



# Town of Nanton – Phase 1 Engagement Summary

## Introduction

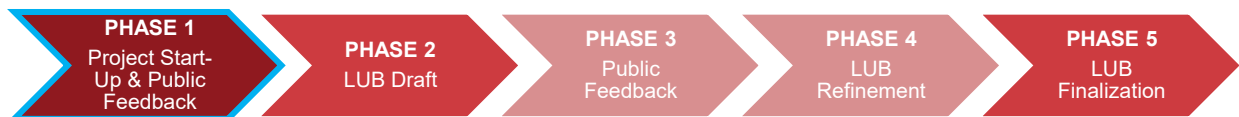
Town of Nanton has engaged ISL Engineering and Land Services Ltd. (ISL) to update the Town’s Land Use Bylaw (LUB).

The current LUB was adopted in 2013, and an update is needed to improve the clarity and usability of the document, consider new land development trends, align with current policy documents, and better reflect community needs to support the growth and development of the municipality.

## Engagement Process

Residents and stakeholders play a key role in the LUB update process. Feedback provided by residents and stakeholders will be used to help inform and shape the updates made to the bylaw. In Phase 1 of the project, feedback was gathered from the public and key stakeholders on what the Town should consider when updating the LUB.

## Project Timeline



**WE ARE HERE**

The public engagement process for Phase 1 of the project included:

- An online survey which was available from March 1 – 31, 2023. The survey received 187 responses.
- A community workshop which was hosted on March 22, 2023 from 5-7 pm, at the Curling Club Lounge. 24 people attended the workshop.

## 1.0 High-Level Summary of Key Themes

The following is a high-level summary of key themes that emerged from the feedback gathered through the community workshop and online survey:

- Most respondents expressed that they value Nanton’s small-town feel, small size, quiet and rural atmosphere, and community spirit.
- Many respondents expressed the desire to retain the historic look and feel of Nanton.
- Most respondents support economic growth and more choices in retail stores.
- Most respondents were unlikely to have a short-term vacation rental but generally felt neutral about community members having short-term vacation rentals.



- Responses were mixed as to whether residents would own their own at-home business, however, they did express that Nanton needs more restaurant, grocery, and hotel/motel options.
- Most respondents expressed that there is a need for more diverse housing options, however, some expressed concern about the impacts on traffic and population density that come along with secondary suites and high-density housing options.
- Responses were mixed about secondary suites; some respondents expressed a need for more housing options including secondary suites while others opposed the idea or felt secondary suites should only be allowed in certain areas of the community.
- Most respondents supported more commercial development in Nanton, and some felt that the Town should cut red tape and develop incentives to encourage new business.

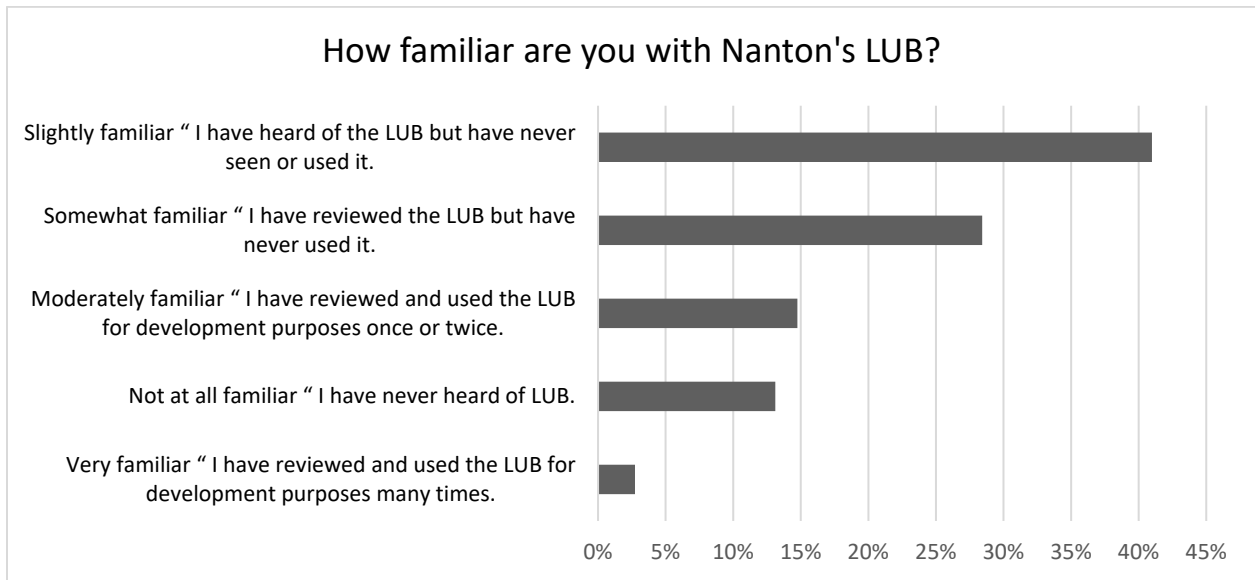
### Detailed Summary

The following section provides a detailed summary of feedback received through the stakeholder workshop held on March 22, 2023, and the responses gathered from the public through the online survey.

