TOWN OF NANTON

NORTHWEST

Area Structure Plan

PUBLIC OPEN HOUSE

2026

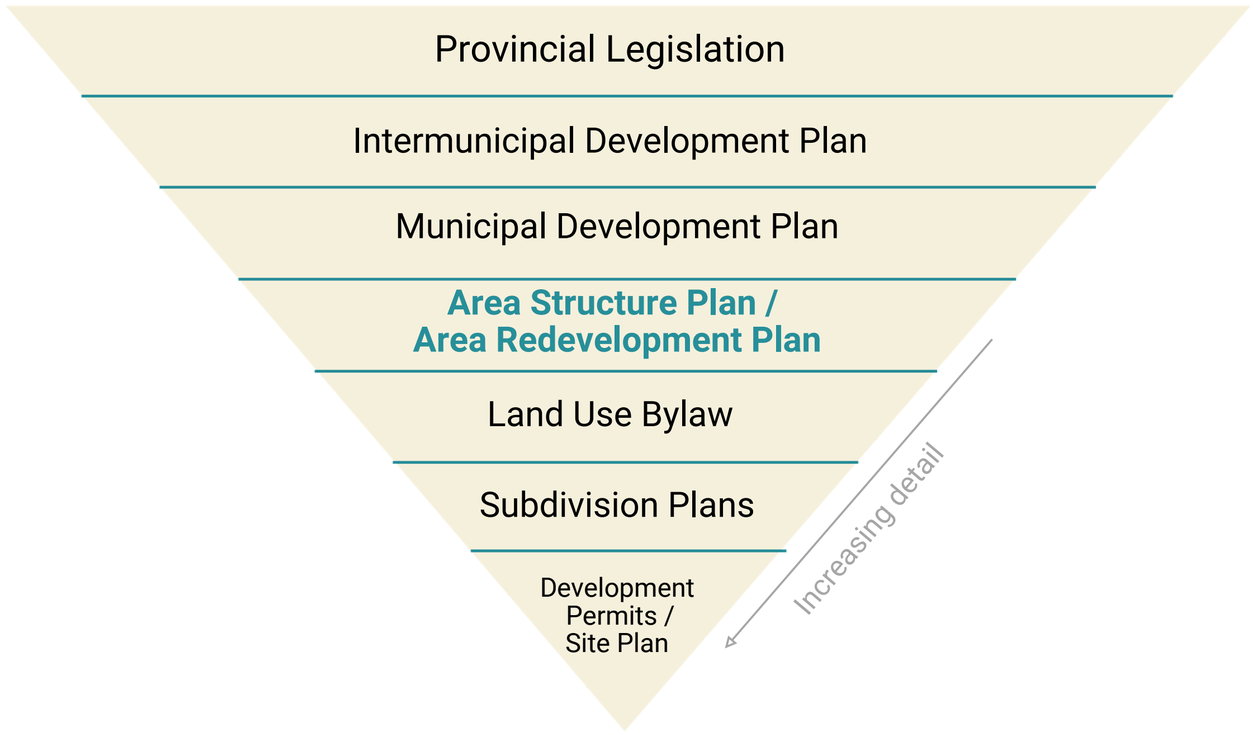


WHAT IS AN AREA STRUCTURE PLAN?

An Area Structure Plan (ASP) 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
- **Density** of population
- **Sequence** of development
- **Location of major roads and utilities**



Why is the Northwest ASP Needed?

With Nanton's continued growth, coordinated planning is needed to address future housing, infrastructure, and transportation needs while ensuring development in the northwest area is compatible with existing neighbourhoods and municipal services. The Northwest Area Structure Plan (NW ASP) provides an updated framework to guide future development in a coordinated and sustainable manner. It establishes a long-term vision for housing, commercial opportunities, roads, parks, and municipal servicing while reflecting the Town's current planning priorities and infrastructure needs.

What Happened to the Former Lancaster Landing ASP?

The NW ASP replaces the former Lancaster Landing ASP, adopted in 2011 and repealed in 2023 as it no longer aligned with the Town's vision and infrastructure objectives. The new plan expands the planning area from approximately 124 to 185 acres, providing a more comprehensive approach to future growth.

The NW ASP Does NOT:

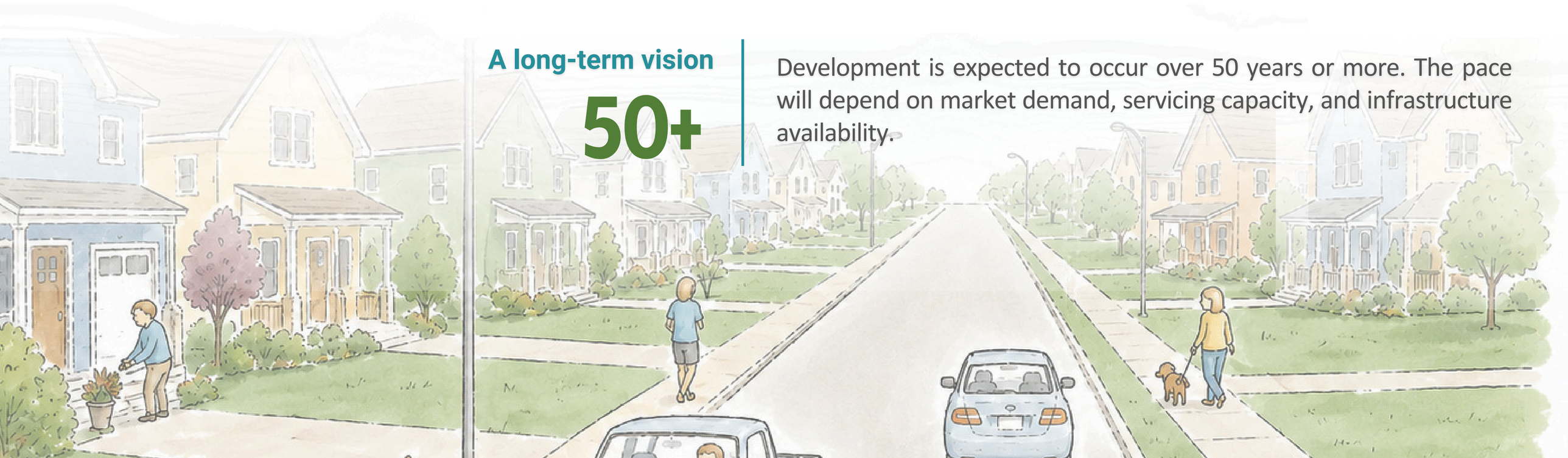
- **approve development**
- **change existing land use designations**
- **force landowners to develop or sell their property**
- **set a fixed timeline for construction.**

Existing approved uses remain in compliance with the plan and may be improved or expanded in accordance with 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.

