

An illustration of a railway yard. In the foreground, there are several parallel tracks with a blue and orange striped pattern, receding into the distance. To the left, there's a grey road with two people walking. In the background, there are several industrial buildings, some with windows, and a large brown structure. The sky is light blue with some clouds, and the ground is green with some stylized plants and birds.

# Oyen Railyard Industrial

## Area Structure Plan

Bylaw No. xx

*Draft January 14, 2021*

Oyen  
ALTA.

 Palliser  
Regional Municipal Services

## **ACKNOWLEDGEMENTS**

*Town of Oyen Administration and Council*

*Special Areas Board*

**Primary Author:**

*Palliser Regional Municipal Services*

**Engineering Analysis:**

*MPE Engineering*

**Photos and Design**

*Photos on pages 3, 9, 12, 16, 31 by Olivia Sederberg Photography used with permission.*

*Cover Design by Lauren Armeneau*

# Table of Contents

<b>1.0</b>	<b>INTRODUCTION</b>	<b>1</b>
1.1	PLAN PURPOSE	1
1.2	PLAN VISION	1
1.3	MUNICIPAL GOVERNMENT ACT	3
1.4	INTERPRETATION	3
<b>2.0</b>	<b>PLAN AREA AND SITE ANALYSIS</b>	<b>4</b>
2.1	PLAN AREA DESCRIPTION	4
2.2	PLAN AREA OWNERSHIP	6
2.3	LAND USE BYLAW	8
2.4	MUNICIPAL DEVELOPMENT PLAN (MDP)	8
<b>3.0</b>	<b>VISION</b>	<b>10</b>
3.1	ASP VISION	10
3.2	ASP GOALS	11
<b>4.0</b>	<b>LAND USE POLICY</b>	<b>12</b>
4.1	ASP DEVELOPMENT STRATEGY	12
4.2	DEVELOPMENT STATISTICS	12
4.3	INDUSTRIAL LAND USE	15
4.4	INTERFACE AREAS	19
4.5	NATURAL ENVIRONMENT	22
4.6	RESERVES	22
4.7	OTHER STATUTORY PLANS	23
<b>5.0</b>	<b>INFRASTRUCTURE POLICY</b>	<b>24</b>
5.1	WATER SERVICING	24
5.2	WASTEWATER SERVICING	25
5.3	STORMWATER SERVICING	28
5.4	TRANSPORTATION	30
5.5	EMERGENCY SERVICING	30



5.6	SHALLOW UTILITIES	30
<b>6.0</b>	<b>PHASING &amp; IMPLEMENTATION</b>	<b>32</b>
6.1	PHASING OVERVIEW	32
6.2	PHASING POLICIES	32
6.3	IMPLEMENTATION POLICIES	32
<b>7.0</b>	<b>DEFINITIONS &amp; ACRONYMS</b>	<b>34</b>
7.1	DEFINITIONS	34
7.2	ACRONYMS	35

## Table of Figures

Figure 1: Context	2
Figure 2: Site Analysis	5
Figure 3: Legal Parcels	7
Figure 4: Land Use Districts	9
Figure 5: Development Concept	13
Figure 6: Development Vision	14
Figure 7: Planning Areas	16
Figure 8: Existing and Future Transportation Network	18
Figure 9: Interface Areas	20
Figure 10: Residential - Industrial Interface Cross-Section	21
Figure 11: Water System Concept 1	26
Figure 12: Water System Concept 2	27
Figure 13: Drainage Plan	29
Figure 14: Road Cross-Section	31

# Supporting Reports (under separate cover)

Report	Consultant / Author
Transportation Study	MPE Engineering
Functional Servicing Report	MPE Engineering
Storm Water Management	MPE Engineering



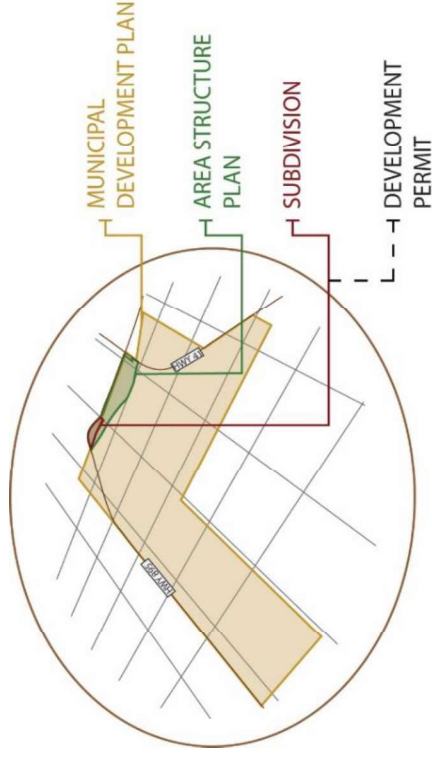
## How to Read this Document

An Area Structure Plan (ASP) is intended to be read holistically and jointly with other applicable statutory plans and bylaws within the municipality. As a statutory plan all subdivision and development applications within the Plan Area must comply with this ASP. The purpose of the ASP is to provide the overall vision and broad policy guidance, while leaving the details to subsequent subdivision and development approval processes.



