

TOWN OF OYEN
BYLAW NUMBER # 930-25

**BEING A BYLAW TO AMEND THE MUNICIPAL DEVELOPMENT BYLAW NO. 890-22 FOR
THE TOWN OF OYEN IN THE PROVINCE OF ALBERTA.**

WHEREAS pursuant to the provision of Section 632(1) of the *Municipal Government Act*, RSA 2000, Chapter M-26, the Council of the Town of Oyen (hereinafter called the Council), has adopted the Municipal Development Plan Bylaw 890-22;

AND WHEREAS the Council deems it desirable to amend the Municipal Development Plan Bylaw 2021-03; and

NOW THEREFORE the Council hereby amends the Municipal Development Plan Bylaw 890-22; as follows:

1. Replace "Figure 1 – Town Boundary" with Attachment A.
2. Delete the following sentences in Volume 1 Section 3.0 Development Pattern:

"The subdivision is serviced and ready for development in accordance with the Buffalo Trail Area Structure Plan (Figure 6). The Plan has been in place since April 5, 1988."
3. Replace "Figure 5 – Existing Land Use" with Attachment B.
4. Replace the first paragraph in Volume 1 Section 3.2 Commercial Development with the following:

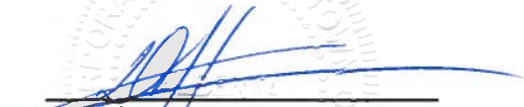
"Commercial development is centered on Main Street between Railway Avenue in the north and 3 Avenue in the south. Characteristically, residential development surrounds the established commercial area. Land for highway commercial expansion is located to the east beyond Highway 41 in the Buffalo Trail subdivision within the Oyen East Industrial ASP (Figure 6)."
5. Replace "Figure 6 – Buffalo Trail Area Structure Plan" with Attachment C.
6. Replace the first sentence of the first paragraph in Volume 1 Section 3.3 Industrial Development with the following:

"Industrial businesses are located in the north along Railway Avenue. Vacant industrial land is available to the east of Highway 41 in accordance with the Oyen East Industrial ASP and to the north of Railway Avenue in accordance with the Oyen Railyard ASP (Figure 6)."
7. Delete the second paragraph in Volume 1 Section 3.3 Industrial Development.
8. Replace "Figure 7 – Community Facilities" with Attachment D.
9. Replace "Figure 8 – Water Distribution System" with Attachment E.
10. Replace "Figure 9 – Sanitary Sewer System" with Attachment F.
11. Replace "Figure 10 – Future Development Pattern" with Attachment G.
12. This Bylaw takes effect on the date of the third and final reading.

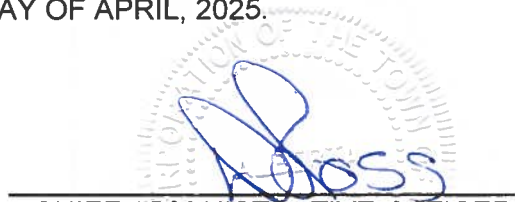
READ A FIRST TIME THIS 11 DAY OF FEBRUARY, 2025.

READ A SECOND TIME THIS 15TH DAY OF APRIL, 2025.

