

January 27, 2025

Below is an overview of Council discussions and decisions from the Regular Council meeting on January 26, 2026:

**Public hearing: Land Use Bylaw amendment (Bylaw 2026-01) – Accredited Supports to the Community**

The applicant requested zoning changes to better align the site with the Uptowne Olds Area Redevelopment Plan and allow a short-term, accessible residential arrangement for four adults who need 24-hour care while their main residence undergoes major repairs.

Administration read their letter into the record, explaining three coordinated changes. No one spoke in favour or in opposition at public hearing. The public hearing closed at 1:13 p.m.

**Council Action:** Council gave Bylaw 2026-01 second reading.

**Council Action:** Council gave Bylaw 2026-01 third reading.

**Public hearing: Northeast Area Structure Plan and Land Use changes (Bylaw 2026-02 and Bylaw 2026-03)**

Administration explained the two bylaws work together to remove a large highway commercial strip from the Northeast Area Structure Plan concept and shift that land toward industrial use.

Administration indicated the original intent of highway commercial zoning was to create a visual buffer when entering town, but other tools can achieve that goal, such as landscaping, berms (raised earth mounds), and building design. Administration also noted the demand for industrial land exceeds demand for large-scale highway commercial in Olds and there is active interest in developing this land from the private sector.

Administration also noted that Olds is less likely to expand west due to constraints such as sour gas well setbacks, and that growth planning generally points east and north.

Council reiterated the importance of ensuring visual and aesthetic factors are enforced in future developments.

**Council Action:** Council gave Bylaws 2026-02 and 2026-03 second and third reading. All motions carried unanimously.

**Delegation: Hope for Mountain View County Kids Society**

Hope for Mountain View County Kids Society presented its annual report and outlined seven programs that support families with children facing medical needs. Council asked questions about space needs, accessibility and the group's sustainability challenges.

**Council Action:** Council received the Hope for Mountain View County Kids Society presentation for information. Motion carried unanimously.

**Delegation: Olds Grizzlies Hockey Club**

Olds Grizzlies owner Mo Jamal provided a status update on the team's first year under new ownership. He spoke about financial pressures, low attendance, volunteer shortages, billet costs and challenges recruiting players when fees and facilities compare poorly with other teams. Council members asked about league communication, what drives attendance, and the team's on-ice trajectory. The owner stated the goal remains to keep the team in Olds, but relocation could be considered if the next season ticket drive does not improve finances.

**Council Action:** Council received the Olds Grizzlies presentation for information.

### **Land Use Bylaw housekeeping package (Bylaw 2026-06)**

Administration presented a package of “housekeeping” amendments to the Land Use Bylaw aimed at clarity and better day-to-day use. Changes included clearer civic addressing so emergency responders can see house numbers from lanes, explaining that residential accessory building height limits do not unintentionally restrict industrial accessory structures, removing duplicate wording, and clarifying rules that were not intended to apply to larger multi-family sites. Council asked for future agenda attachments that show a red-lined version to make changes easier to compare.

**Council Action:** Council gave Bylaw 2026-06 first reading as presented. Motion carried unanimously.

**Council Action:** Council set a public hearing for Bylaw 2026-06 for Monday, Feb. 23, 2026, at 1 p.m. in council chambers.

### **Rezoning to align with existing plans (Bylaw 2026-07)**

Administration presented a Land Use Bylaw amendment to rezone the northwest quarter of the Northeast Area Structure Plan area to industrial. Administration noted the area already aligns with the municipal development plan and the area structure plan, so the change would bring zoning in line with those statutory documents.

**Council Action:** Council gave Bylaw 2026-07 first reading as presented. Motion carried unanimously.

**Council Action:** Council set a public hearing for Bylaw 2026-07 for Monday, Feb. 9, 2026, at 1 p.m. in council chambers.

### **Sponsorship request: Olds and District Kiwanis Music Festival Society**

Council considered a request for \$1,200 from Council’s sponsorship budget to support the 2026 Festival of Performing Arts, held annually in March at the CLC Performing Arts Theatre.

**Council Action:** Council approved a one-time \$1,200 sponsorship from Council’s general sponsorship funds for the 2026 Festival of Performing Arts. Motion carried 6–1.

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*Olds Town Council seeks to be transparent and open with residents. These highlights touch briefly upon the key information presented and decisions made at the meeting.*

The next regular Council meeting is scheduled for February 9, 2026 at 1:00 PM.

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