



Town of Nanton

ENGAGEMENT SUMMARY

Northwest Area Structure Plan

2025

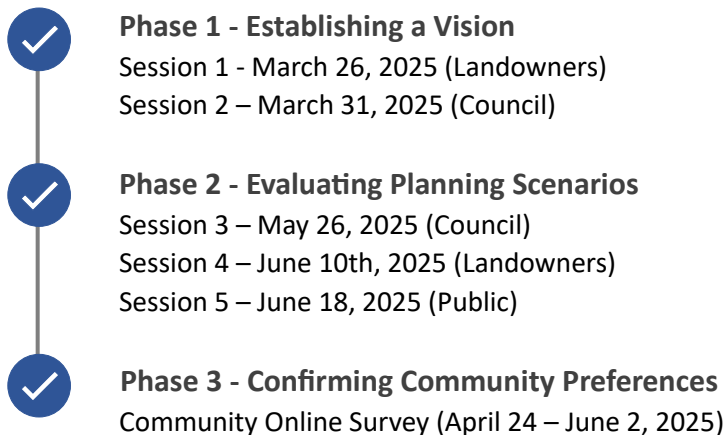
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1. Introduction

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:



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 However, the Lancaster ASP was repealed by Council in 2023, as it no longer reflected the Town’s updated vision for development, servicing, and infrastructure planning in the area.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.

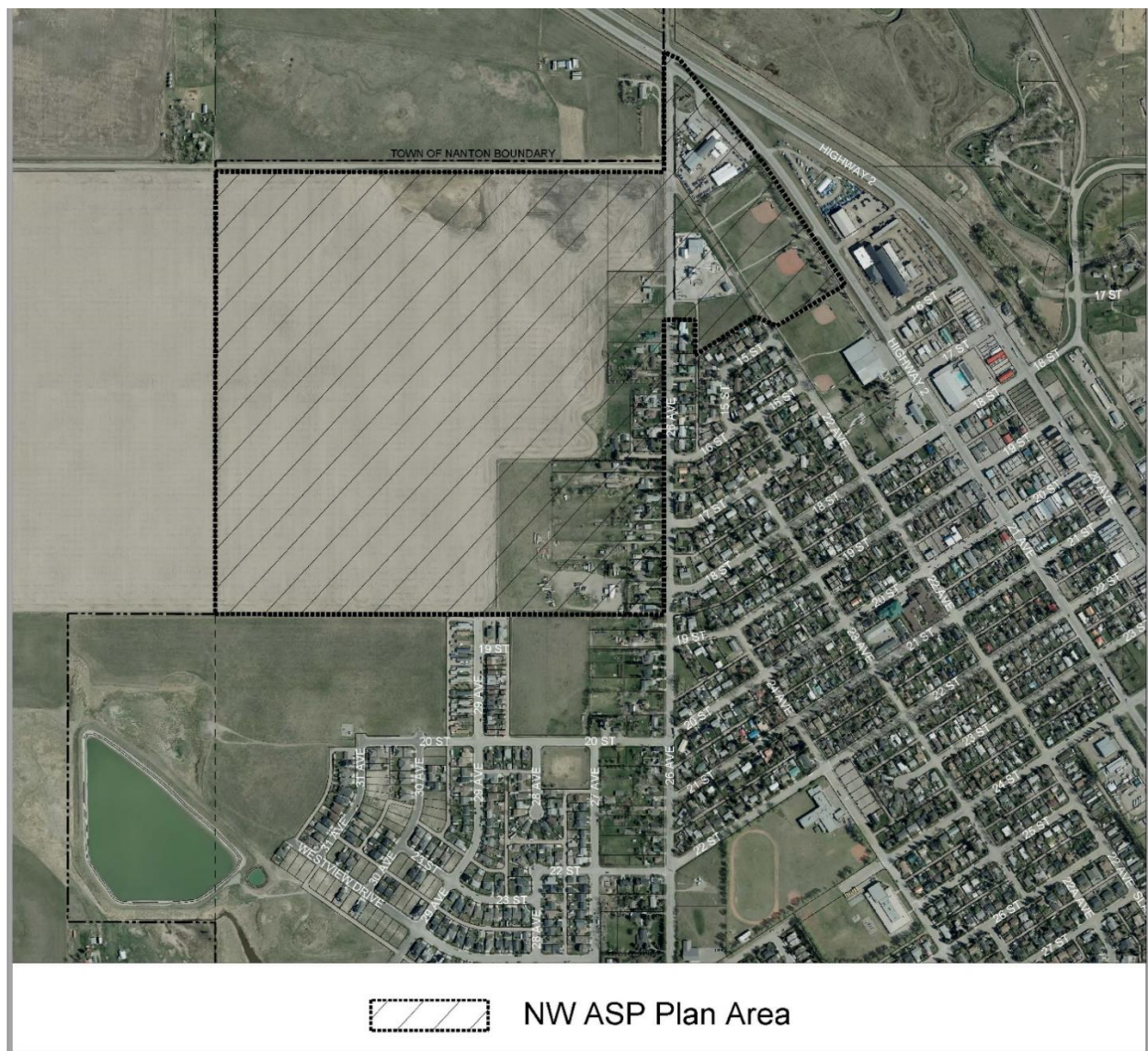


Figure 1 Northwest ASP Plan Area

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.

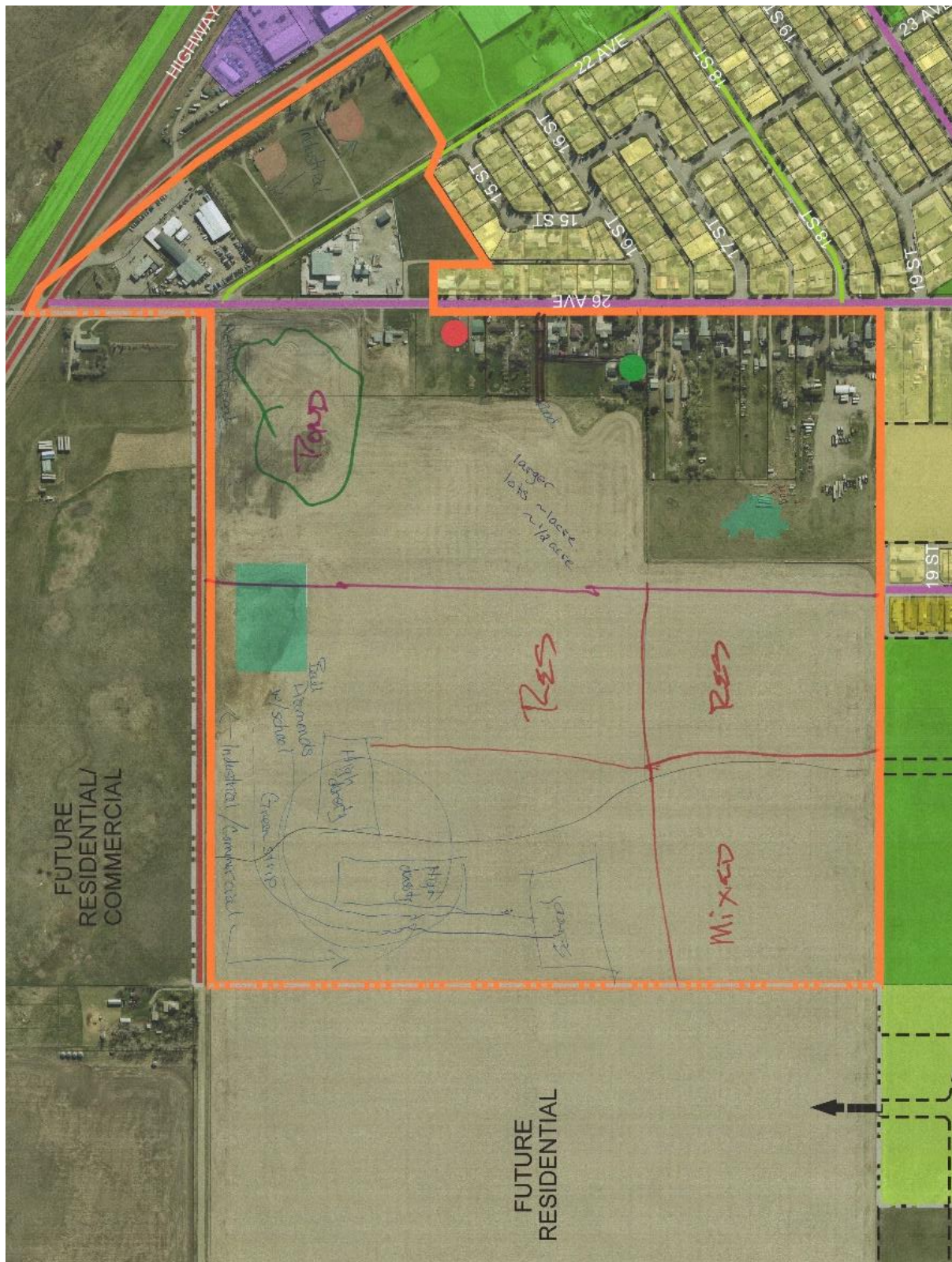


Figure 4 Table 3: Concept

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.