A long-term vision

50+

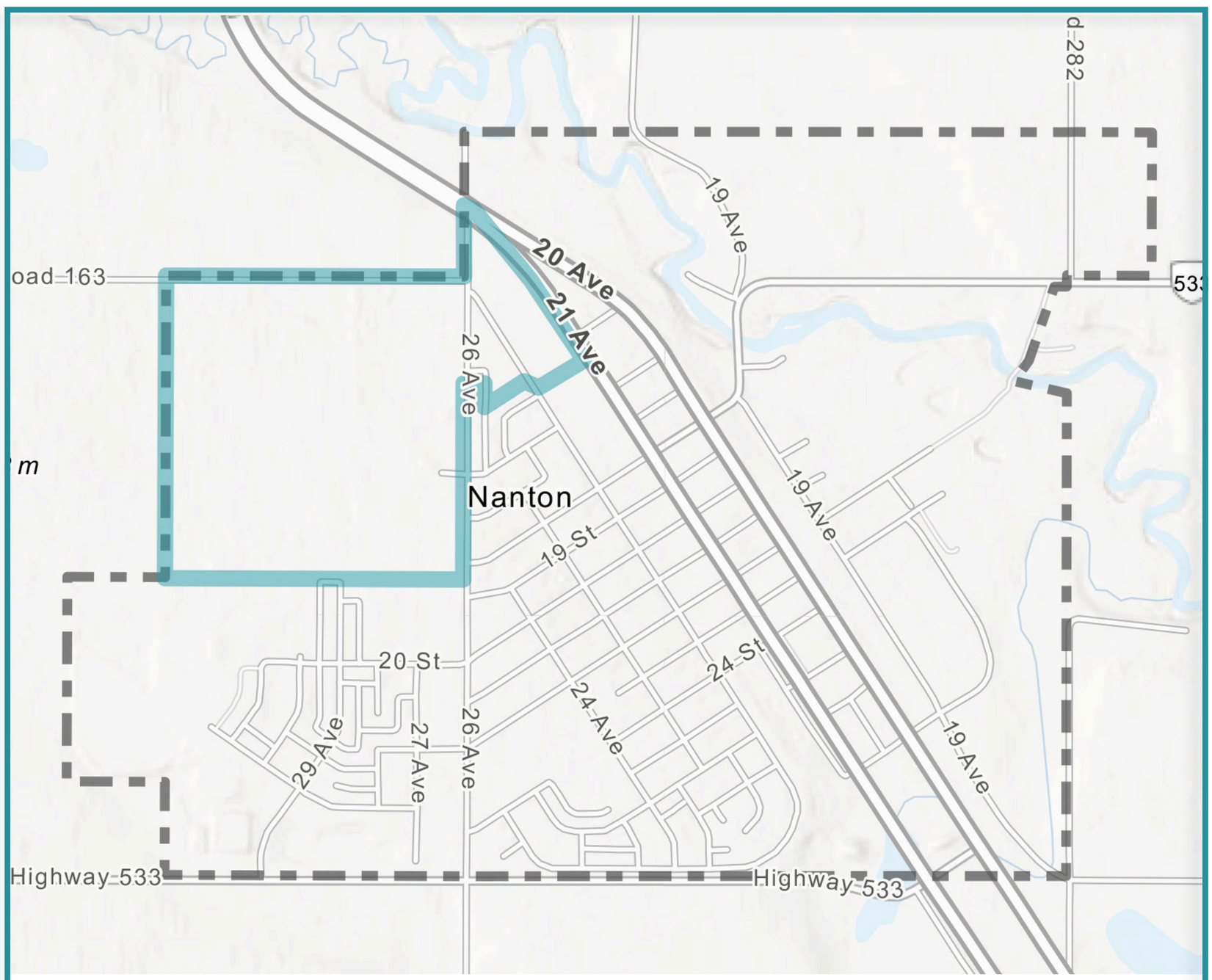
Development is expected to occur over 50 years or more. The pace will depend on market demand, servicing capacity, and infrastructure availability.



NORTHWEST ASP OVERVIEW

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 does the plan address?



