

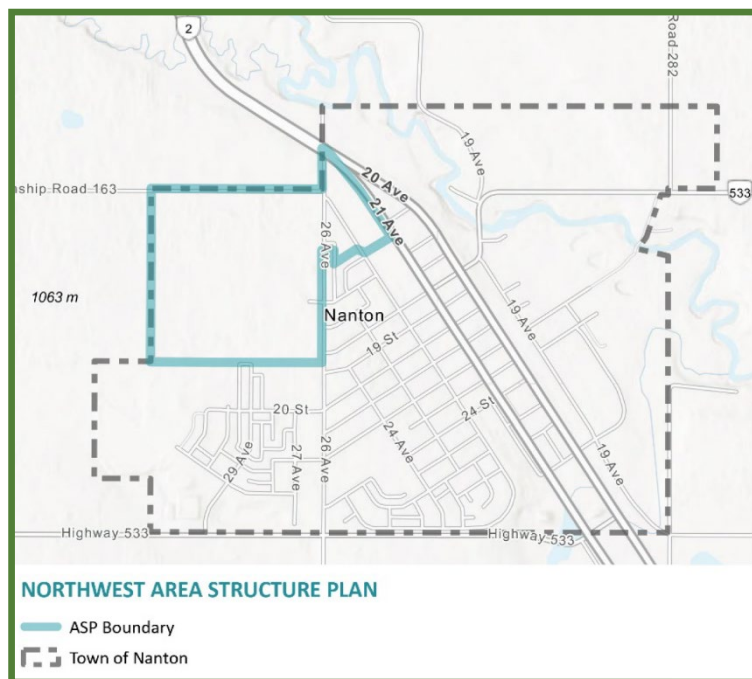
NORTHWEST

Area Structure Plan

What You Need to Know

The Northwest Area Structure Plan (ASP) covers approximately 185 acres (75 hectares) on the northwest edge of Nanton, between Township Road 163, the Westview neighbourhood, 26 Avenue and the MD of Willow Creek boundary.

The ASP brings together a range of housing densities, commercial opportunities, and parks and open space, linked by roads and pathways within the plan area connecting to Nanton's existing neighbourhoods.



What is an ASP?

An Area Structure Plan is a long-range planning document, adopted by Council as a bylaw under Section 633 of the *Municipal Government Act* (MGA). It provides a framework for future subdivision and development of a specific area and describes the general:

- **Land uses** proposed (residential, commercial, mixed use, parks and open space)
- **Density** of population
- **Sequence** of development (phasing)
- **Location of major roads and utilities** (water, sewer and stormwater)

An ASP does **not** approve any development, change any land's designation, or require landowners to do anything. It sets the vision and the rules that future development must follow. Maps in the ASP are conceptual, and details are refined as projects come forward.

What is planned for the area?

At full build-out, the plan area could be home to an estimated 1,272–1,646 people. Based on roughly 107 acres of net developable land, the following distribution of land uses is expected:



78% Housing

low/medium density residential (46%), high density (11%) and estate lots (21%)



13-22% Commercial and mixed-use development:

