



**Regular Council Meeting Agenda
for Monday, June 12, 2023, at 1:00 p.m.
to be held in Council Chambers at the,
Municipal Office at 4512 – 46 Street, Olds, AB**

This Regular Council Meeting will be conducted in Council Chambers at the Municipal Office at 4512 – 46 Street in Olds, with the public body present at meeting location and will be live streamed out via the Town of Olds website.

1. CALL TO ORDER

A.) ADDED ITEM(s)

B.) ADOPTION OF THE AGENDA

2. ADOPTION OF PREVIOUS MINUTES

Page 3 2A) Regular Council Meeting Minutes

3. DELEGATIONS AND PRESENTATIONS

Page 7 3A) Delegation – LLP Avail – 2022 Financial Statements
Page 66 3B) Delegation – Mountain View Seniors Housing
Page 75 3C) Delegation - Affordable Housing Committee

4. BYLAWS

Page 84 4A) Bylaw 2023-06 Community Standards Bylaw
(Consideration be given for third reading.)

Page 134 4B) Bylaw 2023-11 Election Bylaw
(Consideration be given for all readings.)

5. NEW BUSINESS

Page 141 5A) Nu2U Reserve Fund Transfer
Page 142 5B) Chief Administrative Officer Evaluation
Page 143 5C) Public at Large Appointment – Olds Municipal Library Board
Page 144 5D) Residential Development Incentive Program Request
Page 145 5E) Tax Cancellation Request
Page 153 5F) Uptowne Olds Angle Parking Request

Development Permits

Page 154 5G) Development Permit DP23-052
Change of Use - Outdoor Storage Yard & Custodial Quarters/Office
Page 163 5H) Development Permit DP23-054
Change of Use - Outdoor Storage Yard
Page 175 5I) Development Permit DP23-078
Variance – Accessory Building Exceeds 70m²

6. CHIEF ADMINISTRATIVE OFFICER (CAO) REPORT

Page 183 6A) CAO Report & Action List

7. CORRESPONDENCE AND INFORMATION

Page 187 7A) Correspondence and Information

8. ADJOURNMENT

PUBLIC INFORMATION:

Media Scrum: any questions arising from the media can be sent to communications@olds.ca and they will be forwarded on to the person addressed.

CLOSED SESSION INFORMATION:

When Council goes into a **CLOSED SESSION**, for continued participation in the virtual Council meeting: stay online in the live stream meeting platform, and the meeting stream will be replaced by a graphic and music will play. When the music stops, the meeting is reconvening.

If you choose to shut down your live stream, watch the Town of Olds social media feeds where the reconvening time will be posted. The social media feeds can also be found at the bottom of the homepage on the Town of Olds website.

Minutes of the Town of Olds Regular and Closed Council meeting held on Tuesday, May 23, 2023, at 1:00 p.m. in the Council Chambers, at the Municipal Office at 4512 – 46 Street in Olds, with the public body present at meeting location and was live streamed out. *(NOTE: Due to technical difficulties with audio there was no sound in the first 12 minutes of the live stream/recording.)*

PRESENT – ELECTED OFFICIALS:

In the Chair, Mayor Judy Dahl
Councillor Wanda Blatz, Councillor James Cummings, Councillor Dan Daley, Councillor Harvey Walsh, Councillor Heather Ryan, and Councillor Darren Wilson.

ABSENT– ELECTED OFFICIALS:**PRESENT for the Regular meeting of Council – STAFF:**

Brent Williams, Chief Administrative Officer; Sheena Linderman, Director of Finance; Justin Andrew, Director of Protective Services and Marcie McKinnon, Legislative Clerk.

1. CALL TO ORDER

Mayor Dahl called the meeting to order at 1:00 p.m.

A.) ADDED ITEM(s)

Nil

B.) ADOPTION OF THE AGENDA

Moved by Councillor Wilson, “to accept the Council agenda for the Tuesday, May 23, 2023, Regular and Closed Council meeting as presented.”

Motion Carried 23-193

2. ADOPTION OF PREVIOUS MINUTES**2A) Regular Council Previous Meeting Minutes**

Moved by Councillor Daley, “to accept the Regular Council Meeting Minutes from the May 8, 2023, regular Council meeting, as presented.”

Motion Carried 23-194

3. BUSINESS ARISING FROM THE MINUTES

Nothing was brought forward.

4. PUBLIC HEARING**4A) Bylaw 2023-14 Land Use Bylaw 01-23 Amendment**

Mayor Dahl declared the public hearing for **Bylaw No. 2023-14, open at 1:02 p.m.**

Mayor Dahl confirmed there were no people present in the gallery to speak on this bylaw.

CAO Williams spoke on the bylaw before council.

Mayor Dahl opened the floor to Council for comments or questions.

Mayor Dahl declared the public hearing for **Bylaws No. 2023-14, closed at 1:04 p.m.**

Moved by Councillor Blatz, “that Council gives a second reading to Bylaw No. 2023-14.”

Motion Carried 23-195

Moved by Councillor Ryan, “that Council gives a third reading to Bylaw No. 2023-14.”

Motion Carried 23-196

5. DELEGATIONS AND PRESENTATIONS**5A) Corporate Services Quarterly Report**

Director Linderman provided highlights from the Corporate Services update as contained in the agenda package.

(The sound issue was resolved at this point.)

Moved by Councillor Wilson, "that the Corporate Services quarterly update for the three (3) month period January 1st, 2023, to March 31, 2023, be accepted for information."
Motion Carried 23-197

Director Linderman left the meeting at 1:14 p.m.

