

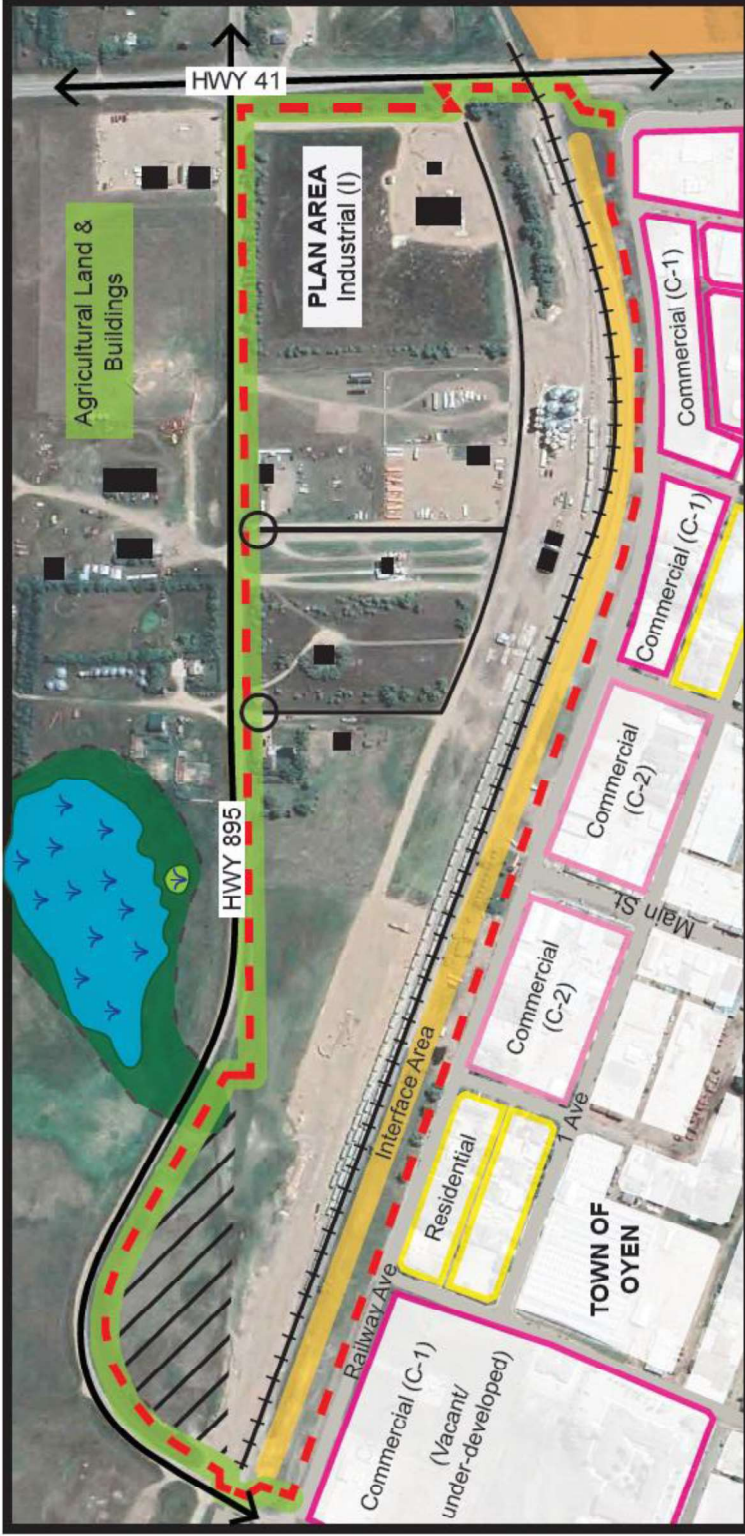
2.0 Plan Area and Site Analysis

2.1 PLAN AREA DESCRIPTION

The Plan area is located at the northern edge of the Town of Oyen, bordered by Highway 895 to the north and west, as well as Railway Ave to the south. Railway Ave is a two-lane road carrying mostly local traffic. The site is bisected by Range Road 43 and Canadian National Railway tracks with the adjacent lands used as rail yards. Lands located north of the site are designated in the Oyen Municipal Development Plan's *Future Land Use map* as 'long term industrial/commercial'. These lands include multiple pipelines and utility right-of-ways, which may influence development (see **Figure 2: Site Analysis**).

South of Railway Ave includes mostly commercial and some residential land uses. The Plan area and the lands east of the ASP border are zoned for industrial uses. The interface between industrial and non-industrial uses will be important to the success of the Plan, especially in the area adjacent to residential uses. The northern-most part of the Plan area was recently annexed by the Town. In October 2017, the Plan area was part of the Oyen Railyard and Logistics Park project. The Logistics Park's goal was to increase the capacity of cars that could be managed, supporting further economic development for the Town of Oyen via import/export of goods. The Plan area includes multiple power, gas, and water line rights-of-way, as well as patches of wetlands north of the Plan boundary.





