

## 4.4 INTERFACE AREAS

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The Plan Area is relatively small at approximately 68 acres (27.5 ha) and thus it is important to plan carefully for how the future development of the ASP will interact with adjacent land uses. The Plan Area interfaces with agricultural land on the north, west and east; and commercial and residential land on the south. **Figure 9: Interface Areas** highlights these three key land use interfaces.

### Residential-Industrial & Commercial-Industrial Interface (South boundary)

Ensuring appropriate development design along the southern boundary of the Plan Area will be critical for the success of the ASP and its integration with the broader Town of Oyen. The southern boundary contains both residential-industrial and commercial-industrial interfaces (see **Figure 9: Interface Areas**) that require thoughtful design and site planning. Adherence to the following design and policy considerations will create a cohesive development with the Town's established residential and commercial areas. A compatible interface provides sufficient transitional space between land uses that allows for mutual co-existence. This can be achieved through building setbacks, lot and building design, such as placing buildings farther from the interface and adding high-quality landscaping features (see **Figure 10: Residential - Industrial Interface Cross-Section**). Transitional space may act as a visual buffer and could help to reduce noise, pollution, or perceived incompatibility. A properly designed interface area will minimize the impact of industrial uses on adjacent non-industrial lands while accommodating the needs of both uses. Industrial uses are an important part of the Town and region's economy and must be developed in a way that they can function optimally while respecting the needs of adjacent land uses.

### Agricultural-Industrial Interface

The north, west and east borders of the Plan Area interfaces with adjacent agricultural lands that consist of fields as well as agricultural buildings and associated residences. Design sensitivity to this interface is less critical, but still important to ensure any impacts are minimized to these agricultural operations and the enjoyment of life of the agricultural property owners and residents.

#### Policy 4.4.1

Industrial development applications located south of the railway within Planning Area 4 shall submit to the Development Authority an *Interface Strategy* that includes details on how the application addresses compatibility with adjacent non-industrial uses, and how the development will minimize impacts on adjacent non-industrial uses, and shall include details on landscaping/screening, building location and site design. An *Interface Strategy* should be in the form of text and illustrations.

#### Policy 4.4.2

Industrial development applications located adjacent to agricultural land uses should submit details on how the application will minimize impacts on adjacent agricultural operations. This should be in the form of text and illustrations.