## 2.0 The Current LUB and Town Vision

### Online Survey Responses

When asked, 41% of respondents indicated they were slightly familiar with Nanton’s current LUB, 28% said they were somewhat familiar, and 15% were moderately familiar.



Responses 183



### **What do you like most about living in Nanton?**

Respondents stated the following:

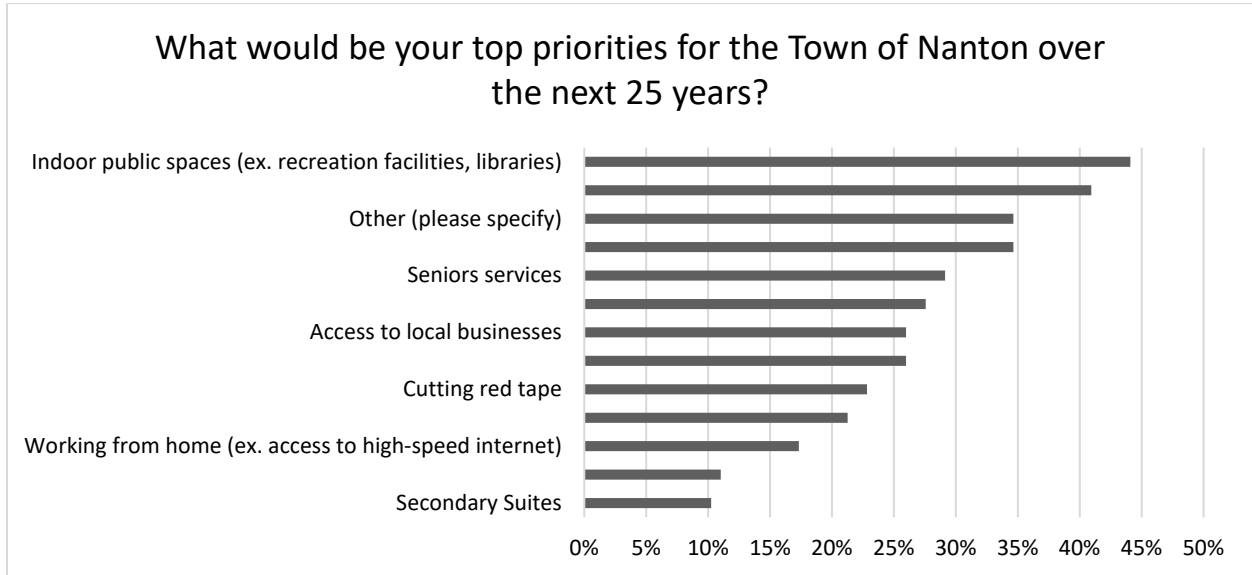
- Small town feel
- Small size of the town
- Friendly people
- Community spirit
- Peaceful and quiet country lifestyle
- Large lots
- Walkability to local amenities from residential areas

### **What does the Town need and/or what would you like to see in Nanton?**

Respondents stated the following:

- Recreation amenities (indoor pool) and programs (for kids)
- Multi-use civic site with recreation, City Hall, Library or connected to a new High School
- Better snow clearing in the winter
- The Town develop strategies to support new business in the community
- More retail businesses and restaurants
- Encourage new businesses to set up in buildings currently vacant
- More diverse housing options (55+, homes with bigger lots, condos etc.)
- Better water quality that is drinkable out of the tap
- More landscaping, beautification, placemaking and informal outdoor recreation spaces
- Improved infrastructure maintenance of Town streets, pathways, buildings, and green spaces
- A hotel and an additional grocery store
- Make the community more walkable and pedestrian-friendly
- A focus by the Town on economic development and tourism
- Increase local employment
- Better access to health care services
- Lower taxes

44% of survey respondents said indoor public spaces should be the Town's top priority over the next 25 years, 41% of respondents said family services, 35% said other (see summarized list below) and 35% said green space and parks.