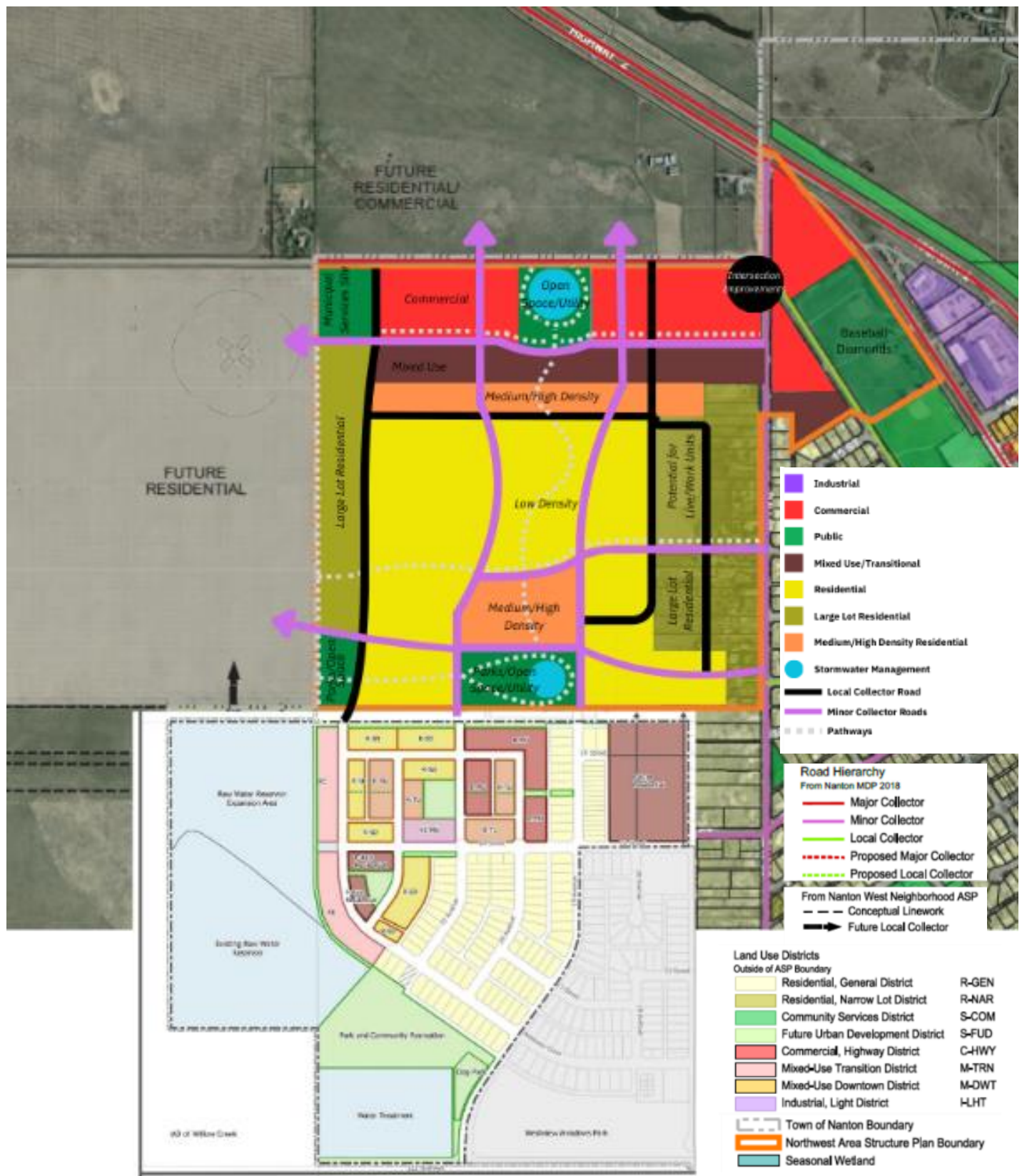


Figure 5 Council Concept

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.

