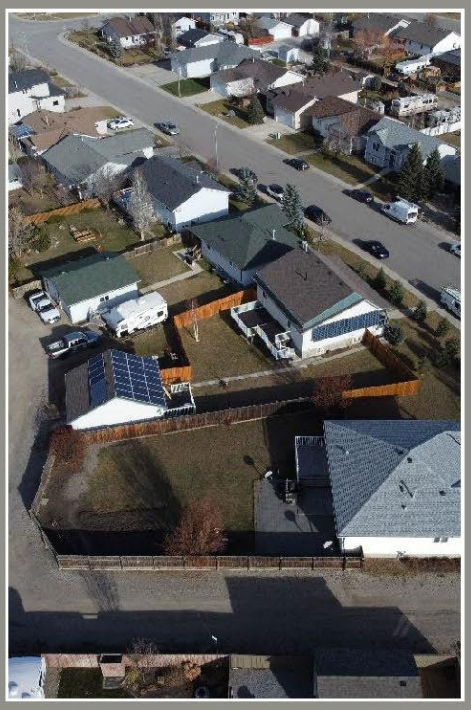









WESTVIEW

Area Structure Plan

Your western life. Here.

NANTON
EST 1903

Bylaw No. 1362/22

Adopted

BYLAW

Bylaw Number: 1362/22

A BYLAW OF THE MUNICIPALITY OF THE TOWN OF NANTON IN THE PROVINCE OF ALBERTA TO ADOPT THE WESTVIEW AREA STRUCTURE PLAN

1. PURPOSE:

WHEREAS it is provided in and by the Municipal Government Act, being Chapter M-26, 2000, Section 633, and amendments thereto, that a municipality may by bylaw adopt an Area Structure Plan; and

WHEREAS The Town of Nanton has developed an Area Structure Plan as provided in Schedule 'A' attached hereto; and

WHEREAS the purpose of Bylaw No. 1362/22 is to adopt an Area Structure Plan that provides a framework for dealing with future subdivision and development of lands within the designated plan boundaries;

NOW THEREFORE the Council of the Municipality of the Town of Nanton in the Province of Alberta duly assembled enacts as follows:

2. ENACTMENT

2.1. The Westview Area Structure Plan attached to this Bylaw as per Schedule "A", is hereby adopted.

3. INTERPRETATION:

3.1 This Bylaw shall be known as the Westview Area Structure Plan Bylaw.

4. EFFECTIVE DATE AND READINGS:

This bylaw comes into effect upon third and final reading hereof.

4.1 READ a **first** time this 18th day of July, 2022.

TOWN OF NANTON

CHIEF ELECTED OFFICIAL

CHIEF ADMINISTRATIVE OFFICER

4.2 READ a **second** time this 17th day of October, 2022.

TOWN OF NANTON

CHIEF ELECTED OFFICIAL

CHIEF ADMINISTRATIVE OFFICER

4.3 READ a **third** time and finally PASSED this 17th day of October, 2022.

TOWN OF NANTON

CHIEF ELECTED OFFICIAL

CHIEF ADMINISTRATIVE OFFICER

Acknowledgements

Town of Nanton

- Council
- Administration

Planning Consultant:

- Bluerock Planning Inc.

Engineering Consultant:

- McElhanney Inc.

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Supporting Applications & Reports (Under separate cover)

1. *Preliminary Geotechnical Investigation: Westview Area Structure Plan and Proposed Water Reservoir Expansion Area (E2K Engineering Ltd.)*
2. *West Side Sanitary Service Assessment (MPE Engineering Ltd.)*

Westview is a master planned community designed with traditional small-town values that will create a thriving neighbourhood with excellent amenities.





1 INTRODUCTION

1.1 PURPOSE

The Westview Area Structure Plan (the "ASP" or the "Plan") provides a vision for a complete neighbourhood for the Plan Area.

The Plan Area is approximately 128 acres (52 hectares) as shown in **Map 1 | Plan Area**. The Plan Area consists of 20 acres (8 ha) of existing subdivided lots intended for single detached dwellings, some of which are already built. To create a complete neighbourhood, the Westview ASP identifies opportunities to diversify the housing options in Nanton so that citizens of all ages and stages can call Westview home. Furthermore, the ASP offers entrepreneurs a chance to take advantage of Nanton's proximity to other urban centers, while offering a convenient lifestyle based on small-town Alberta values and rural culture.

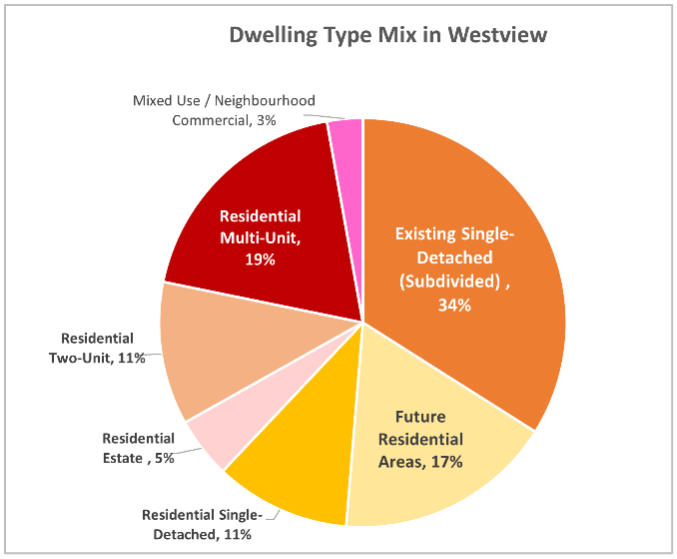
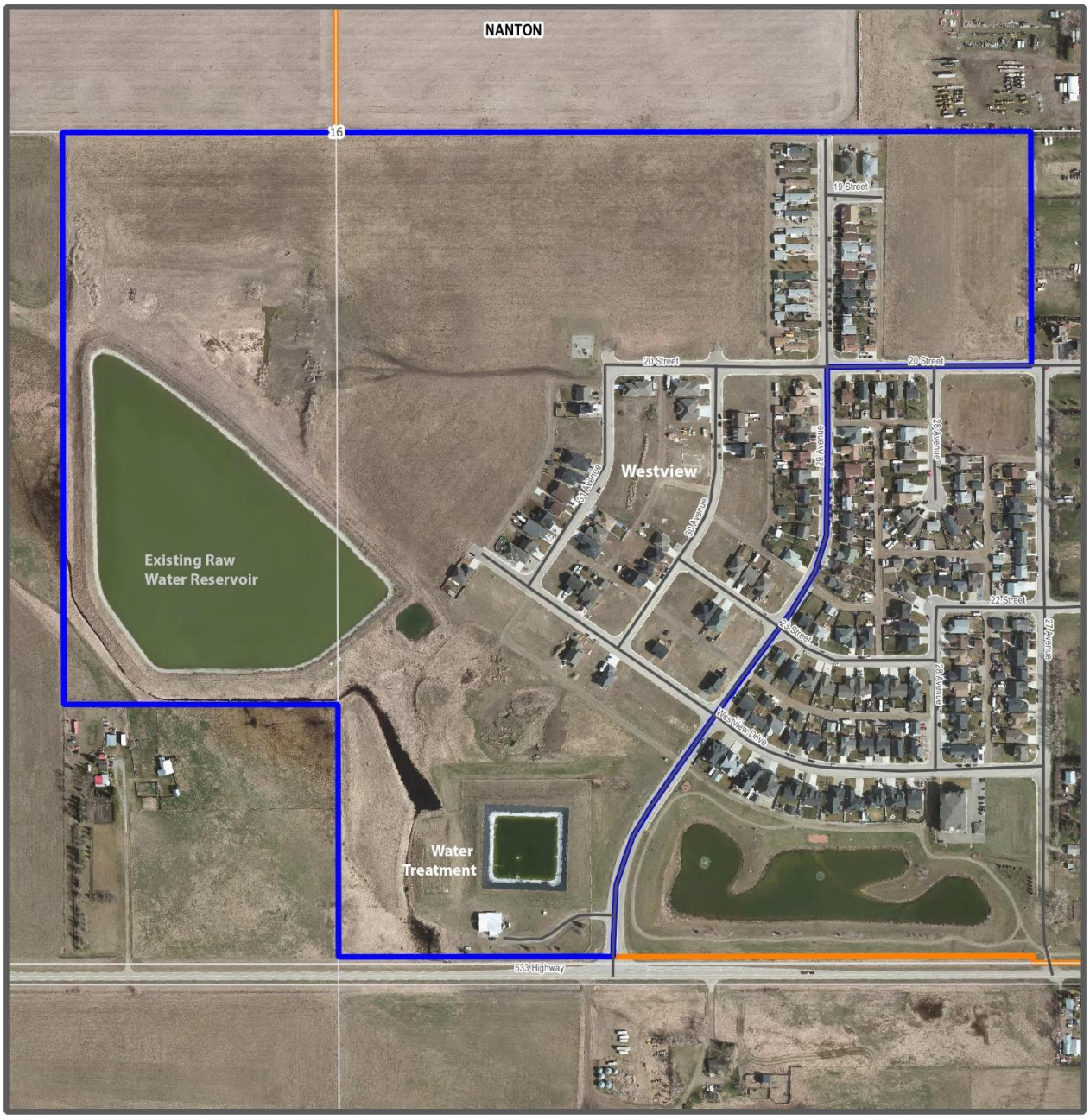


Figure 1 | Dwelling Type Mix in Westview

At full build-out Westview will provide approximately 350 dwelling units of various forms, including single detached homes, semi-detached, townhouses, and estate lots. **Figure 1** shows the ASP mix of housing forms in the Plan Area.

The Westview ASP is a statutory plan, adopted as a bylaw by Town Council. As a bylaw, it guides Town decisions on subdivision and development proposals by outlining existing conditions and future land use, transportation, and servicing requirements for the community. The ASP vision is achievable by implementing the objectives and associated policies of this ASP.

Map 1 | Plan Area



Westview Plan Area

- Westview ASP
- Nanton Boundary
- Section
- Street

0 100 200 300 m

1.2 LOCATION & CONTEXT

Westview is an extension of the residential areas of Nanton. Located on the west side of the Town, it is bounded to the south by Highway 533 and to the east by 29th Avenue (see **Map 2 | Location and Context).** The lands to the north are predominately undeveloped but planned for future residential development and subject to the Lancaster Area Structure Plan. Agricultural lands in the Municipal District (M.D.) of Willow Creek are adjacent to the west.

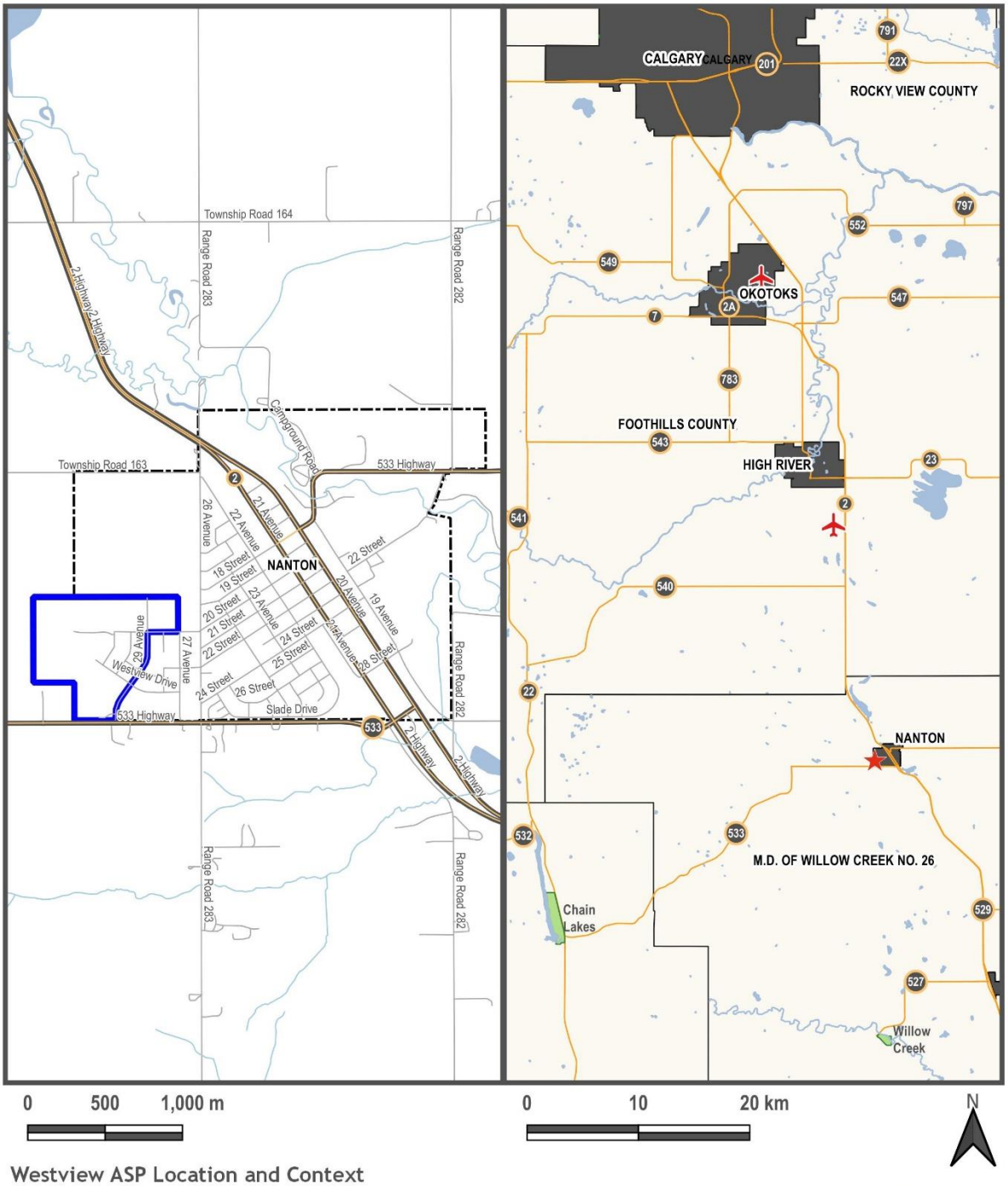
The Westview community is ideally situated in the Town of Nanton within walking distance to existing schools, shopping, and recreational amenities, such as Westview Meadows Park.

Westview offers a unique opportunity to live within a 20-minute drive to Chain Lakes Provincial Park and the historic and picturesque Cowboy Trail (Highway 22) to the west. It is also within a 20-minute drive to the High River Regional Airport and High River Hospital to the north.

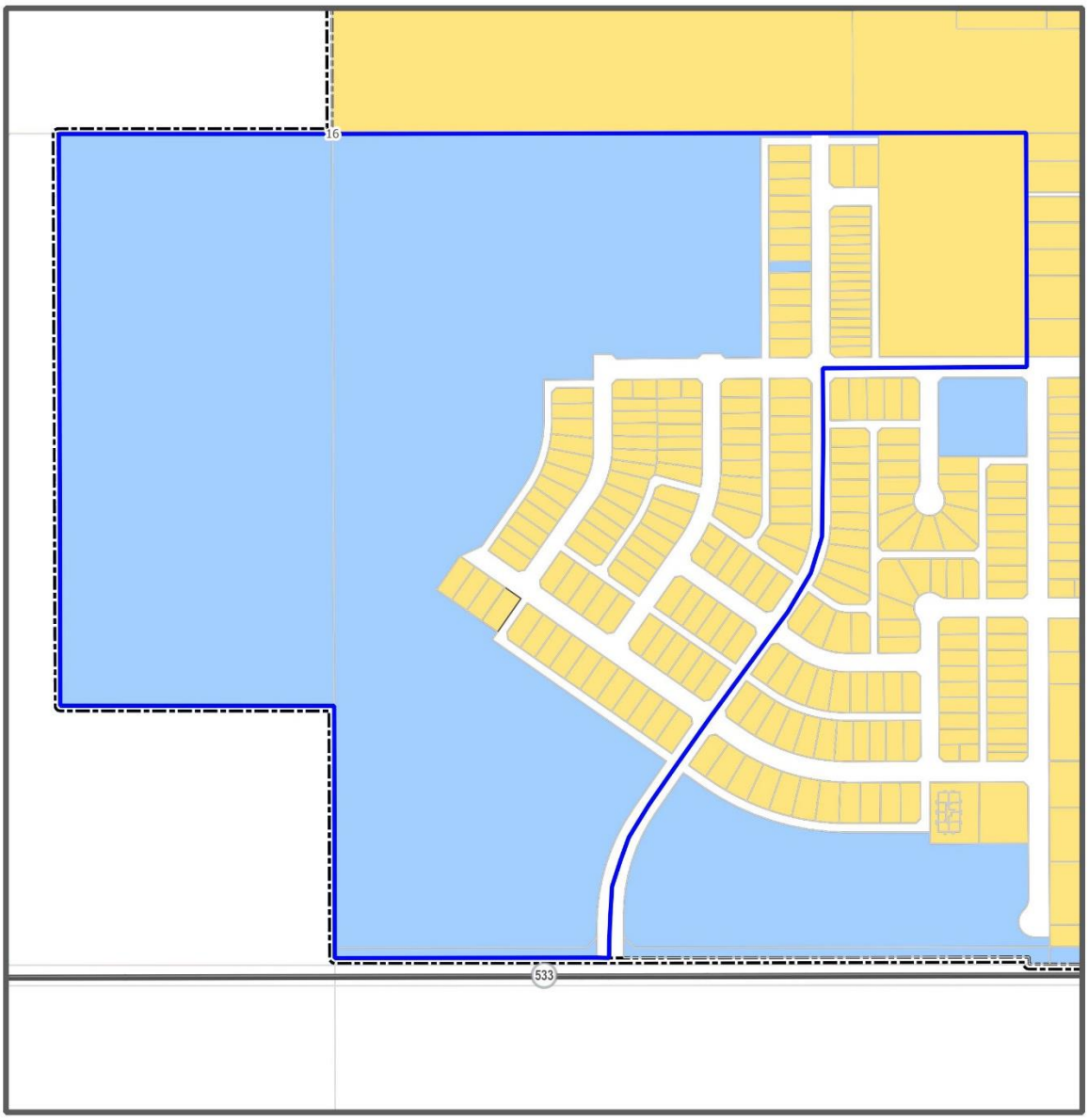
1.3 OWNERSHIP

The Westview ASP Plan Area is predominately owned by the Town of Nanton, as shown on **Map 3 | Ownership (as of Sept 2021).** Privately owned land is mainly focused on individually subdivided residential lots as well as an approximately 3.0 hectare (7.4 acre) block of land in the north east corner of the Plan Area.

Map 2 | Location and Context



Map 3 | Ownership (as of Sept 2021)





2 SITE AND CONTEXT ANALYSIS

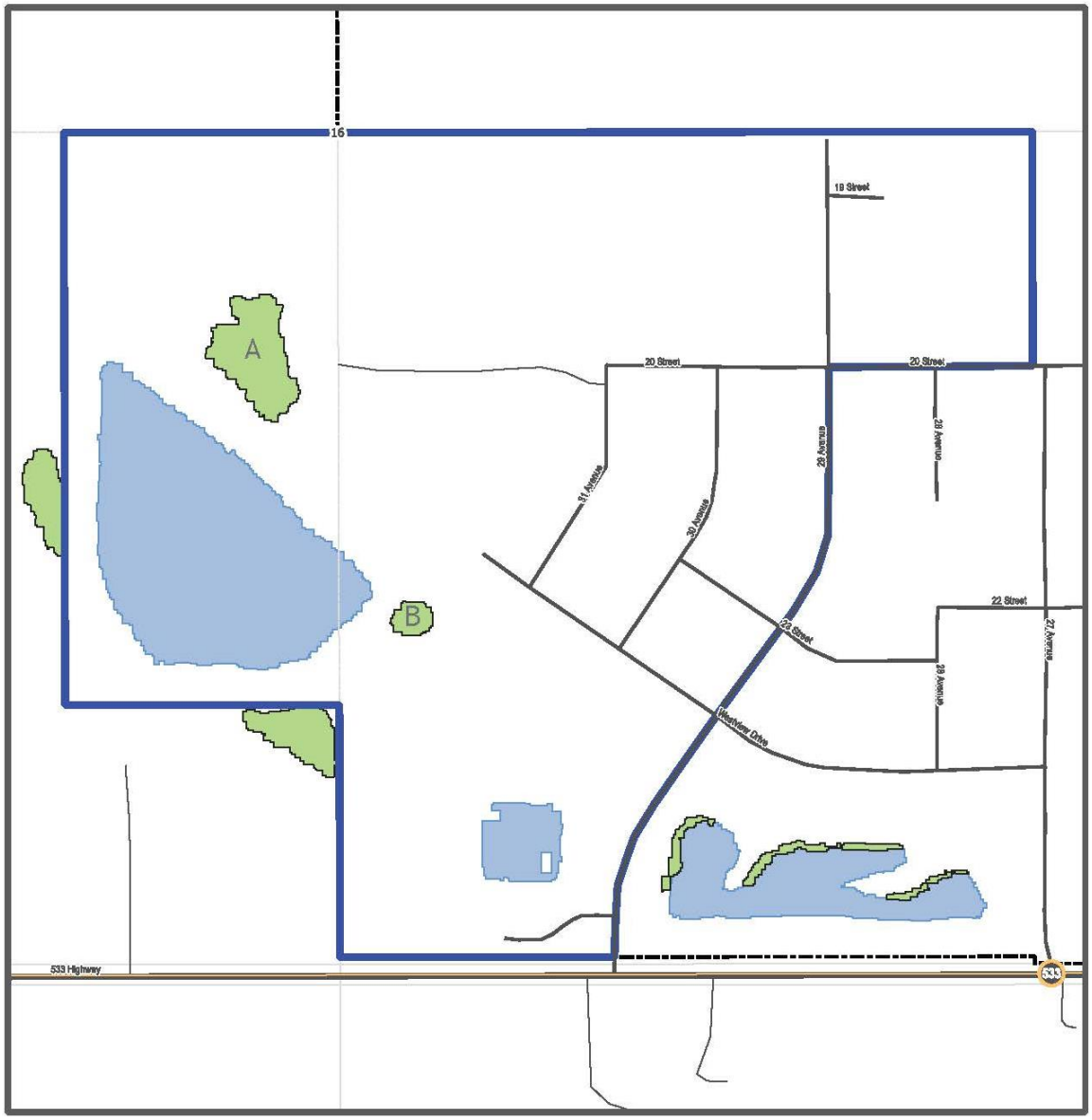
2.1 TOPOGRAPHY

Topographical contouring reveals the Plan Area encompasses flat to slightly undulating terrain in which most elevation lies between 1046 and 1048 metres above seal level. Peak elevations occur between 1048 and 1050 metres, and minimum elevations between 1044 and 1046 metres. A broad depression occurs in the central portion of the Plan Area associated with an existing water reservoir and patchy marsh vegetation. Drainage, as assessed from ground textures in aerial imagery and contouring, is generally to the south and follows a southeast trajectory through the ASP.

2.2 WETLANDS

Map 4 | Wetland Inventory, identifies two wetlands denoted as 'Marsh A' and 'Marsh B' that will be impacted by the development of Westview. Prior to impacting the marshes, a Biophsyical Impact Assessment (BIA) must be undertaken to facilitate the necessary approvals to develop the land in accordance with the provincial Water Act and Wetland Compensation Program.

Map 4 | Wetland Inventory



Westview Wetlands Inventory

0 100 200 300 m

Westview ASP
Nanton Boundary
Section
Marsh
Open water

Data Source: Alberta Biodiversity Monitoring Institute. (2020, December). Southern Alberta Wetland Inventory. Retrieved from https://abmi.ca/home.html

2.3 SOIL AND GEOTECHNICAL ANALYSIS

Soils: Regional

The Plan Area falls within the Foothills Fescue subregion of the Grassland natural region. The Foothills Fescue subregion is typified by cool summers and shorter growing seasons, warmer winters, and more precipitation relative to other grassland subregions. Black chernozem soils are characteristic of this area.

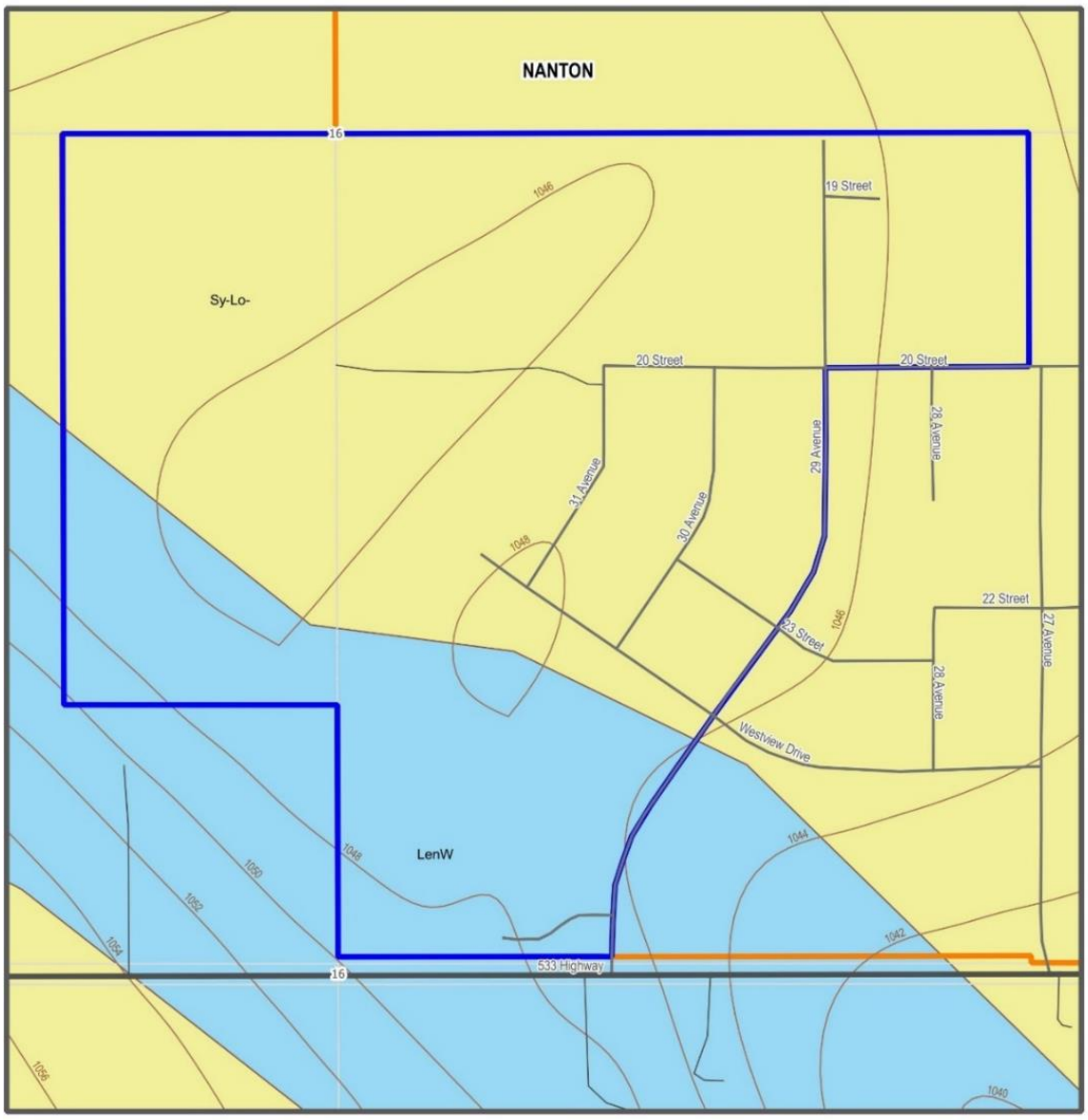
Soils: Local

As shown on
Map 5 | Soils and Land Classification the Plan Area features primary soil textures mapped as sandy loam (Sy-Lo), which make up most of the area in the north and central portion next to the water treatment and water reservoir areas. The southern portion, which includes the water reservoirs, comprises dominant Lentic or open (standing) water (LenW) land sub-class. Soils under the LenW sub-class within the Plan Area are further sub-categorized as saline lowland, which are areas of low vegetation and significant salt adsorption; and limy soils, with soil pH exemplified as greater than 7.5 with free calcium carbonate at the surface.