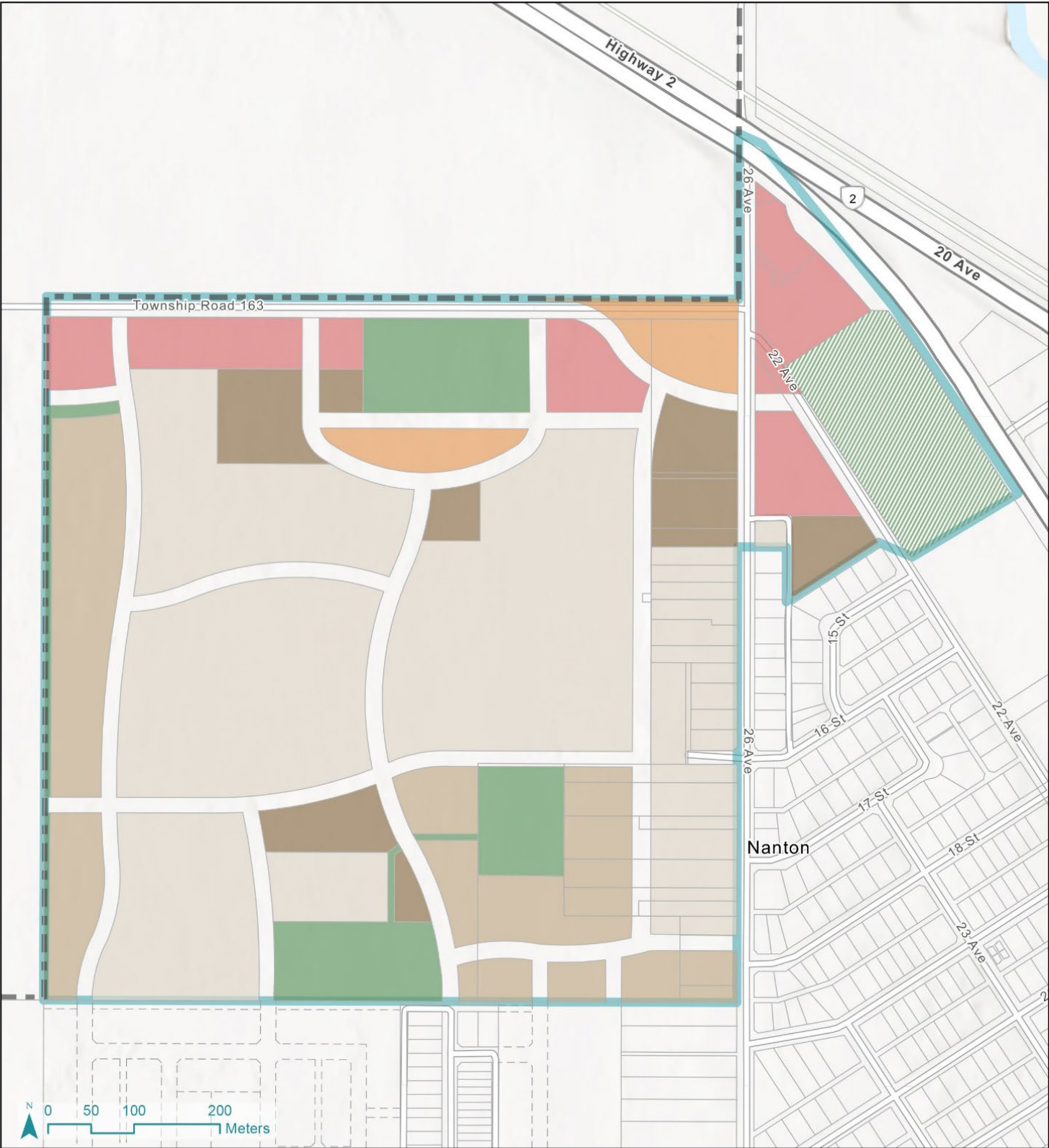
commercial (8%), mixed use (5%) and future commercial on the ball diamond site (9%), which adds local services and strengthens the Town's non-residential tax base.



Parks and trails:

approximately 14 acres for parks, trails, open space and stormwater ponds, linked by pathways and distributed throughout the residential and commercial development areas.

This reflects public feedback gathered at the beginning of the NW ASP project. Residents value Nanton's small-town character, prefer low density housing as the main use, and are enthusiastic about pathways and walkability.



NORTHWEST AREA STRUCTURE PLAN

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



What happens after the ASP is adopted?

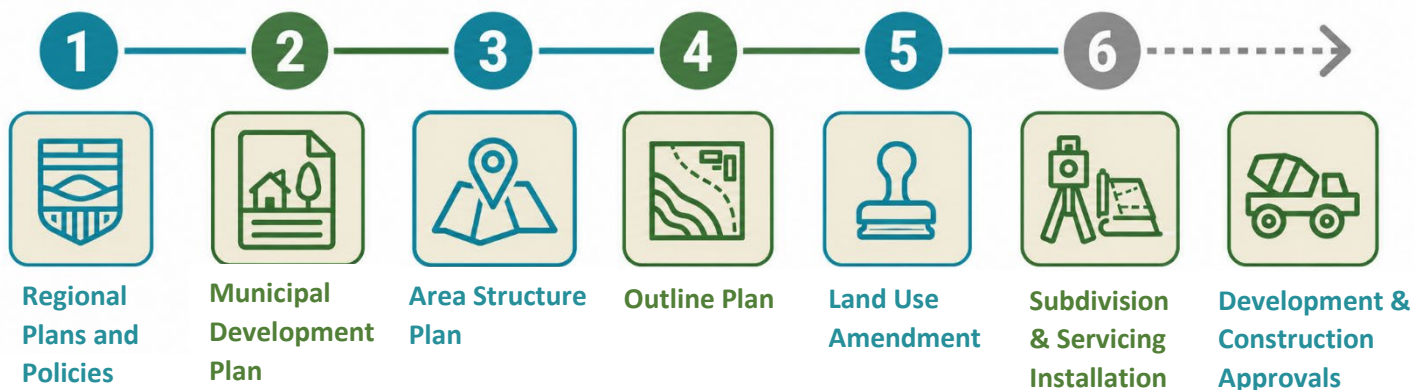
Adoption is only the first step. Before anything is built, development moves through four stages:

1. **Outline Plan:** a more detailed plan for land uses, roads, parks and servicing, for one or more phases within the ASP are reviewed by Town staff and referred to agencies and the MD of Willow Creek. The proposed Outline Plan will be posted on the Town's website for at least two weeks of public feedback before Council decides whether to accept it at a Council meeting.
2. **Land use redesignation:** a Land Use Bylaw amendment, with a public hearing, is required to redesignate lands to align with the proposed development. Generally, this cannot be approved until an Outline Plan is accepted. First reading of the amending bylaw can occur at the same meeting Council considers the Outline Plan.

