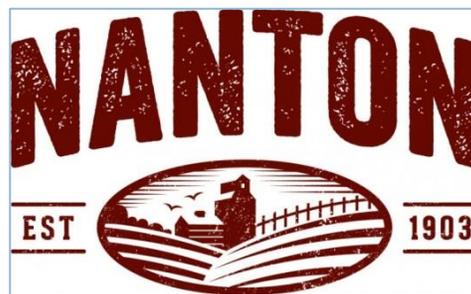


INVEST IN NANTON



Envisioning a Landscape of Investment Opportunities and Export Capacity

Invest in Nanton contains an analysis of the community of Nanton from an investment perspective. This document contains information on the community's competitive edge, key industry sectors, demographics, taxation, cost of living, and lifestyle.

CONTACT INFORMATION

Nanton Administration Office

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Invest in Nanton

ENVISIONING A LANDSCAPE OF INVESTMENT OPPORTUNITIES AND EXPORT CAPACITY

ABOUT THE TOWN

The Town of Nanton is a dynamic community with an ideal environment for living, working and doing business. Home to more than two thousand residents and a lively tourism industry, Nanton is the town to invest in. With rolling prairie to the east, the Canadian Rockies to the west, easy access to major cities in the north and a stone's throw away from the U.S. in the south, Nanton offers a small town lifestyle with global economic reach.

INTERESTING FEATURES

Nanton is home to two fully restored grain elevators from the early 1900's which have now been converted into the Canadian Grain Elevator Discovery Centre, a museum that allows visitors to learn about the evolution of farming on the prairies and understand the interesting historical significance of these prairie giants.



The Bomber Command Museum of Canada in Nanton, a world class repository of aviation memorabilia, prominently features one of four Lancaster Bombers from WWII with restored, operational engines, in addition to many other warplanes from the same time period. The museum also conducts restoration and educational activities.

Nanton is home to many antiques, collectables and boutique shops that line Nanton's downtown streets. They are a major attraction for tourists that travel to experience the Antique and Artwalk of Alberta.

NANTON'S COMPETITIVE EDGE

Nanton is a highly sought after destination for day tourists from Calgary. Not only is Nanton close to Calgary, a major urban centre of over 1 million people, the US border is only 2½ hours away. The wealth of farmland nearby fuels a diverse agricultural sector with a focus on cattle, grain crops and horses.

With the lowest overall tax regime in Canada, and below average labour costs, Nanton provides an excellent business environment coupled with the breathtaking natural backdrop of the Alberta Prairies.

A Diversified Economy

Nanton is situated in Southern Alberta’s prime farming and ranching areas. The local economy is primarily driven by the agriculture and the agricultural services industries, with tourism also generating significant revenue for the town.

Continuing economic development is a top priority for Nanton. The town seeks to balance economic growth with sustainability and the preservation of the local “Authentic Alberta” culture. Although Nanton traditionally has been a service centre for the surrounding farms and ranches, in recent years light industry has begun to move in, taking advantage of low land costs and utilizing the skills of the local labour force. Current manufacturers include: beverage bottlers, cattle, poultry, food processing, concrete, livestock handling equipment, feed lots and saddlery.

Major Employers in Nanton are:

- Mountain Top Foods Ltd. (Food Processing)
- 2W Livestock Equipment Ltd.
(Cattle/livestock handling equipment manufacturers)
- Silver Willow Lodge (Senior's Residence)
- J.T. Foster School/ A.B. Daley School (Schools)



Market Accessibility

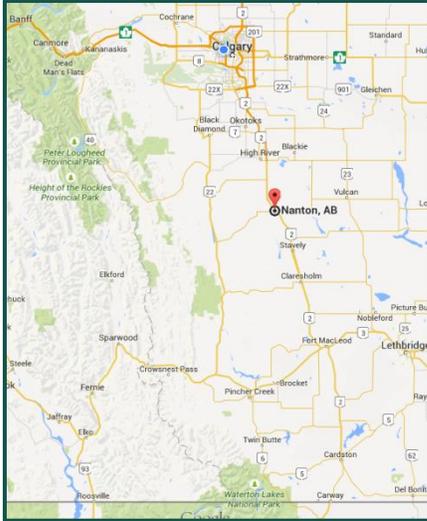
Nanton is located just 40 minutes south of Calgary, along the well-maintained Highway 2/CANAMEX trade corridor, which is the major North/South route in North America. It is also only 2½ hours away from the nearest US/Canada border crossing, allowing for speedy imports and exports. Highway 533 is the major artery highway leading to the East/West transportation routes.

The nearest airport is situated south of High River, just 20KM north of Nanton. It is an all-weather facility, with hangar, refueling and maintenance services. For the nearest international airport with regularly scheduled flights, the Calgary International Airport (YYC) is just a 75-minute drive away.