LAND USE
Where future uses may go



CONNECTIONS
Roads, pathways, and access



DENSITY
Population the Plan Area could accommodate



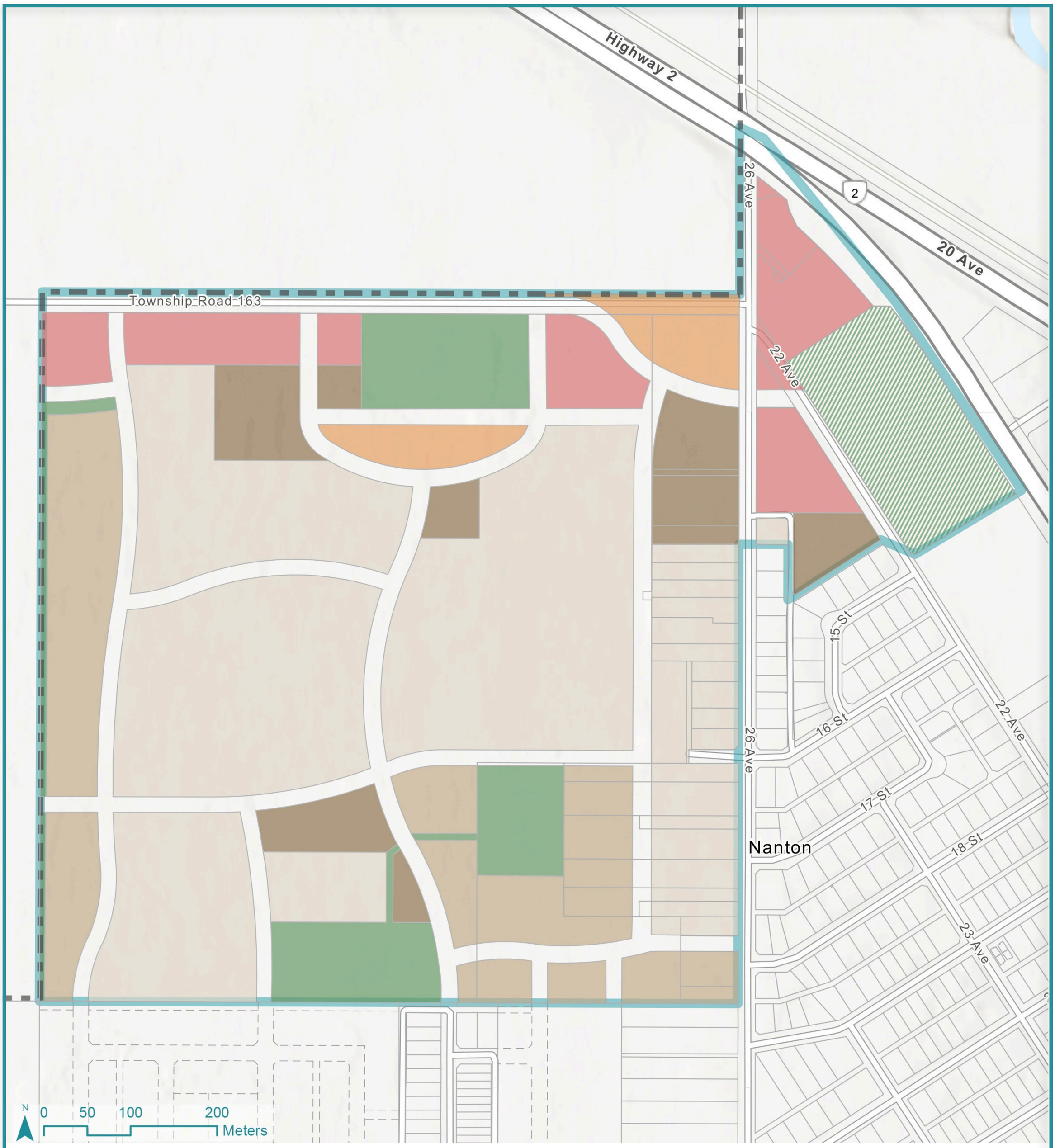
SERVICING
Water, sewer, and drainage



PHASING
How development may unfold

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, provide local shops and services, and create a connected neighbourhood supported by parks, open space, and transportation linkages. The inclusion of commercial and mixed use areas also contributes to strengthening the Town's non-residential tax base and providing local services for residents and travellers of Highway 2.



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

PUBLIC ENGAGEMENT OVERVIEW

How was input gathered?

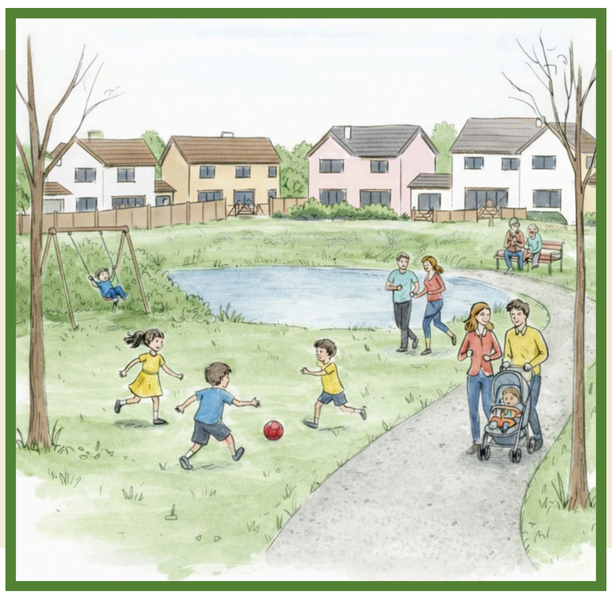
Public consultation for the NW ASP was undertaken through a comprehensive engagement process with landowners within the Plan Area, the general public, and Council through a series of meetings, workshops, and public engagement events. Participants shared ideas through mapping activities, group discussions, and online feedback. They explored housing options, parks, pathways, roads, and future business areas, helping identify community priorities and guide the development of the land use concept.

Key themes identified through public engagement

Importance for preserving the small-town character of Nanton	To preserve Nanton's small-town character policies promoting human-scale buildings, varied architecture, landscaping, and pedestrian-friendly streets aim to create neighbourhoods that reflect Nanton's existing character rather than introducing development that feels out of scale with the community.
Preference for low density residential as the main land use	To maintain a predominantly low-density residential environment, the ASP allocates 67% of net developable land to Low/Medium Density and Estate Lot Residential uses. Larger lots are located along the western boundary. Higher-density housing is located near parks, open space, and main roads, and is positioned to limit traffic on quieter residential streets. Where it is next to existing or future homes, design measures such as building height transitions, setbacks, and landscaping help it fit in.
Mixed preferences for commercial uses within the Plan Area	To balance differing views on commercial development, the ASP locates commercial and mixed-use areas along major roads and in proximity to Highway 2. This provides opportunities for new businesses and local services while using location, landscaping, and land-use transitions to reduce potential conflicts with quieter residential neighbourhoods.
Enthusiasm for pathways and walkability	To make walking and cycling convenient, the ASP proposes interconnected pathways, sidewalks, and linear parks that link residential areas to commercial services, parks, and existing neighbourhoods. This network is intended to allow residents to reach nearby destinations without relying entirely on vehicles.
Both support and opposition for traffic circles	To address differing views on traffic circles, the ASP prioritizes safer and more efficient road connections rather than prescribing traffic circles at specific intersections. The proposed realignment of Township Road 163 and 22 Avenue would improve intersection alignment and visibility at 26 Avenue. Traffic calming is also encouraged along 26 Avenue, with final intersection designs to be determined through an Outline Plan and detailed subdivision designed, and informed by further traffic studies.
Desire to maintain stormwater retention within existing natural low-lying areas	To retain the area's natural drainage function, the ASP requires existing drainage paths and ditches to be preserved and used wherever possible. Two stormwater management ponds are proposed to collect and control runoff, helping manage drainage as development occurs. Their final design will be refined through detailed studies to reflect site conditions and maintain pre-development runoff release rates.

