

# Village of Caroline

## Municipal Development Plan

Bylaw No. 2019-005

May 2019

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# 1. INTRODUCTION

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## 1.1. Purpose of a Municipal Development Plan

The *Municipal Government Act* requires all municipalities to prepare and adopt a municipal development plan (MDP). The Act states that an MDP must address such issues as future land use and development in the municipality, the provision of municipal services and facilities, and inter-municipal issues such as future growth areas and the co-ordination of transportation systems and infrastructure.

The purpose of the MDP is to guide future growth and development to ensure that it is sustainable, orderly, appropriate, complementary, efficient, and that it enhances the quality of life for the citizens of Caroline. The MDP is primarily a policy document that can be utilized as a framework for the physical development of the community within which both public and private sector decision making can occur. As a policy document it is, for the most part, general in nature and long range in its outlook. The MDP provides the means whereby Council can evaluate immediate situations or proposals in the context of a long range plan.

This MDP embodies the community goals and aspirations contained in the vision statement. Goal statements have been provided to guide future planning and development. These goal statements appear at the beginning of each policy section and provide a framework for the objectives and policies within each section. The goals of the community are enabled through key objectives which in turn are supported through the MDP policies and guidelines.

It is also important to bear in mind that the MDP works best as a comprehensive whole and should be interpreted in a holistic manner. While the Plan is constructed by topic area it is important to view all of the policy directions in context with one another rather than as individual parts.

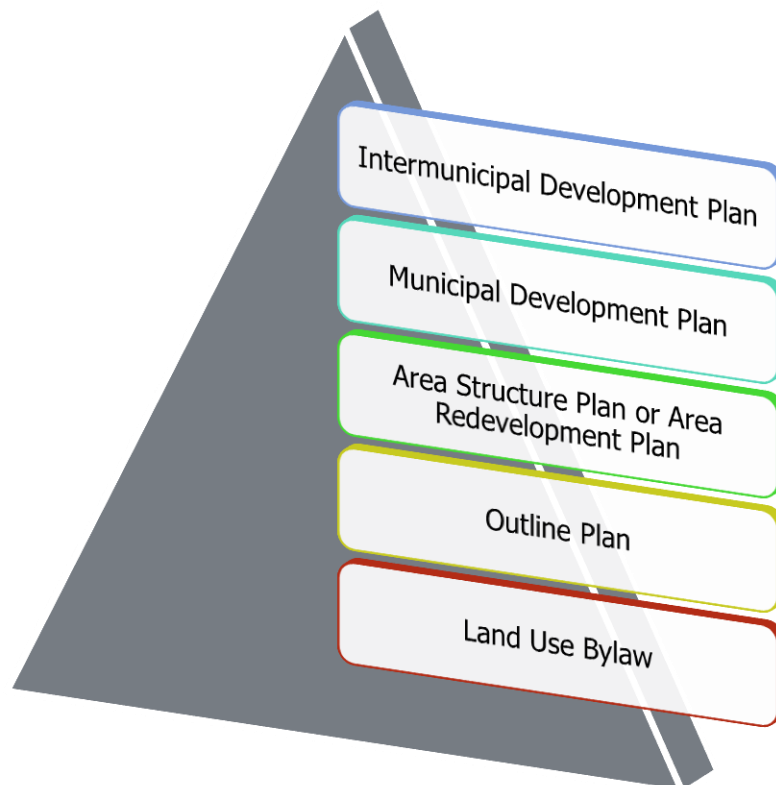
## 1.2. Document Hierarchy

The Intermunicipal Development Plan (IDP) is a long range planning document for two or more municipalities to determine future growth and land use in bordering areas. The Village and Clearwater County do have an IDP, as required by the *Municipal Government Act*.

The Municipal Development Plan pertains to the entire village and all lands within its legal boundaries.

Area Structure/Redevelopment Plans (ASP/ARP) are other regulatory plans which interpret the Municipal Development Plan at a neighbourhood level. An Outline Plan, (a non-regulatory plan) is generally prepared as the plan for the subdivision. There is currently one adopted ASP in Caroline, being the Northeast Area Structure Plan.

The Land Use Bylaw is a regulatory document which outlines specific rules and regulations for the development of land and buildings within the different land use districts of the Village.



## 1.3. Interpretation

The Municipal Development Plan (MDP) provides the means whereby Council and Village Administration can evaluate situations or proposals in the context of a long range plan for Caroline. The MDP is primarily a policy document that is utilized as a framework within which both public and private sector decision-making can occur. As a policy document the MDP is, for the most part, general in nature and long range in its outlook. Therefore the location and size of land uses shown on maps in this Plan are approximate and general and may be subject to interpretation by the Village.

Subject to Council's approval, minor variations from the policies of the MDP will not require an amendment to the MDP. More substantive deviations will require an amendment to the MDP and any other affected plan.

The definitions contained in Caroline's Land Use Bylaw shall apply to this Municipal Development Plan.

The MDP contains "shall", "will", "should", and "may" policies, which are interpreted as follows

- "Shall" and "will" policies must be complied with;
- "Should" policies mean compliance in principle, but are subject to the discretion of the applicable authority on a case by case basis; and
- "May" policies indicate that the applicable authority determines the level of compliance that is required.

### ***Statutory and Non-Statutory Plan***

This Plan will be implemented, in part, by the development-related decisions that will be made in the future; however, the most important tools available for guiding the future development of Caroline are the Land Use Bylaw, the subdivision process, and development permit process, including associated agreements.

All statutory and non-statutory plans shall be consistent with the MDP.

The goals and policies of the MDP may be further refined and implemented through the development, adoption, and day-to-day application of statutory plans (area structure plans and area redevelopment plans), non-statutory plans (outline plans, design schemes, etc.), and the Land Use Bylaw. The Land Use Bylaw and statutory plans may require amendment to ensure conformity with this Plan, pursuant to the *Municipal Government Act*.

Various policies in this Plan suggest sizable spending by the Village of Caroline. It is not the intention of this Plan to commit the Village to this spending. Village Council will consider spending proposals suggested by this Plan along with all other Village spending on an annual basis during budget deliberations.

### ***Monitoring Performance***

The Municipal Development Plan is a document intended to guide decision making over the long term. It is not a static document that commits Caroline to an inflexible development policy. As new issues and concerns arise, or old ones change, the Plan shall be revised to meet these changes. The "Plan" shall be reviewed after five years and before ten years from the date of its adoption by Council to evaluate the stated goals, objectives, and policies as to their relevancies.

The Plan must be kept up to date to ensure that the document will deal with the real development issues facing Caroline and the greater community. New implementation initiatives will be needed and priorities will require adjustment in response to the varied and changing conditions in the Village.

## *Amendment*

On occasion land uses or developments may be proposed that do not conform to the Municipal Development Plan. The Plan can be amended in accordance with *The Municipal Government Act, 2000*, to allow the new development to proceed. The Village Council or the general public may initiate an amendment to this Plan. Where an amendment is initiated by the general public the Village will require the submission of such background information as is considered necessary to support the amendment prior to commencement of the bylaw amendment process. Amendment of the MDP will follow the appropriate procedures as outlined in the *Municipal Government Act*.

