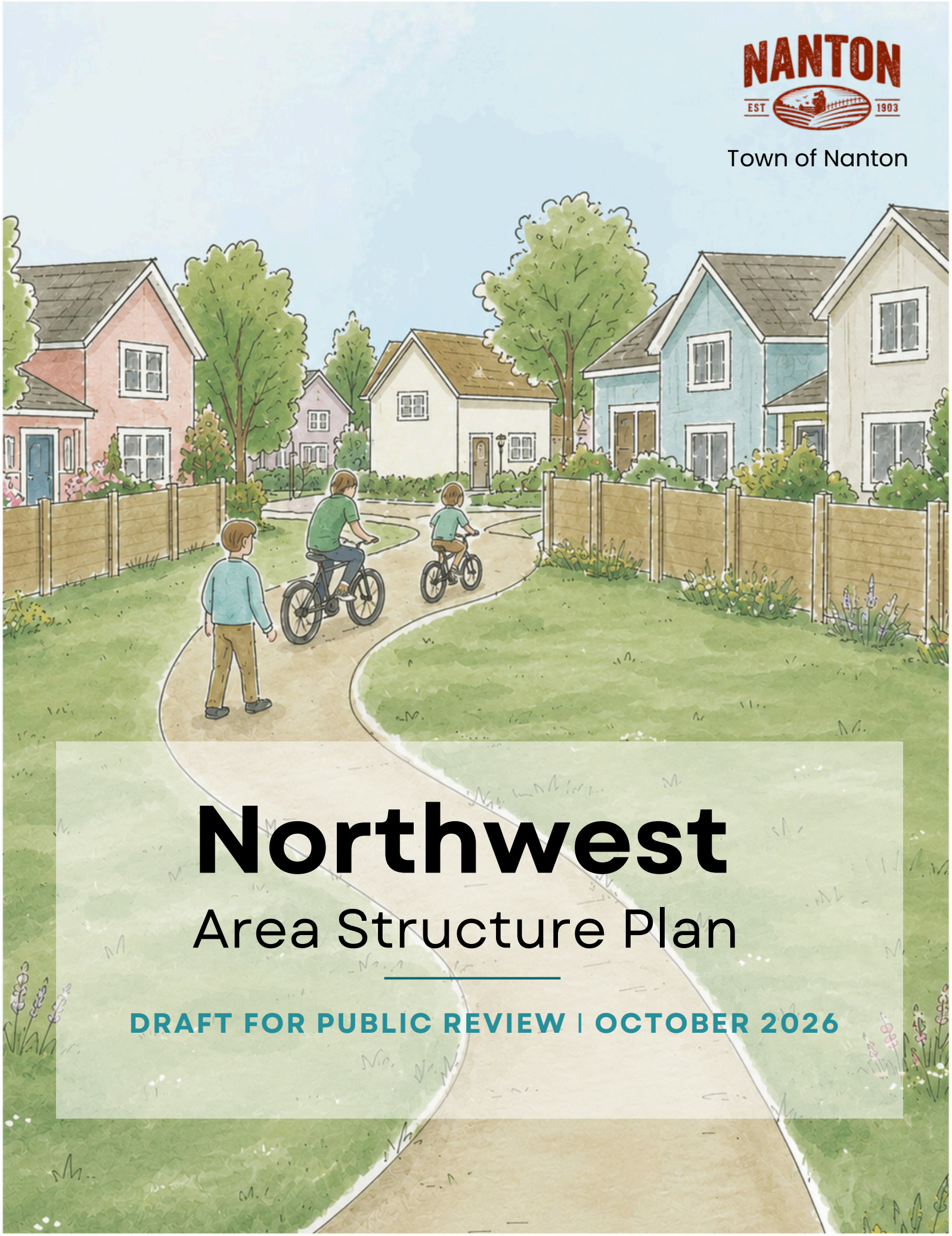


Town of Nanton

Northwest

Area Structure Plan

DRAFT FOR PUBLIC REVIEW | OCTOBER 2026

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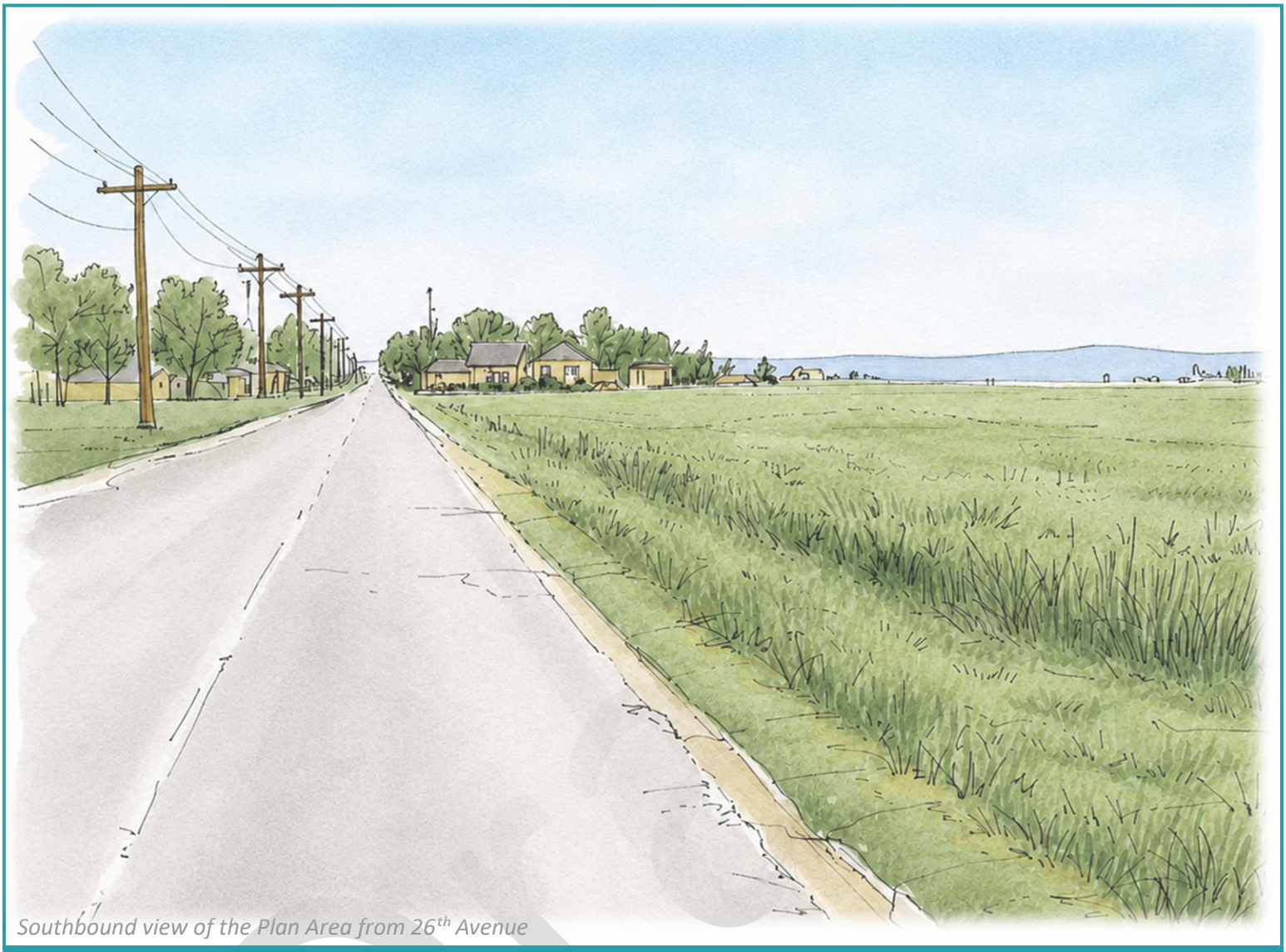
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Southbound view of the Plan Area from 26th Avenue

SECTION 1.0

INTRODUCTION

1.0 INTRODUCTION

1.1 Background

1.1.1 Description of Planning Area

The Town of Nanton is a historic and growing community situated within southern Alberta. It is recognized for its small-town character and its location along Highway 2, a major regional transportation corridor that passes directly through the town. Nanton's local economy is primarily supported by agriculture and agricultural service industries, with tourism also contributing significantly to the Town's revenue. Over time, Nanton has experienced consistent growth supported by available serviced lands, a range of local amenities, and its established role as a regional service center within the Municipal District of Willow Creek. To accommodate future growth and ensure development occurs in a coordinated and sustainable manner, the Town of Nanton engaged the Oldman River Regional Services Commission (ORRSC) in Spring 2025 to prepare an Area Structure Plan (ASP) for northwest Nanton.

The Northwest Area Structure Plan (NW ASP/Northwest Nanton) applies to approximately 185.2 acres (75.0 hectares) of largely undeveloped land located on the northwest edge of the Town of Nanton, within the northeast quarter of Section 16, Township 16, Range 28, West of the 4th Meridian. The Plan Area lies between Township Road 163 to the north, the existing Westview neighbourhood to the south, 26 Avenue to the east, and the municipal boundary with the MD of Willow Creek to the west. The Plan Area has been identified as a logical and contiguous area for future urban expansion.

Prior to the preparation of this plan, development of a portion of the Plan Area was guided by the former Lancaster Landing Area Structure Plan, adopted in 2011 for the largest parcel within the plan boundary. While the former Lancaster Landing ASP was intended to provide a framework for the phased development of residential development and supporting land uses, it was repealed by Council in 2023 as it no longer aligned with the Town's current vision, servicing approach, or long-term infrastructure planning objectives. The NW ASP provides an updated and comprehensive planning framework that responds to these changes and reflects municipal priorities for growth.

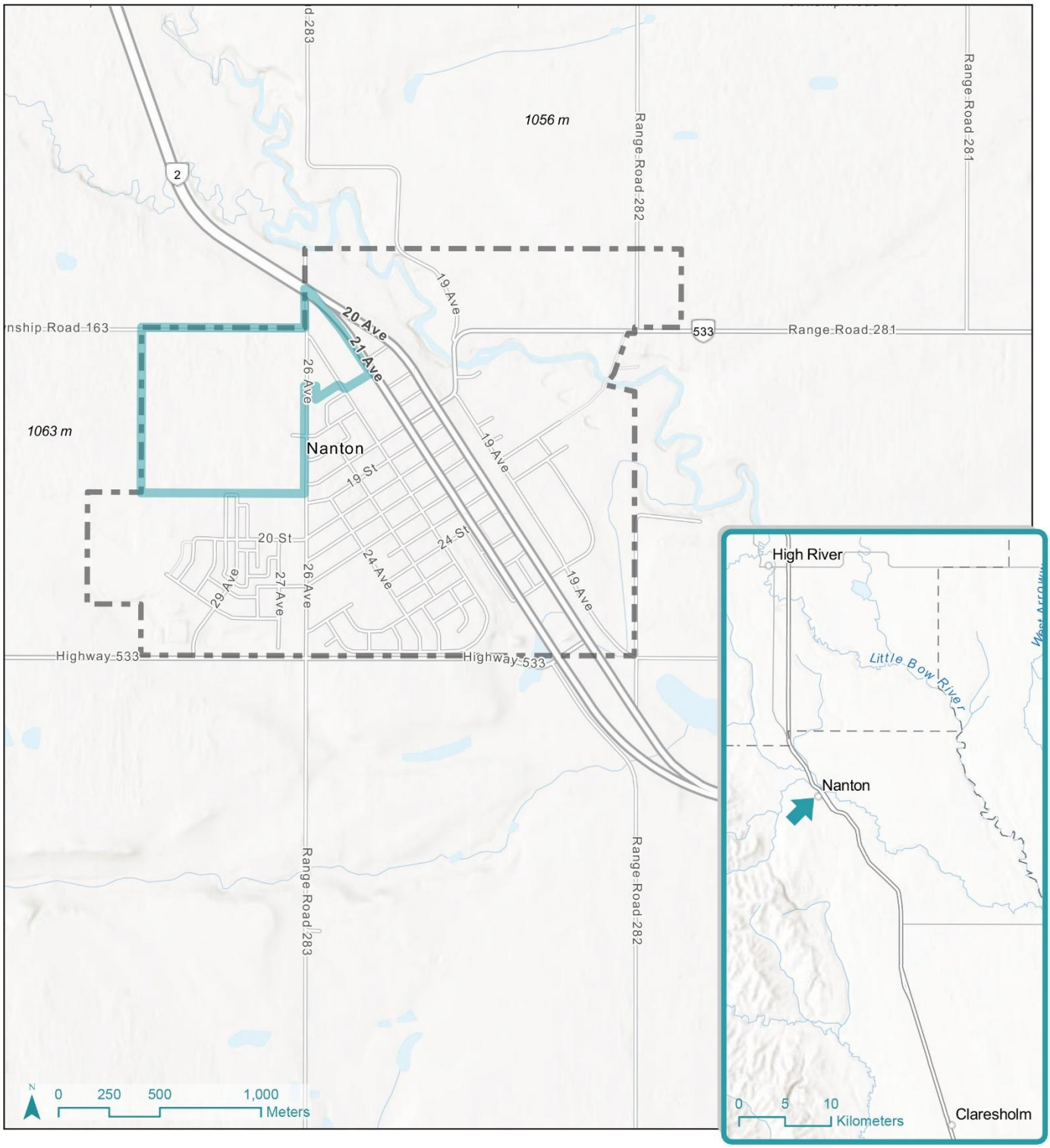
1.1.2 Purpose and Intent

The intent of the NW ASP is to set the stage for the future subdivision and development of the lands in the northwest portion of the Town of Nanton as identified in Map 1 - Location and Context in a manner that reflects contemporary planning practices and the Town's Municipal Development Plan (MDP).

1.1.3 Ownership

The Plan Area is made up of 35 existing parcels of varying sizes held by 28 different landowners, including the Town of Nanton. The majority of the ASP lands are under the ownership of D2S Farms Ltd., which holds an approximate 124.43 acre parcel. Privately owned land is primarily comprised of individually subdivided residential lots on the eastern side of the plan area. There are three additional landowners owning lands ranging in size from 4 to 10 acres with further

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NORTHWEST AREA STRUCTURE PLAN

ASP Boundary

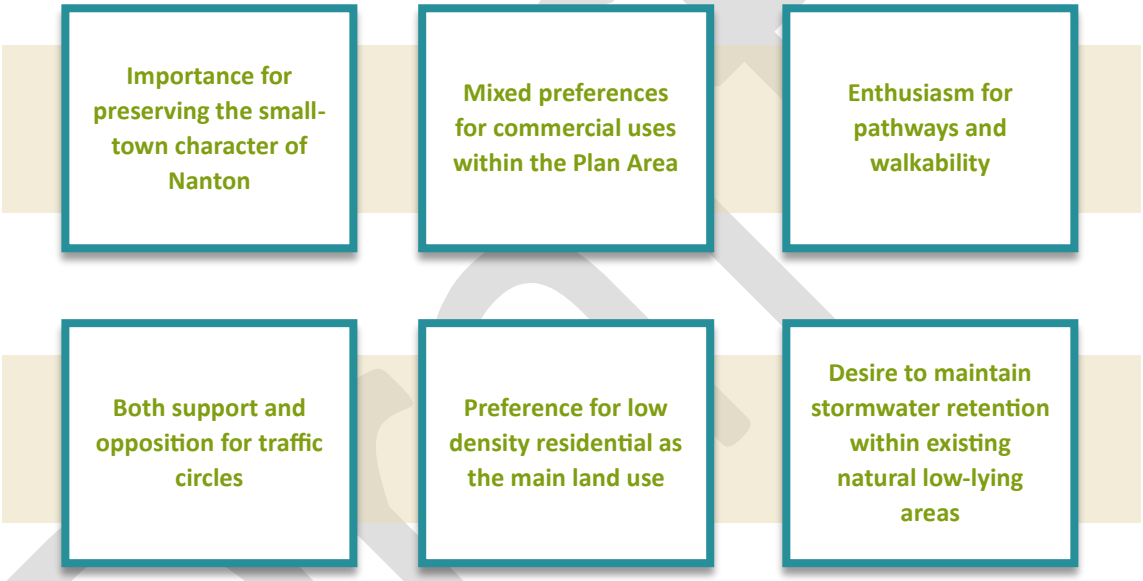
Town of Nanton

development potential. Landownership is depicted in Map 2 - Landownership. Further details are provided in Appendix A: Landownership.

1.1.4 Public Consultation

Public consultation for the NW ASP was undertaken through a comprehensive, four-phase engagement process with Plan Area landowners, the general public and Council via a series of meetings, workshops and public engagement events. Feedback was gathered and used to inform the Development Concept and policies within this plan. Detailed results were captured in the *Town of Nanton Northwest Area Structure Plan Engagement Summary Report,* attached as Appendix E.

Key themes identified by participants throughout public engagement activities included:



1.2 Regulatory Framework

1.2.1 Authority

The NW ASP has been adopted through a bylaw passed by Council in accordance with the provisions of the *Municipal Government Act (MGA), R.S.A. 2000, c. M-26. Section 633 of the MGA*, authorizes a council to adopt an Area Structure Plan (ASP) and states the minimum requirements for an ASP:

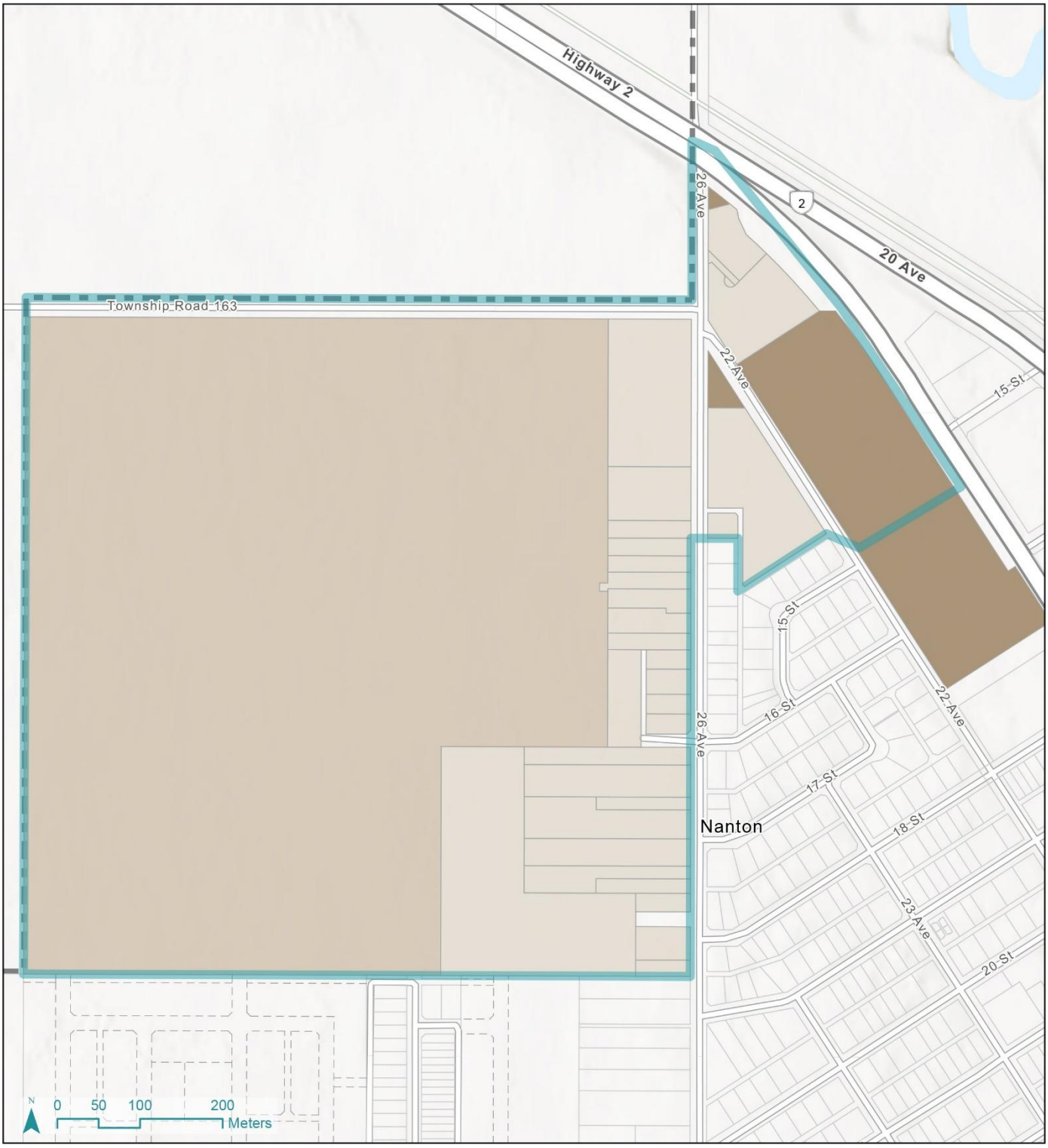
633 (1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may by bylaw adopt an area structure plan.

(2) An area structure plan

(a) must describe

(i) the sequence of development proposed for the area,

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NORTHWEST AREA STRUCTURE PLAN

ASP Boundary
Town of Nanton

Ownership
Town of Nanton
D2S Farms Ltd
Private

(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.

1.2.2 Timeframe

This ASP is a forward-looking document that establishes a long-term vision for the coordinated and sustainable development of Northwest Nanton. While portions of the Plan Area already contain existing single-detached dwellings and residential parcels, the majority of the land remains undeveloped and agricultural in nature. Future subdivision and construction are anticipated to occur incrementally, including the potential further subdivision of existing residential parcels. Development will proceed in phased stages based on market demand, servicing capacity, and infrastructure availability. Although no specific timeline has been established for full build-out, it is expected that the area will develop gradually over a 50-year or longer timeframe as Nanton continues to grow.

1.2.3 Interpretation

a) Figures

All symbols and locations shown in the figures of the NW ASP are intended to be interpreted as conceptual, unless otherwise stated in the document. The precise location of land use boundaries will be evaluated at the time of an Outline Plan in accordance with Appendix B: Outline Plan and Land Use Redesignation Process. No amendments to the maps within the ASP are required as a result of further delineation at the Outline Plan stage, provided, at the discretion of the Town, the intent of the applicable polices are maintained.

b) Policies

The NW ASP provides broad policy direction relative to the intended uses and development of the Plan Area. While the NW ASP establishes the general distribution of land uses, the specific type, configuration, and regulatory framework shall be determined through the Outline Plan stage.

All policy statements containing the term “shall” are mandatory and must be implemented. Where a policy proves impractical, an applicant may apply to amend the NW ASP. All policy statements containing “should” are an advisory statement and indicate the preferred objective, policy and/or implementation strategy of the Town of Nanton. If the “should” statement is not followed because it is impractical or impossible, as determined by the Town, the intent of the policy may be met through other agreed-upon means. Where “may” is used in a policy it denotes a choice in applying the policy, creating discretionary compliance or the ability to vary the requirements to achieve the intent of the vision and objectives of the NW ASP.

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1.2.4 Monitoring & Amendment

Policies, text, and mapping information contained within the NW ASP may be amended from time to time through a Council approved bylaw. These bylaw amendments will ensure that the NW ASP is regularly monitored and updated to remain responsive to changing planning policies, development trends, and community priorities affecting growth within the Town of Nanton.

Any amendments to the NW ASP involving policies, text, or mapping shall be completed in accordance with the *Municipal Government Act (MGA)*, the Town of Nanton Municipal Development Plan (MDP), and all other applicable bylaws, policies, and procedures of the Town.

1.2.5 Level of Planning Detail

The NW ASP meets the requirements of higher-level planning documents. The level of planning detail provided in the NW ASP reflects the appropriate balance between long range vision and flexibility. The adoption of the NW ASP by Council provides for the framework for the long-range vision for the development of Northwest Nanton. It serves to provide direction to landowners and developers looking to develop. If the original vision and design intent is proposed to be significantly modified, an amendment to the ASP shall be forwarded to Council for consideration through the bylaw adoption process.

1.3 Guiding Policies and Studies

The ASP does not function in isolation but is an integral component of a larger scheme of planning documents and reports. An ASP must be compliant with the provincial statutes and any applicable Regional Plan. The *Municipal Government Act* further requires that all municipal statutory plans be consistent with each other.

1.3.1 South Saskatchewan Regional Plan (SSRP)

The South Saskatchewan Regional Plan, provides a long-term framework for land use and resource management within the South Saskatchewan Region. The purpose of the Regional Plan is to balance environmental stewardship, economic development, and community growth by guiding the use of land, water, and natural resources. It establishes regional outcomes and policy direction to manage cumulative effects and provides guidance to provincial and local decision-makers regarding land use management for the region.

This document is consistent with the requirements of the SSRP.

1.3.2 MD of Willow Creek & Town of Nanton Intermunicipal Development Plan (IDP) Bylaw No. 1613 & 1227/10

The Municipal District of Willow Creek and Town of Nanton IDP was adopted in 2010. The main objective of the IDP is to ensure coordinated, compatible, and sustainable growth between the two municipalities while protecting agricultural land and minimizing land use conflicts in the urban fringe area. As the Plan Area is bounded by the Town and MD boundaries on two sides, the IDP has been considered in the development of the Land Use Concept for the NW ASP.

The IDP requires that the Town of Nanton forward all newly proposed statutory plans or amendments that affect the municipal expansions policies to the MD of Willow Creek.

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Additionally, all subdivision applications and development applications for discretionary uses on lands adjacent to the Town boundary shall be referred to the MD of Willow Creek for comment. Relevant policies of the IDP applicable within the Plan Area are listed in Appendix D: Applicable Statutory Policies.

1.3.3 Town of Nanton Municipal Development Plan (MDP) Bylaw No. 1306/18

In 2018, the Town of Nanton adopted the MDP to outline the vision and goals for the future growth of the municipality. The MDP establishes a vision statement for the Town of Nanton and four community values which include shared stewardship, quality of life, excellent service, and sense of community. The vision and values established policies within the MDP to guide development to achieve the goals of the community.

> **"Nanton is a diverse and caring community with a thriving future that is inspired by its past."**

The MDP also contains ASP requirements and a Parks and Open Space Master Plan which is considered in the NW ASP.

Policies of the MDP relevant to development within the Plan Area are listed in Appendix D: Applicable Statutory Policies.

1.3.4 Land Use Bylaw No. 1389/24

The Town of Nanton Land Use Bylaw No. 1389/24 (LUB) was adopted in 2024. It establishes the current land uses for the Town and provides regulations for development within the Town. There are currently 12 land use districts established by the LUB, a combination of residential, commercial, industrial, public, and urban reserve districts.

The districts have been considered for lot size standards and availability of uses in determining the Land Use Concept provided in Map 6.

1.3.5 Westview Area Structure Plan (ASP) Bylaw No. 1362/22

The Westview Area Structure Plan, adopted by Council in 2022, guides the development of approximately 128 acres directly south of the Plan Area. The plan outlines proposed land use, transportation, and servicing requirements for the area and is considered in the development of the NW ASP to ensure connectivity and coordination between the two Plan Areas.

1.3.6 Lancaster Landing Area Structure Plan (repealed)

The former Lancaster Landing Area Structure Plan was adopted in 2011 and subsequently repealed in 2023. The purpose of the former Lancaster Landing ASP was to guide development on a 124.43-acre parcel of land within the NE ¼ of 16-16-28 W4M. The lands are the largest parcel located within the NW ASP boundary. The Lancaster Landing ASP was repealed by Council as it no longer aligned with the Town's current vision, servicing approach, or long-term infrastructure planning objectives.

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SECTION 2.0

DESIGN CONSIDERATIONS

2.0 DESIGN CONSIDERATIONS

This section highlights existing conditions of the NW ASP area and the opportunities and constraints for future development.

2.1. Site Context and Adjacent uses

The Northwest Area Structure Plan (NW ASP) area is located on the northwest edge of the Town of Nanton. The north and west boundaries of the Plan Area follow the Town boundary, with the north edge abutting Township Road 163 and the west edge adjoining undeveloped agricultural land within the MD of Willow Creek. The majority of the easterly boundary is defined by 26 Avenue, which provides access to existing residential lots within the Plan Area. The northeast corner is bound by Highway 2 and the southern boundary abuts the Westview neighbourhood.



TWP 163 looking southeast



TWP 163 looking west



22 Avenue approaching intersection of 26 Avenue TWP 163



22 Ave looking south with baseball diamonds on left



29 Avenue looking North



Northbound HWY 2 facing north east entrance to Plan area

2.1.1. Existing Land use and Designation

The Plan Area is comprised primarily of lands designated as S-FUD Future Urban Development District which are currently vacant and utilized for agricultural purposes. Residential development has occurred east of the Plan Area along 26 Avenue, which is designated R-GEN Residential General District.

The northeast extent of the Plan Area, along Highway 2, contains two baseball diamonds on lands designated as S-COM Community Services District, as well as a gas station, auto parts supplier and a former marine dealership, on lands designated as C-HWY Commercial Highway District. A ready-mix concrete supplier within the I-LHT Industrial Light District is located along 26th Avenue.

Lands directly south of the Plan Area are within the Westview ASP area and contain future and

existing residential development. Lands within this area are primarily designated as R-GEN Residential General District, R-NAR Residential Narrow Lot District, and S-COM Community Services District.

Existing lands outside of the Plan Area to the north and west fall under the jurisdiction of the MD of Willow Creek and are designated as Nanton Urban Fringe District (NUF). These parcels primarily remain as undeveloped agricultural land. It is noted two dwellings are located within this area. Both the Town's MDP and the IDP identify long-term growth directions in these areas, with residential/commercial expansion directed to the north and residential expansion identified to the west.

Adjacent land use designations are illustrated on Map 3 - Existing and Adjacent Land Uses. These uses were considered in development of the Land Use Concept (Map 6).

2.1.2. Historic Resources

According to the Listing of Historical Resources published by Alberta Arts, Culture and Status of Women, a portion of the northeast corner of the Plan Area has been assigned Historic Resource Values (HRV) of 5A and 5P indicating a high potential to contain paleontological and archaeological resources. As such, a draft Land Use Concept was submitted to Alberta Arts, Culture, and Status of Women for Historic Resource Act (HRA) approval.

HRA approval was granted with conditions on October 10, 2025 (HRA Number 4835-25-0032-001) and is provided as Appendix F to this document. The approval confirmed there is no existence of historic structures or indigenous traditional use sites within the Plan Area. Additionally, there are no requirements associated with archaeological resources however the standard requirements for reporting the discovery of historic resources under the Historical Resources Act is required. The approval requires that proposed development that may impact bedrock within the Plan Area be submitted for review in the form of a Historic Resources Application when detailed development plans are available and that further paleontological studies may be necessary.

2.2. Existing Site Conditions

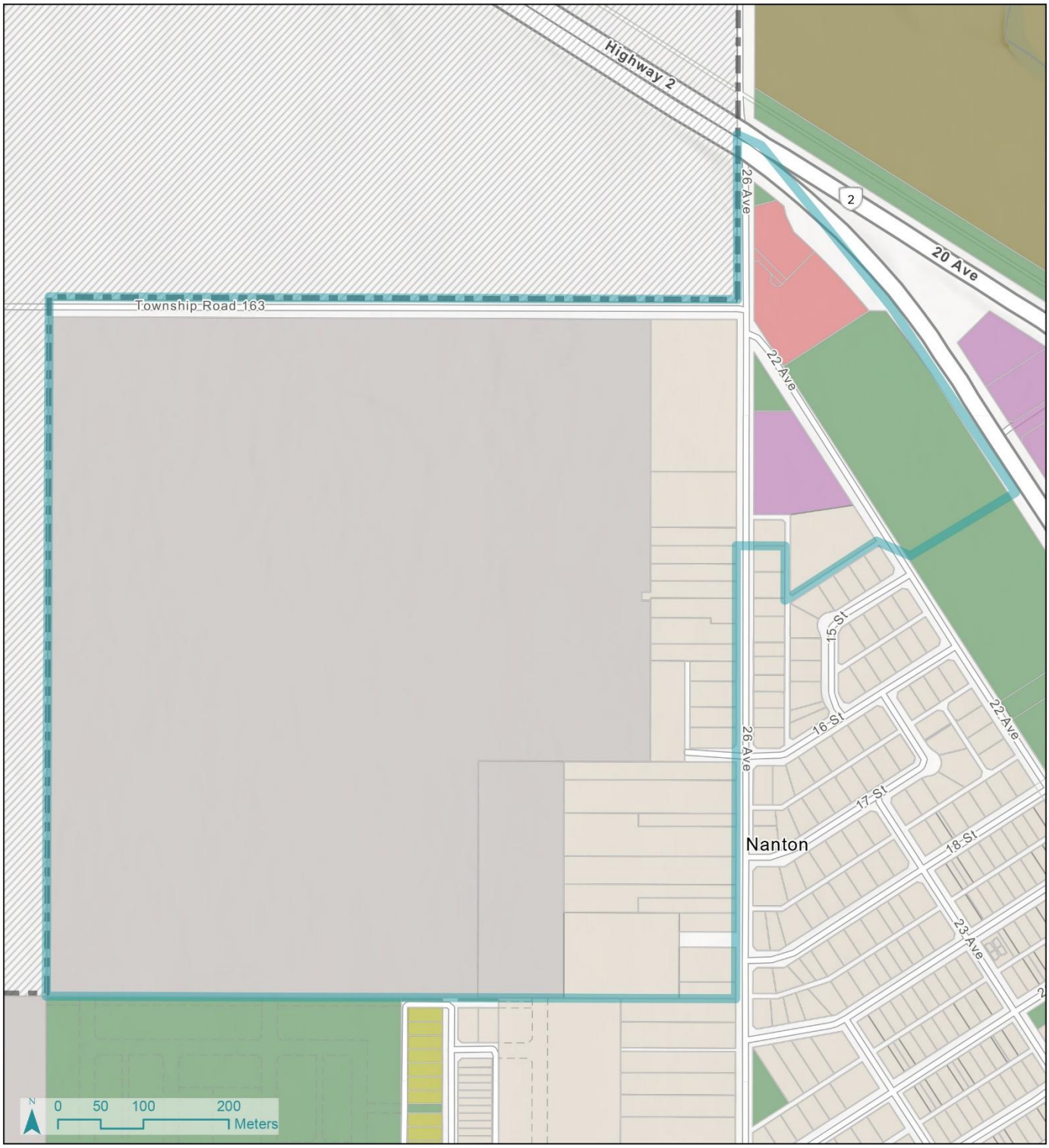
2.2.1. Natural Topography and Stormwater Drainage

The lands in the Plan Area are generally flat, with a subtle slope from the southwest toward the northeast. The elevation of the Plan Area lies between 1030 and 1045 meters above sea level as identified in Map 4 - Contours.

Existing stormwater drainage conveys overland and collects in the northeast corner of the Plan Area, particularly at the corner of Township Road 163 and 26 Avenue, where elevations are 1030 meters above sea level.

The existing baseball diamonds currently act as an additional catchment area for stormwater during times of excessive precipitation. Future redevelopment of the baseball diamonds, east of 26 Avenue (see Map 6 - Land Use Concept), will require significant improvements to redirect stormwater appropriately.