VISION FOR DEVELOPMENT

These five principles were shaped by what we heard from landowners, residents, and Council throughout the engagement process. They describe the kind of community Northwest Nanton is intended to become and guide how future development should take shape over time.



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.





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.

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 proposed land-use distribution reflects public feedback and Nanton's future growth needs. Residents value Nanton's small-town character, prefer low density housing as the main use, and are enthusiastic about pathways and walkability. See below for how each land use responds to the Town's housing, economic, and community needs.

1,272 -1,646
Estimated Population

78%
Housing

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

Nanton's current housing stock is predominantly single-detached homes (82%), while approximately 75% of households consist of only one or two people. This highlights the need for smaller homes and more housing choices to accommodate different household sizes, income levels, and stages of life. The NW ASP plans for a range of housing forms, including duplexes, townhouses, apartments, and estate lots, consistent with the opportunities provided under the Town's Land Use Bylaw.

Commercial and mixed-use areas are included to expand local business opportunities, provide services for residents and Highway 2 travellers, and strengthen Nanton's non-residential tax base. These areas are located near major transportation corridors to support business access and complement existing commercial areas.

13-22% Commercial and mixed-use development:

commercial (8%), mixed use (5%), and future commercial on the ball diamond site (9%)

Parks and trails:

approximately 14 acres for parks, trails, and open space distributed throughout the residential and commercial development areas.

Parks, trails, and open spaces are incorporated throughout the plan area to respond to residents' desire for more walkable neighbourhoods, recreational spaces, and connections to local amenities and to meet the Town's municipal reserve requirements. Additional lands are to be identified in each Outline Plan to address the full municipal reserve requirements.

Development will generally comply with the 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 the Land Use Statistics Table.

What is happening to the baseball diamonds?

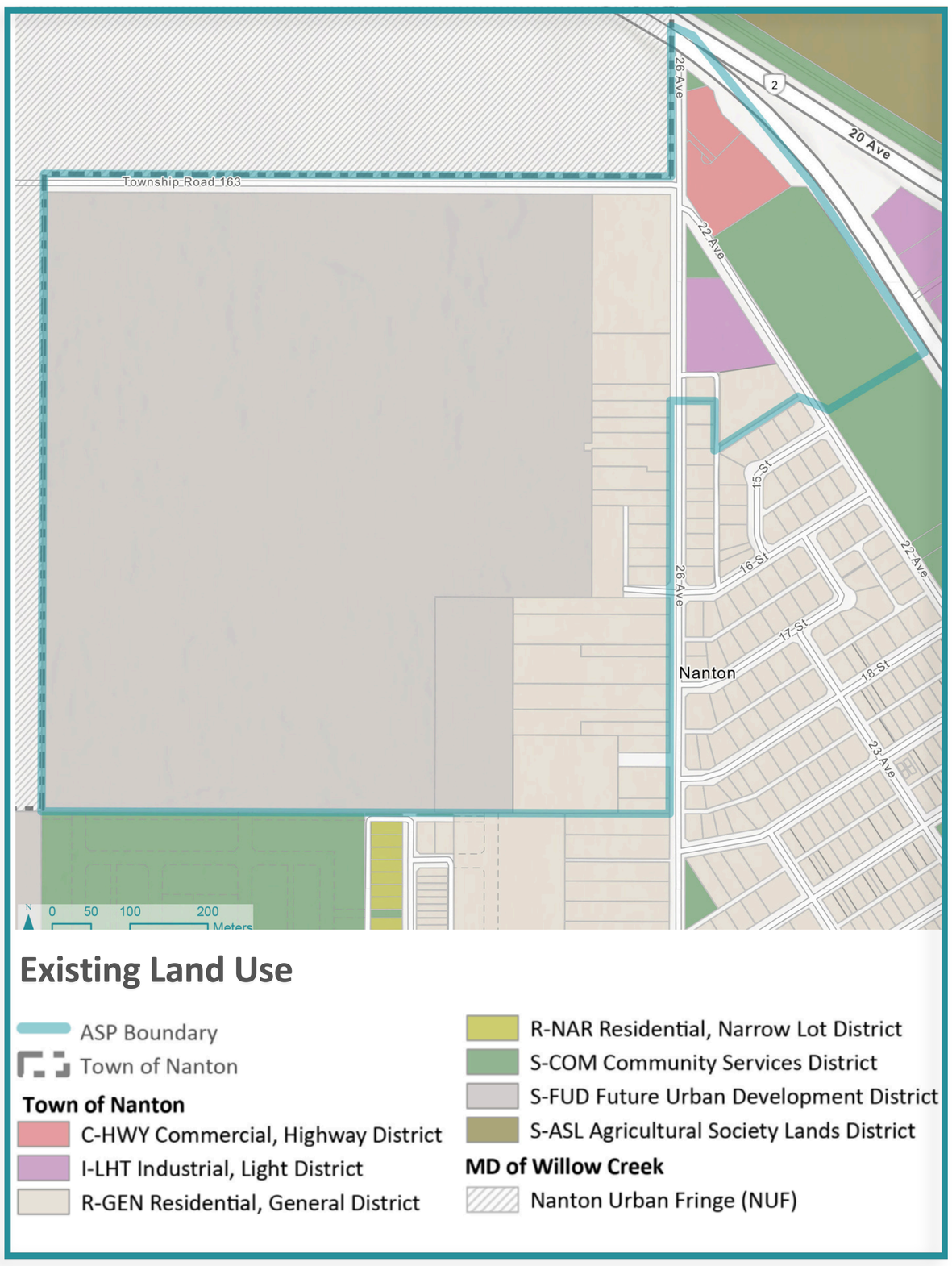
The baseball diamonds are identified for possible future redevelopment contemplated with a new connection to Highway 2. There are no plans to do so at this time. If redevelopment is considered, an Outline Plan would be required and would address the Highway 2 service road and stormwater management, since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



SITE CONTEXT AND EXISTING LANDUSE

Existing Land Uses

Most of the Plan Area remains undeveloped and is currently used for agricultural purposes, with the majority designated as Future Urban Development - S-FUD, a district that holds land for future growth until planning and servicing are in place. Existing residential lots are located along 26 Avenue, while the northeast portion includes commercial and industrial uses and the Town's baseball diamonds.