However, before any amendment is made, the impact of the proposed change on the rest of the Plan and the future development of Caroline shall be examined. Any changes to this Plan, any Area Structure or Redevelopment Plans or the Land Use Bylaw shall be in the interest of the future development of the community as a whole. Through periodic review and amendment the Plan should serve as an effective guide for Village Council to make decisions on future development in Caroline as a whole.

## 2. VISION AND COMMUNITY

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### 2.1. Caroline's Vision

Our Vision: A prosperous community at the West Country's doorstep.

*The greater Caroline area is a prosperous, inviting and welcoming community to all residents and visitors. Residents enjoy a high quality of life in a safe and affordable close knit community. A wide range of housing opportunities for families of all sizes in a culturally diverse community is available. Caroline's urban area is the dynamic and multi-faceted service centre to the greater Caroline area. Recreational business and employment opportunities are bountiful, with a variety of facilities and programming for all ages and abilities. The inspiring natural scenery invigorates the community and attracts new residents and tourists. Employment opportunities are plentiful, adding to the magnetic attraction to the community. Unparalleled access through and around the greater Caroline area is provided by a network of vibrant open spaces and trail systems.*

#### **Key Attributes**

- *Natural Setting* – As the Gateway to the West Country, we value the mountainous backdrop, forested areas, agricultural landscape and starry skies that contribute to the community's setting and appeal.
- *Preservation of Agricultural Land* – Agricultural lands and activities are an important part of the community's identity, economy and our heritage.
- *Natural Features* – We value and preserve the abundant natural features in the area, including wetlands, tree stands, urban trees and the Raven River corridor as vital components of our community.
- *Open Space* – A variety of multi-use trails, hiking trails, sidewalks, paths and riding trails can be found throughout our community, connecting the parks and natural open spaces with the urban and rural setting.
- *Employment and Economic Development*– Businesses of all sizes are economically important, providing employment opportunities and services to our community.
- *Community Identity* – The architecturally attractive, clean and well-kept businesses and properties in Caroline are in keeping with our community's theme, which creates a sense of pride and identity.
- *Tourist Hub* – The urban setting provides a range of convenient amenities, services and attractions for travelers passing through and those visiting our community.

- *Service Centre* – Our urban setting serves as a regional service centre to the greater Caroline area, offering a range of medical, professional and social services to area residents, visitors and tourists.
- *Housing Mix and Range* – We offer a wide range of residential choices from country residential acreages to single detached dwellings and a host of multi-family high density housing forms.
- *Seniors Living* – We host a variety of seniors living options, including independent living options, assisted living and long term care facilities.
- *Recreational Opportunities* – We offer a variety of recreational facilities for rodeo, agricultural, sporting, arts and culture and community related events, with a wide variety of programming available to the community in these spaces.
- *Community Events and Programming* – A wide variety of community events and activities are offered year round for our residents and visitors alike.
- *Efficient and Sustainable Infrastructure* – Infrastructure is provided in a coordinated manner with land use development that makes efficient use of existing infrastructure connections and public funds.
- *Infrastructure Availability* – Affordable and effective water, wastewater, transportation, and telecommunication infrastructure is available to all of our existing and new developments.

## 2.2. Community Profile

### *Regional Setting*

The Village of Caroline is located on Highway 54 in west central Alberta, approximately 80 km west of the City of Red Deer. The Village is strategically located between the two regional service centres of the Town of Rocky Mountain House, 40 km north west, and the Town of Sundre 40 km south.

### *Population*

The Village of Caroline has seen significant population growth from the year 1991, adding 105 people in that time. However, looking at periods within that 25 year span we can see there have been fluctuations in the population, with a peak in 2001 that declined to 2011 and a small gain to 2016. Some of these fluctuations may be attributed to economic trends, as oil and gas activity may have grown or declined in those periods.

Year	Population
1991	407
1996	472
2001	556
2006	515
2011	501
2016	512

## *Development Trends*

Over the past five years spanning from 2013 to 2017 the Village of Caroline averaged the development of approximately 2 dwelling units per year. The village also saw one permit taken out for commercial development, two permits for industrial development and one permit for institutional development between 2013 and 2017.

## *Development Influences*

Map 1: Significant Features identifies the significant features that influence the future growth pattern of the Village of Caroline. These features represent constraints to urban development as well as opportunities for the creation of an attractive, interesting urban community.

Map 1 identifies the significant human development constraints, mainly oil and gas facilities. There are two active oil and gas wells within the plan area, which have a 100 m development setback. One well is located south of the Raven River, and the other is located in Crown Land in the NE 13-36-6. In addition there are sour gas pipelines that run north of the Village which have a 1.5 km development setback. These facilities restrict the type of development that may be located within these setbacks. The wastewater treatment/sewage lagoons and related setback influences the types of land uses that could be considered for the lands south of the current Village Boundary.

The surrounding land uses are primarily agricultural, which offer little future development conflict. However, the Raven River south of the Village is a natural constraint within the plan area and for future development. The main concerns associated with this feature are, the 1:100 year floodplain of the river, the riparian areas surrounding the river and the Class A Fishery status of the river. Though no floodplain mapping is available for the Raven River, a development setback will be required to avoid potential flood hazards.

There are also 4 quarter sections of Crown Land in the vicinity of the Village; two being located directly east of the Village and two directly south of the village. These quarter sections contribute natural features to the area, but may also pose a future development constraint as publicly owned lands.

## *Future Trends and Opportunities*

Caroline is advantageously located on the Highway 54 and Highway 22 corridor, within commuting distance of both the Town of Rocky Mountain House and the Town of Sundre which provide excellent opportunities for employment of residents. The Village boasts comfortable living within a rural setting with great views of the surrounding West Country, a wide range of recreational activities and some business services, all of which contribute to an excellent quality of life for its residents. The share of future regional population growth and development attracted to Caroline will be dependent on several factors including:

- ❖ people's preference for small town, rural setting living;
- ❖ the availability of affordable housing relative to other opportunities in the region;

- ❖ economic and employment opportunities in the region or within commuting distance;
- ❖ availability of recreation and leisure opportunities; and
- ❖ the level of services and amenities contributing to a high quality of life available in the community.

### *Future Population*

The Village of Caroline anticipates population growth throughout the planning period. Population projections through to the year 2041 are provided in the table below. Three separate growth scenarios have been calculated, based on previous growth rates that have been experienced in the Village.

Year	Population Projections		
	Low (1.72% per year)	Medium (2.2% per year)	High (5.18 % per year)
<b>2016</b>	512	512	512
<b>2021</b>	558	571	659
<b>2026</b>	607	636	848
<b>2031</b>	661	710	1,092
<b>2036</b>	720	791	1,406
<b>2041</b>	784	882	1,810

Average annual population growth of 1.72% during the planning period is considered a reasonable expectation for the Village of Caroline, based on previous growth. Using this growth rate, the population of the Village is expected to reach almost 800 people by 2041 if this population growth rate is realized.