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NORTHWEST AREA STRUCTURE PLAN

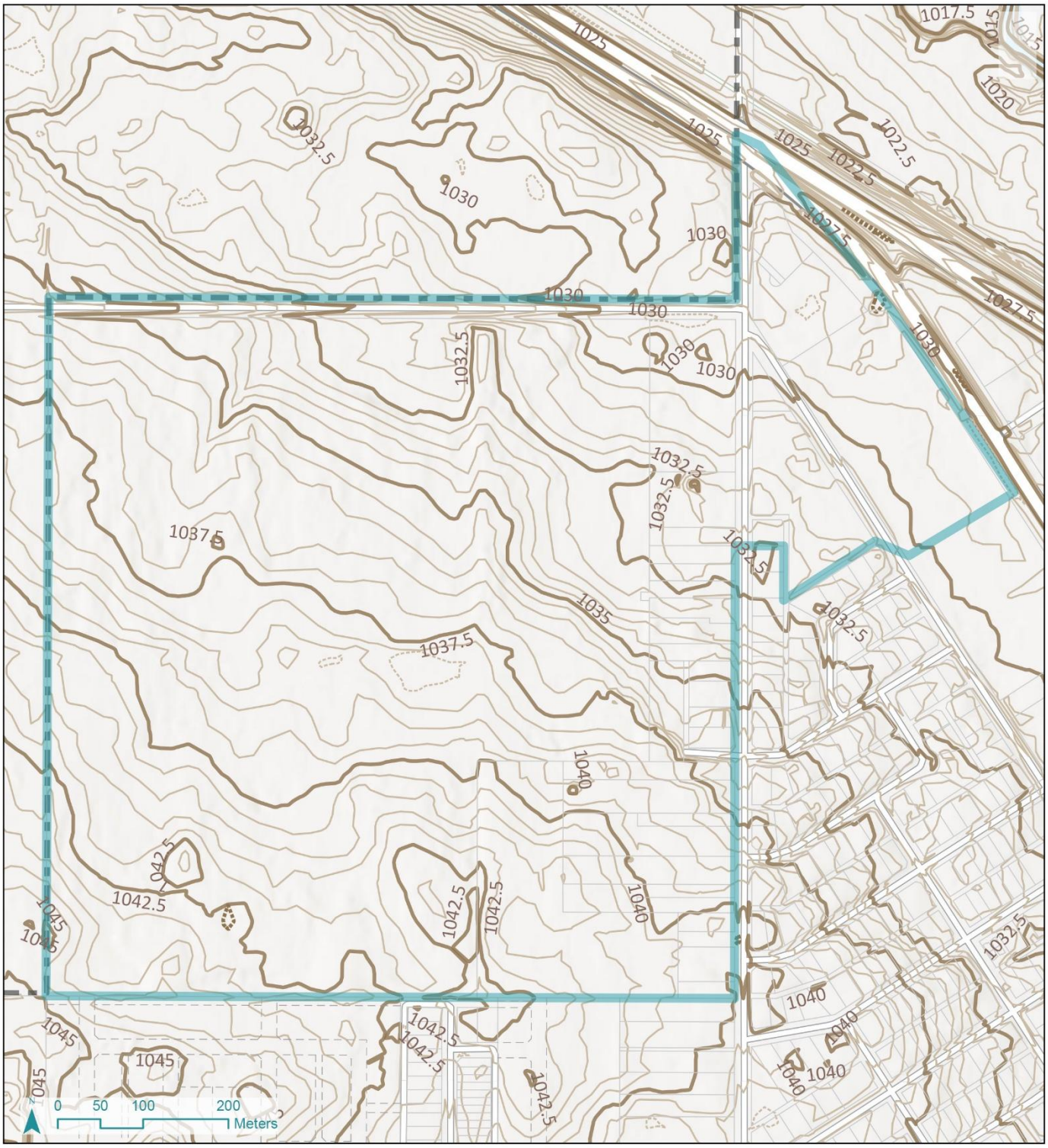
- ASP Boundary
- Town of Nanton

Town of Nanton

- C-HWY Commercial, Highway District
- I-LHT Industrial, Light District
- R-GEN Residential, General District
- R-NAR Residential, Narrow Lot District
- S-COM Community Services District
- S-FUD Future Urban Development District
- S-ASL Agricultural Society Lands District

MD of Willow Creek

- Nanton Urban Fringe (NUF)



NORTHWEST AREA STRUCTURE PLAN

- ASP Boundary
- Town of Nanton
- Index (2.5m)
- Index Depression (2.5m)
- Intermediate (0.5m)
- Intermediate Depression (0.5m)

NANTON EST 1903

WETLANDS

As per the Alberta Merged Wetland Inventory from Alberta Environment and Protected Areas, two wetlands have been identified within the southeast portion of the Plan Area as identified in Map 5 - Site Constraints. The first, identified as 'Wetland A' on Map 5 is located within a Ptn. of NE ¼ SEC 16, TWP16, RGE 28, W4M. The second, identified as 'Wetland B', extends across multiple parcels within the Plan Area. The parcels are legally described as:

Lot 1, Plan 010150
Parcel D, Plan 2698IC
Parcel C, Plan 2698IC
Ptn. of parcel C, Plan 2698IC

The former Lancaster Landing ASP identified a third wetland, identified as 'Wetland C' on Map 5, within the NE ¼ 16-16-18 W4M centrally located along the northern boundary of the parcel. Although not included within the Alberta Merged Wetland Inventory, the wetland has been classified as a seasonal marsh in the 2008 Wetland Classification performed by WorleyParsons Komex (Appendix G: Relevant Technical Studies from former Lancaster Landing ASP).

Water Act approval is required at the Outline Plan stage in accordance with *the provincial Water Act and Alberta Wetland Policy*. 'Wetland B' occurs on lands that are already subdivided and contain existing development. As a result, this wetland does not represent a constraint to the Land Use Concept, development framework, or sequencing proposed in this ASP.

2.2.2. Road Network

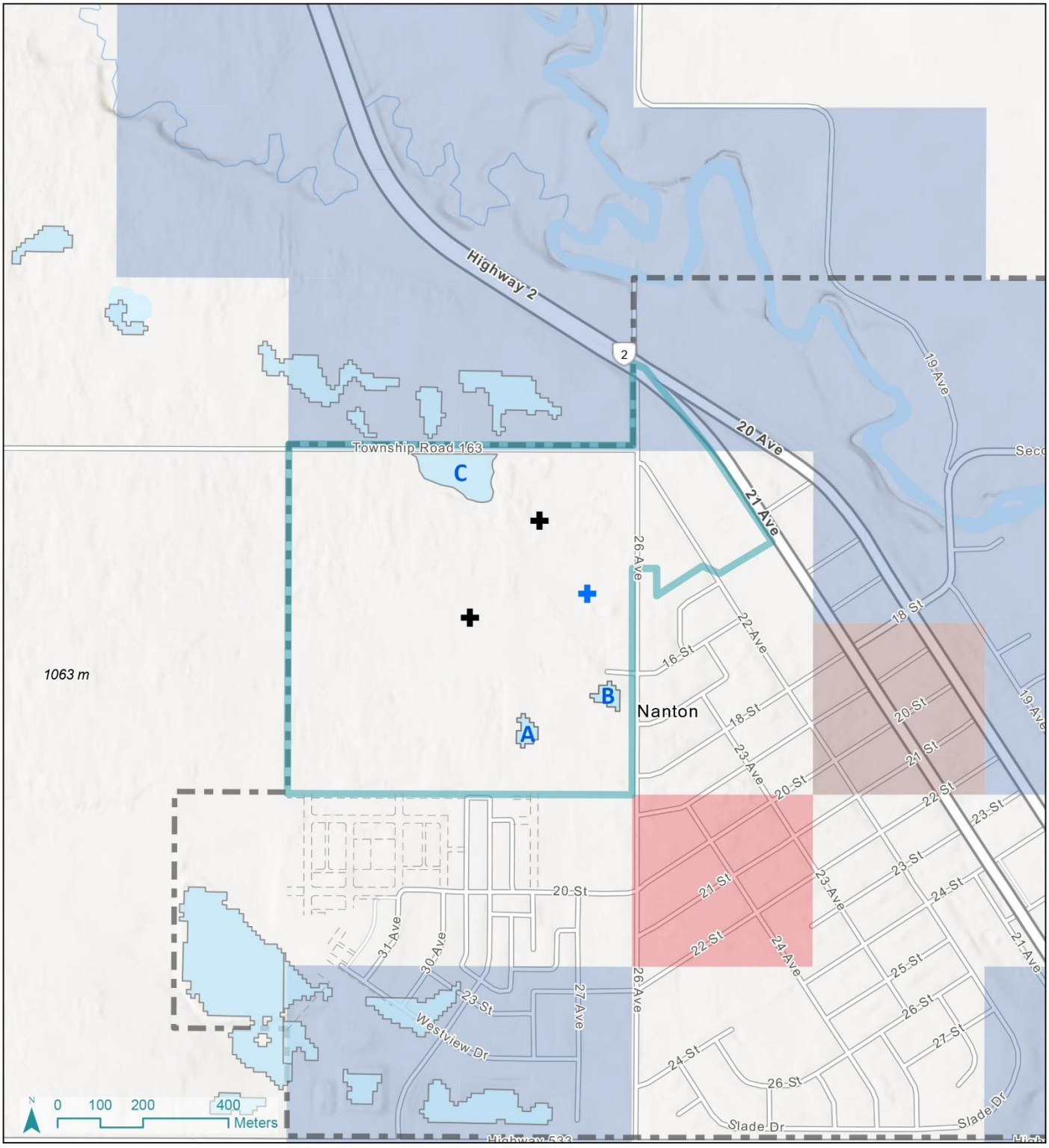
The surrounding road network establishes the primary framework for access and connectivity within the Plan Area. A Traffic Impact Assessment (TIA) is required to provide a more formal analysis of traffic needs and road improvements based on current data and the Land Use Concept (Map 6) for the NW ASP. A TIA prepared in support of the former Lancaster Landing ASP was reviewed as part of this analysis. While the study reflects a different Land Use Concept than what is proposed in the NW ASP, relevant findings provide useful context regarding network performance and roadway improvements that may be required to support future traffic associated with development of the Plan Area.

EXISTING ROAD NETWORK

The Road network developed for the NW ASP builds off existing roads in and adjacent to the Plan Area (Map 8 - Road Network and Intersection Realignments). The following roadways are important links to and through the Plan Area:

- **Township Road 163** - is a two-lane, unpaved, rural road forming the northern boundary of the Plan Area. It is identified as a Major Collector Road in the Town's MDP Road Hierarchy Plan and provides the primary east-west connection at the Town's edge. It links to regional routes within the MD of Willow Creek and supports agricultural access. Within the Plan Area, upgrades to this road will be necessary to accommodate commercial traffic. Through the public engagement process, concerns were raised regarding limited sightlines and turning movements at its intersection with 26 Avenue and 22 Avenue, indicating the need for further assessment.

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NORTHWEST AREA STRUCTURE PLAN

ASP Boundary
Town of Nanton
Wetlands

HRV
1
3
4
5

Water Wells
Decomissioned
Potential

NANTON EST 1903

- **26 Avenue** - is a two-lane paved road with one travel lane in each direction functioning as a Minor Collector Road, providing direct access to existing residential lots, and acting as an important north-south connection for existing neighbourhoods in the Town. During public engagement concerns for pedestrian and vehicular safety were raised as this road provides a link between Highway 2 and Secondary Highway 533, increasing traffic beyond what is generated by the neighbourhoods it serves. Traffic calming measures to slow down traffic and increase pedestrian safety should be considered on this road.
- **22 Avenue -** is a gravel road, within the Plan Area, functioning as a Local Collector, supporting internal circulation and connecting future development areas to the surrounding residential neighbourhoods and the Town's commercial core. The intersection of 22 Avenue, 26 Avenue, and Township Road 163 presents traffic safety concerns due to the misalignment of 22 Avenue and Township Road 163.
- **Highway 2** - is a major provincial transportation corridor that provides regional mobility between Calgary, Nanton, and southern Alberta. It is identified as a Major Collector within the Town's MDP. The NW ASP directly interfaces with Highway 2 at its northeast extent. Through the public engagement process, it was noted this intersection presents safety concerns for vehicles entering and exiting the highway due to the curve in the highway and changes in grade between the northbound and southbound lanes.
- **29 Avenue** - is the only developed roadway connection between the Plan Area and developed portions of the Westview neighbourhood. This road is classified as a Minor Collector Road and provides a direct connection to Secondary Highway 533.

ADDITIONAL CONSIDERATIONS

The TIA for the former Lancaster Landing ASP was prepared in support of the ASP by MMM Group Limited in 2010. While the analysis does not reflect the composition of land uses and density reflected within the NW ASP, the document provides useful baseline information regarding network capacity and identifies recommended transportation upgrades that may be required to accommodate traffic generated by development within the Plan Area. Although a new TIA will be required, it is anticipated that at a minimum, these improvements will be required as development of the NW ASP commences. The TIA can be found in Appendix G: Relevant Technical Studies from former Lancaster Landing ASP and generally includes the following recommendations:

- Signalization of the intersection of Highway 2 and 26 Avenue is likely required to improve traffic operations.
- Intersection improvements to the intersection of Highway 2 and 26 Avenue to introduce deceleration lanes and increase storage for right and left-turn movements. Modification of the current intersection layout of Highway 2 and 26 Avenue may be considered at the detailed design phase.
- Right-turn flares are recommended for westbound, eastbound, and southbound right-turn movements to improve traffic operations at the intersection of Township Road 163 and 26 Avenue. An all-way stop control is further recommended to maintain acceptable levels of service as development occurs.

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A new Transportation Impact Assessment at the Outline Plan stage will be required based on current data and standards to determine timing of these improvements and any additional improvements necessary to facilitate development of one or more phases.

2.2.3. Geotechnical and Environmental Investigation

Although no new geotechnical investigations or environmental site assessments were undertaken in the preparation of the NW ASP, the area is known to be underlain by bedrock throughout the Plan Area, as indicated in the former Lancaster Landing ASP and discussions with Town Administration.

A Geotechnical Evaluation and Phase 1 Environmental Site Assessment prepared for the former Lancaster Landing ASP were reviewed during the preparation of the NW ASP. While these reports were completed to support the previous planning concept and may not fully reflect the current land use framework, they provide useful background information regarding groundwater conditions and potential environmental considerations within the Plan Area.

Additional site-specific investigations are required at the Outline Plan stage to understand how subsurface conditions will impact aspects of site development such as utility servicing and road construction, as well as to identify any development limitations.

GROUNDWATER MONITORING & SUB-SURFACE CONDITIONS

Groundwater monitoring was undertaken in 2007 by McIntosh Lalani Engineering Ltd. for the former Lancaster Landing ASP, the report dated April 2008, indicates a need for weeping tile drains at footing elevations for all below grade development due to shallow groundwater conditions identified during the monitoring program. Additional groundwater readings were recommended by the report and should be undertaken at the Outline Plan stage.

As indicated within the former Lancaster Landing ASP, bedrock occurs close to the ground surface in various areas of the plan area. This characteristic will be an important consideration for site development, including utility installation, roadway construction, and considerations for residential development, particularly in relation to building footings and foundation design.

Additional geotechnical investigation is needed to identify development limitations and ensure appropriate building techniques are employed.

ENVIRONMENTAL SITE ASSESSMENT

A Phase 1 Environmental Site Assessment (ESA) was conducted by DEAN Associates Ltd. in conjunction with the former Lancaster Landing ASP in October 2007. DEAN reported that no obvious existence of any environmental concerns had been detected in a desktop review and site visit at that time.

Notwithstanding the findings of the previous Phase 1 ESA, given the considerable period of time since the original ESA was completed, a new or updated Phase 1 ESA should be required at the Outline Plan stage to confirm the original findings and ensure that there is no new environmental risk to be considered.

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2.2.4. Existing Servicing and Infrastructure

Existing development within the Plan Area is serviced with municipal water and sanitary infrastructure. The undeveloped lands are presently unserviced however municipal infrastructure exists in 26 Avenue and within the Westview ASP area. A Master Servicing Report is necessary to support development of the site and is required at the Outline Plan stage.

There are three private water wells present within the Plan Area which are identified on Map 5 - Site Constraints. Two of the wells are identified in the Alberta Water Well Information Database and located within the NE ¼ of 16-16-28-W4M, the third well is believed to be located within Lot 1, Block 2, Plan 0310393. All wells within the Plan Area should be capped and abandoned as municipal services become available.

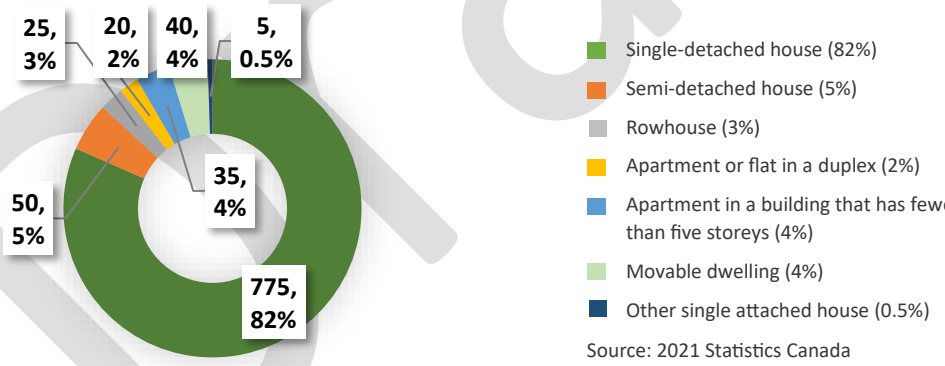
2.2.5. Oil and Gas Infrastructure

No oil and gas well sites or pipelines are located within the Plan Area as indicated in the Alberta Energy Regulator OneStop: Public Map Viewer.

2.2.6. Residential Housing Demand and Existing Conditions

The Town of Nanton's housing stock is primarily composed of single-detached dwellings, with limited representation of semi-detached, rowhouses, duplex, and low-rise apartment units (see Figure 1 below).

FIGURE 1 - TYPES OF DWELLING UNITS IN NANTON



Source: 2021 Statistics Canada

At the same time, approximately 75% of Nanton households consist of one or two persons (see Table 1) indicating opportunities to better align housing supply with household composition through a broader range of housing forms.

The NW ASP supports increased housing diversity, including multi-unit residential development, to improve affordability, make more efficient use of infrastructure, support aging in place, and accommodate a wider range of residents.

TABLE 1 - NANTON HOUSEHOLD SIZE

Household Size	No. of Households	%
1 person	275	29%
2 person	435	46%
3 person	85	9%
4 person	105	11%
5 or more persons	50	5%
Total	**950**	**100%**

Source: 2021 Statistics Canada

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SECTION 3.0

VISION FOR DEVELOPMENT

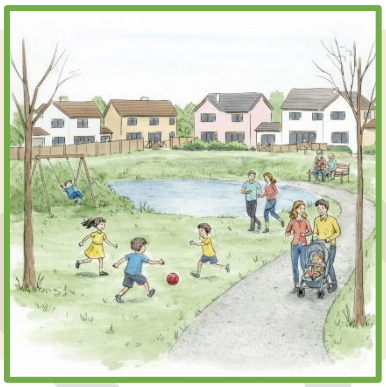
3.0 VISION FOR DEVELOPMENT

This section presents the vision and Land Use Concept for the NW ASP, identifying the proposed distribution of residential, commercial, mixed use land uses, and parks, trails and open spaces, along with anticipated development capacity and population projections for the Plan Area.

3.1 Vision

Northwest Nanton will be a complete, attractive, and connected community that grows in harmony with the Town's small-town character. A variety of housing choices will provide opportunities for residents in different life stages, from estate lots to higher-density homes close to commercial services and recreational opportunities. Pathways, parks, and open spaces will link neighbourhoods together and encourage walking and active living. Natural features such as wetlands and drainage patterns will be integrated into the design to manage stormwater and provide accessible green amenities. Development will reflect principles of sustainability and resilience, ensuring that northwest Nanton becomes a welcoming place for current and future generations.

3.2 Principles for Development and Sustainability



COMMUNITY CHARACTER

Development in Northwest Nanton will extend Nanton's small-town character while accommodating future growth, with pedestrian-friendly design, human-scale architecture, and accessible public spaces. Architectural variety and compatible building massing will support neighbourhood identity and appropriate transitions between commercial and residential land uses.

CONNECTIVITY AND MOVEMENT NETWORK

Strong connectivity and convenient access within Northwest Nanton is encouraged by establishing a transportation network that supports a variety of users, including pedestrians and cyclists. An integrated system of pathways, parks, and open spaces connect amenities and neighbourhoods.



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HOUSING DIVERSITY

A range of housing forms is integrated throughout Northwest Nanton to respond to evolving demographic needs, market conditions, and affordability considerations.

PARKS AND OPEN SPACES

Parks and open spaces serve as key community gathering places that support recreation, relaxation, and neighbourhood identity within Northwest Nanton. These spaces will provide opportunities for both active and passive recreation while contributing to an attractive and livable environment.



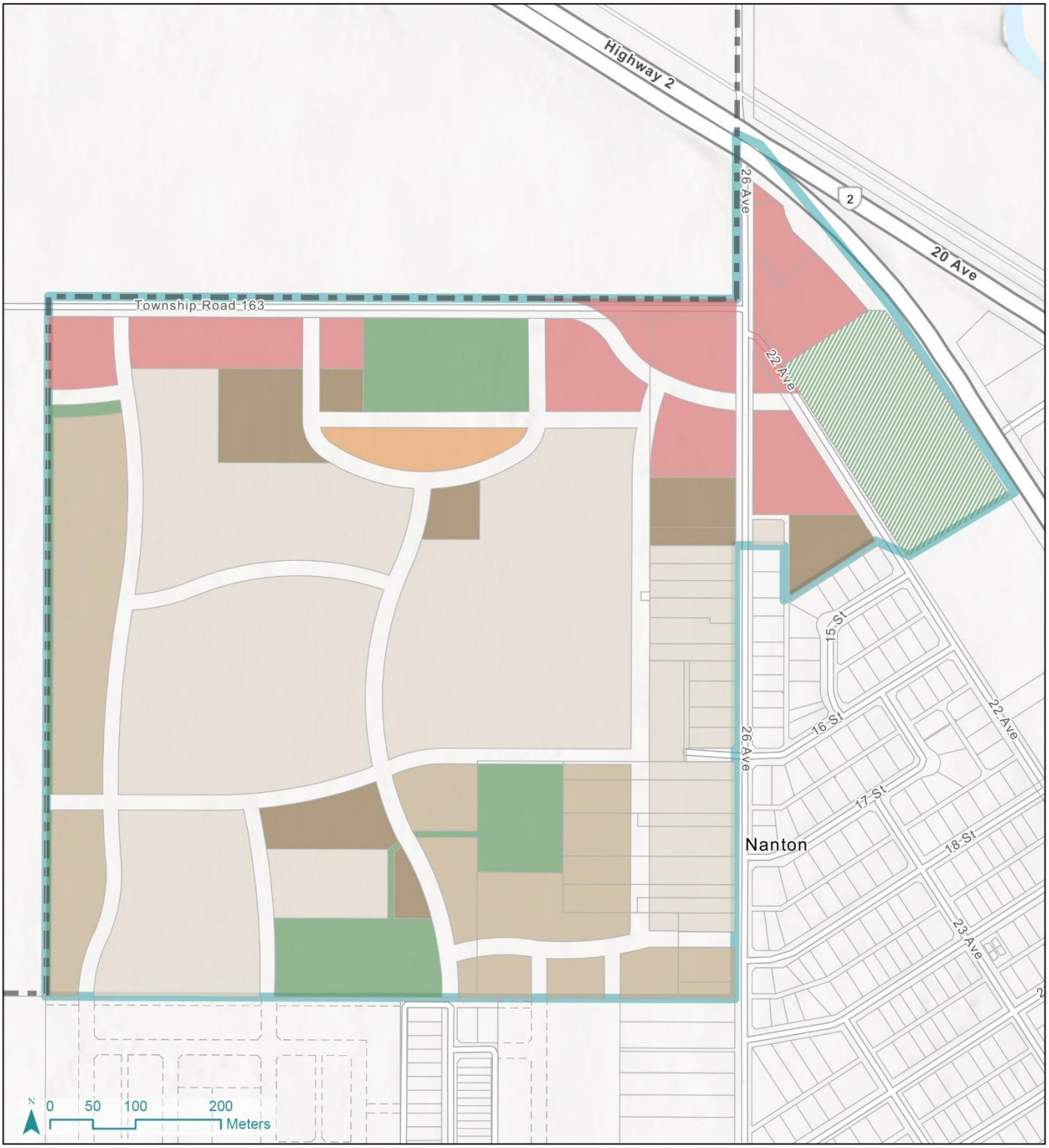


SUSTAINABLE DEVELOPMENT AND SERVICING

Northwest Nanton accommodates a need to evolve and cater to current conditions respecting infrastructure, market preferences, and community needs. Energy efficiency, water conservation, solar orientation, and low-impact development approaches are encouraged to build a resilient community.

3.3 Land Use Concept

The Land Use Concept organizes the Plan Area into six distinct land use areas: Parks, Trails and Open Spaces, Low/Medium Density Residential, High Density Residential, Estate Lot Residential, Commercial, and Mixed Use. Together, these land uses are intended to support a variety of housing forms, accommodate future population growth, and create a connected neighbourhood supported by parks, open space, and transportation linkages. The inclusion of commercial and mixed use areas also contribute to strengthening the Town's non-residential tax base and providing local services for residents and travelers of Highway 2. The distribution and general location of these land uses are illustrated in Map 6 - Land Use Concept.



NORTHWEST AREA STRUCTURE PLAN

- ASP Boundary
- Town of Nanton
- Parks and Open Spaces
- Existing Ball Diamonds
- Mixed Use
- Commercial
- Low/Medium Density Residential
- Estate Lot Residential
- High Density Residential

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3.3.1 Land Use Statistics

Table 2 - Land Base Summary provides an overview of land base within the NW ASP. Using the Plan Area's gross area of 75 hectares (185.2 acres), a net developable area of 43.5 hectares (107.4 acres) has been derived by removing all previously developed lands, the required municipal reserve dedication, existing road rights-of-way, proposed road rights-of-way illustrated within Map 6 - Land Use Concept, as well as an additional 20% for future roads within the undeveloped Low/Medium Density land use areas. Stormwater management ponds were not deducted as they are intended to be located within areas identified as Parks, Trails and Open Spaces within Map 6 - Land Use Concept. The resulting net developable area represents the land base available for future subdivision and development.

TABLE 2 - LAND BASE SUMMARY

	Area (hectares)	Area (acres)
GROSS AREA (GA)	75.0	185.2
Existing Roads	3.9	9.7
Proposed Road Right-of-Ways (*Represented in Land Use Concept*)	9.5	23.5
Additional Road Right-of-Ways Required for Circulation *(20% of undeveloped Low/Medium Density)*	5.0	12.4
Existing Development *(Residential/Commercial/Industrial)*	7.3	18.1
Parks, Trails and Open Spaces *(Municipal Reserve & Storm Ponds)*	5.7	14.1
NET DEVELOPABLE AREA	**43.5**	**107.4**

**Areas are approximate and subject to minor rounding variances.*

Development will generally comply with Map 6 - Land Use Concept. Although the exact land use area boundaries will be refined at the Outline Plan stage, the proportional distribution of land uses identified in the Plan Area shall generally be maintained in accordance with the percentage allocations identified in Table 3 - Land Use Statistics.

TABLE 3 - LAND USE STATISTICS

	Area (hectares)	Area (acres)	%
Net Developable Area	43.5	107.4	100%
Low/Medium Density Residential	20.2	49.9	46%
High Density Residential	4.7	11.6	11%
Estate Lot Residential	9.3	23.0	21%
Commercial	3.6	8.9	8%
Future Commercial (Baseball Diamonds)	3.7	9.1	9%
Mixed Use	2.0	4.9	5%
TOTALS	**43.5**	**107.4**	**100.0%**

**Areas are approximate and subject to minor rounding variances.*

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3.3.2 Population Estimate

The estimated population at full build-out based on Map 6 - Land Use Concept ranges from 1,272-1,646 persons. This estimate may change depending on actual development densities achieved as the area is built out. The population could be lower or higher than estimated depending on a number of socio-economic factors and actual development densities that are achieved by developers, all of which will be dependent on municipal water and sanitary sewer servicing capacity. The Development Authority may consider greater densities than those proposed in Table 4 - Population Estimate, without an amendment to this ASP, where it is demonstrated that servicing can support the proposed densities at the Outline Plan stage.

An average person per unit (PPU) calculation of 2.2 PPU was used to derive the population estimate. This reflects the results from Statistics Canada's Town of Nanton Census Profile (2021). Additional socio-economic factors may influence the ultimate population yield.
Considering the Municipal Development Plan's growth rate scenarios and population projections, the NW ASP provides sufficient land for development for several decades or longer.

TABLE 4 - POPULATION ESTIMATE

	Net Area (Ha)	Net Area (Ac)	Number of Lots	Population
Low/Medium Density (6.2-7.0 units per acre)	20.2	49.9	309-349	681-768
High Density (20-30 units per acre)	4.7	11.6	5	510-766
Estate Lot (0.33-0.5 units per acre)	9.3	23.0	7-11	17-25
Mixed Use *(6-8 units per acre)*	2.0	4.9	TBD	65-86
TOTAL ESTIMATED POPULATION				**1,272-1,646**

**Unit and population projections do no include optional secondary suites*

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SECTION 4.0

DEVELOPMENT FRAMEWORK

4.0 DEVELOPMENT FRAMEWORK

This section establishes the policy framework that will guide how development occurs within the Plan Area, including general development policies, community design principles, and land use policies.

4.1 General Development Policy

The following policies apply to all development within the NW ASP.

Policy 4.1.1 In accordance with Section 6.2 of this ASP, prior to subdivision, land use redesignation, or development, an Outline Plan is required to provide a detailed plan and design for one or more phases of development. The Outline Plan shall adhere to the requirements specified within Appendix B: Outline Plan and Land Use Redesignation Process.

Policy 4.1.2 Development should generally comply with Map 6 - Land Use Concept. The exact boundary will be refined at the Outline Plan stage. The proportional distribution of land uses identified in the Plan Area shall be maintained, and the percentage allocation of each land use shall generally be adhered to.

Policy 4.1.3 Land use transitions shall be thoughtfully designed to ensure new development is sensitive to the context of adjacent development and enhances compatibility between uses. This may be done through stepped-down and articulated building massing, generous setbacks, fencing/screening, and landscape buffers to provide a transition between different densities and intensities of use.

Policy 4.1.4 Adequate street frontage shall be provided for each lot, as stipulated within the appropriate district of the Land Use Bylaw. Alternative layouts such as flag, zipper, herringbone, and through lots should be avoided.

Policy 4.1.5 Sidewalks and pedestrian access shall be provided in accordance with Town Standards, unless noted otherwise in this Plan.

Policy 4.1.6 Building setbacks and landscaping requirements shall comply with the requirements of the LUB.

Policy 4.1.7 Pedestrian circulation routes should be adequately illuminated to ensure a high level of pedestrian safety and comfort.

Policy 4.1.8 Developers shall be encouraged to use light fixtures that are energy efficient, minimize light pollution and address safety and security.

Policy 4.1.9 Development and subdivision applications in proximity to Highway 2 must be referred to Alberta Transportation and Economic Corridors as per the requirements of the *Highways Development and Protection Regulation*.

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Policy 4.1.10 Historic Resource Applications are required at the Outline Plan stage, in accordance with the HRA approval granted in relation to this ASP (HRA Number 4835-25-0032-001).

Policy 4.1.11 At the Outline Plan stage, a Geotechnical Report shall be required as a supporting study to assess soil conditions and identify development limitations, and to demonstrate that the lands are suitable for the development proposed.

4.2 Community Character and Design

Community design within the Plan Area is intended to enhance the arrangement, function, and overall appearance of development in this area. The design principles were informed by feedback received through landowner and Council engagement sessions, the public open house, and community online survey. While several Municipal Development Plan (MDP) objectives have been integrated into the policies of this ASP, development applications should continue to directly address all relevant urban design policies of the MDP.

Policy 4.2.1 Design/Architectural guidelines for development within the Plan Area should be prepared at the subdivision stage to ensure design consistency within the NW ASP and subsequent Outline Plans. Individual buildings will be reviewed for consistency with architectural controls at the development permit stage.

Gateways and Community Entrances

Gateways and community entrances are key access points that define how the NW ASP area is entered and experienced. The location and design of gateways and community entrances contribute to first impressions of the Town of Nanton and the Plan Area and support placemaking, which in turn can strengthen community identity. Additionally, gateways and community entrances can improve wayfinding and can provide both physical and visual transition cues that can aid in traffic calming.

In the context of this ASP, gateways represent a higher-order entry feature marking a traveler's first point of arrival into the Town of Nanton and should help to establish a sense of entry into the municipality as a whole. Community entrances, by contrast, occur at a localized scale and orient visitors and residents within the community by marking their arrival into the Plan Area itself.

Policy 4.2.2 Gateways and community entrances shall generally be located in accordance with Map 8 - Road Network and Intersection Realignments.

Policy 4.2.3 Signage, roadway design, landscaping, and enhanced design treatments shall be used to establish gateways and community entrances within the Plan Area. Development adjacent to gateways and community entrances shall demonstrate enhanced architectural expression, coordinated landscaping, and high-quality materials that contribute to a strong sense of arrival.

Policy 4.2.4 Gateway features should be distinguished from community entrances through greater scale, prominence, and design emphasis, reflecting their role in marking entry into the Town rather than a specific neighbourhood.

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Policy 4.2.5 Improvements to the intersection of Highway 2 and 26 Avenue shall take into consideration of this intersection being a gateway into the Town of Nanton and create a strong and recognizable sense of arrival into Nanton.

Policy 4.2.6 The realigned intersection of Township Road 163, 26 Avenue, and 22 Avenue shall be designed as a community entrance location to clearly identify entry into the Plan Area and should be designed to pursue traffic calming along 26 Avenue. The Town may assist the developer in recovering costs for intersection improvements through cost-sharing or an endeavor to assist, at the Town's discretion.

4.3 Municipal Reserve

The NW ASP provides a number of parks and opportunities for walkways/linear parks to meet the 10% Municipal Reserve (MR) requirement set forth in the Municipal Development Plan. A Reserve Analysis was undertaken in preparation of this ASP. The analysis has determined 5.7 hectares (14.1 acres) of Municipal Reserve remain owing within the Plan Area due to previous subdivision activity.

Specific Municipal Reserve distribution within the Plan Area will be determined at the Outline Plan stage.

Policy 4.3.1 At the time of subdivision, the Subdivision Authority shall require the dedication of Municipal Reserve in accordance with the maximum 10% requirement of the *Municipal Government Act*, to be provided as land, cash-in-lieu, or a combination thereof. Where an approved Outline Plan exists, the form and location of Municipal Reserve shall be determined in accordance with that plan and the Parks, Trails, and Open Space policies of Section 4.4. In the absence of an approved Outline Plan, the form of dedication shall be at the discretion of the Subdivision Authority, with consideration for achieving a connected system of parks, open space, and pathways generally consistent with Map 7 - Parks, Trails, and Open Space.

Policy 4.3.2 Where appropriate, and consistent with an approved Outline Plan, as determined by the Subdivision Authority, the dedication of land may be deferred by caveat to achieve the distribution of Parks and Open Spaces as outlined within Map 7 - Parks, Trails, and Open Space and to align with the Parks, Trails, and Open Space policies in Section 4.4.

Policy 4.3.3 Municipal Reserve credit should only be granted for useable park areas as determined at the Outline Plan stage. Stormwater management facilities shall be dedicated as a Public Utility Lot and will not receive Municipal Reserve credit.

4.4 Land Use

The Land Use Concept establishes the general distribution of land uses within the Plan Area. The arrangement of these uses is intended to support logical transitions from neighbouring development, provide opportunities for a range of housing types, and locate higher intensity development in areas that support connectivity and access to services.

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To provide a gradual transition from the rural fringe in the MD of Willow Creek into the Plan Area, low density, Estate Lot residential is located along the western boundary of the Plan Area. Mixed use, higher density residential, and commercial uses are generally located along major community corridors encouraging alternative transportation and a live, work, play philosophy. Pedestrian and cycling routes will establish linkages between residential areas and community amenities. Commercial and Mixed Use land use areas are located in both the northern portion of the Plan Area to increase commercial land availability, increase the non-residential tax base, and buffer residential development from Highway 2.