## INTERACTIVE LINKS

The digital version of this document has interactive links. The Table of Contents sections, sub-sections and figures can be clicked to jump to the desired section or figure. Similarly figure references, definitions and acronyms are highlighted in **bold green** text in the document and if clicked on will jump the reader to the applicable figure or *Section 7.0 Definitions and Acronyms*.



**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



The vision for the Oyen Railway Yard ASP is ***a thriving regional multi-modal transportation and logistics hub that is the economic engine for Oyen, Special Areas and the broader region.***

# 1.0 Introduction

## 1.1 PLAN PURPOSE

The purpose of the Oyen Railyard Industrial Area Structure Plan (ASP) is to guide and direct future industrial subdivision and development within the Plan Area (see **Figure 1: Context**) in an appropriate way that fulfills the ASP vision and adds to the vitality of the Town of the Oyen.

The ASP is a joint collaboration between the Town of Oyen and Special Areas Board.

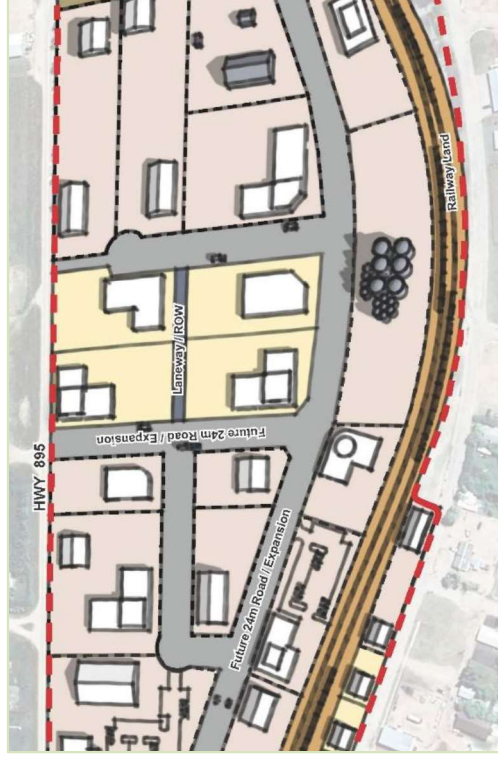
An ASP is a statutory document approved by Town Council and adopted by bylaw. An ASP provides citizens, developers, Town staff and Council with a road map when considering applications for land use redesignation, subdivision and development. Since the ASP is a statutory document it must align with the Town's higher-level plans, including the Municipal Development Plan (MDP) and Intermunicipal Development Plan (IDP).

