



Community Profile

Municipal/County Name	Nanton	Contact Name	Neil Smith
Date	December 2023	Email	cao@nanton.ca
		Phone Number	403-336-6548
Give an overview of your region (150-200 words)			
<p>Welcome to the charming Town of Nanton, where friendliness and excellent services converge along the pathways of a major highway. Nestled in the foothills of Alberta, Nanton beckons travelers with its warm hospitality and a range of well-serviced amenities, creating an inviting atmosphere for both residents and visitors.</p> <p>Nanton is more than just a town; it is a community where friendliness is a way of life. Whether you are exploring local shops, dining at one of the restaurants, or strolling through the streets, you will be greeted with welcoming smiles and a genuine sense of hospitality. In Nanton, strangers are friends waiting to be met.</p> <p>Situated along a major highway, Nanton serves as a well-serviced hub for those traveling through the region. The town's amenities are thoughtfully designed to cater to the needs of both locals and passersby, offering a range of services that make Nanton a convenient and comfortable stop on any journey.</p>			
Sectors			
What sectors are you most competitive for and why?			
<ol style="list-style-type: none"> Trades, Transportation, and Equipment Operations- this industry is strong due to the proximity to the agriculture sector as well as the logistical advantage of being along the major corridor of Hwy 2. Agriculture- surrounded by farms and ranches, Nanton is a natural agricultural hub for the sector and includes mechanics, supply stores, as well as several large manufacturers that provide specialized products to the sector. Visitor Economy- being situated at the crossroads of Hwy 2 (Canamex) and Hwy 533 (access to Crowsnest Pass/BC) brings over 500,000 vehicles monthly including large trucks through the community giving ample opportunity for investment in services supporting the sector 			
What is your value proposition?			
<p>Nanton's value proposition is deeply rooted in its dual identity as an agricultural centre with a burgeoning visitor economy. The town invites individuals to not only appreciate the bounty of the land but also explore its diverse attractions, fostering a sense of community, economic opportunity, and a fulfilling quality of life. With opportunities to take advantage of the major highway, Nanton is poised to have additional investment in the sectors of light industrial, retail, and hospitality.</p>			
Costs of Doing Business			
Tax rates			
Residential: 12.0919 and non-residential: 16.266 (a decrease from 2022)			
Land Costs per acre (average)			
Industrial lots range from 0.5-2.7 acres and are open to offers.			
Real estate costs per sq. ft (average)			
\$47K/lot (>5,000 sq. feet).			
Incentives or cost advantages (if any)			
<p>Industrial: Rebates of \$8,000 for \$300,000 in improvements of greater within 24 months of purchase. There is also a small business property sub-class discount (10-25% for eligible employers).</p> <p>Housing: Rebate of \$5K for single family-two family dwelling with 24 months of purchase, \$7,500 rebate for 3+ unit dwelling for 24 months.</p>			
Other			
Ease of Doing Business			

What supports do you bring for new businesses (try to be specific)?
Promotion of business through the business directory and the local Chamber of Commerce. Concierge service for business development to help connect with resources and supports.
Are there major transport access (road, rail, air)
Road: Hwy 2 (Canamex) runs through the town and sees over 500,000 vehicles monthly (including large trucks) traverse through the town. Hwy 533 which runs East/West and connects the community to the Crowsnest Pass which is the gateway to B.C Rail: None Air: None
Describe the business culture in the community
Nanton has grown organically due to the entrepreneurial nature of the business owners and their ability to pivot to meet changing demands while capitalizing on their welcoming attitude for clients. With many specialty shops focused on either agriculture or tourism, offerings continue to expand in this area.
How do you make new businesses feel welcomed? Feel supported?
There are no official programs, but due to the community being tight knit, the locals will be out to support the business.
Who is the point of contact for inquiries?
Neil Smith
Speed of Doing Business
What are the permitting & zoning timelines?
Permitted use < 1 week Discretionary: 2-3 weeks (but may depend on the complexity of the permit application)
Is the point of contact for inquiries familiar with land use planning, development approvals and the building process?
Yes, as well as will receive support from the Planning and Development Officer
Talent
What does your talent pipeline look like? How do you attract talent? What is the affordability look like (e.g., Average housing costs)
Nanton draws from the townsite which has a fairly static youth population, but also from the rural area. With its proximity to Calgary (an hour away), there is also potential to draw from this large centre as well as Okotoks and High River which are 30-45 minutes away. There are many people that choose to commute to larger cities from Nanton due to the affordability of housing, the four-lane highway, and the fact that their dollar goes further in this small town.
Is there access to post-secondary or training programs offered?
Closest are Lethbridge and Calgary.
What are the stats about the local workforce?
Alberta Regional Dashboard: 56% of the workforce have post-secondary education with strong employment numbers in trades, sales, business, agriculture, and education. Labor force participation is solid at 63.8% with unemployment at 4.4%. The median age of workers is 52.8 years. Stats Can 2021 Census: couple family's income is \$122,000 and 55.4% of the population is between the ages of 15-64.
How do you retain talent? What is the quality of life like in your community? (schools, recreation etc.) How do you ensure new residents feel welcome?
Nanton is a bustling town with lots of things to do for residents. With unique shopping available, schools, a pool, golf course, extensive path system, sports teams, and churches for various faiths as well as a library, the quality of life is high. Plus, the town is close to the Rocky Mountains and southeastern British Columbia with ample fishing, camping, hiking, and the great outdoors to explore.
ESG (Environmental, Social and Governance) + DEI (Diversity, Equity & Inclusion) ESG compliance and disclosure are top drivers of investor trust as there is a growing awareness that communities, companies, government etc. have the responsibility and resources to accomplish positive climate action and build a more sustainable and resilient future.
What are the environmental, sustainability or emission reduction initiatives in your community?
The town is exploring the development of a rain garden as well as utilizing solar for power on the arena. While there is no official strategy in place, ESG does factor into decision making

What are the DEI initiatives in your community?

One of the biggest initiatives is the Rural Renewal Program which encourages diversity in culture and ethnicity due to the immigration of foreign workers to live and work in Nanton. They are also undertaking development of more affordable housing to help ensure equity and inclusivity within the community.

Other

Are there any other aspects that make your community unique?

As you travel through Nanton, experience the warmth of a community that takes pride in its friendliness, enjoys the conveniences of a well-serviced hub along a major highway, and offers a charming blend of history and modernity. Whether you're a visitor passing through or considering Nanton as a place to call home, the town invites you to discover the beauty of its landscapes and the welcoming spirit that defines this vibrant Alberta community.

Include any relevant maps or photos of investment ready sites