Distances and Times to Major Centres					
Lethbridge	Calgary	Edmonton	Red Deer	Carway (US Land Crossing)	Vancouver (Seaport)
121 km	92 km	383 km	231 km	168 km	1050 km

1.5 hour	1 hour	4 hours	2.5 hours	2 hour	11 hours
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Nanton Regional Map



Nanton Regional Map [Online](#).

INDUSTRY SECTORS

Agriculture and Agri-business

Nanton is home to a thriving agri-business community including the production, processing and supply of agricultural goods that range from specialty crops like heritage tomatoes, to large scale food manufacturing of ready-made meals and snack foods, to retailers distributing equestrian products and stock. There is a large farm and livestock equipment manufacturer that produces a series of products ranging from heavy-duty panels to cattle handling systems.

Tourism

Nanton's 'Antique and Art Walk' is a diverse collection of merchants and galleries, located within short distance from one another. This concentration of retailers makes Nanton a choice destination for day-trippers out of Calgary and for individuals across Canada in search of unique treasures and collectibles.

A special gem for historians and aviation buffs alike is the Bomber Command Museum of Canada.



The museum opened in 1992 in honour of those who served in the Bomber Command during World War II. Visitors can enjoy a personally guided tour and see full scale period airplanes as well as all sorts of World War memorabilia. Planes continue to be lovingly restored by a large group of volunteers.

Another draw for tourists is the Canadian Grain Elevator Discovery Centre. The Centre was created to preserve the history of Southern Alberta's rich farming heritage. The Centre opened for tours in 2014 and it has a number of interactive displays.

Additional attractions in the community include the Big Sky Gardens Railway, the Nanton Golf Club (a premier 18 hole golf course), and the Museum of Miniatures.

Other tourist attractions in and close to Nanton include:

- Chain Lakes Provincial Park
- Porcupine Hills on the Cowboy Trail (at the intersection of Highway 533 from Nanton and Highway 22)
- Head Smashed In Buffalo Jump
- Local and regional rodeos
- Western ranch vacations
- Country bed & breakfast accommodation
- Nanton Lions Club Campground (60 sites)
- Hiking, boating, canoeing and kayaking
- Several annual regional festivals and events.



REGIONAL INDUSTRY SECTORS

Southwest Alberta has three primary industrial sectors which drive its economic engine. For a detailed description of these industries click to learn more:

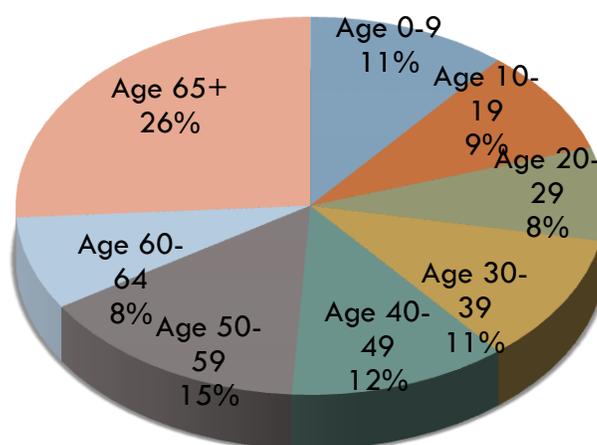
- [Agriculture](#)
- [Alternative, Renewable and Bioenergy](#)
- [Tourism](#)

DEMOGRAPHICS

Population: 2,130 (2016)
Median Age: 52.7 Years
Annual Growth Rate: -0.1%

Mother Tongue Composition

English: 93.0%
French: 1.0%
Other Non-Official: 6.0%
Statistics Canada (2016)



Quick Facts	
Population: 2,130 (2016)	Participation rate (%): 63.2 *
Median age of the population: 52.7 (2016)	Land Area: 4.9 km ²
% of the population aged 15 and over: 88.7 (2016)	Key Economic Sectors: Tourism, Agriculture, Processing
Labour force: 1,420 persons *	Trading Area: 99,800 population within its 100 kilometre Trading Area , plus full access to the Calgary market (1.25 Million residents)
Employment: 1,060 persons *	Number of Businesses: 194 licensed businesses in 2017
Employment rate (%): 59.6 *	Utilities: Municipal water, sewage and garbage collection; Electrical – Enmax; Natural gas – Atco; Telecommunications – Telus. Axia
Unemployment: 74 persons *	Average House Price (2016): \$280,817.00
Unemployment rate (%): 5.1 *	Time Zone: Mountain Time (-7 UTC)

* 2011 National Household Survey, Statistics Canada

English is the primary language in the community (93%), with 1% of the population declaring French as their first language and 6% declaring a non-official language. Nanton has a very skilled workforce, with 60% of the population attaining some form of post-secondary education. The labour force participation rate of Nanton is 63.2%, primarily due to the large population of older adults in the town.