6. BYLAWS

6A) Bylaw 2023-06 Community Standard Bylaw

CAO Williams spoke on the Community Standards Bylaw consolidation and fielded the council's questions along with Director Andrew.

Moved by Councillor Blatz, "that Council gives a second reading to Bylaw 2023-06 Community Standards Bylaw, as presented."

Motion Carried 23-198

7. NEW BUSINESS

Councillor Cummings recused himself for item 7A) Review by Council due to a business and personal connection to the property owner and left the chambers at 1:22 p.m.

7A) Review by Council

CAO Williams spoke on the request before council to review the Enforcement Order as per the Municipal Government Act and the subject of the complaint unsightly property.

Moved by Councillor Blatz, "that Council review the Town of Olds Enforcement Order (dated November 22, 2022) served on the property owner of #2 Beech Crescent and provide directions to the Chief Administrative Officer on the Enforcement Order, as per the Municipal Government Act section 547(2) by confirming the Enforcement Order stands as written."
Motion Carried 23-199

Councillor Cummings rejoined the meeting at 1:28 p.m.

7B) Development Permit DP 23-056

Ms. Shari Edington was in chambers and spoke on Administration recommendation to approve development permit DP23-056 with conditions as presented. Mr. Dale Kelly, Town of Olds Building Safety Codes Officer and Ms. Edington fielded questions from the Council on the property.

Moved by Councillor Walsh, "that Council approve Development Permit application 23-056 as presented, subject to the conditions listed in the attached draft Development Permit."
Motion Carried 23-200

CAO Williams left the meeting at 1:36 p.m.

CAO Williams rejoined the meeting at 1:38 p.m.

7C) Oldstoberfest Donation Request

CAO Williams spoke on the donation request before council; and responded to council questions.

Director Andrew left the meeting at 1:47 p.m.

Moved by Councillor Ryan, "that Council Approve the Gold sponsorship of \$10,000 to Oldstoberfest."

Motion Carried 23-201

7D) Community Grants Applications

CAO Williams provided council with details on the three applications received for launch of the Community Grant Program; noting the funds are from the revenues of Mountain View Power and revenues will continue to be returned in full to the community.

Moved by Councillor Wilson, "that Council approve the Community Grant Applications in the amount of \$72,000 as follows:

- Olds BGC: \$30,000 for construction of a youth centre space; and
- Olds Legion: \$30,000 for a roof repair; and
- Uptowne Olds: \$12,000 for Uptowne beautification and traffic improvements."

Motion Carried 23-202

8. REPORTS FROM COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES

8A) Reports from Council, Boards, Commission and Committees

Reports from Councillors Wilson, Ryan and Blatz are contained in the agenda package.

Mayor Dahl and Councillor Daley provided the council with a summary of their written reports that will be held with the meeting minutes.

Councillor Cummings spoke on attending regular council meetings, volunteering at McHappy Day's, attending the Invest Olds Economic Development Week event, and the Red Deer River Municipal Users Group meeting.

Councillor Walsh spoke on attending regular council meetings, attending the Olds Municipal Library Board meeting, attending the South Red Deer Regional Wastewater Commission meeting, and attending the Invest Olds Economic Development Week event.

Moved by Councillor Daley, "that the reports from Council, Authorities, Boards, Committees and Commissions ending May 23, 2023, be received for information."

Motion Carried 23-203

9. CAO REPORT AND ACTION LIST

9A) Chief Administrative Officer (CAO) Report

CAO provided a report on the following items:

- *Reviewed the Action List*
- *Fire Responses: the second rotation has been deployed to Rainbow Lake; and spoke to the value the fire department adds to the community.*
- *Olds Fashion Christmas Committee, the Town facilitated a committee meeting to redirect the obligations of the Town back towards the committee.*
- *Economic Development week; great to see partnerships developing.*

Moved by Councillor Ryan, "that the Chief Administrative Officer Report be accepted for information."

Motion Carried 23-204

10. CORRESPONDENCE AND INFORMATION

10A) Correspondence and Information

Moved by Councillor Blatz, "that the Correspondence and Information Report ending May 23, 2023, be received for information."

Motion Carried 23-205

11. CLOSED SESSION (as necessary)

Mayor Dahl provided directions to online meeting participants on Council moving in and out of closed session.

Moved by Councillor Daley, "that Council moves into closed session in accordance with Section 197(2) of the Municipal Government Act at 2:15 p.m. to discuss matters exempt from disclosure under the FOIP Act as follows, with only CAO Williams and Legislative Clerk to remain in attendance for both items.

Item #1 FOIP Section 25 Disclosure harmful to economic and other interests of a public body

(Intermunicipal Cooperation Committee Update)

Item #2 FOIP Section 16 Disclosure harmful to business interests of a third party

(Board Representative Update)

Motion Carried 23-206

The gallery was cleared, and staff left the meeting, and the live stream was paused.

Moved by Councillor Blatz, "that the meeting reconvenes to the regular Council meeting at 2:56 p.m."

Motion Carried 23-207

The gallery was opened, staff returned, and the live stream was re-opened.

12. RISE AND REPORT

Moved by Councillor Daley, "that Council accept the Intermunicipal Cooperation Committee Update as presented."

Motion Carried 23-208

Moved by Councillor Blatz, "that Council accept the Board Representative Update as presented."

Motion Carried 23-209

13. ADJOURNMENT

Mayor Dahl adjourned the meeting at 3:02 p.m.

Judy Dahl,
Mayor

Brent Williams,
Chief Administrative Officer

These minutes were approved on the day of June 2023



Request for Decision

2022 Audited Financial Statements

June 12, 2023

RECOMMENDATION

That the Town of Olds 2022 Audited Financial Statements and the 2022 Province of Alberta Financial Information Return be approved as presented.