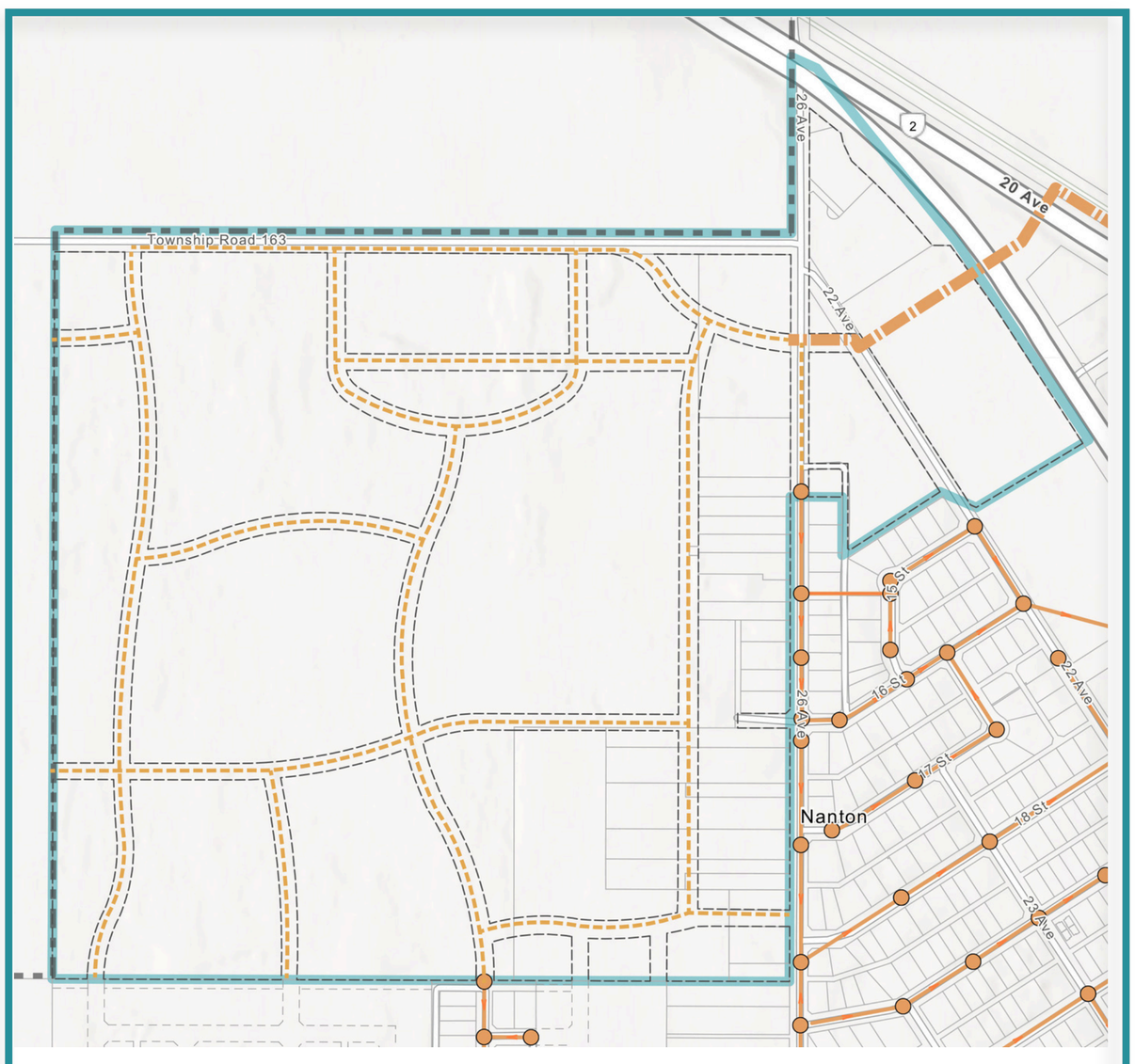
Topography and Existing Site Conditions

The Plan Area is generally flat, with elevations ranging from approximately 1,030 to 1,045 metres and a gradual slope toward the northeast. Stormwater naturally collects in low-lying areas near Township Road 163 and 26 Avenue. Shallow groundwater and bedrock conditions identified in previous studies will require further investigation before development.

Existing Servicing and Infrastructure

Existing residential development within the Plan Area is served by municipal water and sanitary infrastructure, while the majority of undeveloped lands remain unserviced. Municipal water and sanitary infrastructure is present along 26 Avenue and within the adjacent Westview neighbourhood. Three private water wells are also identified within the Plan Area.





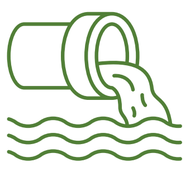
HOW WILL THE AREA BE SERVICED?

New development in Northwest Nanton will connect to the Town's water, sewer, and stormwater systems. These will be extended into the area as each phase is built. The Town's water and wastewater treatment plants have capacity for the area, but some upgrades will be needed, including a new sewer main. Before any phase can proceed, the developer must complete a detailed servicing study to confirm what capacity is available and what upgrades are required.



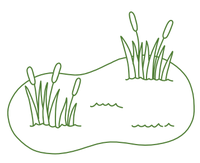
WATER

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.

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.

HOW WILL ROADS AND TRAFFIC CHANGE?

Traffic safety on 26 Avenue and at Highway 2 was a key concern in public engagement. The ASP proposes a basic road network to be followed, with additional roads to be identified at the Outline Plan stage. Traffic Impact Assessments will identify necessary improvements, including the appropriate traffic control measures and the timing of potential signalization at Highway 2 and 26 Avenue.