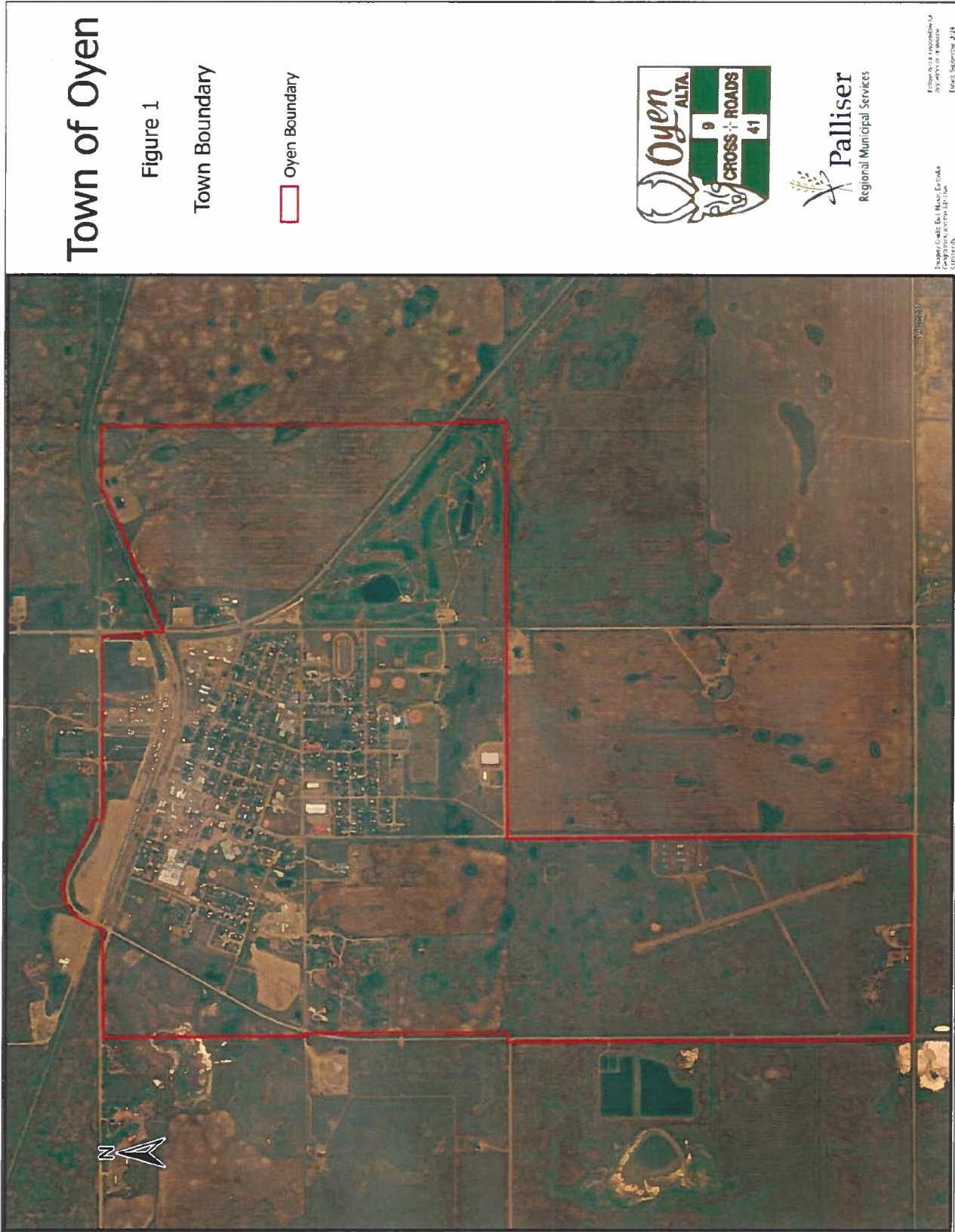
READ A THIRD TIME AND PASSED THIS 15TH DAY OF APRIL, 2025.