STRATEGIC ALIGNMENT

The Town of Olds will ensure responsible fiscal balance between community expectations and available revenues.

LEGISLATIVE AUTHORITY

Section 276(1) of the Municipal Government Act states each Municipality must prepare annual financial statements of the municipality for the immediately preceding year in accordance with

- (a) Canadian generally accepted accounting principles for municipal governments, which are the standards approved by the Public Sector Accounting Board included in the CPA Canada Public Sector Accounting handbook published by the Chartered Professional Accountants of Canada, as amended from time to time, and
- (b) Any modification of the principles or any supplementary accounting standards or principles established by the minister by regulation.

(2) The municipality's financial statements must include

- (a) the municipality's debt limit, and
- (b) the amount of the municipality's debt as defined in the regulations under section 271.

(3) Each municipality must make its financial statements, or a summary of them, and the auditors report of the financial statements available to the public in the manner the council considers appropriate by May 1 of the year following the year for which the financial statements have been prepared.

Section 277(1) Each municipality must prepare a financial information return respecting the financial affairs of the municipality for the immediately preceding calendar year.

Section 278 Each municipality must submit

- (a) Its financial information return and the auditors report on the financial information return, and
- (b) Its financial statements and the auditors report on the financial statements

To the minister by May 1 of the year following the year for which the financial information return and statements have been prepared.

BACKGROUND

Through an RFP process, the accounting firm of Avail CPA was awarded the contract to complete the Town's year-end audit for a 3-year period with two (2) optional one (1) year extensions.

The audit by Avail CPA of the Town of Olds entails completing the Town's:

- Audited Financial Statements
- Financial Information Return (FIR)
- Local Authorities Pension Plan review
- Annual Income Tax Return
- FCSS review

Avail CPA representatives will be present to review the 2022 audit findings and their recommendations to Council.

RISK/CONSEQUENCES

- As Council is aware an extension was sought from Municipal Affairs requesting an extension past the May 1 submission deadline. This extension was granted to June 30th.

FINANCIAL CONSIDERATIONS

✓ **Approved by budget**

Cost	Funding Source (budget/in kind/grant) with G/L Code
\$40,000	2-1200-231-00 Auditor
\$3,800	2-5100-231-00 FCSS Auditor
Total Cost	\$43,800

ATTACHMENTS


Attachment 1 – Town of Olds 2022 Post Audit Letter

Attachment 2 – Town of Olds 2022 Management Letter

Attachment 3 – Town of Olds 2022 Financial Statements

Attachment 4 – Town of Olds 2022 Alberta Financial Information Return

Attachment 5 – Indicators of Financial Position

Author: Sheena Linderman Director of Finance	Date: June 5, 2023
Director Signature:	Date:
CAO Signature: 	Date: June 6, 2023

June 12, 2023

Mayor and Council
Town of Olds
4512 46 Street
Olds, Alberta T4H 1R5

Ladies and Gentlemen:

RE: 2022 ANNUAL AUDIT OF TOWN OF OLDS

We are pleased to provide the following report relating to our audit of the financial statements of Town of Olds for the year ending December 31, 2022.

During the course of our audit we identified matters which may be of interest to the Council. The objective of an audit is to obtain reasonable assurance whether the financial statements are free of material misstatement and it is not designed to identify matters that may be of interest to the Council in discharging its responsibilities. Accordingly an audit would not usually identify all such matters.

The matters identified are included in this report which has been prepared solely for the information of the Council and is not intended for any other purpose. As such, we accept no responsibility to a third party who uses this report. Should any member of the audit committee or equivalent wish to discuss or review any matter addressed in this letter or any other matters related to financial reporting, please do not hesitate to contact us at any time.

Our report is intended to assist the Council in fulfilling its obligation with respect to the 2022 financial statements. We have also attached a separate communication regarding the role of the Council and our recommendations for the Council of the Town.

We would be pleased to further discuss any of the issues addressed in the report or any other issue which may be of interest or concern to the Council.

Yours truly,

AVAIL LLP

Darren Adamson, CPA, CA
Enclosure

I. Purpose and Scope of Examination

We refer you to our communication dated March 16, 2023, which outlines the purpose and scope of our examination.

II. Results of Examination

As a result of our examination, we report that, in our opinion, the financial statements as at December 31, 2022 present fairly, in all material respects, the financial position of the Town in accordance with Canadian public sector accounting standards.

Throughout the course of our examination, we received full co-operation from Town officials and employees. No restrictions were imposed on the method or extent of our examination. We were given access to all records, documents and other supporting data and were furnished all information and explanations we required. In addition, we had the opportunity to discuss accounting matters with Town officials.

III. Communication with Council

In accordance with the auditing standard "communications with those having oversight responsibility for the financial reporting process", the following matters are recommended to be communicated to the Council.