Responses 127

**Other, please specify:**

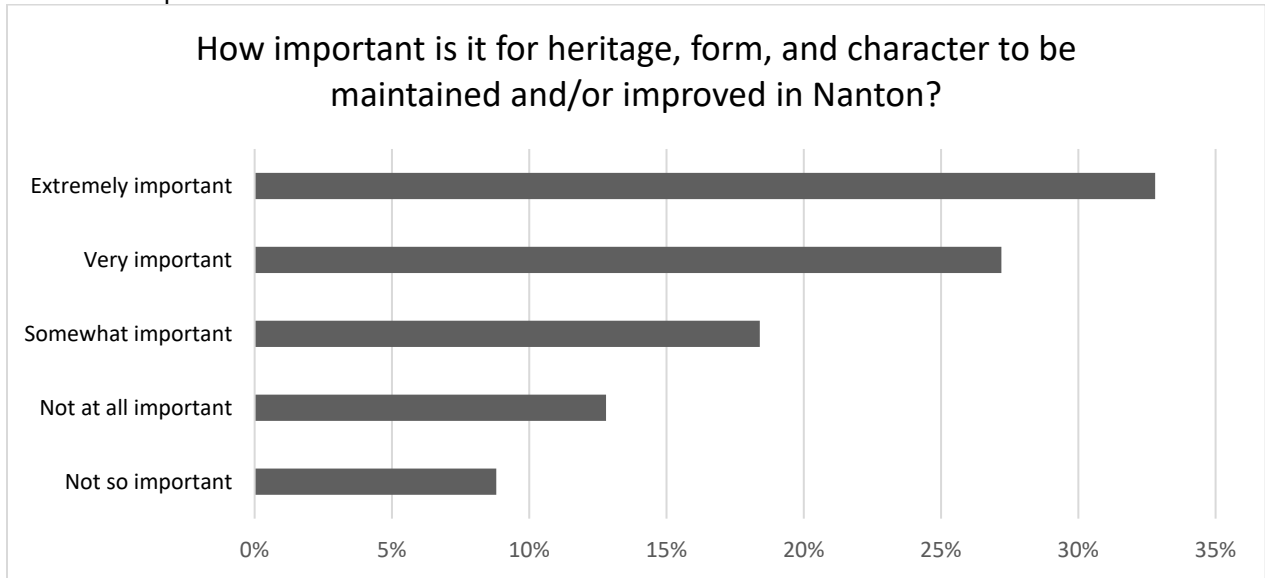
- Clean water
- More rental properties including apartments and townhomes
- New infrastructure and upgrading aging infrastructure
- Make the town more charming and aesthetically pleasing to attract tourism and business
- Community gardens
- Proper neighbour notification on business licences
- A Cowboy Landmark
- Encouraging economic growth to create local jobs
- Attracting new industries to locate in Nanton such as light commercial/manufacturing businesses
- Climate change and technology
- Snow removal on all in-town roads
- Modernized schools
- Building an indoor pool and getting a better grocery store
- Pesticide-free green spaces and pathways
- Finding new revenue sources, such as annual fundraising events
- No sustainable development, no 15-minute or smart cities, no agenda for 2030
- Community input as to where secondary suites will be allowed before they unexpectedly appear next door
- Attracting commercial business that stays and provides long-term employment
- Keep Nanton affordable through prudent financial management and low taxes
- Creating more opportunities for the community to provide input and using public input to improve the community
- Cleaning up of homes that are unsightly /look uninhabitable
- More streetlights for safety
- Teen Resources
- Centralizing business in the downtown core, not spread out across town



### 3.0 Heritage, Form, and Character

#### Online Survey Responses

33% of survey respondents felt the maintenance and improvement of heritage, form and character of buildings in Nanton was extremely important, 27% said it was very important and 19% said it was somewhat important.



Responses 127

**Is there a building or area in Town that you feel represents the look and feel of Nanton well? If yes, please identify and describe.**

- Auditorium Hotel
- CIBC
- Downtown antique shops
- The Bomber Command Museum
- Keely Hardware
- Grain Elevators
- Buildings on the main street (20<sup>th</sup> Street mentioned most)

#### Community Workshop Responses

##### What we asked:

How important is it for the form and character of buildings in the downtown/commercial core to be maintained and/or improved?

##### What we heard:

- 2 respondents expressed that preserving heritage buildings and maintaining the aesthetic in Nanton’s downtown was important.
- 1 respondent felt that the downtown core should have prescriptive rules to preserve the look and feel of Nanton’s historic downtown.



- 1 respondent said that maintaining the look of downtown Nanton was very important, especially for economic development, like for example the downtown being utilized for movie sets.
- 1 respondent said there should not be prescriptive rules in the commercial area.
- 1 respondent pointed out there is already a variety of building types downtown.
- 1 respondent suggested that newer buildings could be built in the historical downtown to have the same aesthetic.

**What we asked:**

What kind of streetscapes and building types would you like to see in Nanton?

**What we heard:**

- 1 participant said the Town should be more prescriptive about the form of new homes, including colour, height, and materials, and that these standards should apply everywhere.
- 1 participant said the Town should be able to do what you want on your land if it's within the restrictions of the LUB (two people agreed).
- 1 participant said felt that guidelines will help to ensure properties stay in good repair.
- 1 participant felt that there should be guidelines, but they shouldn't be too prescriptive because that may lead to the community looking boring. This respondent felt the variety of housing types and looks were preferred because it gave the Town character.