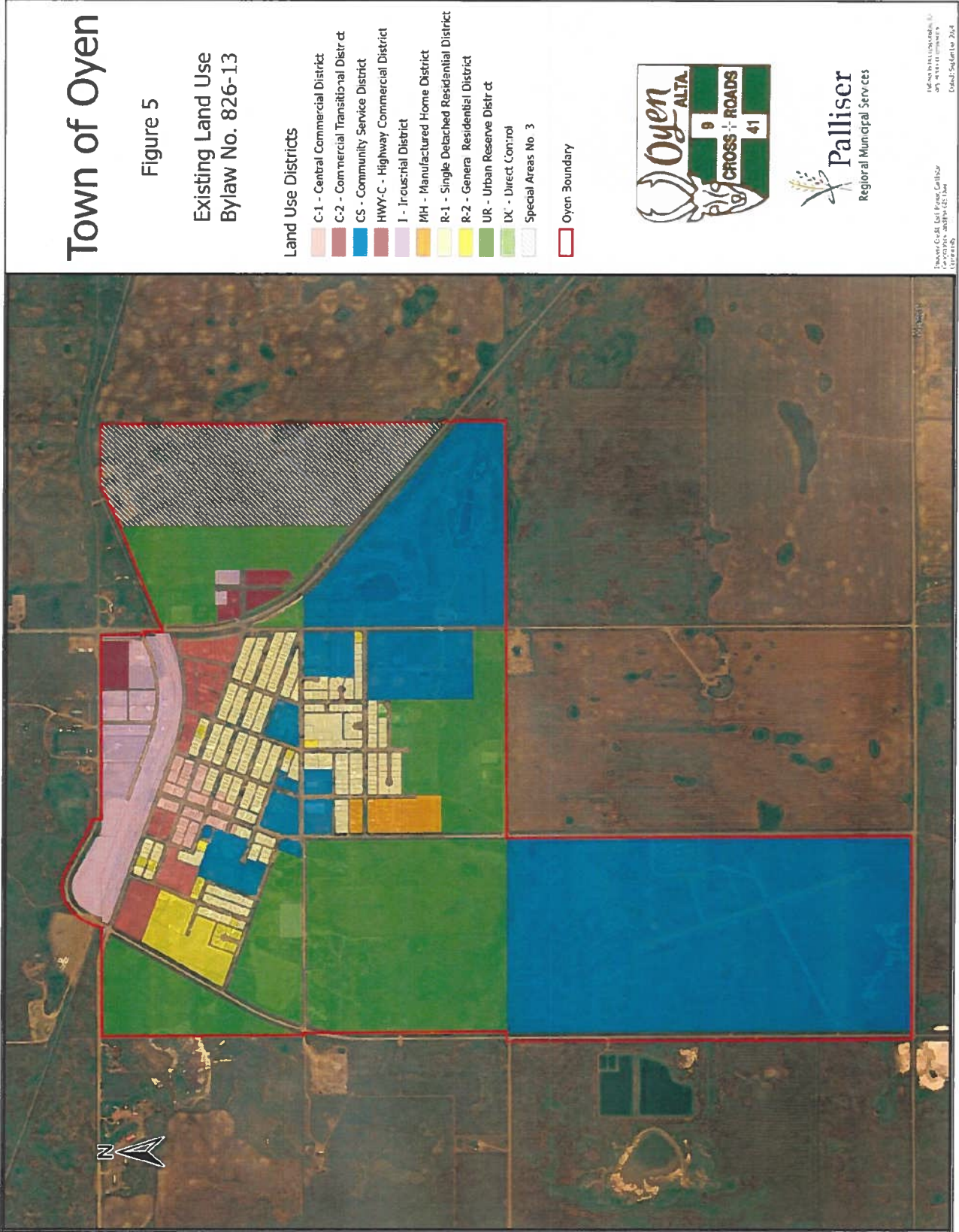


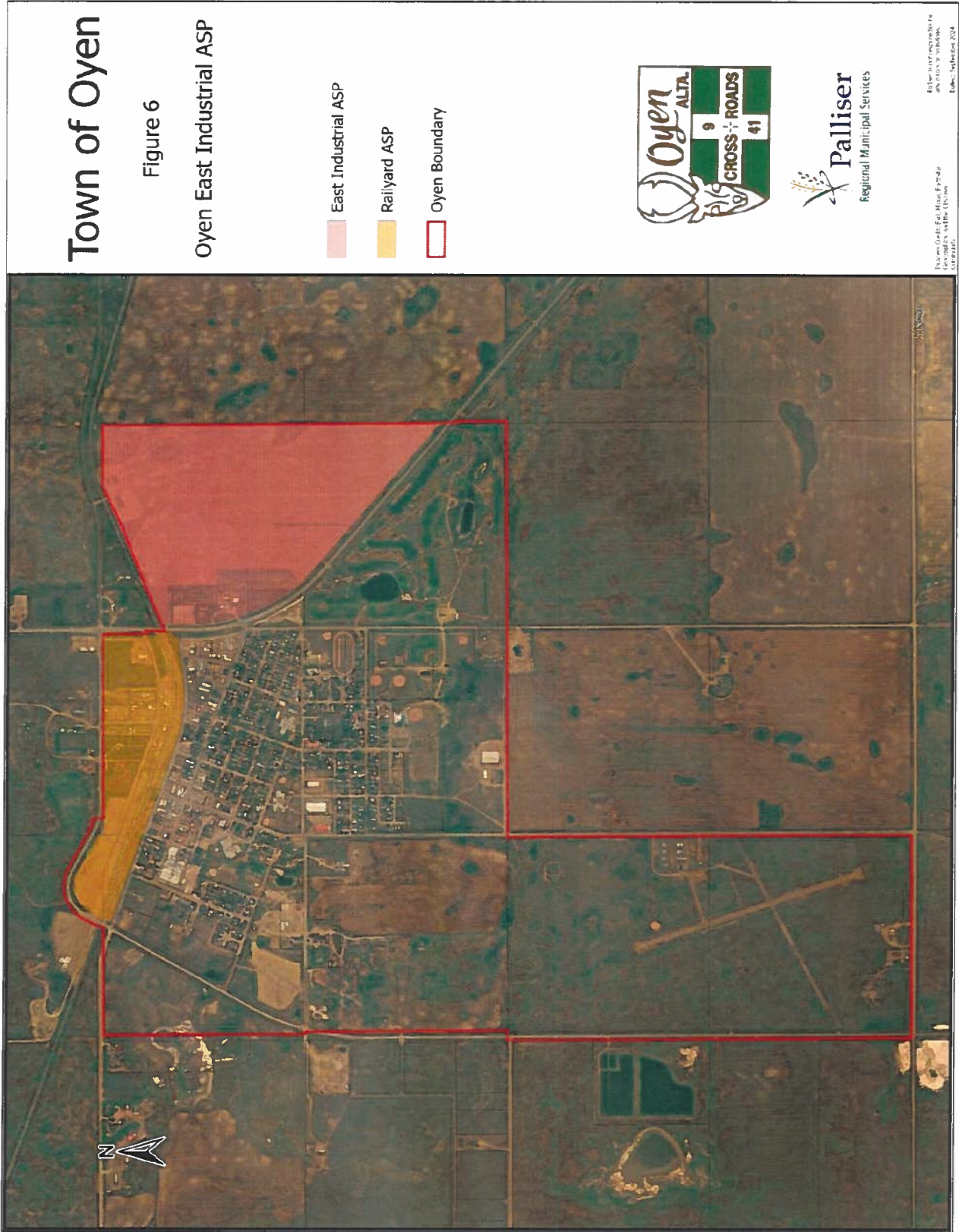
MAYOR

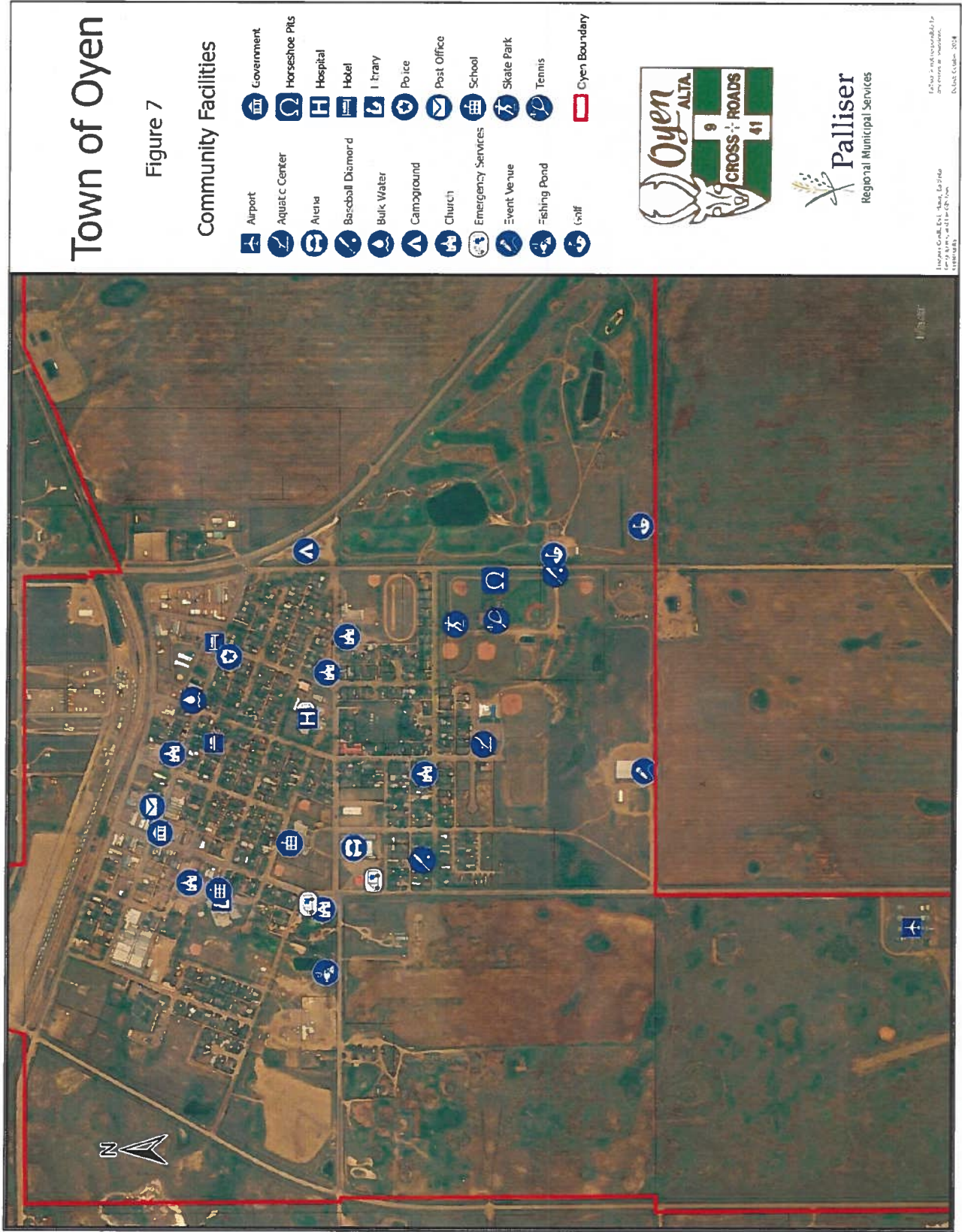