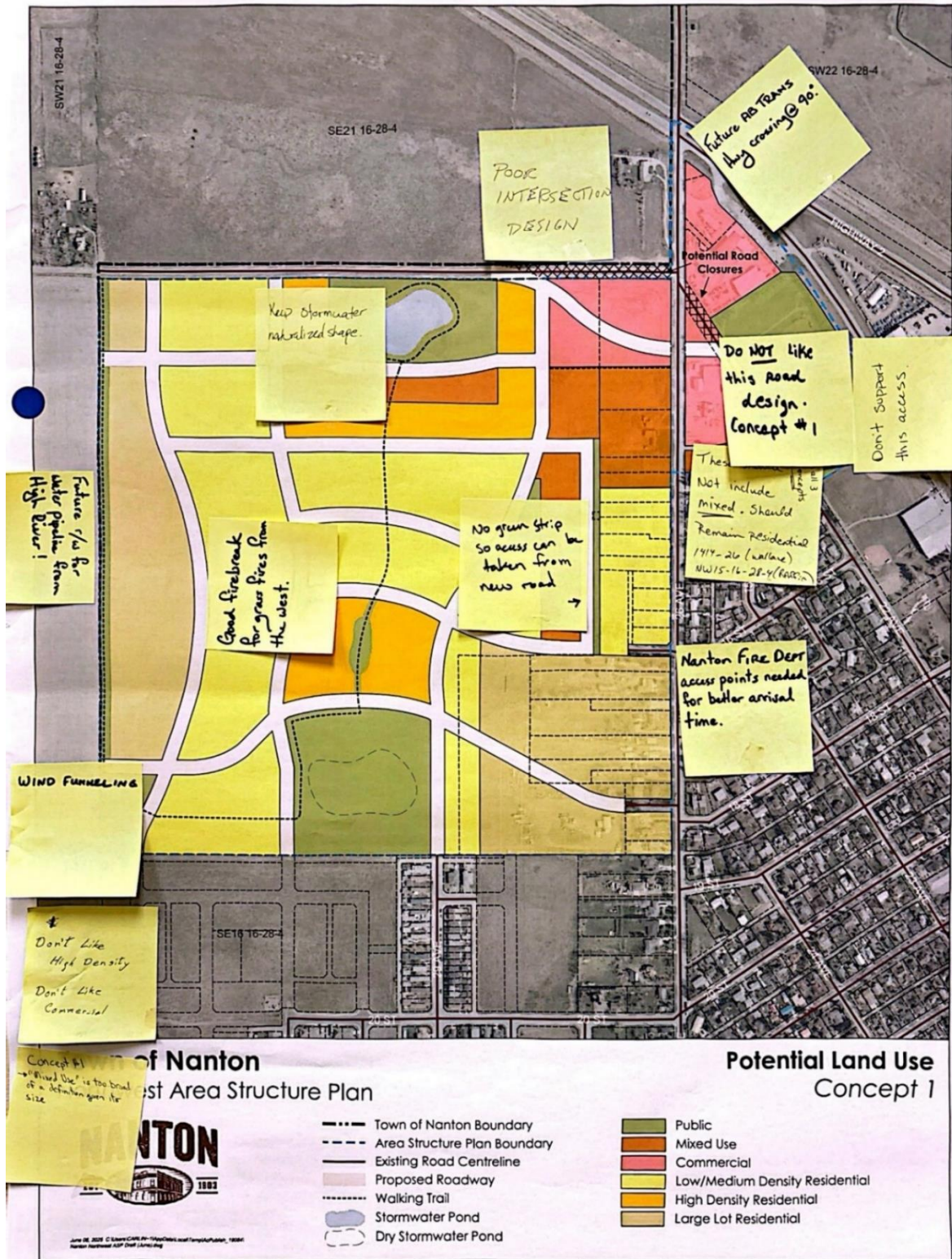


Figure 11 Concept 1

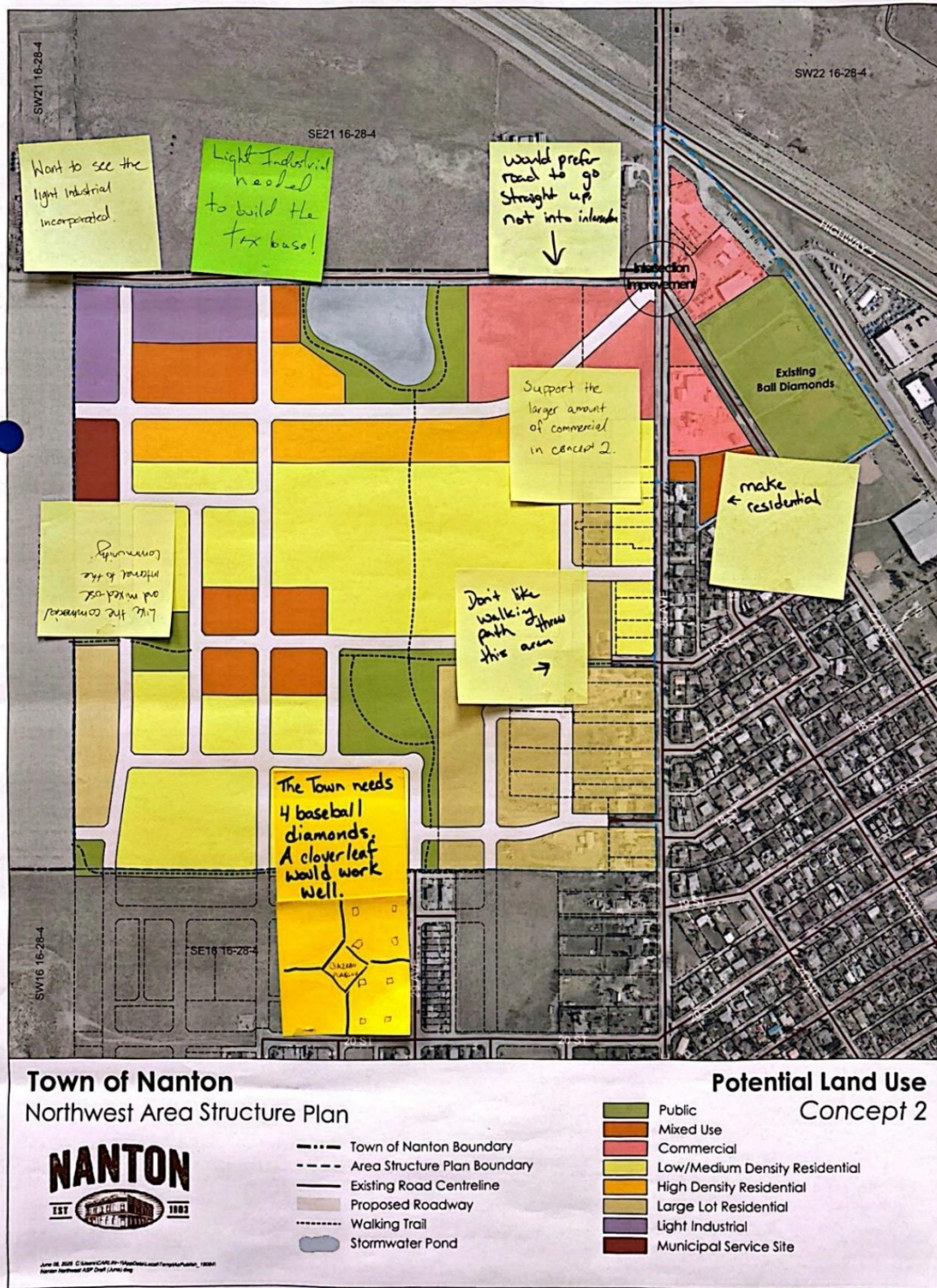


Figure 12 Concept 2

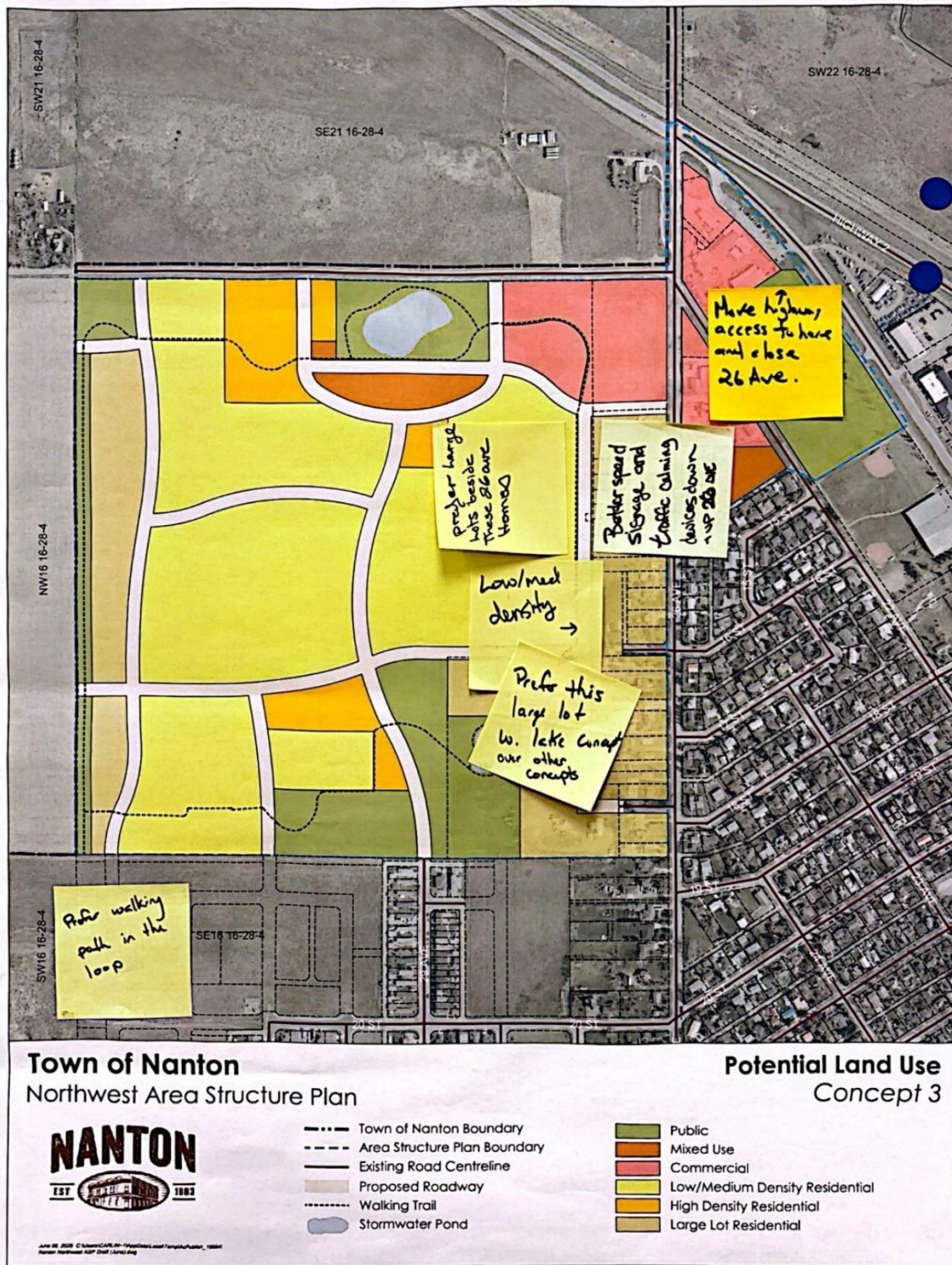


Figure 13 Concept 3

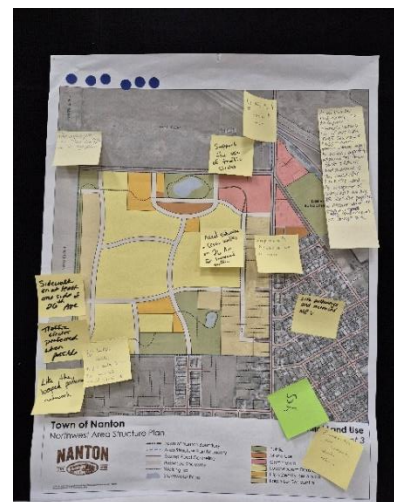
3.3 Session 5 – June 18, 2025 (Public)

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)

Town of Nanton

Northwest Area Structure Plan – Engagement Session Report 2025

Comments

Concept 1

Number of Votes	3
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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
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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

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.