**What we asked:**

What kind of aesthetic/design standards would you like to see for homes in Nanton, if any?

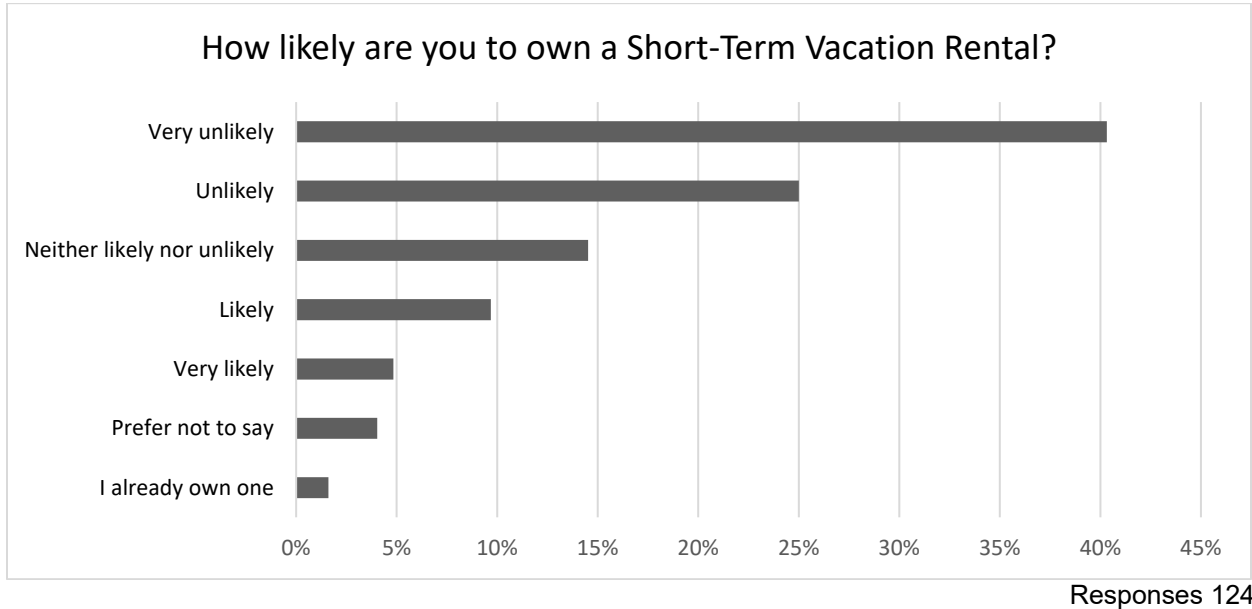
**What we heard:**

- Some participants felt there should be architectural controls:
  - 2 participants said there should be architectural controls for new developments because it helps to determine what to expect the community to look like before it is built.
  - One respondent felt there needed to be more architectural controls to prevent neighbours from building something on their property that could devalue adjacent homes.
  - 1 participant felt there should be controls but that they shouldn't be too prescriptive.
  - 2 participants said that controls weren't needed in older areas because the homes were already established.
- Some participants did not support architectural controls for the following reasons:
  - We still believe that your land is your own and you should be able to build what you want.
  - We should be able to do whatever we want with our property.
- 1 participant felt it was difficult to determine "what fits" aesthetically within a neighbourhood in Nanton because the buildings are all unique.
- Many people agreed there should be a middle ground between being allowed to do what you want and controlling the look of development.