1:3,400

Site Analysis

OYEN INDUSTRIAL ASP



- Legend**
- Residential Land Use
 - Commercial Land Use (C-1)
 - Commercial Land Use (C-2)
 - Buffalo Trail ASP
 - Interface Area
 - Agricultural-Industrial Interface
 - ASP Boundary
 - Annexation Area
 - Wetlands

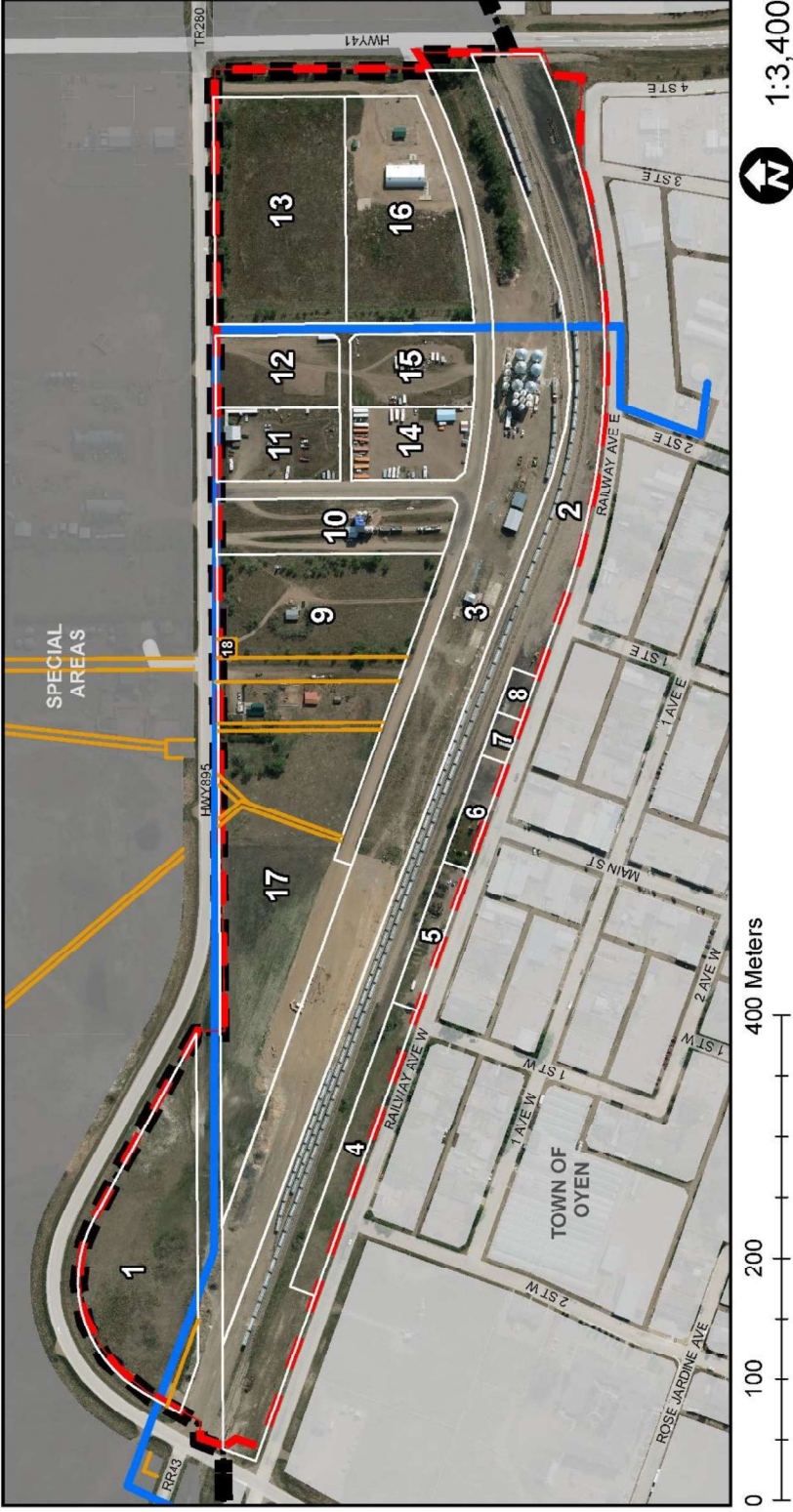
Figure 2: Site Analysis

2.2 PLAN AREA OWNERSHIP

As shown on **Figure 3: Legal Parcels** the Plan Area consists of 18 legal parcels of land totaling approximately 67.5 acres (27.31 ha). **Table 1** lists the legal titles, including title number, legal description, land area, owner as of September 2020.

