



NANTON NOTIFIED

November-December 2024

Mayor: Jennifer Handley
 Councillors: Dave Mitchell, John Dozeman, Ken Sorenson, Roger Miller, Victor Czop

Licenses		
Business Licenses & Dog Licenses EXPIRE December 31, 2024	Recycling & Garbage Please do not place organic or composting/yard materials in the recycling & garbage bins. Please remember to place bins 1 meter apart , especially around vehicles.	
Town Office	Business Licenses	
OPEN 8:30am-4:00pm Monday to Friday 1-877-365-3901 Closed on statutory holidays	Invoices will be mailed out in early January. Due date is January 31, 2025 to avoid penalties.	
Website		
www.nanton.ca	Snow Removal Information	
Garbage & Recycling	All Property Owners and/or Occupants are encouraged to review Section 18 of Bylaw #1327 regarding snow removal requirements.	
Monday mornings	Section 18.4: A person shall not deposit snow, ice, debris or other materials upon any Highway, Town property or any property that is not their own. (nanton.ca/DocumentCenter/View/161/1327-Nanton-Traffic-Bylaw).	
Yard Waste	For residents that have rear laneway garages, please consider parking your vehicles in front of your home (off street if possible) ahead of / during any big snowfall events this winter. Laneways/alleys are not a top priority for snow removal and their clearing could be delayed if there is a major accumulation of snow throughout town.	
Yard Waste area closed for the winter season as of November 12, 2024 — <i>subject to change / weather dependent.</i> Dump Gump operates the Recycling Centre. Fees may apply. Contact them at 1.403.336.5012.	Reminder to residents to keep the alley behind your house clear of all materials, vehicles, etc. When snow removal is required during the winter months the town needs to clear alleys for resident travel and will not be held accountable for any damage incurred to property that is placed in the alley way.	
Council Meetings	Sidewalk snow and ice clearance is a <u>property owner/occupant responsibility</u> that may be enforced by our Peace Officer.	
First & third Monday of the month @THRC Council Chambers, 2nd floor, @ 7pm. Regular Meetings are open to the Public.	For more information on snow removal: https://www.nanton.ca/371/Snow-Removal	
Follow us on Facebook		
https://www.facebook.com/TownofNanton/		
Office Closures		
November 11, 2024 December 25, 2024 December 26, 2024		

ANNUAL BUDGET DELIBERATIONS

Budget deliberations for Capital & Operating budgets for next year take place during the Fall and Winter. Contact the Town Office if you wish to make representations or submit written ideas to Council or the Finance Committee on the following matters:

TAX & UTILITIES POLICY

CAPITAL PRIORITIES

OPERATIONAL PRIORITIES

LOCAL SERVICES

CONTRIBUTION GRANTS

ASSETS AND RESERVES

**IF YOU WANT TO TALK ABOUT NEXT YEAR'S TAXES OR BUDGET,
DON'T WAIT UNTIL NEXT YEAR TO LET US KNOW!**

NANTON



We're approaching the time when we really need to hear from our clubs, societies and service organizations about any requests pertaining to the operating or capital budget for 2025. Please contact the Town Office if there is an 'ask' of Council for this year.

Don't wait until April!

Remembrance Day

A ceremony of Remembrance will be held at the Nanton Cenotaph commencing at 10:55 am on Monday, November 11, 2024 *only*. There will not be a program presented in the Nanton Community Centre. Remembrance wreaths will be presented/placed by the various groups/clubs as in pre-pandemic times.

The Nanton Legion has again secured "euroPRODUCTIONS - David Gale" to video/live stream this service to the Nanton Legion Facebook page; the Town of Nanton Facebook page; and, the Bomber Command Museum of Canada Facebook page. You are welcome to attend the service in person or from the comfort of your home.



Nanton Lights the Way

Nanton Lights the Way – the theme for Nanton's holiday season festivities – kicks off in November with the Distinctly Nanton Christmas Market on Nov 30th, late night shopping, the return of our holiday passport program with participating Chamber businesses, lighting competitions, and a new holiday tree decorating display. Check the Nanton Lights the Way page at www.visitnanton.com for details or follow the Nanton Lights the Way Facebook page. We encourage you to be a visitor in your own town by shopping and supporting local this season. Happy holidays from all of us at the Nanton & District Chamber of Commerce!

Here's to Christmas...
A time of Remembering.
A time of Loving.
A time for Giving.
A time of Believing.
A time of Gratitude.
A time to Slow Down
A time to Simplify.
A time of Magic.
A time of Peace.

OFFICE CLOSURES AND HOLIDAY HOURS

November 11 — CLOSED

Remembrance Day.

December 25 & 26 — CLOSED, **MERRY CHRISTMAS!**

January 1 — CLOSED, **HAPPY NEW**



UTILITY BILL PAYMENTS THROUGH TD BANK

Attention Residents of Nanton

We want to bring an important matter to your attention regarding utility and tax payments made through TD Bank's bill payment portal. Unfortunately, the Town of Nanton has not been receiving proper notifications for these transactions.

If you have made a payment but notice it has not been applied to your account when you receive your utility bill, please reach out to us at billing@nanton.ca. Include any backup information regarding your payment so we can assist you in applying it correctly.

Additionally, if you are a TD Bank customer, we kindly ask that you refrain from using their online bill payment feature for the time being. Instead, please consider making payments via e-transfer to billing@nanton.ca. You can also pay by cheque or set up a pre-authorized withdrawal for added convenience.