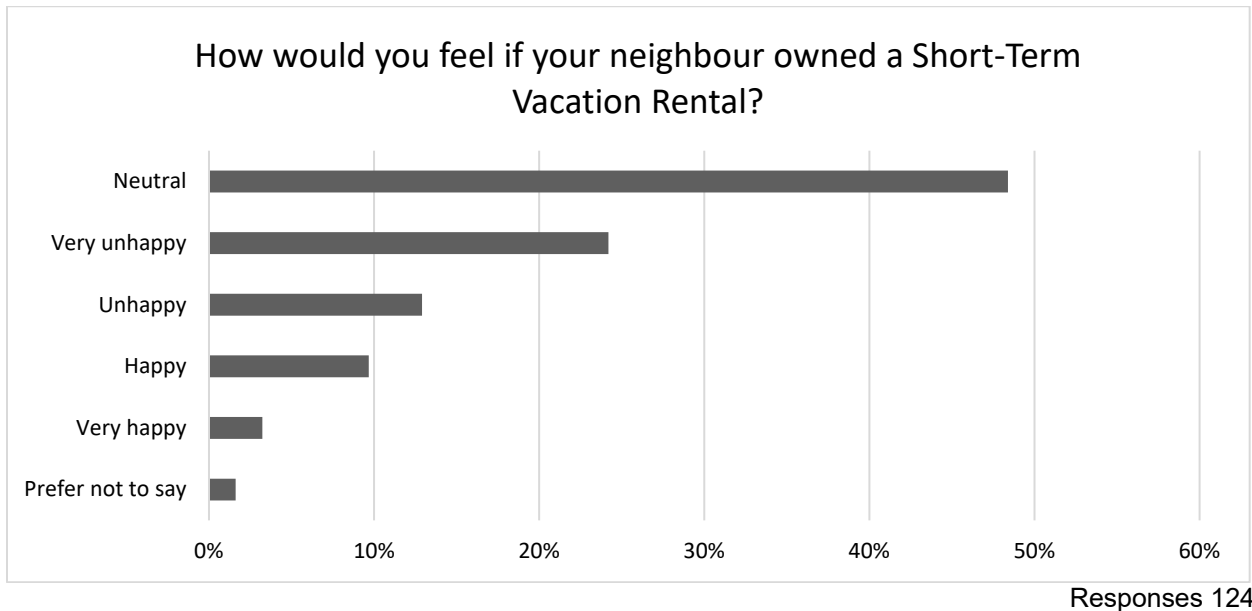
## 4.0 Short-Term Vacation Rentals

### Online Survey Responses

40% of survey respondents indicated they were very unlikely to own a short-term vacation rental, 25% specified that they were unlikely, and 15% indicated they were neither likely nor unlikely to own a short-term vacation rental.



48% of survey respondents said they felt neutral about a neighbour owning a short-term rental, while 24% said they would be very unhappy and 12% said they would be unhappy.





### Community Workshop Responses

#### What we asked:

Would you consider owning a Short-Term Vacation Rental?

#### What we heard:

- Many participants said they would like to have a short-term vacation rental in the future.
- Many participants expressed support for short-term vacation rentals in Nanton.

#### What we asked:

Should Short-Term Vacation Rentals be further regulated in the Town? If so, how?

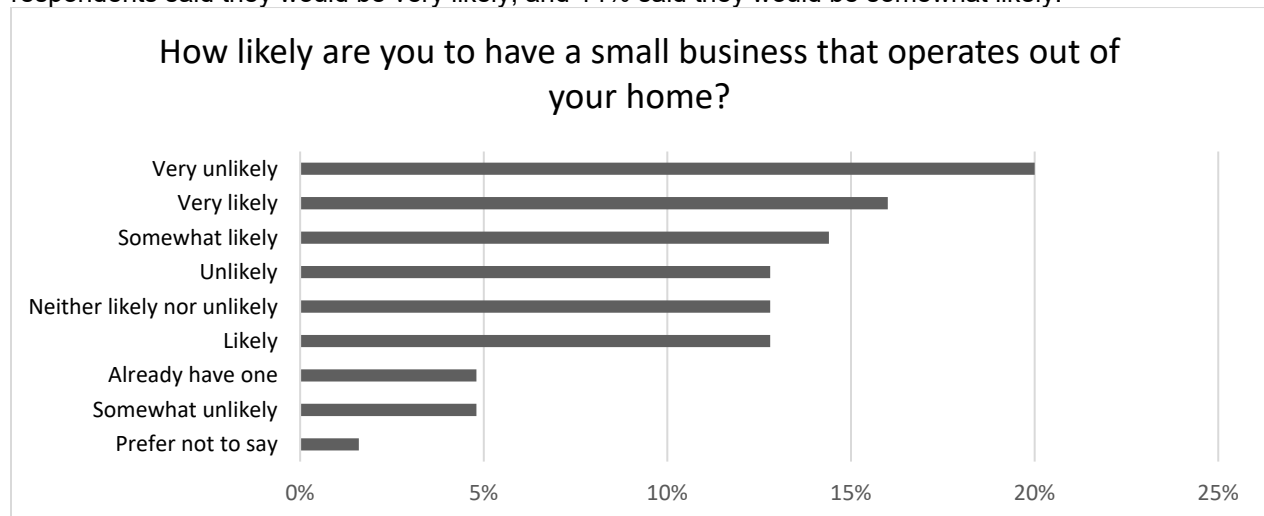
#### What we heard:

- Most participants supported short-term vacation rentals in Town.
  - 1 participant said short-term vacation rentals often remain in good repair to ensure they are marketable for renters.
  - 1 participant noted that because the town does not may choices motels/hotels in Nanton and the surrounding area, short-term vacation rentals may be the answer to fulfilling the need.
- 2 participants agreed that a business license should be required for short-term vacation rentals, but 1 mentioned that the process should not be regulated through the LUB.
- Some participants disagreed about regulating at all because they felt that a short-term vacation rental was no different than a long-term rental.

## 5.0 Home Occupations

### Online Survey Responses

20% said they were very unlikely to have a small business that operates out of their home, while 16% of respondents said they would be very likely, and 14% said they would be somewhat likely.