#### Policy 4.4.3

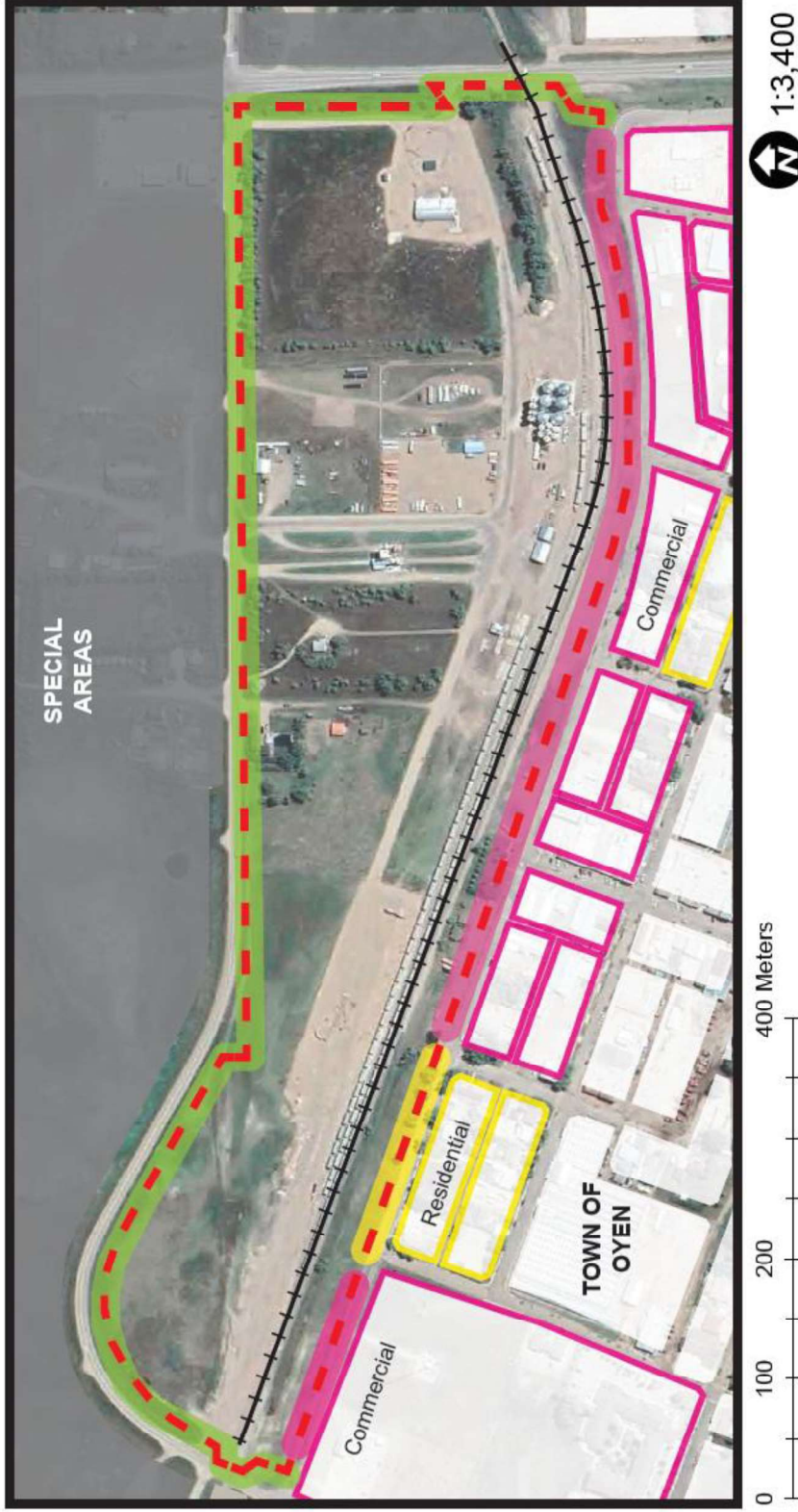
Transitional space between uses shall be achieved by providing appropriate setbacks between residential and industrial development.

#### Policy 4.4.4

High-quality landscaping (e.g. trees, berms, storm ponds, or shrubs) should be located within the setback areas of an industrial property.

#### Policy 4.4.5

Industrial activities which create undesirable effects for non-industrial (i.e. residential) uses shall not be located in ASP Area 4.