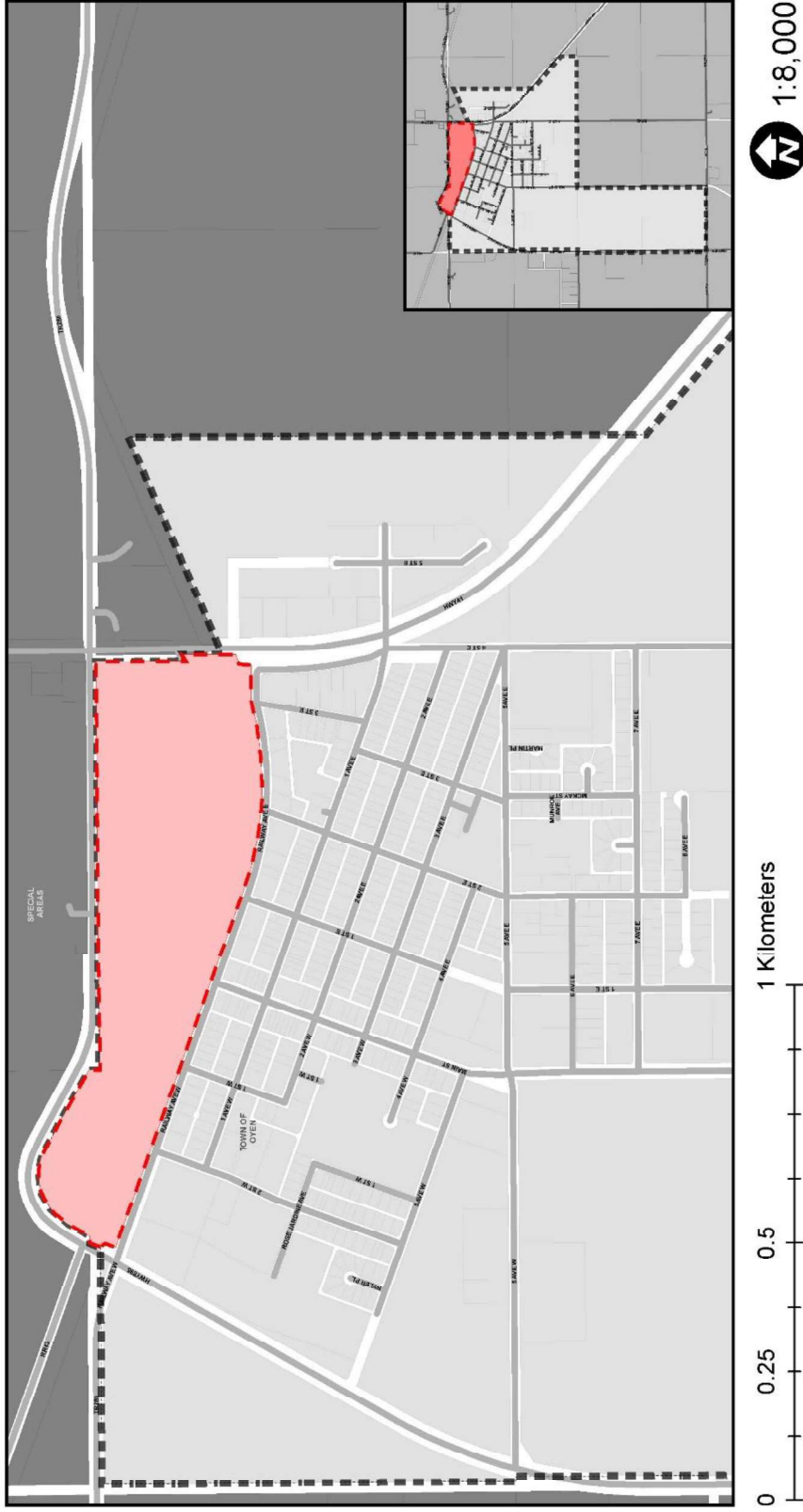
The ASP does not predict the rate or pace of development within the plan area; since market forces will determine when and if a parcel of land develops.

## 1.2 PLAN VISION

The vision for the Oyen Railyard Industrial ASP is for

**a thriving regional multi-modal transportation and logistics hub that is the economic engine for the Town of Oyen, Special Areas and the broader region.**





**Legend**

- ASP Boundary
- Oyen
- Town Boundary
- Special Areas

Context

**OYEN INDUSTRIAL ASP**



Not responsible for error or omissions. "Context": [15.4\*11] PDF, ArcGIS] 1:8000 Town of Oyen Industrial ASP Area. Palliser Regional Municipal Services, July 2020.

**Figure 1: Context**



### 1.3 MUNICIPAL GOVERNMENT ACT

The Municipal Government Act (MGA) section 633 dictates the basic requirements for an Area Structure Plan. The MGA (current as of June 10, 2020) states the following in section 633:

*“633(1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may by bylaw adopt an area structure plan.*

*(2) An ASP*

*(a) must describe:*

- (i) the sequence of development proposed for the area,*
- (ii) the land uses proposed for the area, either generally or with respect to specific parts of the area,*
- (iii) the density of population proposed for the area either generally or with respect to specific parts of the area, and*
- (iv) the general location of major transportation routes and public utilities, and*

*(b) may contain any other matters the council considers necessary, including matters relating to reserves, as the council considers necessary.*

*(3) An area structure plan must be consistent with*

*(a) any intermunicipal development in respect of land that is identified in both the area structure plan and the intermunicipal development plan, and*

*(b) any municipal development plan.*

### 1.4 INTERPRETATION

The plan policies are written as ‘shall’, ‘should’ or ‘may’ statements.

Policy statements utilizing ‘shall’ outline mandatory compliance. ‘Should’ or ‘may’ policy statements outline policies to which compliance is encouraged and recommended. In certain circumstances the ‘should’ or ‘may’ statements may not be practical and therefore the policy provides flexibility to respond to such circumstances.