Development will generally comply with Map 6 - Land Use Concept. Although the exact land use area boundaries will be refined at the Outline Plan stage, the proportional distribution of land uses identified in the Plan Area shall be maintained in accordance with Table 3 - Land Use Statistics, and the percentage allocation of each land use shall generally be adhered to.

Residential

The Town of Nanton's current residential building form is made up of predominantly single detached dwellings causing an undersupply of one and two-bedroom dwelling units. A variety of housing types, including duplexes, rowhouses, and apartment buildings, are necessary to support varying household sizes and income levels. The Plan Area consists of three residential land use areas in order to provide opportunities for a mix of housing types that cater to the diverse needs of new and existing residents.

LOW/MEDIUM DENSITY RESIDENTIAL

The Low/Medium Density Residential land use areas are intended to accommodate a mix of housing types, ranging from single-detached dwellings to slightly denser forms of development to support varying levels of housing affordability. Secondary suites may also be considered where consistent with the Land Use Bylaw requirements to further support housing affordability and diversity.

Policy 4.4.1 Low/medium density shall consist of 3 dwelling units or less. Examples include but are not limited to single detached dwellings, semi-detached dwellings, duplexes, triplexes, and rowhouses/townhouses consisting of 3 units.

Policy 4.4.2 Development of medium density dwelling types, such as triplexes and rowhouses/townhouses, shall provide comprehensive landscaping plans showing proposed vegetation, screening, parking and snow storage areas with development applications.

Policy 4.4.3 Institutional, recreation, open space, and other similar uses as well as accessory uses, may be allowed within the low/medium density residential area, where deemed to be compatible and appropriate by the Development Authority.

Policy 4.4.4 Subdivision of existing residential lots within the Plan Area is encouraged as infrastructure becomes available to provide a gentle increase in density on the eastern side of the Plan Area.

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Policy 4.4.5 The Developer shall secure all municipal services prior to development, in accordance with Town Standards, Section 5 – Transportation and Servicing Framework and the relevant Outline Plan for the development area.

HIGH DENSITY RESIDENTIAL

High Density Residential land use areas are intended to provide compact housing forms with convenient access to public and open spaces, and benefit from proximity to major transportation routes. These areas provide different levels of affordability and lifestyle opportunities for residents.

Policy 4.4.6 High density development shall consist of 4 dwelling units or more. Examples include but are not necessarily limited to rowhouses/townhouses with 4 units or more, fourplexes, apartment buildings, and multi-building developments.

Policy 4.4.7 To contribute to a comfortable pedestrian environment, buildings adjacent to pedestrian corridors shall be encouraged to incorporate minimal setbacks from the street to create a "street wall".

Policy 4.4.8 When deemed appropriate by the Development Authority, private amenity spaces will be required for high density developments.

Policy 4.4.9 Where access could be taken from a local road or a collector, access should be taken from the local road.

Policy 4.4.10 Higher density residential uses shall be located so as to minimize traffic impacts on low-density neighbourhood streets.

Policy 4.4.11 Multi-unit residential developments should:

a) Minimize uninterrupted building façades and avoid extensive blank wall surfaces on all sides of the building.
b) Achieve visual interest through building articulation, including varied wall planes, entrances, architectural projections, porches, and other similar means.
c) Reduce perceived building scale by varying roof forms and using other building massing techniques.
d) Locate and visually buffer surface parking areas to limit their visibility from adjacent roadways and pedestrian connections.
e) Design ground-oriented units to appear as individual units through variations in façade treatments.

Policy 4.4.12 The Developer shall secure all municipal services prior to development, in accordance with Town Standards, Section 5 – Transportation and Servicing Framework and the relevant Outline Plan for the development area.

ESTATE LOT RESIDENTIAL

The Estate Lot land use area provides opportunities for more spacious homes and larger yards with single-detached dwellings and opportunities for secondary suites. Estate Lot Residential development is located along the shared boundary with the MD, with views toward the Porcupine Hills, and reflects the rural character of adjacent MD lands. Additional Estate Lot Residential

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parcels are located backing onto the stormwater management pond in the southeast portion of the Plan Area to provide a greater diversity of housing options.

Policy 4.4.13 Lots located adjacent to the municipal boundary, within Phase 1 of development, as shown in Map 12 - Phasing may be serviced with private on-site services until such a time as both municipal water and sanitary servicing becomes available. When municipal water and sanitary services are readily available, landowners shall connect to municipal services in accordance with municipal bylaws and policies, and the standards of the National Building Code, Alberta Edition, at the owner's expense. The Town may register a Deferred Servicing Agreement against the certificate of title of these lands for this purpose.

Policy 4.4.14 Holding tanks are the preferred method of interim wastewater servicing within Phase 1 of the Plan Area. Alternative interim servicing approaches may be considered at the Outline Plan stage where the applicant demonstrates, to the satisfaction of Council, that the proposed method:

a) Is appropriate for the site's geotechnical and hydrogeological conditions.
b) Will not adversely impact groundwater, surface water, or adjacent lands.
c) Can be constructed, operated, and maintained in a safe and reliable manner.
d) Does not preclude or complicate the future transition to municipal servicing.
e) Aligns with applicable provincial regulations and Town Standards.

Policy 4.4.15 Lots shall be a minimum of 2 acres in size where private on-site servicing has been proposed at the Outline Plan stage. In no case shall a lot be greater than 3 acres in size.

Policy 4.4.16 Where private on-site servicing is not utilized, the parcel size shall comply with the parcel size requirements stipulated within the Land Use Bylaw.

Policy 4.4.17 Where private on-site servicing is utilized, secondary suites shall only be permitted where a qualified professional has certified that the system has been designed, or can be adequately upgraded, to accommodate the combined wastewater flows generated by both the principal dwelling and the secondary suite, to the satisfaction of the municipality.

Policy 4.4.18 Further subdivision of privately serviced lots is encouraged once municipal sanitary services become available to densify this area and meet the standards of the applicable district within the Land Use Bylaw.

Policy 4.4.19 The Developer shall secure all municipal services prior to development, in accordance with Town Standards, Section 5 – Transportation and Servicing Framework and the relevant Outline Plan for the development area.

Mixed Use

The purpose of the Mixed Use land use area is to provide a flexible development environment that supports a compatible blend of residential, commercial, institutional, and small-scale employment uses within the same site. This area is designed to encourage walkability between residential and

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commercial areas and support local services, while allowing flexibility to adapt to market conditions and community needs.

Policy 4.4.20 Buildings should be designed with double-fronting façades that provide active street presence on both frontages.

Policy 4.4.21 A combination of vertical and horizontal residential and commercial land use mixes may be provided within buildings and/or on individual parcels.

Policy 4.4.22 Lighting and signage in the Mixed Use land use area shall be oriented toward pedestrian use and street experience, with design and placement measures incorporated to minimize light spillover, glare, and visual impacts on adjacent residential properties.

Policy 4.4.23 Adequate lighting shall be integrated along all pedestrian circulation routes to maintain safe and comfortable conditions for users.

Policy 4.4.24 Seasonal patios for eating and drinking establishments are encouraged within the Mixed Use land use area. These patios may be temporarily located within parking areas, open spaces, or public sidewalks, provided that their placement shall not interfere with pedestrian circulation or vehicular movement.

Policy 4.4.25 The Developer shall secure all municipal services prior to development, in accordance with Town Standards, Section 5 – Transportation and Servicing Framework and the relevant Outline Plan for the development area.

Commercial

The Commercial land use areas provide an opportunity for additional commercial development within the Town of Nanton. These areas will be diverse, expanding upon and complementing existing commercial uses in Nanton's historic downtown and highway commercial areas to provide daily needs for residents of Nanton. Given the proximity to Highway 2, this area will also serve the motoring public.

Policy 4.4.26 A variety of parcel sizes for commercial development are encouraged to support a variety of business types, including local entrepreneurs.

Policy 4.4.27 A combination of vertical and horizontal commercial land use mixes may be provided within buildings and/or on individual parcels.

Policy 4.4.28 Building façades should limit large expanses of blank walls; windows, architectural details, and façade variation should be incorporated to create visual interest.

Policy 4.4.29 Buildings located adjacent to a public street shall form a continuous "street wall" through primary orientation toward the street and minimal front setbacks, establishing a defined street edge that supports a comfortable pedestrian environment.

Policy 4.4.30 Commercial development adjacent to Township Road 163 should be street-oriented to create a vibrant, pedestrian-focused environment by positioning buildings to

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engage directly with the street, fostering a strong, safe, and active public realm. Vehicular access to commercial sites should not be taken directly from Township Road 163 and is encouraged to be provided via internal roads or secondary streets. Where site-specific constraints or design considerations warrant, the Development Authority may consider direct access to Township Road 163, provided it can be demonstrated that such access will not compromise traffic safety, functionality, or the pedestrian-oriented intent of this policy.

Policy 4.4.31 Off-street parking shall be located to the side or rear of the building whenever possible and screened from adjacent residential properties.

Policy 4.4.32 Landscaping shall be integrated into developments in order to improve the streetscape and enhance the pedestrian experience.

Policy 4.4.33 Pedestrian connections between commercial sites and the surrounding area are encouraged to enhance walkability within the Plan Area.

Policy 4.4.34 The existing baseball diamonds in the northeast corner of the Plan Area and adjacent to Highway 2 are intended to be redeveloped into commercial lands once a new location for the baseball diamonds has been realized. Redevelopment of this site, within the Plan Area, does not require amendment to this plan however an Outline Plan is required and must address upgrades to the service road adjacent to Highway 2.

Policy 4.4.35 Patios for eating and drinking establishments are promoted within the commercial land use area where appropriate to enhance site amenity and customer experience. Patios areas should be designed as permanent elements of the development and should not reduce required parking supply or interfere with vehicular circulation or pedestrian safety.

Policy 4.4.36 Council may support additional commercial uses within commercial land use areas, through consideration of a Land Use Bylaw amendment, where they are compatible with the adjacent residential areas and other uses within the applicable land use district.

Policy 4.4.37 The Developer shall secure all municipal services prior to development, in accordance with Town Standards, Section 5 – Transportation and Servicing Framework and the relevant Outline Plan for the development area.

Parks, Trails, and Open Spaces

The intent of the Parks, Trails and Open Spaces land use areas is to distribute open spaces within walking distance of all residents to promote active lifestyles and a healthy community as identified in Map 7 - Parks, Trails, and Open Space. The pathway system is also intended to connect residents to major destinations throughout the Plan Area, including parks and open space features, and commercial and residential areas, and to provide connectivity to the rest of Nanton by providing linkages to the existing trail network.

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NORTHWEST AREA STRUCTURE PLAN

- ASP Boundary
- Town of Nanton
- Proposed Walking Trail
- Parks and Open Spaces
- Existing Ball Diamonds

Additional land beyond those identified as Parks, Trails, and Open Spaces within Map 7 - Parks, Trails, and Open Space will be required to meet the required 5.7 hectares (14.1 acres) of Municipal Reserve for the Plan Area. This should be achieved through the use of linear parks and pathways to increase connectivity for pedestrians.

Policy 4.4.38 Parks, trails, and open spaces shall generally be located in accordance with Map 7 - Parks, Trails, and Open Space. Alignments of local pathways may be refined at the Outline Plan stage without an amendment to this ASP. Additional dedication beyond those identified in Map 7 - Parks, Trails, and Open Space is anticipated.

Policy 4.4.39 At the Outline Plan stage, applicants shall demonstrate how pedestrians and cyclists will connect to key destinations through the planned trail and sidewalk network to support walkability.

Policy 4.4.40 Parks, trails, and open spaces shall be dedicated as Municipal Reserve in accordance with the policies set out in Section 4.3.

Policy 4.4.41 The internal pathway system should provide safe and attractive routes that allow residents to move through the community, enjoy open spaces, and access local services as illustrated in Map 7 - Parks, Trails, and Open Space.

Policy 4.4.42 Parks and open spaces within the Plan Area should be designed for the recreation needs of Nanton residents and will be guided by the Town's Parks, Recreation and Open Space Master Plan which defines park types and design requirements.

Policy 4.4.43 Parks, trails and open space shall be provided throughout the residential areas to contribute to the active and passive recreational needs of residents. Parks and open spaces should be linked with pedestrian connections to form an open space network and provide connections to adjacent established areas and existing or proposed trail systems as shown on Map 7 - Parks, Trails, and Open Space.

Policy 4.4.44 Parks within the Plan Area should include a mix of Neighbourhood Parks to serve both recreational and social purposes and Linear Parks to connect residents to parks and commercial uses, as defined in the Town's Parks, Recreation and Open Space Master Plan. The use of pocket parks is discouraged within the Plan Area.

Policy 4.4.45 Open spaces and stormwater facilities shall be designed as multi-functional areas for recreational use, where possible.

Policy 4.4.46 Stormwater facilities will be an aesthetically pleasing natural shape and heavily landscaped as a key neighbourhood feature.

Policy 4.4.47 Innovative servicing strategies to incorporate stormwater management facilities within the linear parks, such as rain gardens and bioswales, shall be encouraged.

Policy 4.4.48 The location, composition, configuration, and programming of Neighbourhood Parks within the Plan Area shall be determined at the Outline Plan stage where park design and intended uses will be refined in consideration of subdivision design, site conditions, and the needs of the surrounding community.

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Policy 4.4.49 Whenever feasible, subdivision design should not result in a lane between residences and adjacent parks and open spaces.

Policy 4.4.50 Wetlands shall be classed by value by a suitable qualified professional at the time of subdivision and/or rezoning.

Policy 4.4.51 Where possible, existing mature trees and vegetation should be preserved and incorporated into the design and landscaping of park spaces.

Policy 4.4.52 The Developer shall secure all municipal services prior to development, in accordance with Town Standards, Section 5 – Transportation and Servicing Framework and the relevant Outline Plan for the development area.

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SECTION 5.0

TRANSPORTATION AND SERVICING FRAMEWORK

5.0 TRANSPORTATION AND SERVICING FRAMEWORK

This section outlines the transportation and servicing framework required to support development within the Plan Area. It identifies the general approach to road networks and municipal servicing systems to ensure development occurs in a coordinated and efficient manner.

5.1. Transportation

The transportation network is designed to align with Nanton's broader transportation system and establish clear, logical connections throughout the Plan Area using a modified grid network as generally depicted in Map 8 - Road Network and Intersection Realignments. Local roads will be defined at the Outline Plan stage and will be designed to connect and complement the collector road system.

Portions of Township Road 163 and 22 Avenue are proposed to be closed and realigned to facilitate a direct connection from Township Road 163 to Highway 2 in accordance with the Town's Municipal Development Plan. The portions of road to be closed shall be completed within Phases 2 and 9 (Map 12 - Phasing), accordingly. The portions of closed road should be consolidated with adjacent parcels for development. The connection to Highway 2 will not be completed until such a time when redevelopment of the existing baseball diamonds to commercial development occurs and the future road dedication shall be contemplated within the Outline Plan for this area.

Policy 5.1.1 The location of roads, intersections, and access points within the Plan Area shall be in general accordance with Map 8 - Road Network and Intersection Realignments.

Policy 5.1.2 Non-vehicular transportation routes shall be provided throughout the Plan Area in general accordance with Map 7 - Parks, Trails, and Open Space and the policies established in Section 4.4.

Policy 5.1.3 The layout of residential streets shall be detailed at the Outline Plan stage and should generally follow a modified grid pattern to provide interconnected streets and multiple, direct connections within the Plan Area.

Policy 5.1.4 Revisions to the modified grid design of the local roadways may be considered at the Outline Plan stage without requiring an amendment to this ASP, provided the overall connectivity is maintained.

Policy 5.1.5 A Transportation Impact Assessment (TIA) shall be required at the Outline Plan stage to support internal road network requirements, appropriate intersection treatments with internal and external roads, and timing of when these intersections are required.

Policy 5.1.6 Development along major roads should be street oriented to create a vibrant, pedestrian-focused environment by positioning buildings to engage directly with the street, fostering a strong, safe, and active public realm.

Draft



NORTHWEST AREA STRUCTURE PLAN

- ASP Boundary
- Town of Nanton

Entrances

- Community
- Gateway

- Existing Major Collector
- Proposed Major Collector
- Existing Minor Collector
- Proposed Minor Collector
- Existing Local Collector
- Proposed Local Collector
- Existing Local Street
- Proposed Local Street
- Potential Future Connection*
- Potential Road Closure

The potential future connection to Highway 2 is conceptual in nature and may be considered should the baseball diamonds be relocated. Any such connection would be subject to further study and approval.

Policy 5.1.7 Direct driveway access from collector roads is discouraged. Residential development fronting collector roads (Map 8 - Road Network and Intersection Realignments) shall provide rear lanes for vehicle access.

Policy 5.1.8 The road located within Phase 1 (Map 12 - Phasing) of development may be built to a lesser standard at the time of development, at the discretion of the Town of Nanton. At the commencement of Phases 6-8 (Map 12 - Phasing), the developer of these phases shall be responsible for upgrading this road to a residential standard acceptable to the Town.

Policy 5.1.9 At the Outline Plan stage for Phase 4 (Map 12 - Phasing) of development, the water well located within Lot 1, Block 2, Plan 0310393 shall be assessed and considered in the location of the north south road on the eastern edge of the phase.

Policy 5.1.10 Road closures and road dedications to portions of Township Road 163 and 22 Avenue (Map 8 - Road Network and Intersection Realignments) are required to realign these roads for a east-west connection to Highway 2 and to improve safety of the intersection of these roads with 26 Avenue. The connection to Highway 2 will occur once the existing baseball diamonds have been relocated. Land made available by road closure shall be consolidated into adjacent parcels. Realignment of Township Road 163, west of 26 Avenue, should occur prior to any development within Phase 2 (Map 12 - Phasing) of development to ensure the road closure area is considered in site development, regardless of the timing of the relocation of the baseball diamonds.

Policy 5.1.11 The developer shall be responsible for the closure of road rights-of-way identified within Phase 2 (Map 12 - Phasing) of development, to the satisfaction of the Municipality. All costs associated with the road closure, including survey, legal, and registration costs, shall be borne by the developer.

Lands resulting from the closure of such road rights-of-way shall be consolidated with the adjacent parcel(s). The developer shall acquire the closed road lands from the Municipality at a value determined by the Municipality or the Municipality may, at its discretion, consider a land exchange in lieu of monetary compensation.

Policy 5.1.12 Lot 5MR, Block 1, Plan 8511217 within Phase 9 (Map 12 - Phasing) of development is designated as a Municipal Reserve lot. Disposal of the Municipal Reserve designation is required prior to road dedication for the realignment of 22 Avenue.

5.2. Servicing Framework

The development of the NW ASP area will provide delivery of full municipal services (water, sanitary, stormwater, shallow utilities, and surface infrastructure) in accordance with Town of Nanton design standards. This section of the ASP provides general direction regarding the servicing of the lands. More detailed analysis is required at the Outline Plan stage.

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General Servicing Policy

The following policies apply to the development of all servicing infrastructure within the NW ASP area.

Policy 5.2.1 Developers shall be required to register and enter into an agreement as required by the municipality, the utility rights-of-way or easements necessary to accommodate the extension of infrastructure through or adjacent to a site to allow for servicing.

Policy 5.2.2 Servicing shall adhere to Town Standards and all cost for development shall be borne by the developer. A detailed servicing review and analysis will be completed at the Outline Plan stage to determine appropriate sizing, alignment, and any necessary off-site upgrades.

Policy 5.2.3 The water, wastewater, and stormwater distribution systems shall be designed in accordance with the *Alberta Environmental Protection and Enhancement Act Design Standards* in place at the time of subdivision.

Policy 5.2.4 The cost to design and install all infrastructure shall be borne by the developer.

Policy 5.2.5 To encourage the timely provision of infrastructure, the Municipality may consider utilizing endeavor-to-assist provisions to facilitate the reimbursement of eligible upfront infrastructure costs incurred by an initial developer where the infrastructure benefits subsequent development within the Plan Area.

Policy 5.2.6 Infrastructure shall generally follow the alignment of the arterial, collector, and local roadways, connecting to the existing water, sanitary, and stormwater distribution systems.

Water Servicing

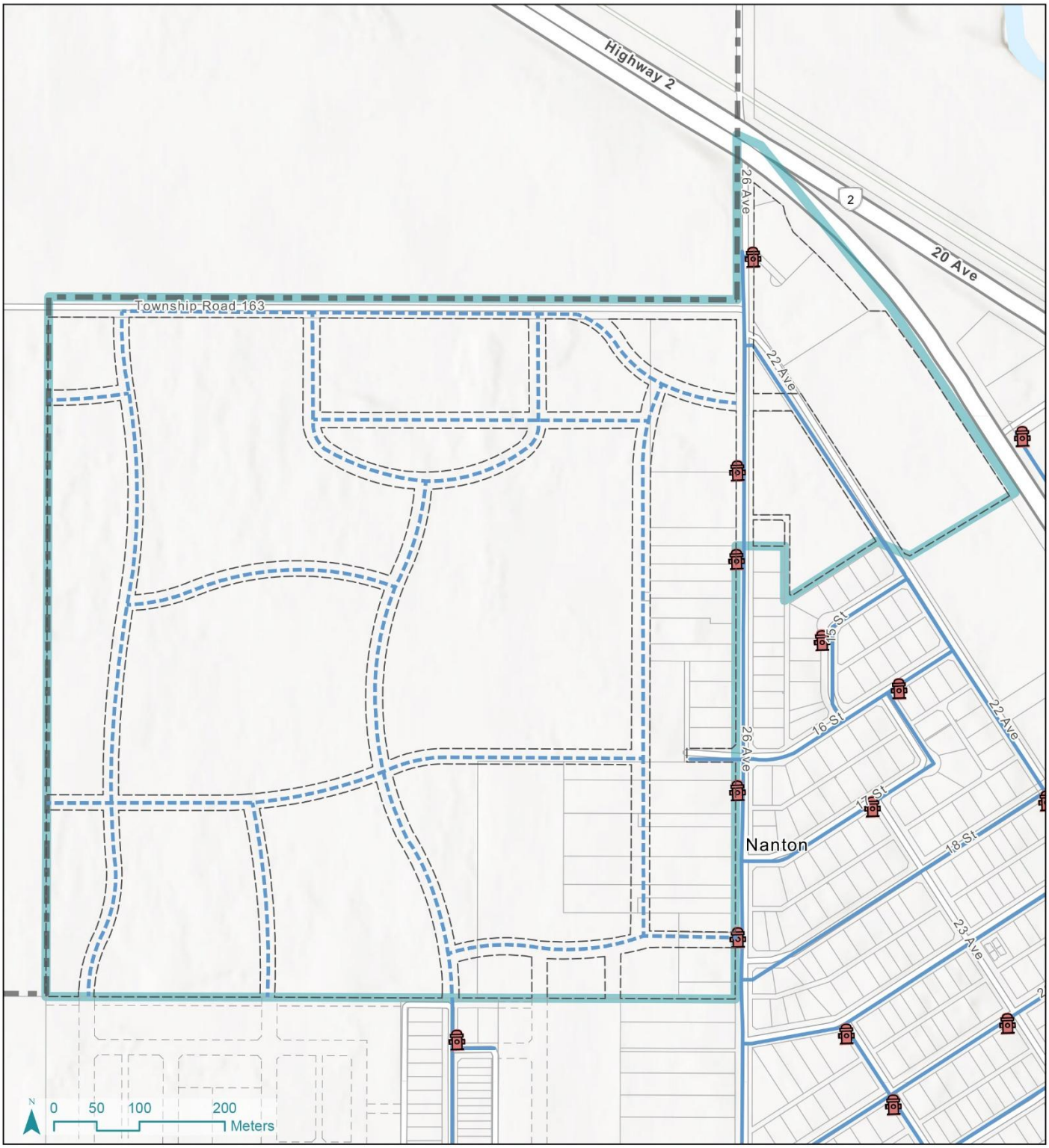
Municipal water mains can be extended into the Plan Area from 26 Avenue and the Westview Area as identified in Map 9 - Water Servicing Concept. Although the Water treatment plant can presently support the anticipated population and correlated water demands for the Plan Area, development and growth in other areas of the town may impact this capacity therefore cumulative development within Nanton must be considered at the time of development.

The water distribution network will follow the alignment of the arterial, collector, and local roadways, connecting to the existing water distribution system. Further study is necessary to determine the appropriate size and alignment as well as any necessary upgrades to the water conveyance system that may be necessary to facilitate development.

At the Outline Plan stage, consideration may be given to interim servicing in Phase 1 (Map 12 - Phasing) of development in the form of cisterns. The Town may wish to consider implementing policies for the operation and use of a bulk water fill station to facilitate the use of cisterns. To ensure adequate fire protection, a water main and hydrants must be supplied in Phase 1 of development for this purpose regardless of the method of servicing to individual lots.

Policy 5.2.7 The design of the water distribution shall ensure that all land has sufficient looping and connections to provide for adequate domestic, commercial, and fire flows.

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NORTHWEST AREA STRUCTURE PLAN

- ASP Boundary
- Town of Nanton
- Proposed Water Line
- Existing Water Pressure Main
- Existing Water Hydrant

Policy 5.2.8 Developers and builders shall be encouraged to install water-saving fixtures.

Policy 5.2.9 Interim water servicing in the form of cisterns may be proposed at the Outline Plan stage for Phase 1 of development. Private water wells shall not be accepted as a form of interim or permanent water servicing.

Policy 5.2.10 A water main and hydrants shall be installed in Phase 1 of development to ensure fire protection for dwellings within this phase, regardless of any interim servicing strategies.

Policy 5.2.11 Private connections to the water main in Phase 1 of development may be proposed at the Outline Plan stage and only accepted by the Town once written authorization has been granted by the Director of the *Potable Water Regulation* in accordance with Section 5(3)(e) of the *Potable Water Regulation*.

Policy 5.2.12 Water wells located within the Plan Area shall be capped and abandoned prior to connection to the municipal water distribution system.

Sanitary Sewer Servicing

Sanitary sewer service will be achieved through a gravity-based system. The sanitary collection system will follow the alignment of the arterial, collector, and local roadways, through a new connection to the Wastewater Treatment Plant from the northern boundary of the Plan Area.

The existing Wastewater Treatment Plant (WWTP) has sufficient capacity to accommodate the proposed development within the Plan Area; however, portions of the existing sanitary conveyance infrastructure are undersized and may result in surcharging under increased flows due to pipe slope. As a result, a new sanitary trunk main to the WWTP will be required to support future development within the Plan Area. Off-site sanitary upgrades are necessary to provide a connection from the northern limits of the Plan Area to the Town's WWTP on the east side of Nanton as shown in Map 10 - Sanitary Servicing Concept. Cumulative development within Nanton must be considered as growth in other areas of Town may be impactful to the needs of the Plan Area.

As a means of interim servicing, private on-site sewage disposal system may be proposed within Phase 1 (Map 12 - Phasing) of development at the Outline Plan stage. Connections to the existing sanitary main in 26 Avenue may provide opportunities for development prior to the construction of the new sanitary trunk main, however further study is required to determine exact capacity.

Policy 5.2.13 The sanitary collection system shall be designed to adequately and efficiently serve the full build out of the area, with oversizing and additional depth as required to service adjacent lands when necessary.

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NORTHWEST AREA STRUCTURE PLAN

- ASP Boundary
- Town of Nanton
- Proposed Sanitary Gravity Main
- Existing Sanitary Gravity Main
- New Sanitary Connection to WWTP
- Existing Sanitary Manhole

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Policy 5.2.14 The developer shall be responsible for the construction of a new sanitary trunk main connection to the Wastewater Treatment Plant to facilitate subdivision and development within the Plan Area. The detailed servicing review and analysis completed at the Outline Plan stage shall determine whether sufficient system capacity exists or if the new trunk main connection is required for subdivision and development within the Outline Plan area to proceed. To support the construction or oversizing of the required infrastructure, the Town of Nanton may pursue grant funding, implement off-site levies, and/or utilize an endeavor to assist the developer with the costs for installing and oversizing infrastructure at the Town's discretion. The specific funding and cost-sharing model for infrastructure improvements, including the allocation of costs associated with the trunk main and any required oversizing, may be determined at the Outline Plan stage and will be finalized at the time of subdivision.

Policy 5.2.15 Interim sanitary servicing in the form of private on-site sewage disposal may be proposed at the Outline Plan stage for Phase 1 (Map 12 - Phasing) of development. Holding tanks are the preferred method of private on-site sewage disposal however alternative interim servicing approaches may be considered at the Outline Plan stage where supported by appropriate technical studies and demonstrated, to the satisfaction of the Town, that the proposed method:

a) is necessitated by site-specific conditions, including but not limited to soil characteristics, groundwater conditions, parcel size, or other physical constraints that limit the feasibility of holding tanks;
b) will not adversely impact groundwater, surface water, or adjacent lands;
c) can be constructed, operated, and maintained in a safe and reliable manner over the interim period;
d) does not preclude or complicate the efficient transition to municipal servicing and further subdivision;
e) provides an equal or greater level of environmental protection than holding tanks; and
f) aligns with applicable provincial regulations and Town Standards.

Policy 5.2.16 Proposals for interim sanitary servicing shall provide the technical studies required in Appendix B: Outline Plan and Land Use Redesignation Process to demonstrate suitability of the proposed system and ensure the proposed development will not preclude or constrain future subdivision of the lands.

Stormwater Management

Stormwater will be managed through a system of stormwater management ponds, storm gravity mains, overland drainage, and low-impact development styles. The system should be designed to maintain a 1 in 5 year predevelopment release rate.

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Two stormwater management ponds have been proposed within the Plan Area to contain stormwater runoff as illustrated in the Map 11 - Stormwater Management Concept. Additional study is required to refine the stormwater management concept at the Outline Plan stage.

As the existing baseball diamonds are a low-lying area that currently acts as an additional catchment area for stormwater during times of excessive precipitation, the stormwater management system must consider how to best redirect runoff for redevelopment of this site.

Policy 5.2.17 Low Impact Development (LID) techniques should be incorporated to preserve and create landscape features to manage stormwater runoff and help minimize impervious surface areas within this development.

Policy 5.2.18 Stormwater design shall maintain a 1:5 year predevelopment release rate.

Policy 5.2.19 Where possible, stormwater management designs shall utilize overland systems and limit the reliance of piped drainage infrastructure.

Policy 5.2.20 Detailed Stormwater Management Plan(s) shall be prepared and submitted at the Outline Plan stage for review and approval. This will include the final configuration of the stormwater infrastructure and identify locations and details of overland drainage easements, if necessary.

Policy 5.2.21 Stormwater management design shall take into account the future redevelopment of the existing baseball diamonds and loss of stormwater catchment within this area.

Policy 5.2.22 Existing drainage paths and/or ditches shall be preserved and used wherever possible to accommodate drainage requirements.

Policy 5.2.23 Where proposed development or subdivision includes the conveyance of stormwater into ditches, drainage infrastructure, or rights-of-way under the jurisdiction of Alberta Transportation and Economic Corridors (ATEC), the developer shall consult with ATEC during the design of the drainage system and obtain approval from ATEC, where required.

Policy 5.2.24 Stormwater management ponds may be required out of the order of development provided in Map 12 - Phasing, where it is deemed to be necessary by the Town as development occurs.

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NORTHWEST AREA STRUCTURE PLAN

- ASP Boundary
- Town of Nanton
- Storm Pond
- Proposed Stormwater Drainage
- Existing Storm Gravity Main
- Existing Storm Catch Basin
- Existing Storm Manhole
- Existing Storm Point



SECTION 6.0

IMPLEMENTATION

6.0 IMPLEMENTATION

This section outlines the proposed sequence of development and the process required to proceed with future planning applications.

6.1. Sequence of Development

The general sequence of development within the NW ASP area (Map 12 - Phasing) has been determined in consideration of capacity and constraints within the transportation and servicing framework.

Policy 6.1.1 It is anticipated that development will generally proceed as shown on Map 12 - Phasing.

Policy 6.1.2 Variances to the proposed sequence of development shall be permitted without an amendment to this ASP, so long as an acceptable strategy to provide the required infrastructure has been supplied and the development is justified to the satisfaction of the Subdivision Authority.

Policy 6.1.3 The sequence of development of the NW ASP area:

a) shall be informed by patterns of growth management that consider infrastructure capacity, servicing availability, environmental stewardship, and the topography of land; and
b) shall occur through a staged approach to ensure a logical expansion of development within Nanton.

Policy 6.1.4 Higher residential densities than those identified in Table 4 - Population Estimate may be supported at the Outline Plan stage without requiring an amendment to this ASP, provided that sufficient infrastructure capacity and servicing availability are demonstrated, to the satisfaction of the Development Authority.

Policy 6.1.5 An approved use that existed on a site at the time of adoption of this ASP shall be considered to be in compliance with the policies of this plan.

Policy 6.1.6 An approved, existing use may be allowed to undergo improvements or compatible expansion subject to the Land Use Bylaw.

Policy 6.1.7 Temporary uses that do not compromise the approved land use pattern identified for a site may be allowed at the discretion of the Development Authority.

6.2. Outline Plans and Land Use Redesignation

Outline Plans are not legislated under the MGA, but by Nanton's Council through the intent of the NW ASP. The Outline Plan process often occurs concurrently with land use redesignation and is referred to in the policy herein as the "Outline Plan stage". An Outline Plan is the detailed plan and design for development. The size of an Outline Plan Area depends on the specific circumstances of the development.

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NORTHWEST AREA STRUCTURE PLAN

- ASP Boundary
- Town of Nanton
- Phasing
- Parks and Open Spaces
- Existing Ball Diamonds
- Mixed Use
- Commercial
- Low/Medium Density Residential
- Estate Lot Residential
- High Density Residential

Policy 6.2.1 Generally, a redesignation of land use shall not be granted unless an Outline Plan has been accepted by Council. In accordance with Appendix B which details the Outline Plan and Land Use Redesignation Process.

Policy 6.2.2 Outline Plans and land use redesignations may be granted concurrently.

Policy 6.2.3 At the discretion of the Subdivision and Development Authorities, an Outline Plan may not be required for the following:

a) subdivision, development and/or land use redesignation applications for parcels within the existing development area where site servicing is available adjacent to the lot line, and
b) development and/or land use redesignation applications for parcels where site servicing is available adjacent to the lot line and no further development is contemplated.

6.3. Additional Studies

At the discretion of the Subdivision and Development Authorities, additional technical studies may be required to support applications for subdivision and development within the Plan Area and to confirm broader infrastructure requirements.

Policy 6.3.1 Supporting studies, such as, but not limited to Transportation Impact Assessments, Biophysical Investigations, Wetland Impact Assessments, Phase 1 and 2 Environmental Site Assessments, Historic Resource Act Clearance, and Geotechnical reports may be required to support subdivision and development within the Plan Area.