Further details on the Outline Plan and Land Use Redesignation process are included within [Appendix B](#) of the ASP.

3. **Detailed subdivision design:** lots, roads and utilities are designed in detail and the subdivision is applied for.
4. **Development:** construction on individual lots can be considered once lots are created and servicing is in place. Development may only occur in accordance with the Town's Land Use Bylaw and the National Building Code (AE) and will require a development permit and safety codes approvals.

The ASP should therefore be understood as a planning roadmap, not a construction schedule. It is intended to help Council, landowners, developers, residents, and the public understand the long-term vision for the area before more detailed planning, engineering, and development approvals occur.



How will the Town ensure there is enough water and sewer capacity?

Infrastructure capacity is studied at every step. The ASP identifies that some upgrades are needed to municipal infrastructure to facilitate development. Each Outline Plan must include a detailed servicing study to determine whether the development triggers upgrades or can be supported within existing capacity at the time it is being studied.

- **Water:** the Town's water license and water treatment plant can currently support this area's expected demand. The Town also considers growth elsewhere in town at each application.
- **Sewer:** the wastewater plant has capacity, but parts of the pipe network leading to it are undersized, so a new sanitary trunk main will be needed. Whether or not some development can be supported by existing infrastructure requires further study at the Outline Plan stage.
- **Stormwater:** two stormwater ponds are proposed. Designs must keep runoff at the pre-development release rate and preserve existing drainage paths where possible.
- **Cost:** developers pay for the infrastructure their development requires. The Town continues to explore grant opportunities to help fund improvements and may also use off-site levies or cost-sharing agreements to facilitate development.

When will development occur?

There is no set timeline. Development is **entirely developer-driven and influenced by market demand**. The Town does not build homes or require landowners to develop. The ASP provides the framework and certainty for how the area can grow, but nothing is built until a landowner or developer decides the timing is right and brings forward the required applications. The ASP anticipates gradual build-out over 50 years or longer, generally following the phasing in the plan, which is based on how infrastructure can be extended.

What is happening to the baseball diamonds?

The baseball diamonds are **identified for possible future redevelopment** contemplated with a new connection to Highway 2. There are no plans to do so at this time. If redevelopment is considered, an Outline Plan would be required and would address the Highway 2 service road and stormwater management, since the baseball diamonds currently collect runoff in heavy rain.

How will roads and traffic change?

Traffic safety on 26 Avenue and at Highway 2 was a key concern in public engagement.

- A connected network of collector and local roads is planned with detailed road layouts set out at each Outline Plan.
- A Traffic Impact Assessment (TIA) will be utilized, when appropriate, at the Outline Plan stage to understand how much traffic a development will add, how well nearby roads and intersections will handle it, and what improvements are needed and when. It answers traffic safety and congestion concerns with measured results rather than assumptions, and it ties road and intersection improvements to development as it actually proceeds.
- An earlier TIA for this area suggests improvements to the Highway 2 and 26 Avenue intersection are necessary, and signalization is necessary. A new TIA will confirm when this is needed based on more current data and the development proposed.
- Parts of Township Road 163 and 22 Avenue are proposed to be closed and realigned as phases proceed. To increase connectivity, this realignment has been proposed to allow for a connection to Highway 2 through the proposed redevelopment of the baseball diamonds and will allow anyone traveling on Township Road 163 a direct connection to Highway 2. A road through the baseball diamonds will only proceed if the baseball diamonds are relocated.

What does this mean for current landowners and residents?

The plan area has 35 parcels and 28 landowners, including homes along 26 Avenue.

- Adopting the ASP does not change any land's current designation, and no one is required to develop or sell.
- Existing approved uses remain in compliance with the plan and may be improved or expanded under the Land Use Bylaw.
- Land is redesignated only when an application is made and approved by Council through an amendment to the Land Use Bylaw.

Where are we in the process?



How can I have a say?

Your participation provides a valuable contribution to the process of finalizing the ASP. There are a variety of ways that you can participate.



Attend the open house to learn more about the proposed NW ASP



Ask questions and discuss the Plan with the Planning Team.



Provide Feedback at the open house or through the Town's website.

Your feedback on the draft NW ASP will be provided to Council for their consideration before the final bylaw is presented for first reading and commencement of the bylaw adoption process.

Following first reading, a Public Hearing will be scheduled that will allow any persons (5 min) or groups (10 min) who wish to be heard the opportunity to present to Council. When the Public Hearing date is set, it will be advertised for two weeks on the Town's website.

Online



You can view the draft bylaw and provide feedback online at <https://www.nanton.ca/government/public-notices/northwest-asp>. Comments will be accepted until November 9, 2026.

If you have any questions or require additional information, please do not hesitate to contact:



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Open House



October 29, 2026
6:30-8:00 PM



Nanton Curling Club Lounge

*Tom Hornecker
Recreation Centre –
2122 18 Street*

We value your input and look forward to hearing your thoughts on the proposed NW ASP.