The expected population by 2041 is 784 people, being an additional 272 people in Caroline. The average household size in Caroline reported in the 2016 Census of Canada was 2.1 people. An additional 130 dwelling units are needed for the added population; based on the minimum parcel area for the typical R1 Low Density Residential District parcels of 560 m<sup>2</sup>, an area of at least 7.28 hectares (18 acres) is needed to accommodate the additional population.

The area of residential land identified in Map2: Land Use Concept that is not currently developed can support the development of an additional 885 parcels at the minimum typical R1 district parcel area of 560m<sup>2</sup>. The additional population that could be added would be approximately 1859 people based on the average household size of 2.1 people. This total residential area identified in Map 2 is sufficient for the Village to be able to accommodate a population of approximately 2371 people, including the existing residential area and population of 512 people.

The area of new commercial lands, being those that are currently undeveloped, identified on Map 2 is approximately 27 hectares (66 acres). New industrial lands, being lands that area currently undeveloped, identified on Map 2 is approximately 62 hectares (154 acres). The total amount of non-residential land identified is 89 hectares (220 acres). To achieve the 30:70 non-residential to residential tax assessment base outlined in Section 4 Economic Development, the ratio of land needed is approximately 50:50 split between the two categories. The total amount of new non-residential land is 89 hectares (220 acres) and total amount of new residential land is 62 hectares (154 acres). Divided by the total area of both categories, 152 hectares (374 acres), 41% of the new land base is residential uses and 59% of the new land base is non-residential uses. This land base will increase the amount of non-residential tax base above the 30:70 non-residential to residential ratio.

## 2.3. Future Land Use Concept

Map 2: Land Use Concept identifies the preferred long range growth and land use pattern as envisioned by the Village. This includes the type and location of different land uses, potential future growth areas outside the Village's boundaries, and the general location of major roads and new residential local roads. The land use concept may be further defined through the preparation and adoption of statutory and non-statutory plans for smaller areas of the Village.

Further, The Land Use Bylaw shall be utilized to implement the MDP policies through the designation of land use districts, the assignment of detailed land uses, and application of development standards for each district. In this regard, the boundaries between the land uses shown on Map 2 are not to be rigidly interpreted and the specific boundaries shall be determined through the designation of the Land Use Bylaw districts. The land use designations and the objective for each are as follows:

**Residential** - reflects existing areas of residential development, land subdivided for residential development, and land intended for future residential growth, to accommodate a variety of housing types, forms and densities;

**Commercial** - reflects areas of existing central commercial development intended for pedestrian oriented access and uses;

**Highway Commercial** – reflects areas of existing highway commercial development and future areas of highway commercial development intended for uses and services for the travelling public and vehicular oriented design;

**Industrial**- reflects existing and future areas with industrial development potential;

**Institutional** - reflects existing community amenities, major institutional uses, recreational uses, and public works;

**Municipal Reserve** – reflects areas for public and private recreational areas;

**Environmental Reserve** – reflects areas to be kept in a natural state; and

**Agriculture**- reflects areas that should remain in agricultural use due to development constraints.

# 3. Growth Management

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## Goal

Well managed rate, type and direction of growth and urban development in a manner that is compatible with the physical setting and character of Caroline, which enhances the community and is within its financial capability.

## Objectives

- ✓ To ensure urban development and expansion provides for future land use requirements while recognizing the need to retain for as long as possible the agricultural use of lands.
- ✓ To manage urban development in a responsible, orderly and cost-efficient manner providing the necessary degree of land use control and adherence to good planning principles.
- ✓ To encourage development, operational and maintenance practices that contributes to attractive and pleasant urban spaces and minimizes the operational and maintenance cost of municipal services and infrastructure.

## Policies

1. The Village may require submission of an area structure plan for larger tracts of land prior to considering a change in a Land Use Bylaw designation and where subdivision and development is proposed within 1.6 kilometers of Highway 54. The area structure plan shall be prepared to the satisfaction of the Village and shall include all requirements specified within the *Municipal Government Act* including the following:
  - a) the sequence of development proposed for the area;
  - b) the land uses proposed for the area;
  - c) the density of population proposed for the area;
  - d) the general location of major transportation routes and public utilities; and
  - e) any other matters Council considers necessary.

2. The Village may pursue a Highway Vicinity Management Agreement with Alberta Transportation, to address highway access and egress.
3. Any additional studies, testing and approvals that may be required to determine the suitability of the subject lands for development may also be required and shall be the responsibility of the developer.
4. New subdivisions will be required to enter into a subdivision servicing agreement. All roads and sidewalks or trail construction must meet municipal requirements. Any future subdivision shall provide for the general alignment of road networks identified in any adopted Area Structure Plan.
5. In considering a proposal for a change in Land Use Bylaw designation, subdivision or development that allows for more intense subdivision or development than presently exists, the Village may require submission of an outline plan. In preparation of the outline plan the following matters should be considered where applicable:
  - a) the type and scale of the proposed use or uses;
  - b) the suitability of the site for the proposed use or uses;
  - c) site design with respect to natural topography, treed areas, landscape features, wetlands and steep slopes;
  - d) compatibility with surrounding existing and future land uses;
  - e) proposed access, intersection treatments and impacts on the road system;
  - f) availability of municipal utility services;
  - g) provision of open space in terms of public access and use;
  - h) adequacy of parcel sizes to support the intended use, design and appearance;
  - i) consistency with provisions contained in applicable statutory plans and the Land Use Bylaw;
  - j) proximity to oil and gas infrastructure, wastewater treatment facilities and solid waste handling facilities;
  - k) the need for the development and the benefits the development would bring to the community; and
  - l) any other matters deemed relevant by the Village.

4. When an area structure plan, an outline plan, a concept plan, a subdivision application or a development permit application is proposed that involves land on either side of and within 200m of the TransCanada Pipeline rights of way, pipeline shown on Map 1: Significant Features, the Village shall refer the matter to TransCanada for review and input.
5. Wherever possible, development shall be contiguous to existing built areas unless the Village deems servicing and road requirements are more efficient and can be economically provided to areas isolated from the existing built-up areas. This requirement for contiguous development shall be applied in a manner that maintains a competitive supply of developable land within the Village boundaries.
6. The Village shall identify growth needs and directions for Caroline and plan for any necessary annexations to ensure the Village has access to an adequate supply of readily serviceable land for residential, commercial and industrial land uses. This shall include maintaining at least a twenty (20) year supply of land within the Village's corporate boundaries for residential, commercial and industrial uses.
7. The Village recognizes that agricultural lands are valuable, and not all lands within the Village boundary can support urban development. Lands identified as Agriculture on Map 2: Land Use Concept may be developed with low intensity Light Industrial uses or alternative energy uses that are sensitive to the surrounding land uses and adequately buffered.
8. The Village recognizes that some lands may take longer to be developed to an urban standard, and until such time that those lands are required for urban development interim land uses that will not affect the future urban development of the land may be developed. The lands identified in Map 2: Land Use Concept as Municipal Reserve/Storm Water Management Facility that fall within the Sour Oil/Gas Pipeline Level 4 – 1.5km Setback may be developed with alternative energy uses that are sensitive to the surrounding land uses and adequately buffered.
9. Infill development and intensification within existing built areas shall be encouraged to take advantage of existing municipal utilities and roads.
10. The Village shall promote the development of a compact community and encourage development at efficient density levels to make maximum use of infrastructure, land supply, and public expenditures for maintenance and operating and reduce per unit development costs.
11. Developers shall be responsible for the construction and initial maintenance of municipal utilities, including required extensions and oversizing, unless otherwise specified in a development agreement with the Village.
12. Any public expenditure for improvements or municipal services proposed within this Plan to be funded by the Village shall be subject to the Village's annual operating and capital budgeting priorities and approvals process and shall be evaluated in relation to the overall needs of the community and village-wide spending priorities.