Geotechnical Investigation

A Geotechnical Investigation prepared by E2K Engineering Ltd., states that soils in the Plan Area "… *will provide an adequate bearing for residential development."* (p.8). Further details on geotechnical matters can be found in the E2K Engineering Ltd. report, which is provided under separate cover.

Map 5 | Soils and Land Classification



Westview Soils and Land Classification

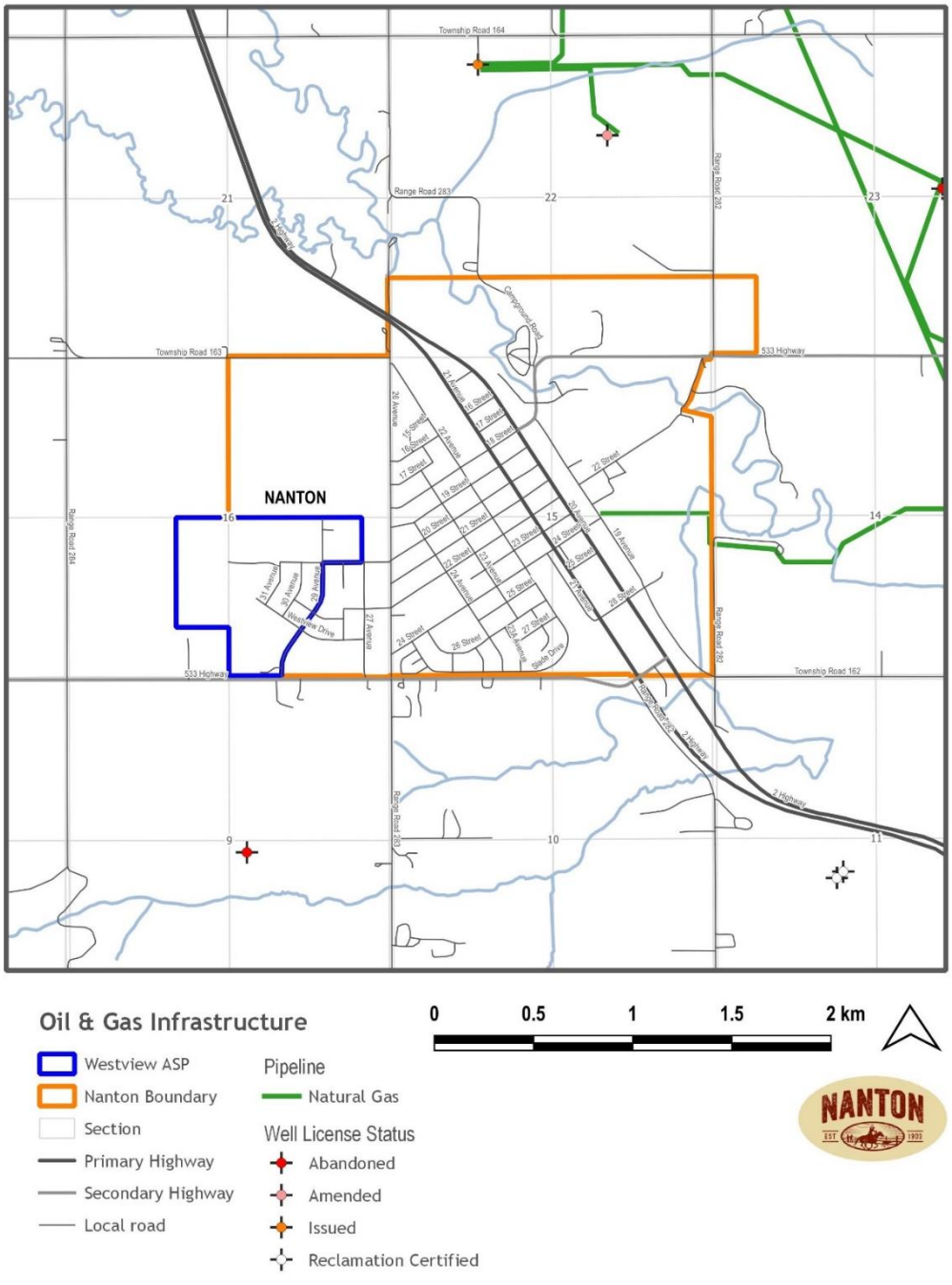
0 100 200 300 m

- Westview ASP
- Nanton Boundary
- Section
- Secondary Highway
- Local road
- Contour (2m interval)
- LenW: Standing Water Dominant
- Sy-Lo: Sandy Loam Soils

2.4 OIL AND GAS: WELLS & PIPELINES

According to the Alberta Energy Regulator Abandoned Well Map Viewer and Abacus Data's database, there are no oil and gas well sites within the Plan Area, as shown in **Map 6 | Oil and Gas Infrastructure.**

Map 6 | Oil and Gas Infrastructure



2.5 EXISTING TRANSPORTATION NETWORK

Westview is located adjacent to Highway 533, an undivided, two-lane highway connecting Westview to Cowboy Trail (Highway 22) to the west, and Highway 2 to the east. (See **Map 7 | Existing Transportation Network**).

Highway 2 is the major north-south divided highway that connects many of Alberta's municipalities. For Nanton, Highway 2 connects to High River, Okotoks and Calgary to the north, and Stavely, Claresholm, and Fort Macleod to the south.

Collector roads are designed to carry higher traffic volumes than residential streets and provide connection between neighbourhoods. 26th Avenue, 29th Avenue, and 20th Street are the minor collector roads connecting Westview to the rest of Nanton. In addition, Westview Drive is designed as a local connector road that will eventually be a secondary connection to the future Lancaster Landing ASP to the north.

2.6 EMERGENCY & HEALTH SERVICES

The Town of Nanton is connected to the provincial 9-1-1 emergency services through the Foothills Regional Emergency Services Commission and offers ambulance/EMS service, as well as fire protection and RCMP. Fire response services are operated by the local Fire Department located in town.

Operated by Alberta Health Services (AHS), the Nanton Community Health Centre offers a range of outpatient health services to the local community, including family medicine, physiotherapy, laboratory services, healthy mom and baby programs, and other public health services. The centre is located at 2214 20th Street and is home to a multidisciplinary primary care team, including family physicians and nurse practitioners.

Nanton also offers chiropractic, dental, physiotherapy, optometry, acupuncture, massage services and a pharmacy.

Nanton & District HandiVan Society is a non-profit organization that provides residents affordable transportation to attend medical appointments.

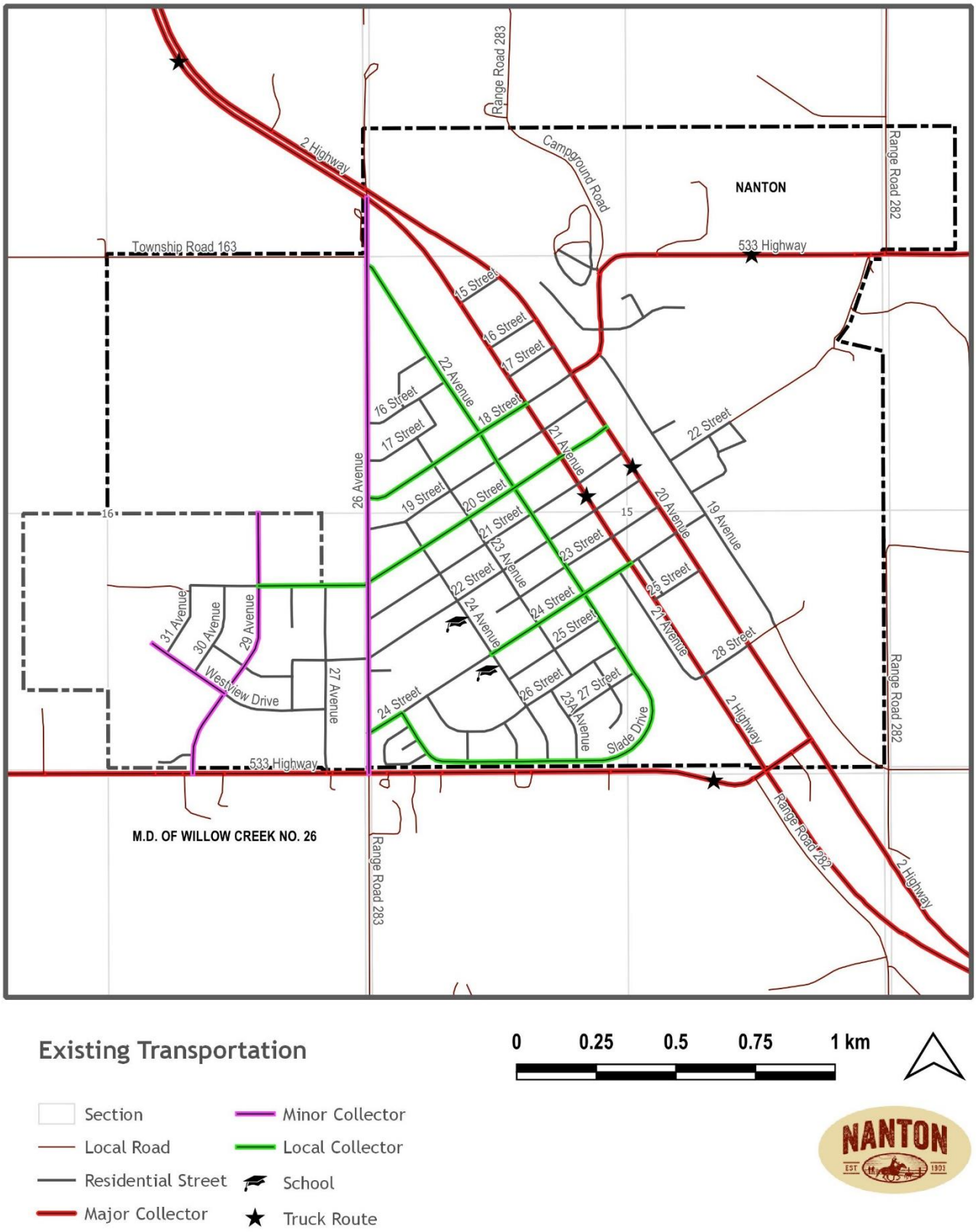
Patients who require urgent care can visit the nearby Okotoks Urgent Care Centre, or the emergency departments in Claresholm, Vulcan and High River.

2.7 EDUCATION

The Town of Nanton works in partnership with the Livingstone Range School Division No. 68 to provide adequate spaces for education from kindergarten to grade 12. As shown on **Map 7 | Existing Transportation Network**, children in Westview are within walking distance to both the A.B. Daley Community School (K-6) and JT Foster School (7-12) located across 26th Avenue to the east.

After-school programing is also available through the Boys & Girls Club of Diamond Valley.

Map 7 | Existing Transportation Network



2.8 EXISTING WATER AND WASTEWATER SERVICING

Potable Water

The Westview ASP will be serviced by existing municipal potable water. There is an existing 200mm PVC watermain along 20th Street and a 250mm PVC watermain along Westview Drive that will be extended into the proposed development for water servicing and future looping. See **Map 14 | Water Servicing** for the existing and proposed municipal potable water infrastructure alignments.

Non-Potable Water

There is an existing raw water supply main that transports raw water from the Town's reservoir along the north side of 20th Street to the water treatment plant. The exact alignment will need to be confirmed by the municipality during the detailed design stage so the main is not damaged and utility crossing elevations noted for conflicts. See **Map 14 | Water Servicing** for the approximate alignment of the existing raw water main.

Wastewater

The Westview ASP will be serviced by the existing municipal wastewater system. There are existing gravity sewer and manhole connections along 20th Street, Westview Drive, 28th and 29th Avenues that will be extended to service the proposed developments. See **Map 15 | Wastewater Servicing** for the existing and proposed wastewater infrastructure alignments.

2.9 EXISTING STORMWATER SERVICING

The Westview ASP will be serviced by the existing municipal storm water. There are existing storm sewer gravity mains, catch basins and manhole connections along 20th Street, Westview Drive, 28th Avenue, and 29th Avenue that will be used as connection points to service the proposed developments. See **Map 16 | Stormwater Servicing** for the existing and proposed stormwater infrastructure alignments.

2.10 UTILITY SERVICING

Fiber Optics

TELUS currently provides fibre optics internet service to the developed portion of Westview.

Bell has installed a fibre optics cable on the north side of Highway 533; however, it remains unutilized. Developers should contact Bell to determine if this cable can be used for non-residential applications.



3 PLANNING CONTEXT

3.1 PLANNING FRAMEWORK

Land use and development in Alberta is regulated through several geographical layers of planning tools including provincial, regional, intermunicipal, and municipal.

At the provincial level, the *Municipal Government Act (MGA)* is the law that empowers Alberta municipalities to make land use decisions that shape their communities. The MGA establishes that statutory plans must be in alignment with the *Alberta Land Stewardship Act (ALSA)*, including its *Land Use Framework and Regional Plans*, and that all plans be consistent with each other. Further, the MGA sets out legal requirements for statutory plans and the hierarchy of plans, so that in the event of an inconsistency, the higher order plan prevails (See **Figure 2 | Hierarchy of Planning Documents**). The *MGA* outlines the requirements of an Area Structure Plan (ASP), as follows:

> *633(1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may by bylaw adopt an area structure plan.*
> *(2) An area structure plan*
> *(a) must describe:*
> *i. the sequence of development proposed for the area,*
> *ii. the land uses proposed for the area, either generally or with respect to specific parts of the area,*
> *iii. the density of population proposed for the area either generally or with respect to specific parts of the area, and*
> *iv. the general location of major transportation routes and public utilities, and*
> *(b) may contain any other matters the council considers necessary, including matters relating to reserves, as the council considers necessary.*

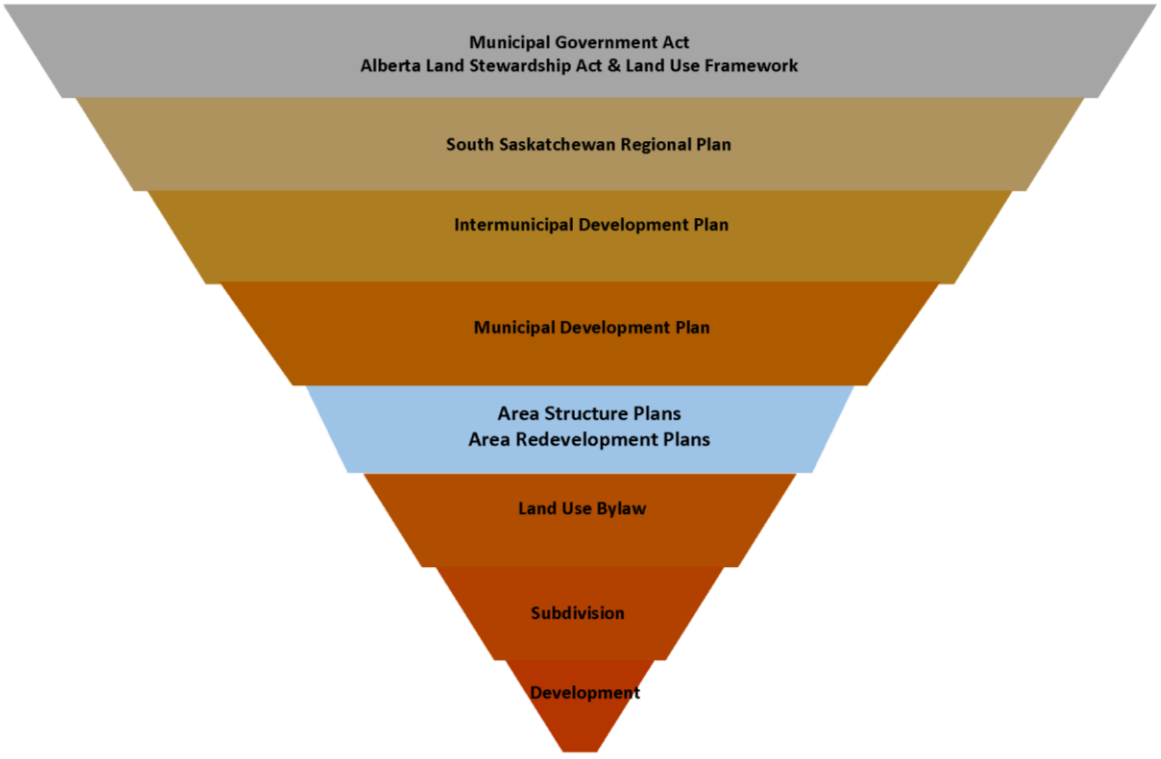
At the regional level, Nanton is part of the *South Saskatchewan Regional Plan (SSRP*). The SSRP was originally adopted in 2014 and amended in 2018. It outlines regional growth management strategies as established in the ALSA.

At the intermunicipal level, the Town of Nanton collaborates with the MD of Willow Creek No. 26, guided by the jointly prepared *Intermunicipal Development Plan (IDP).*

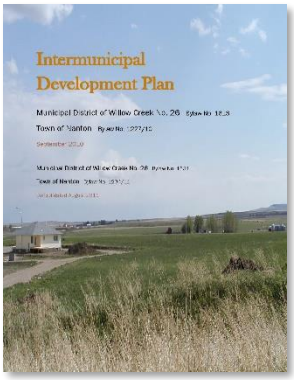
Municipally, the Town of Nanton's planning framework includes the *Municipal Development Plan* (MDP), *Area Structure Plans* (ASPs), *Land Use Bylaw* (LUB), as well as a *Municipal Improvements Policy, Off Site Levy Bylaw, Infrastructure Master Plan*, *Nanton Design Standards and Guidelines,* and *Municipal Lot Sales Policy No 66 31820/11/02.*

In keeping with the hierarchy of plans, the Westview ASP meets the requirements of the MGA and is consistent with the higher order plans, including the IDP and MDP.

Figure 2 | Hierarchy of Planning Documents



3.2 INTERMUNICIPAL DEVELOPMENT PLAN (IDP)



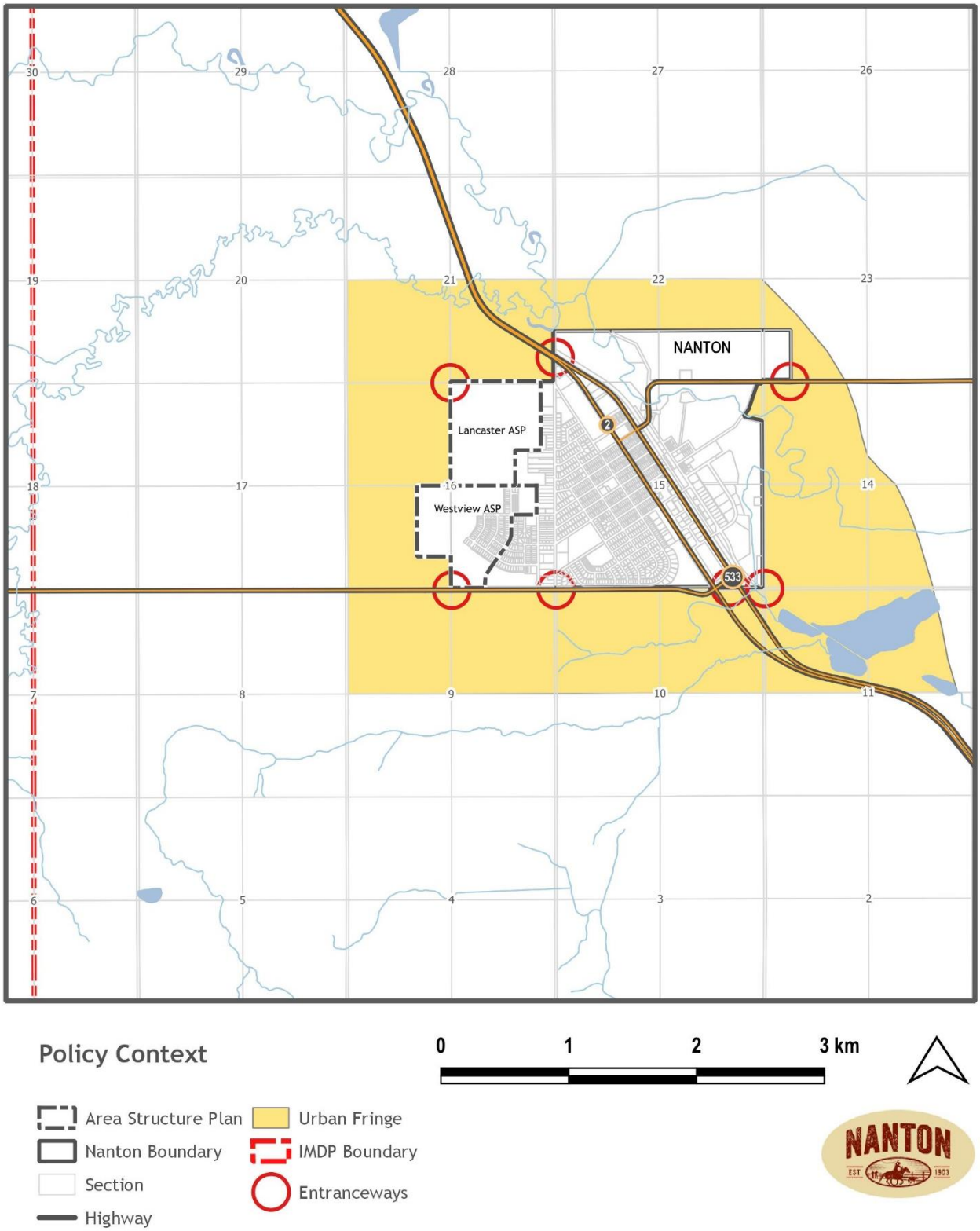
The Intermunicipal Development Plan (IDP) was jointly prepared and adopted as a bylaw by the Municipal District (M.D.) of Willow Creek No. 26 and the Town of Nanton in 2011. The purpose of the IDP is to address land use planning matters of mutual interest. It outlines the growth strategies and land management policies for lands within the Nanton Urban Fringe Boundary. It also requires planning applications be referred between municipalities for comment within the Referral Boundary to allow for timely urban expansion with minimal land use conflicts (see **Map 8 | Policy Context**).

The Nanton Urban Fringe has been implemented as a land use district in the MD of Willow Creek's Land Use Bylaw and limits the primary use of lands to extensive agriculture. Further, the land use district prohibits grouped country residential development and noxious industries, while also making *major home occupations* a discretionary use.

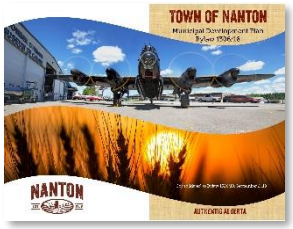
The IDP Urban Fringe policies and the MD's Land Use Bylaw ensure a high-quality of life for the residents of Nanton by prohibiting incompatible land uses on its urban fringe. The documents also ensure subdivision and development do not happen prematurely, which often increases costs of urban development.

In addition to the Fringe and Referral boundaries, the IDP identifies Westview as an Entranceway from Highway 533. Section 10 of the IDP includes policies that require collaboration with both the MD of Willow Creek and Alberta Transportation for ensuring the transportation network develops cohesively and safely.

Map 8 | Policy Context



3.3 MUNICIPAL DEVELOPMENT PLAN



The Town of Nanton Municipal Development Plan (MDP) provides guidance for the future growth and development of the Town. The MDP envisions Nanton as "*a diverse and caring community with a thriving future that is inspired by its past.*" The policies of the MDP are based on the vision statement and the following four authentic community values:

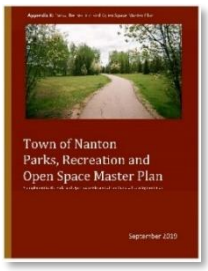
1. Shared Stewardship
2. Quality of Life
3. Excellent Service
4. Sense of Community

Fifteen Promoted Goals are organized around the four authentic community values. The MDP policies are then categorized under six service elements, each one linked back to an Authentic Value and applicable Promoted Goals:

1. Governance
2. Economic
3. Environment
4. Public Service and Facilities
5. Parks and Open Space
6. Land Use

Specific policies from the MDP that guide the development of an ASP are listed in ***Appendix A: Policy Context***.