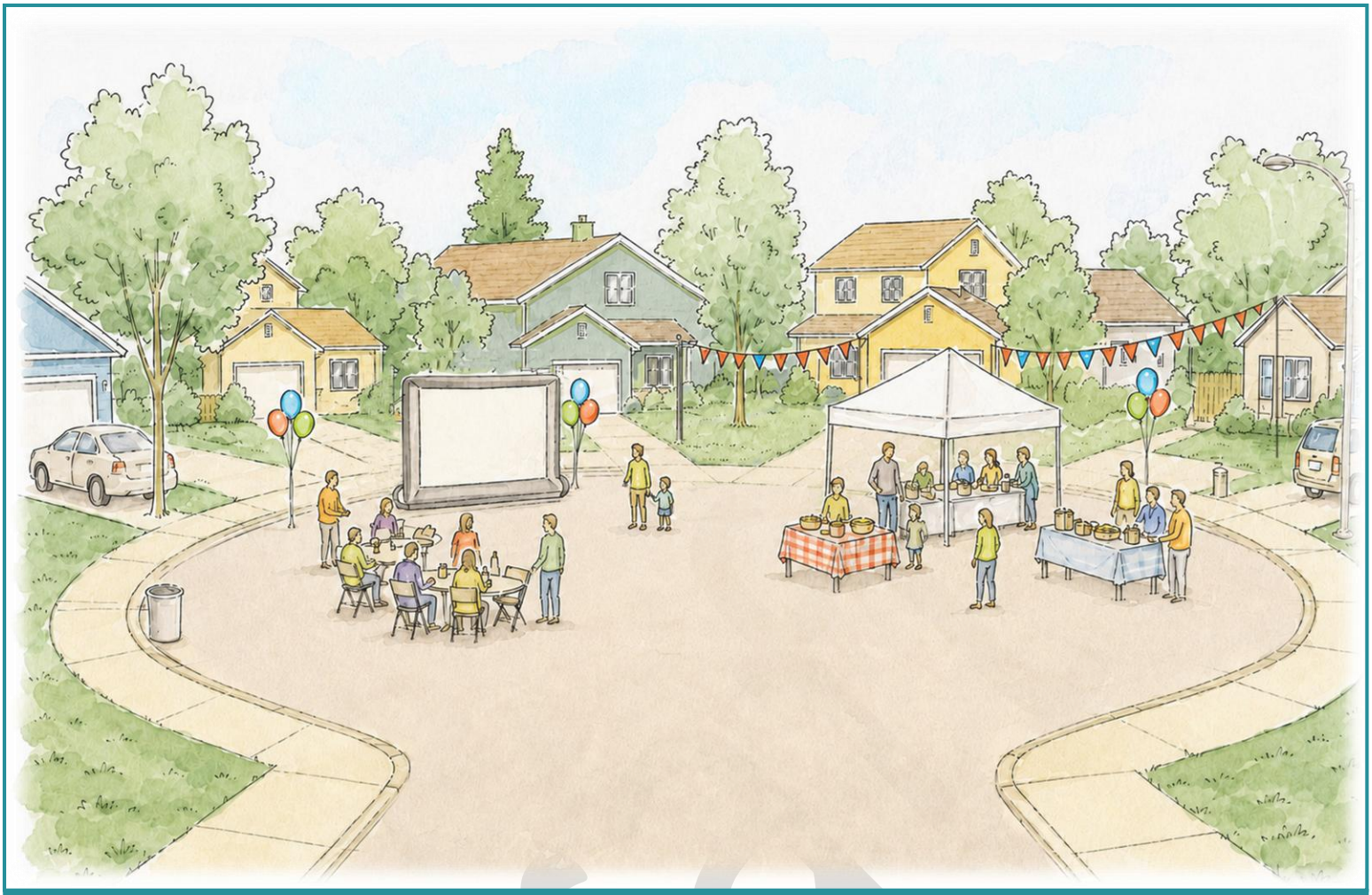
6.4. Land Use Designation

The majority of the Plan Area is currently zoned S-FUD Future Urban Development district as per the Town of Nanton Land Use Bylaw. Redistricting of lands within the Plan Area will be required at the time of subdivision. The land use districts within the Town of Nanton Land Use Bylaw correspond with the NW ASP land use areas as shown in the following table.

TABLE 5 - LAND USE DISTRICTS AND ASP LAND USE AREAS

NW ASP Land Use Area	Land Use Bylaw District
Low/Medium Density	R-GEN Residential, General District
High Density	
Large Lot	R-LRG Residential, Large Lot District
Mixed Use	M-TRN Mixed Use Transition District
Commercial	C-HWY Commercial, Highway District

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APPENDIX A:

LANDOWNERSHIP

APPENDIX A:
LANDOWNERSHIP

Landowner	Title Number	Legal Description	Area ha/ac
Town of Nanton	132Y210	Plan 1968JK, Block E	0.036/0.09
	851213348D	Lot 5MR, Block 1, Plan 8511217	0.155/0.38
	74U49	Ptn. of NW 15-16-28-4	6.267/15.50
D2S Farms Ltd. (Former Lancaster Landing ASP area)	071542092	Ptn. of NE-16-16-28-4	50.309/124.43
Private Landowners	231109514	Ptn. of NW 15-16-28-4	2.017/4.99
	251246767	Block 3, Plan 0012389	1.8/4.45
	251246765	Lot 4, Block 2, Plan 0310393	0.215/0.53
	251246766	Lot 3, Block 2, Plan 0310393	0.215/0.53
	231393416	Lot 5, Block 2, Plan 0310393	0.654/1.62
	181040756001	Ptn. of NE-16-16-28-4	4.139/10.23
	181037688	Lot 2, Block 2, Plan 0310393	0.199/0.49
	071214298	Lot 1, Block 2, Plan 0310393	0.214/0.53
	161112852	Lot 6, Block 2, Plan 0411286	0.253/0.63
	041141674001	Lot 7, Block 2, Plan 0411286	0.285/0.70
	051058585	Lot 4, Block 1, Plan 7811221	0.126/0.31
	231192494	Lot 3, Block 1, Plan 7811221	0.164/0.41
	191004454	Lot 2, Block 1, Plan 7811221	0.127/0.31
	081254003	Lot 1, Block 1, Plan 7811221	0.130/0.32
	191062996	Plan 9210219 within Ptn. of NE-16-16-28-4	0.202/0.50
	231300526	Ptn. of NE-16-16-28-4	0.481/1.18
	251224475	Lot 1, Plan 0010150	0.429/1.06
	131262325	Block Parcel D, Plan 2698IC	0.784/1.94
	241263412	Block Parcel C, Plan 2698IC	0.173/0.42
	111203011	Block Parcel C, Plan 2698IC,	0.838/2.07
	181166235	Block Parcel B, Plan 4464GP	0.663/1.64
	221037567	Ptn. of NE-16-16-28-4	0.202/0.49
	221008361	Ptn. of NE-16-16-28-4	0.462/1.14
	181228486	Lot 1, Block 2, Plan 1810453	0.147/0.36
	111283259	Lot 7, Block 1, Plan 9711529	0.267/0.66
	171129596	Lot 6, Block 1, Plan 9711529	0.130/0.32
	101126101	Block A, Plan 1968JK	0.372/0.92
	101126101001	Block OT, Plan 1968JK	0.038/0.09
	221260268002	Lot 1, Plan 7610428,	1.02/2.53
	221260268001	Block OT, Plan 7610428	0.009/0.02
	901007120	Lot 1, Block 1, Plan 8511217	0.111/0.27



APPENDIX B:

OUTLINE PLAN AND LAND USE REDESIGNATION PROCESS

APPENDIX B:
OUTLINE PLAN AND LAND USE REDESIGNATION PROCESS

1.0 OUTLINE PLAN PURPOSE

The purpose of the Outline Plan is to provide the next level of planning and technical detail to an identified area within the Area Structure Plan (ASP). The Outline Plan is intended to translate the broader vision, policies, and land use framework established in the ASP into a more refined and implementable development concept for a specific portion of the ASP Area.

The Outline Plan:

- Demonstrates how the proposed development conforms to the intent and requirements of the ASP;
- Refines land use patterns, densities, and parcel configurations;
- Establishes a detailed road network, pedestrian connections, and block layout;
- Identifies the location of municipal reserve, open space, and community amenities;
- Confirms servicing strategies, including water, sanitary, and stormwater infrastructure; and
- Addresses site-specific considerations such as topography, environmental features, and phasing.

In relation to the ASP, the Outline Plan acts as an intermediate step between high-level policy and on-the-ground implementation. It ensures that subdivision and development proposals are cohesive, technically feasible, and aligned with the long-term vision for the area, while providing sufficient detail to support informed decision-making at the subdivision and development permit stages.

2.0 APPROVAL PROCESS

The Applicant should submit the Outline Plan and all supporting documents in a formal application and shall not submit any documents or studies in a piece meal fashion. The Development Officer shall determine the completeness of any application and shall refuse any incomplete application. Upon determination of a complete application, the Development Officer will provide a response to the application. The response will be in writing or by way of a meeting and will include grammatical and layout corrections, engineering corrections, and planning concerns that require more detail or redesign.

Council should remain separate from the process to allow staff time to review and comment on the application. Any involvement within the process by Council prior to the application being presented to Council for acceptance may be construed by the public as biasing the project.

When staff is satisfied with the Outline Plan, staff shall follow the circulation and public availability procedures before placing it on a Council agenda for consideration.

2.1 Circulation and Public Availability

Upon acceptance of a completed Outline Plan by the Development Officer and prior to consideration by Council, the Development Officer shall circulate the Outline Plan and supporting studies to governmental agencies, utilities, and the MD of Willow Creek for comment.

The proposed Outline Plan shall be published on the Town's website for a minimum period of two (2) weeks for public review and feedback. Contact information for the Applicant or their representative shall be provided, and feedback shall be accepted by means agreed upon between the Applicant and the Development Officer.

Following the Circulation and Public Notification period, the Applicant shall prepare a summary report outlining all comments received and identifying how the comments have been addressed or the rationale for why specific comments have not been incorporated. This report shall be submitted to the Town as part of the Outline Plan for consideration by Council. The proposed Outline Plan will not be scheduled for consideration by Council until the feedback period has concluded and the report has been submitted to the Development Officer for review and consideration.

2.2 Acceptance

Following the required circulation and public availability period, the Outline Plan shall be presented to Council at a duly scheduled Council meeting for consideration. No Public Hearing will be held prior to consideration of an Outline Plan.

When accepted, an Outline Plan shall be approved by resolution of Council. Council may choose to refuse acceptance of an Outline Plan

2.3 Changes to the Plan

Any amendment to an approved Outline Plan shall require submission of a new Outline Plan application and shall be subject to the same review and approval process as an initial Outline Plan. Upon approval, the amended Outline Plan shall supersede and replace the previously approved Outline Plan in its entirety.

2.4 Land Use Redesignation

Generally, land use redesignation shall not be granted unless an Outline Plan has been accepted by Council. Acceptance of an Outline Plan and first reading of a Land Use Bylaw amendment for land use redesignation may be considered at the same Council meeting provided that the Outline Plan is accepted by Council prior to first reading of the Land Use Bylaw amendment.

3.0 SUBMISSION REQUIREMENTS

The following submission requirements are intended to guide applicants in the preparation of complete Outline Plan and Land Use Amendment applications. These requirements support a coordinated review process, ensure alignment with Town policies and the Intermunicipal Development Plan, and provide transparency for decision-making.

All submissions shall be provided in digital format, and mapping content may be separated into multiple maps to improve clarity. Upon acceptance of the ASP by Council, the Outline Plan document shall be provided to the Town of Nanton in an editable format acceptable to the Town.

The subsections below outline the general requirements for Outline Plan applications. Notwithstanding the forgoing, the Town of Nanton may request any additional information it deems necessary to evaluate the suitability of the Outline Plan proposal.

3.1 Report

The Outline Plan shall provide for a written discussion around the following topic areas:

3.1.1. Introduction and Plan Context

The Outline Plan shall demonstrate alignment with the applicable ASP and other statutory and non-statutory plans. The submission should clearly describe how the proposed development supports the overall vision, land use concept, and policy direction established at the ASP level.

3.1.2. Opportunities and Constraints

Any opportunities or constraints should be noted, including, but not limited to, topographical features, adjacent land uses, historic resources, wetlands, and natural drainage courses, whether or not they were previously identified within the ASP. This section should also provide an explanation of any unique design features of the Outline Plan.

3.1.3. Land Use Concept

A general overview of the proposed land use concept shall be provided and discuss any buffering and nuisance mitigation measures implemented within the plan. This section may suggest which districts within the LUB each land use within the ASP is eligible to be redesignated to.

3.1.4. Density

The Outline Plan shall provide a written description of proposed densities, including gross and net densities where appropriate, and shall demonstrate alignment with the density framework established in the Area Structure Plan.

Any proposal to exceed the density ranges identified in the ASP shall be supported by a detailed justification and technical analysis confirming that water, sanitary, stormwater, and transportation systems have sufficient capacity to support the increased density.

3.1.5. Open Space Concept

The Outline Plan shall identify and describe:

- Municipal reserve dedication (parks, schools, and open space);
- Pathways, green corridors, and recreational connections; and
- The relationship between open spaces and surrounding development.

Open space planning should contribute to a cohesive and accessible community structure.

3.1.6. Servicing Network

The Outline Plan shall include a comprehensive servicing strategy that confirms how the development will be serviced, including:

- Water supply and distribution;
- Sanitary sewer systems;
- Stormwater management and drainage;
- Coordination with existing and planned infrastructure; and
- Identifying the required utility right-of-way and easements needed to protect infrastructure.

Servicing design shall consider system capacity, phasing, and integration with adjacent lands to ensure long-term functionality and efficiency.

3.1.7. Transportation Network

The Outline Plan shall establish a refined transportation network, including:

- The hierarchy and alignment of arterial, collector, and local roads including detailed cross sections of each road type;
- Pedestrian and active transportation connections; and
- Access points and connectivity to adjacent lands.

The transportation network should ensure safe, efficient movement and support connectivity within the broader area.

3.1.8. Phasing and Implementation

The Outline Plan shall outline a logical sequence of development, including:

- Staging of infrastructure and services;
- Coordination with adjacent lands and future development; and
- Consideration of market demand and infrastructure capacity.

Phasing should support orderly, efficient, and financially sustainable development.

3.2 Maps

Maps and drawings shall be clear, legible, and properly labelled with a legend, north arrow, Outline Plan boundary, and title block. Maps within the Outline Plan shall provide the following information in one or more maps:

- ownership boundaries (if different from Outline Plan boundary)
- the plan location
- proposed land uses
- opportunities and constraints relevant to the Plan Area
- phasing plan (map) that identifies the sequence of development for the Outline Plan
- proposed street names
- existing contours with a minimum contour interval of 1.5 meters
- the proposed road system identifying road standards, any road closures, and any temporary and emergency access roads and turnarounds
- layout of proposed and existing utility systems (water, sanitary and storm), including, but not limited to, high-pressure gas lines, pipelines, and overhead powerlines and associated setbacks
    - **Note:** Detailed design of shallow utility alignments shall be determined at the subdivision stage and included in the corresponding Development Agreement.
- location of sour gas wells and facilities within 1.5 kilometers of the Outline Plan area
- land development statistics
- proposed reserve land such as municipal reserve (MR) and environmental reserve (ER) etc.
- existing vegetation, water bodies and any unique species or topographical features
- offsite infrastructure required to service and access the Outline Plan area, and
- any public facilities identified in the ASP.

3.3 Reports Supporting the Outline Plan

The submission shall include all supporting technical information necessary to evaluate the plan, which may include engineering studies, servicing reports, and other analyses required by the municipality.

- Information on existing edge conditions that may have an influence on the Outline Plan
- Where interim sanitary servicing is proposed, the applicant shall provide, as a minimum:
  - A Hydrogeological Assessment prepared by a qualified professional demonstrating that the proposed system will not negatively impact groundwater, surface water, or adjacent lands;
  - A Septic Soils Evaluation prepared by a qualified professional demonstrating the suitability of each proposed lot to accommodate the proposed private on-site sewage disposal system. In the assessment, a minimum of two (2) test pits per proposed lot are required.
  - A description of the proposed servicing system, including design, operation, and maintenance requirements;
  - An evaluation of long-term performance and risk over the interim servicing period; and
  - A strategy demonstrating how the proposed development will transition to municipal servicing and ensure that the layout does not preclude or constrain future subdivision of the lands.
- Historical Resource Overview (HRO), and if required, a Historical Resource Impact Assessment (HRIA)
- Geotechnical Report (including Slope Stability Analysis if any slopes are greater than 15%)
- Stormwater Management Plan
- Water/Wastewater Servicing Plan
- Traffic Impact Assessment (TIA)

The following studies may also be required to be prepared in support of an Outline Plan:

- Phase 1 Environmental Site Assessment (ESA)
- Market Analysis Study
- Groundwater impact analysis and soils evaluation
- Biophysical Impact Assessment (BIA)

4.0 ADMINISTRATIVE REQUIREMENTS

- A copy of the Certificate(s) of Title, current within 30 days of submission
- Copies of any restrictive covenants, utility rights-of-way, easements or caveats registered on the Title(s), current within 30 days of submission
- All required application fees
- A letter of authorization from the landowner if the applicant is not the landowner



APPENDIX C:

DEFINITIONS AND ACRONYMS

APPENDIX C:
DEFINITIONS AND ACRONYMS

Definitions

Area Structure Plan means an Area Structure Plan as defined in the *Municipal Government Act* (MGA).

Community Entrance means a localized entry point into the Plan Area that marks arrival and provides orientation for residents and visitors.

Council means the Council of the Town of Nanton.

Gateway means a prominent, higher-order entry feature that signifies a primary point of arrival into the Town of Nanton and establishes a clear sense of entry into the municipality.

Interim Servicing means temporary water and/or wastewater servicing systems intended to support development until municipal servicing is available, and which are designed to not preclude or complicate future servicing extensions.

Municipal Infrastructure means public utility systems in the Town of Nanton which may include but is not limited to water and sewer systems, the transportation network, and solid waste management facilities.

Municipality/Town means the Town of Nanton.

Municipal Reserve means a parcel of land provided at the time of subdivision without compensation, as required under the Municipal Government Act, to be used for public parks, recreation areas, schools and as buffers between uses.

Linear Park as defined in the Town of Nanton's *Parks, Recreation and Open Space Master Plan* means an area developed for one or more varying modes of recreational travel such as hiking, biking, horseback riding, and canoeing. Oftentimes a linear park will be developed to connect recreational facilities, as well as schools and residential neighborhoods. The acreage and service area of a linear park is variable and subject to existing natural and man-made features, the existence fo public right-of-way, and the public demand for this type of park. In some cases, a linear park is developed within a large land area designated for protection and management of the natural environment, with the recreation use a secondary objective.

Neighbourhood Park as defined in the Town of Nanton's *Parks, Recreation and Open Space Master Plan* means a park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways.

Open Space, Natural as defined in the Town of Nanton's *Parks, Recreation and Open Space Master Plan* means any parcel of land or water that is essentially unimproved and devoted to remaining in a natural state through planning or land use documents.

Open Space, Urban as defined in the Town of Nanton's *Parks, Recreation and Open Space Master Plan* means a usable open space adjoining and directly accessible to adjoining development which is conceived as part of the landscape. Town squares and public art spaces in downtown are examples of urban open space.

Outline Plan means a Council approved plan that provides detailed direction for subdivision, servicing, phasing, and development for an area of land within the Area Structure Plan.

Park as defined in the Town of Nanton's *Parks, Recreation and Open Space Master Plan* means a noncommercial, not-for-profit facility designed to serve the open space and recreation needs of the residents of the community.

Pathway see Trail.

Plan Area/NW ASP/Northwest Nanton means the lands identified in Map 1 of the NW ASP.

Private, on-site servicing means interim, on-site water and wastewater systems, including cisterns and septic systems, that are privately owned and maintained until municipal servicing is available.

Pocket Park as defined in the Town of Nanton's *Parks, Recreation and Open Space Master Plan* means a small neighborhood park of approximately one acre or less.

Street Oriented means the arrangement and design of buildings and site features to prioritize and engage the public street, including front-facing entrances, windows, and façades, to create a pedestrian-focused environment with reduced emphasis on vehicular access and parking.

Town Standards means the current policies, specifications, drawings, and technical requirements adopted by the Town that establish the minimum criteria for the design and construction of infrastructure, servicing, transportation networks, and other municipal improvements. Including, but not limited to, the *Municipal Improvements Construction, Maintenance, and Acceptance Policy and Procedures*, and the *Design Standards and Guidelines for Subdivisions*.

Trail as defined in the Town of Nanton's *Parks, Recreation and Open Space Master Plan* means a publicly owned or maintained path system including trailheads.

Qualified Professional means an individual with specialized knowledge recognized by the Town and/or licensed to practice in the Province of Alberta. Examples of qualified professionals include but are not limited to, engineers, geologists, hydrologists, and surveyors.

Acronyms

ASP: Area Structure Plan
ESA: Environmental Site Assessment
LUB: Land Use Bylaw
MDP: Municipal Development Plan
MGA: *Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26*
MR: Municipal Reserve
TIA: Traffic Impact Assessment



APPENDIX D:

APPLICABLE STATUTORY POLICIES

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APPLICABLE STATUTORY POLICIES

This Appendix has been prepared to provide a consolidated reference to applicable policies from the community's adopted statutory plans that are relevant to the Area Structure Plan. The policies included are intended to support interpretation of the Plan and demonstrate alignment with the broader municipal planning framework. This Appendix is provided for reference purposes only and does not replace, amend, or supersede the original statutory plans, which remain the authoritative policy documents.

Municipal Development Plan (MDP)

The following MDP policy excerpts were considered to be the most relevant to the NW ASP:

Gv2: Public Participation

Gv2: Public Participation

Public participation in governance can be a crucial step in decision making and community connectivity. Although some processes have legislated requirements under the MGA, the methods of gathering information for other processes can vary and shall be established by policy. Staff shall make recommendation for a course of action and Council shall have final decision on the approval, modification or denial of that recommendation.

Ec: Economic Element

Ec2: Servicing of Raw Lands

When decisions are made regarding capital expenditures for servicing of raw lands for residential growth, the town's assessment ratio should be reviewed to ensure any imbalance between residential and commercial/industrial assessment is manageable.

En: Environment Element

En1: Stormwater

In pursuit of waterbody protection, environmentally conscious approaches to dealing with stormwater management is promoted by the town, especially in new subdivision areas. Low impact development practices and naturalized storm ponds may be considered during the review processes for Area Structure Plans, subdivision or development. In addition, the opportunity to participate in regional and provincial initiatives which educate residents on their role in preserving stormwater quality is encouraged.

En2: Wetlands

All development proposals shall refer to the provincial wetlands inventory to determine the existence of a wetland and adhere to provincial requirements regarding wetland preservation references include, but not limited to, Water for Life, Stepping Back from the Water, the Alberta Wetland Policy, Public Lands Act and Water Act.

Po: PARKS AND OPEN SPACE ELEMENT

Po1: Parks, Recreation and Open Space Master Plan

That the citizens of Nanton, Nanton staff and Council, and all developers utilize the Parks, Recreation and Open Space Master Plan (Appendix K) when considering any park, trail or open space development prior to preparing a request or presentation to council or an application for subdivision or development. And further that any conceptual design scheme or area structure plan make specific reference to the Plan in proposals that include a

park, trail or open space. Adherence to the plan is required and any deviation must be approved by Council or the Municipal Planning Commission.

Po2: Environmental Reserve

Through the subdivision process, the Town shall require that lands considered unsuitable for development, environmentally sensitive areas, unstable, subject to flooding or consisting of a swamp, gully, ravine, coulee, or natural drainage course are dedicated as environmental reserve or placed under environmental reserve easements in accordance with the provisions of the Municipal Government Act. Lands dedicated as environmental reserve or placed under an environmental reserve easement shall remain in their natural state or at the discretion of the Subdivision Authority or Town Council provide public access via park or trails.

Po3: Municipal Reserve

Upon subdivision, the Subdivision Authority shall require that 10 percent of the developable land, defined as the gross parcel area excluding land dedicated as environmental reserve, is dedicated as municipal reserve in accordance with the provisions of the Municipal Government Act. Dedication of municipal reserve, in combination with environmental reserve dedications, shall be used to provide school sites, parks, recreation areas, and linear park corridors that accommodate key trail routes as identified. In addition to the provision of municipal reserve parcels for linear parks, the Town wherever possible requires that municipal reserves be provided in large parcels rather than numerous small parcels in order to better accommodate a variety of recreational uses.

Po4: Municipal Reserve in Residential Development Areas

Municipal reserve dedication in residential subdivisions shall ordinarily be provided in the form of land. Municipal reserve sites shall be located to allow for convenient access by the public and shall not consist of lands that contain excessive slopes, are susceptible to flooding, or are legally encumbered. Municipal reserve dedication may be taken in the form of cash-in-lieu where, in the opinion of the Town, dedication in the form of land is either unnecessary or not desirable.

Po5: Municipal Reserve in Non-Residential Development Areas

Municipal reserve dedication in non-residential subdivisions shall be provided in the form of a cash-in-lieu contribution unless, in the opinion of the Town, land is required to provide buffers between different land uses. Cash-in-lieu contributions shall be used to enhance and upgrade other reserve sites or acquire additional park areas.

Po6: Municipal/Environmental/Conservation Reserve and Landscaping

Where possible, existing mature trees and vegetation should be preserved and incorporated into the design and landscaping of park spaces. A conservation reserve may be used in conjunction with Municipal or Environmental reserve and be worked into a comprehensive landscape plan by the developer to the Town's satisfaction.

Po7: Reserve Analysis for Area Structure Plans

A reserve analysis may be required with the preparation of an area structure plan to determine the amount, type, and use of reserves owing within the development area. The reserve analysis shall include a determination of:

a. the total gross area of the local plan;
b. the type and use of reserves to be provided within the local plan area;
c. other reserves owing on an ownership basis;
d. the location of the reserve types and amounts in relation to the local plan area's overall open space system, with this information to be shown on a map; and
e. the amount of residual reserves to be taken as money in place of land.

For general information on the requirements of an Area Structure Plan refer to Appendix E. Staff will utilize developer reserve analysis to formulate a constructive response considering community needs/preferences, fiscal responsibility, connectivity and overall quality of the design layout.

Po9: Barrier Free Design

New infrastructure and retrofits that address special needs such as ramps, sidewalks, and handicapped parking should be provided in new park developments, where feasible.

Lu: Land Use Element

Lu1: Efficient Use of Land

The Efficient Use of Land Implementation Tools Compendium (Government of Alberta) may be utilized as a guide in reviewing subdivision and development proposals and in the development of Area Structure Plans, conceptual design schemes, Area Redevelopment Plans and other planning documents as council or the subdivision and development authorities see fit.

Lu3: Infill Development

To further subdivision and intensification of land use on underdeveloped lands, where appropriate shadow plans should be developed to guide discussion and an Area Structure Plan or conceptual design scheme should be considered to sustain and solidify the intent. See also Residential Infill and Highway Commercial / Industrial infill policies (see Lu26, Lu31, and Lu35).

Lu4: Infrastructure Requirements and Standards

Pursuant to Sections 650, 651 and 655 of the Municipal Government Act, the Town may require a Developer to install and construct certain Municipal Improvements and services as a condition of a development permit or subdivision approval. In some circumstances, a Developer may agree to undertake the installation and construction of Municipal Improvements in advance of a development permit or subdivision application process. The obligations of a Developer regarding such installation and construction shall be addressed in the form of a Development Agreement between the Town and the Developer. Such Municipal Improvements may include, but is not limited to, water system services, sanitary sewer system services, storm water drainage, roads and sidewalks. Upon completion of the Improvements, the Town shall undertake inspection and acceptance of the Municipal Improvements; after which, the Town becomes the owner of the Municipal Improvements and becomes responsible for the maintenance and repair thereafter of the Municipal Improvements.

Developer shall refer to the Municipal Improvements, Construction, Maintenance and Acceptance Policy and Procedures document which sets out the Town's processes and obligations regarding the installation, construction, maintenance and acceptance of the Municipal Improvements to be undertaken by a Developer.

Lu7: Walkability

Walkability is another key to Nanton's sense of community. Walkability has two facets to continued success. One is the connectivity of street sidewalks to destinations such as the downtown, civic functions, schools, and entertainment locales. The second is as a recreational pursuit (See Appendix K Map 1 for trails routing). Sidewalks should tie into the recreational parks and trail system of the town. A walkable community allows for the possibility of greater interaction with fellow citizens and is an important activity for physical and mental well-being. Walkable communities are more livable communities and lead to whole, happy, healthy lives for the people who live in them. A reasonable distance one can be expected to walk for daily needs before they decide to drive is approximately 1/4 to 1/3 mile (1320 to 1500 ft.).

Lu10: Area Structure Plans

Area structure plans should be completed for undeveloped or raw land and evaluated by the town, town's engineering consultant and their planning advisor to ensure road linkages, land uses, open/green space provisions, stormwater management and lot layout are acceptable. For general information on the requirements of an Area Structure Plan refer to Appendix E. The Westview Area Structure Plan (Bylaw 1362-22) is to be reference for planning and development of the remainder of SE16 16-28 W4M. The portion of NE16 16-28 W4M as shown in Figure 9: Area A requires an area structure plan to be completed to the satisfaction of the Town of Nanton.

Lu13: Traffic Studies

Traffic studies shall be required for all major development proposals, especially where they interface with Highway 2 and 533, and may be required at the discretion of the town under other circumstances where there may be significant effects on the street system overall, and including but not limited to, whenever the town processes an Area Structure Plan (ASP), commercial development proposal, tentative subdivision map, or when any proposal would potentially lower a Level of Service beyond the accepted standard found in Appendix D.

Lu15: Street Capacity The Town of Nanton Street classification hierarchy (Map 3) and level of service are as defined in Appendix D.

Lu19: Grid Street Pattern

Modern development trends have attempted to eliminate the various components of the grid street pattern. Each change or advancement in design should be cognizant of the historic past and the strength of community defined by the building blocks of that design. The grid design functions as a multi-faceted whole and does not lend itself to deconstructive attempts of design where elements are chosen at random to emulate some sense of small-town design. New development shall maintain the historical grid or modified grid pattern of streets, to maintain the smalltown feeling of the town. Cul de-sacs are discouraged and should only be used in the design of neighborhoods where design alternatives are limited.

Lu20: Traffic Calming

Traffic calming is a system of design and management strategies that aim to balance traffic on streets with other uses. It is founded on the idea that streets should help create and preserve a sense of place, where the purpose is for people to walk, stroll, look, gaze, meet, play, shop and even work alongside cars – but not be dominated by them. The tools of traffic calming take a different approach from treating the street only as a conduit for vehicles passing through at the greatest possible speed. They include techniques designed to lessen the impact of motor vehicle traffic by slowing it down, or literally "calming" it. The town currently employs a few techniques including signage and cross walk painting. These techniques are appropriate for streets designated as local collector, collector or arterial. Other techniques such as speed humps, speed tables, or raised crosswalks are not appropriate in high volume traffic roads. Developers proposing traffic calming should discuss design and acceptance with staff early in the planning process.

Lu21: Housing Variety

A diversity in dwelling types and availability of rental accommodation is important in that the population of a community is not solely two parents with children, but will include single residents, single parents with children and senior citizens, all with differing income levels and housing needs. Therefore, for a municipality to continue to meet the needs of existing residents and attract newcomers, choice in housing is important. The Town will encourage housing variety through defined residential types in the Land Use Bylaw

Lu23: Secondary Suites

Secondary units are promoted to add density to existing residential neighbourhoods in a manner compatible with the aesthetics of the primary unit and surrounding neighbourhood.

Lu24: Orientation to the Street

In residential districts, all residences should be oriented to the street with clear visual site lines between the street and the dwelling. Adequate street frontage shall be defined by the Land Use bylaw and alternative lot layouts such as flag, zipper, and herringbone lots should be avoided. Multi-unit developments shall be oriented so the majority of the principal building(s) main façade is located parallel to a straight public street or tangent to a curved public street.

Lu25: Neighborhood Services and Amenities

Nanton's desire for a walkable community will require consideration for neighborhood commercial and new village centre concepts within future subdivisions far from the downtown. The Land Use Bylaw includes a Neighborhood Commercial district which provides the means by which basic consumer needs can be met. The permitted and discretionary uses within this district should be balanced against the uses key to the downtown's continued growth. The Town may also require the provision of buffers, such as increased setbacks, landscaping, fences, berms, or any combination of these things, between neighborhood commercial uses and adjacent residential uses.

Lu27: Residential Infill areas

As discussed above under the heading Density, residential infill is a means by which Nanton can attain the SSRP outcome of increasing the community's development density. Certain residentially designated areas of town which continue to evolve have implications for what Nanton wants to be as it moves forward. While the history of these

properties is understood and acknowledged, the town should present opportunity and vision for coordinated change.



Area 1 (Figure 3)



Area 2 (Figure 4)

This area is comprised of three subdivided areas: the first (1601-1701 26th Avenue) and most northerly being 200 m long lots fronting 26thAvenue were subdivided by the town in the 1950s. Secondly, south of those are lots 130 m long lots (1803-1913 26th Avenue) acquired in the 1980s and subdivided in the 1990s. And thirdly, two large undeveloped parcels west of the subdivided lots. All three subareas have potential for further subdivision and infill development. If the area is to work as a cohesive development access and potential lot layout should be reviewed through a shadow planning exercise. This is one area where further planning beyond a shadow plan is recommended. Future development of the area must be considered in conjunction with NE16 16-28 W4M.

This area was originally subdivided in 1977 while in the MD of Willow Creek and then after annexation re-subdivided by the Town of Nanton in 1982 creating the southerly lots, and a portion of 16th Street with alley (1501-1517 26th Avenue). The lots north of these were annexed in 1996 and have undergone subsequent piecemeal subdivision and development. Zoning designation is Single Detached residential R1 on the south half and Multi residential R3 on the north half. Future development of the area must be considered in conjunction with NE16 16-28 W4M.

Lu39: Growth Strategies

In 2006, Nanton through annexation obtained enough residential land and has within its corporate boundary enough recreational land for the foreseeable future. However, industrial and highway commercial land are of limited supply and will be monitored as the need for more land approaches. Given the land available in the near term, it is still important that identification of potential expansion areas in the long term be provided for discussion purposes. Map 4 identifies these lands. By identifying these lands, Nanton is expressing that certain lands need to have special planning considerations. The Town expresses a desire to work with the MD of Willow Creek toward a joint commercial industrial development area around the future Highway 2/533 Interchange. And further, the Town expresses a desire to discuss special planning considerations for residential expansion land to the northwest. All as depicted in Map 4.

Intermunicipal Development Plan (IMDP)

The following IMDP policy excerpts were considered to be the most relevant to the NW ASP:

Part B: Policies

Section 10: Transportation Corridors and Community Entranceways

10.4 If required by Alberta Transportation or the municipality, at the time of subdivision or development, the developer shall conduct traffic studies with respect to impact and access onto Highway 2 and 533. Any upgrading identified by such studies shall be implemented by the developer at its sole cost and to the satisfaction of the municipality and Alberta Transportation.

10.5 Common standards of development adjacent the entranceways identified on Map 2 should be developed in each municipality's LUB and MDP. Standards should include but are not limited to landscaping, signage, screening and fencing. Architectural elements should enhance the visual appeal of intermunicipal entranceways.

10.6 Billboard, third party and off-premise signs along entranceways (Map 2) are prohibited.

Part C: Implementation of the Plan

Section 1: Referrals, Urban Fringe Referral Policies

1.3 All Other Statutory Plans and Amendments

(b) A newly proposed Town of Nanton statutory plan or amendment affecting the municipal expansion policies shall be referred to the M.D. for comment.

(d) The above referrals shall be made and considered prior to a public hearing.

1.5 Subdivision Applications

(b) The Town shall refer all subdivision applications located on lands adjacent to the town boundary to the M.D. for comment. The above referrals shall be made and considered prior to a decision being made.

1.6 Development applications

(b) The Town shall refer to the M.D. all discretionary use applications, if the application is adjacent to lands in the M.D. and any application involving a use of land or buildings which may have a noxious, hazardous or otherwise detrimental impact on land within the M.D.

(c) The above referrals shall be made and considered prior to a decision being made.



APPENDIX E:

TOWN OF NANTON NORTHWEST AREA STRUCTURE PLAN ENGAGEMENT SUMMARY REPORT

Town of Nanton

ENGAGEMENT SUMMARY

Northwest Area Structure Plan

2025

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1. Introduction

In Spring 2025, the Town of Nanton engaged the Oldman River Regional Services Commission (ORRSC) to begin preparing a new Area Structure Plan (ASP) for Northwest Nanton. To support the development of this long-term vision, a series of public engagement sessions were hosted to gather ideas and input from landowners, general public and Council regarding the future development of the 182-acre area primarily located in the NE quarter of 16-16-28-W4M.