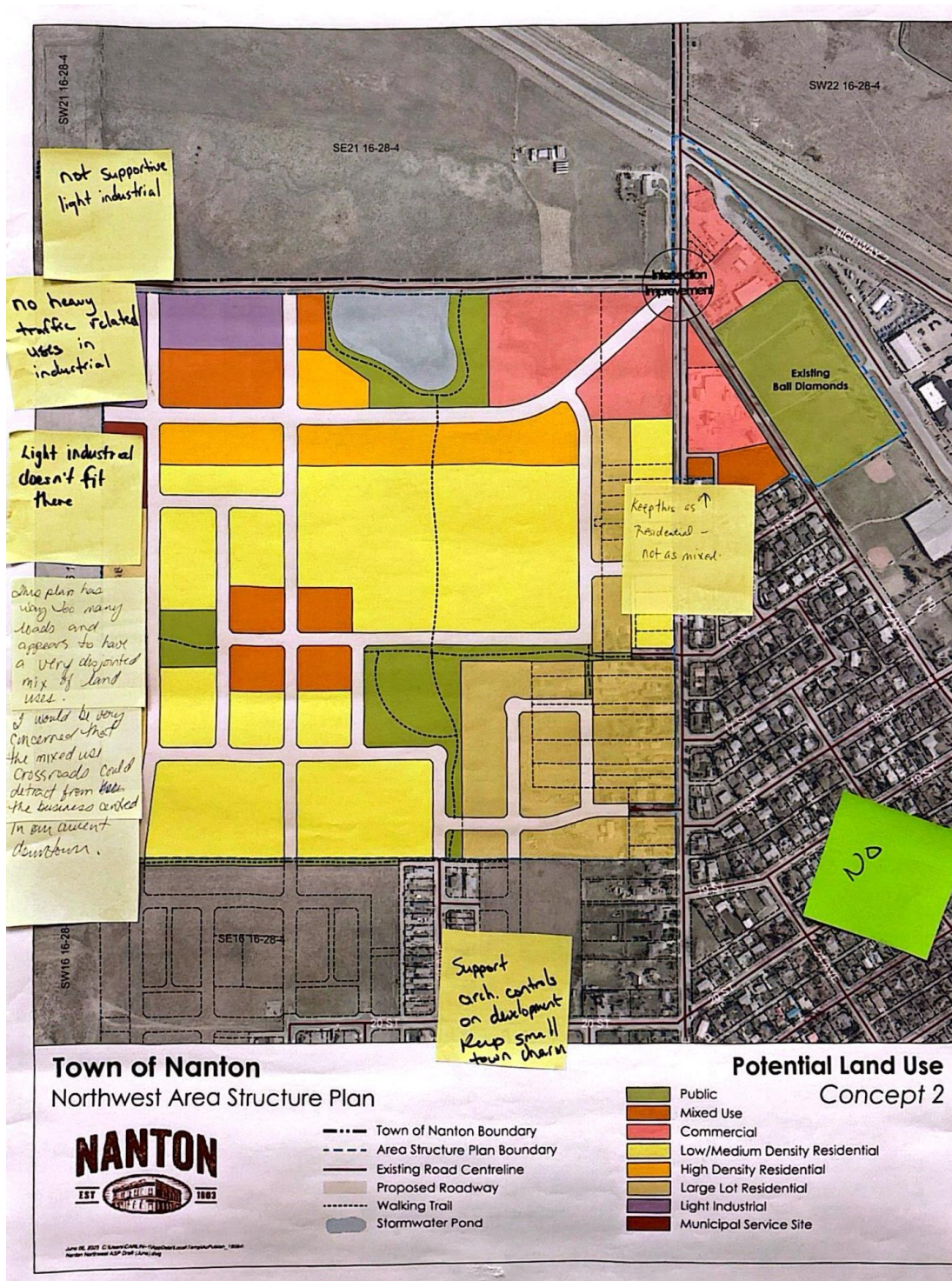


Figure 15 Concept 2



Figure 16 Concept 3

3.4 Online Feedback – June 11 – July 24, 2025

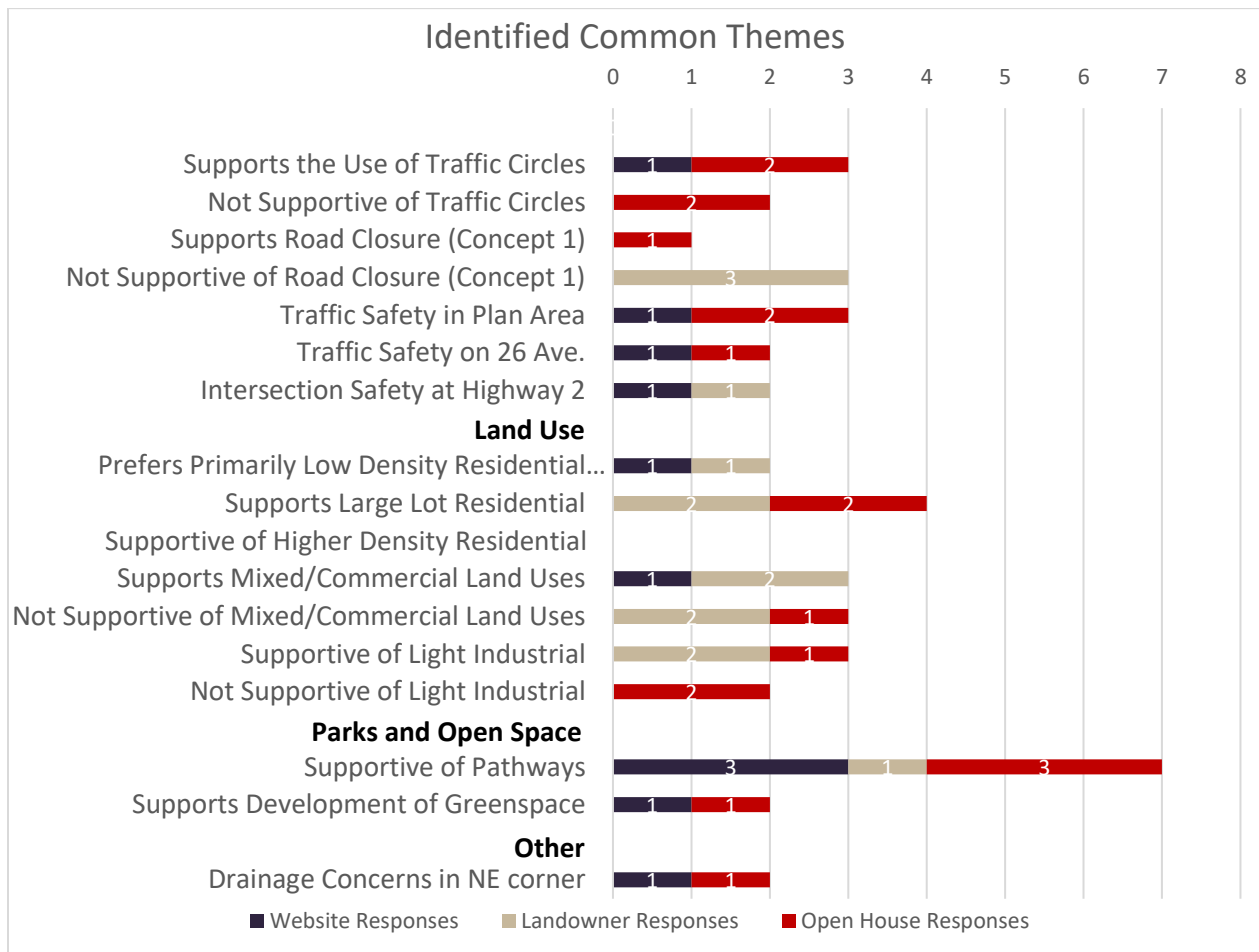
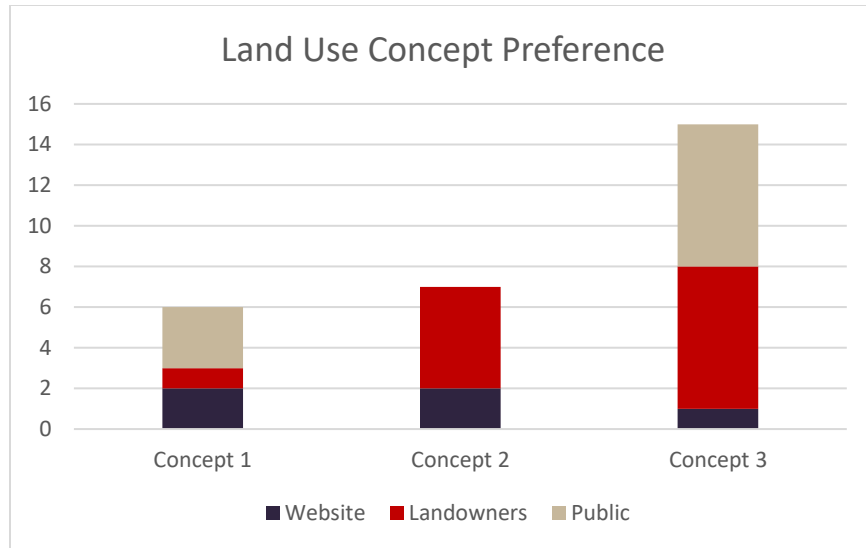
Following engagement session 4 and prior to engagement session 5, the three land use concepts were made available for viewing on the Town of Nanton website and comments were accepted through the website. In total, 11 responses were received. Some landowners stated a preference for one land use concept 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.



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

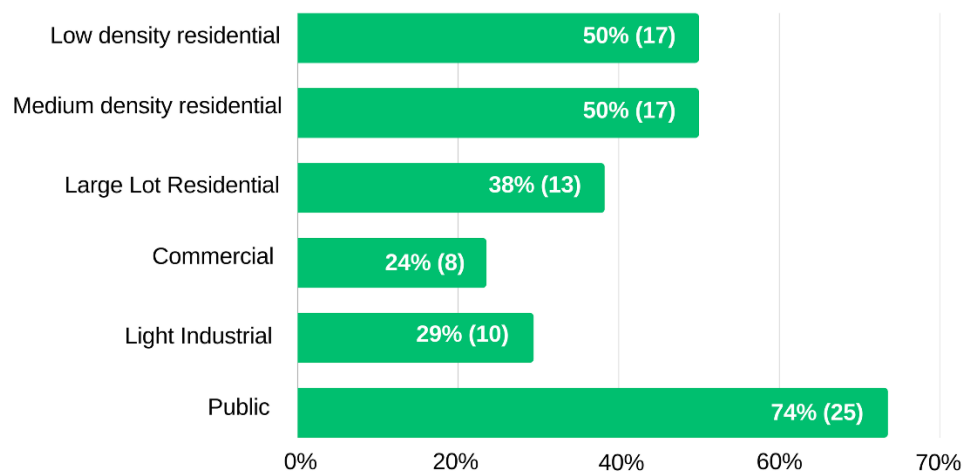
Total Responses: 34

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:

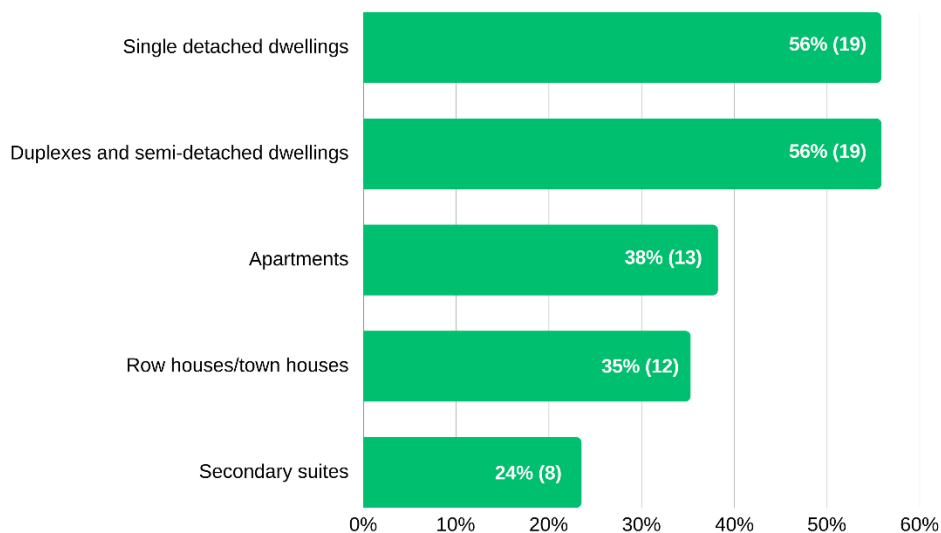
- Respondents showed strong support for the inclusion of public uses such as parks, schools, and municipal services, with 74% (25) in favor. Low-density residential and medium-density residential were the second most supported land uses, each receiving support from 50% (17) of respondents. Large lot 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.

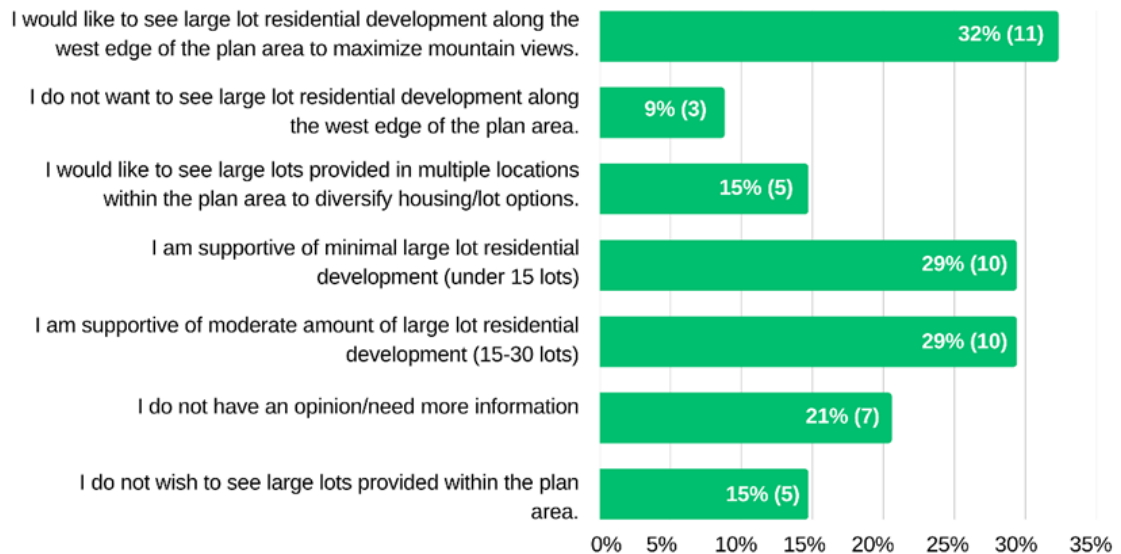
Housing Preference:

- 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).

