

4.0 Land Use Policy

4.1 ASP DEVELOPMENT STRATEGY

The Oyen Railyard Industrial Area Structure Plan envisions a thriving industrial node centred on the railway that provides vital economic opportunities to the Town of Oyen, Special Areas and the broader region. Industrial lots along the railway are intended to be small to medium in size from approximately 0.5 acres up to 5 acres (see **Figure 5: Development Concept** and **Figure 6: Development Vision**). Lots may be subdivided (or consolidated) in the future to suit new tenants or operations as needed. The ASP lands will be serviced from the Town’s water system and individual on-site sanitary systems. Municipal sanitary servicing to the ASP lands may be viable in the long-term as the development builds out and economies of scale increase. Storm water will be largely directed to a common storm pond in the northwest corner of the ASP lands. Phasing of the development will begin by focusing on the lots just north of the railway (Area 1) followed by the remaining lands north of the railway (Areas 2 and 3) and finally on the lands south of the railway (Area 4). Lands may be developed sooner if there is demand (see **Figure 7: Planning Areas**).

Figure 5: Development Concept and **Figure 6: Development Vision**). Lots may be subdivided (or consolidated) in the future to suit new tenants or operations as needed. The ASP lands will be serviced from the Town’s water system and individual on-site sanitary systems. Municipal sanitary servicing to the ASP lands may be viable in the long-term as the development builds out and economies of scale increase. Storm water will be largely directed to a common storm pond in the northwest corner of the ASP lands. Phasing of the development will begin by focusing on the lots just north of the railway (Area 1) followed by the remaining lands north of the railway (Areas 2 and 3) and finally on the lands south of the railway (Area 4). Lands may be developed sooner if there is demand (see **Figure 7: Planning Areas**).

4.2 DEVELOPMENT STATISTICS

The Development Concept will yield approximately 38.54 acres (15.58 hectares) of developable industrial land. Based on an estimated average building site coverage of 20% proposed buildings equate to approximately 296,007 square feet (27,500 m²) of industrial building capacity in the ASP.

Land Use	Area (acres)	Area (ha)	% of ASP
Industrial Lots			
<i>Existing Lots</i>	20.63	8.34	32.2
<i>Proposed Lots</i>	17.91	7.24	28.1
Sub Total	38.54	15.58	60.3
Railway (CN)	7.24	2.92	11.3
Public Facilities (e.g. storm pond)	7.77	3.14	12.2
Park			
Existing Park	0.24	0.09	0.3
Future Park Expansion	0.24	0.09	0.3
Roads / Right-of-ways			
<i>Existing Roads</i>	6.59	2.66	10.4
<i>Future Roads</i>	3.27	1.32	5.2
Total	63.89	25.8	100

*Note: calculations provided in the table above are based on *Figure 5: Development Concept*