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 if developed. A road through the baseball diamonds will only proceed if the baseball diamonds are relocated.

Interim servicing for estate lots

Estate lots along the western boundary identified as the first phase of development may use private services until Town water and sewer reach that area:

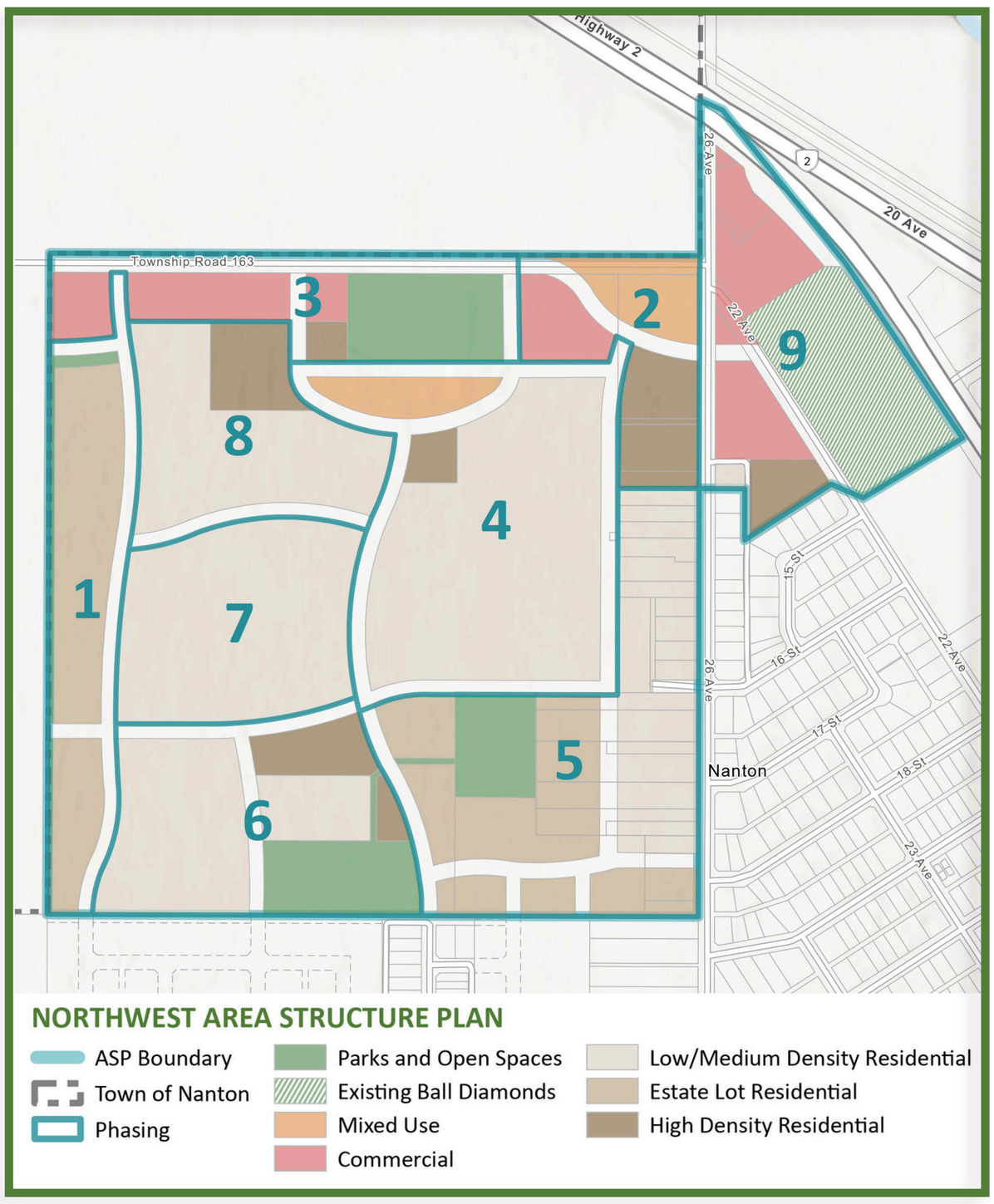
- Cisterns may be used for water. Private wells are not permitted.
- Holding tanks are the preferred system for private sewage disposal. Other private systems, such as septic fields, may be considered if studies show they are suitable for the site.
- Lots using private services must be 2 to 3 acres.

Once Town services are available, these lots must connect to municipal water and sewer at the owner's expense.



WHEN WILL DEVELOPMENT HAPPEN?

Adopting the ASP doesn't mean construction is about to begin. Several more stages of planning and approval are still needed, starting with an Outline Plan (see the next board). Each stage takes time, and none begin until a landowner or developer is ready to move forward.



When will development occur?

Development happens when landowners or developers decide to go ahead, and will be influenced by market demand. The Town doesn't build homes and no one is required to develop or sell.

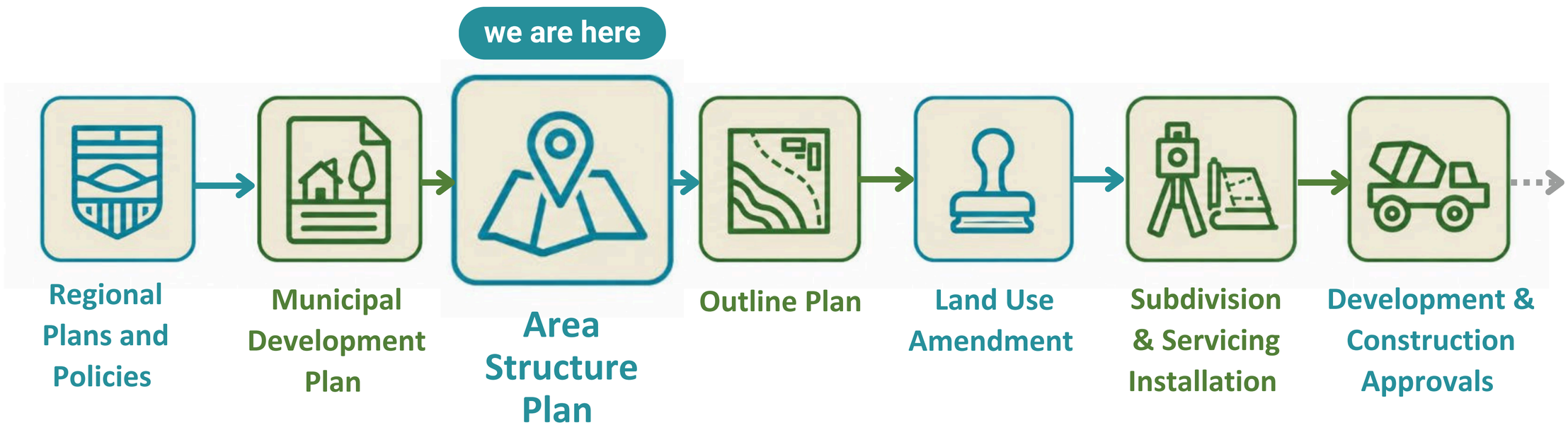
How long will it take?