13. Caroline's growth and development should be monitored by the Village in relation to:

- a) the rate of population growth and new housing construction;
- b) the supply of serviced and non-serviced land for residential, commercial and industrial uses;
- c) the capacity of the water, sanitary sewer and storm water systems;
- d) road access, safety and internal traffic patterns;
- e) adequacy of open space system and community services; and
- f) any other matter deemed appropriate by Council.

## 4. Economic Development

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### Goal

A robust local economy supported by a broad and diverse municipal tax base providing varied employment and business opportunities for residents of all ages, and services to the greater Caroline area.

### Objectives

- ✓ To strive to reduce the tax load for residential properties by pursuing a 30:70 non-residential to residential ratio in the local property assessment base.
- ✓ To encourage investment in new and expanded industrial and commercial development.
- ✓ To foster the development of recreational and tourism based businesses.
- ✓ To advocate for local employment opportunities.

### Policies

1. The Village shall support diversification of the economic base of the community through the expansion of industrial and commercial activities and identification of areas suitable for these uses.
2. Where compatible with residential land uses, the development of home occupations shall be encouraged.
3. The Village supports, in principle, private economic development initiatives.
4. The Village may support economic development initiatives, either on its own or in partnership with the private sector.
5. The Village supports, whenever possible, joint economic development initiatives with Clearwater County and other municipalities in the region.

6. The Village encourages the development of the tourism and recreation industry in and around Caroline. Such development should not have adverse social, economic, or environmental impacts.
7. Recreation and tourism oriented development should benefit the citizens of Caroline and area by providing greater economic, recreational, and cultural opportunities.
8. The Village should consider the development of a recreation and tourism marketing plan to coordinate marketing efforts, both public and private, and to attract more tourists and increase the length of their stay.
9. The Village should consider developing a registry of local businesses and services for increased accessibility for visitors and residents, and in order to identify and then actively seek to fill gaps.

## 5. Urban Form and Design

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### Goal

An attractive and cohesive built environment, that is stimulating, accessible and barrier free for visitors, and residents to live and work.

### Objectives

- ✓ To foster a physical environment that is attractive, safe, functionally efficient, sensitive of its evolving character, and environmentally responsible.
- ✓ To ensure that the design of the built environment contributes to the sense of place by strengthening and enhancing the character of existing locations and neighbourhoods.
- ✓ That proposals for re-development and infill within existing neighbourhoods are designed to be compatible to the surrounding residential areas, based on principles of good urban design practice.
- ✓ To achieve a consistent high quality of design in the public realm.
- ✓ To promote sustainable management practices and green building design standards (such as the principles of Leadership in Energy and Environmental Design (LEED)) which supports a framework for environmentally sustainable development.

### Policies

1. The Village will engage the community in developing a theme for the village, to be incorporated into public realm elements and the architectural design elements for new and infill developments in the Commercial areas identified on Map 2.
2. The physical design of a site shall relate to its role in and enhance the overall Village structure.
3. The physical design of a site shall contribute to the promotion of the vision and image of Caroline as a culturally rich and vibrant community hub and a sustainable and attractive village.
4. The design policies contained in this section shall be considered in the review and approval of all infrastructure projects, public realm improvements and development applications, in balance with other applicable policies contained in this Plan.

5. The density, scale, massing, floor area ratio, height, siting, setbacks and lot coverage of development shall be compatible with the existing development pattern in the surrounding area.
6. Residential neighbourhoods shall be designed to allow ease of mobility for pedestrians.
7. New development shall be located and oriented to frame and reinforce a street line, composed of existing and planned development to provide definition to the public realm.
8. Uses located at-grade, including ground-level residential uses, that front a public right-of-way should locate unit entrances so that they are accessible from the public sidewalk.
9. Buildings located on corner sites shall address both streetscapes through building massing, location of entrances, landscaping and/or architectural elements.
10. Blank facades shall be avoided and shall not face a public street or public open space.
11. Proposed development shall adhere to the existing prevalent road and lotting pattern in the area, where possible.
12. The street network design shall preserve and respond to existing natural and topographical features such as wetlands, woodlots and the Raven River valley.

# 6. Housing and Neighbourhood Design

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## Goal

Inclusive neighbourhoods that contain a broad range of housing opportunities and related compatible uses supporting the needs and preferences of a variety of household types and income

## Objectives

- ✓ To diversify the variety of residential options in the community to address life cycles and lifestyles.
- ✓ To encourage the utilization of vacant or under-utilized lots to benefit from existing municipal services.
- ✓ To ensure a high standard of residential development and neighbourhood design.
- ✓ To avoid land use conflicts between residential uses and incompatible, non-residential uses.

## Policies

1. The Village shall direct residential development to the areas identified on Map 2: Land Use Concept.
2. The Village shall encourage the provision of a variety of housing forms in terms of lot size, dwelling type, appearance, and affordability.
3. In considering new statutory and non-statutory plans, subdivisions, and Land Use Bylaw designations the Village should ensure that the following mix of housing types is achieved across the community's overall residential area:
  - a) no less than 60 percent of the total potential dwelling units being single detached dwellings; and
  - b) no more than 40 percent of the total potential dwelling units being semi-detached, apartment, fourplex, town housing and manufactured home units.

This mix is to be achieved on a community-wide basis rather than on a site specific basis to allow for the creation of distinct residential neighbourhoods or sub-neighbourhoods.

4. In locating sites for multi-family housing, the following criteria should be applied:
  - a) close proximity to a major collector or arterial road;
  - b) adjacent or nearby open space and path system;
  - c) compatibility with existing housing and uses; and
  - d) lot size sufficient to minimize traffic and parking congestion.
6. The Village acknowledges the contribution Manufactured Homes fill as a housing option. A proposal for a new Manufactured Home Park shall be integrated into a new development area only when guided by an Area Structure Plan or Outline Plan.
7. Residential areas shall be adequately buffered from major arterial roads and industrial and commercial areas.
8. The overall design density for existing and future residential areas of the Village, with the exception of the low density residential area and live/work residential area, should average between 10 and 12.5 dwelling units per gross developable hectare. This design density does not apply to individual sites. Variations may be permitted if accommodated in an adopted statutory or non-statutory plan.
9. The Village shall require a high standard of subdivision design to promote the efficient use of land, roads and utilities, compatibility between housing types and land uses and aesthetically pleasing residential environments. Subdivision designs should:
  - a) provide for varied lot sizes to accommodate different housing types, sizes and designs;
  - b) minimize through traffic on local roads;
  - c) provide sufficient on-street and off-street parking;
  - d) encourage the retention and integration of natural and historically interesting amenities and features;
  - e) accommodate adequate parks, open space and pathway systems;
  - f) provide opportunities for lots with and without lanes;
  - g) provide buffers and/or distance separation of land uses and features of lesser compatibility; and
  - h) promote high visual standards and interesting streetscapes.