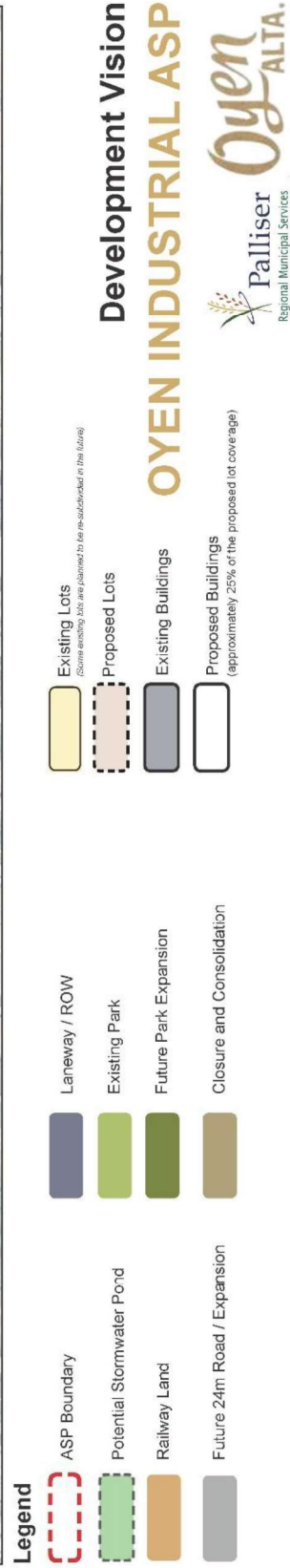
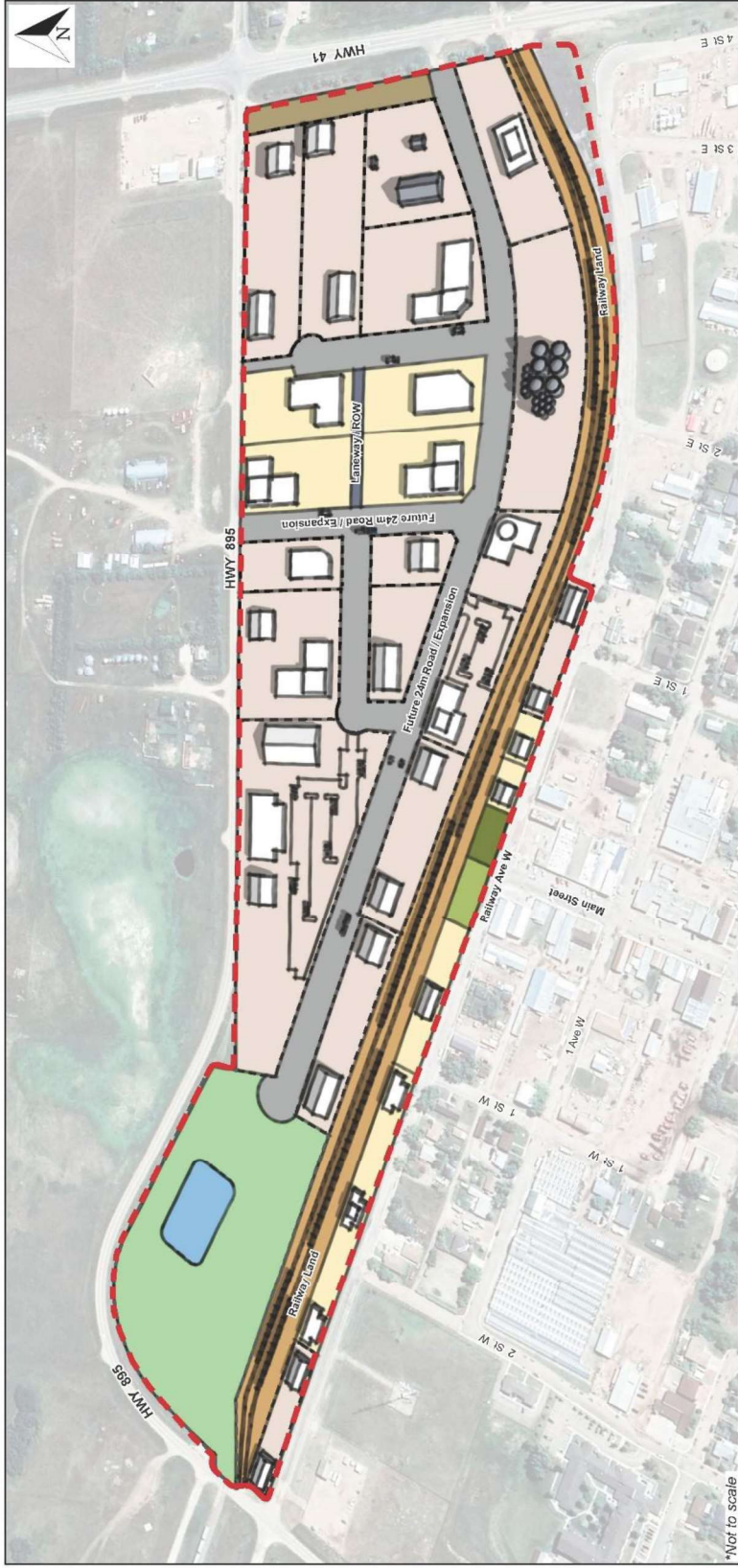