Table 1: Plan Area Land Ownership

Plan Area Legal Descriptions						
Parcel Index #	Title #	Legal Description	Owner (as of September 2020)	Area (Acres)	Area (Hectares)	
1	931201547	SW-03-28-04-4	Department of Municipal Affairs	4.74	1.92	
2	201018171001	PLAN RW18	Canadian Northern Railway Company	10.57	4.28	
3	201067793	PLAN 2010200 BLK 26 LOT 2	Special Areas and Oyen Dev Corp	12.18	4.93	
4	951173161	PLAN 9511484	Private Landowner	1.33	0.54	
5	141026000	PLAN 9511484	Private Corporation	0.65	0.27	
6	951228990	PLAN 9511484	The Town of Oyen	0.49	0.20	
7	951173150	PLAN 9511484	Private Corporation	0.20	0.08	
8	151233400	PLAN 9511484	The Town of Oyen	0.20	0.08	
9	031432397	MER 4 RGE 4 TWP 27	Private Landowner	4.30	1.74	
10	14R1	PLAN 3638JK	Private Corporation	2.18	0.88	
11	61523776	PLAN 8110968	Private Landowner	1.52	0.62	
12	141184756	PLAN 8110968	Private Corporation	1.52	0.61	
13	61248459	PLAN 8010303	Private Landowner	5.00	2.02	
14	141014817	PLAN 8110968	Private Corporation	1.44	0.58	
15	141045130	PLAN 8110968	Private Corporation	1.52	0.62	
16	961245535	PLAN 8010303	Private Corporation	4.09	1.65	
17	201019290	PLAN 135FT	Private Landowner	8.52	3.45	
18	11008730	PLAN 582HR	Atco Gas And Pipelines Ltd.	0.06	0.02	
			Total of Titled Lots	60.53	24.50	
X	X	Roads / Non-titled land	N/A	6.95	2.81	
			Total Plan Area	67.48	27.31	



Legend

- Legal Parcel
- Easements
- Henry Kroeger Water Line
- ASP Boundary
- Town Boundary

Legal Parcels

OYEN INDUSTRIAL ASP



Not responsible for errors or omissions "Legal Parcels" [15.4"11" PDF, ArcGIS] 1:3,400 Town of Oyen Industrial ASP Area, Palliser Regional Municipal Services, January 2021.

Figure 3: Legal Parcels



2.3 LAND USE BYLAW



As per the Town's Land Use Bylaw (LUB) the ASP area is designated Industrial - I (see **Figure 4: Land Use Districts**). The Industrial district is meant to provide for a range of industrial uses including manufacturing and warehousing.

Some permitted uses in the district include: *automotive or farm machinery sales and service, storage facilities or yards, equipment and machinery sales and service, and communication towers.*

Discretionary uses within the Industrial - I district include: *renewable energy systems, propane gas distribution, and other manufacturing or processing uses that do not pose any threat to the public.*

Restrictions to the built form include a maximum site coverage of 60% and a maximum height of 10.67 m (35 ft.). The Land Use Bylaw also requires industrial sites to provide servicing for water, electricity, sewerage, drainage, and street access.

2.4 MUNICIPAL DEVELOPMENT PLAN (MDP)

The Town of Oyen Municipal Development Plan (MDP) (Bylaw No. 825-13) was adopted in 2013 and guides the overall growth and direction of the Town. The Town is a service centre for the surrounding rural population, served by north-south Highway 41, east-west Highway 9, a bus line, and small airport. The development pattern is based on a traditional grid street pattern and is highly influenced by the railway corridor with streets and avenues running parallel and perpendicular to the railway tracks.

Oyen's primary industries are agricultural services such as mixed grain farming, and livestock, as well as oil and gas extraction. There are two key industrial areas, firstly along Railway Avenue, and secondly within the boundary of the Buffalo Trail ASP east of the Town boundary (see **Figure 2: Site Analysis**). There is a shortage of serviced land for industrial use, and diversified industry is being promoted to increase population growth. The MDP anticipates population growth to average 0.5% annually. The current population density sits at two persons per hectare, mostly living in single-detached homes (68%). The MDP policies aim to maintain this low-density character while diversifying the housing stock and increasing the number of multi-unit dwellings in specific areas (west of 3rd Street and south of 7th Avenue). Current water and sewage servicing are considered sufficient to accommodate the Town's projected growth.



1:6,000

Land Use Districts

OYEN INDUSTRIAL ASP



- Legend**
- ASP Boundary
 - Town Boundary
 - Legal Parcels
 - Highway Commercial Special Areas
 - Agriculture Special Areas
 - Residential 1 District
 - Residential 2 District
 - Central Commercial
 - Community Service
 - General Commercial
 - Highway Commercial
 - Industrial
 - Manufactured Home
 - Urban Reserve

Not responsible for error or omissions "Land Use Districts": [15,4*11": PDF, ArcGIS]; 1:6000; Town of Oyen Industrial ASP Area. Palliser Regional Municipal Services, July 2020.

Figure 4: Land Use Districts