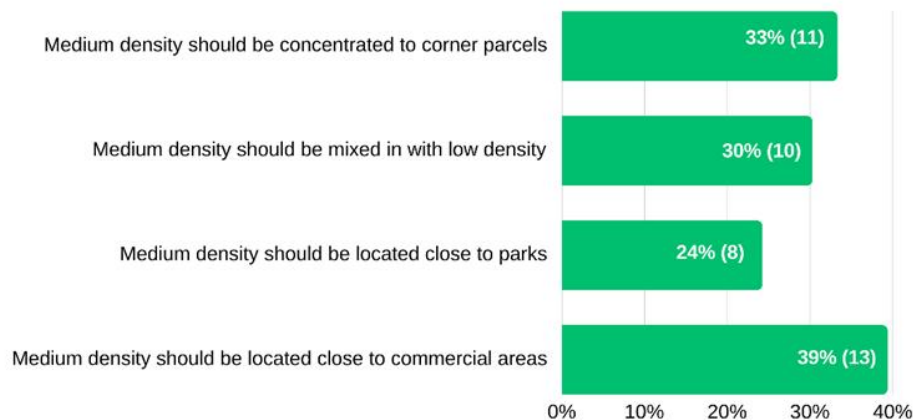


- When asked to rank residential types by preference, respondents preferred low density (Single unit dwelling, duplex, semi-detached, manufactured homes) as the main residential land use type, followed by medium density (fourplexes, row housing, apartments, etc.) and Mixed-Use development was the least 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.

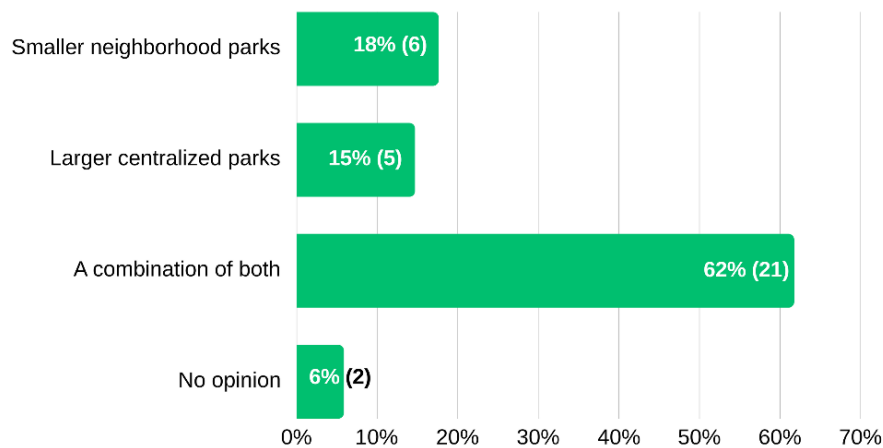


- More than half of respondents, 56% (19), preferred commercial areas to be separate from residential areas and located close to main roads, with no 'neighborhood commercial' nodes. Conversely, nearly one-third, 29% (10), supported selective and smaller-scale 'neighborhood commercial' locations serving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

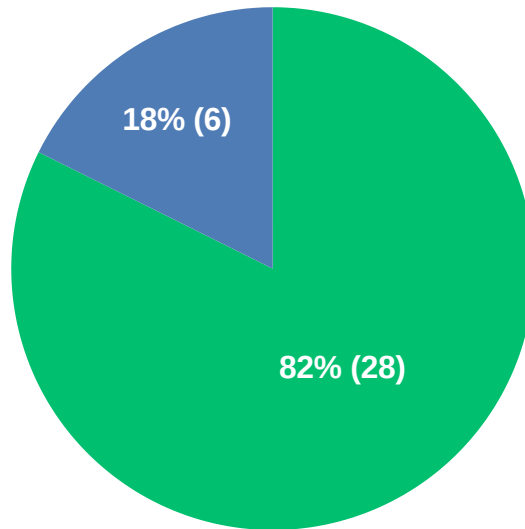
APPENDIX A

Full Community Online Survey Result

Question 1. Where do you live?

ANSWERED: 34 SKIPPED: 0

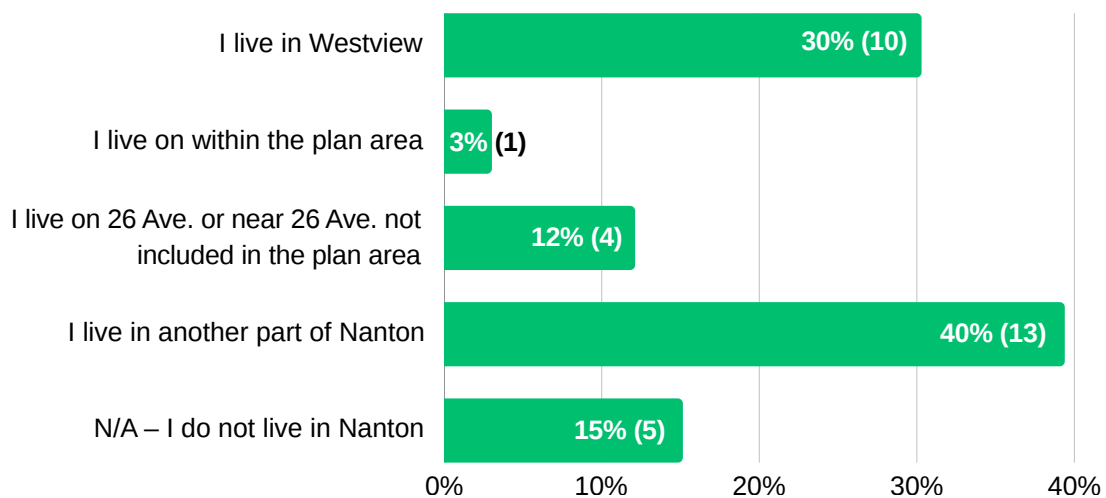
- 82% (28 respondents) are residents of Town of Nanton.
- 18% (6 respondents) are residents of MD of Willow Creek.



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

ANSWERED: 33 SKIPPED: 1

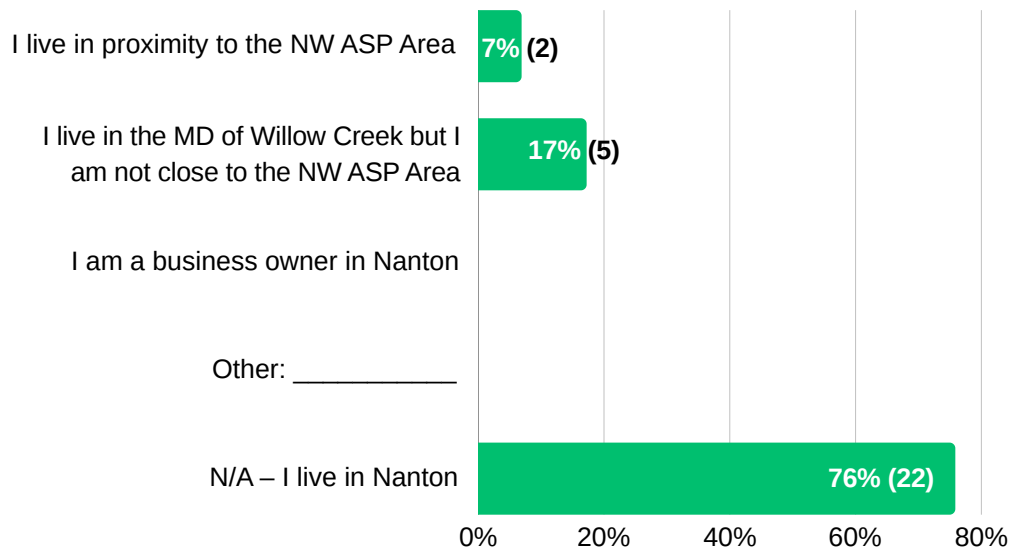
Only 3% (1) of respondents live directly within the plan area, 30% (10) living in Westview and 40% (13) living in another part of Nanton.



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.

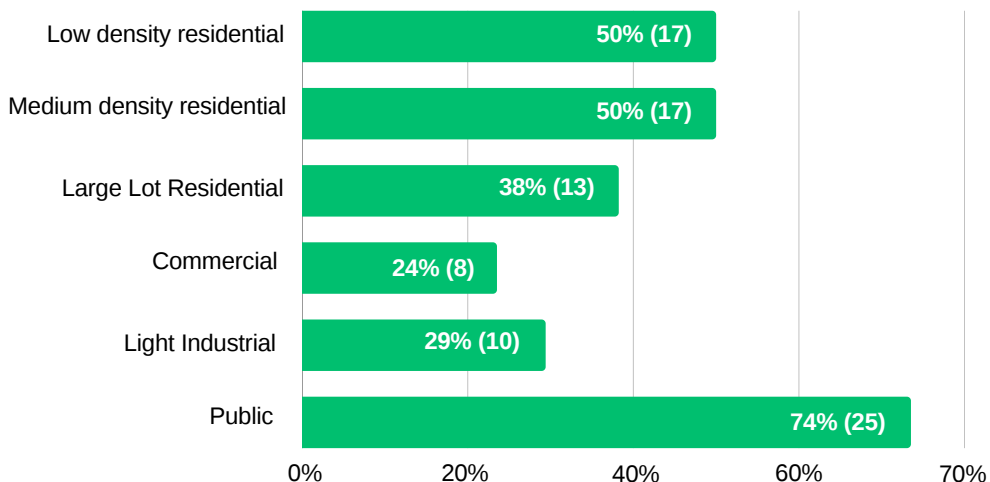


ANSWER CHOICES	RESPONSES	
I live in proximity to the NW ASP Area	7%	2
I live in the MD of Willow Creek but I am not close to the NW ASP Area	17%	5
I am a business owner in Nanton	0%	0
Other: _____	0%	0
N/A – I live in Nanton	76%	22
TOTAL		29

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).