Responses 125





**If you were to run a small business from your home, what kind of business would it be?**

- Arts-based businesses or services ex. furniture restoration, arts and crafts, music lessons
- Aesthetic and wellness services ex. beauty, massage
- Consulting ex. financial, writing, management
- Retail ex. antiques/collectables, food, cannabis, bakery
- Online sales and/or marketing
- Administrative remote work

**Are there any types of commercial development that you feel are missing in Nanton (e.g., any services, office space, or retail opportunities)?**

- Restaurants
- Grocery store
- Hotel/motel
- Retail services for day-to-day shopping needs
- Light Industrial
- Recreation facility and programs/services
- Office space
- Health services

**Community Workshop Responses**

**What we asked:**

Should home occupations be further regulated in the Town? If so, how?

**What we heard:**

- 1 participant said the need for a permit or the ability to be a home occupation should depend on the scale of the business ex. a small online business vs a retail store.
- 1 participant said that community needs should be considered within the Town's approval process for home occupations. For example, the Town needs childcare so these types of businesses should take priority for approval.
- 1 participant said it was difficult to clearly define which businesses require a permit and which do not
- 1 participant felt that home offices should not need to have a development permit unless their business causes impacts on the local neighbourhood such as traffic, parking, noise, and other nuisances.

**Additional comments:**

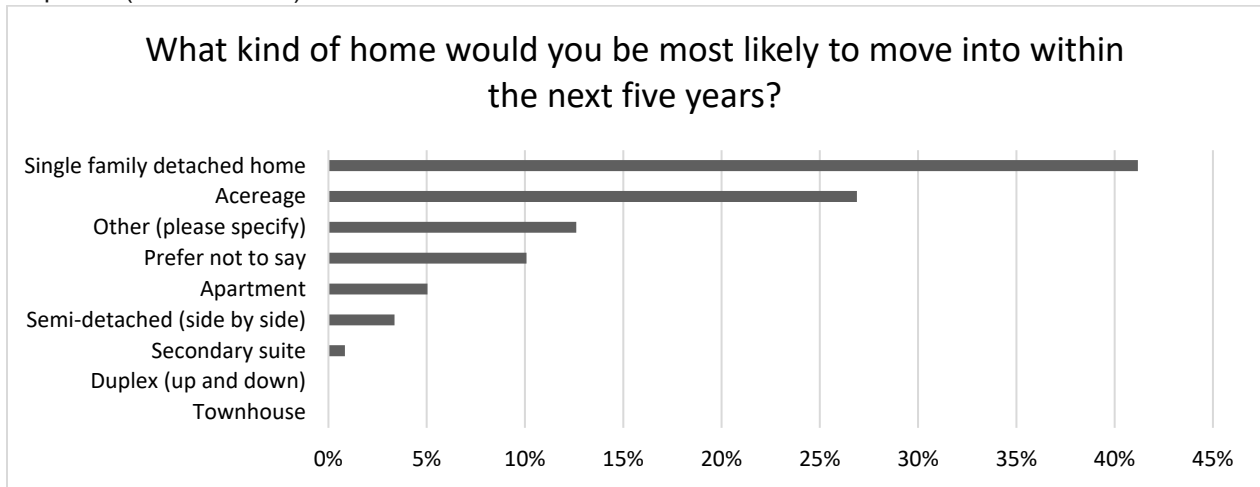
- 1 participant said the Town misses out on commercial taxes by allowing home occupations. How occupations do not help revitalize the downtown core.
- 1 participant said home occupations can be a starting point for small businesses to grow and then move to a retail/commercial space downtown.
- We do not have a business tax in Nanton, so the commercial taxes we get are only from the property.
- 1 participant said the need for businesses to move downtown often fluctuates.



## 6.0 Housing Diversity

### Online Survey Responses

41% of respondents said they would likely move into a single-family detached home in the next 5 years. 26% said they would be most likely to move into acreage and 12% specified another type of dwelling or response (see list below).



Responses 119

### Other responses:

- Do not plan to move
- Condo
- Ranch
- Senior's home

### Are there any types of housing that you feel are missing in Nanton (e.g., townhomes, seniors' housing, rentals)?

- Senior's Housing
- Smaller/less square footage
- Affordable rental properties
- Apartment condos
- Townhomes
- Multi-family homes
- Single-family homes
- Subsidized housing options

### Community Workshop Responses

#### What we asked:

1. Are there any types of housing that you feel are missing in Nanton?
2. What type of housing could you see yourself moving into in the next 5 years?