Figure 6: Development Vision

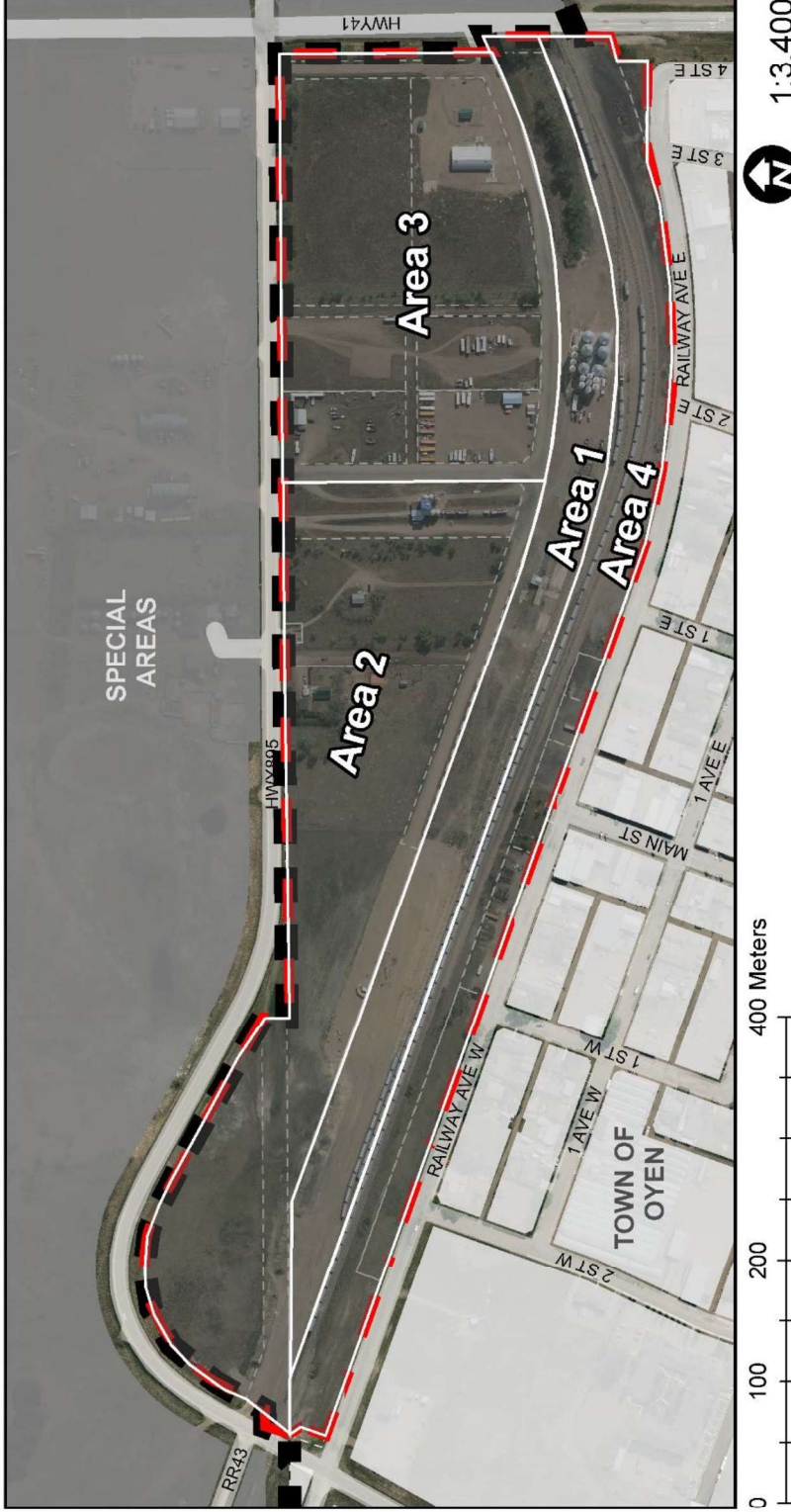
4.3 INDUSTRIAL LAND USE

The entirety of the ASP lands are intended to be industrial. The vast majority of ASP lands are presently zoned Industrial (I) in the Town's Land Use Bylaw. The only exception is a parcel in the northeast corner designated as Highway Commercial. The present mix of permitted and discretionary land uses in the Town's Industrial (I) land use district will not be altered at this time. The intention of the ASP is to provide a general development pattern, including roads, lots, and phasing while maintaining the current industrial zoning.