3.4 PARKS, RECREATION, AND OPEN SPACE MASTER PLAN

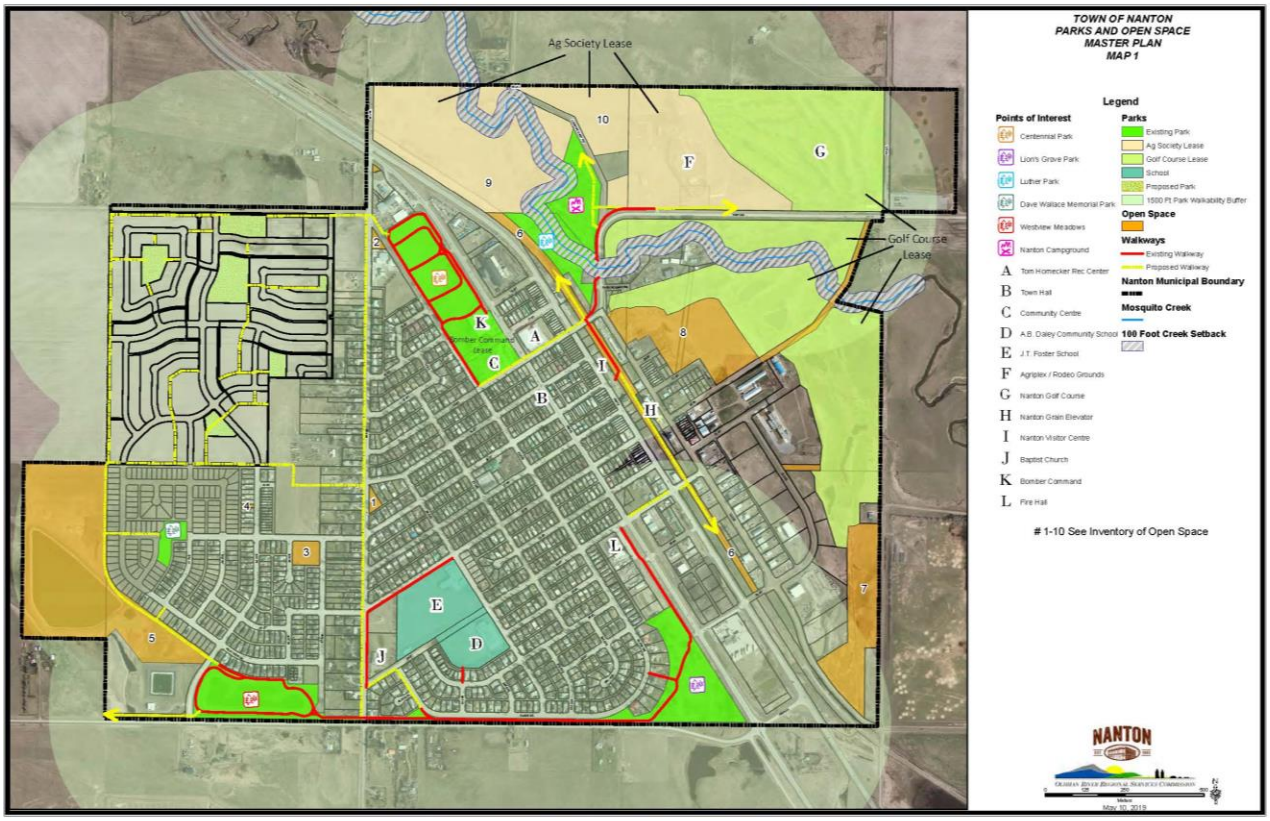


The Parks, Recreation, and Open Space Master Plan is a supplemental plan to the MDP and contained within the MDP as ***Appendix K***. It is intended to provide guidance for Town Council decision-making over a 20-year plan horizon and includes strategies about the Town's role as property owner, park provider and development partner. The overarching vision of the document is:

"*A long-term planning strategy for sustaining healthy natural spaces, promoting environmental stewardship and providing active living opportunities for all ages.*"

Map 9 | Parks and Open Space Master Plan below shows the existing Parks and Open Space Master Plan. Within the Westview neighbourhood two park spaces were originally proposed – Westview Meadows and Dave Wallace Memorial Park. Westview Meadows serves as a location for passive recreation and is considered a community-scaled park in the Parks, Recreation and Open Space Master Plan. It is fully constructed with a walking path loop around a naturalized storm pond, as well as picnic benches, dog stations, and garbage bins. Dave Wallace Memorial Park is a neighbourhood-scaled park and will include a playground structure at the corner of 31 Avenue and 20th Street. The Development Concept in Section 5 of the ASP shows some changes are proposed to the orientation of Dave Wallace Park to better integrate with adjacent properties and ensure a logical road network.

Map 9 | Parks and Open Space Master Plan

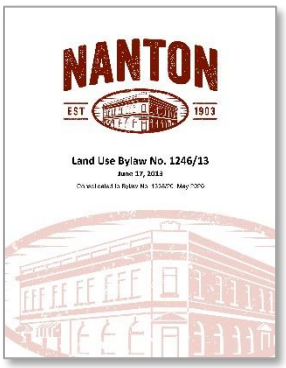


There are also three Open Spaces noted on Map 9 (#3, 4, and 5) that serve the Westview area. Open Space # 3 is outside the Plan Area. It is a 1.62-acre lot dedicated as Municipal Reserve but is primarily used as a public utility lot for storm drainage.

Open Space #4 is 0.11 acres and intended to be a pedestrian link to the Plan Area from the existing residences to the east; however, the Parks, Recreation, and Open Spaces Master Plan notes the linkage may not be necessary and could be consolidated with the adjacent residential lots.

Open Space #5 is around the water treatment plan area and will require improvements and furnishing to bring it into community use for passive recreation.

3.5 TOWN OF NANTON LAND USE BYLAW



The Plan Area consists primarily of lands designated either as Single Detached Residential – R1, or Public Institutional- PI, as shown on **Map 10 | Existing Land Use Districts.** Most of the PI lands are not yet subdivided or developed. The PI district allows for a range of institutional, public, and semi-public uses. It allows senior citizen housing as a permitted use. Discretionary dwelling forms in the PI district include assisted living and group care facility.

The R1 district allows single-unit dwellings, prefabricated dwellings, and home occupation 1 as permitted uses. Moved-in dwellings, secondary suites, bed and breakfast establishments, day homes, and home occupation 2, are allowed as discretionary uses.

There are two concentrated areas in the Plan Area currently designated as Two- Unit Residential – R2. The block on the east side of 29th Ave, between 19th and 20th Street is fully built out. The north half of the blocks between 31 Ave and 30 Ave is also R2 and partially built out. A couple outlying corner parcels along 30 Ave are also designated as R2. The primary difference between the R1 and R2 districts is that the R2 allows 2-unit dwellings as a permitted use, as well as single-unit dwellings as a discretionary use.

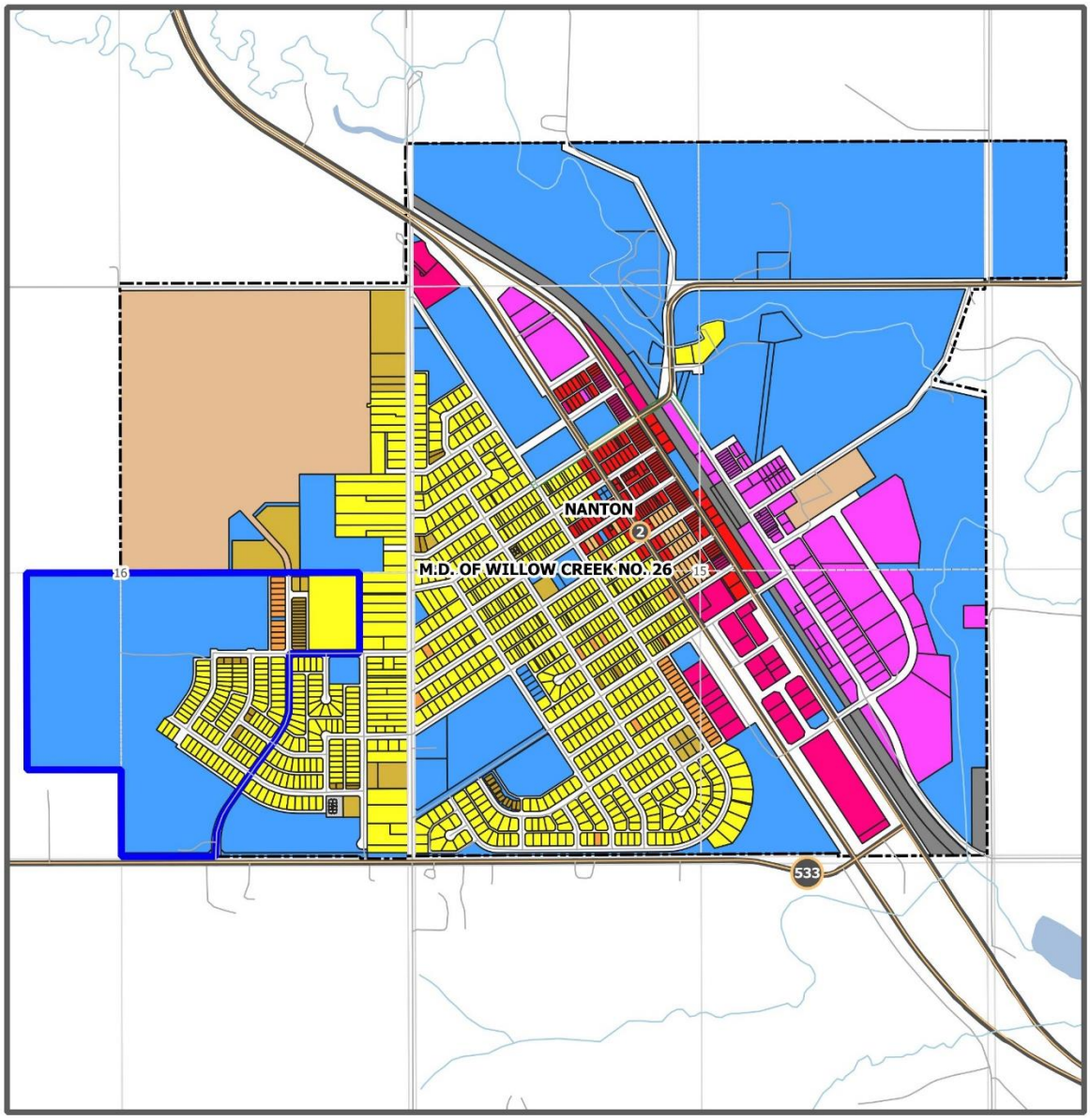
The two parcels located at the corner of 29th Ave and 19th Street are designated and built out as Multiple Residential – R3. This district allows 3-unit dwellings, 4-unit dwellings, and home occupation 1 as permitted uses. An apartment building, row dwelling (more than 4 units), and senior citizen housing are discretionary dwelling types. Day homes, assisted living, boarding, or lodging houses, and home occupation 2 are other noteworthy discretionary uses. Secondary suites, prefabricated dwellings, and moved-in dwellings are prohibited uses in the R3 district.

The west side of 29th Ave, north of 20th Street is designated and built out as Manufactured Home Residential – R4. This land use district specifically accommodates manufactured and modular home types to provide variety of housing options to Nanton.

The Residential Mixed-Use – R5 district is intended to provide low-intensity development accommodating a mix of compatible residential and commercial uses, as well as meeting public accessibility and parking requirements. The R5 district allows single-unit dwellings as a permitted use. It is also the only residential district that allows a live-work dwelling unit and mixed-use dwelling as discretionary uses, along with two-unit dwellings. Mixed-use and live-work dwellings are also discretionary in the Retail/General Commercial – C1 district. A mixed-use dwelling is discretionary in the Neighbourhood Commercial – C3 district.

Lands north of the existing raw water reservoir are designated as Agricultural Transitional – AT. Intended as a holding district for urban development, the AT district allows limited permitted and discretionary uses, but most importantly limits minimum lot size to the existing titles, or per an approved ASP or conceptual scheme design, thereby effectively limiting premature development that could impact the Town's growth strategy.

Map 10 | Existing Land Use Districts





4 COMMUNITY ENGAGEMENT

The Draft ASP was provided to the community to solicit feedback in April and May 2022. Extensive advertising was undertaken to raise community awareness, including social media posts, a mailed letter to residents within the ASP boundary, and advertising in the Nanton newsletter and utility bills. Two key feedback opportunities were provided to the public: a public survey and an open house. The public survey was available from April 18, 2022 to May 13, 2022 and a total of 98 completed surveys were received. An open house was held at the Nanton Curling Lounge on May 10, 2022. Approximately 55 people attended the meeting.

Feedback on the Draft ASP included many helpful suggestions and comments on how well the Draft ASP aligned with the desired future vision for Nanton in Westview. Key themes from the comments and feedback included:

- Questions / concerns about commercial in Westview
- Excitement about the trails and pathways in the Plan
- Questions about potential sports fields and desire to know details
- Uncertainty / concern about live-work lots
- Support for single-detached housing
- Both support and opposition for attached housing forms (apartments and townhouses)

The survey results were then provided in a What We Heard Report to the Town's Committee of the Whole and resulted in key adjustments to the ASP. The What We Heard Report can be found in **Appendix D**.



5 VISION, GOALS, & DEVELOPMENT CONCEPT

5.1 VISION

The following vision statement summarizes the desired outcome for Westview:

> Westview is a master planned community designed with traditional small-town values that will create a thriving neighbourhood with excellent amenities.







5.2 GOALS

The following goals provide guidance on how the vision of Westview, as shown on **Map 11 | Development Concept Plan,** can be achieved. Objectives are listed under each policy section and represent action items that contribute to the realization of each goal:



Community For Everyone

Diversify the housing opportunities in Nanton to encourage "aging in place" and attract new residents looking for an opportunity to experience a small-town lifestyle.



Economic Vitality

Diversify the business opportunities, especially for home businesses, in Nanton that complement the historic downtown core while taking advantage of the Town's investment in its fibre optic network.



Active Lifestyle

Promote active lifestyles through a variety of parks and open spaces accessible within 1,500 feet (457m) of a front door and that are connected to Nanton's existing network of parks, recreation, and tourism destinations.



Complete Community

Westview will provide the infrastructure required to support leisure activities, daily needs, and a variety of housing types to accommodate families, entrepreneurs, and seniors that share Nanton's small-town values.

Map 11 | Development Concept Plan



Westview Concept

0 100 200 300 m

- Westview ASP
- Westview Built Out
- Nanton Boundary
- Public Utility Lot
- Residential Detached Infill
- RE Residential Estate
- R-SD Residential Single-Detached
- R-TU Residential Two-Unit
- R-MU Residential Multi-Unit (Townhouses)
- NC-MU Neighbourhood Commercial - Mixed Use
- Park and Community Recreation
- Potential Pathway
- Potential Future Vehicle Access Point to Park and Community Recreation

The **Development Concept Plan** proposes a series of predominately residential land uses that seek to appeal to a wide range of income levels, family or household structures, and lifecycle stages. Taken as a whole, Westview provides the opportunity to live and work within the same community. It also integrates a network of environmental and recreation spaces. Overall, ASP policies are intended to promote neighbourly relationships and connection with the landscape by focusing on community and transitions between public and private spaces.

5.3 DEVELOPMENT STATISTICS

The Development Concept Plan consists of approximately 128.5± acres (52.1± hectares) of total developable land, including 19.5± acres (7.9± ha) of existing subdivided areas of Westview (see **Tables 1-4**). As shown in **Map 11 | Development Concept Plan,** there is also a built-out portion of Westview not included as part of the ASP area. To provide comprehensive community statistics, the built-out portion has been included in **Table 4: Westview ASP + Built-Out Area Residential Statistics**.

Table 1: Westview ASP Land Use Statistics- Existing and Future Phases

Land Use Type	Area (acres)	Area (hectares)	%
Water Reservoir & Treatment Areas	49.3	19.9	45.2%
Parks and Pathways	12.7	5.1	11.7%
Residential Single-Detached	6.1	2.5	5.6%
Residential Estate	4.2	1.7	3.9%
Residential Two Unit	3.6	1.5	3.3%
Residential Multi-Unit (R-MU)	4.1	1.7	3.8%
Neighbourhood Commercial/Mixed-Use	1.0	0.4	0.9%
Future Residential	8.9	3.6	8.2%
Other (roadways, etc.)	19.1	7.7	17.5%
Total Future Westview Development Areas	**109.0**	**44.1**	**100%**
Already Subdivided Westview Areas (Residential)	**19.5**	**7.9**	
ASP TOTAL AREA	**128.6**	**52.0**	

Under the *MGA*, 10% of the gross land area to be subdivided, less any environmental reserve dedications, can be required by the municipality without compensation to the developer, as municipal reserve.

Table 2: Westview ASP Municipal Reserve Analysis shows the potential for municipal reserve allocation throughout the Plan Area based on all parks and open spaces shown in **Map 12 | Parks, Trails, and Open Space**. However, the final dedication and distribution of municipal reserve will be determined at the subdivision stage.

Table 2: Westview ASP Municipal Reserve Analysis

Land Use Type	Area (ac)	Area (ha)	% Future Development Areas	% Total ASP Area
Proposed Parks	12.72	5.15	11.7%	9.9%

Table 3 offers estimated residential development statistics when the Plan Area is fully built out based on **Map 11 | Development Concept Plan.** As shown on **Table 3**, the Plan Area is composed of three distinct areas:

(1) **existing subdivided lots**,

(2) **future residential areas** with an estimated future density, and

(3) **proposed residential lots** with different residential types based on the policies in this ASP.

The ASP adds to Westview's mix of housing types by selectively locating multi-unit and residential two-unit dwellings, while maintaining a single-detached residential character.

Table 3: Westview ASP Residential Development Statistics

Land Use	Area (acres)	Area (ha)	% of Total Units	# of Units	Density (UPA)	Density (UPH)	Persons per household	Population Estimate
Total Existing (Subdivided) Residential Lots	**19.5**	**7.9**	**33%**	**120**	**6.2**	**15.2**	**2.2**	**264**
Future Residential Areas (estimated density)	**8.9**	**3.6**	**20%**	**71.4**	**8.0**	**19.8**	**1.2**	**86**
Total Proposed Residential Lots	**19.0**	**7.7**	**47%**	**171**	**9.0**	**22.2**	**n/a**	**300**
Residential Single-Detached	6.1	2.5	10%	38	6.2	15.4	2.2	84
Residential Estate	4.2	1.7	5%	17	4.0	10.0	2.2	37
Residential Two-Unit	3.6	1.5	11%	40	11.1	27.5	2.2	88
Residential Multi-Unit	4.1	1.7	18%	66	16.0	39.5	1.2	79
Mixed Use /Neighbourhood Commercial **	1.0	0.4	3%	10	10.1	25.1	1.2	12
Total	**47.4**	**19.2**	**100%**	**362**	**7.6**	**18.8**	**n/a**	**649**

UPA = units per acre / UPH = units per hectare

** Unit projection does not include optional secondary suites/ dwelling units*

Persons Per Household is based on 2021 Federal Census Average of 2.2; estimated at 1.2 for multi-unit household sizes.

Table 4 includes the area shown on **Map 11 | Development Concept Plan** as the 'Built-out' portion of Westview, which is not included in the Plan Area and therefore not subject to the policies of this ASP. However, it is helpful to understand the population and housing unit projections for the entire community. The full build-out area includes an additional 250 housing units, estimated to accommodate approximately 486 residents. This projects the total population of Westview to approximately 747 residents.

Table 4: Westview ASP + Built-Out Area Residential Statistics

HOUSING FORM	# OF UNITS	% OF TOTAL UNITS	PERSONS PER HOUSEHOLD	POPULATION ESTIMATE
ASP Area (Existing + Proposed)	**362**	**53%**	**-**	**562**
Existing Subdivided Lots (single-detached, semi-detached and manufactured)	*120*	*18%*	*2.2*	*262*
Proposed Development Areas	***242***	***35%***	**-**	***300***
Future Residential Areas	71	10%	1.2	***86***
Residential Single-Detached	38	*6%*	2.2	84
Residential Estates	17	*2%*	2.2	37
Residential Two-Unit	40	*6%*	2.2	88
Residential Multi-Unit	66	*10%*	1.2	79
Mixed Use/ Neighbourhood Commercial	10	*1%*	1.2	12
Built-Out Area (not within ASP)	*250*	*37%*	-	*485*
Residential Detached	186	27%	2.2	409
Manufactured	12	2%	1.2	14
Semi-detached	40	6%	1.2	48
Multi-unit*	12	2%	1.2	14
TOTAL (ASP + Built-out Areas)	**683**	**100%**	**-**	**1,047**

** One lot adjacent to Westview Meadows is undeveloped and therefore not included.*
Persons Per Houshold is based on 2021 Federal Census Average of 2.2; estimated at 1.2 for multi-unit household sizes.

5.4 DEVELOPMENT CONCEPT

The concept shown in **Map 11 | Development Concept Plan** has the following key elements that help achieve the Goals listed in Section 5.2:

1. A WALKABLE COMMUNITY



The Westview ASP Development Concept is based on the desire to create a walkable neighbourhood with a variety of housing types and business opportunities that will appeal to both young and old. In Nanton, a five-minute walk, which equates to a walkshed of 1,500 feet (457 m) is considered a reasonable distance to expect people to walk for daily needs, such as going to the convenience store, before deciding to drive instead.

2. MORE THAN JUST A RESIDENTIAL AREA



Part of creating a walkable community is finding ways to integrate compatible non-residential land uses (e.g., commercial, cultural) within a predominately residential neighbourhood. This community character, with a mix of land uses, reflects historical small town settlement patterns, where ones' property was often both their home and place of work, or the place of work wasn't too far from home. This development pattern is often linked to a neighbourhood where kids can walk to school, parks, the corner store, and a friend's house without much concern for their safety, because neighbours know each other and form relationships, and most traffic is local.

3. A CHANCE TO NURTURE THE ENTREPRENEURIAL SPIRIT



Thanks to modern technology, there has been a resurgence of remote, or home-based employment. Nanton's existing fibre optics network, abundance of parks and open space, and historical development pattern means Westview is ideally situated to offer a range of unique housing and entrepreneurial prospects, such as larger properties for a home-based business.

4. HOUSING VARIETY FOR EVERYONE



Map 11 | Development Concept Plan, shows the ASP provides several blocks with the ability to:

- develop accessory dwelling units in a variety of built forms (e.g. attached/ internal or detached from the principle dwelling); and
- single-detached lots with both front and rear yard vehicle access.

Low and medium density housing in the form of a mix of attached and detached styles, are proposed around the 20th Street and 31st Ave intersection that will likely see higher volumes of community traffic due to the adjacent neighbourhood commercial/ mixed-use area, and easy access from downtown. This more compact development pattern is partnered with a higher proportion of park spaces and limited building height (max. 2-3 storeys) to maintain a sense of openness. Many young couples, or those downsizing, have a lack of freehold options that accommodate a smaller household size than the traditional 3-bedroom family home.

In addition, the ASP offers a flexible approach to development by putting more emphasis on built form and how it integrates with public spaces to create a comprehensively designed neighbourhood. The Plan Area is designed to attract those that want to invest in a property that can adapt to their household needs. Areas that interface with established residential blocks are suggested to accommodate traditional single-detached homes, identified as Residential Detached Infill on **Map 11**, with the advantage of double access so front attached housing can be combined with rear lane access for year-round storage of recreational vehicles.

5. PARKS GALORE

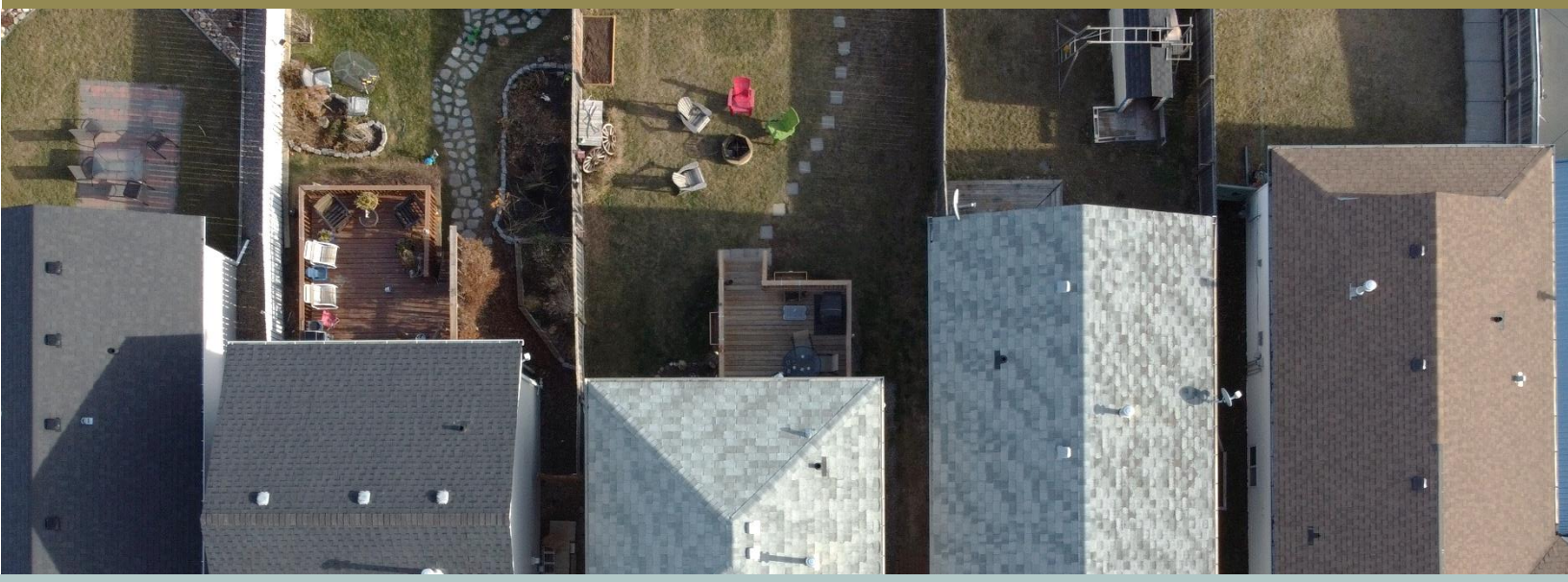


The **Westview Parks and Trails Map (Map 12),** demonstrates how the whole of Westview offers a range of passive and active recreation areas. Many neighbourhoods can take advantage of these spaces to host a Movie in the Park event, yard sales, BBQs, and other community-led events. Being a municipally initiated community, several of Westview's park spaces are already developed including Westview Meadows, the dog park, and Dave Wallace Memorial playground. The playground structure at Dave Wallace Memorial Park is proposed to be shifted slightly north to allow 20th Street to continue westward as the main collector and connection from downtown Nanton.

Figure 3 | Conceptual 3D Plan



*Disclaimer: This 3D Concept is for illustrative purposes only. Actual development will vary from the concept shown. Policies in the ASP only pertain to **Map 11 | Development Concept Plan.**



6 DEVELOPMENT POLICIES

Policies are divided into the following sections based on the **Map 11: Development Concept Plan**:

6.2 Density
6.3 Future Residential
6.4 Residential Detached Infill
6.5 Residential Estate
6.6 Residential Two-Unit
6.7 Residential Multi-Unit
6.8 Neighbourhood Commercial and Mixed Use
6.9 Parks, Trails and Open Spaces
6.10 Environmental Reserves and Wetlands

6.1 INTERPRETATION

To guide subdivision and development decisions, the ASP policies are written as either "SHALL", "SHOULD", or "MAY" statements, which are to be interpreted as follows when implementing the Plan:

- "**Shall**", "**Must**, and "**Is**" statements mean the action(s) outlined are imperative or mandatory to achieve the goal and/or objective and therefore must be complied with, without discretion.
- "**Should**" statements mean that, in order to achieve the established goals and objectives, it is strongly advised that the policy be implemented. Exceptions shall be made only under extenuating circumstances. The onus to justify if a policy should not be implemented is on the applicant.
- "**May**" statements means that the policy should be implemented with the Town's discretion to achieve the goal and/or objective. When considering if implementing the policy is warranted, the Town should consider the circumstances of the proposed development and if by allowing exception to the policy it will not negatively impact the community vision.