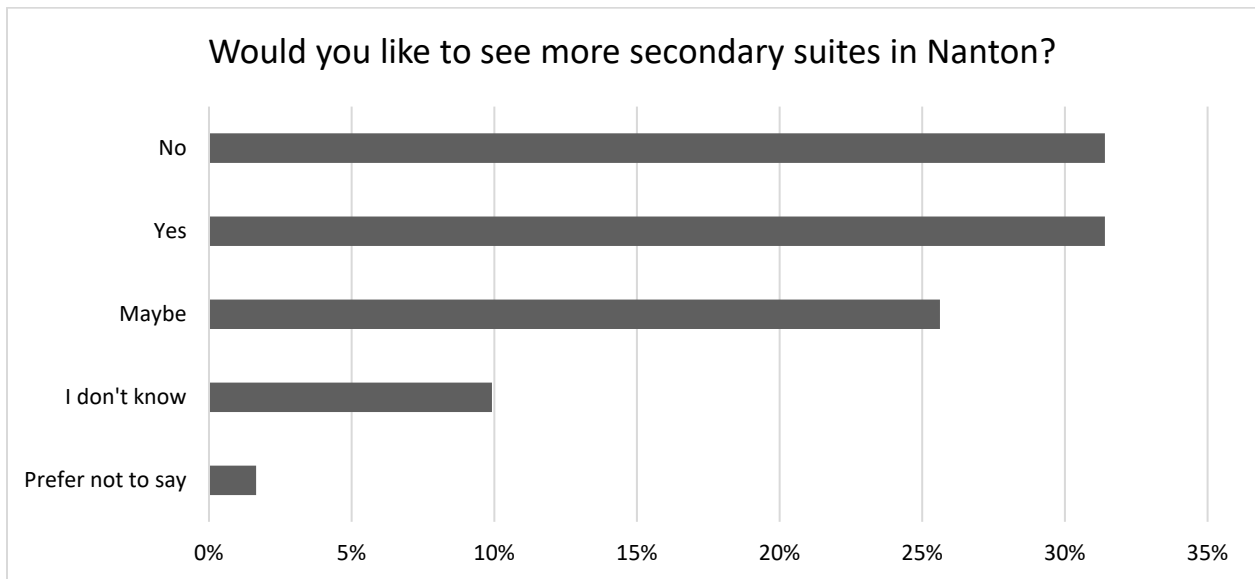
**What we heard:**

- Most participants agreed that there is a housing deficit in Nanton and that it needs to be addressed.
- Participants stated that diverse housing is needed for the following reasons:
  - There will be a wave of kids staying at home longer because they can't find a house.
  - Intergenerational housing to accommodate seniors (due to lack of seniors housing options).
  - Diverse housing options to support commercial development will then bring in revenue for the Town.
- 1 participant expressed that one of the selling points of Nanton is the big yards and felt that high-density development may not work. Another participant echoed that high density was not desired in Nanton, including high rises and secondary suites.
- Participants provided the following examples of housing types and amenities needed in Nanton:
  - A diversity of lot sizes
  - Townhouses and row housing
  - Secondary suites and garden suites

## 7.0 Secondary Suites

### Online Survey Responses

Feelings were mixed when respondents were asked if they would like to see more secondary suites in Nanton. 31% of survey respondents said they would not like to see more secondary suites, while 31% said they would like to see more secondary suites. 25% said 'maybe' to see more secondary suites in Nanton.



Responses 121



**Is there a particular area of the community where secondary suites should be permitted/not permitted?**

- Participants were split between allowing secondary suites everywhere and prohibiting them throughout Nanton
- Acreages and larger lots in Westview and west of 26<sup>th</sup> Avenue in general were seen as more appropriate “Anywhere a residence can properly facilitate”.
- Participants pointed to High River in 2017 allowing secondary suites everywhere as a success.
- Older areas of Town with housing close together and/or with limited parking were seen as not appropriate for a secondary suite as well as along 26<sup>th</sup> Ave due to traffic volumes.
- Several participants were also concerned about attracting more traffic in Westview if secondary suites were allowed.
- Several noted this is a neighbourhood-by-neighbourhood decision “I wouldn’t want to decide for an area I don’t live in.”

**Community Workshop Responses**

**What we asked:**

1. What types of dwellings should be allowed to have internal secondary suites?
2. Single detached homes, duplexes, semi-detached or Townhouses, something else?
3. Where should secondary suites be allowed in the Town?

**What we heard:**

- Secondary suites were supported by most workshop participants.
- 1 participant said that in established neighbourhoods residents should be able to have a say in the secondary suite approval process.
- Some participants expressed the following concerns about allowing secondary rental suites:
  - An increase in the number of cars parked in the area.
  - An increased in the number of people living and travelling in the area.

**What we asked:**

How do you feel about a single property having multiple suites (for example, an internal suite and a garden suite in addition to the primary residence)?

**What we heard:**

- 1 participant said it depends on parking and property size.
- 2 participants felt that a threshold of 3 or more suites should be considered a commercial business and require re-zoning.
- 1 participant felt that allowing secondary suites wasn’t appropriate for areas currently zoned R1.



## 8.0 Commercial Development

### Community Workshop Responses

#### What we asked:

Do you feel there is a benefit in Nanton exploring ways to cut red tape for commercial development?