Matters to be Communicated	Reference/Comment
1. Significant Deficiencies in Internal Controls	During our audit we did encounter deficiencies which, although not of material significance, are summarized in a separate letter for your information.
2. Illegal Acts and Fraud	<p>An audit conducted in accordance with generally accepted auditing standards does not provide assurance about an entity's compliance with the laws and regulations that may affect it. These standards include, however, a requirement that the nature, extent and timing of the auditors' procedures should be designed so that, in the auditors' professional judgment, the risk of not detecting a material misstatement in the financial statements is reduced to an appropriately low level.</p> <p>However, due to the nature of illegal acts, an auditor conducting an audit in accordance with generally accepted auditing standards may not detect an illegal act, or recognize an act as being illegal, even if the effect of its consequences on the financial statements is material.</p> <p>Based on the results of our testing, we did not identify any illegal, improper or questionable payments or acts nor any acts committed with the intent to deceive, involving either misappropriation of assets or misrepresentation of financial information.</p>

3. Significant Accounting Principles and Policies	We refer you to note 2 to the financial statements for a summary of significant accounting policies adopted by the Town.
4. Management's Judgments and Accounting Estimates	<p>There were no disagreements between management and ourselves regarding management's judgments and accounting estimates.</p> <p>Going Concern Assumption - It is now a requirement that management make an assessment each year regarding the Town's ability to continue as a going concern. This assessment requires management to make certain judgments about the Town's ability to meet its obligations in the foreseeable future.</p> <p>Management has advised that they are aware of no events or conditions that cast doubt upon the Town's ability to continue as a going concern in the foreseeable future, and there is no intention to liquidate the Town's assets or otherwise cease operations.</p>
5. Written Representation from Management	As requested, management has provided us written representations that it has fulfilled its responsibility for the preparation of the financial statements and that it has provided us with the required information for us to complete our audit.
6. Other Information in Documents Containing Audited Financial Statements	Should the Town issue any report during the year that includes the audited financial statements, we will be required to read the unaudited information in the report prior to its release to ensure consistency with the information presented in the financial statements.
7. Disagreements with Management	There were no disagreements between management and ourselves with respect to the Town's accounting policies or presentation and disclosure in the financial statements.
8. Difficulties Encountered in Performing the Audit	The full co-operation of management and other personnel was received during our examination.
9. Financial Statement Disclosure	There were no contentious financial statement disclosure issues.
10. Other Matters	No other matters were noted.
11. Emerging Issues	None noted

Town of Olds
 Unadjusted Financial Statement Misstatements
 For the year ended December 31, 2022

Unadjusted Financial Statement Misstatements	Proposed Adjustments Dr (Cr)				
			Balance Sheet		
	Opening Equity	Income Statement	Assets	Liabilities	Closing Equity
Subtotal	-	-	-	-	-
Income taxes	-	-	-	-	-
Total	\$ -	\$ -	\$ -	\$ -	\$ -

June 12, 2023

Mayor and Council
Town of Olds
4512 46 Street
Olds, Alberta T4H 1R5

Ladies and Gentlemen:

We have completed our audit of the financial statements of the Town of Olds for the year ended December 31, 2022. Our audit included consideration of internal control relevant to the preparation of the financial statements to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of internal control. Accordingly, our review of any given control was limited and would not disclose all weaknesses in the system or all matters which an in-depth study might indicate. As you know, the maintenance of an adequate system of internal controls is the responsibility of the Mayor and Council.

The following matters that we are reporting to you are limited to deficiencies identified during the audit that are of sufficient importance to merit being reported.

Investment in Olds Fibre Ltd.

Each year the Town will need the completed financial statements of Olds Fibre Ltd. (OFL) in order to record the equity adjustment for the year's income or loss. Completion of the Town's audited financial statements was delayed again this year waiting for the completion of the OFL audit.

We recommend the Town takes steps to ensure that the financial statements of OFL are prepared and approved on a timely basis in future years so that the required information is available for inclusion in the Town's financial statements.

This communication is prepared solely for the information of the Council members and management of the Town of Olds and is not intended for any other purpose. We accept no responsibility to a third party who uses this communication.

We wish to emphasize that our discussion and recommendations are meant solely to bring to your attention areas where the accounting system and procedures could be improved and is in no way a reflection on the competence or integrity of the staff working at the Town of Olds.

We would like to thank Sheena Linderman and the administration staff for their assistance during our audit. Thank you for the continuing opportunity to be of service to your organization and we look forward to serving you in the future. If you have any questions or concerns regarding our audit or any other issues with which you may require our assistance, please do not hesitate to contact us.

Thank you.

Yours truly,

AVAIL LLP

Darren Adamson, CPA, CA

TOWN OF OLDS
Consolidated Financial Statements
For the year ended December 31, 2022

Draft - May 26, 2023

TOWN OF OLDS
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For the year ended December 31, 2022

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INDEPENDENT AUDITOR'S REPORT

To: The Mayor and Members of Council of
the Town of Olds

Opinion

We have audited the consolidated financial statements of the Town of Olds which comprise the consolidated statement of financial position as at December 31, 2022, and the consolidated statements of operations, change in net financial debt and cash flow for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of the Town of Olds as at December 31, 2022, the results of its operations, change in its net financial debt and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Town in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Town's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Town or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Town's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements. As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Town's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Report on Other Legal and Regulatory Requirements

- Debt Limit Regulation:
In accordance with Alberta Regulation 255/2000, we confirm that the Town is in compliance with the Debt Limit Regulation. A detailed account of the Town's debt limit can be found in note 23.
- Supplementary Accounting Principles and Standards Regulation:
In accordance with Alberta Regulation 313/2000, we confirm that the Town is in compliance with the Supplementary Accounting Principles and Standards Regulation and note the information required can be found in note 19.

Lethbridge, Alberta

June 12, 2023

Chartered Professional Accountants

MANAGEMENT REPORT

The consolidated financial statements are the responsibility of the management of the Town of Olds.

These consolidated financial statements have been prepared from information provided by management. Financial statements are not precise since they include certain amounts based on estimates and judgments. Management has determined such amounts on a reasonable basis in order to ensure that the consolidated financial statements are presented fairly, in all material respects.

The Town maintains systems of internal accounting and administrative controls that are designed to provide reasonable assurance that the financial information is relevant, reliable and accurate and that the Town's assets are properly accounted for and adequately safeguarded.