**Legend**

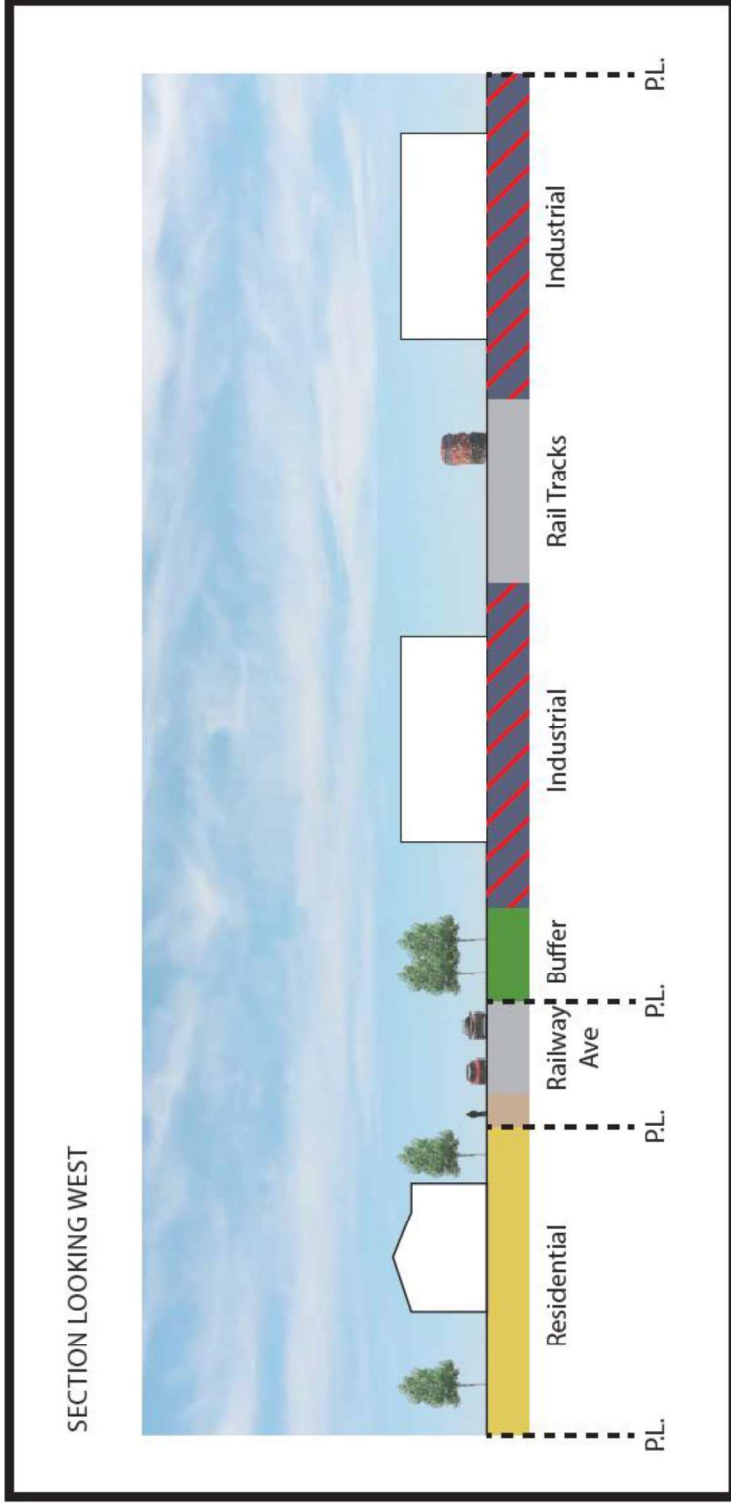
- Residential Land Use
- Commercial Land Use
- Agricultural Land Use
- ASP Boundary

**Interface Areas**

**OYEN INDUSTRIAL ASP**



Figure 9: Interface Areas



Interface Cross-Section

**Legend**

 Consult "Development in Proximity to Railway Operations Guidelines"

**OYEN INDUSTRIAL ASP**



*Oyen*  
ALTA.

Figure 10: Residential - Industrial Interface Cross-Section

## 4.5 NATURAL ENVIRONMENT

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- Policy 4.5.1** All developments are encouraged to design around the natural environment and maintain the natural ecosystem function of the area, including retention or replacement of wetlands and natural watercourses, minimizing on-site grading and locating buildings away from sensitive environmental features.
- Policy 4.5.2** All lands that qualify as environmental reserve should be dedicated as environmental reserve or environmental reserve easement through the subdivision process, as per the *Municipal Government Act*.
- Policy 4.5.3** All subdivision and development applications that may impact a wetland shall provide proof to the subdivision authority or development authority, whichever is applicable, of compliance with the Alberta Water Act and Alberta Wetland Policy.
- Policy 4.5.4** If a wetland is identified on a proposed development site, the applicant shall use the provincial system to determine wetland classification, relative wetland value and work with the province to complete the process for protection, replacement or compensation as dictated by the Alberta Water Act and Alberta Wetland Policy.
- Policy 4.5.5** All developments shall comply with all applicable federal and provincial policies related to the natural environment.
- Policy 4.5.6** Developers shall be required during the construction stages (including site clearing, stripping, and grading) to minimize erosion and silt depositing into existing watercourses and drainage systems. An Erosion and

Sediment Control Plan shall be submitted to the municipality at the time of construction.