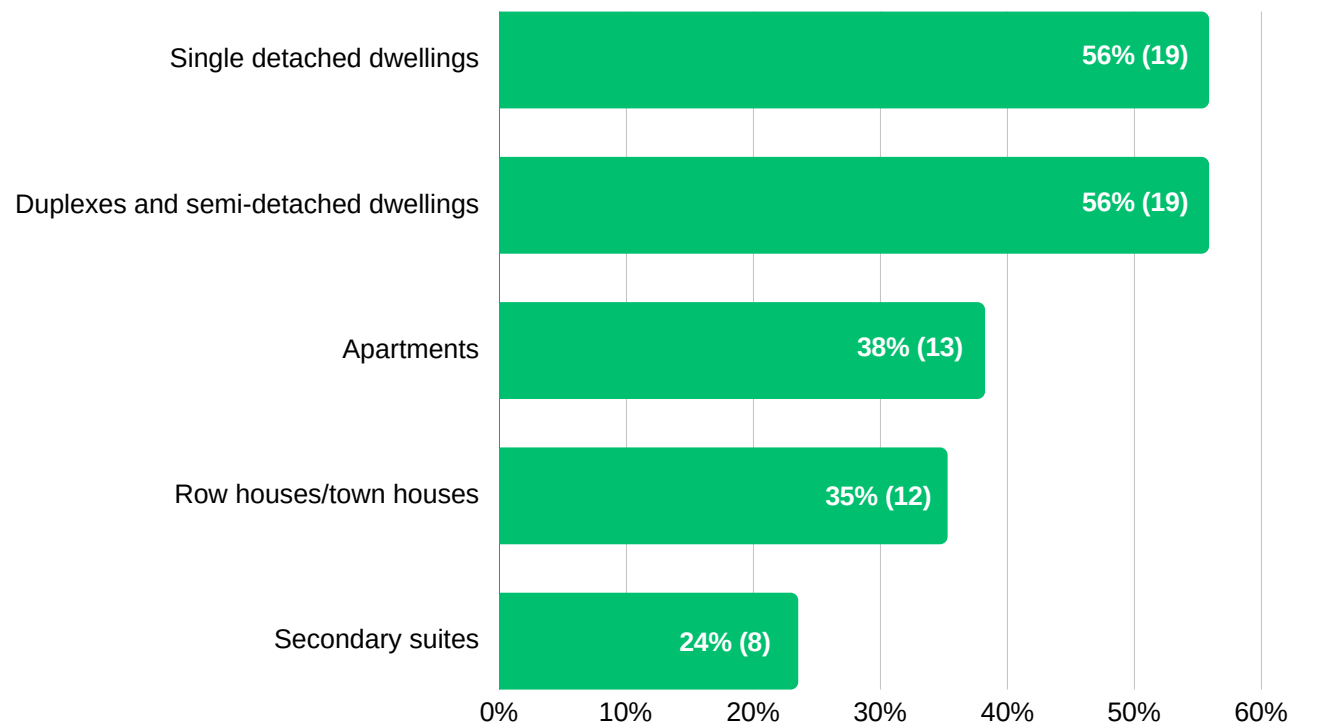


ANSWER CHOICES	RESPONSES	
Low density residential – single detached dwellings, semi-detached dwellings, duplex dwellings, and manufactured dwellings, on lots 0.5 acres in size or less.	50%	17
medium density residential – fourplexes, row housing, apartments, and housing developments with multiple dwelling 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)

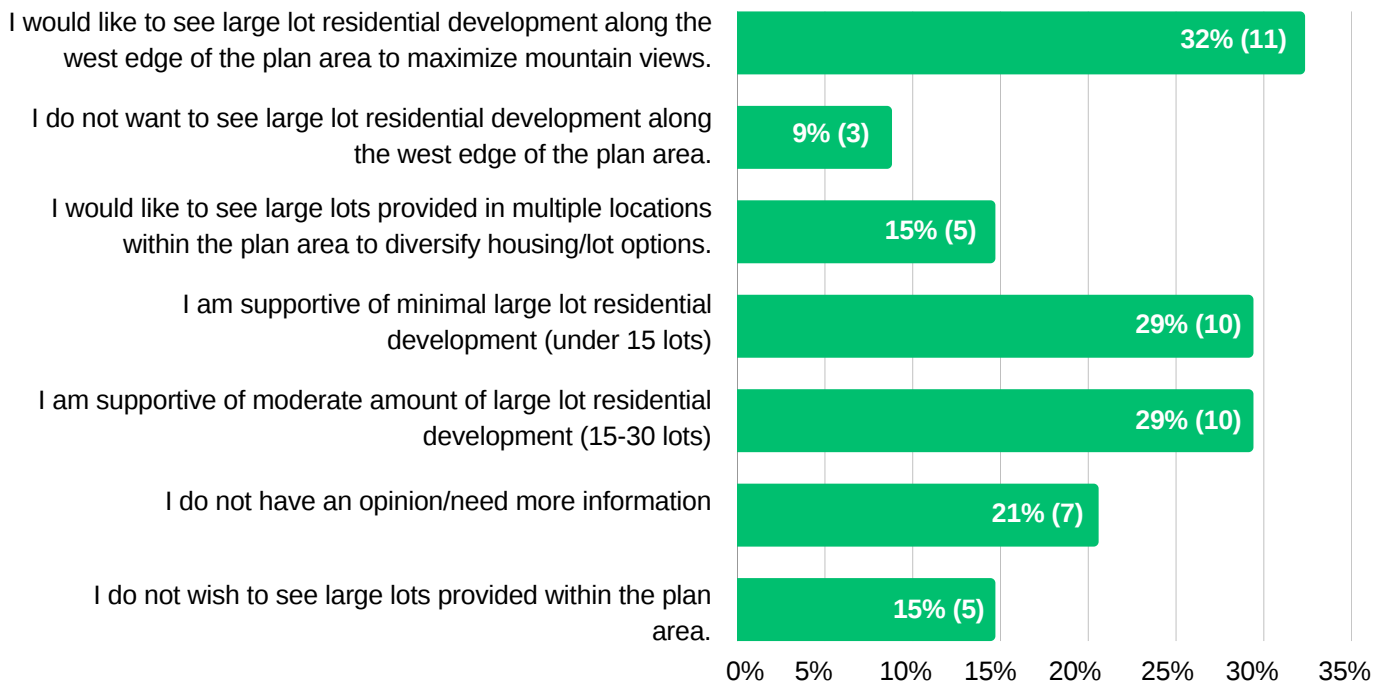


ANSWER CHOICES	RESPONSES	
Single detached dwellings	56%	19
Duplexes and semi-detached dwellings	56%	19
Apartments	38%	13
Row houses/town houses	35%	12
Secondary suites	24%	8

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.

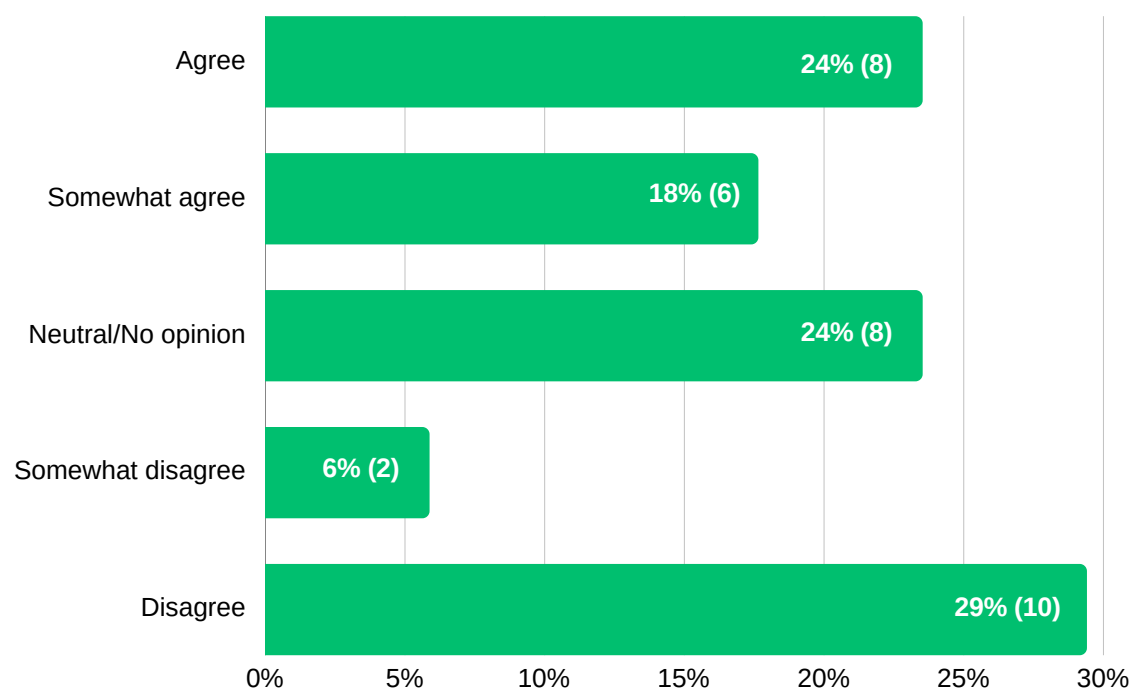


ANSWER CHOICES	RESPONSES	
I would like to see large lot residential development along the west edge of the plan area to maximize mountain views.	32%	11
I do not want to see large lot residential development along the west edge of the plan area.	9%	3
I would like to see large lots provided in multiple 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

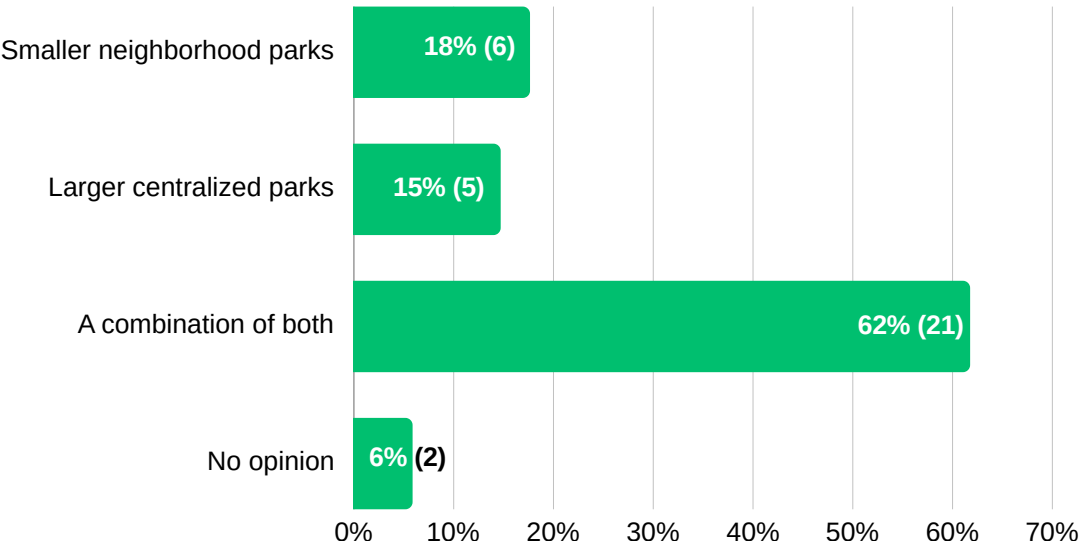


ANSWER CHOICES	RESPONSES	
Agree	24%	8
Somewhat agree	18%	6
Neutral/No opinion	24%	8
Somewhat disagree	6%	2
Disagree	29%	10
TOTAL		34