The engagement process for the Northwest Nanton Area Structure Plan is conducted in three phases:

Phase 1 - Establishing a Vision
Session 1 - March 26, 2025 (Landowners)
Session 2 – March 31, 2025 (Council)

Phase 2 - Evaluating Planning Scenarios
Session 3 – May 26, 2025 (Council)
Session 4 – June 10th, 2025 (Landowners)
Session 5 – June 18, 2025 (Public)

Phase 3 - Confirming Community Preferences
Community Online Survey (April 24 – June 2, 2025)

1.1 Background

Located between Township Road 163 and the Westview neighborhood, the Northwest Area Structure Plan (NW ASP) area consists of approximately 182 acres (73.6 hectares) of largely undeveloped land within the northeast quarter of Section 16, Township 16, Range 28, West of the 4th Meridian. The area is situated on the northwest edge of the Town of Nanton and represents a logical direction for future urban growth.

In 2011, the Lancaster Area Structure Plan (Lancaster ASP) was adopted for the largest lot within the plan area. This plan was intended to provide a framework for the phased development of residential and supporting land uses. However, the Lancaster ASP was repealed by Council in 2023, as it no longer reflected the Town's updated vision for development, servicing, and infrastructure planning in the area.

The lands within the NW ASP boundary are primarily used for agricultural purposes, however there are several single-detached dwellings. The plan area is made up of 35 parcels of varying sizes held by a number of landowners. The area presents opportunities for a range of land uses, including residential, commercial, recreational, and open space. The Town has identified the need to revisit planning for this area in order to ensure that future development occurs in a cohesive, efficient, and sustainable manner.

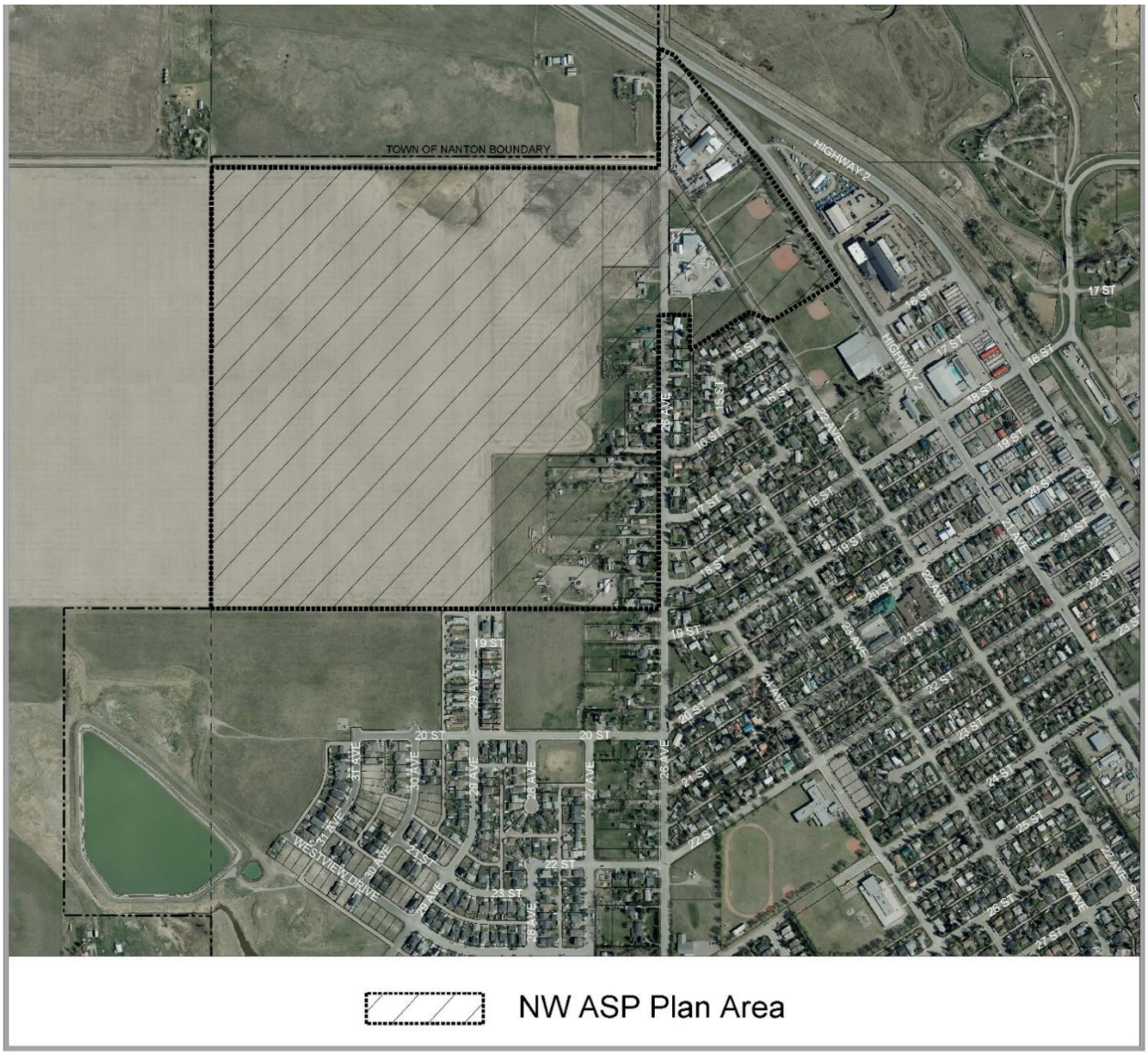


Figure 1 *Northwest ASP Plan Area*

2. Phase 1 – Establishing a Vision

The purpose of phase 1 of engagement was to gather feedback from residents of their preferred outcomes when growth occurs. Phase one consisted of two engagement sessions held in the Spring of 2025 in order to hear from landowners within the plan area and from Council their vision and preferences for the plan area. In each session attendees were asked a variety of questions to help develop their thoughts on how Northwest Nanton should grow.

2.1 Session 1 - March 26, 2025 (Landowners)

The first engagement session was for landowners within the plan area. Invitations to this session were sent to every landowner within the Northwest Area Structure Plan (NW ASP) boundary. A total of 26 invitations were mailed, and 9 landowners attended the engagement session. Landowners included a mix of homeowners and business owners within the plan area.

The session took place at the Curling Club Lounge between 6:00 p.m. and 8:30 p.m. Upon arrival, landowners were welcomed and provided with an overview of the project. ORRSC planners explained the purpose of the Northwest ASP—developing a long-term vision for approximately 182 acres of largely undeveloped land on Nanton's northwest edge and the importance of community input in shaping the plan's direction. Following the introduction, participants were directed to one of three tables. Each table was equipped with a large map of the NW ASP area, as well as markers, stickers, and land use icons to assist in generating ideas. Participants were asked to place a colored dot on the map of the plan area to identify their interests in the ASP area.

Participants were encouraged to collaborate with others at their table to create a concept for future development. They were asked to identify suitable areas for residential, commercial, industrial and recreational uses, as well as highlight considerations for stormwater management, access, ball diamonds and green space. ORRSC planners facilitated the activity, answered questions, and collected written and verbal feedback throughout the event. Each table produced a hand-drawn concept that reflected the values and aspirations of the landowners present. These concept maps were submitted at the end of the session and used to help guide the development of land use concepts for the NW ASP.





***Photos**: Session 1*

Table 1

The participants at Table One consisted of a representative of the 124.43-acre parcel making up the majority of the plan area, a landowner of a 26 Ave. residence, and representatives of a business within the northeast corner of the plan area that has approximately 1.6 acres of undeveloped land included in their parcel. The landowner represented by the green dot in the *Table 1: Concept* (figure 2), relocated tables and did not form a part of Table One's discussions.

The concept developed at Table One proposes a mix of residential, light industrial, commercial, park, and open spaces within the plan area. Light industrial such as agricultural equipment dealers, veterinary clinics, and contractor/trade shops, as well as commercial uses are concentrated along the north boundary to capitalize on the proximity to Highway 2 and the MD of Willow Creek, with limited impact on proposed residential areas.

To reduce conflict between the existing concrete plant and new development, it is proposed that commercial and industrial development will extend as far south as the concrete plant to reduce the number of residences in proximity to the concrete plant.

Residential development is distributed across the plan area, with a gradual density transition moving westward. Large estate-style lots are located along the western edge of the plan to maximize views of the mountains, while higher-density housing, including senior housing, is situated closer to services, mixed-use areas, and open space in the northeast portion.

The concept includes an integrated pathway system, emphasizing mid-block connections to improve safety and walkability around parks and residential areas. A traffic circle was proposed to address a problematic corner and improve circulation at the intersection of 26 Ave, 22 Ave and Township Road 163. The layout includes multiple east-west and north-south road linkages, with connections to 26th Avenue prioritized for connectivity to existing development. The existing wetlands were acknowledged, and interest was expressed in locating parks and stormwater retention pond in the location of existing wetlands. The concept proposes low density residential surrounding the wetland in the south. A mixed use development is proposed on the undeveloped portion of the industrial side between 26th Ave and 22nd Ave, to buffer existing residents from the industrial business.



Figure 2 *Table 1: Concept*

Table 2

Table Two's participants consisted of landowners of two residences on 26 Ave., and a representative of the 10.23-acre parcel in the southeast corner of the plan area. The concept provides a mix of residential, commercial, park, and open spaces within the plan area.

The concept developed by Table 2 places ball diamonds in the northwest corner of the plan area along Township Road 163. This location was preferred to avoid internal traffic disruption and provide easy access to those using diamonds. Additionally, the proposed location could accommodate co-location with a school in the neighboring quarter section if an additional school is warranted in the future. The concept includes a commercial area near the ball diamond to provide everyday services.

All participants supported large residential lots behind the existing homes along the southeast edge of the plan area. Standard-sized residential lots for single detached dwellings were placed in the southwest corner, and higher-density housing such as rowhouses was placed along a central collector road extending through the middle of the plan area. One participant supported mixed-use buildings with commercial on the ground floor and residential above.

Participants supported preserving existing stormwater retention pond and adding a trail around it. Concerns were raised about maintaining views of the mountains and the impacts of development on existing infrastructure.

Table Two's concept proposed a traffic circle at the intersection of 22 Avenue, 26 Avenue, and Township Road 163 to address a problematic corner and improve circulation at intersection.



Figure 3 *Table 2: Concept*

Table 3

Table Three was comprised of participants representing two residences on 26 Ave. The concept developed at Table Three proposes a mix of residential, commercial, industrial, park, and open spaces within the plan area.

The concept proposed by Table Three supports residential lots that are larger than those in Westview. While there is no strong demand for large lots, the group emphasized the need for variation in lot sizes and the establishment of medium sized lots to allow for bigger bungalows. A cluster of larger lots is proposed to back onto the existing lots on 26 Ave. The plan encourages a combination of single-family homes, duplexes, multifamily, and high-density housing. Table Three also supported innovative housing types such as work-live units, though with clear limitations and established guidelines for business operations to ensure compatibility with existing development.

Table Three envisioned the northwest corner of the plan area, to be used for recreation and potentially feature a stormwater retention pond. It was noted by the participants that the area is a low point that naturally collects water. Participants desired to maintain this area for storm water collection. It was noted that swales are not preferred for stormwater management in this concept. Participants at Table Three considered it important to make the northeast corner of the ASP visually attractive to draw people into the area.

The north end facing Township Road 163 is designated for industrial/commercial use, with a proposed green strip to separate these land uses from residential land uses. High-density housing is proposed on the other side of this green strip and a school site co-located with ball diamonds is proposed adjacent to Township Road 163. Participants encouraged walking paths that connect to the existing path system.

Table Three's concept discourages traffic circles at key intersections. Instead, participants preferred realigning 22 Ave., 26 Ave. and Township Road 163 to meet at one intersection and improve traffic flow. The street layout should avoid a rigid grid to create visual interest, while still ensuring multiple access points and strong overall connectivity.

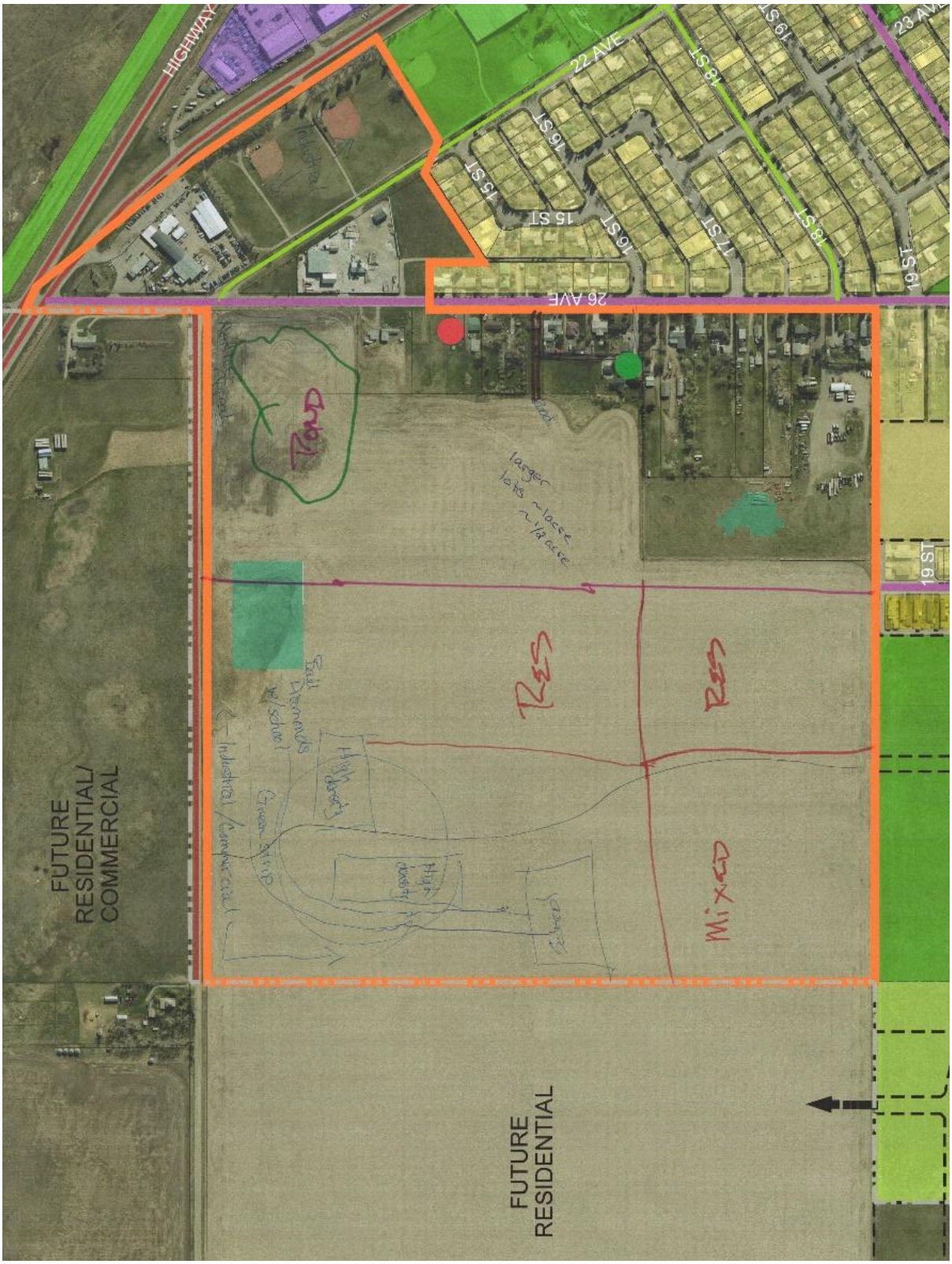


Figure 4 *Table 3: Concept*

2.2 Session 2 – March 31, 2025 (Council)

A second engagement session took place with Town Council as a closed Committee of the Whole meeting in the Town Council Chambers between 7:00 p.m. and 10:00 p.m. The session was delivered in a hybrid format to allow both in-person and virtual participation as not all members of Council could attend in person. A web-based virtual white-board was utilized to allow for real-time collaboration from all parties. Within Council Chambers the planner input the vision directed by Council while the member attending virtually was able to add elements to the same white board and write notes to provide additional information while communicating via Zoom.

Council Vision

The concept developed by Council places commercial development along Highway 2 and Township Road 163. Although light industrial was considered by Council it was ultimately left out of the concept as Council felt Light industrial could be directed north of Township Road 163 in closer proximity to Highway 2 when the town expands, acknowledging that amendments to the IDP would be necessary.

Residential development includes a full range of housing types. The concept supports larger residential lots, reflecting community interest in a spacious, rural lifestyle along the west side of the plan area and abutting existing lots on 26th Ave. Members of Council noted that tax implications were not a major concern, as the preference was driven more by the appeal of larger yards and privacy than by cost. High-density housing is proposed to be located in two areas of the concept, one in the south, close to a park and the other buffering lower density from the commercial area. There is interest in cluster housing, garden homes, and small homes to allow flexibility and meet needs identified in the Housing Needs Assessment conducted in 2020. Council supported live-work opportunities in the large lots adjacent to 26 Ave. Council felt stormwater should go where it naturally collects, proposing a stormwater retention pond in the north end of the plan area where a wetland exists presently. A walkable community is desired, with a focus on accessibility for seniors.

Discussions also noted that stormwater is currently directed to the existing ball diamonds along Highway 2 and will need to be relocated if the current ball diamond site is redeveloped as commercial. Council was supportive of redeveloping the existing ball diamonds within the plan area for commercial development, once a suitable replacement for the ball diamonds has been constructed. Council did not propose ball diamonds within the plan area and therefore chose to leave the existing ball diamonds as a public land use within the proposed concept. A desire to capture the potential for redevelopment of this area through policy was noted.

Curve linear roads are preferred and are desirable for traffic calming. Council acknowledged intersection improvements were needed at 26 Ave., 22 Ave. and Township Road 163 but did not discuss the desired approach.

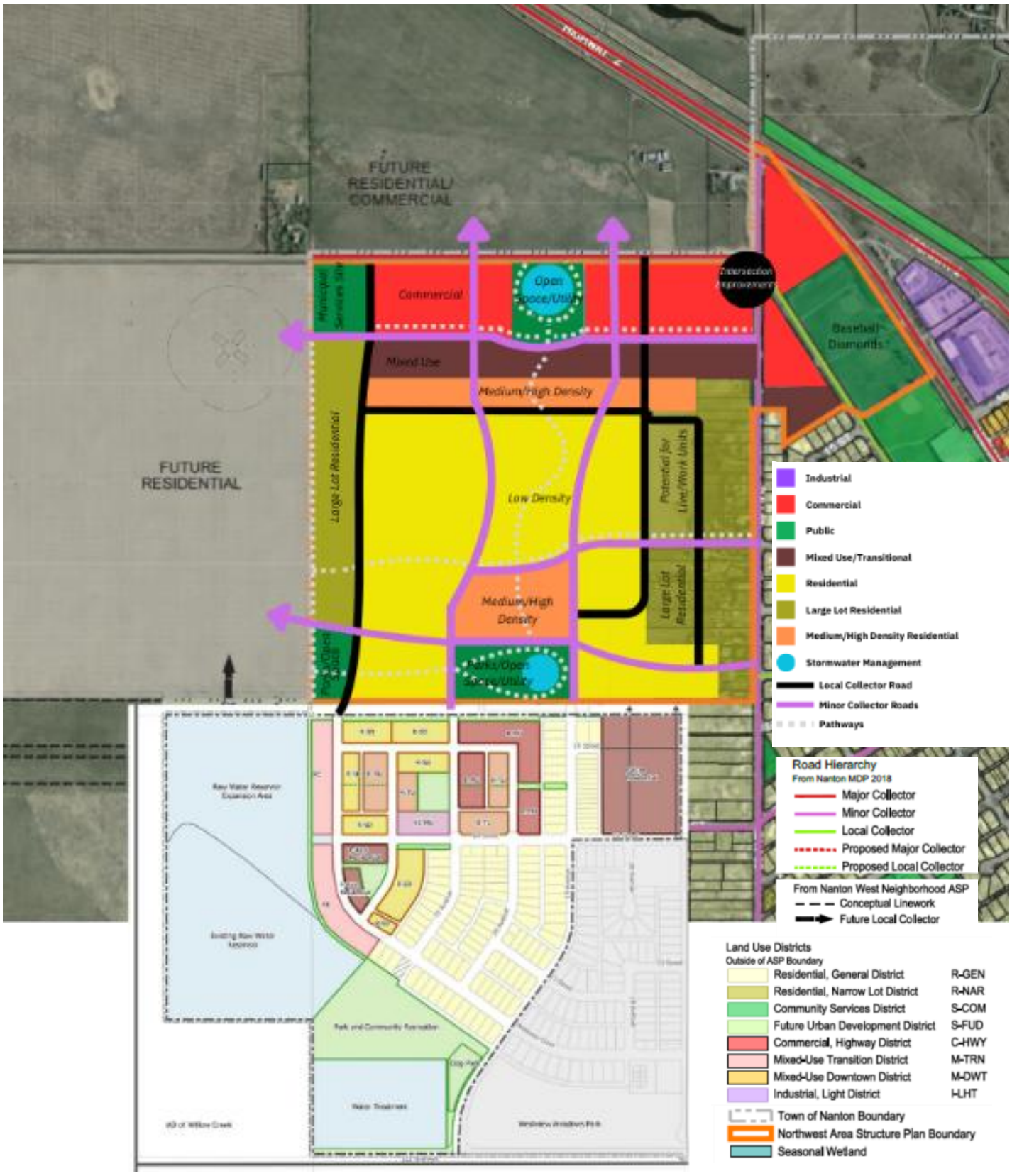


Figure 5 *Council Concept*

2.3 Landowner Meetings – March-June 2025

Throughout the engagement process, meetings with individual landowners of large parcels within the plan area were held in person and through virtual meeting software in order to further understanding of landowner's future plans for their lands within the plan area. These meetings allowed the Town and the planning team to have more candid conversations with landowners to better understand the land use types need to facilitate development and identify areas of opportunity.

2.4 What We Heard

Throughout Phase One of engagement with landowners in the plan area and Council, a number of common themes were identified:

- Interest in relocating the ball diamonds to allow for commercial development along Highway 2.
- Stormwater retention pond should be located where water naturally collects.
- Desire for a mix of housing types, including estate lots, standard sized lots, and higher-density forms.
- Support for commercial and light industrial development along Highway 2 and the northern boundary.
- Interest in trail connections and walkable neighborhood design.
- Preference for curve linear roads that allow for ease of movement throughout the plan area while incorporating traffic calming features.
- Council emphasized phased, flexible development to allow developers to respond to market conditions.
- Recognition of natural features like wetlands and views as assets to be preserved.

3. Phase 2- Evaluating Planning Scenarios

The purpose of Phase 2 was to present and refine land use concepts based on the ideas gathered during Phase 1. This phase involved three engagement sessions with Council, landowners, and the public to evaluate multiple planning scenarios for the Northwest ASP area. Using the concepts developed in Phase 1, the planning team created draft scenarios that reflected community values and aspirations. These were reviewed and discussed in a series of sessions, where participants provided feedback, identified preferred options, and suggested refinements to help shape a preferred land use concept.

3.1 Session 3 – May 26, 2025 (Council)

Using the concepts developed in visioning sessions 1 and 2, as well as further discussion with large landowners in the plan area, a total of five land use concepts were created that reflected the values and aspirations of landowners and Council. These concepts were presented to Council at Visioning Session 3. The visioning session took place as a closed Committee of the Whole meeting in the Town Council Chambers on May 26, 2025, between 6:00 p.m. and 8:00 p.m. in an in-person format.

The purpose of session three was for Council to evaluate and discuss the five land use concepts in order to select the three concepts that would be presented to the Public. A facilitated conversation was held for each of the concepts during which Council members were given the opportunity to add notes and provide comments directly on the concepts.
Following the discussion, Council identified their top three preferred concepts, along with suggested modifications to be incorporated and brought forward to the upcoming fourth visioning session with landowners.
The exercise identified a number of items to guide the three concepts that would be provided to the public for feedback. Those key items are summarized as follows:

- Council supported the inclusion of a variety of land uses.
- Low/medium density should be the predominant land use however a need for a variety of housing types was recognized.
- The inclusion of large lot residential within the plan area, particularly along the western edge of the plan area was supported.
- Further feedback on the inclusion of the Light Industrial land use district was desired.
- A preference for curvilinear roads over a linear street network was identified however feedback from the community was desired.
- Stormwater retention should occur where water naturally exists.
- A walkable neighbourhood with connections to existing pathways is important.
- The plan should allow flexibility for Developer's to respond to market conditions.
- The plan should maintain and extend Nanton's small-town character into the new development area.

3.2 Session 4 – June 10th, 2025 (Landowners)

Three updated concept plans, reflecting Council's recommendations from the previous session, were displayed for review as part of engagement session 4 held with landowners located within the NW ASP boundary. Invitations were mailed to all 26 property owners within the plan area. Of those invited, 14 landowners attended the session, representing a mix of homeowners and business owners.

The engagement session took place in person at the Curling Club Lounge on June 10, 2025, between 6:00 p.m. and 8:00 p.m., and was delivered in a collaborative workshop-style format.

The purpose of this engagement session was to gather input from landowners and identify their preferred land use concept. ORRSC planners provided an overview of each concept before facilitating discussion with attendees.

Landowners were invited to share their feedback by placing sticky notes directly on the concept maps. At the conclusion of the session, participants were asked to vote for their preferred concept by placing a coloured dot on the concept they most favoured.





***Photos**: Session 4 (Landowners)*

Concept 3 (refer figure 13) received the most support with **7 votes**. A preference for the large lot in southeast with lake in this concept was preferred over other concepts. **Concept 2** (refer figure 12) followed with **5 votes**, with support for incorporating light industrial use, a cloverleaf baseball diamond layout, and internal commercial/mixed-use areas. **Concept 1** (refer figure 11) **received only 1 vote**, with concerns raised about the northeast road design, firebreak needs, and broad definitions of mixed-use. The comments posted to each concept are summarized on the following page.

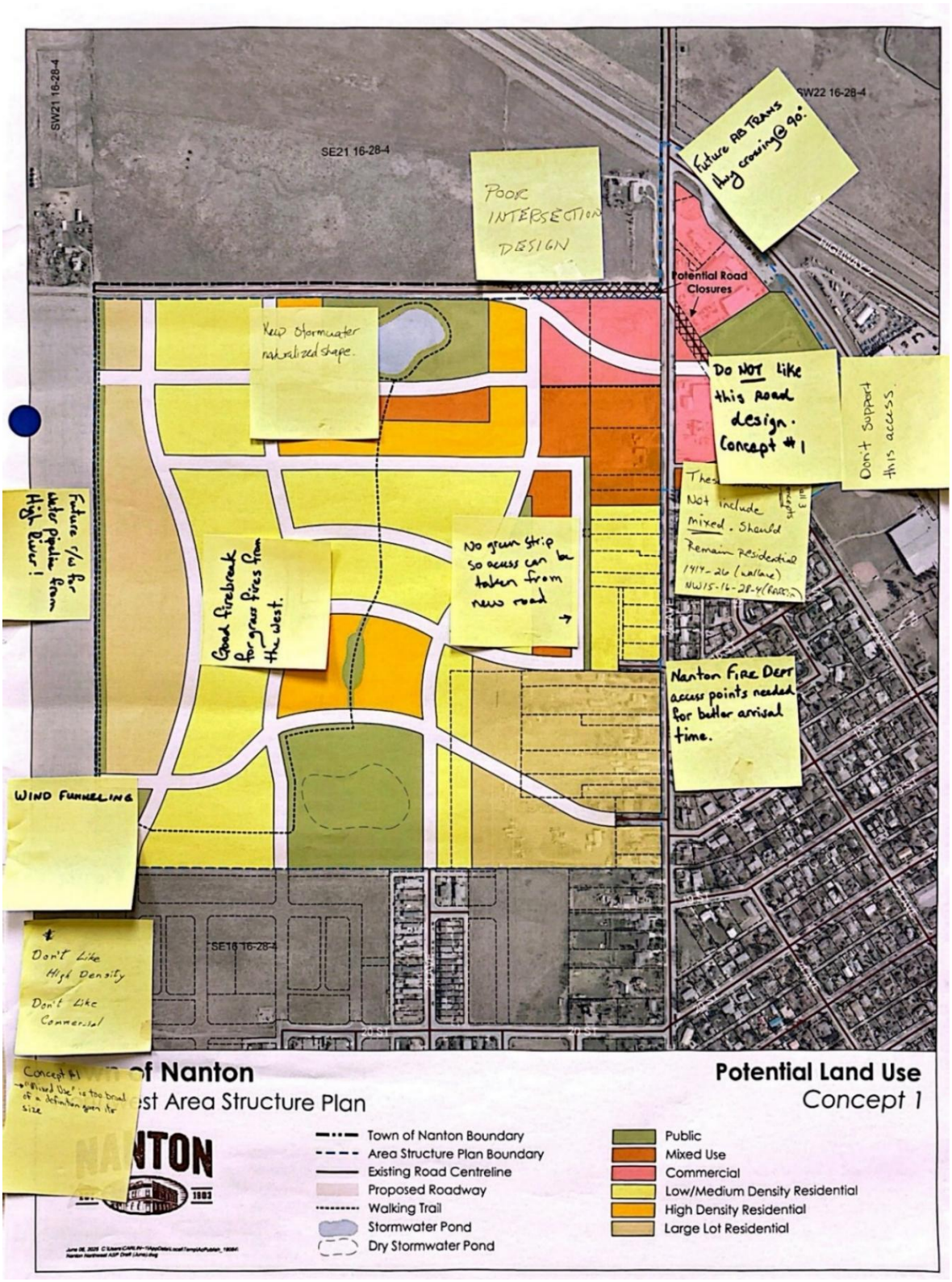


Figure 11 *Concept 1*

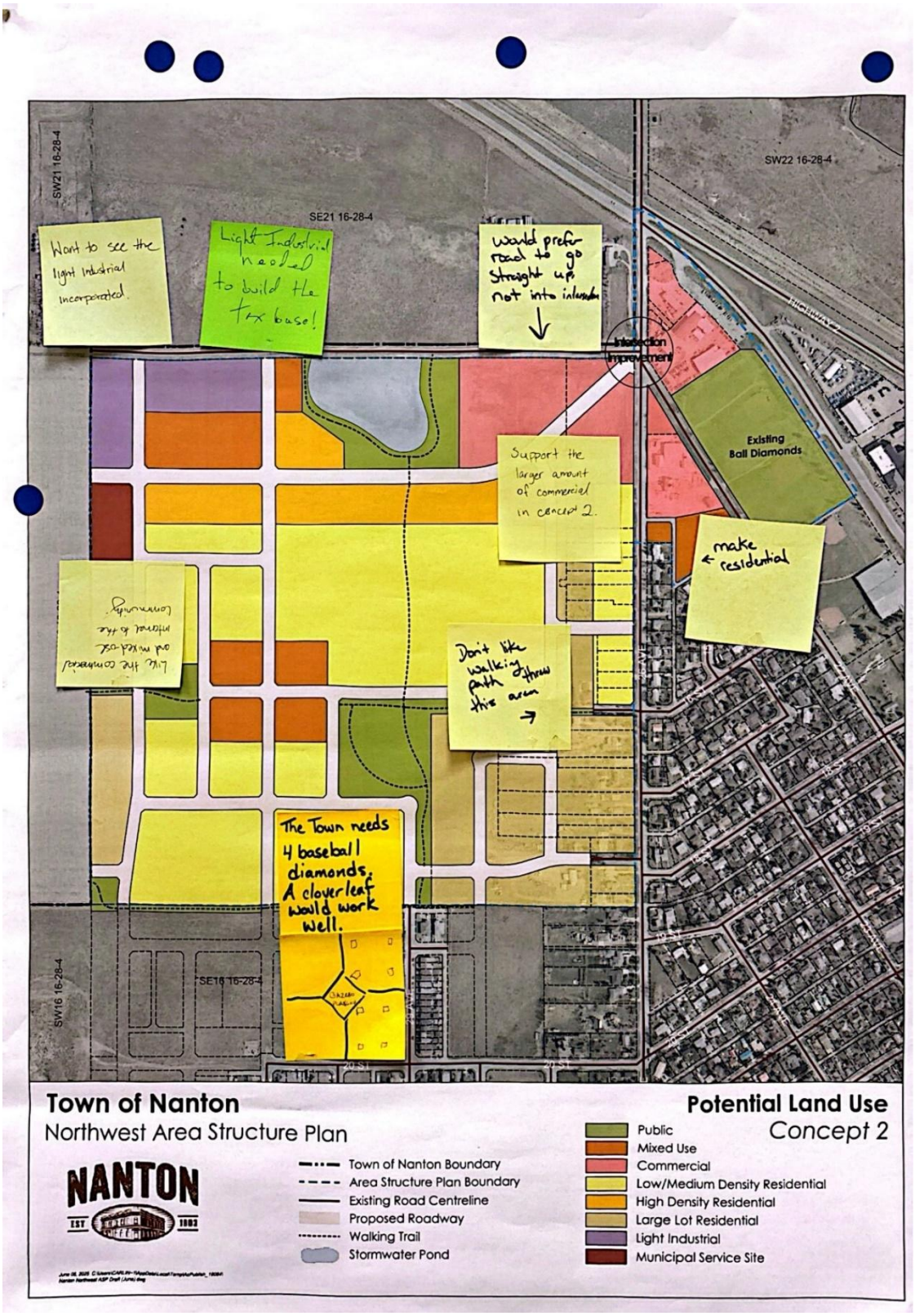


Figure 12 *Concept 2*

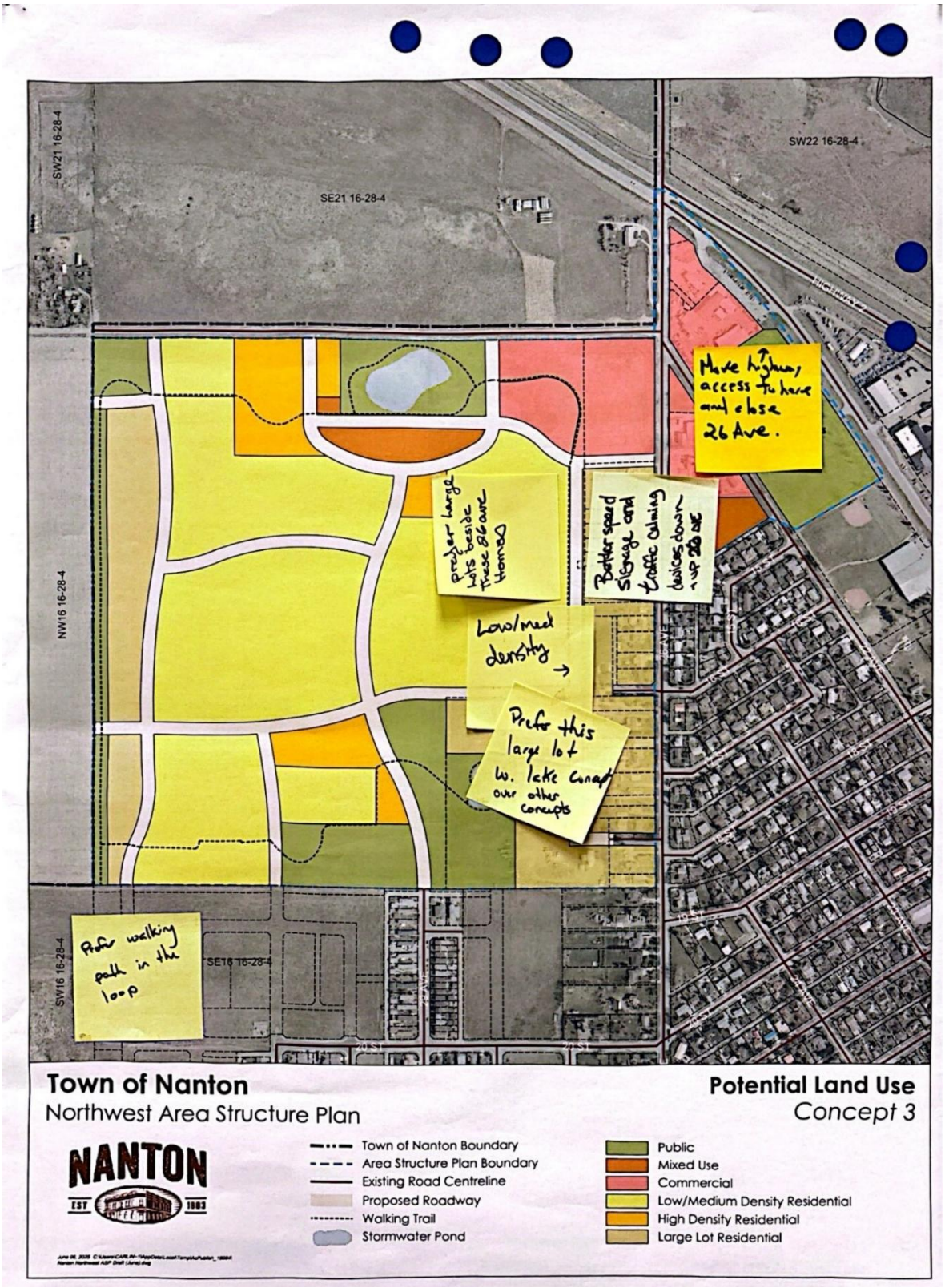


Figure 13 *Concept 3*

3.3 Session 5 – June 18, 2025 (Public)

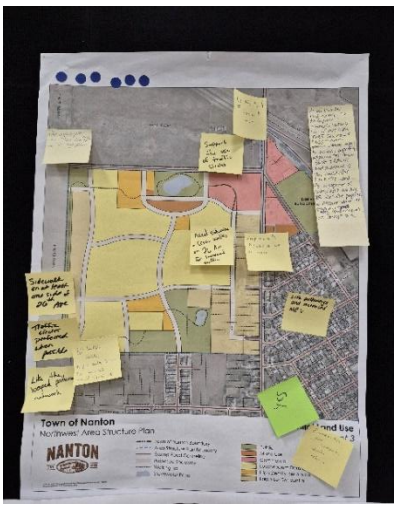
The final engagement session took place at the Curling Club Lounge on June 18, between 6:00 p.m. and 8:00 p.m., in a drop-in open house format. The open house was advertised by the Town on their social media platforms, website, and electronic sign. Additionally, a flyer was posted in several locations throughout the town. Approximately 22 people attended the session. Using the same three concept plans presented in engagement session 4 the 5th engagement session provided residents of the Town and MD of Willow Creek an opportunity to view the proposed concepts and provide their input.