11. The Village shall work in partnership with community agencies, non-profit organizations, senior levels of government and the business community in pursuing affordable housing options including the provision of rental units, garden suites and secondary suites when opportunities or funding programs arise.
12. The Village shall work in partnership with community agencies, non-profit organizations, senior levels of government and the business community in pursuing seniors housing options including the provision of independent living, assisted living and long term care, which may include appropriate supporting services, amenities and mixed uses, when opportunities or funding programs arise.

# 7. Commercial

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## Goal

A vibrant and diverse commercial area, containing both traditional commercial and highway commercial opportunities, that meets the needs of residents of Caroline and surrounding area, and visitors to the community.

## Objectives

- ✓ To support existing businesses and uses and welcome new commercial development to the community including home occupations.
- ✓ To promote a functional and commercially attractive Village Centre business area.
- ✓ To ensure there is sufficient commercial land available for a variety of commercial development.
- ✓ To facilitate the development of highway commercial lands for services to the travelling public and residents.
- ✓ To increase and diversify the long term commercial tax base of Caroline.

## Policies

1. The Village shall encourage the location of commercial development within the areas identified on Map 2: Land Use Concept. The detailed form of commercial on individual sites and areas shall be determined through approved area structure plans, where applicable, and Land Use Bylaw designations.
2. All commercial development shall be required to:
  - a) have a high quality of external design and finishing that complements or improves upon the appearance of existing development in the vicinity;
  - b) have a high quality of landscaping and aesthetically pleasing site design;
  - c) have controlled vehicle access from arterial and collector roads;

- d) provide for safe onsite vehicular movement, safe and convenient pedestrian movement and linkages to the open space system where possible; and
  - e) provide adequate buffering between commercial development and surrounding existing and future residential areas in order to minimize noise, traffic, light, and visual impacts.
3. The Village shall support initiatives to maintain and enhance the central business area as a viable multi-use focal point of the community that includes shopping opportunities, personal and business services, public institutions, restaurants and entertainment and office commercial uses.
  4. Where uses existing on a parcel within the commercial areas identified on Map 1: Land Use Concept do not conform with the allowable uses under a commercial Land Use Bylaw designation, the Village shall safeguard these existing uses from the limitations of non-conforming use status by listing the existing use on that particular parcel as a discretionary use within the applicable commercial Land Use Bylaw district.
  5. The Village shall strive for the development of a compact Commercial area, as shown on Map 2: Land Use Concept, and encourage development and redevelopment to maximum allowable densities.
  6. The Village shall encourage compact commercial development through commercial mixed use buildings and live/work units including residential uses, where there is minimal possibility of conflict between adjacent uses and development of second floor space in commercial areas.
  7. The Village shall encourage mixed use development in the Commercial area, shown on Map 2, that includes complementary land uses such as community, cultural, recreational, entertainment, public uses and residential. In acting on this policy, the Village shall recognize that residential uses in the central business area will be subjected to more noise and traffic than is typically considered acceptable in a predominantly residential area and accept this as one of the trade-offs associated with creating residential opportunities in this area.
  8. New development and redevelopment in the Commercial area, shown on Map 2, shall be encouraged to use pedestrian oriented building and site design (building entrance close to or directly accessible from the public sidewalk) rather than vehicle oriented designs (parking lot separating building from public sidewalk) wherever possible.

## 8. Industrial

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### Goal

A robust and resilient industrial areas which fulfills the needs of Caroline and area.

### Objectives

- ✓ To expand and build upon Caroline's experience with industrial, agricultural and resource based activities.
- ✓ To ensure there is a variety of parcel sizes and servicing levels to attract a diverse range of industry and related service industries.
- ✓ To increase and diversify the long term industrial tax base in Caroline.
- ✓ To minimize potential conflicts between industrial and non-industrial land uses.

### Policies

1. Industrial activities shall include the development of structures, buildings and landscaped areas. Map 2: Land Use Concept indicates areas intended for Industrial development.
2. A wide variety of lot sizes will be provided to ensure the availability of land for a range of industrial activities. Industrial areas shall be provisioned with adequate infrastructure that can accommodate these developments in a timely, economical and environmentally sustainable manner.
3. The Village shall promote Caroline's locational advantage when pursuing industrial expansion in areas of agricultural related activities, light industrial manufacturing, material transportation, heavy equipment, and support service activities.
4. Industrial development shall be encouraged to locate on lands readily accessible to existing transportation infrastructure to provide for efficient transportation and shipping operations.
5. Industrial uses shall integrate access and egress with Highway 54 through the use of service road systems or controlled access points approved by Alberta Transportation.

6. Care shall be taken in the placement and approval of industrial uses that normally create significant land use conflicts with regard to noise, vibration, smoke, dust, odor or potential environmental contamination. Such uses shall be encouraged to find a location that maximizes separation from residential areas and does not impact adjacent land uses.
7. The designation of additional land for industrial use shall take into consideration the following criteria:
  - a) the site shall have direct and approved access to a major public road;
  - b) the development will not generate additional traffic on residential streets;
  - c) the development shall not have adverse impacts on the natural environment, including groundwater resources; and
  - d) the development shall not detract from the visual attractiveness of the area.
8. The Village will require an independent Environmental Impact Assessment (EIA) to be completed before considering approval of an industrial use in a newly developed area which may have impacts on public health or the environment.
9. Industries considered hazardous due to the transport, handling, bulk storage or use of hazardous materials shall be discouraged from locating within the Village boundaries.

# 9. Transportation

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## Goal

Caroline is an easily accessible community, with a transportation network that provides a wide variety of options that are efficient, reliable and cost-effective to serve diverse needs and capabilities of citizens and visitors to the community.

## Objectives

- ✓ To ensure transportation infrastructure permits safe, efficient and convenient vehicle and pedestrian circulation.
- ✓ To provide access and internal roads to serve the existing and future needs of the Village.
- ✓ To consider environmental interests when planning, constructing and maintaining road systems.
- ✓ To ensure that future land use and development is compatible with existing and planned transportation infrastructure.

## Policies

1. Developments will ensure safe access and egress from adjacent roadways without disruption to the transportation network. Highway 54, local and arterial roadways are identified on Map 2: Land Use Concept
2. The Village recognises its status as a service centre for the travelling public, and should pursue the development of a public parking area to serve Recreational Vehicles and over-sized vehicles visiting Caroline. Map 2: Land Use Concept identifies a strategic location that may be developed, in whole or in part, as a stopping area for these users to easily access the Village and its services. A location for large vehicle parking may also be pursued in the future, west of 52 Street, for access to the future Highway Commercial areas.
3. Planned development shall minimize transportation-related expenditures in service provision by coordinating access points on provincial roads and highways to minimize disruption to traffic flows.