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

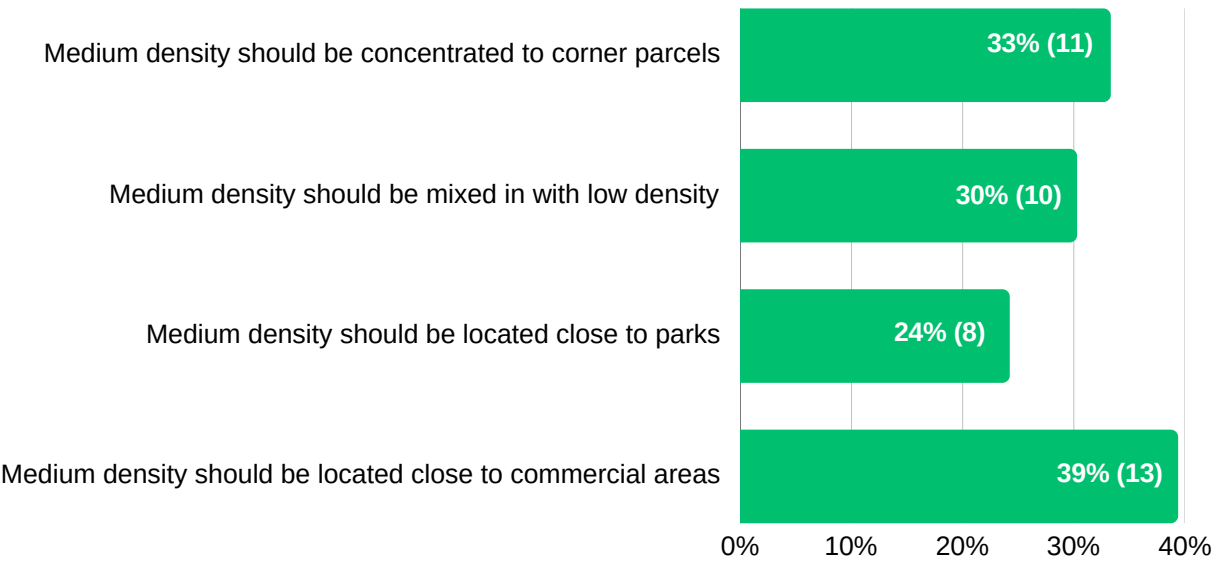
Respondents prefer low density (SFD, duplex, semi-detached, manufactured homes) as the main residential land use type, followed by medium density (fourplexes, row housing, apartments, etc.). Mixed-Use development was the least preferred.

	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.

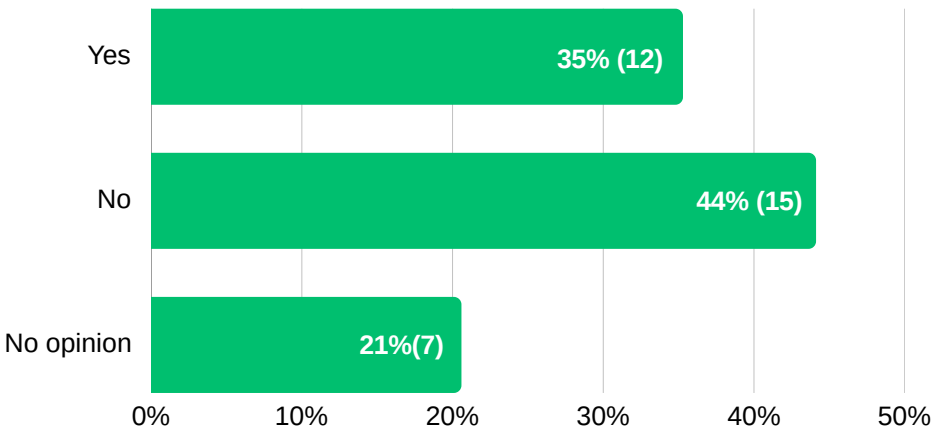


ANSWER CHOICES	RESPONSES	
Medium density should be concentrated to corner parcels	33%	11
Medium density should be mixed in with low density	30%	10
Medium density should be located close to parks	24%	8
Medium density should be located close to commercial areas	39%	13
TOTAL		42

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.

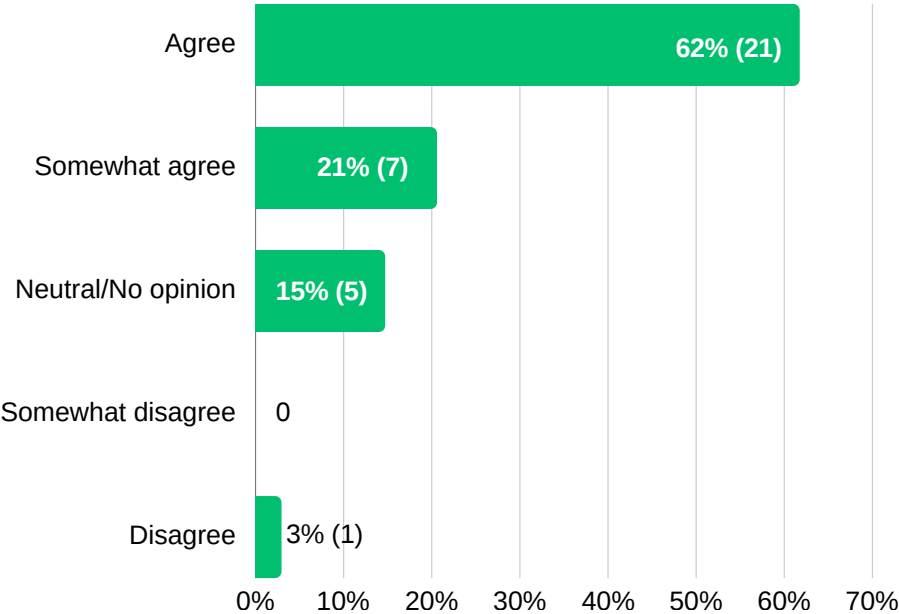


ANSWER CHOICES		RESPONSES	
Yes		35%	12
No		44%	15
No opinion		21%	7
TOTAL			34

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.

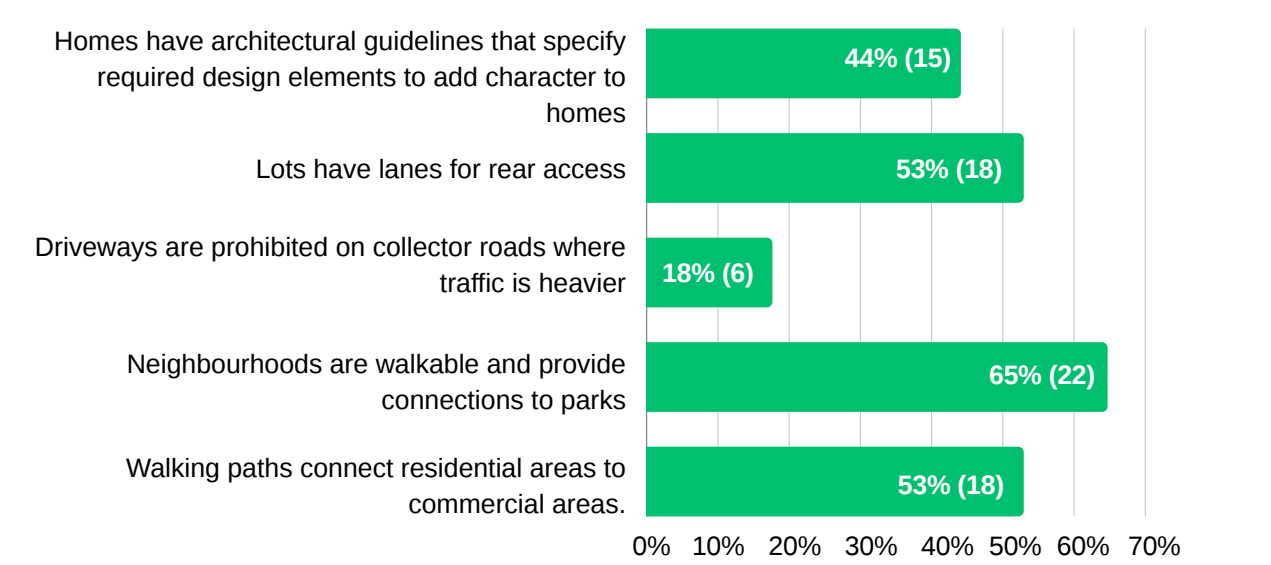


ANSWER CHOICES	RESPONSES	
Agree	62%	21
Somewhat agree	21%	7
Neutral/No opinion	15%	5
Somewhat disagree	0	0
Disagree	3%	1
TOTAL		34

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.