The purpose of engagement session 5 was to provide the public with an opportunity to review the three concept plans and share feedback to ensure community input was incorporated prior to finalizing a preferred land use concept.

As this session was a drop-in format, no presentations were given. Attendees were able to engage with the planner and Town Administration to discuss the plans and ask questions. As done in engagement session 4, attendees were given the opportunity to share comments by placing sticky notes directly on the concept maps. Participants were also asked to vote for their preferred concept by placing a coloured dot on the concept they preferred the most. One attendee wrote 'yes' and 'no' on sticky notes to mark their vote.

Public feedback showed the strongest support for **Concept 3, which received 7 votes**, primarily due to its greenspace, pathway network, and reduced traffic impact options. **Concept 1 received moderate support with 3 votes**. Comments suggested an appreciation for large lots, natural views, concern about traffic volumes near 18th Street, and drainage issues in the northeast. **Concept 2 received no votes**, with several comments opposing the light industrial land use and the disjointed road layout. Across all concepts, comments noted a desire for the mixed-use area east of 26 Ave. to be residential.





***Photos**: Session 5 (Public)*

Comments

Concept 1

Number of Votes	**3**

Comments

- Like the flexibility offered by the plan.
- Realigning road is a good intersection improvement (realignment of Township Road 163 and 22 Ave)
- There would likely be a drainage problem at this corner. There is a small natural wetland on both sides of TWP RD 163 now; the culvert under the road is insufficient for a spill most years. Natural drainage here (to the north along 26th Ave) would need to be accommodated, so this road modification would be best and allow for it to stay as a natural wetland (or better be restored that way) and the existing road end gone, on the back/north side of whatever small businesses might establish on the north side of this new/replacement road.
- Keep this as residential not as mixed (mixed-use area east of 26th Ave.)
- Support large lot (western edge of plan area)
- The access road extending 18th street in this concept would likely become the main entrance into this development resulting in high traffic volume that could be similar to the volumes on 20th St into the Westview. This is a concern for our property in 1715 26th Ave and for our neighbours to the north.
- Minimal streetlights - the dark skies are special about Nanton love the owls.
- More linkages to existing walkways (southern portion of the plan area, north of Westview ASP).
- Like the large acreage size lots on west side with beautiful view of hill and mountains. It will be high demand to buy these lots. I would guess.

Concept 2

Number of Votes	**0**

Comments

- Not supportive of light industrial land use (industrial located on the north boundary of plan area along Road 163)
- No heavy traffic related uses in industrial (industrial located on the north boundary of plan area along Road 163)
- Light industrial doesn't fit there (industrial located on the west boundary of the plan area)
- Keep this as residential not as mixed (mixed-use area east of 26th Ave.)
- This plan has way too many roads and appears to have a very disjointed mix of land uses. I would be very concerned that the mixed-use crossroads could distract from the business centre in our downtown.
- Support architectural controls on development, keep small town charm.

Concept 3

Number of Votes	**7**

Comments

- No traffic circles (at the intersection of Road 163, 26 Ave, and 22 Ave)
- Support the use of traffic circle (at the intersection of Road 163, 26 Ave, and 22 Ave)
- The greenspace in this concept #3 is a big plus.
- Need sidewalks + crosswalks along 26 Ave for increased traffic.
- Keep this as residential - not as mixed (mixed-use area east of 26th Ave.)
- Like pathways and increased Municipal Reserve.
- Sidewalk on at least one side of 26th Ave.
- Traffic circle preferred when possible.
- No traffic circles, People don't know how they work don't signal etc.
- Like the looped pathway network (southern portion of the plan area)
- Why not consider road access into development through vacant lot at 1425 26th Ave? This would cause minimal traffic volume impact to existing properties adjacent to the 18th St; 16th St Road allowances. This would also limit the need to expropriate or subdivide existing 26th Ave properties to accommodate the proposed road access on concept 3.



Figure 14 *Concept 1*

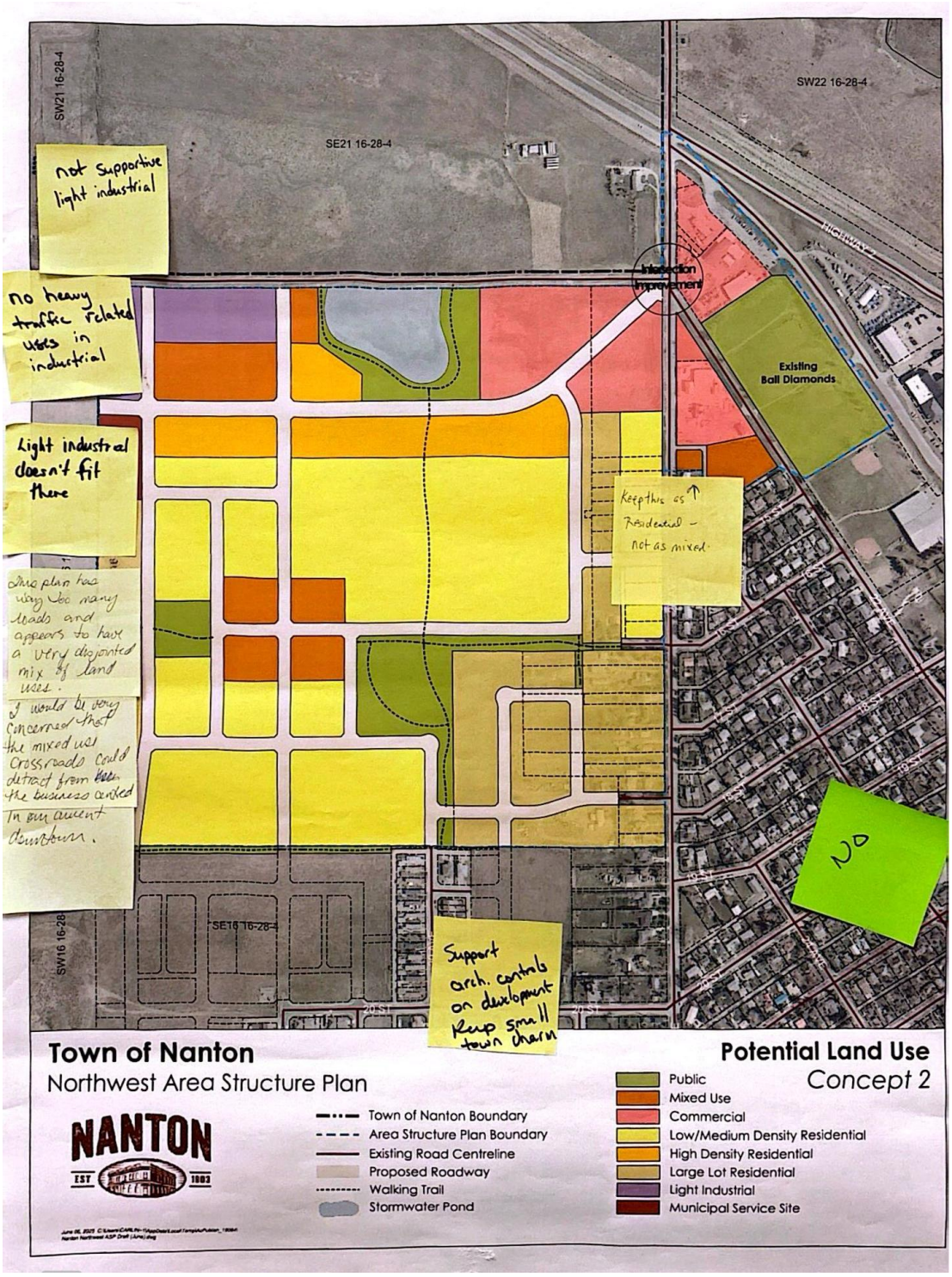


Figure 15 *Concept 2*



Figure 16 *Concept 3*

3.4 Online Feedback – June 11 – July 24, 2025

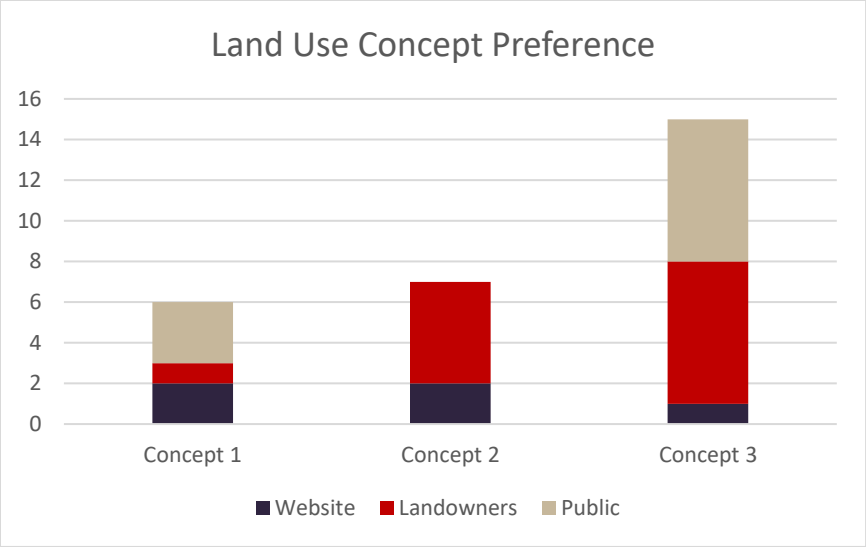
Following engagement session 4 and prior to engagement session 5, the three land use concepts were made available for viewing on the Town of Nanton website and comments were accepted through the website. In total, 11 responses were received. Some landowners stated a preference for one land use concept over others while some only provided comments and questions. The comments can be summarized as follows:

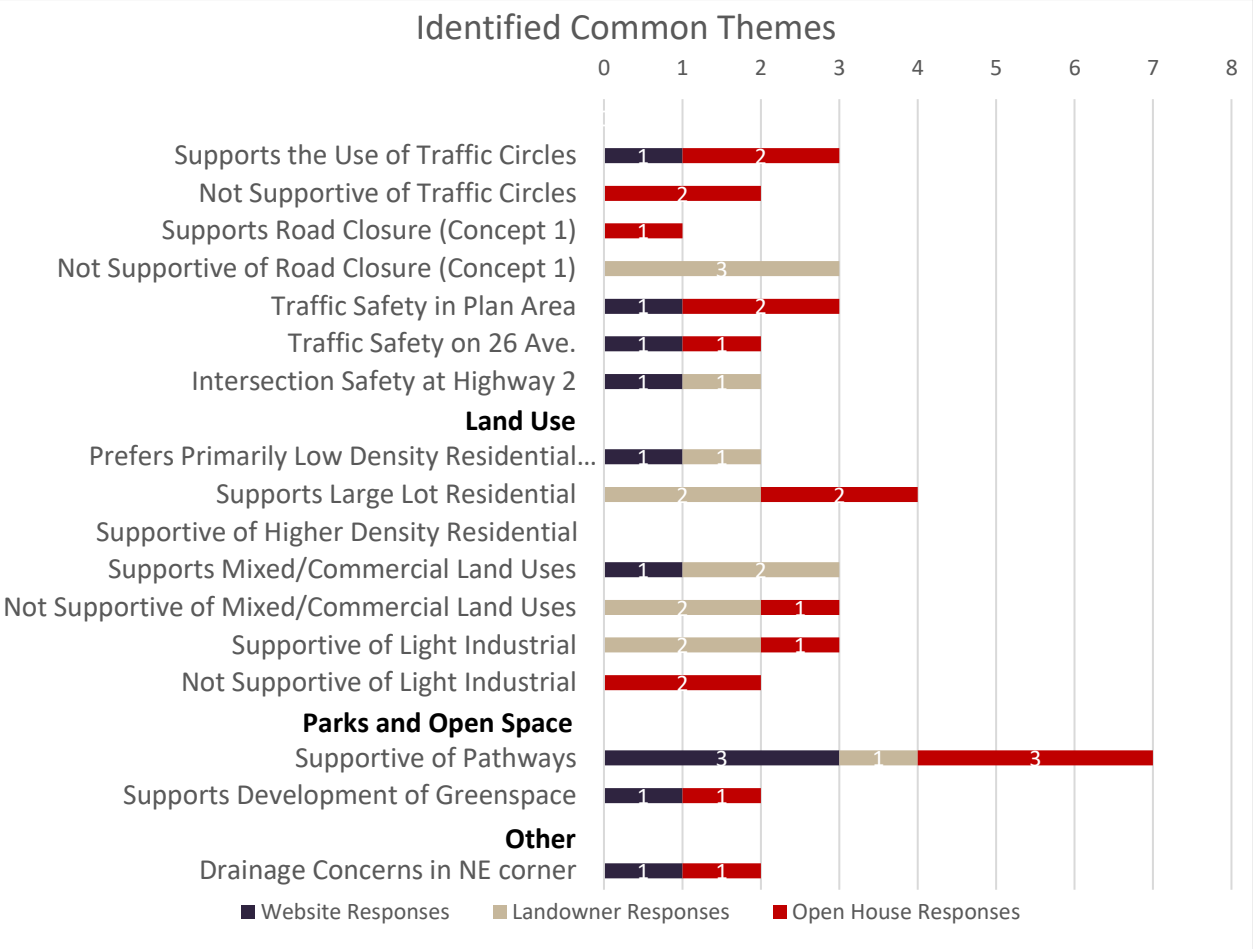
- Support for the use of traffic circles.
- Traffic safety within the plan area, on 26 Ave. and at the intersection of Highway 2.
- Preference for primarily low density residential.
- Support for mixed use and commercial land uses within the plan area.
- Opinions on road locations.
- Concerns regarding infrastructure capacity.
- Support for the development of greenspace and pathways.
- Drainage concerns in the NE corner of the plan area.
- Some participants expressed a desire for greater clarity and detail regarding how the area may be developed.

3.5 What We Heard

Through the engagement sessions with Council, landowners, and the public, a number of common themes were identified in Phase 2 of engagement and Concept 3 was identified as the preferred land use concept for the plan area.

- Strong support for Concept 3.
- Preference to retain residential land use instead of mixed-use along 26th Avenue in the east side of the plan area.
- Continued interest in large lot residential along the western edge.
- Support for maintaining stormwater retention in its natural low-lying location.
- Pathways and walkability remained a priority.
- Mixed opinions were shared regarding traffic circles and the inclusion of light industrial uses.
- Preference for preserving Nanton's small-town character.


Land Use Concept Preference
16
14
12
10
8
6
4
2
0
Concept 1
Concept 2
Concept 3
Website
Landowners
Public


Identified Common Themes
0
1
2
3
4
5
6
7
8
Supports the Use of Traffic Circles
Not Supportive of Traffic Circles
Supports Road Closure (Concept 1)
Not Supportive of Road Closure (Concept 1)
Traffic Safety in Plan Area
Traffic Safety on 26 Ave.
Intersection Safety at Highway 2
Land Use
Prefers Primarily Low Density Residential...
Supports Large Lot Residential
Supportive of Higher Density Residential
Supports Mixed/Commercial Land Uses
Not Supportive of Mixed/Commercial Land Uses
Supportive of Light Industrial
Not Supportive of Light Industrial
Parks and Open Space
Supportive of Pathways
Supports Development of Greenspace
Other
Drainage Concerns in NE corner
Website Responses
Landowner Responses
Open House Responses

4. Phase 3 – Confirming Community Preferences

April 24 – June 2, 2025

Using Survey Monkey, the Town administered the Nanton Northwest ASP Community Survey from April 24 – June 2, 2025. The purpose of the survey was to gather feedback from the community on a number of topics to understand the values and outcomes the community sought for the development area.

This document provides a summary of the results of the completed online survey. The responses were analyzed, and a statistical breakdown along with common themes and recurring comments are summarized below.

Thirty-four individuals completed the on-line survey. The feedback provided was generally positive, however, there were varying opinions provided within the topic areas. Following is the summary of the results, and to view full results refer to Appendix A.

4.1 Result Highlights

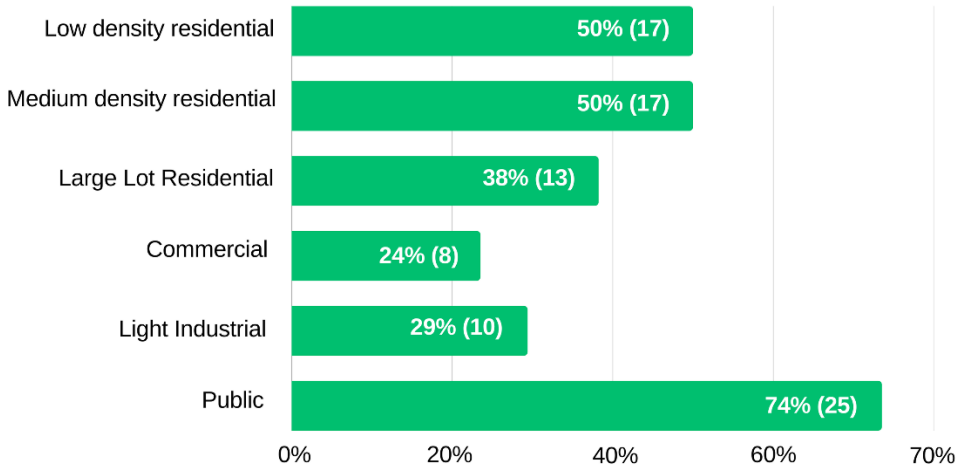
Total Responses: 34

Respondents' location:

Approximately 82% (28) of respondents live in Nanton, with only 1 respondent living directly within the plan area, 10 respondents living in Westview, 4 respondents located on 26 Ave. or close to 26 Ave. but outside of the plan area, and 13 respondents living in another part of Nanton. The remaining respondents (6) were located in the MD of Willow Creek.

Land use Preference:

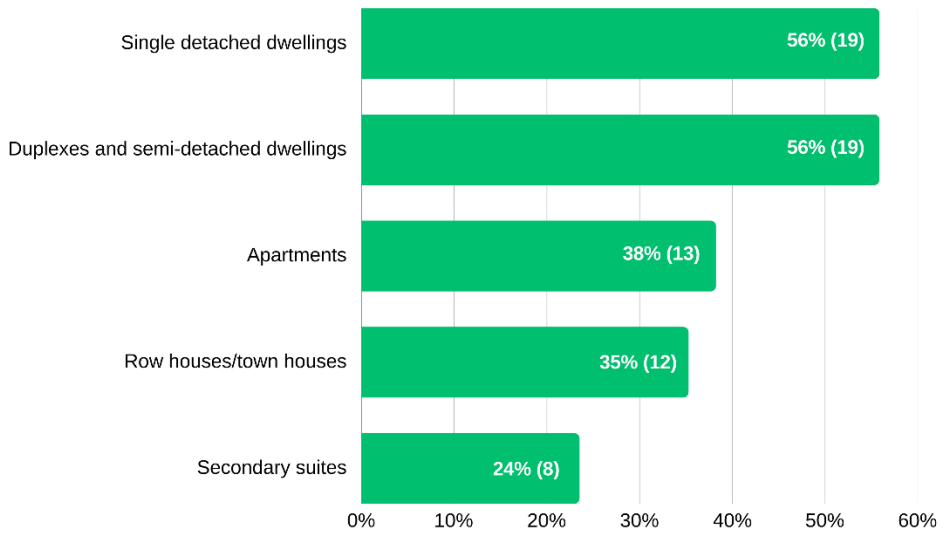
- Respondents showed strong support for the inclusion of public uses such as parks, schools, and municipal services, with 74% (25) in favor. Low-density residential and medium-density residential were the second most supported land uses, each receiving support from 50% (17) of respondents. Large lot residential received 38% support (13), followed by light industrial at 29% (10) and commercial at 24% (8).



- 82% (28) of respondents indicated that screening and buffering between different land uses (e.g., commercial to residential) is important or somewhat important, 12% (4) indicated they buffering is not important, and 6% (4) indicated they were neutral or had no opinion on the topic.

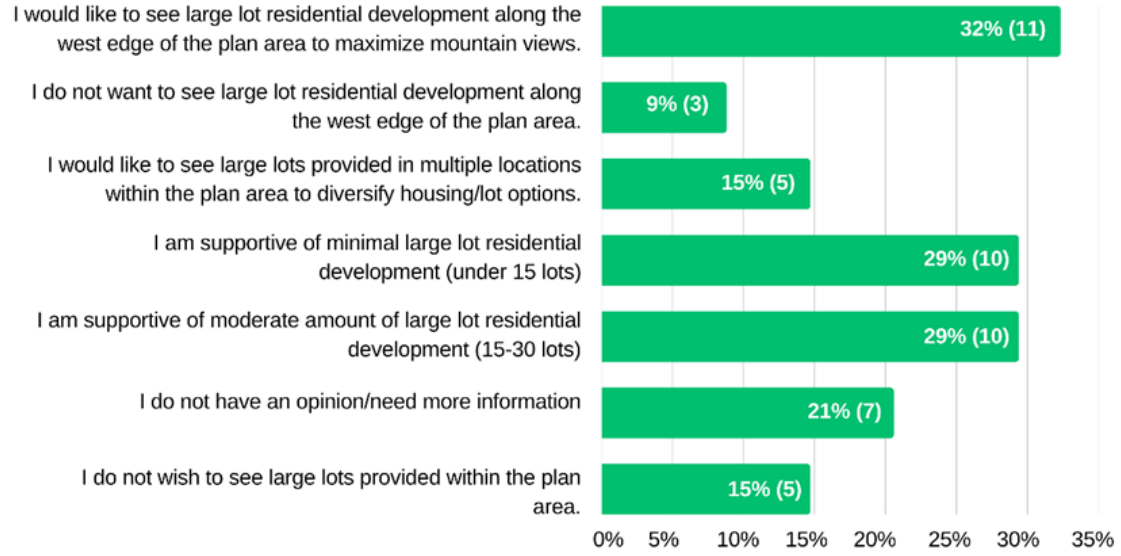
Housing Preference:

- Respondents were asked what dwelling types could help alleviate the need for more 1- and 2-bedroom dwellings and support greater housing affordability, single detached dwellings and duplexes/semi-detached dwellings received the highest level of support at 56% (19 respondents each). This was followed by apartments at 38% (13), row houses/townhouses at 35% (12), and secondary suites at 24% (8).

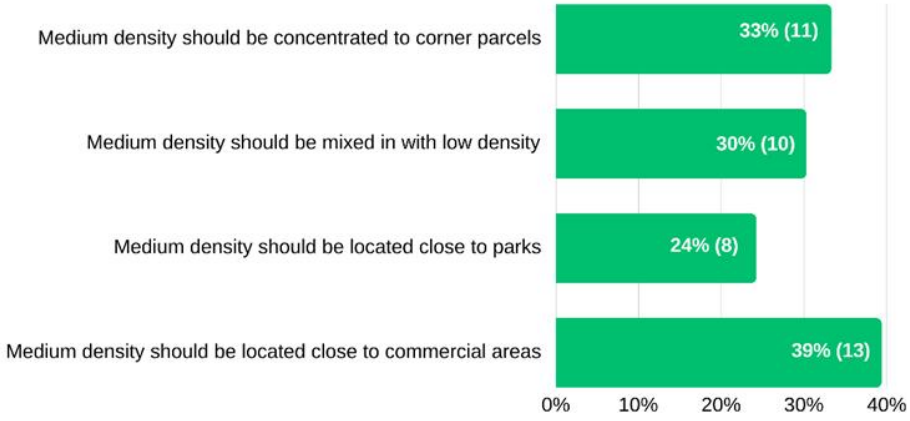


- When asked to rank residential types by preference, respondents preferred low density (Single unit dwelling, duplex, semi-detached, manufactured homes) as the main residential land use type, followed by medium density (fourplexes, row housing, apartments, etc.) and Mixed-Use development was the least preferred.
- A total of 24% (8) agreed and 18% (6) somewhat agreed that gravel roads should be allowed to provide access to large lot residential areas where they are not located near existing development. Meanwhile, 35% (12) disagreed or somewhat disagreed, and 24% (8) had no opinion on this matter.
- Most respondents, 44% (15), did not support the idea of designated areas for live-work housing within the plan area. 35% (12) favoured the idea, while 21% (7) had no opinion.
- Architectural controls were valued by 44% (15) of respondents.
- Laneways were identified as an important design element by a majority of respondents, 53% (18).
- Walkable neighbourhoods with connections to parks were preferred by 65% (22) of respondents and more than half of participants, 53% (18), expressed interest in having walking paths to connect residential areas to commercial areas.

- 83% (28) respondents agreed or somewhat agreed that design and character of residential areas is important to them.
- Respondents are generally agreeable to large lot residential and 32% (11) would like to see it on west side of plan area to maximize views. Equal amounts want a small and moderate amount of large lot 29% (10 respondents each) and just 15% (5) indicated they do not want to see large lot incorporated into the plan area.



- When respondents asked to provide their opinion on suitable areas for medium density 39% (13) of respondents preferred medium-density housing to be located close to commercial areas, 33% (11) supported concentrating it on corner parcels, 30% (10) preferred mixing it with low-density housing, and 24% (8) favored locating it close to parks.

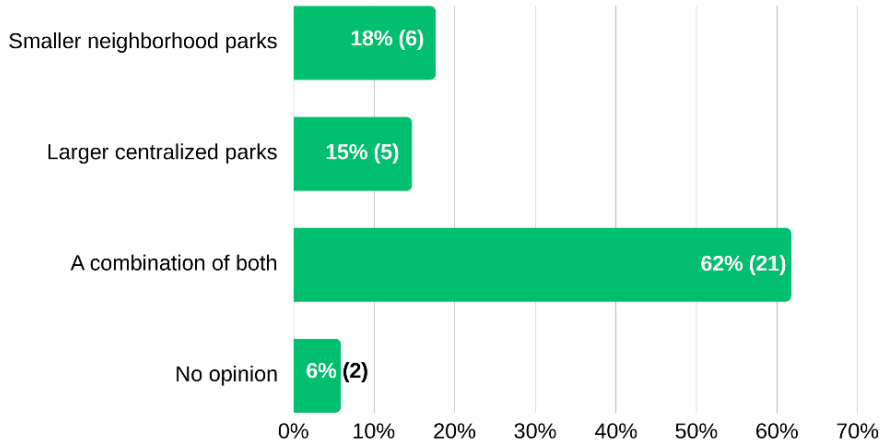


- More than half of respondents, 56% (19), preferred commercial areas to be separate from residential areas and located close to main roads, with no 'neighborhood commercial' nodes. Conversely, nearly one-third, 29% (10), supported selective and smaller-scale 'neighborhood commercial' locations serving adjacent residents and amenities only.

- A majority of respondents, 59% (20), indicated a preference for pedestrian-friendly designs, including wide sidewalks and seating areas in commercial zones.
- When asked about design and character of commercial areas, 65% (22) agreed or somewhat agreed that it is important, while 23% (8) had no opinion, and 12% (4) disagreed or somewhat disagreed.
- The community is divided on incorporating the light industrial land use within the plan area. 41% (14) respondents agreed or somewhat agreed with locating light industrial development at the north end of the plan area in proximity to Highway 2. On the other hand, 44% (15) disagreed or somewhat disagreed with incorporating the land use type. The remaining 15% (5) respondents were neutral or had no opinion.

Open space Preferences:

- The majority of respondents, 62% (21), supported a combination of smaller neighborhood parks and larger centralized parks within the plan area. A smaller portion preferred only smaller neighborhood parks 18% (6) while 15% (5) supported only larger centralized parks. The remaining 5% (2) indicated they were neutral or had no opinion on open space type.



- Walkable neighbourhoods with connections to parks and commercial areas are of high importance.
- In the open-ended responses, one respondent indicated a desire for more recreational amenities for adults such as tennis and pickle ball.

Open-ended Responses:

- At the end of the survey respondents were provided with an opportunity to share comments that may not have been captured through the survey. The responses can be summarized as follows:
    - Positivity towards growth and attracting new residents to Nanton.
    - A preference for required landscaping over specific design elements in residential areas.

- Directing commercial growth toward the downtown/commercial area rather than incorporating it into the plan area and the use of pathways to make existing commercial areas accessible.
- A preference to avoid replicating the urban form of Calgary.
- Desire for more recreational amenities for all ages.
- Respecting existing wetlands and ecosystems.
- Concern about infrastructure capacity.
- A suggestion that the industrial land use be incorporated into the southeast end of the plan area.

4.2 What We Heard

- Respondents value neighborhood character. The use of architectural controls to regulate building form should be considered in both residential and commercial areas.
- There is a preference for lower density housing as the main land use within the plan area.
- Commercial nodes within residential areas are not desired.
- Pathways and walkability are of high importance to allow for multimodal travel within the plan area and to other areas of Town.
- Residents enjoy accessibility to larger, community parks as well as smaller neighborhood parks and want a variety of recreational amenities.

5. Next Steps

Phase Three of the NW ASP project has concluded and Phase Four of the project is underway. The final land use concept selected by Council and the feedback from engagement during Phase Three will be incorporated into the NW ASP document.

Phase One - Initiate

- **Winter 2025**
- Project is initiated and communicated with landowners and the general public.

Phase Two - Identify

- **Winter 2025**
- A background review is conducted to inform the plan and preparation is underway to engage with stakeholders.

Phase Three - Engage & Collaborate

- **Spring 2025**
- Engagement sessions are held with landowners and Council to create a vision for land use and policy in northwest Nanton.

Phase Four - Draft

- **Summer 2025 - Winter 2026**
- A draft ASP is prepared based on feedback from engagement sessions and Council input.

Phase Five - Review

- **Winter 2026**
- The draft ASP is reviewed by Council and Administration before being made available to the public.

Phase Six - Consult

- **Spring 2026**
- The draft ASP is made available to the public and an Open House is held to gather feedback from landowners and the public, utility companies, the MD of Willow Creek, and government agencies.
- Feedback recieved will be reviewed and may inform amendments to the proposed plan.

Phase Seven - Adopt

- **Spring/Summer 2026**
- The proposed plan is brought forward to Council as a Bylaw for adoption.
- A Public Hearing is held prior to second reading, providing a final opportunity for landowners and the general public to provide comments and concers for Council's consideration.

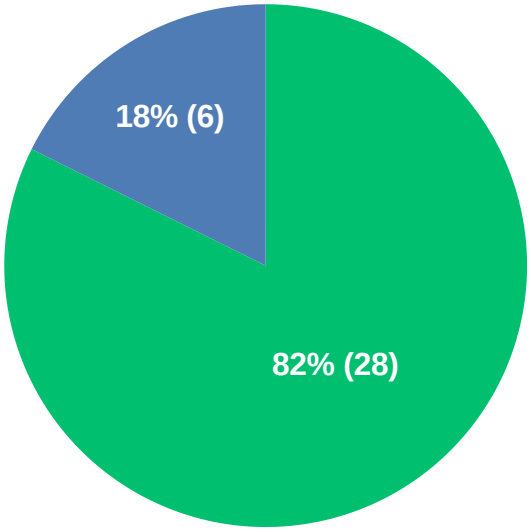
APPENDIX A

Full Community Online Survey Result

Question 1. Where do you live?

ANSWERED: 34 SKIPPED: 0

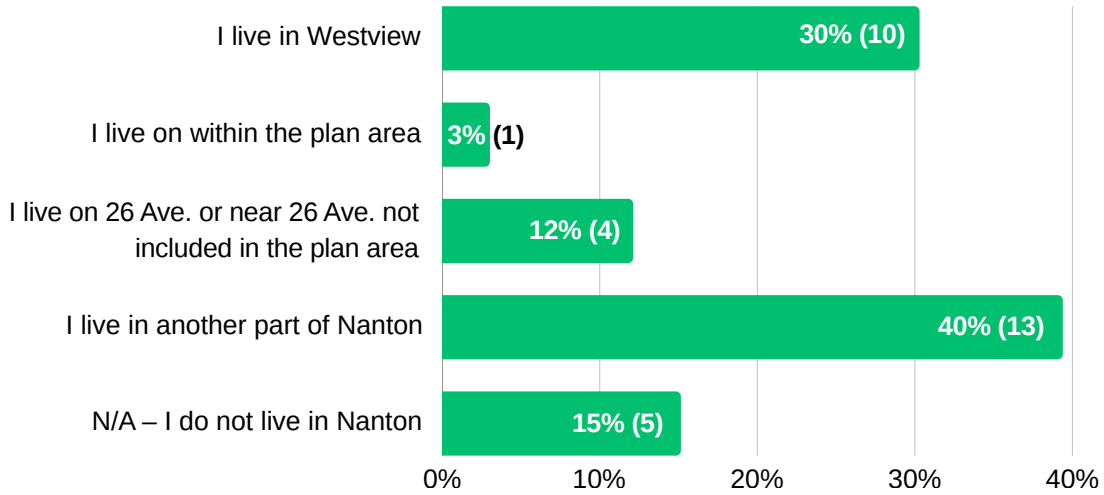
- 82% (28 respondents) are residents of Town of Nanton.
- 18% (6 respondents) are residents of MD of Willow Creek.



Question 2. If you live in Nanton, what best describes you?