This issue has been ongoing for over six weeks, and while we can see the payments in our account, TD Bank has been unable to provide us with the names of those making the payments.

Thank you for your understanding and cooperation.

Non-Residential Assessment Sub Class

Businesses and / or property owners who want to take advantage of the Small Business Property Sub Class are eligible to be removed from the Vacant Non Residential Property Sub Class have until **January 31st, 2025** at the latest to submit a completed Statutory Declaration to the Town Office. Please contact us if you have any questions.

<https://nanton.ca/392/Non-Residential-Property-Tax-Changes>

New Utility Rates – Effective January 1, 2025 ** Subject to Change **

Starting in the new year, effective for the January/February billing, ratepayers will see increased utility rates. These rates (included in the Fees and Rates Bylaw #1381/23) are part of the Town's 5-year plan to ensure the sustainability of the Town's water and wastewater infrastructure. The new rates that will come into effect are as follows -

Water Rates:

Residential

\$64 flat fee +
\$0 on 0 to 18 m³ consumption
\$2.25/m³ on 18 to 36 m³ consumption
\$2.75/m³ on 36 to 45 m³ consumption
\$2.95/m³ over and above 45 m³

Commercial/Industrial

\$64 flat fee +
\$0 on 0 to 18m³ consumption
\$2.25m³ on 18 to 36m³ consumption
\$2.80/m³ on 36 to 45 m³ consumption
\$3.00/m³ over and above 45 m³

Wastewater Rates:

Residential

\$79 flat fee +
\$0 on 0 to 18 m³ consumption
\$2.25/m³ on 18 to 36 m³ consumption
\$2.75/m³ on 36 to 45 m³ consumption
\$2.95/m³ over and above 45 m³

Commercial/Industrial

\$79 flat fee +
\$0 on 0 to 18m³ consumption
\$2.25/m³ on 18 to 36m³ consumption
\$2.75/m³ on 36 to 45 m³ consumption
\$3.00/m³ over and above 45 m³

Stormwater Rates \$4.47

Solid Waste Rates \$17.94

Recycling Rates \$13.66

Message from the Mayor

Common Questions We Hear on the Street:

1. What can we do to increase housing, specifically rental properties and affordable options such as tiny homes or multi-residential units?

There's no denying that Nanton, like many municipalities, faces a shortage of rental units and attainable housing. Local business owners have expressed concerns about the availability of housing for their staff, many of whom commute from High River or even farther. It's challenging to retain employees who face long commutes. Increasing housing options not only helps employers but also supports young people looking to live independently, provides opportunities for downsizing, and offers homeowners a chance to offset their housing costs.

We've initiated several measures to make it easier for builders, employers, and homeowners to enter the rental market:

Land Use Bylaw Update: Last spring, we amended zoning regulations to allow all residential properties to develop secondary suites—whether basement, garage, or garden suites. While a development permit is still required, the rezoning step has been removed.

No Minimum Size for Homes: Our Land Use Bylaw does not impose a minimum square footage requirement. If someone wishes to develop a tiny home community, they can work with our development officer, Georgina, to explore this possibility.

Tax Incentives: We are also exploring property tax incentives for those who build or maintain rental properties. These discussions are still in the early stages, but stay tuned for updates.

If you have ideas for increasing housing options or rentals in town, we'd love to hear them! One success story is the office building behind the grocery store (Nanton Plaza), where the owner worked with Georgina to convert it into residential rental units.

2. What can we do to fill vacant storefronts in the commercial area?

It's no secret that several commercial spaces in town are unoccupied, and we'd all love to see them bustling with business. However, these are privately owned properties, and the Town cannot force owners to lease, sell, or open their buildings. While this can be frustrating for us, business owners, and residents alike, we've taken steps to address the issue:

Incentives for Property Improvement: We've implemented a bylaw that offers property tax incentives for commercial and industrial owners who improve the value of their properties. This can include new construction, building expansions, or cosmetic upgrades.

Vacancy Tax: Another bylaw allows us to increase property taxes by up to 200% for buildings deemed vacant by the bylaw and the property tax assessor.

We also encourage residents and fellow business owners to reach out to property owners, expressing how vital it is for the town's commercial core that these spaces be occupied. In addition, continue to support our existing businesses by shopping locally, sharing positive experiences with friends, and leaving online reviews to boost their visibility and success.

3. What's happening with the electronic billboards at the north and south entrances of Nanton?

The electronic sign on the southbound side has been removed due to the high costs associated with updates and maintenance. Administration is currently preparing a report for Council to weigh the costs of maintaining these signs against the benefits of keeping them.

These billboards have been a point of debate over the years—some residents appreciate them as valuable tools for promoting events and tourism, while others see them as unnecessary. If you have an opinion on whether the Town should continue maintaining these signs, we encourage you to share your thoughts with any member of Council.

Mayor Jennifer Handley

Kosy Korner Senior Centre

Kosy Korner Senior Centre invites all ages to come and visit new and old friends at the coffee hour every Friday morning from 10:00 am —11:30am. For more information, call 403.646.2384. Kosy Korner is located at 2211-20 Street. Also, if you are 55+, here's what you can enjoy at the Kosy Corner for \$30 per year:

Pool/Snooker, Darts, Work-out Exercise equipment — all of these run am/pm daily.

Plus they have certain dates/times of the week where one can play spades, crib, shuffleboard, canasta, bingo & bridge.