- Policy 4.5.7** Developers in the ASP area are encouraged to implement the recycling of by-products, water conservation, and the use of alternative energy resources.

## 4.6 RESERVES

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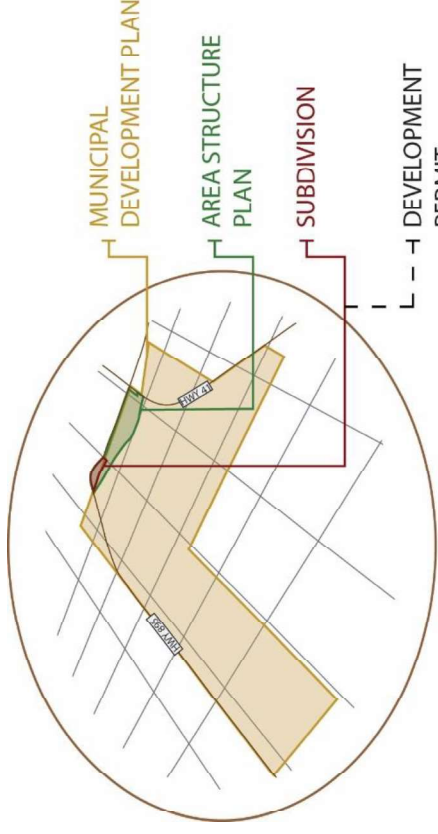
- Policy 4.6.1** Reserves will be determined at the time of subdivision in accordance with the Municipal Government Act (MGA) and Municipal Development Plan (MDP).
- Policy 4.6.2** Reserves owing on a parcel of land shall be provided as:
- a. municipal reserve, school reserve, or municipal and school reserve;
  - b. cash in lieu of reserve land; or
  - c. a combination of land and cash.
- Policy 4.6.3** Cash-in-lieu of reserve land is the preferred method of reserve payment for the Oyen Railyard ASP lands.
- Policy 4.6.4** Deferment of municipal reserve is strongly discouraged.
- Policy 4.6.5** If municipal reserve is provided as reserve land, the amount, type, location, and shape of reserve land shall be suitable for public use and readily accessible to the public and shall comply with any applicable policies in the Town's *Municipal Development Plan, Intermunicipal Development Plan* or any other relevant municipal plans or strategies (e.g. Parks / Recreation / Open Space Master Plan).

**Policy 4.6.6** If municipal reserve is provided as reserve land in the form of a pedestrian trail or pathway it shall either be directly connected to the Town's existing pathway system or be part of the Town's long-range pedestrian / mobility plan.

## 4.7 OTHER STATUTORY PLANS

In accordance with the Municipal Government Act (MGA), Intermunicipal Development Plans (IDPs) are the highest-level statutory plan in a municipality and take precedence over all other statutory plans. Municipal Development Plans (MDPs) are the second highest statutory plan in a municipality. Area Structure Plans are typically the third highest statutory plan and thus must comply with any adopted IDP and the municipality's MDP.

**Policy 4.7.1** The policies of this Area Structure Plan must be consistent with the Town's Municipal Development Plan and any adopted and applicable Intermunicipal Development Plan. Where there is a conflict between the policies of this ASP and a higher level statutory plan the higher level plan (MDP or IDP) will take precedence over this ASP.



**MUNICIPAL DEVELOPMENT PLAN**  
Guides overall growth and development for the Town

**AREA STRUCTURE PLAN**  
Provides the vision for the physical development of an area

**SUBDIVISION**  
An area of land divided for development

**DEVELOPMENT PERMIT**  
An area of land that has been approved for a specific use, and associated details of that use