A complete table of population statistics for Nanton is provided [by Statistics Canada](#).

TAXATION AND COST OF LIVING

Alberta boasts one of the most competitive tax environments in North America. There are no capital or payroll taxes in the province. The only sales tax in Nanton is the Federal GST (5%), as no provincial sales taxes are levied in Alberta.

How to calculate property taxes:

$$\text{ASSESSED PROPERTY VALUE} \times \text{MILL RATE}/1000 = \text{TAXES OWED}$$

$$\text{TAXES OWED} + \text{ASFF} + \text{MCF} = \text{TOTAL TAXES TO BE PAID}$$

Town of Nanton Property Tax Statistics (2014)				
	Municipal	Education	Seniors Lodge	TOTAL MILL RATE
Residential	8.2169	2.3021	0.3218	10.9945
Commercial (Non-Residential)	12.1329	3.5345	0.3218	15.9870

Commercial Water Usage Rates (2017)			
Water Usage Rates		Waste Water Usage	
Basic Rate (bi-monthly)	\$35.00	Basic Rate (bi-monthly)	\$44.75
1,000 - 4,000 gallons	\$4.10	1,000 - 4,000 gallons	\$4.10
4,001 - 8,000 gallons	\$8.25	4,001 - 8,000 gallons	\$8.25
8,001 - 10,000 gallons	\$9.10	8,001 - 10,000 gallons	\$9.10
10,001 and over	\$10.20	10,001 and over	\$10.20

Direct Energy Electricity Regulated Rate Tariff (2015)			
Rate	Description	Administration Charges	
		Fixed (\$/Day)	Cost of Energy (\$/kWh)
E1	Residential Service	0.285	0.03831
E2	Small General Service	0.313	0.03854
E3	Large General Service	0.585	0.03736

Business Licensing Fee Schedule		
Resident (Commercial):	\$100	/Year
Resident (Home Occupation):	\$120	/Year

Non-Resident:	\$200	/Year (or \$30 daily, \$125 weekly
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MUNICIPALLY OWNED COMMERCIAL LOTS FOR SALE

Click [here](#) for a interactive GIS map of the town of Nanton. For further information please contact the Town of Nanton at 1-(403) 646-2049 or view listings on their site [here](#).

THE NANTON LIFESTYLE

Nanton is a small, but prosperous community to live in. With convenient access to most amenities within the town, Nanton also benefits from its proximity to Calgary. Education, healthcare, recreational facilities, and social services are easily accessible for residents.

Recreation Nanton has a variety of amenities for individuals seeking an active lifestyle. The Tom Hornecker Recreation Centre houses an NHL sized ice rink, curling rink, outdoor swimming pool, weight room, squash courts and a rifle range. There are also two fitness facilities in Nanton that offer classes such as yoga and tabata. The Nanton Golf and Country Club is an 18-hole golf course with driving range. Its beauty and difficulty attracts a steady stream of golfers from Calgary and nearby communities. Nanton also has walking paths, playing fields, rodeo grounds, and agricultural facilities, as well as well-maintained ball diamonds which host several large annual tournaments. Just 40km to the west, camping, hiking and boating provide the perfect escape at the nearby Chain Lakes Provincial Park or in beautiful Kananaskis Country.



Community Organizations

There are a multitude of churches in Nanton serving a diverse group of denominations. Other community organizations include the Nanton & District Chamber of Commerce, Booster Club, Beta Sigma Phi, Promoters, Lions

Club, The Nanton Lancaster Society, Nanton Legion & Auxiliary, Masons, various sports and youth clubs, 4-H agricultural clubs, Scouts and Guides.

Education

An elementary (K-6) and a secondary (grades 7-12) school serve Nanton. Notable post-secondary institutions serving the community include the University of Lethbridge, Lethbridge College, Southern Alberta Institute of Technology (SAIT), University of Calgary and the University of Alberta in Edmonton. There are also numerous other options for post-secondary education located in the cities of Calgary, Edmonton and Lethbridge.



Healthcare

Nanton has a community health clinic that provides physician and laboratory services. The nearest hospital is located in High River, only a short drive away. Nanton possesses a comprehensive selection of healthcare services including dental, optical, physical & massage therapy, chiropractic, a pharmacy and a veterinary clinic.

A full list of community resources can be found [here](#)

ONLINE BUSINESS AND INVESTMENT RESOURCE PAGE

Community:

- [Town of Nanton](#)
- [Nanton & District Chamber of Commerce](#)
- [Alberta Southwest Regional Economic Development Alliance](#) -
- [Community Futures Alberta Southwest](#)

Provincial:

- Business Link - businesslink.ca

National:

- Invest in Canada - www.investincanada.gc.ca
- Canada Business Network - www.canadabusiness.ca

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