The elected Council of the Town of Olds is responsible for ensuring that management fulfils its responsibilities for financial statements. Council carries out its responsibility as a whole.

The Council meets annually with management and the external auditors to discuss internal controls over the financial reporting process, auditing matters and financial reporting issues, and to satisfy itself that each party is properly discharging its responsibilities. Council also considers the engagement or re-appointment of the external auditors. Council reviews the monthly financial reports.

The consolidated financial statements have been audited by Avail LLP Chartered Professional Accountants, the external auditors, in accordance with Canadian generally accepted auditing standards on behalf of the Council, residents and ratepayers of the Town. Avail LLP has full and free access to the Council.

Municipal Manager

TOWN OF OLDS
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at December 31, 2022

	2022	2021
Financial assets		
Cash	\$ 1,359,140	\$ 8,411,280
Taxes and grants in place of taxes receivable (note 2)	1,193,022	766,912
Trade and other receivables (note 3)	7,902,478	8,960,051
Loans receivable (note 4)	14,486,166	15,000,000
Investments (note 5)	6,080,000	81,748
Investment in Olds Fibre Ltd. (note 6)	1	1
Inventory held for resale	9,061	14,888
	31,029,868	33,234,880
Liabilities		
Accounts payable and accrued liabilities	3,303,328	2,244,672
Employee benefit obligations (note 8)	274,897	354,956
Deposits	816,775	932,425
Deferred revenue (note 9)	2,668,628	4,062,616
Long-term debt (note 10)	29,344,927	30,723,798
	36,408,555	38,318,467
Net financial debt	(5,378,687)	(5,083,587)
Non-financial assets		
Prepaid expenses	37,601	43,998
Tangible capital assets (schedule 2)	101,420,490	101,143,007
	101,458,091	101,187,005
Accumulated surplus (note 12 and schedule 1)	\$ 96,079,404	\$ 96,103,418

Commitments and contingencies (note 21)

Approved on behalf of Council:

Mayor _____

Councillor _____

TOWN OF OLDS
CONSOLIDATED STATEMENT OF OPERATIONS
For the year ended December 31, 2022

	Budget (Unaudited)	2022	2021
Revenue			
Net municipal taxes (note 15)	\$ 10,089,811	\$ 10,083,053	\$ 9,657,970
User fees and sales of goods	9,738,701	10,172,223	9,077,278
Government transfers for operating (note 16)	1,301,202	1,355,878	1,622,385
Investment income	213,000	341,327	353,157
Penalties and costs of taxes	197,000	289,683	198,358
Development levies	-	98,999	146,578
Licenses and permits	341,000	274,970	250,246
Franchise and concession contracts	2,516,149	2,543,462	2,266,320
Rentals and other	215,913	215,320	208,814
Other utilities	-	63,162	-
Sales to other governments	259,543	206,467	252,251
	24,872,319	25,644,544	24,033,357
Expenses (note 17)			
General government			
Legislative	462,865	409,205	440,249
Administration	2,221,453	2,574,433	2,296,895
Protective services			
Police	1,939,751	2,261,113	1,589,210
Fire	1,254,134	1,581,165	1,493,873
Emergency measures and disaster services	67,668	85,535	204,386
Other protective services	416,007	384,917	378,603
Transportation services			
Common and equipment pool	301,469	341,905	292,340
Transportation services	2,130,363	3,831,371	3,271,701
Environmental use and protection	39,050	143,098	118,595
Other transportation	61,329	59,671	48,058
Environmental use and protection			
Water and waste water	2,829,648	3,547,677	3,192,491
Wastewater treatment and disposal	3,766,152	4,820,696	3,770,738
Waste management	1,098,711	1,153,899	1,105,486
Public health and welfare			
Family and community support services	335,766	347,911	324,842
Cemeteries and crematoriums	151,004	172,678	146,512
Other public health and welfare	155,754	158,074	147,964
Planning and development			
Economic and agricultural development	454,093	219,925	264,033
Other planning and development	656,394	558,465	670,926
Recreation and culture			
Parks and recreation	4,386,751	5,185,584	4,862,431
Culture - libraries, museums, halls	695,750	715,074	751,335
Other utilities			
Mountain View Power	-	7,749	-
	23,424,112	28,560,145	25,370,668
Excess (deficiency) of revenue over expenses before other	1,448,207	(2,915,601)	(1,337,311)

TOWN OF OLDS
CONSOLIDATED STATEMENT OF OPERATIONS
For the year ended December 31, 2022

	Budget (Unaudited)	2022	2021
Other			
Government transfers for capital (note 16)	4,199,087	2,863,987	5,170,948
Contributed assets	-	-	1,100
Capital donations	560,497	27,600	142,080
Equity income (loss) - Olds Fibre Ltd.	-	-	(3,124)
	4,759,584	2,891,587	5,311,004
Excess (deficiency) of revenue over expenses	6,207,791	(24,014)	3,973,693
Accumulated surplus, beginning of year	96,103,418	96,103,418	92,129,725
Accumulated surplus, end of year	\$ 102,311,209	\$ 96,079,404	\$ 96,103,418

TOWN OF OLDS

CONSOLIDATED STATEMENT OF CHANGE IN NET FINANCIAL DEBT
For the year ended December 31, 2022