4. The Village will work with Alberta Transportation to ensure land uses and development does not encroach on highway traffic circulation and safety. The Village shall continue cooperating with Clearwater County in the planning of inter-municipal transportation networks.
5. The Village will continue to budget for roadway improvement in annual and long-range budgets and plan roadways to ensure that they provide appropriate service in a cost effective manner.
6. The Village shall consider the long-term costs of transportation infrastructure and the short-term cost to individuals and businesses in all land use and development decisions. Infill development shall be encouraged as a means to reduce the need for new transportation infrastructure.
7. Care shall be taken in the location and approval of transportation infrastructure that normally creates significant land use conflicts with regard to noise, vibration, smoke, dust, odor or potential environmental contamination. Noise attenuation devices and visual screens, other land uses, development regulations (i.e. lot depth), or landscaped buffer strips shall be required to be installed by developers between new residential development and the North Caroline Road.
8. The Village requires that Area Structure Plans (ASP) establish road types and major road alignment. New roads will be planned and constructed with regards to proposed land uses and the provision of suitable access.
9. Road rights-of-way will be acquired through dedication or an agreement for purchase at the time of subdivision, development or redevelopment of property.

# 10. Parks, Recreation and Culture

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## Goal

Integrated, accessible and well-planned facilities, along with open space and parks system that supports a wide range of recreation and cultural opportunities catering to diverse groups, and promote quality art and cultural programming that enlivens and celebrates the Village and greater Caroline area.

## Objectives

- ✓ To provide natural open space areas which enhance the community's appearance.
- ✓ To provide and encourage an adequate range of social care and day care opportunities to meet the needs of the community, in appropriate and accessible locations.
- ✓ To plan for and provide capital investment in maintaining and upgrading existing facilities and developing new recreation and community facilities.
- ✓ To encourage partnerships among community interest groups and businesses to promote the Village's cultural assets.

## Policies

1. The Village shall provide built and natural settings for recreation include facilities, parklands, open space areas and trails and recreational facilities to meet the needs of a growing community.
2. The Village encourages a range of recreational uses. A balance of indoor and outdoor experiences shall be explored to ensure recreational facilities achieve optimum usage and are accessible by Village and district residents for year-round recreational pursuits.

3. The Village will continue to explore funding options for the provision of recreation services and facilities in Caroline through partnerships with the public, private and not-for-profit sectors, Clearwater County, government agencies, and community groups.
4. Recognition, through signage or place naming, shall be encouraged throughout Caroline to honour significant citizen and corporate contributions. Sport, agricultural and industrial heritage may be highlighted through the naming or sponsorship of public amenities and spaces. The corporate “sponsoring” of recreational facilities, park and trail furniture will be encouraged.
5. The Village shall work with and coordinate the initiatives of developers and other agencies to enhance the parks and open space network in Caroline including Municipal Reserve land and the dedication of environmentally sensitive areas.
6. The use of Municipal Reserve dedication for recreation shall be encouraged including the consolidation of reserve lands into larger parks and the provision of trail linkages around the Village when possible. New subdivisions must include walkway easements or Municipal Reserve linkages to existing development.
7. Local playgrounds shall be centrally located and safely sited within residential neighbourhoods as part of the Municipal Reserve dedication requirement.
8. In new residential subdivisions the provision and development of buffer strips, walkways, pathways and utility rights-of-way will be encouraged to separate incompatible land uses and, if possible, to keep important natural and nature-like areas generally intact.
9. The Village supports the preservation of natural areas and natural vegetation in open spaces. A variety of native trees and vegetation shall be encouraged to minimize maintenance and water use. The Village encourages the planting of shelterbelts and windbreaks (snow catch) on municipal lands and on privately owned properties.
10. A safe network of multi-use all season sidewalks and trails between parks, recreational, community and institutional uses within the community and greater region shall be identified. The trail networks should be developed to support multiple modes of transportation, including but not limited to walking, bicycling, horseback riding and cross country skiing. The Village shall encourage trail user participation when planning trail design and maintenance programs.
11. The Caroline and District Historical Society shall be supported in their efforts to acquire, conserve, study, exhibit regional historical and cultural objects and artifacts and to educate/outreach to promote Caroline’s regional culture and heritage history.
12. The Museum shall be encouraged to market on-site activities and programming through collaboration with Travel Alberta and the Alberta Ministry of Tourism and Culture.
13. Upon subdivision, the subdivision authority shall require the provision of up to ten percent (10%) of the land to be subdivided as Municipal Reserve in accordance with the provisions of the

Municipal Government Act. Municipal Reserve parcels shall be located so as to allow for convenient access by the public and shall not consist of ecologically sensitive lands.

14. Municipal Reserve parcels may be used to provide green spaces, buffers, school sites, parks and recreation facilities, and linear parks and pathways, as identified on Map 2: Land Use Concept. Other Municipal Reserve parcels not shown on Map 2 may be identified in area structure plans, outline plans and/or as part of the subdivision approval process.
15. When dedication of Municipal Reserve is required for subdivision, the Village may accept cash-in-lieu of dedication unless there is an identified need for recreational land in the vicinity of the development.

# 11. Environment

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## GOAL

Protected and enhanced natural areas and features in the Village, with the ecological integrity intact and natural hazards avoided.

## Objectives

- ✓ To acknowledge and conserve natural, environmental features and systems within the Village of Caroline.
- ✓ To actively conserve the Raven River corridor for ecological integrity and recreational opportunities.
- ✓ To restrict development on land that is environmentally sensitive and or subject to development risks.
- ✓ To extend the responsibility for sound environmental management to property owners and developers.

## Policies

1. Agricultural holdings within the Village's boundary shall be encouraged to protect the natural and economic value of their soils by minimizing activities that cause soil degradation or loss. Topsoil should be retained, where possible, to provide a rich basis for site planting and landscape development.
2. Subdivision and development proposals involving hazard lands may be required to include a Phase 1 Environmental Site Assessment in accordance with the Canadian Standards Association Z768-01 and/or a geotechnical assessment conducted by a qualified professional engineer, and to follow the recommendations of these studies regarding measures that could mitigate any hazardous conditions.
3. The Village will require a development proponent to provide documentation that a property, suspected as having some form of contamination, is clean or has been cleaned-up. This documentation is to be provided prior to undertaking any development of a suspected contaminated property. Where documentation is not available, the Village will require the

proponent to undertake an analysis to determine the possible nature and extent of any contamination in accordance with the requirements of Alberta Environment and Parks (AEP).