The Westview ASP should be read in conjunction with other applicable statutory plans, bylaws, policies and supporting technical documents, such as the Intermunicipal Development Plan, the Municipal Development Plan, as well as other federal, provincial, and municipal acts and regulations. For more information on the Planning Framework, see **Section 3: Planning Context**.

6.2 DENSITY

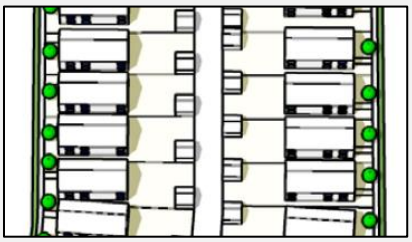
Regulating density allows the Town to ensure there is adequate infrastructure capacity available to service the development. **Figure 4** shows one example of how the target densities of Policy 6.2.1 can be achieved simply by the size of lots and dwellings.

The following policies apply to the entire Plan Area:

6.2.1 Development of the Plan Area shall achieve a minimum of 6 dwelling units per gross acre (15 units per gross hectare), with potential to achieve up to 8 dwelling units per gross acre (20 units per gross hectare) over time.

Existing Residential Detached Homes
6.4 units per acre (15 units per hectare)

Plan View:



View:

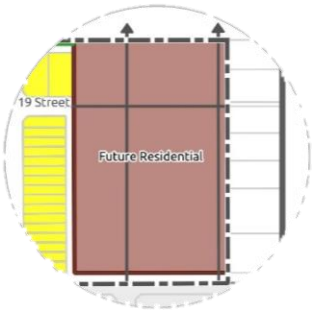


Characteristics:

- Large front setbacks
- Large rear yards
- All floor plans ≥ 1000sq.ft.
- Wide streets with rear lanes

Figure 4 | Example of Housing Form for Target Density

6.3 FUTURE RESIDENTIAL AREAS



The Future Residential Areas, as shown on **Map 11 | Development Concept Plan**, are intended to allow flexibility for the development of lands within the ASP that are either privately owned or require additional sensitivity to adjacent uses. Future Residential Areas should achieve a mix of housing types and density to meet the objectives of the ASP to add housing choice and diversity to the Town. Maintaining the road grid network is essential within the future residential areas and cul-de-sacs should be discouraged to ensure future connectivity to adjacent lands.

6.3.1 The road network within the Future Residential Area should generally align with **Map 11 | Development Concept Plan**

6.3.2 The Future Residential Areas should provide a mix of housing types in the form of semi-detached, townhouses or single-detached dwellings.

6.4 RESIDENTIAL DETACHED INFILL



The Residential Detached Infill areas, as shown on **Map 11 | Development Concept Plan**, are intended to expand the existing Westview development pattern for single detached dwellings. The road network provides logical connections to 19th Street and 20th Street.

Objectives:

1) Allow for sensitive infill adjacent to established residential areas.
2) Allow for sensitive infill on vacant lots within existing phases of Westview while diversifying the residential development opportunities for lands available for immediate sale and development.



(above) Single-detached dwelling with porch.



(above) Semi-detached bungalows in Westview



(above) Semi-detached bungalow

Policies:
The following policies apply to lands identified as Residential Detached Infill (R) on **Map 11: Development Concept Plan**:

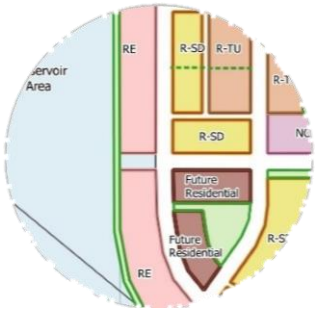
6.4.1 Residential shall be the dominant land use and shall be in the form of single-detached dwellings.

6.4.2 Dwellings should be designed in a way that meets or exceeds the quality of existing dwellings and respects the architectural character of the adjacent neighbourhood (e.g. siding materials and colours, roof pitch, larger yards, front porches, and not exceeding two storeys in height).

6.4.3 Lots may be consolidated to create opportunities for larger single-detached lots.

6.4.4 Dwellings on consolidated lots should be designed to respect adjacent homes that are already built, ensuring that elements such as existing privacy spaces or windows are respected with the design of the new houses on the consolidated lots.

6.5 RESIDENTIAL ESTATES (RE)



The Residential Estates provides an opportunity for larger lot sizes and dwellings than the Residential Detached Infill area.

This area is for traditional Residential Estate lots, with spacious homes and yards with a mountain view. These lots could also accommodate an accessory dwelling unit or secondary suite to provide a mortgage helper to landowners.



(above) Photo of estate residential with garage oriented perpendicular to street.

Objectives:

1) Provide large lots to ensure a spacious community feel.
2) Take advantage of the premium location on the west side of the Plan Area with large lots with a view of the mountains.

Policies:
The following policies apply to lands identified as Residential Estate (RE) on **Map 11: Development Concept Plan**:

6.5.1 Single detached dwellings shall be the principal use on lots within the RE area.

6.5.2 Principal dwellings should have a minimum floor area of 140 m^2 (1500 sq. ft.).

6.5.3 Lot widths should be equal or greater than 22.86 m (75 ft.).

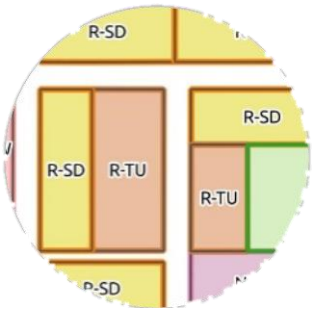
6.5.4 Each lot should be allowed one **accessory dwelling unit** (e.g. internal or detached secondary suite) in addition to the principal dwelling unit.

6.5.5 Home based businesses should be supported.

6.5.6 Attached garages and accessory buildings shall have a setback from the front property line equal to or greater than the setback of the rest of the principal dwelling unit.

6.5.7 Large garages (e.g. two car or greater) are encouraged to be oriented perpendicular to the street to minimize the 'wall of garages' effect from the street in the neighbourhood.

6.6 RESIDENTIAL TWO-UNIT (R-TU)



The intent of the Residential Two-Unit area is to accommodate an increase in housing choice and density in strategic locations to provide a sensitive transition to higher density areas. Two-unit or semi-detached dwellings offer an opportunity for either large or small format style housing that is often suitable for younger or older citizens.

Objectives

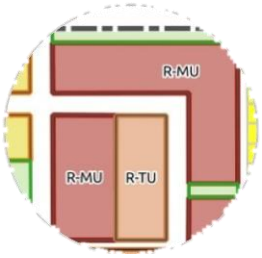
1) To add housing diversity into Westview through the addition of two-unit housing forms that complement the single-detached housing forms within Westview.
2) To create a transition between single-detached dwellings and multi-unit areas.

6.6.1 Two-unit dwellings should be the principal use on lots within the R-TU area. Triplex (3-unit) or single-detached dwellings may be considered where a suitable lot size for a two-unit dwelling is not available.

6.6.2 Reduced front yard setbacks for two-unit principal buildings should be considered to create a more interactive and inviting streetscape as well as optimize development on each lot.

6.6.3 New dwellings should meet or exceed the design quality of existing dwellings and respect the established architectural character of the neighbourhood.

6.7 RESIDENTIAL MULTI-UNIT (R-MU)



The intent of the Residential Multi-Unit (R-MU) area is to accommodate a variety of ground-oriented attached dwelling units.

Objectives

1) To add housing diversity into Westview through the addition of attached housing forms that complement the detached housing forms within Westview.
2) Provide development flexibility to allow attached housing developments in Westview to respond to changing market demand and accommodate a diversity of household sizes and incomes.

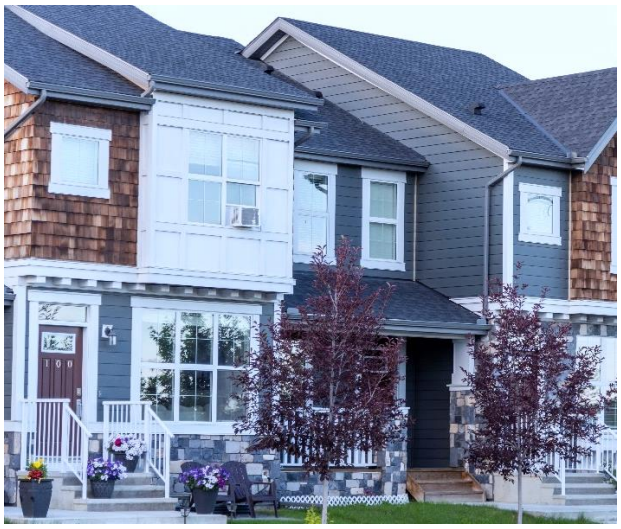


Figure 5 | Example of Townhome Development (Calgary, AB)

Policies:

The following policies apply to lands identified as Residential Multi-Unit (R-MU) on **Map 11: Development Concept Plan**:

6.7.1 The R-MU area shall accommodate attached dwelling forms with 3 or more units, such as triplexes, fourplexes, townhouses, and rowhouses.

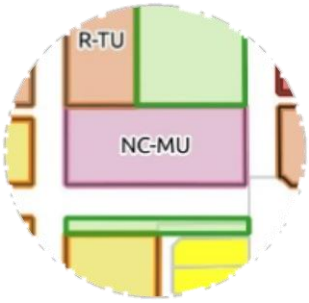
6.7.2 All dwelling units should be ground-oriented residential product with each unit entrance accessing directly to the outside.

6.7.3 The distribution of housing forms shall be determined at subsequent stages of subdivision and development approvals.

6.7.4 Reduced front yard setbacks for principal buildings should be considered to create a more interactive and inviting streetscape as well as optimize development on each lot.

6.7.5 An approved Landscape Plan shall be required prior to any development within the R-MU. All Landscape Plans shall be professionally prepared by a registered Landscape Architect or similarly trained professional.

6.8 NEIGHBOURHOOD COMMERCIAL AND MIXED-USE (NC-MU)



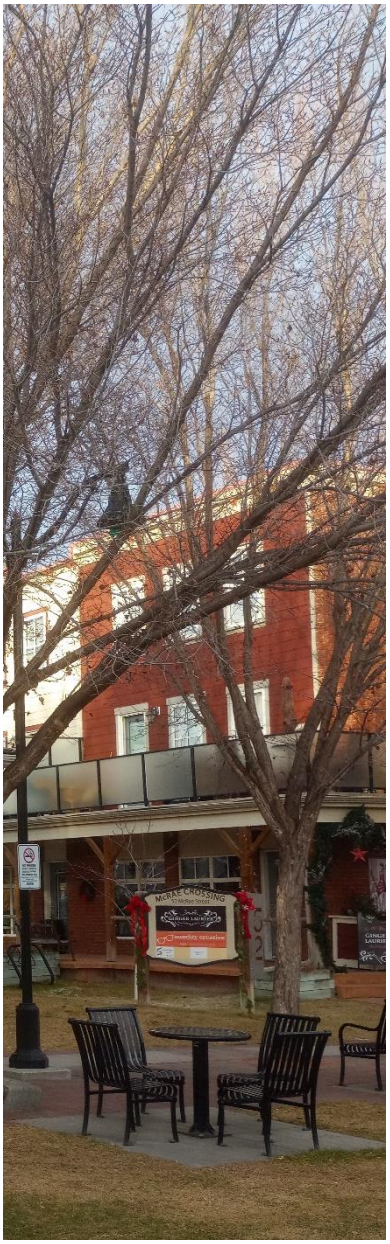
The Neighbourhood Commercial and Mixed-use (NC-MU) area is identified on **Map 11 | Development Concept Plan** at the corner of 31st Avenue and 20th Street. Future development should be characterized by more compact development and offer the potential for standalone neighbourhood-scale commercial uses. The area should support a mix of residential forms and compatible commercial uses that serve the daily needs of residents. As a hub for daily activities, this area should also serve as a gathering place for residents to meetup for a coffee or hold a neighbourhood event in the adjacent park.



Example of neighbourhood scale commercial buildings (Okotoks, Alberta).

Objectives:

1) Create a higher density area that allows for a mix of residential forms and neighbourhood-scale commercial uses serving the everyday needs of residents.
2) Create a place to support neighbourhood gatherings and events that is well connected to Nanton's parks and open space network.
3) Provide parcel sizes and buildings that complement and diversify the existing businesses in the historic downtown and highway commercial areas.
4) Promote a built form that is adaptable to increase capacity for buildings to accommodate on-going changes in market demand for Nanton's residential and neighbourhood commercial needs.



Policies:

The following policies apply to lands identified as Neighbourhood Commercial or Mixed-Use (NC-MU) on **Map 11 | Development Concept Plan:**

6.8.1 Neighbourhood Commercial or Mixed-Use (NC-MU) shall be located as shown on **Map 11 | Development Concept Plan**.

6.8.2 Buildings and site design within the NC-MU area shall be designed to interact with the adajcent park, including pedestrian connections between the two sites and integrated landscape design.

6.8.3 Buildings should be double-fronting with street presence (e.g. doors/windows) onto 20th Street and the park side.

6.8.4 Buildings and/or parcels may have a vertical or horizontal mix of commercial land uses.

6.8.5 Residential uses shall be limited to upper floors of buildings.

6.8.6 Childcare and day home related uses shall be considered acceptable uses in this area.

6.8.7 Covered bicycle parking should be provided in locations close to commercial entrances but shall not hinder pedestrian circulation or entrances.

6.8.8 To activate the streetscape and provide flexibility of built forms to accommodate both residential and commercial uses:

a) front building setbacks should range between 0m and 3m but may be greater to accommodate pedestrian areas, outdoor seating, display areas, or to reduce overshadowing

of adjacent parcels or the public realm. No front setback shall exceed 6.1m (20 ft.).

b) Ground floor units should have large windows to allow flexible transition between retail spaces and adjacent residential dwelling areas.

c) The maximum wall length facing a pedestrian connection or public street without any architectural features shall not exceed 4.0m. Architectural features **may** include windows, doors, artwork, changes in material or colour, or any other design feature the Development Authority considers as adding character and sense of place to the development of the NC-MU area.

d) Awnings, canopies or similar structures over pedestrian routes and building entrances should be encouraged at the development stage.

e) A maximum of 3 storeys may be considered to accommodate mixed-use development but still allow for sensitive transition to adjacent residential areas, and to limit overshadowing of the public realm and adjacent parcels.

6.8.9 Lighting and signage should be pedestrian-oriented and generally located and designed in such a way so it does not negatively impact adjacent residences.

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

6.8.11 Landscaping shall be integrated into a development to enhance the pedestrian experience and improve the streetscape.

6.8.12 Seasonal patios for food and beverage establishments are encouraged and may be located temporarily within parking areas, open spaces, or on public sidewalks, but must not impede vehicle or pedestrian circulation.

6.8.13 Parking, Loading & Access

(a) Mixed-use sites should provide separate parking areas and building entrances for commercial and residential uses, so that commercial users do not negatively impact residential tenants.

(b) Vehicle access and parking areas should be in the rear or side of the lot whenever possible.

(c) Parking areas should be screened from the public realm and adjacent residential properties.

(d) Vehicle access points should be limited to one per parcel (or two in the case of a corner lot) to mitigate points of conflict with pedestrian circulation.

(e) To promote a pedestrian-oriented design, drive-through uses are discouraged, but may by located within the NC-MU.

6.9 PARKS, TRAILS, AND OPEN SPACE

Parks and open spaces in Westview should be designed to contribute to a sense of community and improve the quality of life for residents. As outlined in the MDP, these values are achieved when community design offer opportunities for active lifestyles of all ages. These opportunities are best achieved through design principles that ensure spaces are inviting, safe, and accessible.

Map 12 | Parks, Trails, and Open Space



Future Parks, Trails, and Open Space

0 100 200 300 m

Westview ASP
Nanton Boundary
Future Vehicle Access Point
Existing Parks
Proposed Parks
Existing Open Space
Existing Walkway
Proposed Walkway
Existing Sidewalk
Proposed Sidewalk

Objectives:

1) Create inviting, safe and accessible places for residents of all ages to explore passive and active recreation opportunities.
2) Enhance pedestrian connectivity through the provision of pathways and sidewalks.
3) Ensure site and access designs promote user safety.

Policies:

The following policies apply to all parks and open spaces in Westview as shown in **Map 12 | Parks, Trails, and Open** Space:

6.9.1 Parks, Open Spaces and Walkways shall be generally located according to **Map 12 | Parks, Trails, and Open Space**.

6.9.2 At the time of subdivision, public parks and open spaces shall be dedicated as Municipal Reserve in accordance with the Municipal Development Plan and MGA requirements.

6.9.3 The final alignment of the pathway system around the reservoirs and park areas will be determined at future planning stages. Safety will be a priority in determining if and where pathways will be developed for community use.

6.9.4 Wherever feasible, subdivision should not result in laneways between residences and adjacent parks and open spaces.

6.9.5 Play equipment shall be located within parks so there are uninterrupted sight lines between:

a) adjacent streets; and/ or
b) adjacent buildings.

6.9.6 Private fences must not obstruct sightlines to adjacent parks and open spaces. Design solutions may include but are not limited to:

a) Restricting fence height to a maximum of 3.0 metres; and/or
b) Requiring black chain-link fencing.

6.9.7 Lighting and signage should be pedestrian-oriented and generally located and designed in such a way so it does not negatively impact adjacent residences.

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

6.9.9 The parks and open spaces in Westview shall be designed and developed in accordance with the policies of the Town's *Parks, Recreation, Open Space Master Plan*, specifically:

a) Park spaces should incorporate barrier free design elements.

b) Park spaces should be located so that there is a 1,500 ft. (457 metre) buffer distance between them to ensure most residences are within walking distance to a park space.

c) Dave Wallace Memorial Park shall be between 2-5 acres and meet the development standards for a Neighbourhood Park.

6.10 ENVIRONMENTAL RESERVES AND WETLANDS



Objectives:

1) Incorporate environmentally sensitive areas, such as wetlands, into the urban environment to ensure they are sustainable.
2) Encourage a sense of shared stewardship.
3) Conserve water usage for landscaping needs.

Policies:

The following policies apply to the entire Plan Area:

6.10.1 Environmental Reserves and/or Environmental Reserves Easement requirements shall be dedicated at the time of subdivision in accordance with legislative requirements.

6.10.2 All subdivision and development that may impact a wetland shall refer to the provincial wetlands inventory or a site specific biophysical inventory to determine the existence of a wetland and adhere to provincial requirements regarding wetland preservation references including, but not limited to, *Water for Life, Stepping Back from the Water*, the *Alberta Wetland Policy, Public Lands Act,* and *Water Act.*

6.10.3 Low-Impact Development techniques should be incorporated in the design and development of private lands, including buildings and landscaping, to better manage stormwater runoff and reduce water usage. These techniques may include but are not limited to, permeable paving materials, green roofs, rain gardens, bioswales, and naturalized storm retention areas.

6.10.4 Drought resistant plantings for landscaped areas should be considered and when planted shall be in accordance with Appendix 3 of the *Parks, Recreation, and Open Space Master Plan*.

6.10.5 Lighting and signage should be pedestrian-oriented and generally located and designed in such a way so it does not negatively impact adjacent residences.

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



7 INFRASTRUCTURE

7.1 TRANSPORTATION

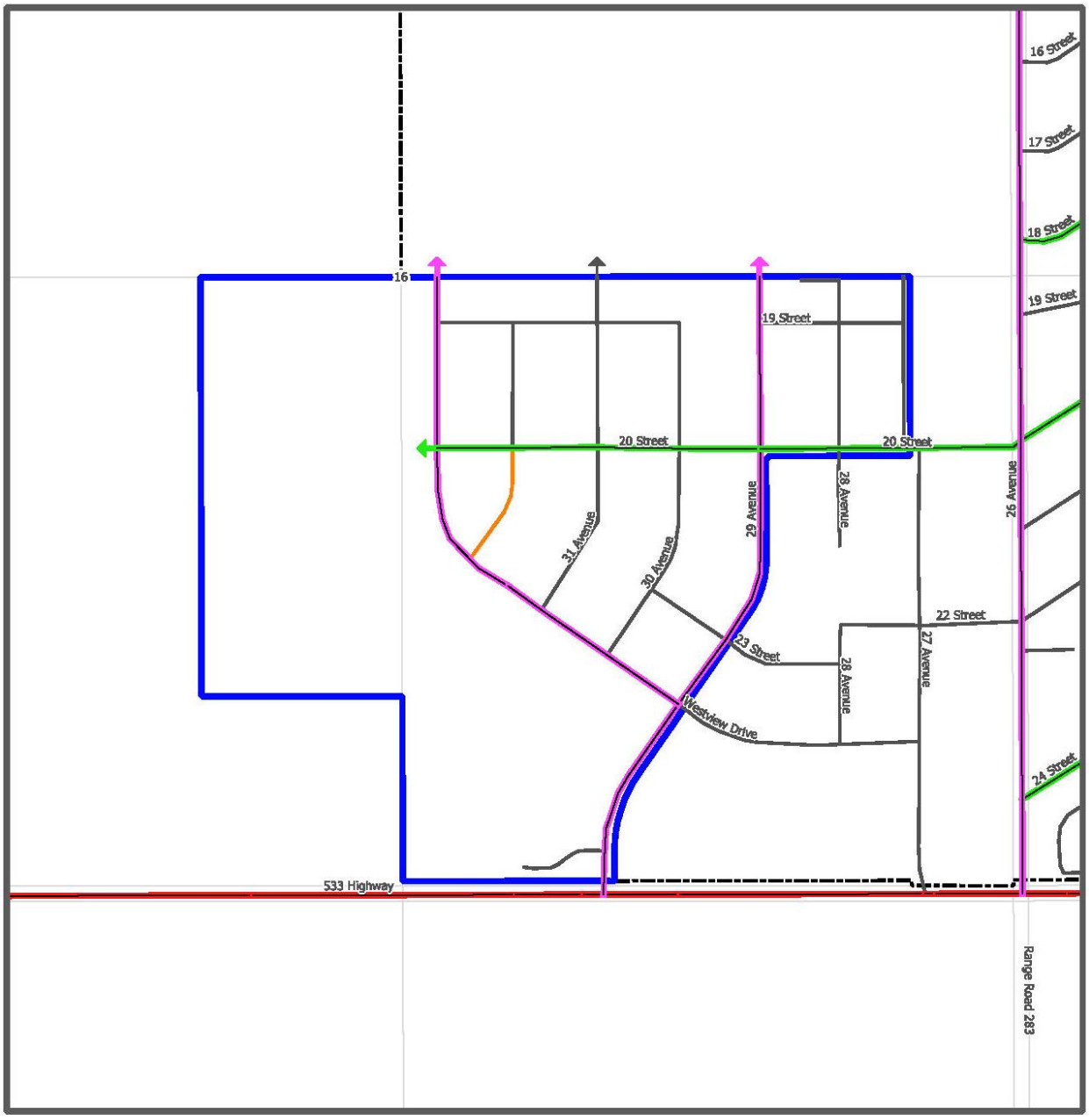
As shown on **Map 13 | Future Transportation Network** the road network of the Westview ASP is based on a modified-grid network, and it is a natural extension of the historic grid network to the east.

Highway 533 serves as the Major Collector from Cowboy Trail (Highway 22) and Highway 2, all of which are under the jurisdiction of Alberta Transportation. From downtown Nanton, 20th Street serves as a direct connection – a 10-minute walk from Westview. 29th Ave provides access directly from Highway 533 and will become a future connection road to the Lancaster neighbourhood to the north. Westview Drive and 31St Ave will provide secondary connections between Westview and Lancaster.

7.2 Potable Water,Wastewater and Storm Sewer Servcing

The proposed servicing for potable water, wastewater and stormwater will be provided by the existing connections from earlier Westview development phases. The proposed servicing alignments are primarily extensions from 20th Street and Westview Drive and ultimately are stubbed to the north of this ASP to provide future expansion into the Lancaster ASP lands for water looping and sewer servicing needs. See **Map 14, 15, and 16** for the existing and proposed infrastructure alignments. For typical road and utility cross sections see **Figures 6 – 9** which correspond to **Map 13 | Future Transportation Network**.