	Budget (Unaudited)	2022	2021
Excess (deficiency) of revenue over expenses	\$ 6,207,791	\$ (24,014)	\$ 3,973,693
Acquisition of tangible capital assets	(7,093,024)	(4,612,937)	(9,920,553)
Amortization of tangible capital assets	463,100	4,300,089	4,067,839
Contributed assets	-	-	(1,100)
Loss (gain) on disposal of tangible capital assets	-	26,214	(9,522)
Proceeds on disposal of tangible capital assets	-	9,151	17,925
	(6,629,924)	(277,483)	(5,845,411)
Net change in prepaid expense	-	6,397	(24,026)
Increase in net financial debt	(422,133)	(295,100)	(1,895,744)
Net financial debt, beginning of year	(5,083,587)	(5,083,587)	(3,187,843)
Net financial debt, end of year	\$ (5,505,720)	\$ (5,378,687)	\$ (5,083,587)

TOWN OF OLDS
CONSOLIDATED STATEMENT OF CASH FLOW
For the year ended December 31, 2022

	2022	2021
Operating transactions		
Excess (deficiency) of revenue over expenses	\$ (24,014)	\$ 3,973,693
Adjustments for items which do not affect cash		
Loss (gain) on disposal of tangible capital assets	26,214	(9,522)
Amortization of tangible capital assets	4,300,089	4,067,839
Contributed assets	-	(1,100)
Investment in Olds Fibre Ltd. - equity adjustment	-	(13,125)
	4,302,289	8,017,785
Net change in non-cash working capital items		
Taxes and grants in place of taxes receivable	(426,110)	(122,201)
Trade and other receivables	1,057,572	(4,101,143)
Loans receivable	513,834	(904,374)
Investment in Olds Fibre Ltd.	-	(1)
Inventory held for resale	5,827	2,937
Prepaid expenses	6,397	(24,026)
Accounts payable and accrued liabilities	1,058,656	(1,563,004)
Employee benefit obligations	(80,059)	31,464
Deposits	(115,650)	145,800
Deferred revenue	(1,393,988)	2,436,545
Cash provided by operating transactions	4,928,768	3,919,782
Capital transactions		
Proceeds on disposal of tangible capital assets	9,151	17,925
Acquisition of tangible capital assets	(4,612,937)	(9,920,553)
Cash applied to capital transactions	(4,603,786)	(9,902,628)
Investing transactions		
Change in investments	(5,998,252)	13,137
Financing transactions		
Repayment of long-term debt	(1,378,870)	(1,213,006)
Decrease in cash and temporary investments	(7,052,140)	(7,182,715)
Cash, beginning of year	8,411,280	15,593,995
Cash, end of year	\$ 1,359,140	\$ 8,411,280

1. Significant accounting policies

The consolidated financial statements of the Town of Olds are the representations of management prepared in accordance with public sector accounting standards for local government established by Chartered Professional Accountants of Canada. Significant aspects of the accounting policies adopted by the Town are as follows:

(a) Reporting entity

The consolidated financial statements reflect the assets, liabilities, revenue and expenses, changes in fund balances and change in financial position of the reporting entity which comprises all of the organizations that are owned or controlled by the Town and are, therefore, accountable to the Council for the administration of their financial affairs and resources.

Taxes levied also includes requisitions for educational, health care, social and other external organizations that are not part of the municipal reporting entity.

The statements exclude trust assets that are administered for the benefit of external parties. Interdepartmental and organizational transactions and balances are eliminated.

(b) Basis of accounting

The financial statements are prepared using the accrual basis of accounting. The accrual basis of accounting records revenue as it is earned and measurable. Expenses are recognized as they are incurred and measurable based upon receipt of goods or services and/or the legal obligation to pay.

Funds from external parties and earnings thereon restricted by agreement or legislation are accounted for as deferred revenue until used for the purpose specified.

Government transfers, contributions and other amounts are received from third parties pursuant to legislation, regulation or agreement and may only be used for certain programs, in the completion of specific work, or for the purchase of tangible capital assets. In addition, certain user charges and fees are collected for which the related services have yet to be performed. Revenue is recognized in the period when the related expenses are incurred, services performed or the tangible capital assets are acquired.

(c) Inventories for resale

Land held for resale is recorded at the lower of cost and net realizable value.

(d) Investments

Investments are recorded at amortized cost. Investment premiums and discounts are amortized on the net present value basis over the term of the respective investments. When there has been a loss in value that is other than a temporary decline, the respective investment is written down to recognize the loss.

(e) Debt charges recoverable

Debt charges recoverable consist of amounts that are recoverable from municipal agencies or other local governments with respect to outstanding debentures or other long-term debt pursuant to annexation orders or joint capital undertakings. These recoveries are recorded at a value that equals the offsetting portion of the unmatured long-term debt, less actuarial requirements for the retirement of any sinking fund debentures.

TOWN OF OLDS
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2022

1. Significant accounting policies, continued

(f) Requisition over-levy and under-levy

Over-levies and under-levies arise from the difference between the actual property tax levy made to cover each requisition and the actual amount requisitioned.

If the actual levy exceeds the requisition, the over-levy is accrued as a liability and property tax revenue is reduced. Where the actual levy is less than the requisition amount, the under-levy is accrued as a receivable and as property tax revenue.

Requisition tax rates in the subsequent year are adjusted for any over-levies or under-levies of the prior year.

(g) Use of estimates

The preparation of financial statements in conformity with Canadian generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent liabilities at the date of the financial statements, and the reported amounts of revenue and expense during the period. Where measurement uncertainty exists, the financial statements have been prepared within reasonable limits of materiality. Actual results could differ from those estimates.

(h) Tax revenue

Tax revenues are recognized when the tax has been authorized by bylaw and the taxable event has occurred.

Requisitions operate as a flow through and are excluded from municipal revenue.