4. The Village shall protect municipal water quality and quantity by minimizing potential negative impacts through sound land use planning practices in source areas in collaboration with Clearwater County.
5. The Village will encourage the use of innovative low impact development design, permeable surfaces and technologies in infill redevelopments to address storm water runoff, groundwater infiltration and water quality on-site. Developments shall avoid low-lying catchment areas and drainage courses.
6. The Village shall ensure adequate storm drainage of new developments by preserving natural holding areas or by other means which may be engineered and constructed (i.e. storm water retention pond).
7. Future developments shall integrate into the natural surroundings and shall complement the surrounding community design, landscape and vegetation. Natural areas and sensitive ecological areas shall be identified and protected where human activities may potentially stress the environment.
8. The Village values its natural setting and surrounding areas, including the night sky, forests, valleys, wetland, wildlife and watercourses, and the intrinsic value they provide to the quality of life of residents and visitors. The Village shall protect these features by avoiding land use conflicts between incompatible or potentially incompatible land uses which may negatively impact these features.
9. The Village will identify significant natural features, hazardous lands, and other lands and features for conservation. Where feasible, these areas are to be preserved and integrated into the open space system for public use and/or environmental protection or public safety. Consideration shall be given to the drainage effects of development in ecologically sensitive areas.
10. Municipal and Environmental Reserves may be used for active and passive recreation, the development of continuous pedestrian linkages or for natural drainage courses, storm water retention or other similar uses. The Village may, at its discretion, credit a portion of lands dedicated as public utility lots (PULs) towards overall reserve dedication if the Village determines that the subject PUL lands have recreational value.
11. Upon subdivision, the subdivision authority may require that undevelopable lands are dedicated as Environmental Reserve parcels or Environmental Reserve easements in accordance with the provisions of the Municipal Government Act.
12. For the protection of riparian zones, specifically around the Raven River, the minimum width of an environmental reserve adjacent to a water body or, in the absence of an environmental

reserve, the minimum width of a development setback from a water body shall be 30 metre (100 feet) measured from the bed and shore of the water body or from an associated water management right-of-way to the nearest boundary of private property, which may be increased subject to the discretion of the Village. Retention or new planting of natural vegetation is encouraged within the building setback as a means of enhancing water quality through sediment and contaminant removal and biodegradation.

13. Environmental Reserve parcels and Environmental Reserve easements shall remain undeveloped in their natural state. At its discretion, the Village may develop Environmental Reserve parcels for public access, trails and parks, and similar uses that are consistent with the Municipal Government Act and other applicable Acts.

# 12. Community and Protective Services

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## Goal

The residents of Caroline and surrounding area are well-served with social and protective services that reflect the level of service desired by the community, creating a safe and inclusive community.

## Objectives

- ✓ To protect the residents of Caroline from criminal activity and unlawful conduct and ensure that the community can adequately deal with emergency situations.
- ✓ To ensure that emergency response plans are current and reflect changes in land uses or activities.
- ✓ To build partnerships with community groups, social, safety and protective agencies.
- ✓ To work with surrounding municipalities in providing the required emergency service infrastructure on a regional delivery basis.

## Policies

1. The citizens of Caroline should, whenever possible, be provided with adequate, timely, and efficient protective services. This includes, but is not limited to, protection from loss of life and property from fire, accident, natural disaster, or unlawful activity.
2. Public safety requirements shall guide all developments. The Village will continue to partner with Clearwater County to ensure that their Emergency Response Plan is current and reflects changes in land uses or activities. This plan is modified on an on-going basis to ensure the most up-to-date resources and agencies are actively involved in the implementation of the Plan should an emergency situation arise.
3. The Village shall, on an annual basis, review the number of emergencies and response times to determine the requirement for additional protective services. In addition the Village shall review the long-term capital building and equipment needs for protective services on an annual basis or as required by provincial agencies.

4. The Village of Caroline will continue to partner with Clearwater County for the delivery of fire protection services in the Village. The Village recognizes the importance of the Clearwater Regional Fire Rescue Service which is mutually supportive though reduces unnecessary duplication of resources.
5. The Village shall continue to provide protective services either directly or in cooperation with service providers, in accordance with provincial regulations and Council standards.
6. The Village shall consider *Crime Prevention Through Environmental Design* principles (CPTED) when reviewing development applications and in the layout and implementation of green spaces, gathering spaces, public areas and private lands.
7. The Village shall pursue partnering with senior levels of government, community and non-profit organizations and business community to deliver social and medical services in Caroline on a permanent or semi-permanent basis.
8. All development shall have, whenever possible, adequate access for common and protective service providers.
9. The Village supports the development, whenever possible, of partnerships with Clearwater County for the provision of municipal services.
10. The citizens of Caroline should, whenever possible, be provided with adequate social programs and services that enhance the social well-being of individuals, families, and the community as a whole.

# 13. Municipal Infrastructure

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## Goal

Residents, businesses and properties in Caroline will have access to safe, reliable, adequate and cost effective utility services capable of supporting existing and future urban development.

## Objectives

- ✓ To proactively plan for the maintenance, replacement and upgrading of public utilities.
- ✓ To promote the use of conservation practices to reduce utility consumption, demands on utility systems and impacts on the environment.

## Policies

1. Development and servicing of development should occur in a manner that minimizes the financial burden and risk for the citizens and property owners of Caroline while maintaining the Village's fiscal health.
2. The Village shall provide high quality utility services to residents and businesses in Caroline. To this end, the Village shall establish and maintain standards and specifications for the construction of infrastructure based on:
  - a. Accepted engineering practice and local experience;
  - b. Compliance with relevant Federal and Provincial requirements;
  - c. Compatibility with current industry materials and construction methods; and
  - d. Adaptability to future upgrades and maintenance requirements.
3. The Village shall provide or facilitate the provision of utility services as development of growth areas occurs and in advance of anticipated development and population increases.
4. The Village shall promote the principles of reduce, reuse and recycle materials and the efficient use of energy by Village departments, businesses and residents.
5. The Village shall make provisions for storm water management throughout all new development areas. Best management practices, such as the integration of existing water bodies and natural areas into storm water management ponds, shall be pursued. The release of storm water

downstream to a recognized receiving water body or water course shall be protected through utility right(s) of way in the name of the Village.

6. The Village's existing sewage lagoons, water supply sources and lines and any planned future expansion will be protected from encroachment by incompatible land uses which may threaten public safety, reduce the efficient supply of the service or force it to relocate prematurely.
7. The Village shall encourage water conservation by managing demand by users where possible and through public awareness campaigns.
8. The Village shall investigate opportunities and technologies that provide cost effective improvements in the efficiency and/or environmental impacts of the provision of utility services.
9. At the Village's discretion, use of private water and wastewater services as a temporary arrangement until municipal services can be physically or economically provided may be approved. The terms and conditions of any temporary arrangement approved by the Village shall be described in a deferred services agreement registered against the title of the applicable parcel(s).

# 14. Intermunicipal Cooperation

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## Goal

Cooperate with adjacent municipalities and other government agencies to achieve mutual objectives benefitting residents and businesses in Caroline and helping to secure the Village's long-term position in the region.

## Objectives

- ✓ To implement the joint planning, development and operating framework with Clearwater County, and other municipalities through Intermunicipal Agreements.
- ✓ To ensure open dialogue with Clearwater County and regional partners to address issues of mutual interest.
- ✓ To cooperate with Clearwater County to ensure the availability of an adequate supply of urban developable land for future growth needs.