General Policies applying to all ASP Areas:

- Policy 4.3.1** Future subdivision of lots shall be guided by **Figure 5: Development Concept** with exact lot lines and lot configurations to be determined at the time of subdivision. Lots may be subdivided (or consolidated) in the future to suit new tenants or operations as needed.
- Policy 4.3.2** Industrial lots are intended to be small to medium in size from approximately 0.5 acres (0.2 ha) up to 7 acres (2.8 ha) guided by **Figure 5: Development Concept**.
- Policy 4.3.3** Developers in the ASP area shall minimize off-site nuisances and impacts, such as light, sound, dust and noise pollution.
- Policy 4.3.4** Entrances and gateways to the Plan Area should be well-designed and visually appealing to ensure a smooth transition between industrial and non-industrial uses.
- Policy 4.3.5** Prior to submission of a development application all developers should consult the *Guidelines for New Development in Proximity to Railway Operations* document available at www.fcm.ca.





Legend

-  Planning Areas
-  Town Boundary
-  ASP Boundary
-  Legal Parcels

1:3,400

OYEN INDUSTRIAL ASP



Not responsible for error or omissions "Planning Areas" [15.4"11" PDF: ArcGIS] 1:3,400 Town of Oyen Industrial ASP Area. Palliser Regional Municipal Services, July 2020.

Figure 7: Planning Areas

Policies applying to Areas 1, 2 or 3:

Policy 4.3.3

Land uses in ASP Areas 1, 2 or 3 will include a broad spectrum of light, medium and heavy industrial uses as regulated by the Town's Land Use Bylaw.

Policy 4.3.4

Heavy industrial land uses proposed in ASP Areas 1, 2 or 3 that have potential off-site impacts (e.g. noise, dust, vibration, traffic, hazard risk) shall demonstrate to the development authority prior to approval how those potential negative impacts will be mitigated.

Policy 4.3.5

Heavy industrial land uses proposed in ASP Areas 1, 2 or 3 that pose a potential off-site risk to life and/or property (e.g. chemical/fertilizer plants or heavy manufacturing operations) shall provide a Hazard Risk Assessment and a copy of their Emergency Management Plan as part of any development application. The operator/owner shall communicate regularly with the Town, including notification to the Town of any incidents or if the risk level at the site changes.

Policy 4.3.6

Development applications for a heavy industrial land use proposed in ASP Areas 1, 2 or 3 shall be referred to the Town's Fire Department for comment prior to approval. Where additional firefighting capacity is required for the proposed development the developer shall either provide additional capacity on-site or enter into an agreement with the Town to ensure sufficient firefighting capacity exists within the Town's Fire Department.