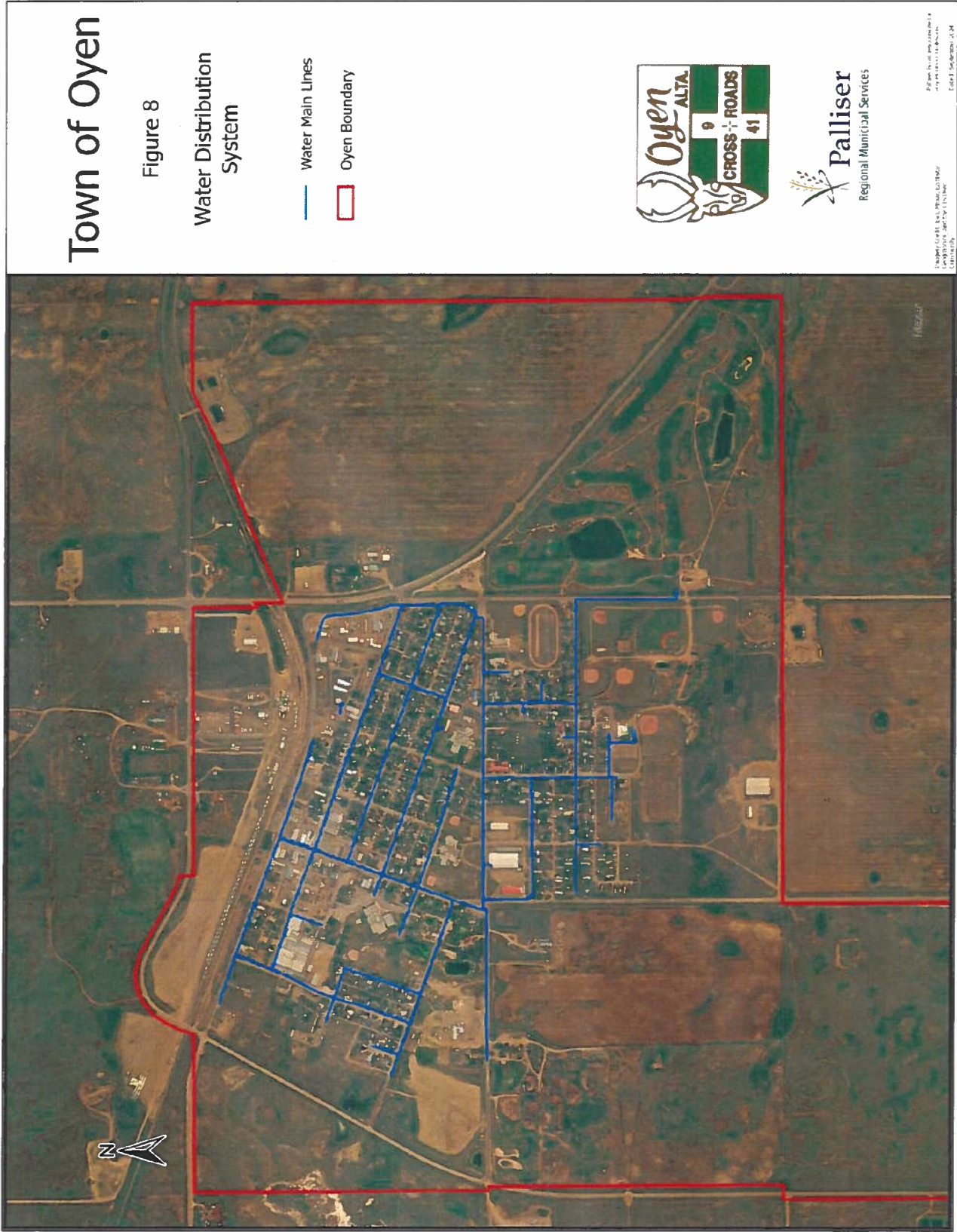
CHIEF ADMINISTRATIVE OFFICER

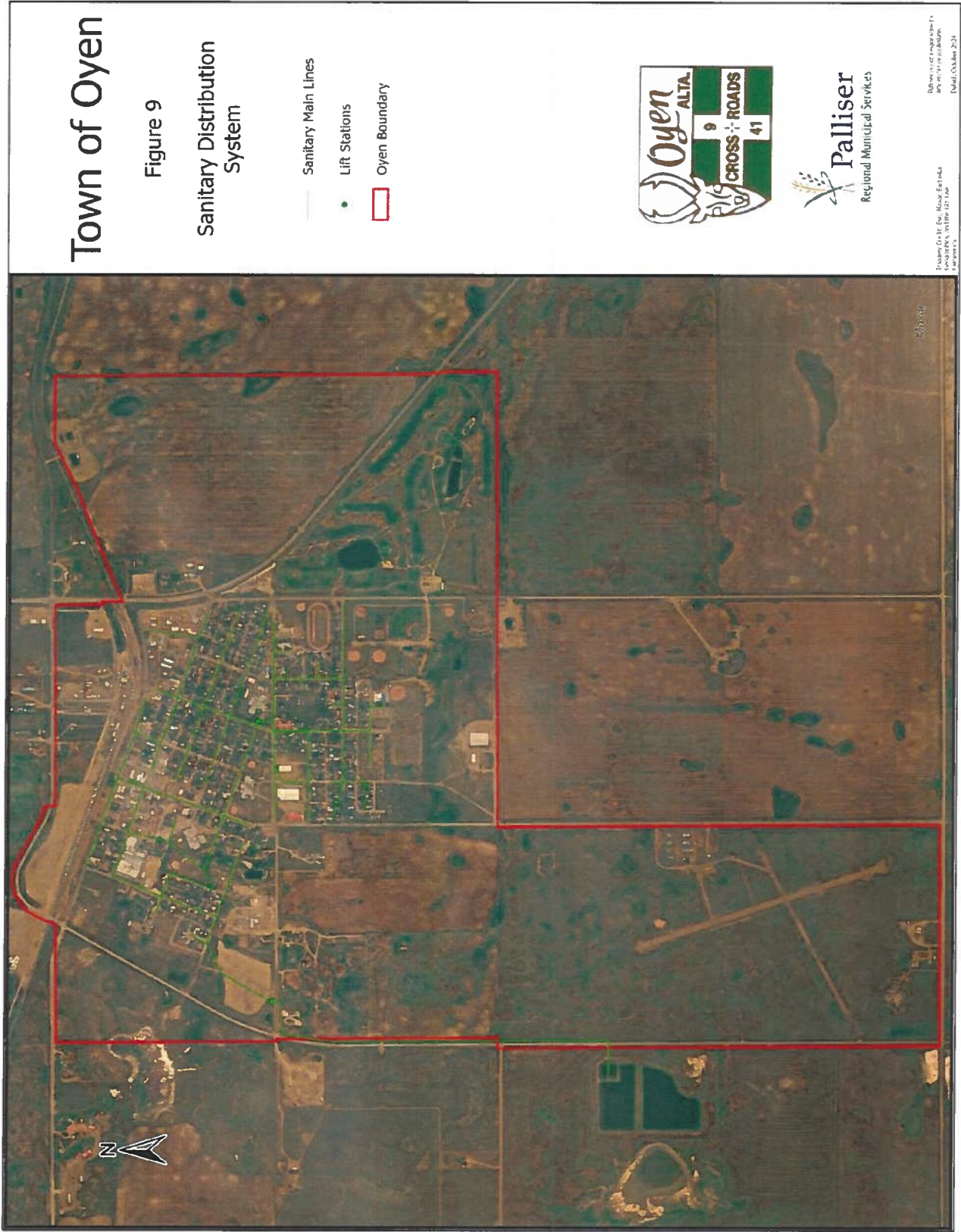












Town of Oyen

Figure 10

Future Land Use

- Future Land Use
- Short Term Industrial/Commercial
 - Long Term Industrial
 - Long Term Industrial/Commercial
 - Short Term Residential
 - Long Term Residential
 - Recreation Grounds
 - Urban Reserve
 - Potential Future Annexation
 - Oyen Boundary