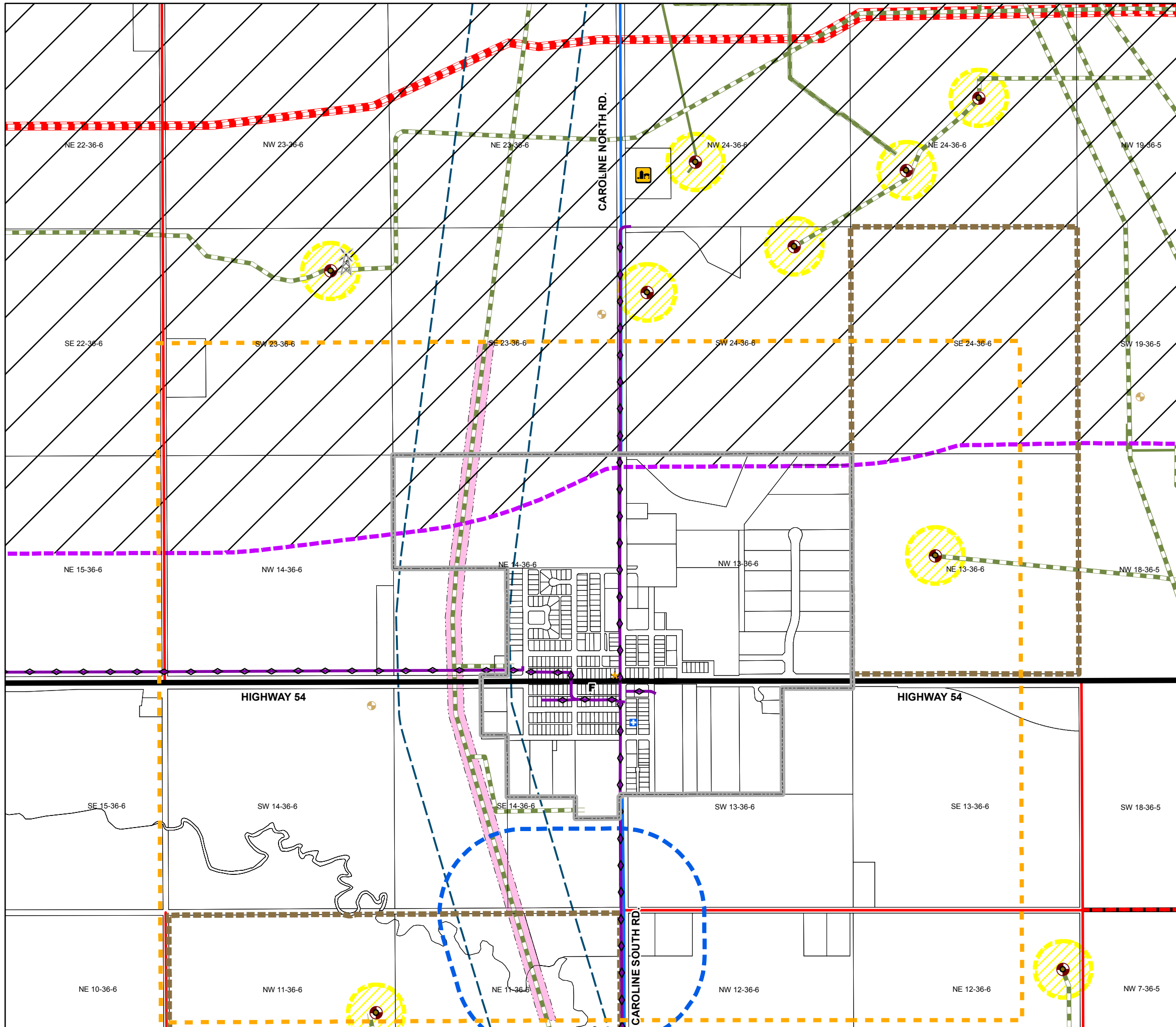
## Policies













1. Inter-municipal cooperation and private or public sector initiatives that focus on a cooperative approach to providing and sharing community services shall be encouraged.
2. The Village promotes open communication with other interested parties including local industry, landowners, the Province, adjacent municipalities, transportation and utility companies and provincial authorities which provide services in the district.
3. The Village will cooperate in a joint planning, development and operating framework with Clearwater County that addresses the effective cost-efficient coordination of land uses, future growth areas, transportation systems, municipal infrastructure and community services through the policies and intent of the Caroline-Clearwater Intermunicipal Development Plan.
4. The Village shall ensure regular communication and dialogue with Clearwater County with respect to proposed planning initiatives, development and related issues.
5. The Village shall maintain an Intermunicipal Development Plan with Clearwater County and the Plan shall address:
  - a. future land use within the area that the Plan covers;














- b. the manner in which proposals for future development in the area will be addressed including the process to refer planning matters, plans and applications between the two municipalities;
- c. co-ordination of transportation systems and municipal utilities and proposals for the financing and programming of intermunicipal infrastructure;
- d. co-ordination of intermunicipal programs relating to the physical, social and economic development of the area and provision of intermunicipal services and facilities consistent with the agreed upon intermunicipal collaboration framework;
- e. co-ordination of environmental matters within the area;
- f. processes to consider annexation proposals needed to facilitate Village growth;
- g. processes for ongoing consultation and discussion of planning issues and issues of mutual concern, including a process to resolve points of interpretation and disagreement; and
- h. processes relating to the administration of the Plan including the process to consider amendments or repeal.

# MUNICIPAL DEVELOPMENT PLAN





## MAP 1: SIGNIFICANT FEATURES



-  Plan Area
-  Village Boundary
-  Crown Land
-  Sewage Lagoon 300 m Setback
-  Active Sweet Oil/Gas Pipeline
-  Active Sour Oil/Gas Pipeline
-  Abandoned Sweet Oil/Gas Pipeline
-  Active Sweet Oil/Gas Well
-  Abandoned Oil/Gas Well
-  Sour Oil/Gas Pipeline Level 4 - 1.5km Setback
-  Wells 100m Buffer
-  TransCanada ROW and Pipeline
-  TransCanada Referral Zone
-  Paved Provincial Highway
-  Paved County Road
-  Gravel County Road
-  Unmaintained County Road
-  Major Overhead Powerlines
-  Caroline Feed Store
-  Fire Hall
-  Ambulance
-  Village Office
-  Telecommunications Tower

-  Campground
-  Museum
-  School
-  Storm Water Management Facility
-  New Intersection - All Turns
-  New Intersection - Right In/Right Out Turn
-  Plan
-  Village Boundary
-  Future Road
-  Future Trail
-  Sewage Lagoon Setback (300 m)
-  Recreational Vehicle and Oversized Vehicle Public Parking
-  Sour Oil/Gas Pipeline Level 4 - 1.5km Setback

**Land Uses**

-  Industrial
-  Highway Commercial
-  Commercial
-  Institutional
-  Residential
-  Agriculture
-  Environmental Reserve
-  Municipal Reserve/ Storm Pond

1. This map shows generalized indications of land use and is not intended for scaling or detailed design.
2. The land use patterns must be interpreted with the text of this plan. Detailed land use and boundaries will be identified through area structure plans.
3. Village Boundary may have been shifted for visual purposes.
4. The land uses shown beyond the village boundary are intended as information only. The policies of this plan do not apply to lands outside the village boundary.

Scale: NTS

Date: May 2019