Map 13 | Future Transportation Network



Future Transportation

0 250 500 m

Westview ASP
Nanton Boundary
Residential Blvd
Residential Street
Major Collector
Minor Collector
Local Collector

Figure 6 | Residential Street Road Cross-Section with Utilities

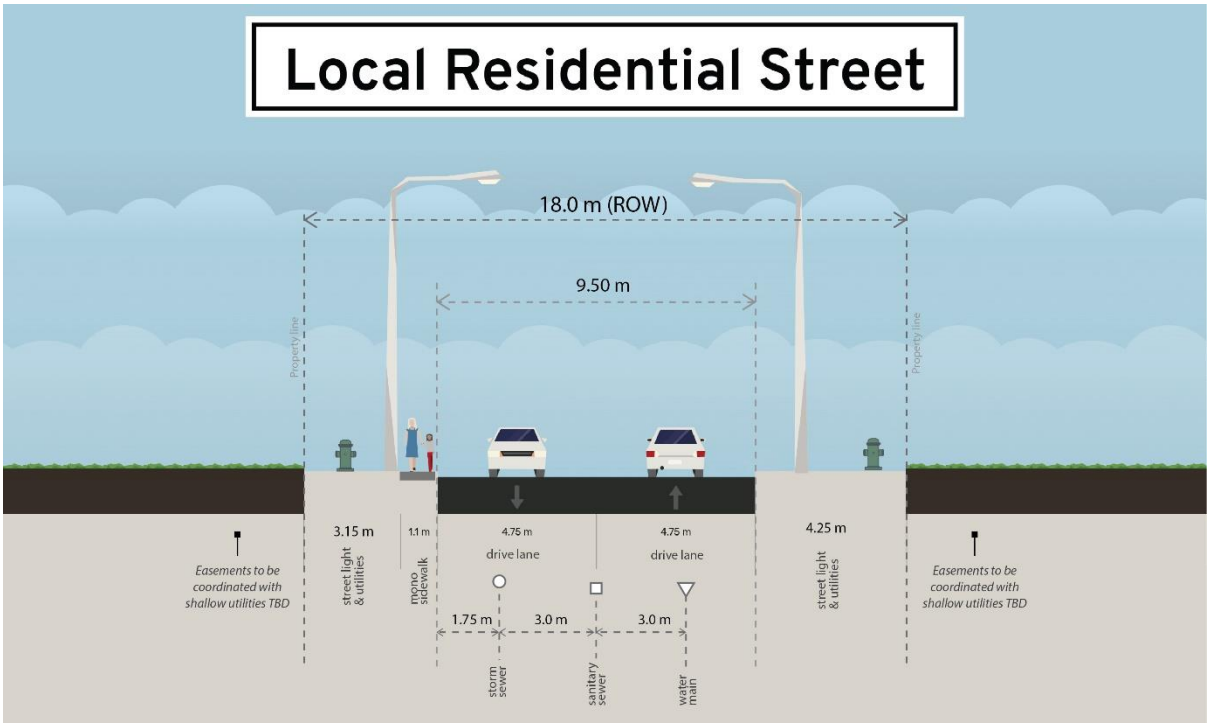


Figure 7 | Minor Collector Road Cross-Section with Utilities

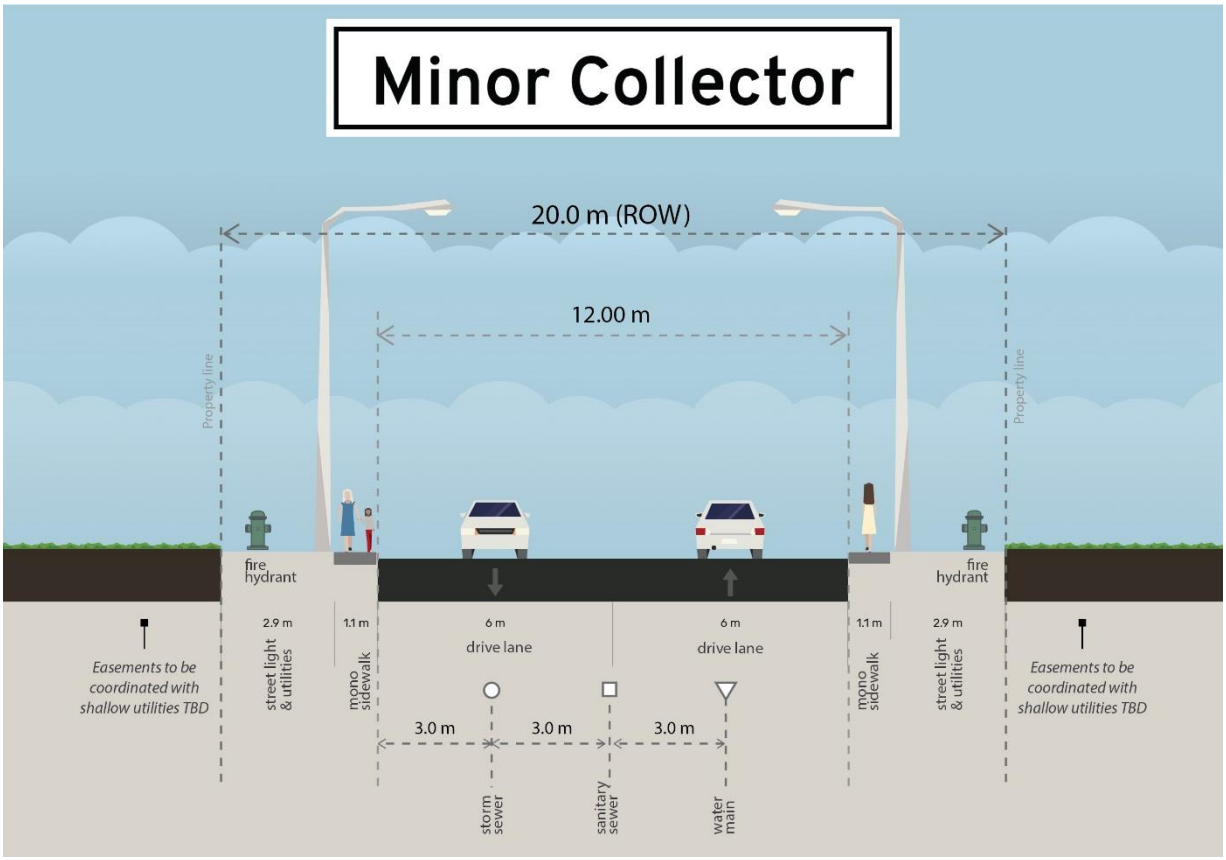


Figure 8 | Local Collector Road Cross-Section with Utilities

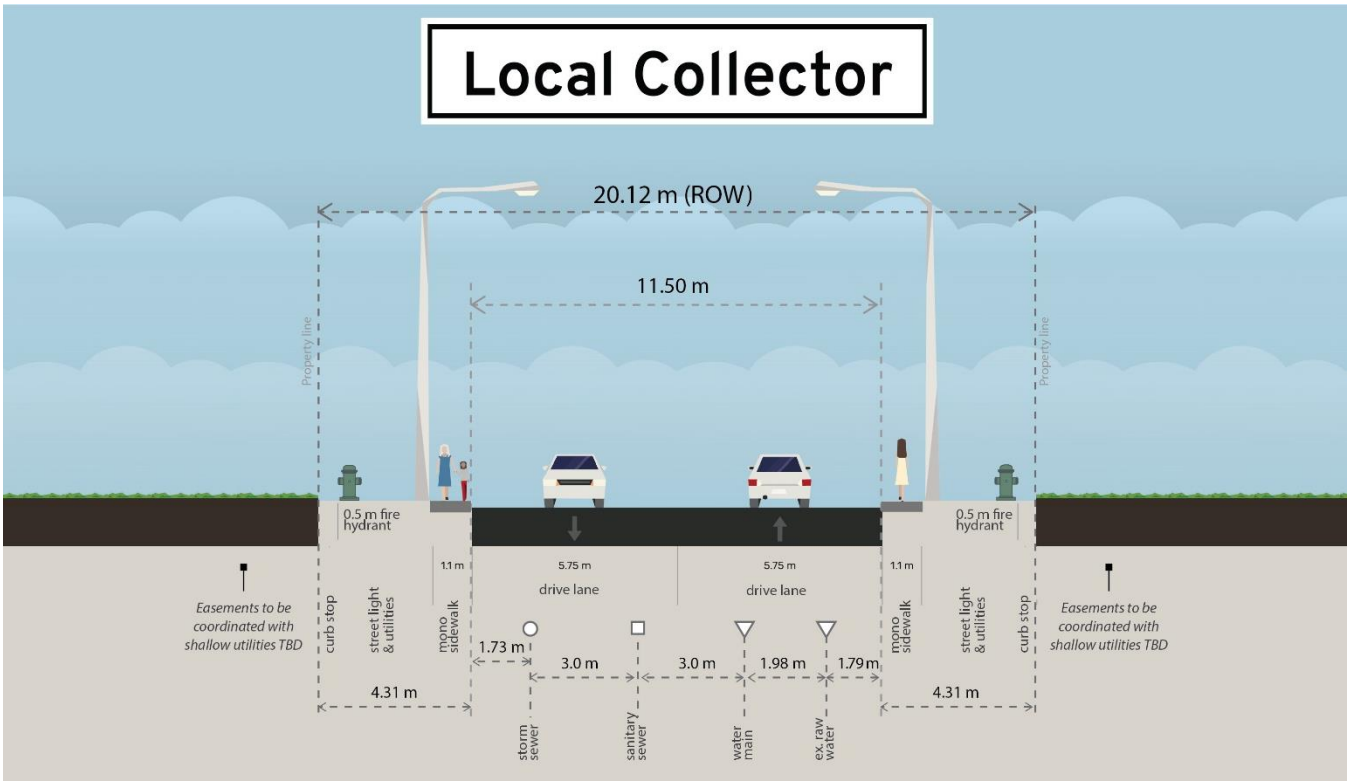
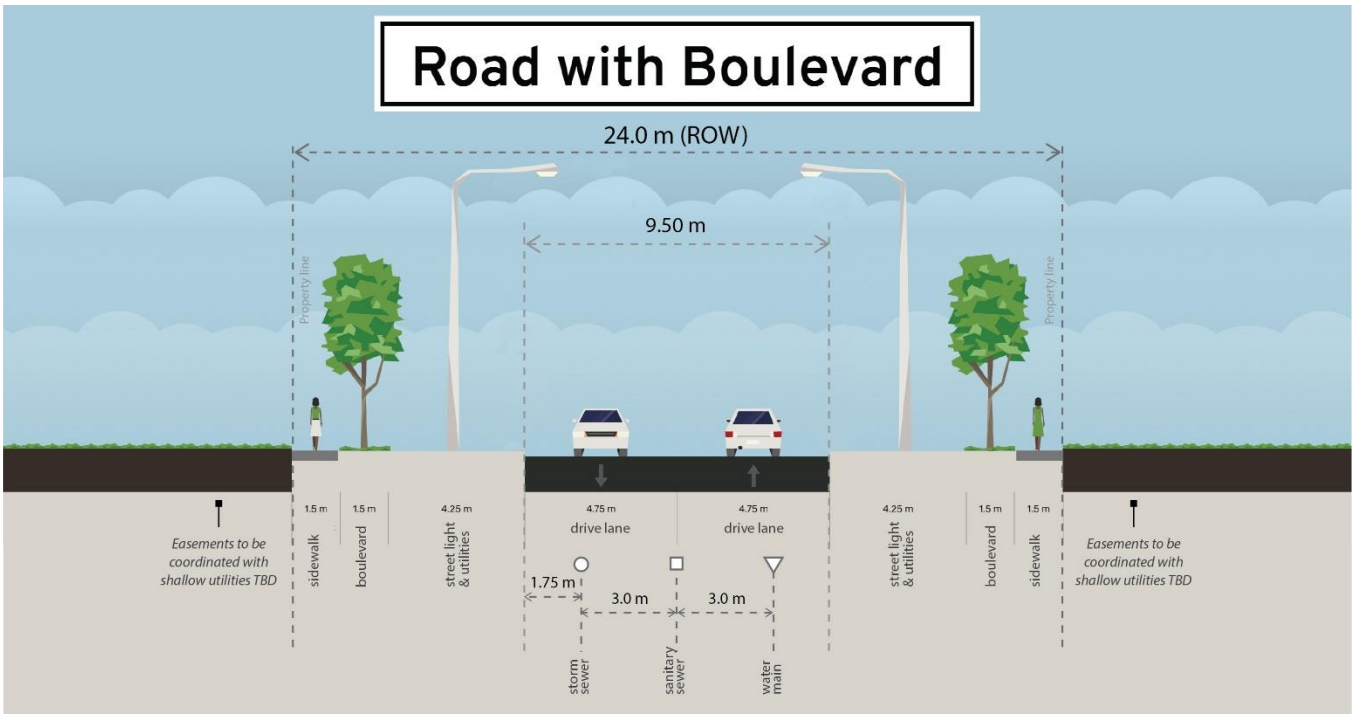
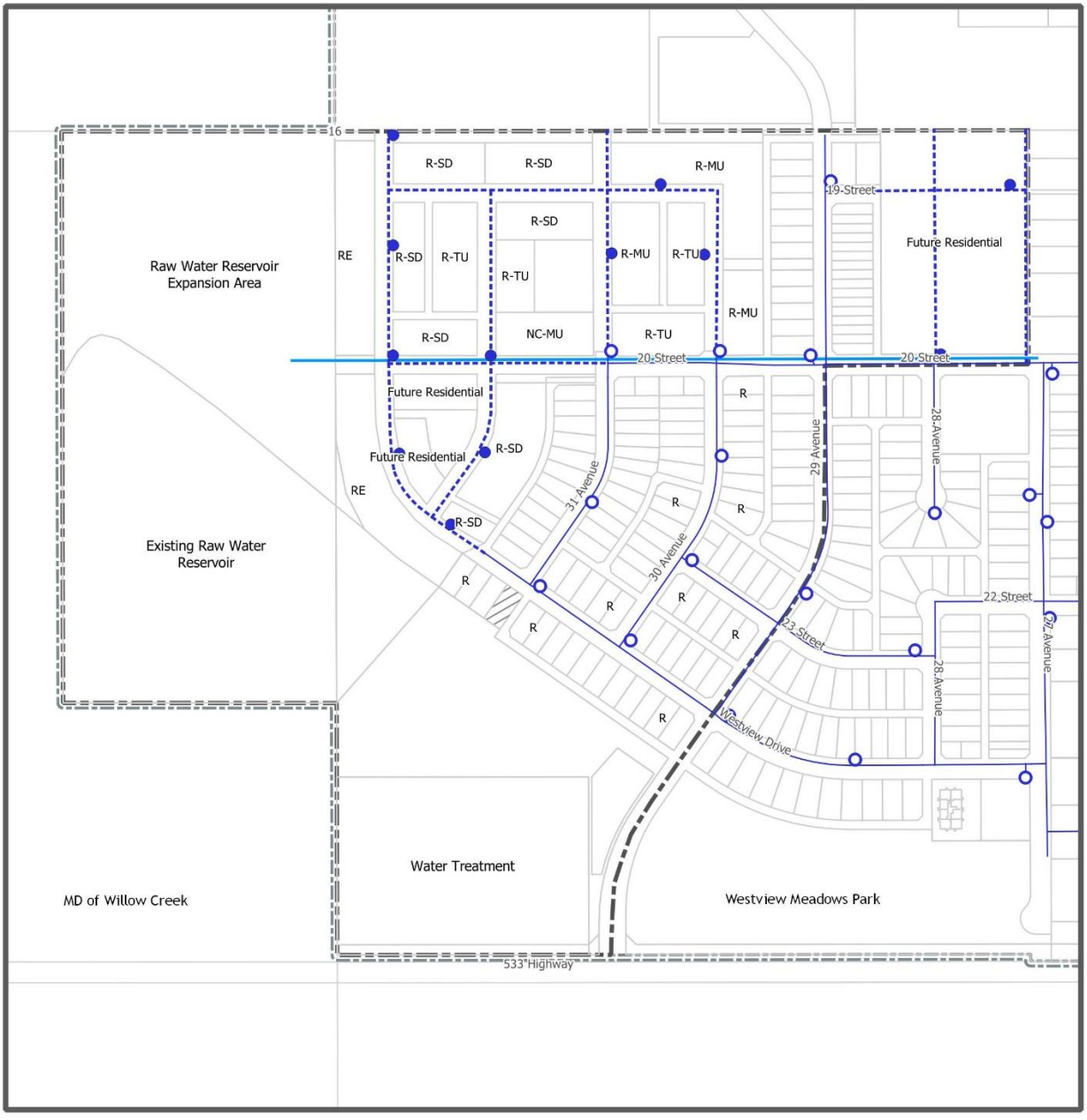


Figure 9| Residential Boulevard Road Cross-Section with Utilities



Map 14 | Water Servicing

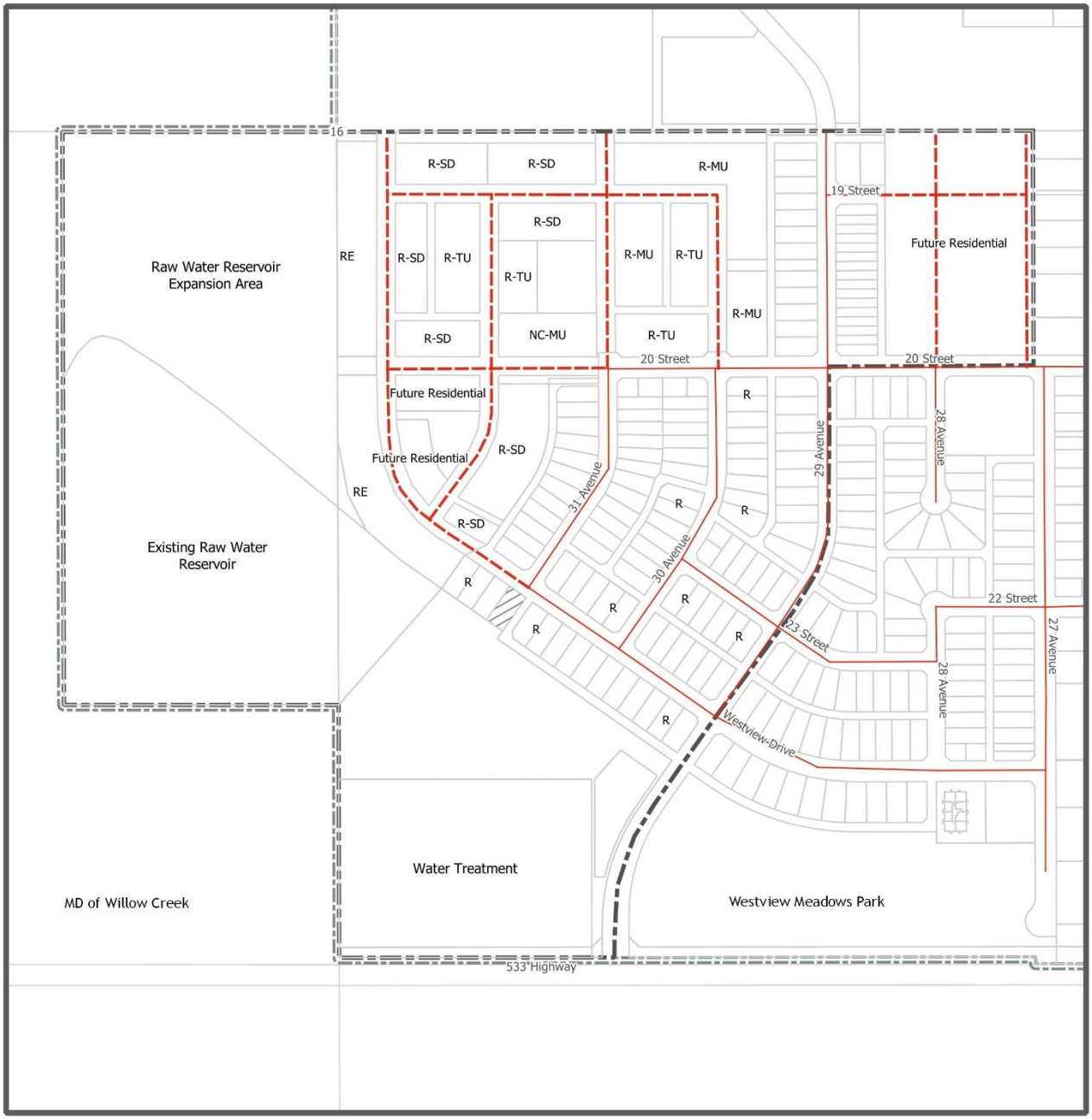


Westview Water Servicing

0 100 200 300 m

- Westview ASP
- Nanton Boundary
- Proposed Potable Water
- Raw Water
- Existing Water Main
- Proposed Hydrants
- Existing Hydrant

Map 15 | Wastewater Servicing



Westview Sanitary Servicing

0 100 200 300 m

Westview ASP
Nanton Boundary
Proposed Sanitary
Existing Sanitary Main

Map 16 | Stormwater Servicing



Westview Stormwater Servicing

0 100 200 300 m

Westview ASP
Nanton Boundary
Proposed Stormwater Drainage
Existing Gravity Main
Existing Manhole



8 IMPLEMENTATION

The land within Westview is predominately owned by the Town of Nanton allowing new lots to be subdivided and developed in a streamlined fashioned. In order to implement the vision for Westview put forth in this Area Structure Plan, other Town documents and bylaws require updating, including the Town's Land Use Bylaw. The following is a list of implementation steps and policies required to bring the vision of Westview to life.

Policies:

8.1.1 The Town shall update its Land Use Bylaw to align with the Westview ASP, including recommendations for the following:

a) Creating new land use districts where needed; and

b) Ensuring the appropriate land use district and associated regulations are applied for each identified land use area in the ASP;

8.1.2 All subdivision applications, including condominimums and bareland condominiums, within the Plan Area, shall include Architectural Guidelines. The Architectural Guidelines shall be approved by the Town and registered on title as part of the subdivision approval and registration process.

8.1.3 Where a proposed redesignation, subdivision or development application does not comply with this ASP the applicant shall be required to submit an application to amend this ASP.

8.1.4 All planning, subdivision and development applications, and any associated infrastructure construction shall comply with this Plan, and shall comply with the Town's Municipal Development Plan, Land Use Bylaw, Town policy and provincial and federal requirements.

8.1.5 As the owner and developer of the land, the Town should undertake an extensive marketing and advertising campaign for the sale of lots or blocks of land within the Westview ASP with an emphasis on selling the unique development opportunities (e.g. housing diversity, mixed-use area) outlined in the ASP.

8.1.6 The Town should track the build-out of Westview over time to ensure a sufficient supply of housing and residential land while ensuring the Town does not over-extend its infrastructure beyond what is reasonable and affordable for the Town. The Town may wish to undertake a broader Town Growth Strategy to ensure alignment of growth rate, availability of land, and infrastructure capacity.

8.1.7 The Town should consider review of this Area Structure Plan every five (5) years to determine if any updates are required.

8.2 DEVELOPMENT PHASING

Policies:

8.2.1 Development should proceed based on logical and cost-effective extension of infrastructure guided by **Map 17 | Development Phasing**.

8.2.2 Where a development is required to extend infrastructure (roads, water, sanitary, or storm water services) across undeveloped parcels of land in the ASP, the developer and Town may enter into an Endeavour to Assist Agreement, also known as a 'latecomers agreement'.

8.2.3 An amendment to the ASP is not required if boundaries or sequence of phasing changes as long as policies 8.2.1 and 8.2.2 are met.

Map 17 | Development Phasing



Westview Phasing

0 100 200 300 m

- Westview ASP
- Nanton Boundary
- Phase 1A
- Phase 1B
- Phase 1C
- Phase 2



9 DEFINITIONS

9.1.1 The definitions listed in **Table 6: Definitions** apply to this Plan:

Table 5 | Definitions

Accessory Dwelling Unit (ADU)	Means a dwelling unit that is accessory and subordinate to the principal dwelling and may be in the form of a suite attached to, or within, the principal dwelling or detached in its own separate building (e.g. laneway home).
Area Structure Plan (ASP)	Means an Area Structure Plan as defined in the Municipal Government Act (MGA).
Municipal Government Act (MGA)	Means the current version of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26.
Intermunicipal Development Plan (IDP)	Means an Intermunicipal Development Plan as described and defined in the MGA.
Municipal Development Plan (MDP)	Means a Municipal Development Plan as described and defined in the MGA.
Land Use Bylaw (LUB)	Means a Land Use Bylaw as described and defined in the MGA.
The ASP / the Plan	Means the Westview Area Structure Plan.
Plan Area	Means the Westview ASP lands as identified on Map 1: Plan Area
Mortgage Helper	Means a secondary suite or home-based business that can assist the landowner to pay their mortgage.

APPENDICES

APPENDIX A | POLICY CONTEXT REVIEW

Municipal Development Plan (MDP)

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

ENVIRONMENT:

En1: Stormwater: *In pursuit of waterbody protection, environmentally conscious approaches to dealing with stormwater management is promoted by the town, especially in new subdivision areas. Low impact development practices and naturalized storm ponds may be considered during the review processes for Area Structure Plans, subdivision or development. In addition, the opportunity to participate in regional and provincial initiatives which educate residents on their role in preserving stormwater quality is encouraged.*

En2: Wetlands: *All development proposals shall refer to the provincial wetlands inventory to determine the existence of a wetland and adhere to provincial requirements regarding wetland preservation references include, but not limited to, Water for Life, Stepping Back from the Water, the Alberta Wetland Policy, Public Lands Act and Water Act.*

En3: Households: *Citizens are asked to abide by the water conservation bylaw and utilize non-potable water sources where possible. Xeriscaping is encouraged for yard landscape designs. Further, where appropriate, citizens are asked to update household appliances and fixtures to higher efficiency installations.*

En5: Geotechnical: *Where concerns are present, geotechnical studies should be required to be completed to identify development limitations, and to minimize the negative impacts of high-water table areas, bedrock, and soils unsuitable for development.*

PARKS AND OPEN SPACE:

Po1: Parks, Recreation, and Open Space Master Plan: *That the citizens of Nanton, Nanton staff and Council, and all developers utilize the Parks, Recreation and Open Space Master Plan (Appendix K) when considering any park, trail or open space development prior to preparing a request or presentation to council or an application for subdivision or development. And further that any conceptual design scheme or area structure plan make specific reference to the Plan in proposals that include a park, trail or open space. Adherence to the plan is required and any deviation must be approved by Council or the Municipal Planning Commission.*

Po4: Municipal Reserve in Residential Development Areas: *Municipal reserve dedication in residential subdivisions shall ordinarily be provided in the form of land. Municipal reserve sites shall be located to allow for convenient access by the public and shall not consist of lands that contain excessive slopes, are susceptible to flooding, or are legally encumbered. Municipal reserve dedication may be taken in the form of cash-in-lieu where, in the opinion of the Town, dedication in the form of land is either unnecessary or not desirable.*

Po7: Reserve Analysis for Area Structure Plans: *A reserve analysis may be required with the preparation of an area structure plan to determine the amount, type, and use of reserves owing within the development area. The reserve analysis shall include a determination of:*

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

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

Po9: Barrier Free Design: *New infrastructure and retrofits that address special needs such as ramps, sidewalks, and handicapped parking should be provided in new park developments, where feasible.*

Po10: Walkability: *The 1500-foot walkability buffer depicted in Appendix K Map 1 provides evidence that thus far Nanton has provided good spacing between its developed park spaces. Each developer should use a 1500-foot (457-metre) buffer distance from all park space to analyze their project for walkability.*

LAND USE:

Lu1: Efficient Use of Land: *The Efficient Use of Land Implementation Tools Compendium (Government of Alberta) may be utilized as a guide in reviewing subdivision and development proposals and in the development of Area Structure Plans, conceptual design schemes, Area Redevelopment Plans and other planning documents as council or the subdivision and development authorities see fit.*

Lu3: Infill Development: *To further subdivision and intensification of land use on underdeveloped lands, where appropriate shadow plans should be developed to guide discussion and an Area Structure Plan or conceptual design scheme should be considered to sustain and solidify the intent.*

Lu7: Walkability: *Walkability is another key to Nanton's sense of community. Walkability has two facets to continued success. One is the connectivity of Street sidewalks to destinations such as the downtown, civic functions, schools, and entertainment locales. The second is as a recreational pursuit (See Appendix K Map 1 for trails routing). Sidewalks should tie into the recreational parks and trail system of the town. A walkable community allows for the possibility of greater interaction with fellow citizens and is an important activity for physical and mental well-being. Walkable communities are more liveable communities and lead to whole, happy, healthy lives for the people who live in them. A reasonable distance one can be expected to walk for daily needs before they decide to drive is approximately 1/4 to 1/3 mile (1320 to 1500 ft.).*

Lu10: Area Structure Plans: *Area structure plans should be completed for undeveloped or raw land and evaluated by the Town, the Town's engineering consultant, and their planning advisor to ensure road linkages, land uses, open/green space provisions, stormwater management and lot layout are acceptable. For general information on the requirements of an Area Structure Plan refer to Appendix E.*

Lu13: Traffic Studies: *Traffic studies shall be required for all major development proposals, especially where they interface with Highway 2 and 533, and may be required at the discretion of the Town under*

other circumstances where there may be significant effects on the street system overall, and including but not limited to, whenever the Town processes an Area Structure Plan (ASP), commercial development proposal, tentative subdivision map, or when any proposal would potentially lower a Level of Service beyond the accepted standard found in Appendix D.