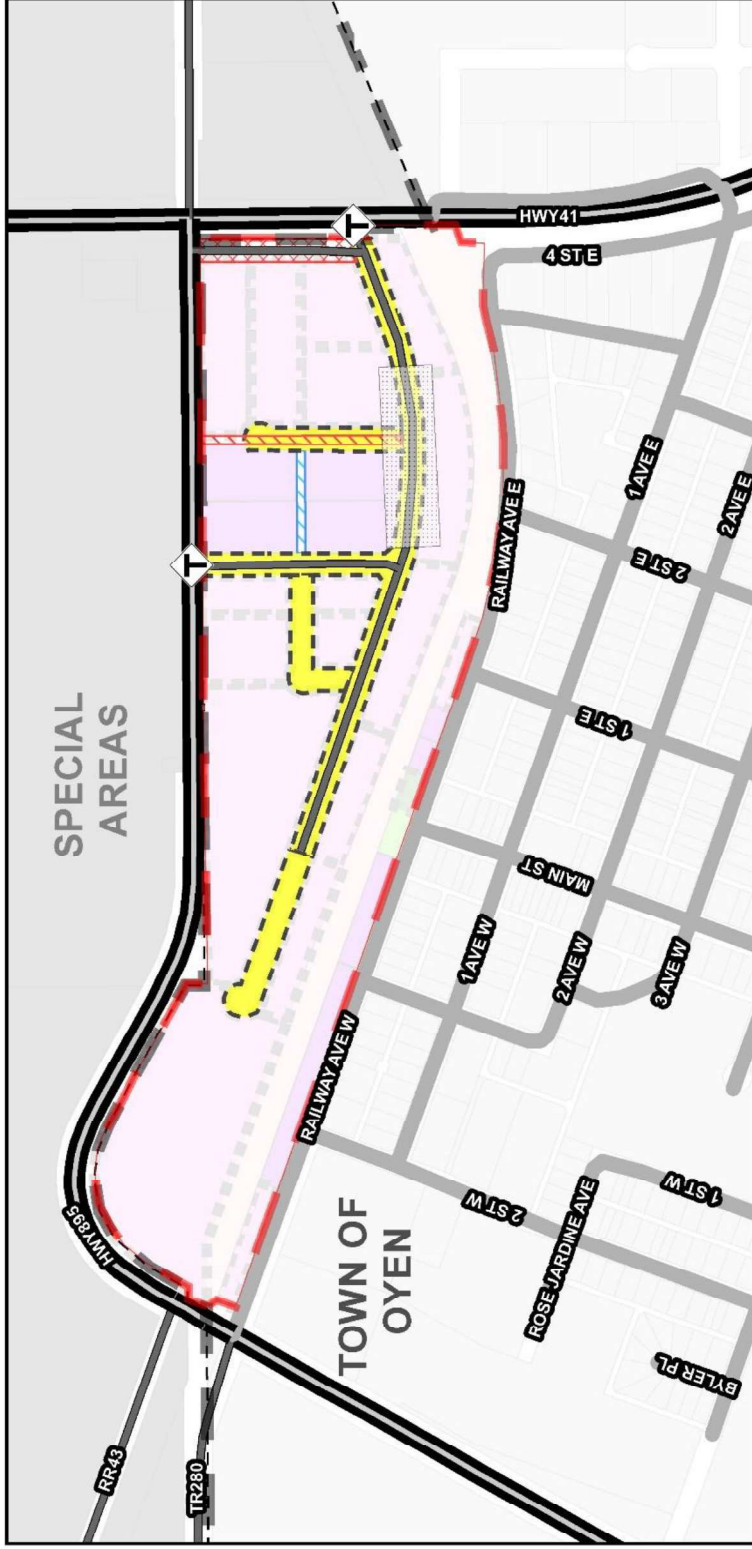
Policies applying to Area 4:

Policy 4.3.7

Heavy industrial uses with significant off-site impacts (e.g. noise, dust, vibration, risk hazard) shall not be located in ASP Area 4.

Policy 4.3.8

Land uses in ASP Area 4 shall be restricted to light and medium industrial uses that have minimal or no offsite impacts (e.g. noise, dust, vibration, risk hazard).



1:4,500

Existing & Future Transportation Plan

OYEN INDUSTRIAL ASP



- Legend**
- Arterial
 - Collector
 - Existing ROW
 - Closure and Consolidation
 - Future 24 Road/ Expansion
 - Laneway/ Water Line
 - Possible ROW Size Reduction
 - ASP Boundary
 - Town Boundary
 - Intersection

Not responsible for error or omissions "Existing & Future Transportation Plan". [15, 4*11". PDF, A3/GIS] 1:4500 Town of Oyen Industrial ASP Area - Palliser Regional Municipal Services, January 2021.

Figure 8: Existing and Future Transportation Network