The ASP anticipates gradual build-out over 50 years or longer, generally following the phasing in the plan

Where will development start?

The phasing map shows the general order in which the area is expected to develop. Phases are based on how roads, water, sewer, and stormwater can be extended efficiently from existing infrastructure, so growth happens step by step rather than in scattered pockets. The order may change if a developer can show how the required infrastructure will be provided, without needing to amend the ASP.

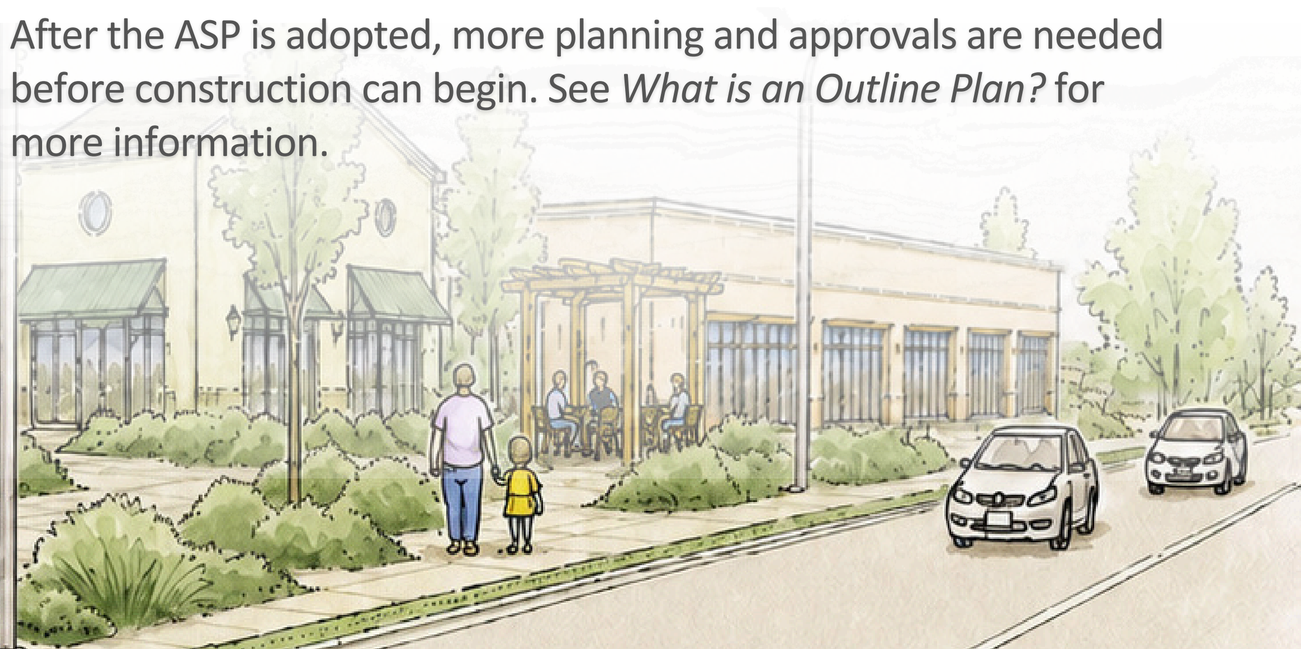
The ASP should therefore be understood as a planning roadmap, not a construction schedule. It is intended to help Council, landowners, developers, residents, and the public understand the long-term vision for the area before more detailed planning, engineering, and development approvals occur.



What Happens Next?

After the ASP is adopted, more planning and approvals are needed before construction can begin. See *What is an Outline Plan?* for more information.





WHAT IS AN OUTLINE PLAN?

An Outline Plan is a more detailed plan for one or more phases of the ASP area. It is professionally prepared on behalf of the landowner or developer once they are ready to move forward with development.

The ASP shows the big picture and the Outline Plan fills in the details. It must be in place before land can be redesignated (rezoned), subdivided, or built on to determine where roads, lots, and parks will go, and how water, sewer, and stormwater will work.

Area Structure Plan

The ASP sets the long-term direction.

Outline Plan

An Outline Plan develops the details for a specific area.

Land Use Redesignation

Land use redesignation changes the land use (zoning) to support the proposed uses.

Subdivision and development approvals are still required before the development begins.

The Outline Plan:

- Shows how the development follows the vision and policies of the ASP;
- Refines where different land uses go, how many lots are planned, and the sizes and layouts of lots;
- Sets out the detailed traffic network including roads, sidewalks, and pathways;
- Identifies the location of parks, open space, and community amenities;
- Confirms how water, sanitary, and stormwater will be provided including any necessary upgrades; and
- Addresses site-specific conditions like slopes, drainage, wetlands, and the order of development.

How is an Outline Plan adopted?

Proposal is submitted

The applicant submits the Outline Plan and supporting documents which may include but are not limited to Traffic Impact Assessments, Servicing Plans, geotechnical reports, and Historical Resource Impact Assessments.

Technical review

The proposal is evaluated by the Town and its Planning and engineering advisors.