ANSWERED: 33 SKIPPED: 1

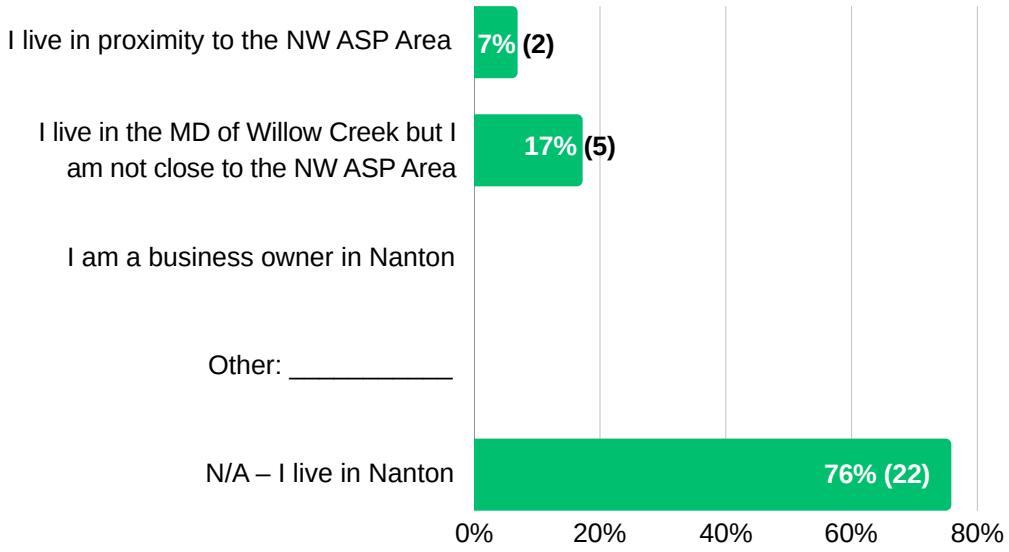
Only 3% (1) of respondents live directly within the plan area, 30% (10) living in Westview and 40% (13) living in another part of Nanton.



Question 3. If you do not live in Nanton, what best describes you? (select all that apply)

ANSWERED: 29 SKIPPED: 5

- The majority of respondents 76% (22) live in Nanton, 7% (2) live in proximity to the NW ASP area, and 17% (5) live in the MD of Willow Creek but not close to the NW ASP area.

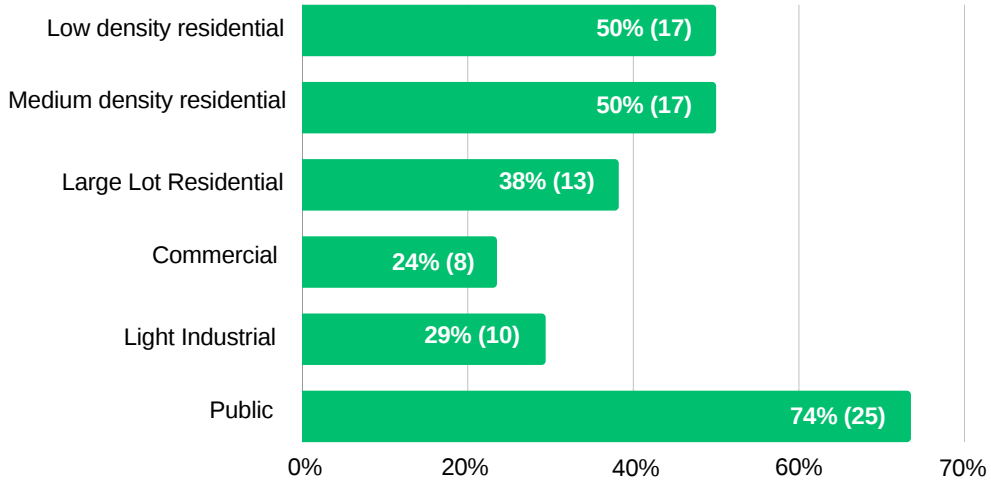


ANSWER CHOICES	RESPONSES	
I live in proximity to the NW ASP Area	7%	2
I live in the MD of Willow Creek but I am not close to the NW ASP Area	17%	5
I am a business owner in Nanton	0%	0
Other: _____	0%	0
N/A – I live in Nanton	76%	22
TOTAL		29

Question 4. The Northwest Area Structure Plan is considering the inclusion of a variety of land use types within the plan area. Examples of the types of development that may be permitted within each land use type is provided below. These are provided as examples however they do not include all possible uses that could be approved within a land use district. For more information the Town's Land Use Bylaw should be consulted. Please select the land uses that you support within the plan area:

ANSWERED: 34 SKIPPED: 0

- Public uses such as parks, schools, and municipal services were the most supported with 74% (25).
- Low and medium density residential both received 50% (17) support, followed by large lot residential at 38% (13), light industrial at 29% (10), and commercial at 24% (8).

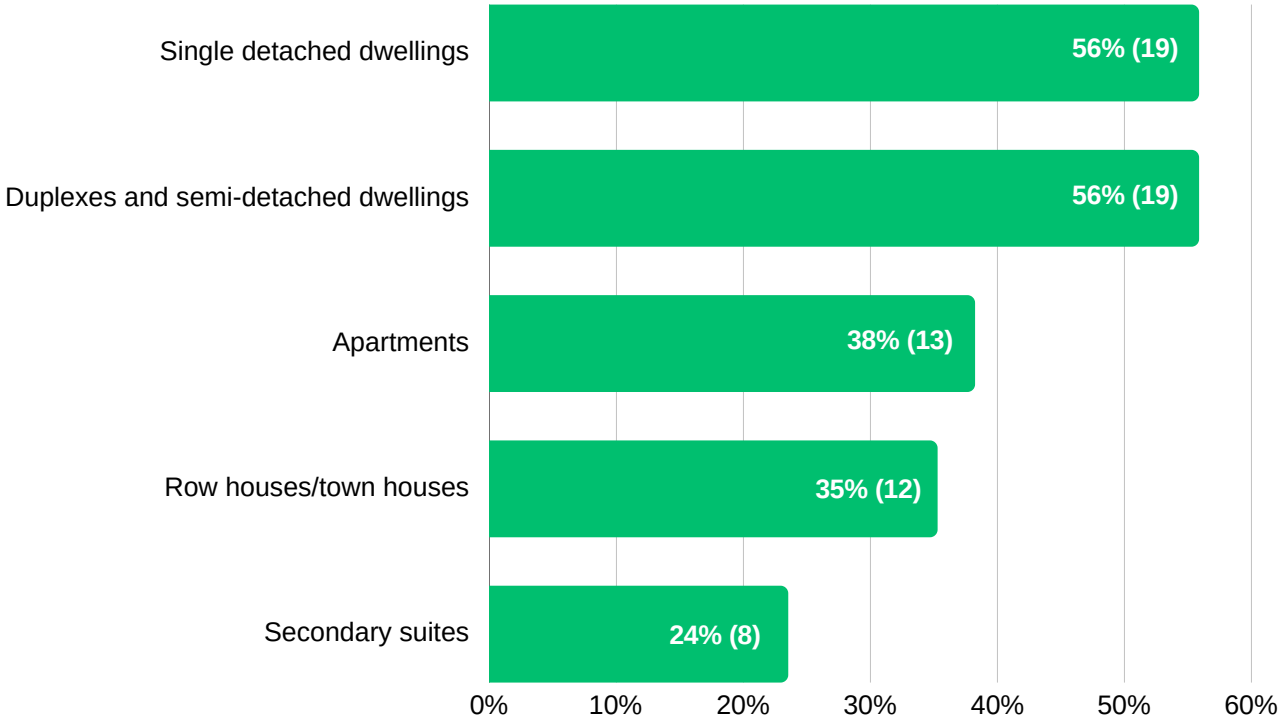


ANSWER CHOICES	RESPONSES	
Low density residential – single detached dwellings, semi-detached dwellings, duplex dwellings, and manufactured dwellings, on lots 0.5 acres in size or less.	50%	17
medium density residential – fourplexes, row housing, apartments, and housing developments with multiple dwelling units on a single lot, such as a cluster of tiny homes or a condo development with multiple townhomes and shared parking.	50%	17
Large Lot Residential – single detached dwellings on lots 1 acre in size or greater	38%	13
Commercial – Hotels and motels, gas stations, drive-through businesses, automotive sales and services, retail stores of any size, offices, truck stops	24%	8
Light Industrial – animal services/veterinary clinics, truck stop, contractor shops, offices, automotive sales and services, equipment sales and services, distribution centers, and big box stores.	29%	10
Public – walking paths, parks, green spaces, indoor or outdoor recreational facilities, municipal services (Town office, fire station, etc.), sports fields, and schools	74%	25

Question 5. In 2020, the Town had a Housing Needs Assessment completed to understand the needs of the community. The assessment found there is a need for more 1 and 2 bedroom dwellings and greater housing affordability. What types of dwellings do you feel will help alleviate the concerns identified in the housing assessment? (select all that apply)

ANSWERED: 34 SKIPPED: 0

- Single detached dwellings and duplexes/semi-detached dwellings received the highest support at 56% (19 each).
- Apartments received 38% (13), followed by row houses/townhouses at 35% (12), and secondary suites at 24% (8)

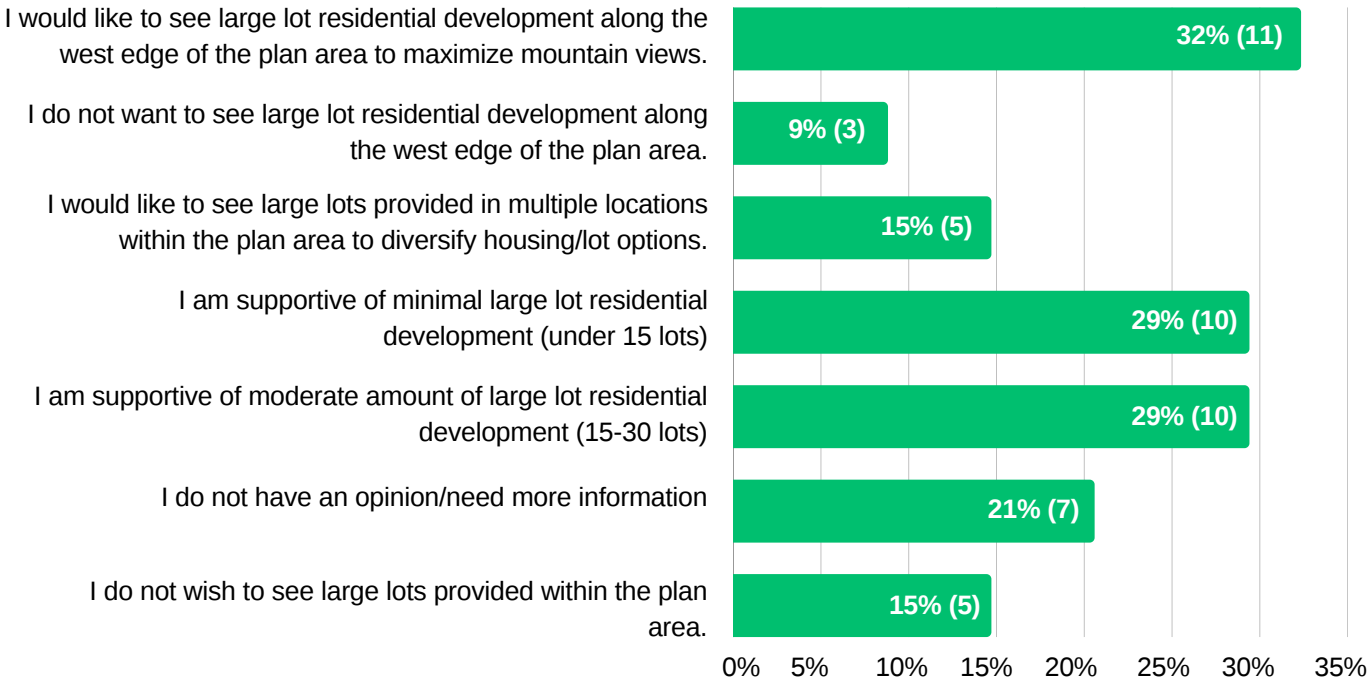


ANSWER CHOICES	RESPONSES	
Single detached dwellings	56%	19
Duplexes and semi-detached dwellings	56%	19
Apartments	38%	13
Row houses/town houses	35%	12
Secondary suites	24%	8

Question 6. Thinking about Large Lot Residential, lots that are 1-2 acres in size, please select which statements you agree with:

ANSWERED: 34 SKIPPED: 0

People are generally agreeable to large lot residential, 32% (11) would like to see it on west side of plan area to maximize views. Equal amount want a small and moderate amount of large lot 29% (10 respondents each), 15% (5) do not want to see large lot.

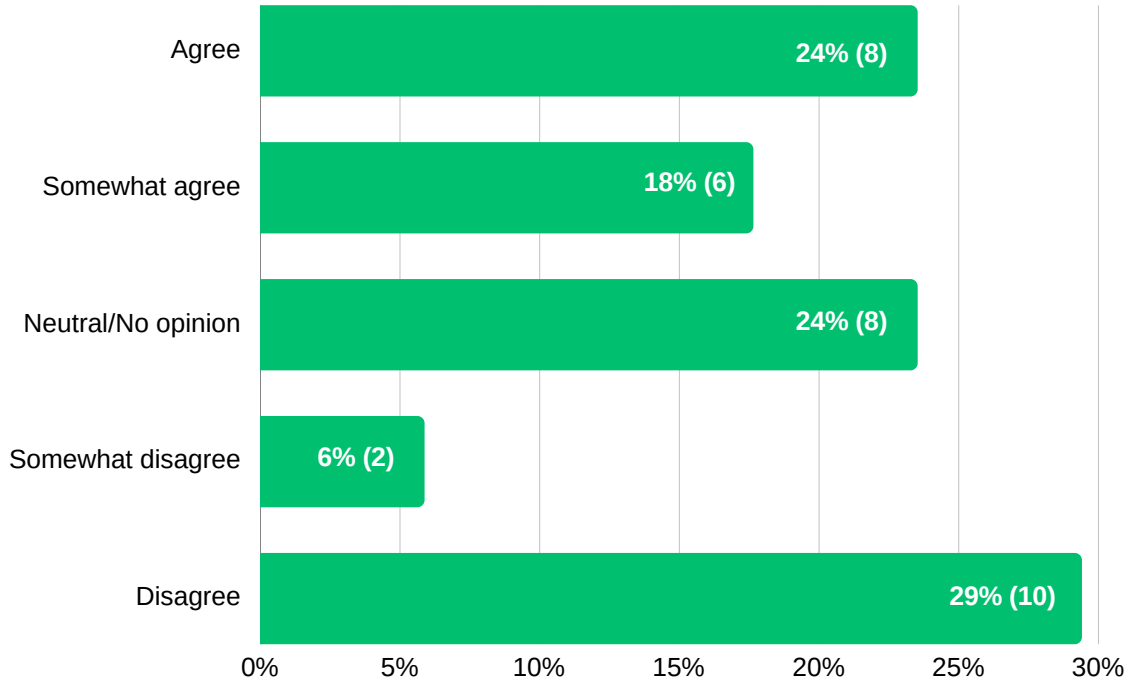


ANSWER CHOICES	RESPONSES	
I would like to see large lot residential development along the west edge of the plan area to maximize mountain views.	32%	11
I do not want to see large lot residential development along the west edge of the plan area.	9%	3
I would like to see large lots provided in multiple locations within the plan area to diversify housing/lot options.	15%	5
I am supportive of minimal large lot residential development (under 15 lots)	29%	10
I am supportive of moderate amount of large lot residential development (15-30 lots)	29%	10
I do not have an opinion/need more information	21%	7
I do not wish to see large lots provided within the plan area.	15%	5

Question 7. I support the use of gravel roads to provide access to large lot residential, where it is not located in proximity to existing development.

ANSWERED: 34 SKIPPED: 0

- 24% (8) agreed and 18% (6) somewhat agreed on it with the use of gravel roads.
- 29% (10) of respondents disagreed and 6% (2) somewhat disagreed on it.
- 24% (8) had no opinion

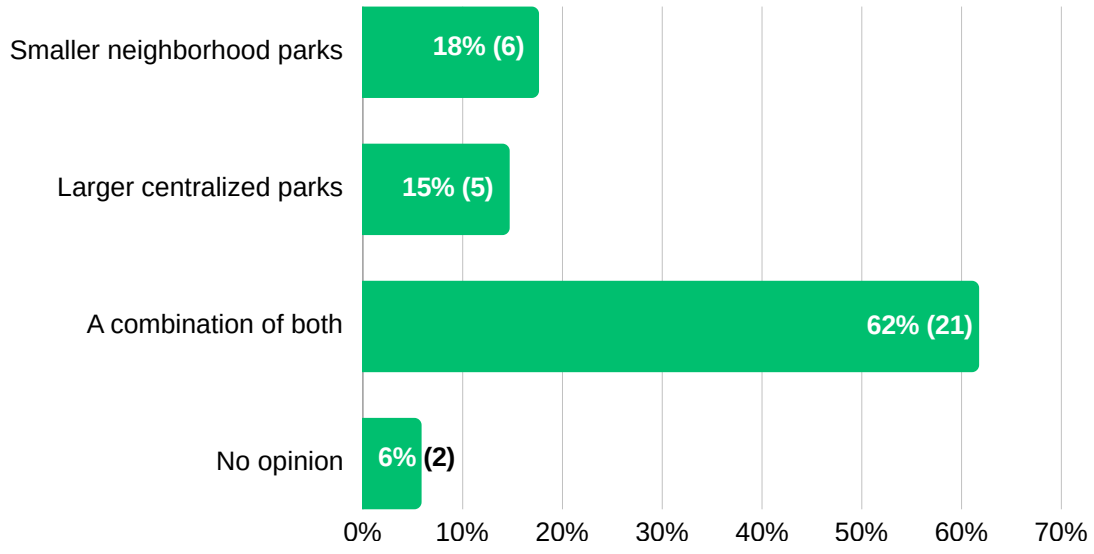


ANSWER CHOICES	RESPONSES	
Agree	24%	8
Somewhat agree	18%	6
Neutral/No opinion	24%	8
Somewhat disagree	6%	2
Disagree	29%	10
TOTAL		34

Question 8. What type of open space do you prefer in your community?

ANSWERED: 34 SKIPPED: 0

- Most of the respondents 62% (21) preferred a combination of smaller neighborhood parks and larger centralized parks.
- 18% (6) preferred smaller neighborhood parks, and 15% (5) preferred larger centralized parks and 6% (2) had no opinion.



ANSWER CHOICES	RESPONSES	
Smaller neighborhood parks	18%	6
Larger centralized parks	15%	5
A combination of both	62%	21
No opinion	6%	2
TOTAL		34

Question 9. In your opinion, what is the ideal balance between residential types? Please rank the housing types in order of importance, with the type you would like to see the most of at the top, and the type you would like to see the least of at the bottom.

ANSWERED: 33 SKIPPED: 1

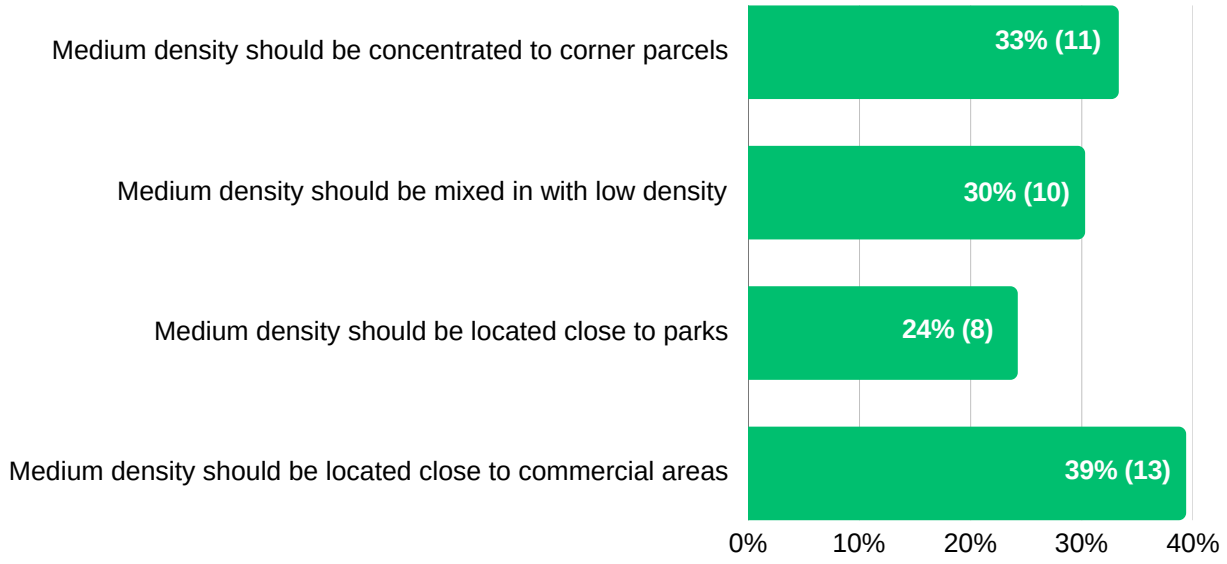
Respondents prefer low density (SFD, duplex, semi-detached, manufactured homes) as the main residential land use type, followed by medium density (fourplexes, row housing, apartments, etc.). Mixed-Use development was the least preferred.

	1	2	3	4	TOTAL	SCORE
Low density residential – single detached dwellings, semi-detached dwellings, duplex dwellings, and manufactured dwellings, on lots 0.5 acres in size or less.	30.30% 10	42.42% 14	21.21% 7	6.06% 2	33	2.97
Medium density residential – fourplexes, row housing, apartments, and housing developments with multiple dwelling units on a single lot, such as a cluster of tiny homes or a condo development with multiple townhomes and shared parking.	39.39% 13	27.27% 9	9.09% 3	24.24% 8	33	2.82
Large Lot Residential – single detached dwellings on lots 1 acre in size or greater	21.21% 7	21.21% 7	33.33% 11	24.24% 8	33	2.39
Mixed Use Development – a combination of commercial and residential development	9.09% 3	9.09% 3	36.36% 12	45.45% 15	33	1.82

Question 10. When considering what areas are suitable for medium density development (fourplexes, row housing, town homes, apartments) what is your preference? (select all that apply)

ANSWERED: 33 SKIPPED: 1

- 39% (13) of respondents preferred medium density to be located close to commercial areas.
- 33% (11) supported concentrating medium density on corner parcels
- 30% (10) preferred it mixed in with low density.
- 24% (8) preferred it located close to parks.

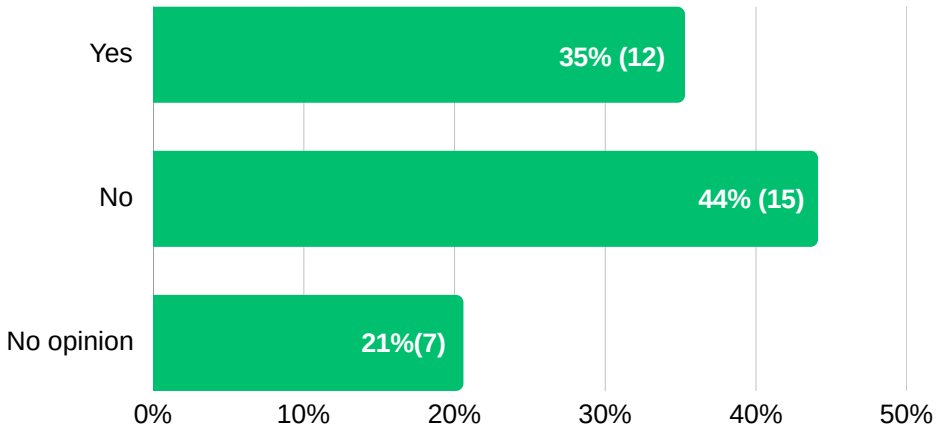


ANSWER CHOICES	RESPONSES	
Medium density should be concentrated to corner parcels	33%	11
Medium density should be mixed in with low density	30%	10
Medium density should be located close to parks	24%	8
Medium density should be located close to commercial areas	39%	13
TOTAL		42

Question 11. Should there be designated areas for live-work housing (residential units with attached business spaces that are separate from the home) within the plan area? Possible examples may include, but are not limited to, town homes with commercial units on the bottom or shop houses that provide a business space and a dwelling unit?

ANSWERED: 34 SKIPPED: 0

- 44% (15) of respondents did not support designated areas for live-work housing.
- 35% (12) supported the idea, while 21% (7) had no opinion.

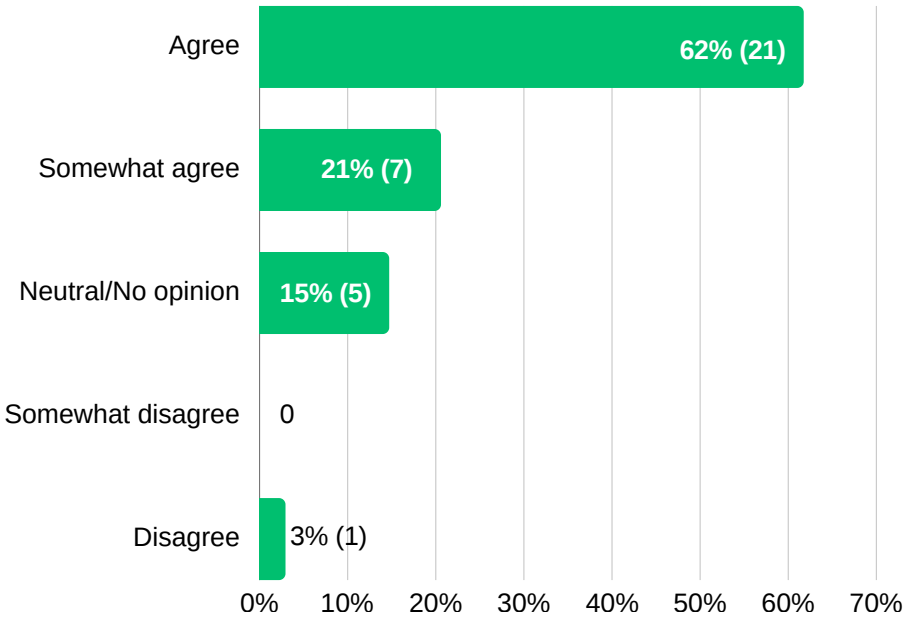


ANSWER CHOICES	RESPONSES	
Yes	35%	12
No	44%	15
No opinion	21%	7
TOTAL		34

Question 12. The design and character of residential areas is important to me.

ANSWERED: 34 SKIPPED: 0

62% (21) respondents agreed and 21% (7) somewhat agreed that the design and character of residential areas is important, while 15% (5) were neutral or had no opinion. Only 3% (1) disagreed.

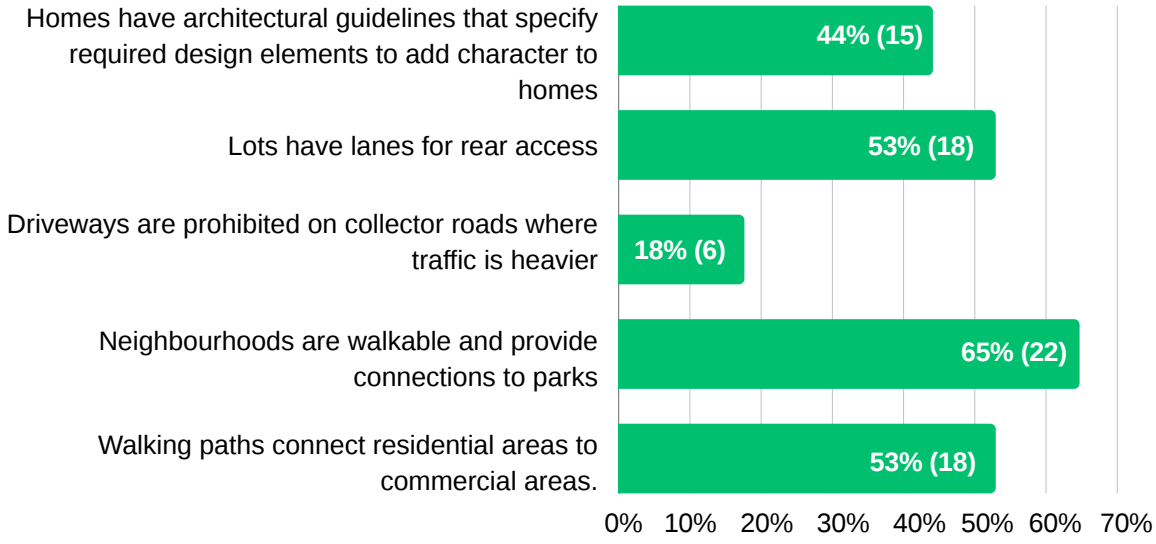


ANSWER CHOICES	RESPONSES	
Agree	62%	21
Somewhat agree	21%	7
Neutral/No opinion	15%	5
Somewhat disagree	0	0
Disagree	3%	1
TOTAL		34

Question 13. Within residential neighbourhoods it is important that: (select all that apply)

ANSWERED: 34 SKIPPED: 0

- 65% (22) of respondents felt it is important that neighbourhoods are walkable and connected to parks.
- 53% (18) supported rear lanes
- 53% (18) supported walking paths linking residential to commercial areas.
- 44% (15) supported architectural guidelines for homes, while 18% (6) supported prohibiting driveways on collector roads.

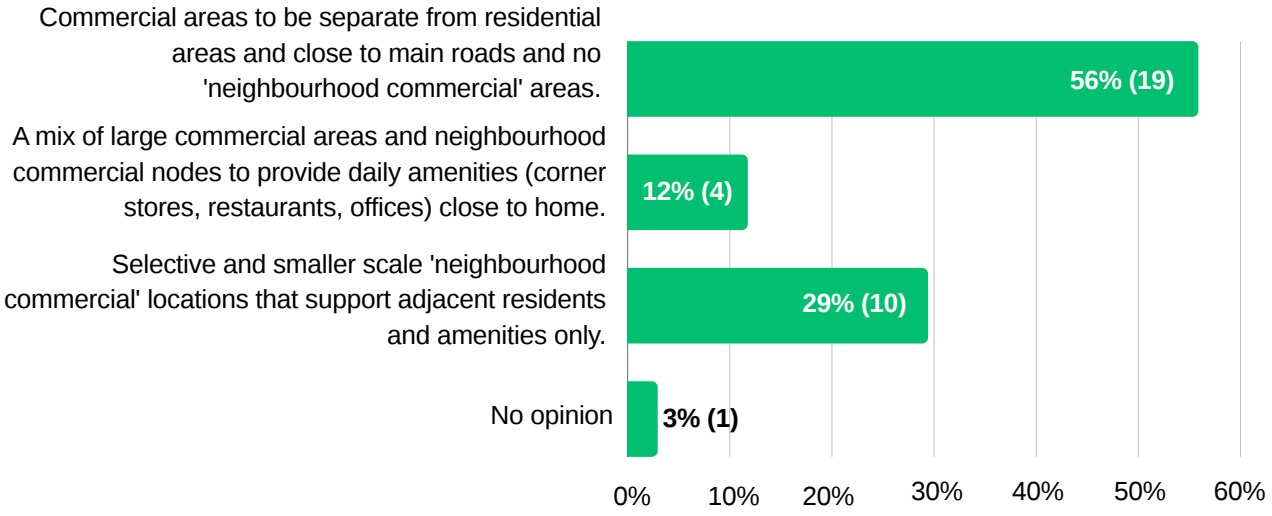


ANSWER CHOICES	RESPONSES	
Homes have architectural guidelines that specify required design elements to add character to homes	44%	15
Lots have lanes for rear access	53%	18
Driveways are prohibited on collector roads where traffic is heavier	18%	6
Neighbourhoods are walkable and provide connections to parks	65%	22
Walking paths connect residential areas to commercial areas.	53%	18
TOTAL		79

Question 14. When considering commercial development, I prefer:

ANSWERED: 34 SKIPPED: 0

- 56% (19) of respondents preferred commercial areas to be separate from residential and located near main roads.
- 29% (10) supported selective, smaller-scale neighbourhood commercial locations, while 12% (4) preferred a mix of large and neighbourhood commercial nodes.

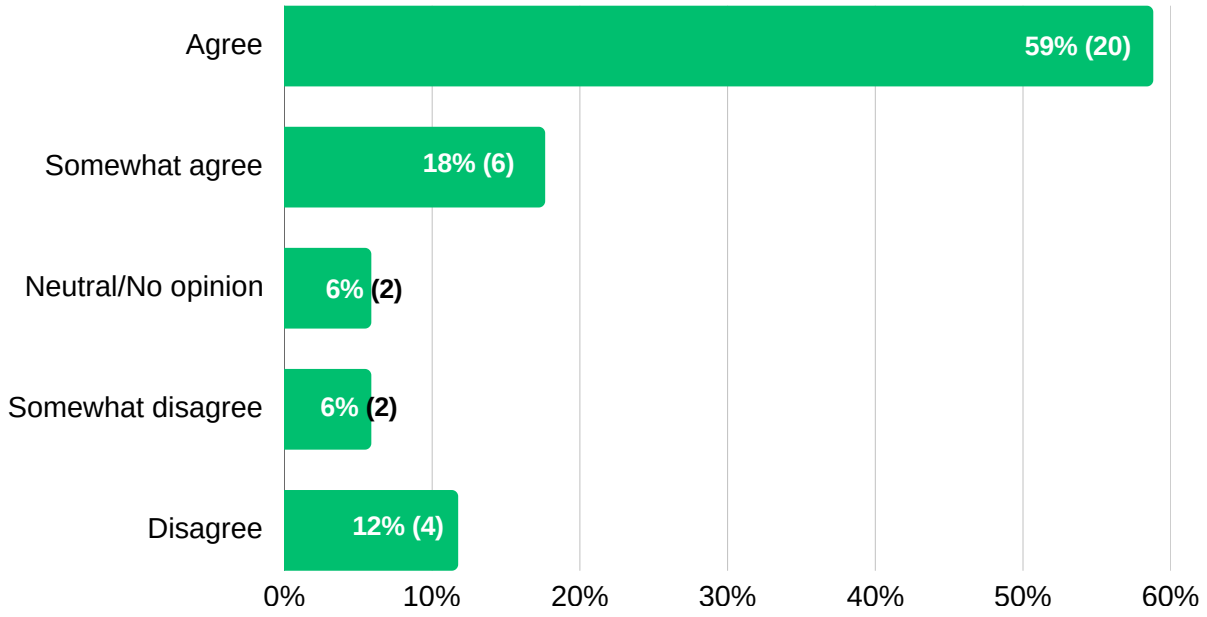


ANSWER CHOICES	RESPONSES	
Commercial areas to be separate from residential areas and close to main roads and no 'neighbourhood commercial' areas.	56%	19
A mix of large commercial areas and neighbourhood commercial nodes to provide daily amenities (corner stores, restaurants, offices) close to home.	12%	4
Selective and smaller scale 'neighbourhood commercial' locations that support adjacent residents and amenities only.	29%	10
No opinion	3%	1
TOTAL		34

Question 15. Commercial development should include pedestrian-friendly designs, such as wide sidewalks and seating areas.

