27-7-W5M becomes necessary, the Summer Village will consult the MD of Bighorn to determine how best to avoid having two more-or-less parallel municipal roads built next to one another. The Summer Village may attempt to initiate this road-sharing consultation, and its associated cost-sharing requirement, earlier than that by using the opportunity provided in the Intermunicipal Collaboration Framework.

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## Implementation and Review

Implementation of the Waiparous Municipal Development Plan will typically occur in four ways:

- through amendments of the Land Use Bylaw as necessary to bring the Land Use Bylaw into conformity with the MDP (the Land Use Bylaw is the day-to-day regulatory tool used by the Summer Village to make subdivision and development decisions);
- through use of the Waiparous MDP as a policy guide when the Summer Village makes decisions on subdivision and development permit applications;
- through consultation of the MDP's policy direction when Summer Village Council and administration are making capital and operating decisions as part of the annual budgetary process; and
- through use of the MDP's policy direction when dealing with requests for action or support by community members, groups and associations.

Of course, the policies established in this document to help guide the community into the future will gradually become outdated. The Summer Village of Waiparous will continue to evolve and the interests of its community members will change. The MDP will also become outdated as the policies are implemented and some of them are no longer needed. Consequently, Summer Village of Waiparous Council will review this document on a regular basis to evaluate its on-going applicability. Small changes can easily be made through the bylaw amendment process as necessary. Periodically, every five to ten years, the Summer Village will undertake a larger, more comprehensive review of the Waiparous Municipal Development Plan to formally update the entire document.

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# Acknowledgements

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