#### What we heard:

- 1 participant felt that new industrial and commercial development is being initiated by long-term residents, not new residents/businesses.
- 2 participants expressed that the Town needs to cut red tape to encourage and attract new business.
- 1 participant expressed that the Town should focus on increasing commercial growth to support residential growth.
- 1 participant felt that the Town should be creating incentives for businesses and developers to encourage commercial and residential growth.
- 2 participants suggested the Town survey local business owners to learn about the barriers they face when initiating and running a business in the area, and how the Town can help to mitigate those challenges.
- 1 participant expressed concern that if more commercial development occurs, it will exacerbate the housing deficit and lack of housing diversity in Nanton.

### Additional Comments

#### Online Survey Responses

#### Do you have any additional comments you would like to share?

- Some respondents said they have not felt heard on past projects and hoped that community feedback will be considered on this project.
- Some respondents felt that current bylaws weren't being enforced so felt reluctant that the updated LUB would help to manage land use effectively.
- Improving drinking water was mentioned as a priority by many respondents.
- Some respondents mentioned that improving community infrastructure was important to them.
- Some respondents mentioned removing red tape and providing more support to businesses to encourage economic prosperity and community growth.
- Many respondents mentioned the need to improve employment opportunities in Nanton.
- Some mentioned that the Town should be more diligent in enforcement of cleaning up unsightly properties.
- Some respondents mentioned the need to repair and maintain active transportation infrastructure to improve the walkability of the community.
- Many respondents felt the town should focus commercial and residential growth.
- Some mentioned the need for more indoor recreation amenities for children and families.



### Community Workshop Responses

#### What we asked:

Do you have any additional thoughts, comments, or ideas the Town should consider when updating Nanton's LUB?

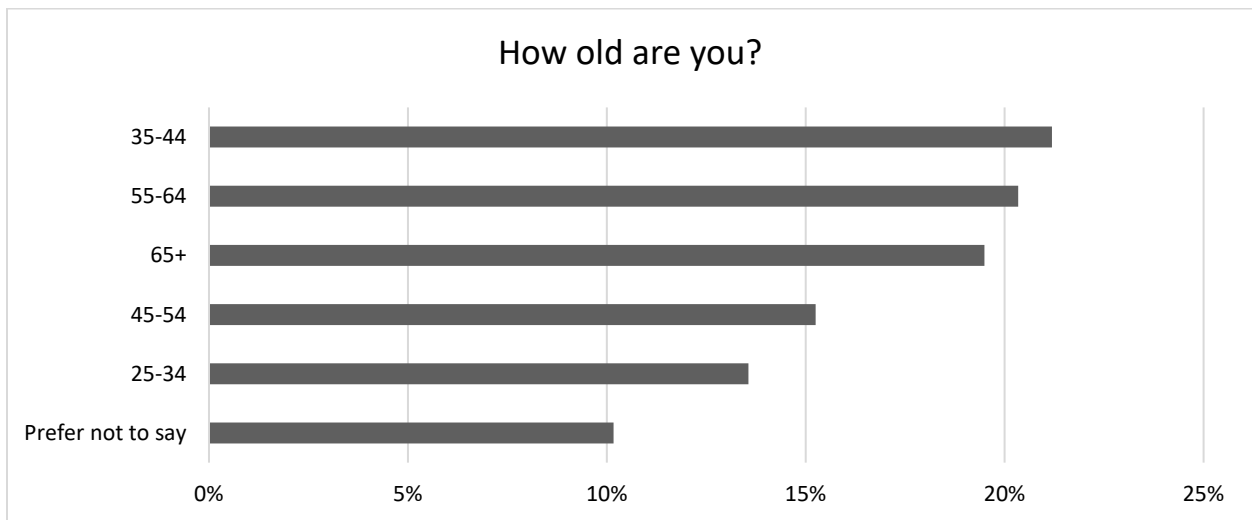
#### What we heard:

- Some participants expressed concerns about grandfathering with the new LUB and that their property would become non-compliant.
- Some respondents felt the current LUB was too prescriptive, and suggested a review of the following areas:
  - 3 respondents mentioned concerns about sheds, including setbacks and location restrictions
  - 1 respondent said that the approval of solar panels should be streamlined. Another respondent felt the process should not require MPC review.

## 9.0 Demographic Information

### Online Survey Responses

21% of survey respondents identified as being 35-44 years of age, 20% identified as 55-64 years of age and 19% identified as being 65+.



Responses 118

## 10.0 Next Steps

Public and stakeholder input gathered in Phase 1 will be used to inform the development of the draft LUB. In Phase 2, the Town will share the draft LUB with the public, through an online survey and a community open house, anticipated later this fall, to gather feedback to help finalize the LUB.

To stay up to date on the project, please visit: <https://www.nanton.ca/CivicAlerts.aspx>