Lu19: Grid Street Pattern: *Modern development trends have attempted to eliminate the various components of the grid street pattern. Each change or advancement in design should be cognizant of the historic past and the strength of community defined by the building blocks of that design. The grid design functions as a multi-faceted whole and does not lend itself to deconstructive attempts of design where elements are chosen at random to emulate some sense of small-town design. New development shall maintain the historical grid or modified grid pattern of streets, to maintain the smalltown feeling of the town. Cul-de-sacs are discouraged and should only be used in the design of neighbourhoods where design alternatives are limited.*

Lu22: Density: *Nanton has set an overall development residential density for Area Structure Planned lands at 6 dwelling units per gross acre and may consider development densities up to 8 dwelling units per gross acre.*

Medium and higher density residential development is encouraged within Nanton as long as it is developed and sited appropriately. Appropriate siting should consider the following criteria:

1. *Proximity to parks, trails, recreation and open space;*
2. *Proximity to downtown or other major commercial areas;*
3. *Proximity to schools;*
4. *Proximity to other medium and higher density residential development; and*
5. *Proximity to major transportation routes.*

The maximum permitted density for residential developments other than single-family detached, excluding public roadways, parks and utility parcels, shall be:

Use	Units per hectare	Units per acre	Maximum Contiguous acres
Semi-detached	25	10	3
Duplex	25	10	3
Triplex / Fourplex / Rowhouse / townhouse	30	12	Per council approval of rezoning or ASP
Apartment or condominium	Density defined	per approval	Per council approval of rezoning or ASP

A portion of the Westview ASP is currently designated under the Agricultural Transitional Land Use District in the Land Use Bylaw; therefore, the following MDP policies applies:

Lu37: Agricultural Transitional Land Use: *It is important to note that in an urban municipality agricultural lands are usually considered an interim land use until they are needed for the orderly growth and development of the municipality. Land designated as Agricultural Transitional in the Land Use Bylaw shall be encouraged to submit an area structure plan prior to the approval of subdivision, so as to preserve agricultural land and ensure prudent transition to more intensive urban development.*

Lu23: Secondary Suites: Secondary units are promoted to add density to existing residential neighbourhoods in a manner compatible with the aesthetics of the primary unit and surrounding neighbourhood.

Lu27: Residential Infill areas: As discussed above under the heading Density, residential infill is a means by which Nanton can attain the SSRP outcome of increasing the community's development density. Certain residentially designated areas of town which continue to evolve have implications for what Nanton wants to be as it moves forward. While the history of these properties is understood and acknowledged, the town should present opportunity and vision for coordinated change.

Area 1

As shown in Figure 2 below, this area is comprised of three subdivided areas: the first (1601- 1701 26th Avenue) and most northerly being 200 m long lots fronting 26th Avenue were subdivided by the town in the 1950s. Secondly, south of those are lots 130 m long lots (1803-1913 26th Avenue) acquired in the 1980s and subdivided in the 1990s. And thirdly, two large undeveloped parcels west of the subdivided lots. All three subareas have potential for further subdivision and infill development. If the area is to work cohesively, development access and potential lot layout should be reviewed through a shadow planning exercise. This is one area where further planning beyond a shadow plan is recommended. Future development of the area must be considered in conjunction with the land to the northwest currently approved as the Lancaster Landing Area Structure Plan.



Lu38: Intermunicipal Development Plan Circulation Requirements: *Statutory Plans (and amendments), Land Use bylaws (and amendments), subdivisions and development applications will be circulated to the MD of Willow Creek for comments in accordance with the adopted Intermunicipal Development Plan.*

Appendix E: Area Structure Plan Requirements

1. *The developer or landowner should contact the town staff indicating the location of their proposed development and the general details of the proposal. The developer or landowner should acquire all relevant documents pertaining to the planning and engineering of any proposal. The documents include the MDP, LUB, the Nanton Design Standards and guidelines, the Infrastructure Master Plan and any other document the town administration deems necessary.*
2. *Upon request the town staff, planning advisor and engineering advisor may be available to go over the feasibility of the plan within the context of the documents mentioned above.*
3. *The developer or landowner should be prepared to provide augmenting documentation for any area structure plan application. This information may include a transportation impact analysis as prescribed by this document, a stormwater management plan, geotechnical report, and any other information deemed necessary to process the application.*
4. *The applicant should contact government agencies and utilities to gather information pertinent to their development. All ASP are required to be submitted to Alberta Historic Resources through their online submittal process.*
5. *The developer or landowner shall not submit any planning documents associated to the ASP in a piece meal fashion but should submit all documents in a formal application. The development officer shall determine the completeness of any application and shall refuse any incomplete application.*
6. *The applicant shall expect a timely response to their draft ASP. The response will in writing or by way of a meeting include grammatical and layout corrections, engineering corrections and planning concerns that require more detail or redesign.*
7. *Upon submittal the applicant may hold an open house for the public to review the document.*
8. *The applicant shall not specifically engage in dialog with council, nor should the council encourage dialog outside a public forum. Council should remain separate from the process to allow staff time to review and comment on the application. Any involvement within the process by council prior to first reading may be construed by the public as biasing the project.*
9. *Staff shall at its earliest convenience and with regular updates keep the council informed about upcoming projects and where the project is in the ASP process.*
10. *The applicant and staff may begin the process of drafting an offsite levies bylaw and a development agreement at any time during this process.*

When staff is satisfied with the ASP, staff shall place it on a council agenda for first reading.

Land Use Bylaw Dwelling Definitions

ASSISTED LIVING means a special combination of housing, supportive services, personalized assistance, and health care designed to respond to the individual needs of those who need help with activities of daily living. The facility may include a central or private kitchen, dining, recreational, and other facilities, with separate dwelling units or living quarters, where the emphasis of the facility remains residential.

BED AND BREAKFAST means an accessory use carried out in an owner-occupied dwelling where temporary accommodation is provided to non-residents of the dwelling for remuneration, and where meals, if provided for guests, are prepared in the common kitchen of the principal residence.

BOARDING OR LODGING HOUSE means a private dwelling in which lodgers rent room(s) for one night or
even more extended periods of weeks or months. The common parts of the house, such as bathroom(s), kitchen, and living areas, are maintained by the private owner. Meals, laundry or cleaning may be provided as part of the lodging agreement.

DWELLING means a building or portion thereof designed for human habitation and which is intended to be used as a residence for one or more individuals but does not include travel trailers, motor homes, recreational vehicles, or other mobile living units, hotel, motel, dormitory, boarding house, or other similar accommodation. Dwelling includes the following:

Dwelling, 2 unit means a residential building that contains two separate dwelling units connected either by a common floor/ceiling, or by a common wall (party wall) between units.

Dwelling, 3 unit means a residential building comprised of three dwelling units, each unit having a separate, direct entrance from grade or a landscaped area. Each dwelling unit will be connected either by a common floor/ceiling, or by a common wall (party wall) between units.

Dwelling, 4 unit means a residential building comprised of four dwelling units, each unit having a separate, direct entrance from grade or a landscaped area. Each dwelling unit will be connected either by a common floor/ceiling, or by a common wall (party wall) between units.

Dwelling, Live-work unit means a development that shall include a detached dwelling unit as the principal use and may contain an accessory commercial establishment.

Dwelling, Mixed-use means a separate dwelling unit located within a commercial building.

Dwelling, Row means development consisting of a building containing a row of three or more dwelling units each sharing a common wall extending from the first floor to the roof, at the side only with no dwelling being placed over another in whole or in part. Each dwelling unit shall have separate, individual, and direct access to the building at grade.

Dwelling, Single-unit means a residential building containing only one dwelling unit which is to be constructed on site and is to be placed on a basement or permanent slab foundation.

GROUP CARE FACILITY means a development which provides residential accommodation and

rehabilitative services to persons who are handicapped, disabled or undergoing rehabilitation and are provided care to meet their needs. Persons are typically referred to a group care facility by hospitals, courts, government agencies or recognized social service agencies or health professionals but may also voluntarily request care. This use includes supervised uses such as group homes, half-way houses, and convalescent homes. This use does not include senior housing or assisted living, which are separate uses in this bylaw.

HOME OCCUPATION means an occupation, trade, profession or craft carried on by an occupant of a dwelling unit as a use secondary to the residential use of the lot, and which does not change the character thereof or have any exterior evidence of such secondary use.

MANUFACTURED HOME means a completely self-contained dwelling unit, designed and constructed entirely within a factory setting. Typically it is transported to a site in not more than one piece on its own chassis and wheel system or on a flatbed truck. For the purposes of this bylaw, a manufactured home does not include a “modular home” or “ready-to-move home”.

MOBILE HOME – see MANUFACTURED HOME.

MODULAR means a prefabricated dwelling unit consisting of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. See PREFABRICATED DWELLING.

MOVED-IN DWELLING means a previously existing, established and occupied dwelling, which is removed
from one site and then transported and re-established on another site. For the purposes of this bylaw, a moved-in dwelling does not include a “manufactured home”, “modular home”, “ready-to-move home”, motor home, travel trailer, recreation vehicle and any similar vehicles that are neither intended for permanent residential habitation nor subject to the current provincial building requirements.

PANELIZED DWELLING means a prefabricated dwelling unit consisting of factory-built wall panels which are assembled on site. All service systems and connections must comply with Alberta Safety Codes. See Prefabricated Dwelling.

PREFABRICATED DWELLING means a dwelling unit or portions of a dwelling unit that is built in a factory or portions of dwelling units that are built in a factory or location other than on the lot intended for occupancy and includes modular, ready-to-move and panelized dwellings. The dwelling is factory built structure that is manufactured in accordance with CSA and the Alberta Building Code, is transportable in one or more sections, and is used as a place for human habitation; but which is not constructed with a permanent hitch, chassis or other device allowing transport of the unit other than for the purpose of delivery to a permanent site. This definition does not include manufactured homes, park model recreational units, park model trailers or travel trailers.

READY-TO-MOVE (RTM) DWELLING means a dwelling unit that would normally be constructed on the site intended for occupancy, but for various reasons, is constructed at an off-site manufacturing facility, construction site, plant site or building yard. It is then loaded and transported as one unit onto the proper moving equipment and delivered to the site intended for occupancy and placed on a concrete slab or basement or other approved foundation.

SECONDARY SUITE means a facility containing cooking facilities, food preparation area, sleeping and sanitary facilities, which is physically separate from those of the principal dwelling within the structure. A secondary suite shall also have an entrance separate from the entrance to the principal dwelling, either from a common indoor landing or directly from the side or rear of the structure.

SENIOR CITIZENS HOUSING means a dwelling unit or accommodation sponsored and administered by any public agency or any non-profit organization, either of which obtains its financial assistance from Federal, Provincial, or Municipal Governments or agencies or public subscriptions or donation or any combinations thereof. Senior citizen accommodation may include lounge, dining, health care, and recreation facilities. Also see ASSISTED LIVING.

Intermunicipal Development Plan (IDP)

Policy excerpt from Section 10 of the IDP:

10.1 The Town and M.D. will cooperate on the development and approvals of all future Transportation Master Plans.

10.2 All subdivision proposals within the plan area shall secure all right-of-way requirements for future road expansion. Particular attention should be given to major intersections requirements.

10.3 Standards for a hierarchy of roadways should be identified and established between the two jurisdictions. Access control regulations should also be established to ensure major collectors and arterials are protected.

10.4 If required by Alberta Transportation or the municipality, at the time of subdivision or development, the developer shall conduct traffic studies with respect to impact and access onto Highways 2 and 533. Any upgrading identified by such studies shall be Municipal District of Willow Creek No. 26 and Town of Nanton implemented by the developer at its sole cost and to the satisfaction of the municipality and Alberta Transportation.

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

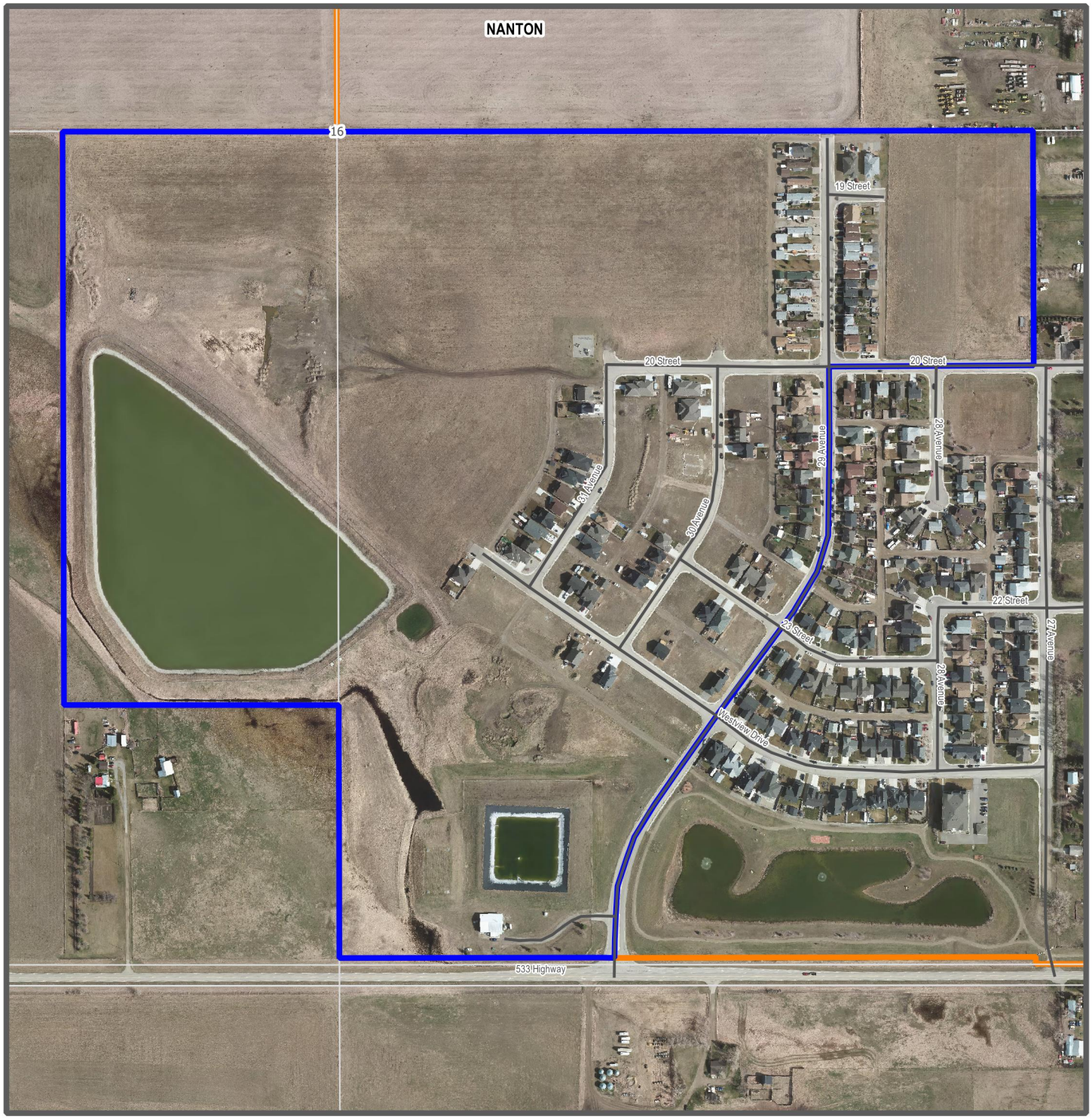
10.6 Billboards, third party and off-premises signs along entranceways (Map 2) are prohibited.

APPENDIX B | IMPLEMENTATION RECOMMENDATIONS

Implementation Recommendations

TASK	WHO'S RESPONSIBLE	PRIORITY (NOW, SHORT-TERM, MEDIUM-TERM)
MARKETING CAMPAIGN		
• **Create marketing campaign for sale of lots or blocks within Westview**	Town staff to work with marketing agency (RFP?)	Now – start after 1st reading of ASP
SUBDIVISION OF LAND		
• **Work with surveyors, planners and engineers to subdivide land into saleable lots or blocks**	Town staff to work with professional team	Following adoption of ASP (could start after 1st reading)
PARKS, RECREATION, AND OPEN SAPCE MASTER PLAN		
• **Update Map 1 of the PROSMP**	Town staff to request ORRSC	As soon as ASP is adopted
LAND USE BYLAW		
• **Add childcare and day homes as permitted uses in the NC/MU**	Town staff to request ORRSC	As soon as ASP is adopted

APPENDIX C | FULL SIZE MAPS AND FIGURES

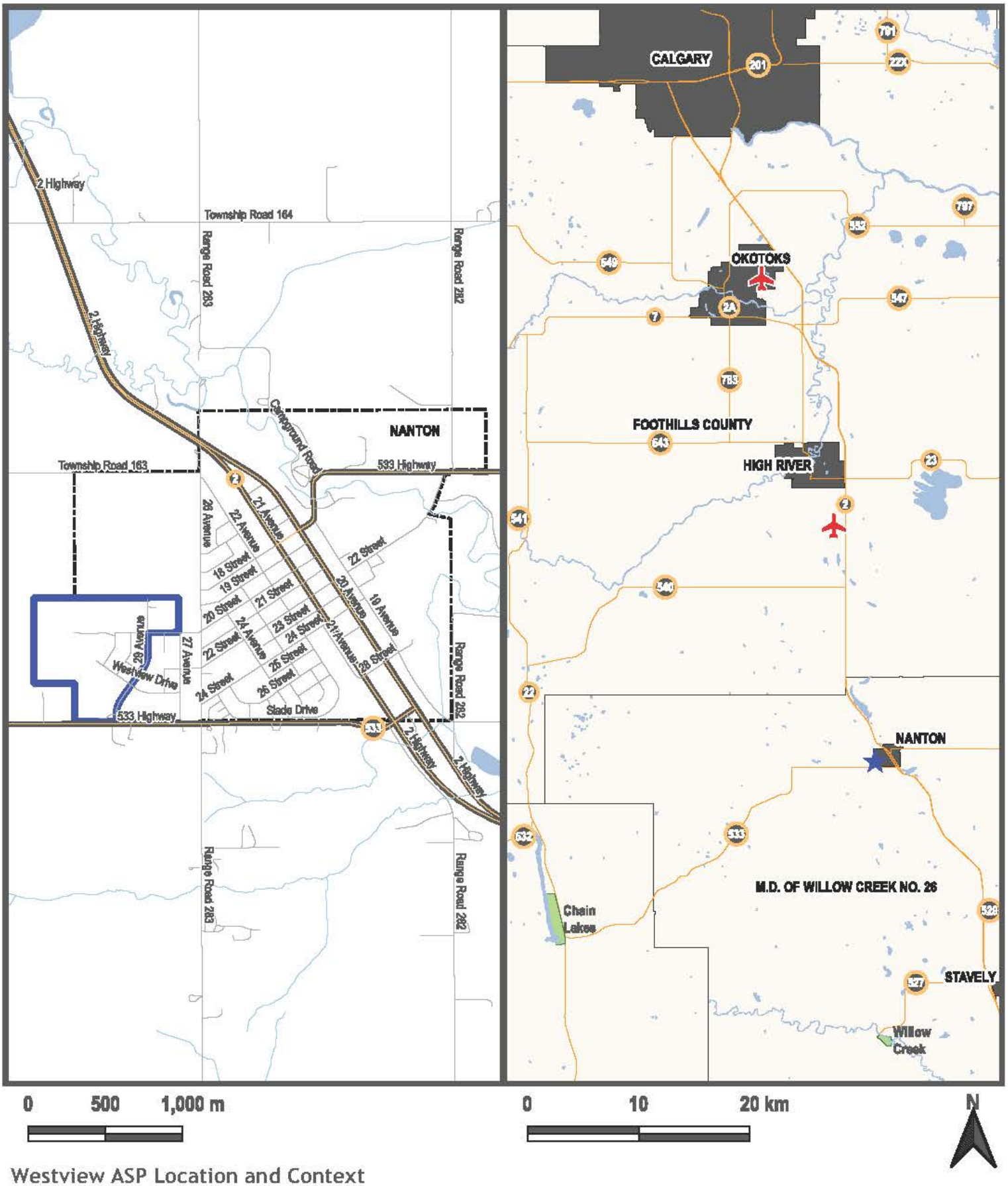


Westview Plan Area

- Westview ASP
- Nanton Boundary
- Section
- Street

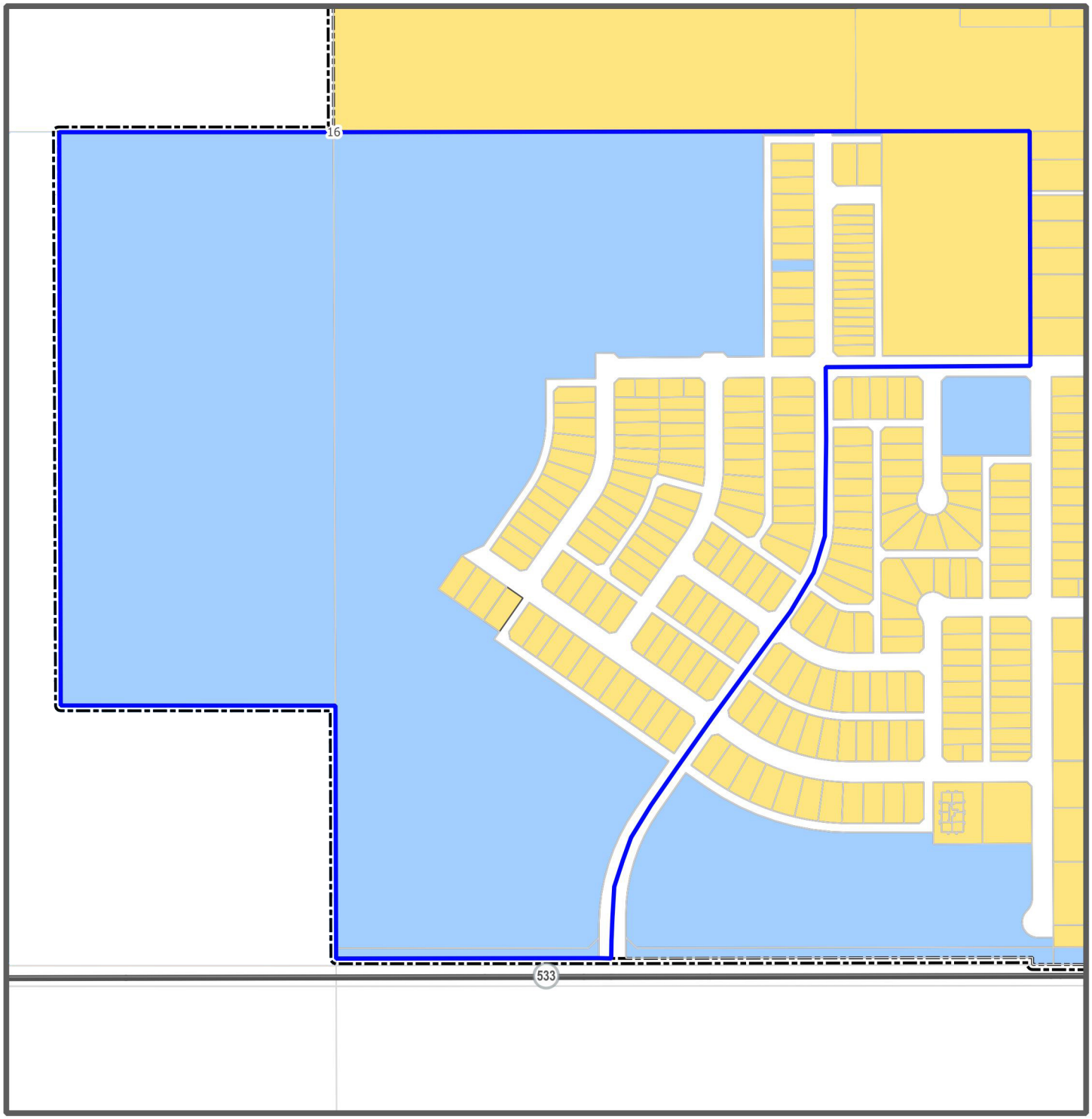
0 100 200 300 m

NANTON EST 1903



Westview ASP Location and Context

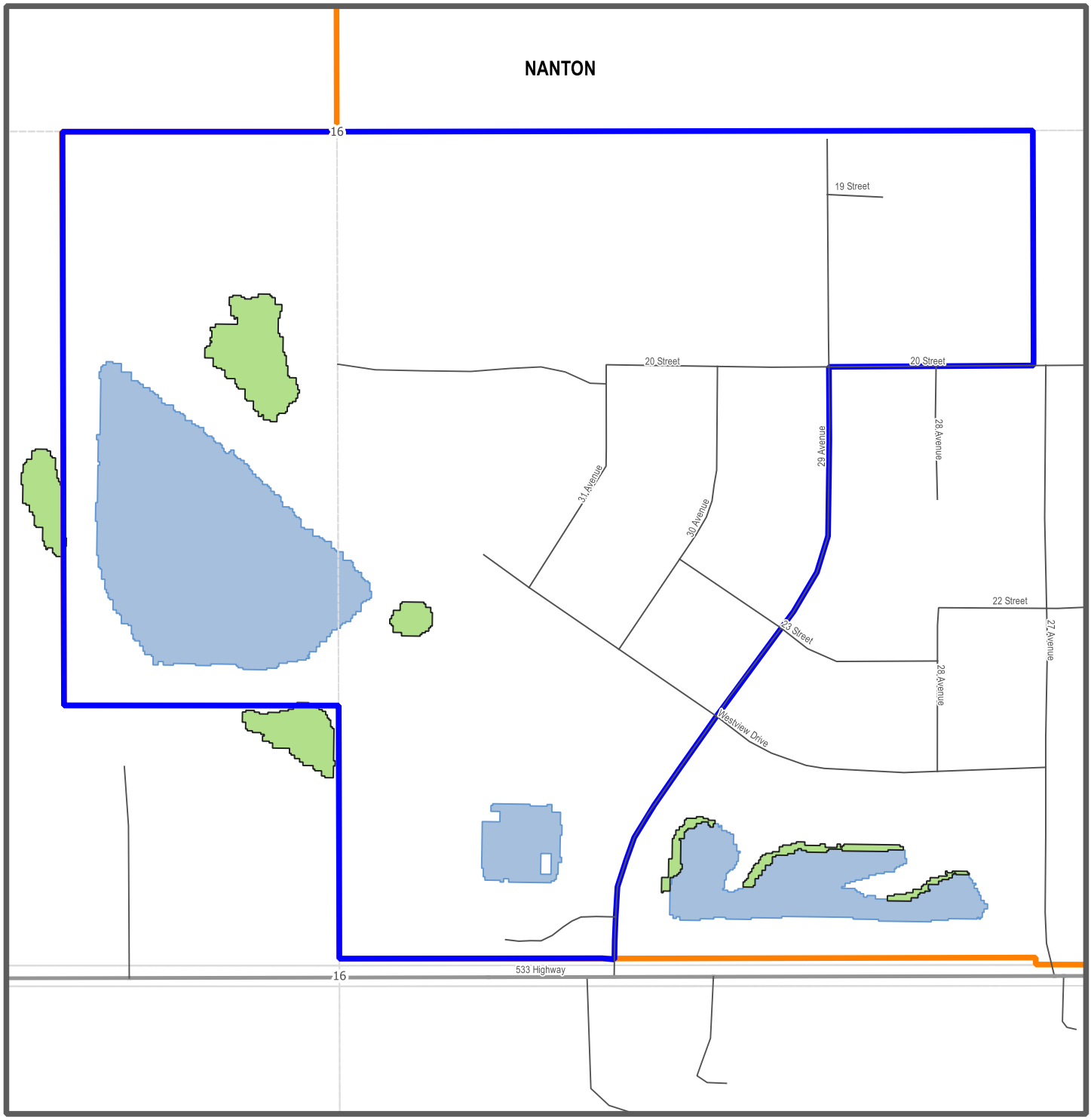
- Westview ASP
- Nanton Boundary
- Highway
- Local Road
- County Boundary
- Provincial Park
- Waterbody & River
- Local Airport
- Westview ASP (Regional Location)