(i) Contaminated sites liability

Contaminated sites are a result of contamination being introduced into air, soil, water or sediment of a chemical, organic or radioactive material or live organism that exceeds an environmental standard. The liability is recorded net of any expected recoveries. A liability for remediation of a contaminated site is recognized when a site is not in productive use and is management's estimate of the cost of post-remediation including operation, maintenance and monitoring.

(j) Government transfers

Government transfers are the transfer of assets from senior levels of government that are not the result of an exchange transaction, are not expected to be repaid in the future, or the result of a direct financial return.

Government transfers are recognized in the financial statements as revenue in the period in which events giving rise to the transfer occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amounts can be determined.

TOWN OF OLDS
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2022

1. Significant accounting policies, continued

(k) Non-financial assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the normal course of operations. The change in non-financial assets during the year, together with the excess of revenues over expenses, provides the consolidated Change in Net Financial Debt for the year.

(i) Tangible capital assets

Tangible capital assets are recorded at cost which includes all amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets is amortized on a straight-line basis over the estimated useful life as follows:

	Years
Land improvements	15-25
Buildings	25-50
Engineered structures	15-75
Machinery and equipment	5-40

Assets under construction are not amortized until put into use.

(ii) Contributions of tangible capital assets

Tangible capital assets received as contributions are recorded at fair value at the date of receipt and also are recorded as revenue.

(iii) Leases

Leases are classified as capital or operating leases. Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as capital leases. All other leases are accounted for as operating leases and the related lease payments are charged to expenses as incurred.

(iv) Inventories

Inventories of materials and supplies are valued at the lower of cost or net realizable value with cost determined by the first-in first-out method.

(v) Cultural and historical tangible capital assets

Works of art for display are not recorded as tangible capital assets.

TOWN OF OLDS
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2022

2. Taxes and grants in place of taxes receivables

	2022	2021
Taxes and grants in place of taxes receivable	\$ 716,161	\$ 462,468
Arrears taxes receivable	473,357	303,255
	1,189,518	765,723
Under-levies	3,504	1,189
	\$ 1,193,022	\$ 766,912

3. Trade and other receivables

	2022	2021
Utility accounts receivable	\$ 1,219,024	\$ 1,131,565
Goods and services tax	191,860	297,496
Trade and other receivables	4,304,426	3,652,162
Grants	2,187,168	3,878,828
	\$ 7,902,478	\$ 8,960,051

4. Loans receivable

	2022	2021
Olds Fibre Ltd.	\$ 14,486,166	\$ 15,000,000

In prior years, Olds Institute for Community and Regional Development (OICRD) was granted a loan to fund the installation of fibre optics within the Town boundaries in order to provide high speed internet service for residents and businesses.

During 2020 the Town issued demand for payment and unlimited guarantee on the loan with OICRD. As a result of the demand for payment the Town entered into a forbearance agreement with OICRD and Olds Fibre Ltd. (guarantor of the loan).

During 2021, the Court granted an order approving the credit bid of the Town of Olds to purchase all of the assets of OICRD, which included the shares of Olds Fibre Ltd. Council approved a motion to structure the transfer of assets of Olds Fibre Ltd. as a loan. The resulting Promissory Note due from Olds Fibre is repayable in semi-annual payments of \$442,148 including interest at 3.362% over a 25 year amortization period ending in 2046.

5. Investments

Investments consist of a guaranteed investment certificates that bears interest between 2.4% and 3.84% per annum and matures between February 2023 and January 2024.

TOWN OF OLDS
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2022

6. Investment in Olds Fibre Ltd.

As of October 1, 2021, the Town owns 100% of the shares of Olds Fibre Ltd. (OFL) and the investment is recorded on the modified equity basis of accounting since OFL is a Government Business Enterprise.

Investment in Olds Fibre Ltd. consists of:

	2022	2021
Balance, beginning of year	\$ 1	\$ -
Investment, net of share redemption	-	1,777,142
Fair value increment	-	(1,774,017)
Equity in earnings of OFL *		
(* Cumulative losses of \$442,141 have not been recorded to avoid a negative investment balance)	-	(3,124)
	\$ 1	\$ 1

Summary Balance Sheet of OFL as at December 31:

	2022	2021
Assets		
Current assets	\$ 917,471	1,418,485
Long-term assets	8,264,505	9,559,465
Total assets	9,181,976	10,977,950
Liabilities		
Current liabilities	3,621,458	4,107,776
Long-term liabilities	14,096,453	14,639,235
Total liabilities	17,717,911	18,747,011
Equity		
Share capital	1,722,476	1,722,476
Deficit	(10,258,411)	(9,791,537)
Total equity	(8,535,935)	(8,069,061)
Total liabilities and equity	\$ 9,181,976	10,677,950

Summary Statement of Operations of OFL for the period ended December 31:

	2022	2021 (3 months)
Revenue	\$ 4,303,143	1,125,928
Expenses	4,742,317	1,132,019
Net loss	\$ (439,174)	(6,091)

TOWN OF OLDS
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2022

7. Line of credit

The Town has established an operating loan with a Canadian chartered bank to a maximum of \$500,000 which bears interest at prime minus 1.0% per annum. At December 31, 2022 the balance outstanding was nil.

8. Employee benefit obligations

	2022	2021
Vacation payable	\$ 235,558	\$ 340,838
Overtime payable	39,339	14,118
	<u>\$ 274,897</u>	<u>\$ 354,956</u>

Vacation and overtime

The vacation and overtime liability is comprised of the vacation and overtime that employees are deferring to future years. Employees have either earned the benefits (and they are vested) or are entitled to these benefits within the next budgetary year.