ANSWERED: 34 SKIPPED: 0

- 59% (20) of respondents agreed and 18% (6) somewhat agreed that commercial development should include pedestrian-friendly designs,
- 12% (4) disagreed and 6% (2) somewhat disagreed on it.
- 6% (2) had no opinion,

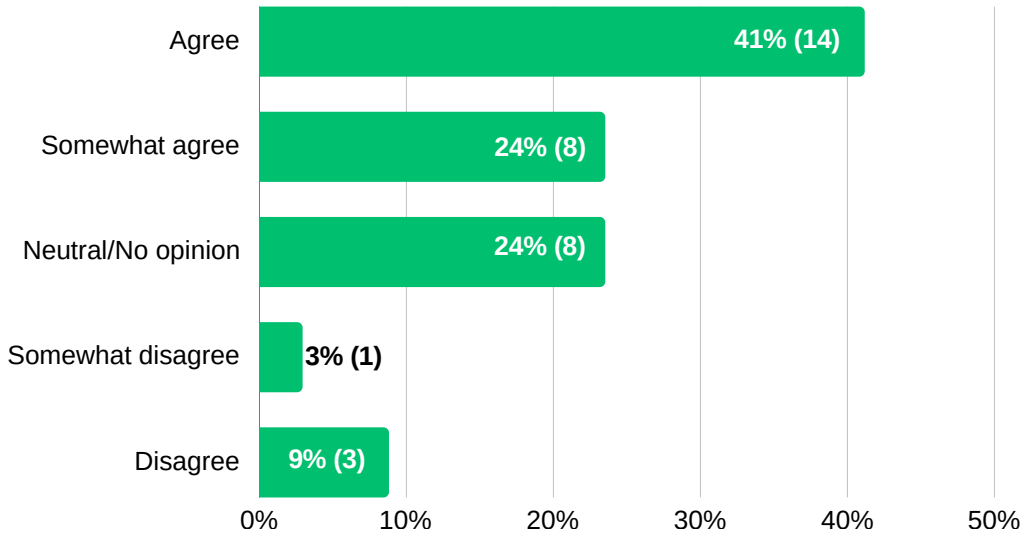


ANSWER CHOICES	RESPONSES	
Agree	59%	20
Somewhat agree	18%	6
Neutral/No opinion	6%	2
Somewhat disagree	6%	2
Disagree	12%	4
TOTAL		34

Question 16. The design and character of commercial areas is important to me.

ANSWERED: 34 SKIPPED: 0

- 41% (14) of respondents agreed and 24% (8) somewhat agreed that the design and character of commercial areas is important to them.
- 24% (8) had no opinion.
- 9% (3) disagreed and 3% (1) somewhat disagreed on it.

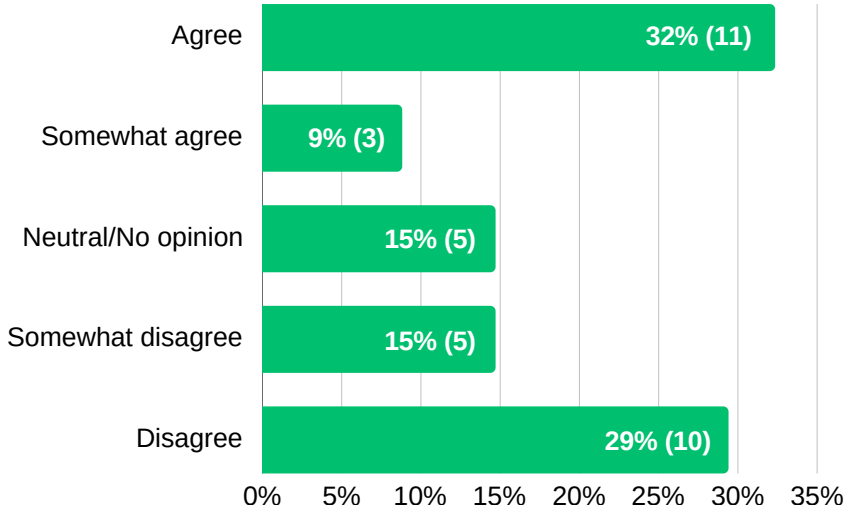


ANSWER CHOICES	RESPONSES	
Agree	41%	14
Somewhat agree	24%	8
Neutral/No opinion	24%	8
Somewhat disagree	3%	1
Disagree	9%	3
TOTAL		34

Question 17. Please indicate your level of agreement with the following statement: "I would like to see light industrial development (such as animal services/veterinary clinics, truck stop, contractor shops, offices, automotive sales and services, equipment sales and services, distribution centers, and big box stores) located at the north end of the plan area, near Highway 2 to provide additional lands for industrial development within the Town boundary."

ANSWERED: 34 SKIPPED: 0

- 29% (10) disagreed and 15% (5) somewhat disagreed with locating light industrial development near Highway 2.
- 32% (11) of respondents agreed and 9% (3) somewhat agreed on it.
- 15% (5) had no opinion.

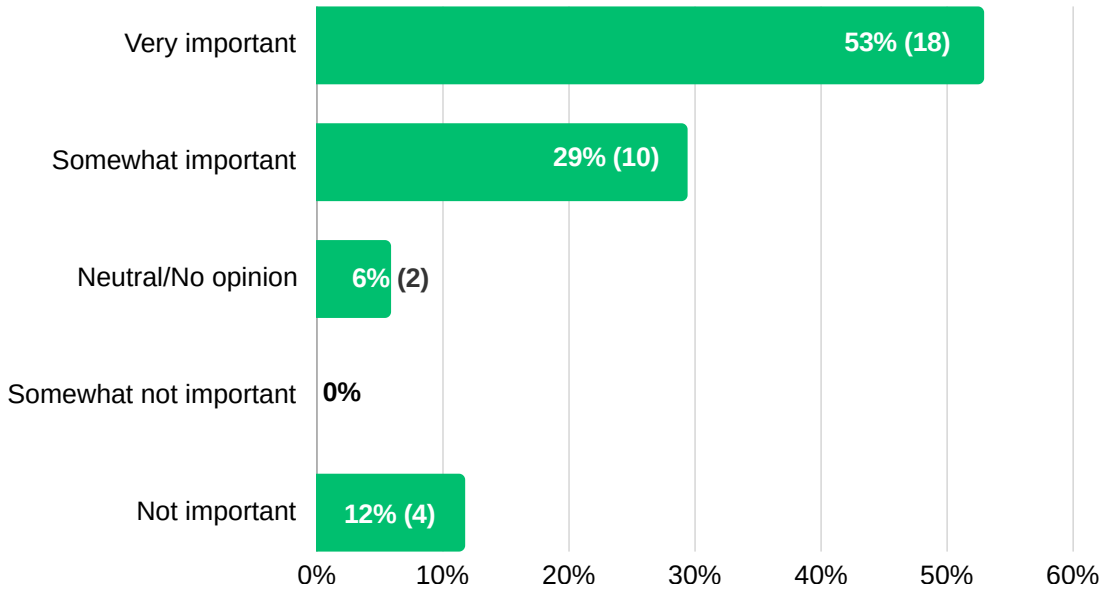


ANSWER CHOICES	RESPONSES	
Agree	32%	11
Somewhat agree	9%	3
Neutral/No opinion	15%	5
Somewhat disagree	15%	5
Disagree	29%	10
TOTAL		34

Question 18. When considering the transition from one land use to another, such as commercial to residential, how important to you is it that buffers (green spaces, roads, walking trails) and screening (fences and bushes) are used to transition from one land use to another? (select all that apply)

ANSWERED: 34 SKIPPED: 0

- 53% (18) of respondents felt that using buffers and screening between land uses is very important.
- 29% (10) said it is somewhat important, and 6% (2) had no opinion.
- 12% (4) felt it is not important.



ANSWER CHOICES	RESPONSES	
Very important	53%	18
Somewhat important	29%	10
Neutral/No opinion	6%	2
Somewhat not important	0	0
Not important	12%	4
TOTAL		34

Question 19. How can future development support a sense of community?

Comments :

- Respondents emphasized the need for affordable rental housing options, especially for younger individuals, to help them establish themselves and build connections and create a sense of community.
- Suggestions included developing recreation facilities such as water parks, pickleball or tennis courts and spaces suitable for all age groups.
- Walking and biking paths that connect the area to the rest of town and the commercial core were commonly requested, along with more linkages to existing walkways, to enhance overall community connectivity.
- Some respondents stressed the importance of involving current residents in the planning process and expressed concern that their input may not be adequately considered.
- Maintaining a transition buffer between new development and existing agricultural land was noted as important to reduce land use conflicts.
- Support was expressed for walkable development patterns that provide access to amenities and services within 500 metres of homes.
- Preferences included community gardens and smaller-scale, locally oriented development over large commercial stores.
- Some respondents felt that further development would not contribute to building a stronger sense of community.
- Respondents suggested increased medical facilities.

Question 20. Do you have any other comments you would like to share?

Comments :

- Some respondents expressed opposition to creating a self-contained subdivision with commercial components, preferring that business activities remain concentrated in the existing commercial area.
- Some respondents encouraged bringing in more businesses and recreational options to help retain younger residents and support local economic growth.
- Industrial development was suggested to be located in the SE corner of the plan area where some industrial activity has taken place previously.
- There was support for preserving the value and appeal of premium lots.
- The presence of a former wetland and current habitat for migrating birds was noted, with a suggestion to enhance this ecological feature.
- Some respondents voiced skepticism about whether public input from the survey would actually influence decision-making.
- Concerns were raised about water supply to service the plan area.
- Respondents emphasized the need for growth and supported having a clear plan to guide it.
- One respondent described Nanton as a beautiful town.



APPENDIX F:

HISTORIC RESOURCE

Alberta

HRA Number: 4835-25-0032-001
October 10, 2025

Historical Resources Act Approval with Conditions

Proponent: Town of Nanton
Box 609, Nanton, AB T0L 1R0
Contact: Georgina Sharpe

Agent: Oldman River Regional Services Commission
Contact: Kattie Schlamp

Project Name: **Nanton Northwest Area Structure Plan**

Project Components: Area Structure Plan / Outline Plan
Residential Development
Commercial Development

Application Purpose: Requesting HRA Approval / Requirements

Historical Resources Act approval is granted for the activities described in this application and its attached plan(s)/sketch(es) subject to the following conditions.

David Link
Assistant Deputy Minister
Heritage Division
Alberta Arts, Culture and Status of Women

SCHEDULE OF CONDITIONS

ARCHAEOLOGICAL RESOURCES

There are no *Historical Resources Act* requirements associated with archaeological resources; however, the proponent must comply with Standard Requirements under the *Historical Resources Act*: Reporting the Discovery of Historic Resources, which are applicable to all land surface disturbance activities in the Province.

PALAEONTOLOGICAL RESOURCES

Historical Resources Act approval is granted in relation to palaeontological resources, subject to the conditions outlined below.

SCHEDULE OF CONDITIONS (continued)

1. The subject lands are considered to have high potential to contain palaeontological resources. Any proposed development in the area that may impact bedrock must be submitted for review in a Historic Resources Application at a time when detailed development plans are available. Depending on the nature and location of specific developments, further palaeontological studies may be necessary.

INDIGENOUS TRADITIONAL USE SITES

There are no *Historical Resources Act* requirements associated with Indigenous traditional use sites of a historic resource nature; however, the proponent must comply with Standard Requirements under the Historical Resources Act: Reporting the Discovery of Historic Resources, which are applicable to all land surface disturbance activities in the Province.

HISTORIC STRUCTURES

There are no *Historical Resources Act* requirements associated with historic structures; however, the proponent must comply with Standard Requirements under the *Historical Resources Act*: Reporting the Discovery of Historic Resources, which are applicable to all land surface disturbance activities in the Province.

PROVINCIALLY DESIGNATED HISTORIC RESOURCES

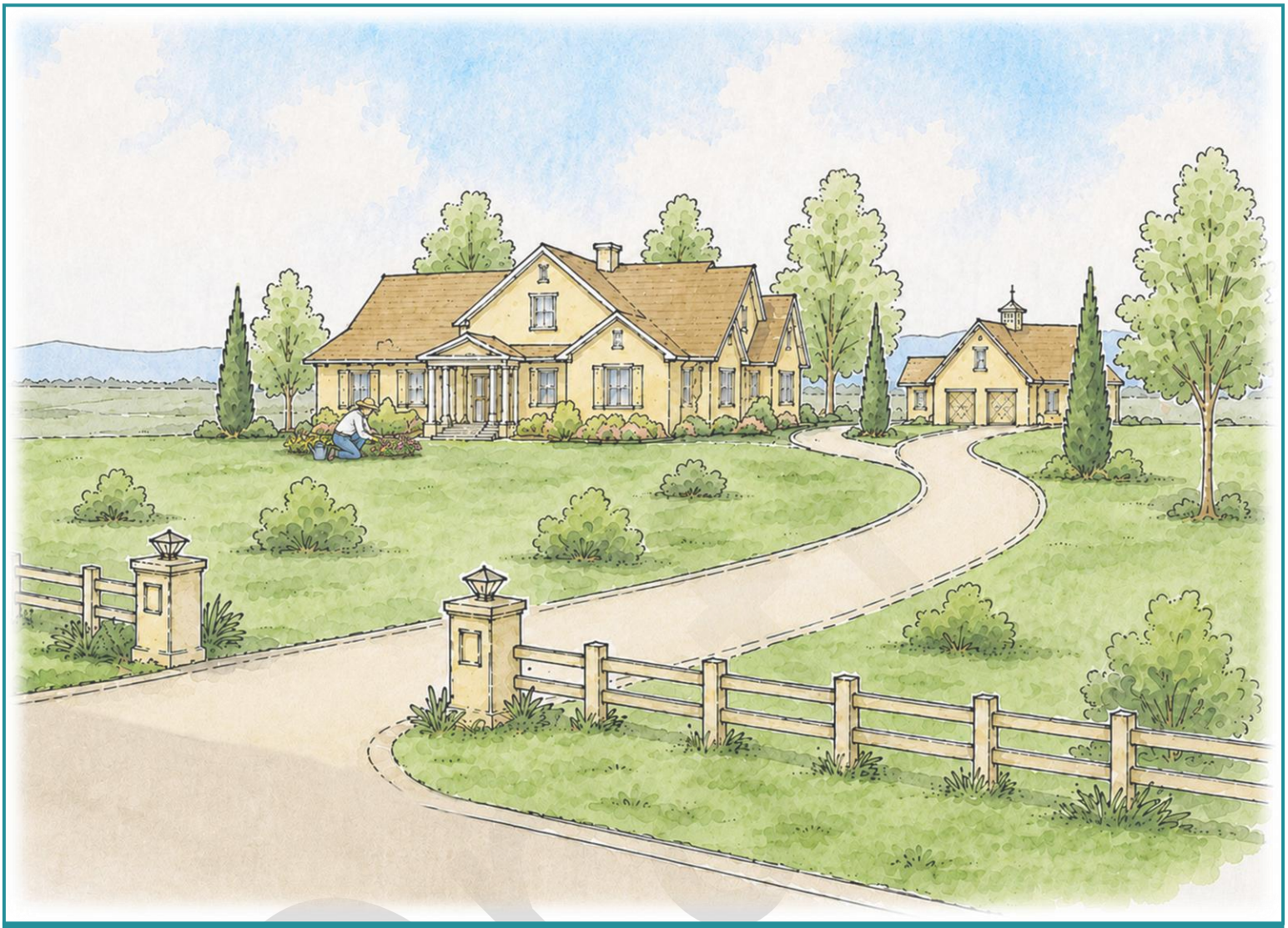
There are no *Historical Resources Act* requirements associated with Provincially Designated Historic Resources; however, the proponent must comply with Standard Requirements under the *Historical Resources Act*: Reporting the Discovery of Historic Resources, which are applicable to all land surface disturbance activities in the Province.

Proposed Development Location:

MER	RGE	TWP	SEC	LSD List
4	28	16	15	13
4	28	16	16	9-10,15-16
4	28	16	22	4

Documents Attached:

Document Name	Document Type
draft land use concept	Illustrative Material



APPENDIX G:

RELEVANT TECHNICAL STUDIES FROM FORMER LANCASTER LANDING ASP

D2S Farms Ltd.
Box 218
Okotoks, Alberta
T1S 1A5

Phase I Environmental Site Assessment

Portion of N.E. of 16-16-28 W4M

Nanton, Alberta

October 16, 2007

DEAN Associates Ltd.

DEAN Job #DCT001

Project Sponsor:
David Thompson & Steven Buck

David Thompson & Steven Buck
2 - copies

DEAN Associates Ltd.
1 – copy

CONFIDENTIAL

Executive Summary

DEAN Associates Ltd. (DEAN) conducted a phase I Environmental Site Assessment (ESA) on October 16, 2007 on a portion of N.E. of 16-16-28 W4M (124.43 acres), bordering the northwest corner of the Town of Nanton, Alberta (the Site).

The Site has been owned by James & Julia Brown of Nanton, Alberta since 1987 and has been utilized as cultivated farm land. To the North of the Site is a rural road and then pasture land, to the East is the Town of Nanton, to the South is cultivated land and to the West is cultivated land. The land is presently being annexed into the Town of Nanton.

The Site has not been previously developed. There are no records of oil and gas drilling or any environmental spills having occurred on the Site. No obvious environmental concerns were observed during the Site visit.

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1. Introduction 1
1.1 Objective and Scope of Work 1
2. Background 2
2.1 Operational History 2
2.2 Desktop Review 2
2.3 Site Setting 2
3. Site Visit 2
4. Investigation Results 3
5. Limitations 3
6. Summary 3
7. Closure 4

List of Appendices

Appendix A – Town of Nanton Amended Public Notice
Appendix B – Land Titles
Appendix C – Air Photos
Appendix D – Water Well Drilling Reports

1. Introduction

DEAN Associates Ltd. (DEAN) was contracted by David C. Thompson of D2S Farms Ltd. to conduct a phase I ESA on a portion of N.E. of 16-16-28 W4M (124.43 acres), bordering the northwest corner of the Town of Nanton, Alberta. This cultivated property is presently being annexed into the Town of Nanton as illustrated in Appendix A.

1.1 Objective and Scope of Work

The objective of the proposed phase I ESA was to provide an overview of possible environmental issues at the Site, based on information collected from the desktop review and site visit. The phase I ESA is a tool to enable an informed management decision regarding a property transaction.

The scope of the work for the phase I ESA included the following tasks:

- Conduct a desktop review of maps, air photos, property-use records (Land Titles etc.), property survey, any prior phase I ESA reports, any available geological or geotechnical reports, regulatory information (spills report etc.), and any other documents relating to the Site and the adjacent properties;
- Talk with the Site owner discussing current operations, improvements, previous third party reports, property transactions, intended use of information collected, time constraints and obtain contact information for historical uses;
- Review of the desktop phase I information gathered in order to carry out a site visit in an efficient manner;
- Compose a clear and concise written report listing all limitations and summarizing the findings.

2. Background

2.1 Operational History

A Historical Land Title Search dating back to 1987 shows that the Site has been owned by James & Julia Brown of Nanton, Alberta for the duration of the title search. The Site has been utilized as cultivated farm land. Land Title Certificates can be found in Appendix B.

2.2 Desktop Review

The air photos confirm that the Site has not previously been developed and do not appear to show any environmental concerns. A series of air photos back to 1962 can be found in Appendix C.

A search of AbaData from Abacus Datagraphics Ltd., shows that there has not been any oil or gas drilling on the Site and there are no spills reported in the Energy Utilities Board (EUB) environmental records.

The Alberta Environment Groundwater Information System indicates that a total of 8 water wells have been drilled on the Site. The drilling reports can be found in Appendix D.

2.3 Site Setting

The Site borders the northwest corner of the Town of Nanton, Alberta and is presently a cultivated field. The topography is rolling with drainage to the north east.

3. Site Visit

The Site is a cultivated field that borders on the northwest corner of the Town of Nanton, Alberta.

Neighbouring properties are:

- To the north – rural road and then pasture land;

- To the east – Town of Nanton, Alberta;
- To the south – cultivated land;
- To the west – cultivated land.

4. Investigation Results

No environmental concerns were identified during the desktop review or during the Site visit.

5. Limitations

- DEAN staff can only report on the information that was collected, what was observed on the Site and the answers to the questions DEAN asked the neighbors.

- DEAN conducted limited investigation of neighboring properties out of respect for their privacy.

6. Summary

DEAN staff completed a phase I ESA on behalf of C2S Farms Ltd. on October 16, 2007, on a portion of N.E. of 16-16-28 W4M (124.43 acres), bordering the northwest corner of the Town of Nanton, Alberta. DEAN staff did not physically observe any environmental concerns at the Site.

7. Closure

The information presented in this document was compiled and interpreted exclusively for the purposes stated in the document. DEAN provided this report for D2S Farms Ltd. solely for the purpose noted above.

DEAN has exercised reasonable skill, care and diligence to assess the information acquired during the preparation of this report, but makes no guarantees or warranties as to the accuracy or completeness of this information. The information contained in this report is based upon, and limited by, the circumstances and conditions acknowledged herein, and upon information available at the time of its preparation. The information provided by others is believed to be accurate but cannot be guaranteed.

DEAN does not accept any responsibility for the use of this report for any purpose other than that stated, and does not accept responsibility to any third party for the use in whole or in part of the contents of this report. Any alternative uses, including that by a third party, or any reliance on, or decisions based on this document, are the responsibility of the alternative user or third party.

Any questions concerning the information or its interpretation should be directed to Grahame Booth at DEAN Associates Ltd.

Grahame Booth, Env. Technologist
Prepared Report

cc. Principle, Simone Mersereau

McINTOSH•LALANI ENGINEERING LTD.

April 18, 2008

Dean Associates Ltd.
#201, 1289 Highfield Crescent S.E.
Calgary, Alberta
T2G 5M2

M•L 3765

Attention: Ms. Simone Mersereau

Dear Simone:

Subject: Nanton Northwest
Groundwater Monitoring
Nanton, Alberta

McIntosh•Lalani Engineering Ltd. (M•L) has completed a six month groundwater monitoring program on the above noted site.

As per the City of Calgary Guidelines, weeping tile is required where the Lowest Top of Footing is less than 2.1 m above the seasonally adjusted water table.

The groundwater readings can be seen in Table No. 1, attached.

Due to the shallow groundwater conditions, we recommend that all lots in this development consisting of below grade development be equipped with weeping tile drains at footing elevation.

Due to the environmentally low impact nature of the development, additional groundwater readings should be obtained during spring and summer months to determine non corrected maximum groundwater elevations.

We trust the enclosed meets with your present requirements. Should you have questions please contact our office.

Respectfully submitted,
McIntosh•Lalani Engineering Ltd.

Masude Alam

/clc
Encl.

Marty D. Ward, P.Eng.
Senior Project Engineer

Bay 10, 4604 - 13th Street N.E., Calgary, Alberta T2E 6P1
Telephone (403) 291-2345 Fax (403) 291-2356

Table No.1-Nanton North West Groundwater Measurements

		Water Level Readings						
Borehole	Date	2-Nov-07	18-Dec-07	23-Jan-07	21-Feb-07	25-Mar-07	Depth to G.W Elev.	G.W Elevation
	Correction	0.3	0.9	1.12	1.22	1.2		
1	As Read	2.43	2.46	2.63	2.74	2.77	1.51	1035.31
	Corrected	2.13	1.56	1.51	1.52	1.57		
2	As Read	2.37	2.5	2.58	2.63	2.66	1.41	1033.7
	Corrected	2.07	1.6	1.46	1.41	1.46		
3	As Read	1.69	1.8	1.87	1.88	1.74	0.54	1032.72
	Corrected	1.39	0.9	0.75	0.66	0.54		
4	As Read	1.48	1.41	1.53	1.55	1.39	0.19	1032.14
	Corrected	1.18	0.51	0.41	0.33	0.19		
5	As Read	0.85	1	Dry	Dry	Dry	0.1	1030.61
	Corrected	0.55	0.1					
6	As Read	0.95	0.98	1.17	1.19	1.12	0	1032.55
	Corrected	0.65	0.08	0.05	0	0		
7	As Read	2.25	2.35	2.72	2.49	2.46	1.26	1033.9
	Corrected	1.95	1.45	1.6	1.27	1.26		
8	As Read	1.85	2	2.12	2.2	2.17	0.97	1035.11
	Corrected	1.55	1.1	1	0.98	0.97		
9	As Read	2.41	2.5	2.61	2.71	2.73	1.49	1035.89
	Corrected	2.11	1.6	1.49	1.49	1.53		
10	As Read	1.22	1.32	1.38	1.47	1.39	0.19	1037.43
	Corrected	0.92	0.42	0.26	0.25	0.19		
11	As Read	2.14	2.56	2.42	2.54	2.58	1.3	1039.27
	Corrected	1.84	1.66	1.3	1.32	1.38		
12	As Read	1.94	1.89	2.2	2.3	2.24	0.99	1037.37
	Corrected	1.64	0.99	1.08	1.08	1.04		
13	As Read	2.57	2.8	2.77	2.86	2.92	1.64	1036.77
	Corrected	2.27	1.9	1.65	1.64	1.72		
14	As Read	3.18	3.42	3.37	3.45	3.53	2.23	1035.75
	Corrected	2.88	2.52	2.25	2.23	2.33		
15	As Read	2.73	2.86	2.96	3.04	3.07	1.82	1034.42
	Corrected	2.43	1.96	1.84	1.82	1.87		
16	As Read	2.42	2.58	2.68	2.82	2.85	1.56	1038.29
	Corrected	2.12	1.68	1.56	1.6	1.65		

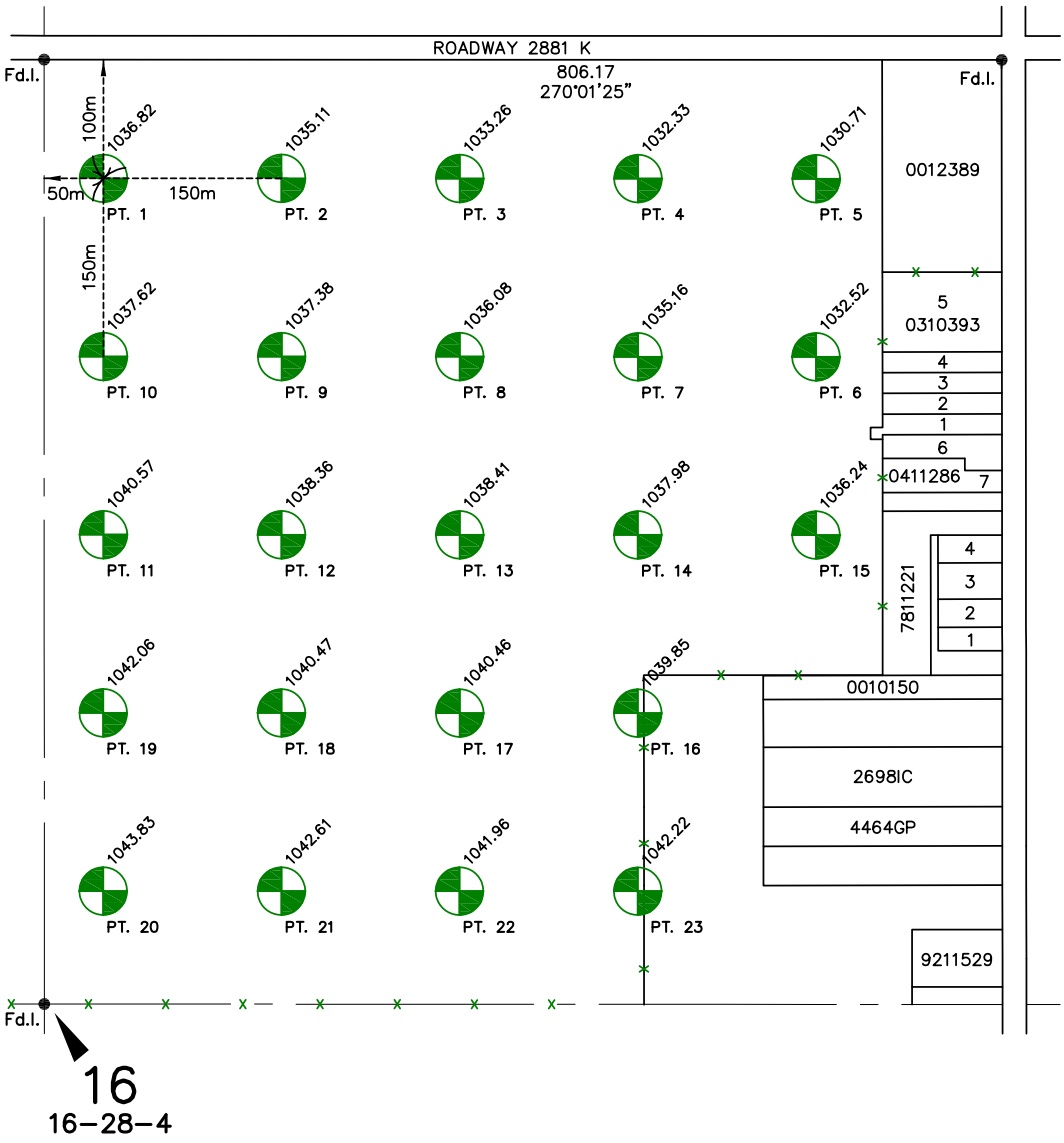
Table No.1-Nanton North West Groundwater Measurements

17	As Read	3	3.2	3.4	3.52	3.66	2.28	1038.18
	Corrected	2.7	2.3	2.28	2.3	2.46		
18	As Read	2.76	2.83	3.03	3.14	3.24	1.91	1038.56
	Corrected	2.46	1.93	1.91	1.92	2.04		
19	As Read	2.64	2.72	2.93	3.04	3.12	1.81	1040.25
	Corrected	2.34	1.82	1.81	1.82	1.92		
20	As Read	2.98	2.89	3.23	3.34	3.43	1.99	1041.84
	Corrected	2.68	1.99	2.11	2.12	2.23		
21	As Read	3.53	3.65	3.86	4	4.16	2.74	1039.87
	Corrected	3.23	2.75	2.74	2.78	2.96		
22	As Read	Dry	3.56	3.39	3.39	3.57	2.17	1039.79
	Corrected		2.66	2.27	2.17	2.37		
23	As Read	3.17	3.28	3.33	3.36	3.41	2.14	1040.08
	Corrected	2.87	2.38	2.21	2.14	2.21		

BOREHOLE LOCATION PLAN

IN THE NE1/4 SEC 16 TWP 16 RGE 28 W4M

1028.829
ASCM
810804



16
16-28-4

TOWN OF NANTON

DATUM: ASCM 810804
GEODETIC ELEVATION = 1028.829

(POINTS ESTABLISHED ON A 150m X 150m GRID.)

SCALE 1:5000 0 25 50 100 200
SURVEY MONUMENTS FOUND SHOWN THUS:
SURVEY MONUMENTS PLACED SHOWN THUS:
BOREHOLES SHOWN THUS:

No.	REVISION	YY/MM/DD
0	ORIGINAL ISSUE	07/10/17

Matrix Surveys Ltd.
Phone (403)286-2621 Fax (403)286-6632

JOB # 710012
DWG # 710012
SHEET 1 OF 2

LINE LOCATES AT BOREHOLE POINTS 1 – 23

IN THE NE1/4 SEC 16 TWP 16 RGE 28 W4M



SWEPT FOR PIPES IN 4 DIRECTIONS:

N – S

E – W

NE – SW

NW – SE

THIS PLAN REPRESENTS THE BEST INFORMATION AT THE TIME OF SURVEY. MATRIX SURVEYS LTD. AND ITS EMPLOYEES TAKE NO RESPONSIBILITY FOR LOCATION OF ANY BURIED FACILITIES, WHETHER SHOWN ON OR OMITTED FROM, THIS PLAN.

SWEPT FOR ANY METAL CONTAMINANTS WITHIN A 5m ZONE.

DETAIL NOT TO SCALE

SURVEY MONUMENTS FOUND SHOWN THUS: ●

SURVEY MONUMENTS PLACED SHOWN THUS: ○

BOREHOLES SHOWN THUS: ⊕

No.	REVISION	YY/MM/DD
0	ORIGINAL ISSUE	07/10/17

Matrix Surveys Ltd.
Phone (403)286–2621 Fax (403)286–6632

JOB # 710012

DWG # 710012

SHEET 2 OF 2

WorleyParsons Komex
resources & energy

Environment & Water Resources
Suite 100, 4500 - 16 Avenue NW
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worleyparsons.com

10 March 2008

Proj. No.: C67540000
File Loc.: Calgary

Mr. Grahame Booth
Dean Associates Ltd.
#201-1289 Highland Crescent SE
Calgary, Alberta
T2G 5M2

Dear Grahame:

RE: NANTON WETLAND CLASSIFICATION

1. INTRODUCTION

Dean Associates Ltd. retained WorleyParsons Komex to conduct a desktop review of the classification of a wetland in a proposed housing development at LSD 16-16-28-W4M, west of Nanton, AB (Figure 1).

2. METHODS

To conduct the desktop review, air photos of the area were examined that ranged over a number of years (1962 – 2005) and were taken at various points during the year (April – September). In addition, two sets of stereographic pairs of air photos were reviewed (May 2005 and September 1993) to examine the contouring of the area.

To classify the wetland, two classification systems were used. They are the Stewart and Kantrud Wetland Classification System, which was developed primarily for prairie and parkland wetlands (Stewart and Kantrud 1971) and the Alberta Wetland Inventory, developed to define wetlands in Alberta (Halsey and Vitt 1997).

3. RESULTS

Based on air photo interpretation, the wetland was classified as:

3.1 Stewart and Kantrud Wetland Classification System

The wetland is considered a Class III (seasonal ponds and lakes) wetland. In a Class III wetland, shallow marsh vegetation typically occurs in the deepest zone and is usually dry by midsummer. Vegetation is dominated by emergent wetland grasses, sedges and rushes. Air photos indicate the area does generally dry up by late summer, however in some years, the wetland has remained in

place. This could be a result of increased precipitation during the spring season and/or increased snow melt.

3.2 Alberta Wetland Inventory (AWI) Classification

Based on AWI classification, the wetland is considered a graminoid-dominated open marsh (code: MONG). Marshes are distinguished from bogs and fens by their lack of tree and shrub cover. Marshes are associated with fluctuating water levels that are a result of frequent flooding.

4. CONCLUSIONS

The wetland in the area of development is considered a seasonal marsh that is surface water fed, forms in spring due to snow melt and precipitation and generally dries by mid to late summer.

5. REFERENCES

Halsey L. and D. Vitt. 1997. Alberta Wetland Inventory Standards. Version 1.0. Devonian Botanical Garden and Department of Biological Sciences, University of Alberta, Edmonton, AB.

Steward, R.E. and H.A. Kantrud. 1971. Classification of natural ponds and lakes in the glaciated prairie region. U.S. Fish and Wildlife Service, Resource publication 92. 57pp.

Sincerely,
WorleyParsons Komex

Melissa Moss

Melissa Moss, M.Env.Sc., BIT
Staff Ecologist



Wellheads
- Abandoned Wellhead
- Suspended Gas Wellhead
- Suspended Oil Wellhead
- Flowing Gas Wellhead
- Location Wellhead
- Flowing Oil Wellhead
- Miscellaneous Wellhead
- Water Wellhead
- Well Downhole Location
- [L] Newly Licenced Well
- [S] Newly Spudded Well

High Pressure Pipelines
- Gas Pipeline
- Oil Pipeline
- Water Pipeline
- LVP/HVP Pipeline
- Foreign Pipeline (Only when a company is specified.)

Low Pressure Pipelines
- Gas Co-op Pipeline

N

Environment & Water Resources

DEAN ASSOCIATES LTD.
WETLAND CLASSIFICATION

LOCATION OF WETLAND 16-16-28-W4M

WorleyParsons Komex
resources & energy

11-MAR-08	date	T.G.	edited by	T.G.	drawn by	M.M.	app by

PREPARED SOLELY FOR THE USE OF OUR CLIENT AS SPECIFIED IN THE ACCOMPANYING REPORT. NO REPRESENTATION OF ANY KIND IS MADE TO OTHER PARTIES WITH WHICH WORLEYPARSONS KOMEX HAS NOT ENTERED INTO A CONTRACT.

PROJECT NUMBER: C67540000

FIGURE: 1

FILE: N:\PROJECTS\67540000\ArcGIS\MXDs\SiteLocation.mxd Issued By: Calgary GIS