Ownership

- Westview ASP
- Section
- Town of Nanton
- Privately Owned

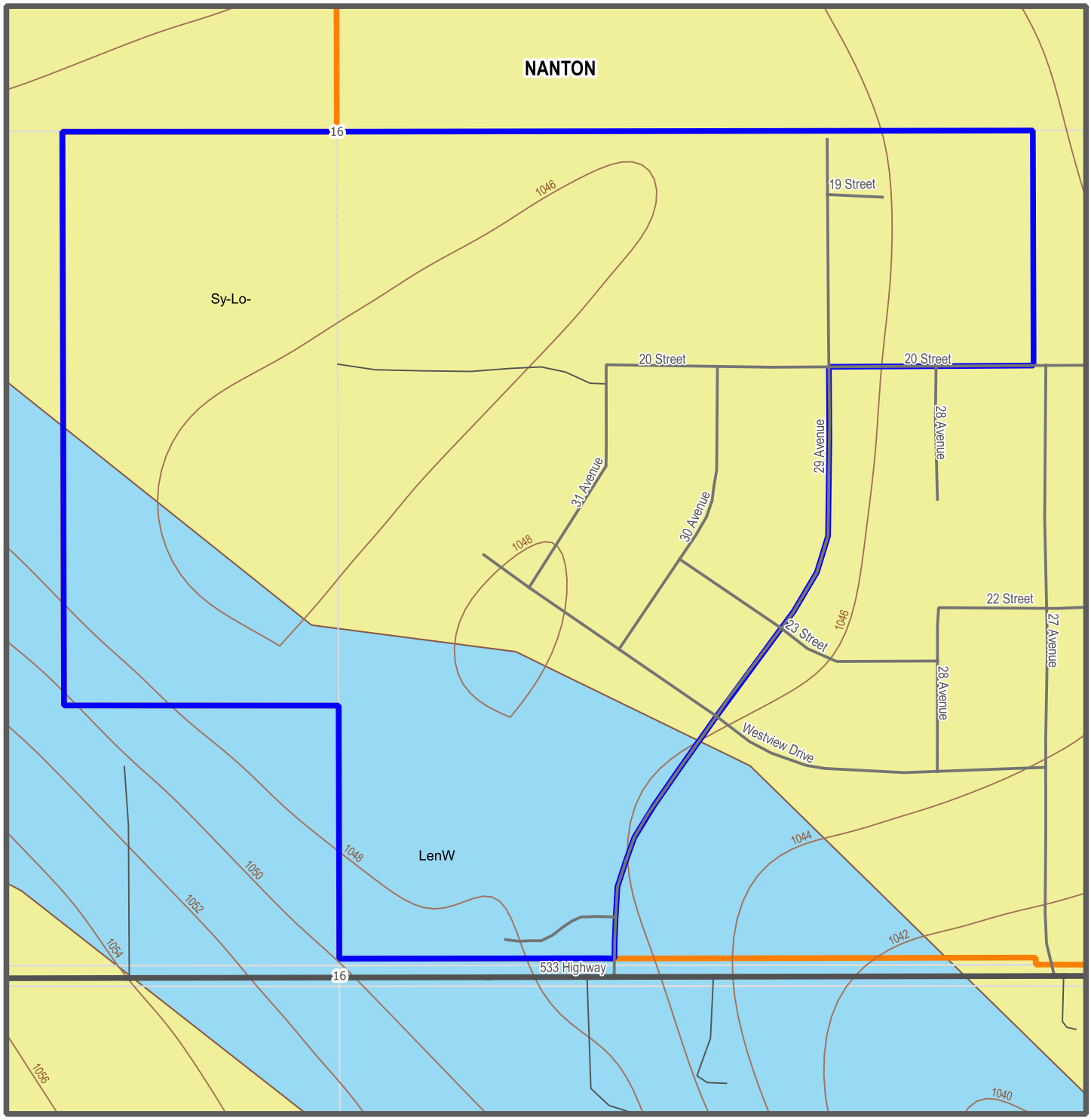
0 100 200 300 m



Westview Wetlands Inventory

0 100 200 300 m

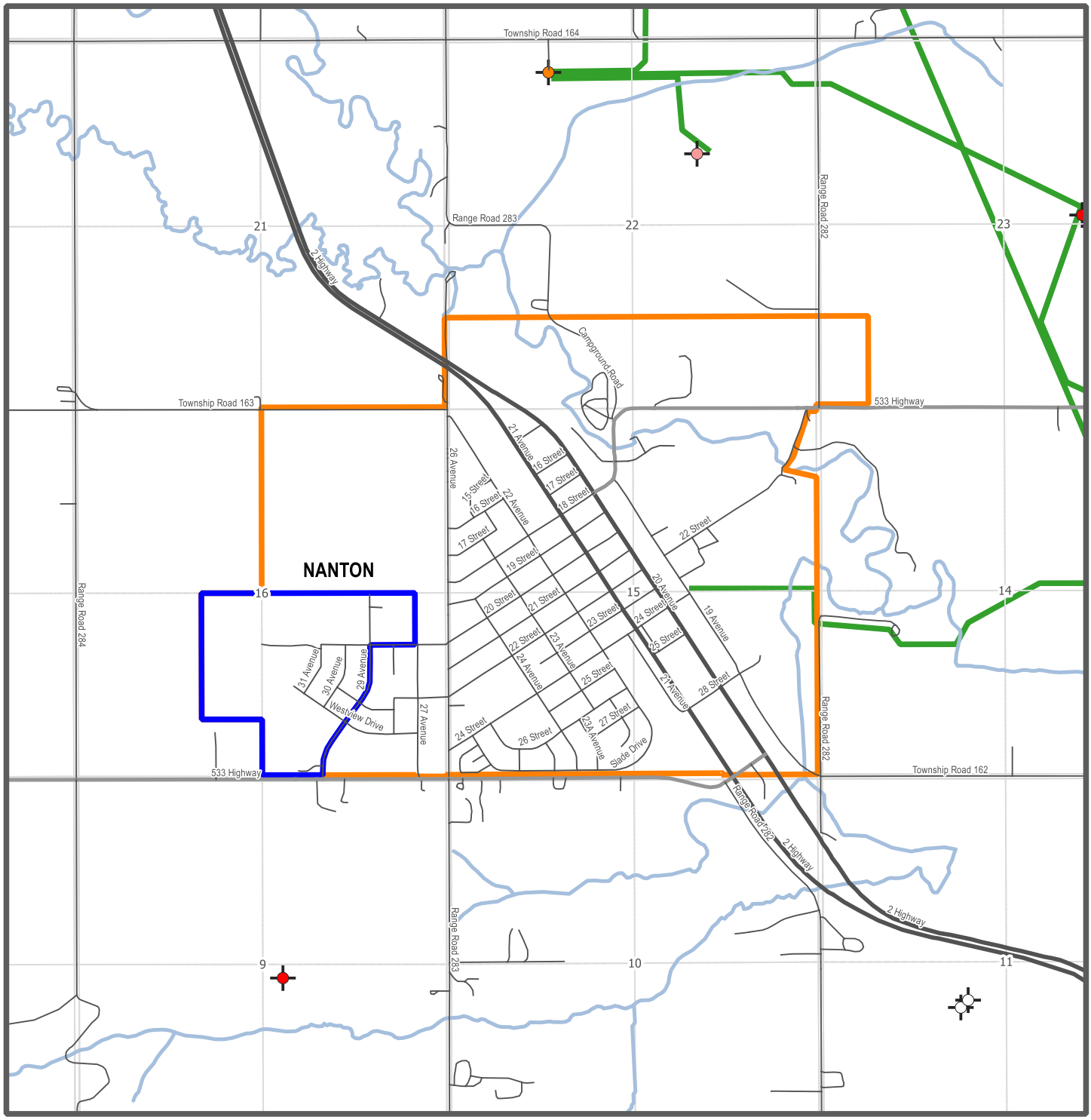
- Westview ASP
- Nanton Boundary
- Section
- Secondary Highway
- Local road
- Marsh
- Open water



Westview Soils and Land Classification

0 100 200 300 m

- Westview ASP
- Nanton Boundary
- Section
- Secondary Highway
- Local road
- Contour (2m interval)
- LenW: Standing Water Dominant
- Sy-Lo: Sandy Loam Soils



Oil & Gas Infrastructure

- Westview ASP
- Nanton Boundary
- Section
- Primary Highway
- Secondary Highway
- Local road

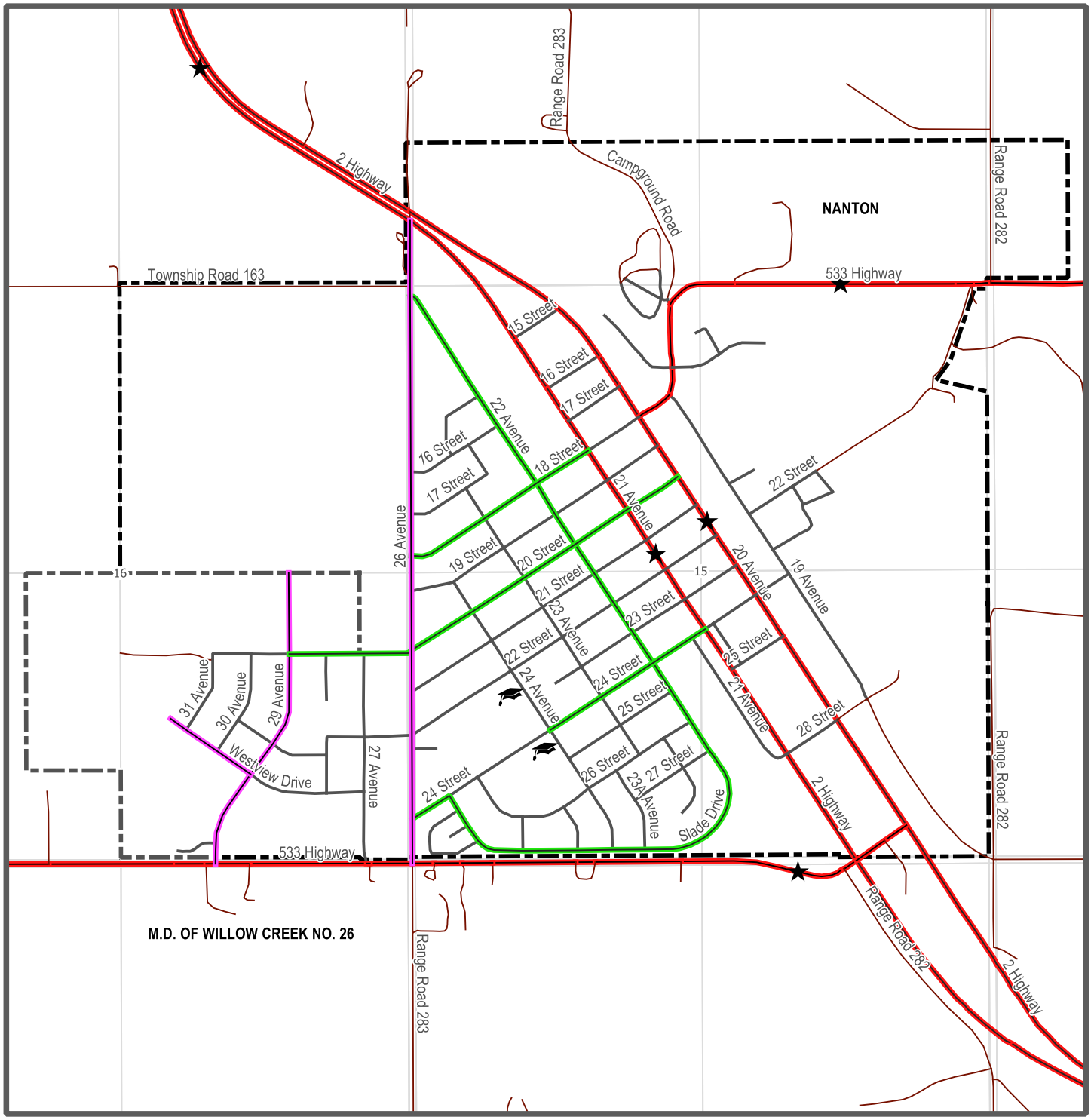
Pipeline

- Natural Gas

Well License Status

- Abandoned
- Amended
- Issued
- Reclamation Certified

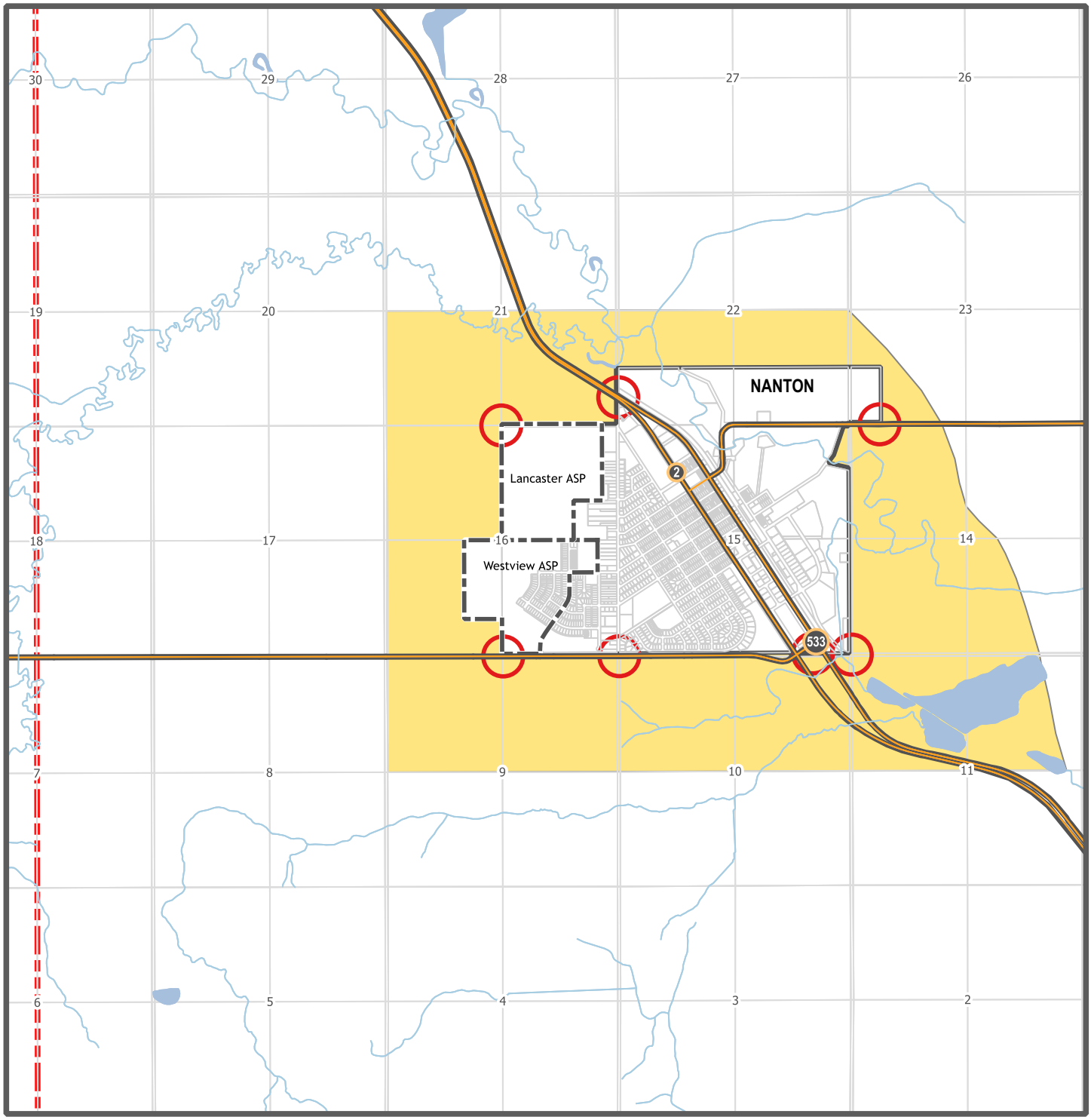
0 0.5 1 1.5 2 km



Existing Transportation

0 0.25 0.5 0.75 1 km

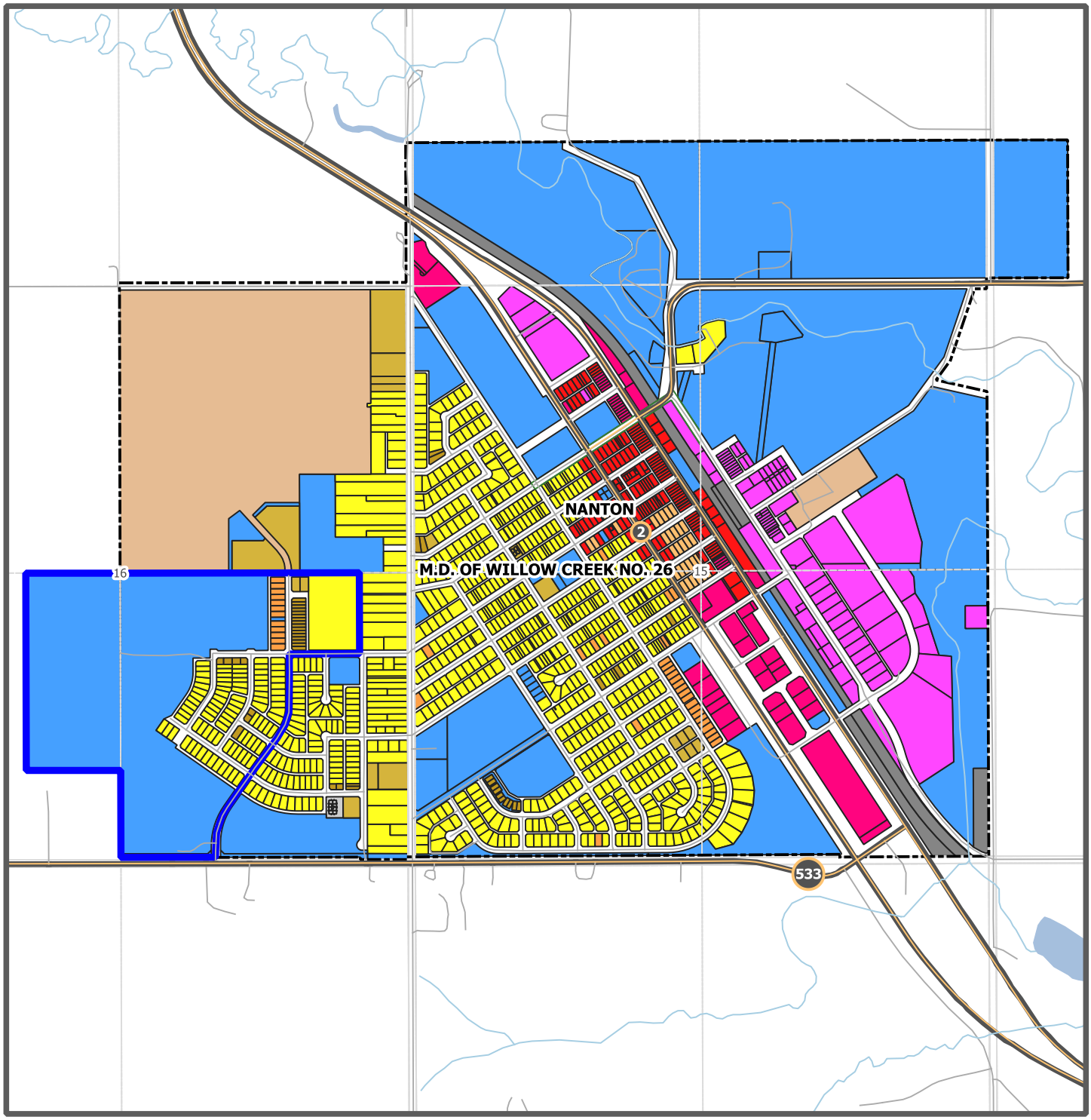
- Section
- Local Road
- Residential Street
- Major Collector
- Minor Collector
- Local Collector
- School
- Truck Route



Policy Context

0 1 2 3 km

- Area Structure Plan
- Nanton Boundary
- Section
- Highway
- Urban Fringe
- IMDP Boundary
- Entranceways



Existing Land Use Districts

0 0.25 0.5 0.75 1 km

- Westview ASP
- AGRICULTURAL TRANSITIONAL AT
- DIRECT CONTROL DC
- DIRECT CONTROL1 DC1
- HIGHWAY COMMERCIAL C2
- INDUSTRIAL IN
- MANUFACTURED HOME RESIDENTIAL R4
- MULTIPLE LAND USE
- MULTIPLE RESIDENTIAL R3
- NO LAND USE
- PUBLIC INSTITUTIONAL PI
- RESIDENTIAL MIXED USE R5
- RETAIL / GENERAL COMMERCIAL C1
- SINGLE DETACHED RESIDENTIAL R1
- TWO-UNIT RESIDENTIAL R2



Westview Concept

0 100 200 300 m

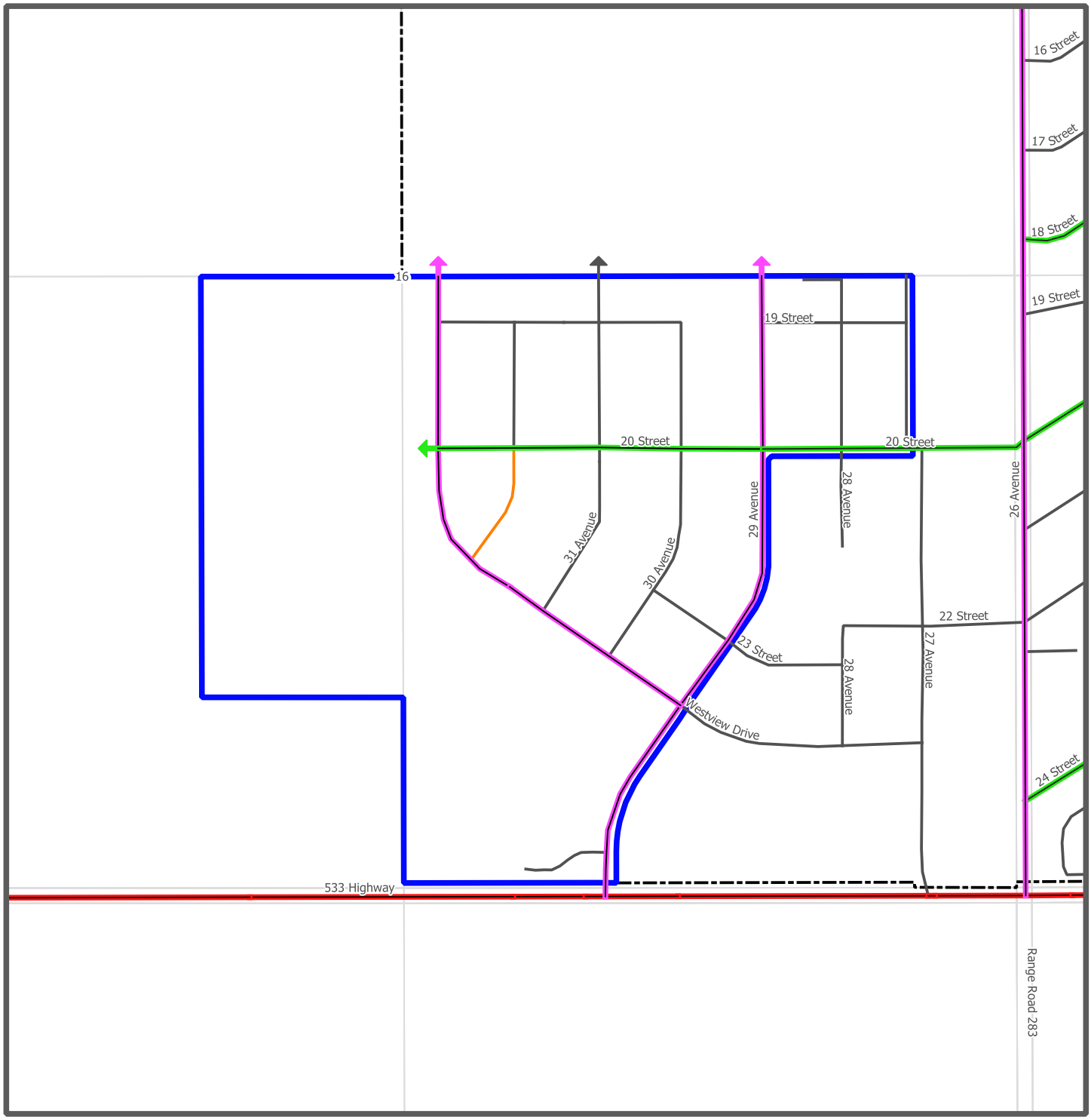
- Westview ASP
- Westview Built Out
- Nanton Boundary
- Public Utility Lot
- Residential Detached Infill
- RE Residential Estate
- R-SD Residential Single-Detached
- R-TU Residential Two-Unit
- R-MU Residential Multi-Unit (Townhouses)
- NC-MU Neighbourhood Commercial - Mixed Use
- Park and Community Recreation
- Potential Pathway
- Potential Future Vehicle Access Point to Park and Community Recreation