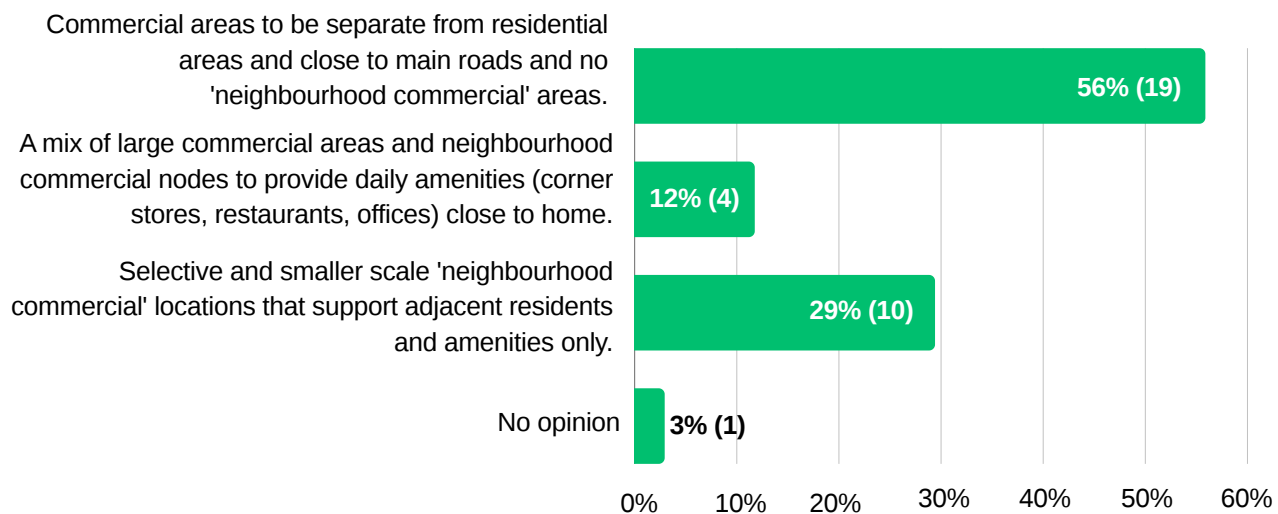


ANSWER CHOICES	RESPONSES	
Homes have architectural guidelines that specify required design elements to add character to homes	44%	15
Lots have lanes for rear access	53%	18
Driveways are prohibited on collector roads where traffic is heavier	18%	6
Neighbourhoods are walkable and provide connections to 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.

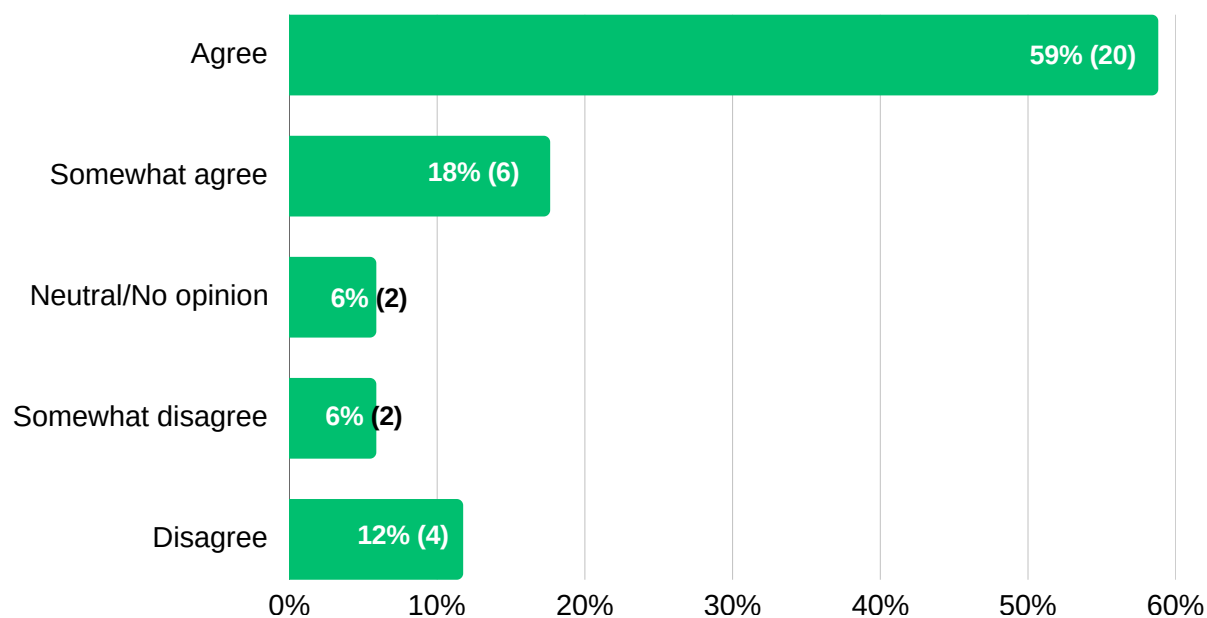


ANSWER CHOICES	RESPONSES	
Commercial areas to be separate from residential areas and close to main roads and no 'neighbourhood commercial' areas.	56%	19
A mix of large commercial areas and neighbourhood commercial nodes to provide daily amenities (corner stores, restaurants, offices) close to home.	12%	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,

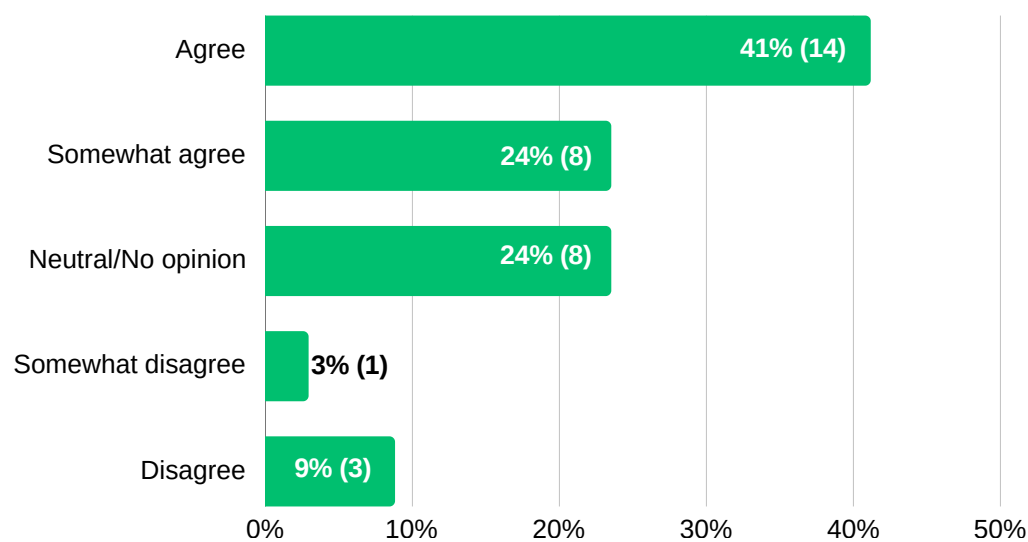


ANSWER CHOICES	RESPONSES	
Agree	59%	20
Somewhat agree	18%	6
Neutral/No opinion	6%	2
Somewhat disagree	6%	2
Disagree	12%	4
TOTAL		34

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.

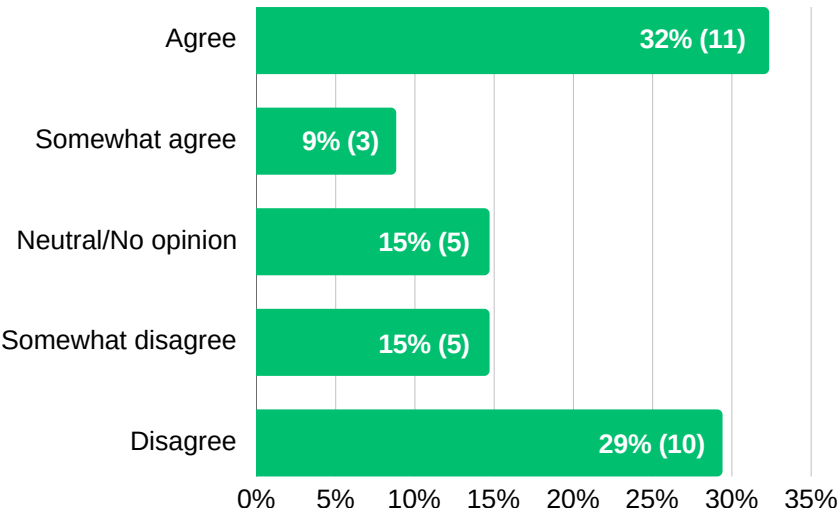


ANSWER CHOICES	RESPONSES	
Agree	41%	14
Somewhat agree	24%	8
Neutral/No opinion	24%	8
Somewhat disagree	3%	1
Disagree	9%	3
TOTAL		34

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.

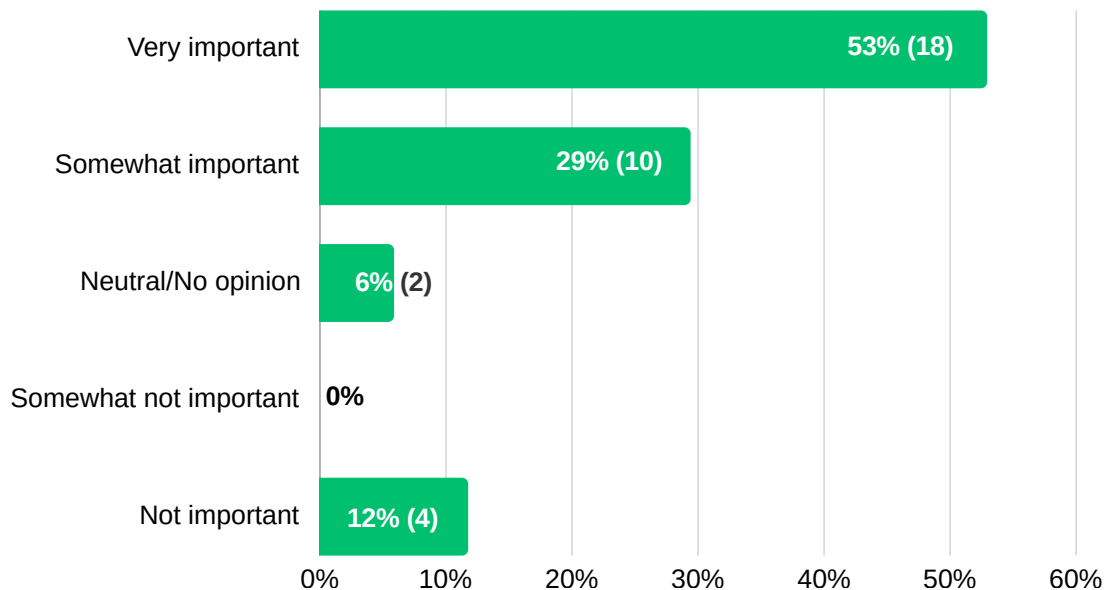


ANSWER CHOICES	RESPONSES	
Agree	32%	11
Somewhat agree	9%	3
Neutral/No opinion	15%	5
Somewhat disagree	15%	5
Disagree	29%	10
TOTAL		34

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.