Circulation and public feedback

Government agencies, utilities, and the MD of Willow Creek are invited to comment and the plan is posted on the Town's website for public viewing for at least two weeks.

Respond to feedback

The applicant summarizes the feedback received and explains how it was addressed, or why changes were not made.

Council considers the plan

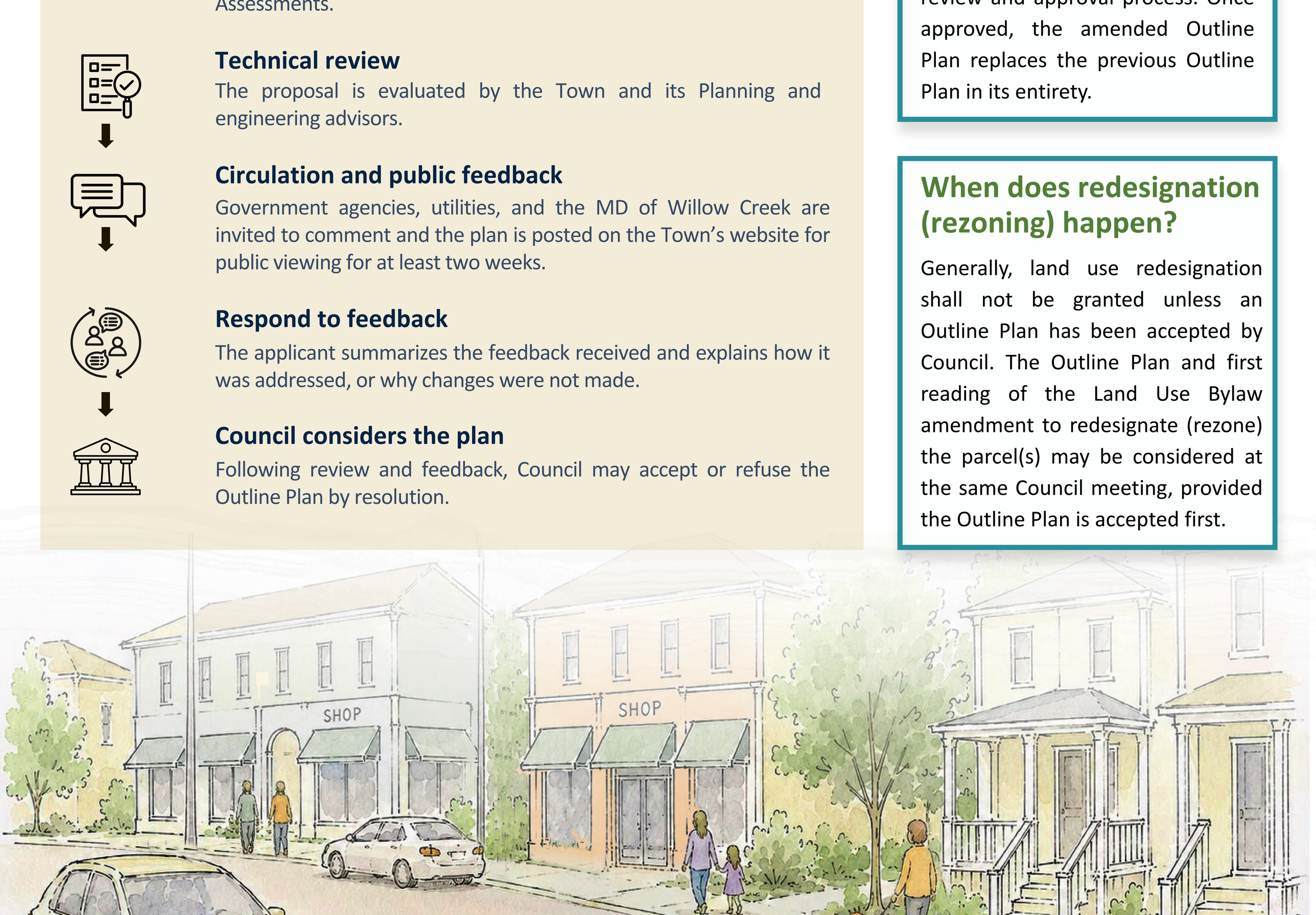
Following review and feedback, Council may accept or refuse the Outline Plan by resolution.

Can the Outline Plan change?

Any amendment to an approved Outline Plan requires a new Outline Plan application and the same review and approval process. Once approved, the amended Outline Plan replaces the previous Outline Plan in its entirety.

When does redesignation (rezoning) happen?

Generally, land use redesignation shall not be granted unless an Outline Plan has been accepted by Council. The Outline Plan and first reading of the Land Use Bylaw amendment to redesignate (rezone) the parcel(s) may be considered at the same Council meeting, provided the Outline Plan is accepted first.



WHERE ARE WE IN THE PROCESS?

The project has been broken into seven phases which are outlined below with a general timeframe for completion of each phase. Phase Six of the project has commenced, with the Open House providing an opportunity for landowners and the general public to review the draft ASP, provide feedback, and share their comments on the proposed plan.

1

Phase One
INITIATE

Project is initiated and communicated with landowners and the general public

2

Phase Two
IDENTIFY

A background review is conducted to inform the plan and preparation is underway to engage with stakeholders

3

Phase Three
ENGAGE & COLLABORATE

Engagement sessions are held with landowners and Council to create a vision for land use and policy in northwest Nanton

4

Phase Four
DRAFT

A draft ASP is prepared based on feedback from enagement sessions and Council input

5

Phase Five
REVIEW

The draft ASP is reviewed by Council and Administration before being made available to the public

6

Phase Six
CONSULT

we are here

- 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

7

Phase Seven
ADOPT

- 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

SHARE YOUR FEEDBACK

All feedback received will be presented to Council for consideration before the Plan proceeds through the formal bylaw adoption process.

Feedback deadline: November 9, 2026

TOWN OF NANTON

THANK YOU

FOR YOUR PARTICIPATION

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Town of Nanton Planning Advisor
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E: kattieschlamp@orrsc.com

Online

You can view the draft NW ASP and provide feedback online at https://www.nanton.ca/government/public-notices/northwest-asp.

Comments will be accepted until November 9, 2026.

Your Feedback Matters

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