Future Parks, Trails, and Open Space

0 100 200 300 m

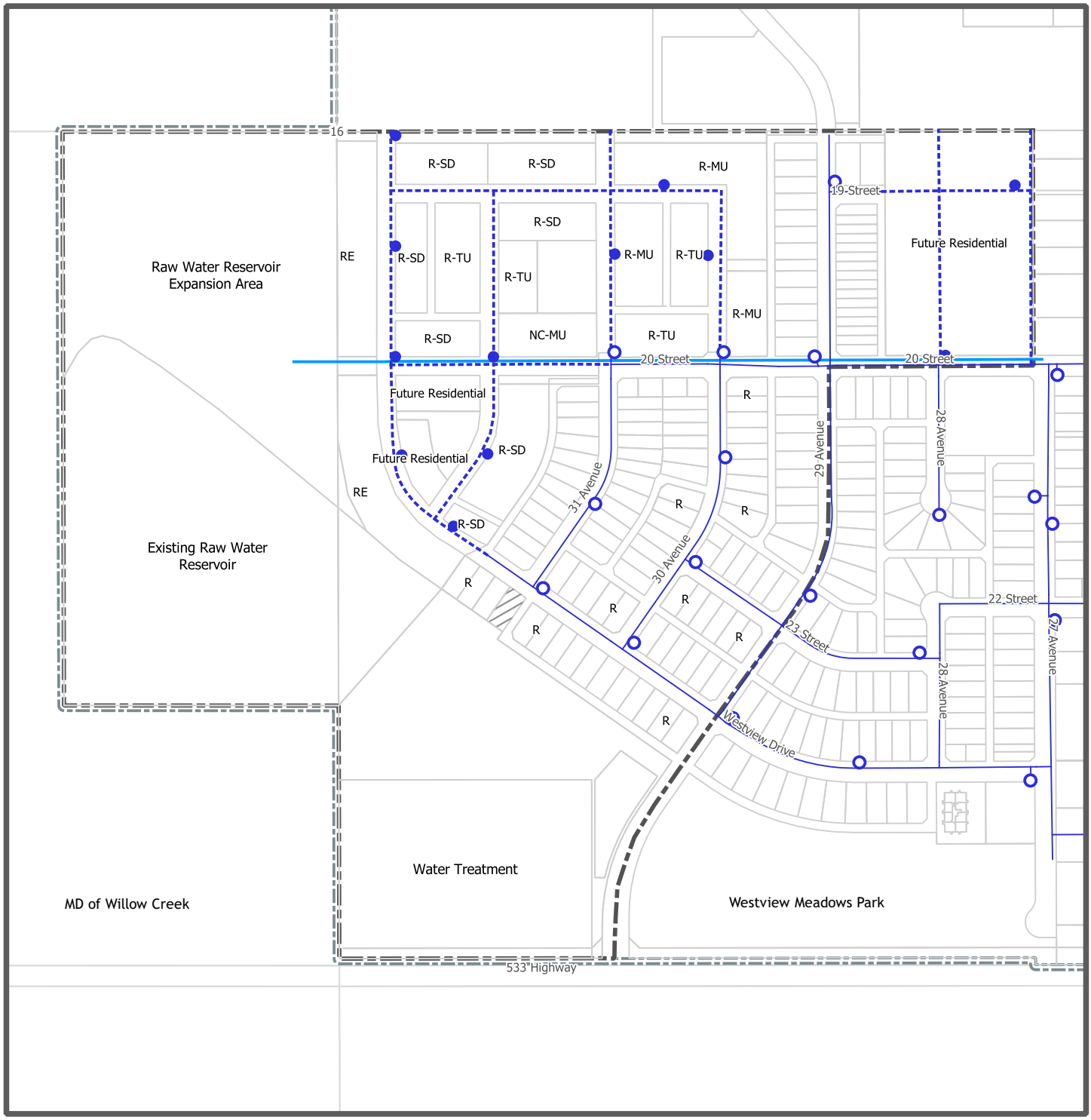
- Westview ASP
- Nanton Boundary
- Future Vehicle Access Point
- Existing Parks
- Proposed Parks
- Existing Open Space
- Existing Walkway
- Proposed Walkway
- Existing Sidewalk
- Proposed Sidewalk



Future Transportation

0 250 500 m

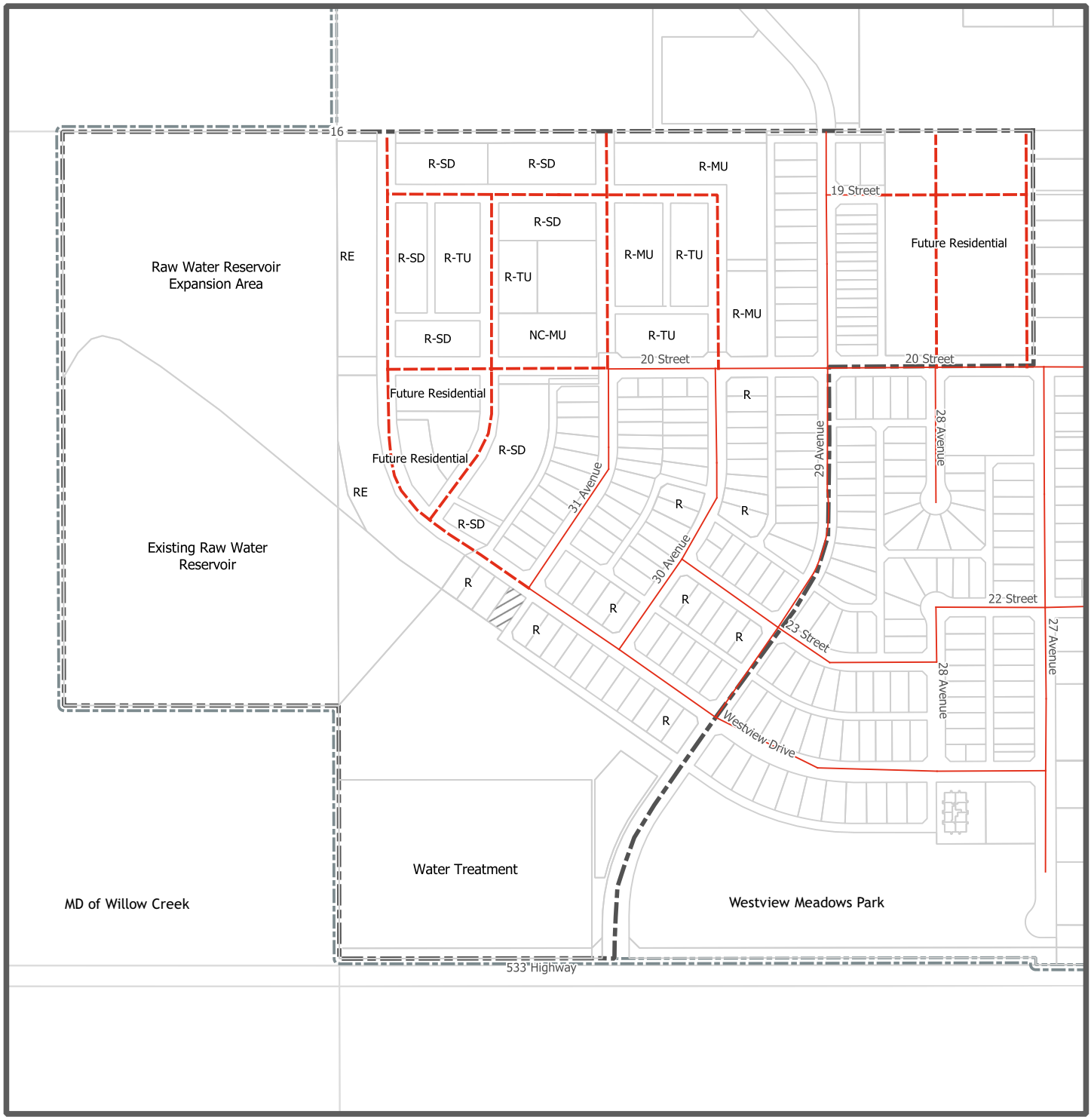
- Westview ASP
- Nanton Boundary
- Residential Blvd
- Residential Street
- Major Collector
- Minor Collector
- Local Collector



Westview Water Servicing

0 100 200 300 m

- Westview ASP
- Nanton Boundary
- Proposed Potable Water
- Raw Water
- Existing Water Main
- Proposed Hydrants
- Existing Hydrant



Westview Sanitary Servicing

0 100 200 300 m

Westview ASP
Nanton Boundary
Proposed Sanitary
Existing Sanitary Main



Westview Stormwater Servicing

0 100 200 300 m

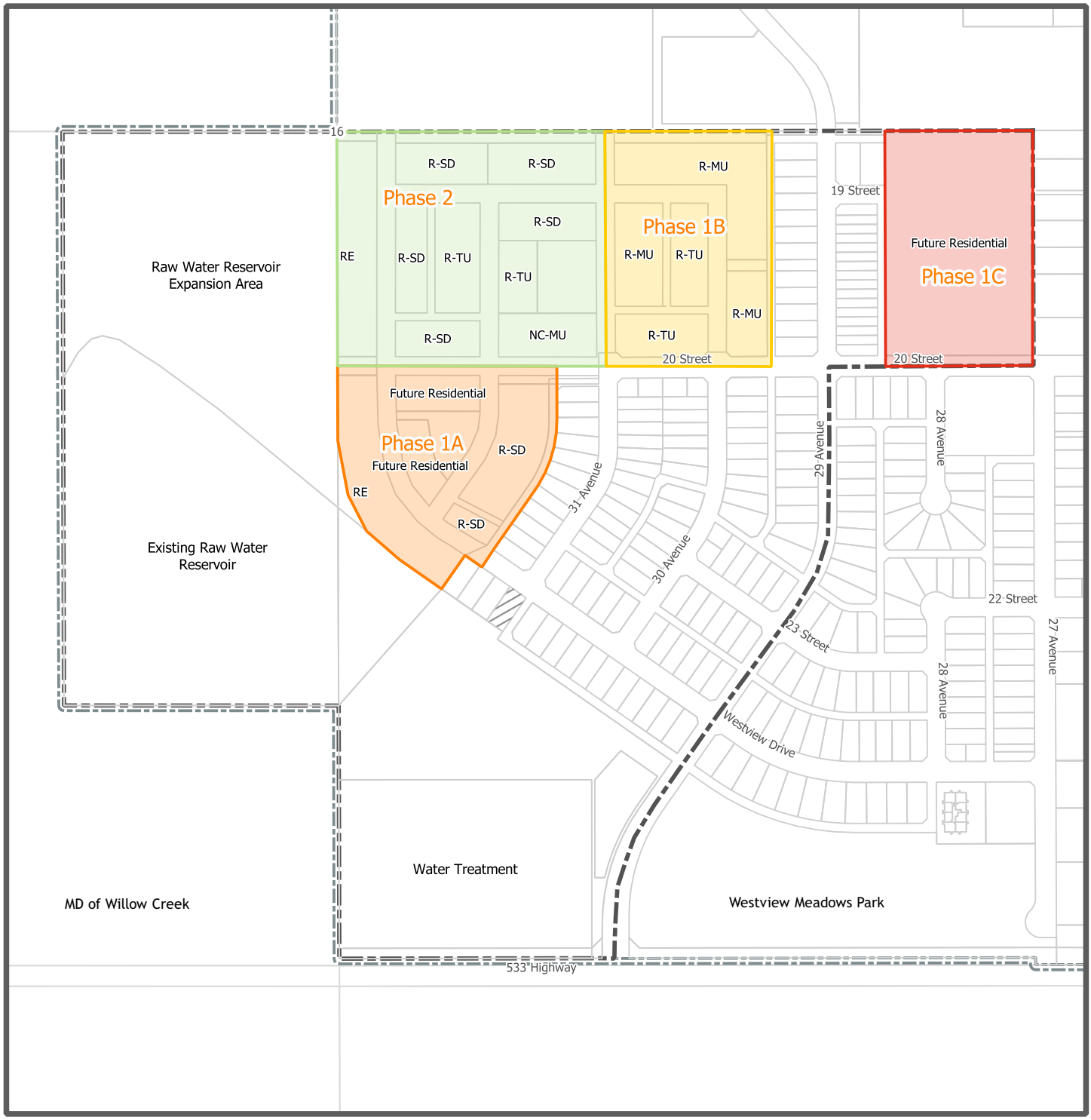
Westview ASP

Nanton Boundary

Proposed Stormwater Drainage

Existing Gravity Main

Existing Manhole



Westview Phasing

0 100 200 300 m

- Westview ASP
- Nanton Boundary
- Phase 1A
- Phase 1B
- Phase 1C
- Phase 2

APPENDIX D | WHAT WE HEARD REPORT

WESTVIEW AREA STRUCTURE PLAN

JUNE 2022

WHAT WE HEARD REPORT



PREPARED BY

BLAISE FONTAINE, PROACTIVE PLANNING
JONATHAN SCHMIDT, BLUEROCK PLANNING

INTRODUCTION

Westview is a successful growing neighbourhood in Nanton with initial phases being close to completion. The Town owns the land and is also acting in the role of developer. The Town has created a plan, called an Area Structure Plan (ASP), for the final phases of Westview.

The ASP is required to align with the Town's Municipal Development Plan (MDP). The MDP states:

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

ENGAGEMENT SUMMARY

The Town of Nanton held a Public Open House for the Westview ASP on May 13th following nearly four weeks of promotion and advertisement through social media, electronic signage, online surveys, letters to residents and much more.

The Public Open House was well attended with approximately 55 participants, and the online survey / feedback form received an impressive 98 responses.



ENGAGEMENT ACTIVITY TIMELINE

ACTIVITY	DATE	STAKEHOLDERS
ONLINE POSTING OF ASP SURVEY LINK	APRIL 18 - MAY 13 2022	GENERAL PUBLIC
ONLINE POSTING OF ASP OPEN HOUSE STORY BAORDS	APRIL 18 2022	GENERAL PUBLIC
SOCIAL MEDIA POSTS PROMOTING OPEN HOUSE	APRIL 19 - MAY 10 2022	GENERAL PUBLIC
LETTER MAIL TO RESIDENTS WITHIN THE ASP BOUNDARY (APPROX 100 LETTERS)	APRIL 20 2022	ASP RESIDENTS
ADVERTISING FOR OPEN HOUSE IN NANTON NEWSLETTER & UTILITY BILLS	APRIL 29 2022	GENERAL PUBLIC
OPEN HOUSE STORY BOARDS AND HARDCOPY SURVEYS AVAILABLE AT TOWN OFFICE	MAY 2 2022	GENERAL PUBLIC
ELECTRONIC MESSAGE BOARD SIGNAGE FOR OPEN HOUSE	MAY 6 -10 2022	GENERAL PUBLIC
WHAT WE HEARD REPORT AVAILABLE ON TOWN WEBSITE	JUNE 1 2022	GENERAL PUBLIC



ENGAGEMENT METRICS

55

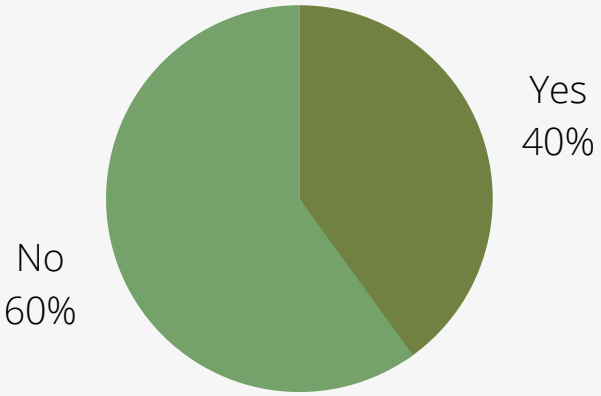
OPEN HOUSE PARTICIPANTS

98

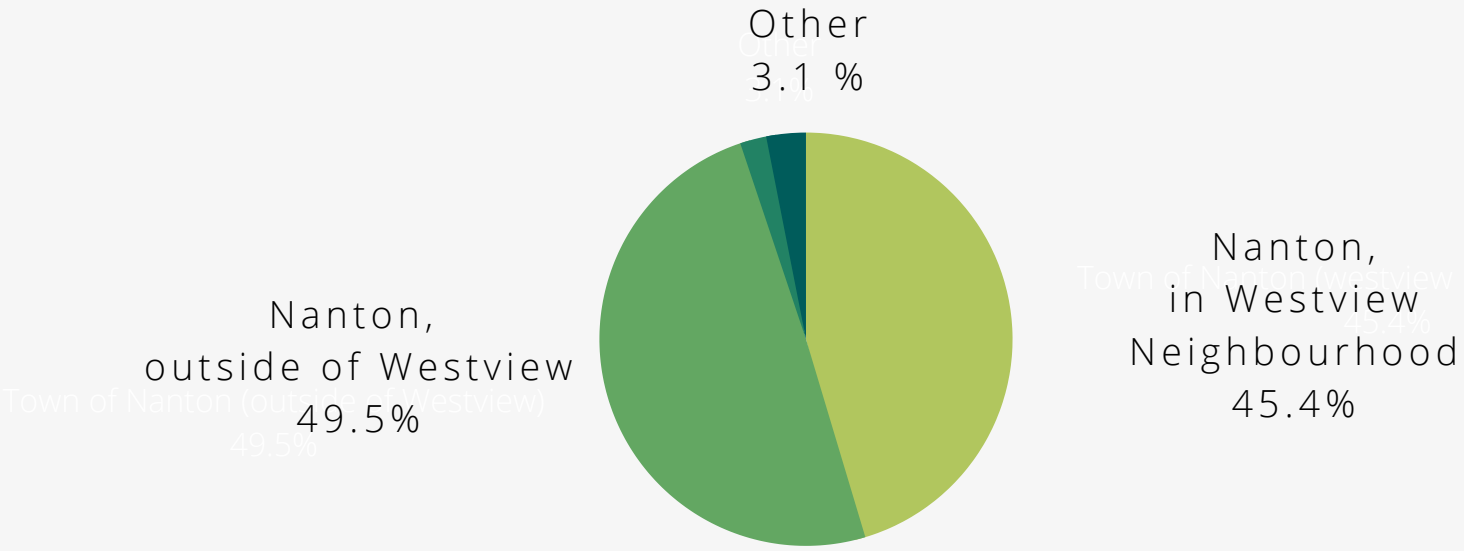
SURVEYS COMPLETED

SURVEY RESULTS

RESULTS FROM THE WESTVIEW ASP ONLINE SURVEY AND OPEN HOUSE FEEDBACK FORMS ARE DETAILED IN THIS SECTION



WOULD YOU LIKE TO BE ADDED TO THE PROJECT EMAIL LIST TO RECEIVE PROJECT UPDATES?



WHERE DO YOU LIVE?

SURVEY RESULTS

1. WHAT ELEMENTS OF THE WESTVIEW DRAFT ASP AND CONCEPT PLAN DESIGN ARE IMPORTANT TO YOU? SELECT ALL THAT APPLY

64%

Parks & Pathways

16%

Expanded home-based business opportunities (live-work lots)

38%

Attached Housing Options (townhouses, apartments, duplexes)

52%

Single-Detached Housing Options (estate lots and typical R1 lots)

13%

Local Commercial Opportunities

45%

Potential for Sports Fields

PLEASE SEE APPENDIX FOR RESPONSES THAT WERE CATEGORIZED AS "OTHER"

SURVEY RESULTS

2. WHICH HOUSING TYPES IN THE WESTVIEW DRAFT ASP AND CONCEPT PLAN DO YOU SUPPORT IN ADDRESSING NANTON'S CURRENT AND FUTURE HOUSING NEEDS? (SELECT ALL THAT APPLY)

18%

Live-Work Lots (LW)

40%

Residential Estate Lots (RE)

45%

Residential Two-Unit Lots (R-TU)

45%

Residential Multi-Unit (R-MU) (townhouses/apartments)

65%

Residential Single Detached (R-SD)

29%

Secondary Suites / Laneway Homes

PLEASE SEE APPENDIX FOR RESPONSES THAT WERE CATEGORIZED AS "OTHER"

SURVEY RESULTS

3. IS PROVIDING HOUSING CHOICE AND DIVERSITY IN NANTON IMPORTANT TO YOU?

YES...

10% YES, because my current housing doesn't suit my needs

14% YES, because I want my kids to stay (or return) to Nanton

49% YES, because I want to stay in Nanton as I age

18% YES, Other

NO...

19% NO, because there is enough housing diversity already

25% NO, because my current housing suits my needs

11% NO, Other

PLEASE SEE APPENDIX FOR RESPONSES THAT WERE CATEGORIZED AS "OTHER"

SURVEY RESULTS

4. WHAT TYPE OF COMMERCIAL OPPORTUNITIES DO YOU SUPPORT IN WESTVIEW? PARTICIPANTS WERE ABLE TO SELECT MORE THAN ONE OPTION.

40% Small home-based business

42% Local commercial (convenience store, small retail, restaurant)

15% Larger home-based business (Live-work lots)

41% None, I do not support new commercial opportunities in Westview

PLEASE SEE APPENDIX FOR RESPONSES THAT WERE CATEGORIZED AS "OTHER"

SURVEY RESULTS

5. WHAT SERVICES MIGHT ADD VALUE TO WESTVIEW WITHOUT COMPETING WITH THE COMMERCIAL CORE?

RECREATIONAL OPPORTUNITIES FOR OUR TOWN. HOW ABOUT A FUNCTIONING REC CENTRE THAT BE USED FOR RECREATIONAL PROGRAMMING FOR NANTON AND SURROUNDING AREA. A CENTRE THAT HAS SPACE FOR MEETINGS, SPORTING EVENTS AND YEAR ROUND RECREATION OPPORTUNITIES.

SENIORS CARE FACILITY. THREE TIER TYPE SO AS YOU AGE, YOU MOVE TO THE NEXT PHASE WITHIN THE FACILITY.

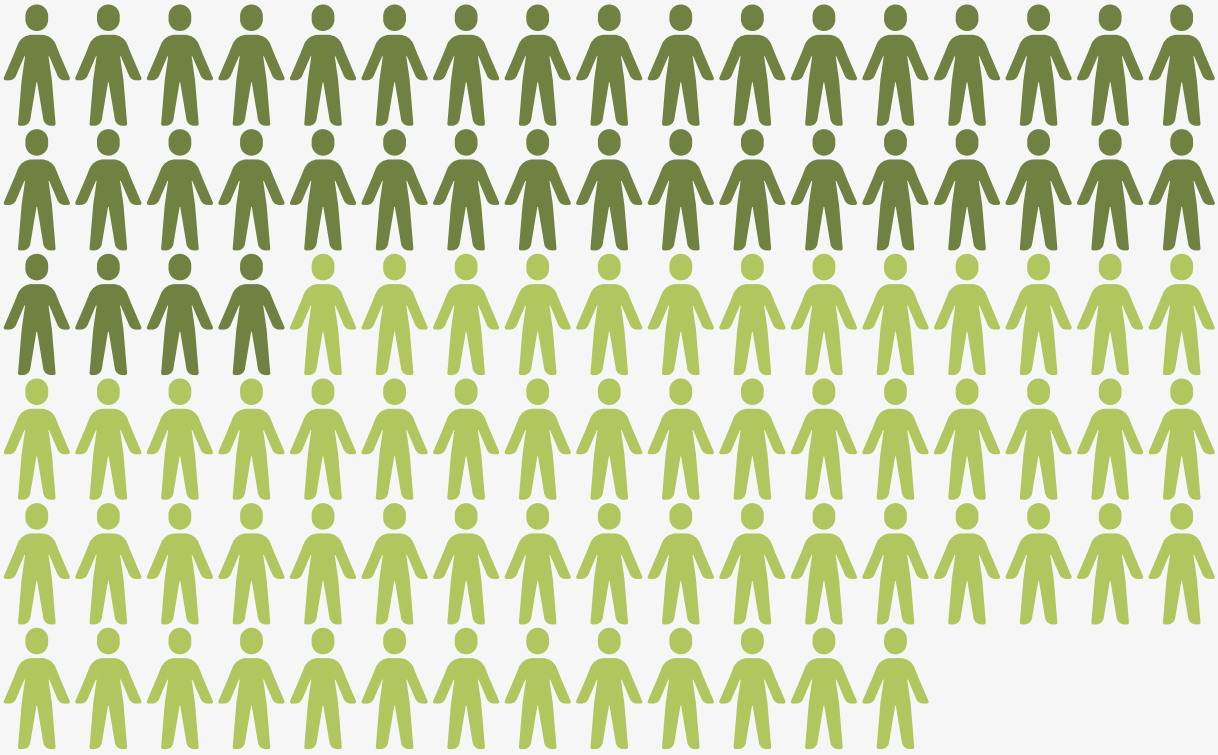
HIGH SPEED INTERNET, CABLE TELEVISION, MOBILE PHONE COVERAGE.

GROCERY STORE, LARGER PARKS, A MEDICAL CLINIC AND A DINER!

PLEASE SEE APPENDIX FOR ALL VERBATIM COMMENTS FROM THIS QUESTION

SURVEY RESULTS

6. OVERALL, DO YOU FEEL THE WESTVIEW ASP VISION ALIGNS WELL WITH THE TOWN OF NANTON'S CURRENT AND FUTURE NEEDS AND CHARACTER?



38 YES

60 NO

32 COMMENTS

PLEASE SEE APPENDIX FOR ALL VERBATIM COMMENTS FROM THIS QUESTION

SURVEY RESULTS

7. DO YOU AGREE THAT THE TOWN SHOULD HAVE PLANS IN PLACE FOR FUTURE PHASES OF WESTVIEW (ONCE ALL REMAINING SERVICED LOTS ARE SOLD)?



73 YES

25 NO

NO COMMENTS WERE ACCEPTED FOR THIS QUESTION

CONCLUSION

The Town of Nanton's public has expressed mixed support for the Westview ASP and has also demonstrated a high degree of engagement on the project.

The Westview ASP project team has engaged and collaborated with a variety of stakeholders throughout the development of the draft plan. We appreciate the time and feedback provided throughout the process.

The project team will continue to share information with stakeholders as the process continues to evolve. If you have any questions, please reach out to the project engagement specialist:

Jonathan Schmidt
Lead Planner
Bluerock Planning
jonathan@bluerockplanning.ca