9. Deferred revenue

Deferred revenue consists of funding received from the federal and provincial governments and other funders for which stipulations have not yet been met. The use of these funds is restricted to eligible projects approved under the funding agreements.

	2022	2021
Municipal Sustainability Initiative - capital	\$ 2,032,888	\$ 2,625,493
Canada Community Building Fund - capital	422,507	834,022
Other	126,226	107,663
Community and Regional Economic Support (CARES)	62,007	302,822
New Police Officers Grant	25,000	25,000
Pinty's Grand Slam	-	153,394
Alberta Community Partnership	-	14,222
	<u>\$ 2,668,628</u>	<u>\$ 4,062,616</u>

TOWN OF OLDS
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2022

10. Long-term debt

	2022	2021
Debentures supported by general tax levies	\$ 13,174,037	\$ 11,791,287
Debentures supported by utility rates	6,541,051	8,980,707
Debentures supported by loan repayment agreement	9,629,839	9,951,804
	<u>\$ 29,344,927</u>	<u>\$ 30,723,798</u>
Current portion	<u>\$ 1,301,127</u>	<u>\$ 1,378,870</u>

Principal and interest repayments are due as follows:

	Principal	Interest	Total
2023	\$ 1,301,127	\$ 903,348	\$ 2,204,475
2024	1,156,396	855,103	2,011,499
2025	1,195,746	815,753	2,011,499
2026	1,236,532	774,967	2,011,499
2027	1,152,526	732,689	1,885,215
Thereafter	23,302,600	6,585,640	29,888,240
	<u>\$ 29,344,927</u>	<u>\$ 10,667,500</u>	<u>\$ 40,012,427</u>

Debenture debt is repayable to the Treasury Board and Finance and bears interest at rates ranging from 2.60% to 6.25% per annum, before provincial subsidy, and matures in periods 2023 through 2050.

Debenture debt is issued on the credit and security of the Town at large. Interest on long-term debt amounted to \$610,369 (2021 - \$652,372). The Town's total cash payments for interest were \$642,445 (2021 - \$668,969).

11. Contaminated sites liability

The Town adopted PS3260 Liability for Contaminated sites. The Town did not identify any financial liabilities in 2022 (2021 - nil) as a result of this standard.

TOWN OF OLDS
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2022

12. Accumulated surplus

Accumulated surplus consists of internally restricted and unrestricted amounts and equity in tangible capital assets as follows:

	2022	2021
Unrestricted surplus	\$ 5,102,574	\$ 5,576,230
Internally restricted surplus (reserves) (note 13)	8,801,797	9,686,544
Equity in tangible capital assets (note 14)	82,175,033	80,840,644
	<u>\$ 96,079,404</u>	<u>\$ 96,103,418</u>

13. Reserves

Council has set up reserves for various purposes. These reserves are either required by legislation or set up at the discretion of Council to provide funding for future expenses.

	2022	2021
Operating		
General	\$ 1,556,965	\$ 1,871,383
Tax stabilization fund	300,459	295,107
Utilities	195,691	736,315
Fire reserve	54,114	53,150
NU2U	38,949	39,446
Olds Fashioned Christmas	21,512	18,137
Mountain View Power	55,915	-
	<u>2,223,605</u>	<u>3,013,538</u>
Capital		
Building reserve	2,126,238	2,293,772
Utility reserve	1,605,869	1,887,572
Offsite levies - transportation	963,771	908,550
Offsite levies - water	581,426	548,753
Offsite levies - wastewater	432,295	402,279
Offsite levies - storm sewer	349,982	328,317
Municipal reserve	315,423	144,661
Restricted reserves for specific purposes	72,018	70,735
General	112,931	70,453
Fire - small equipment	18,239	17,914
	<u>6,578,192</u>	<u>6,673,006</u>
	<u>\$ 8,801,797</u>	<u>\$ 9,686,544</u>

TOWN OF OLDS
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2022

14. Equity in tangible capital assets

	2022	2021
Tangible capital assets (schedule 2)	\$ 175,939,452	\$ 171,694,347
Accumulated amortization (schedule 2)	(74,518,962)	(70,551,340)
Long-term debt (note 10)	(29,344,927)	(30,723,798)
Unused capital debt	469,631	469,631
Non-capital long-term debt (note 10)	9,629,839	9,951,804
	<u>\$ 82,175,033</u>	<u>\$ 80,840,644</u>

15. Net municipal property taxes

	Budget (Unaudited)	2022	2021
Taxation			
Real property taxes	\$ 15,009,170	\$ 14,885,976	\$ 14,252,255
Linear property taxes	-	115,247	170,172
	<u>15,009,170</u>	<u>15,001,223</u>	<u>14,422,427</u>
Requisitions			
Alberta School Foundation Fund	4,364,276	4,362,435	4,193,968
Mountain View Senior Housing	553,873	554,525	569,318
Other	1,210	1,210	1,171
	<u>4,919,359</u>	<u>4,918,170</u>	<u>4,764,457</u>
	<u>\$ 10,089,811</u>	<u>\$ 10,083,053</u>	<u>\$ 9,657,970</u>

16. Government transfers

	Budget (Unaudited)	2022	2021
Transfers for operating:			
Provincial conditional grants	\$ 707,032	\$ 745,095	\$ 930,964
Other local governments	589,170	605,783	589,171
Federal conditional grants	5,000	5,000	102,250
	<u>1,301,202</u>	<u>1,355,878</u>	<u>1,622,385</u>
Transfers for capital:			
Provincial grants	2,825,065	1,608,824	4,832,622
Federal grants	1,374,022	1,255,163	338,326
	<u>4,199,087</u>	<u>2,863,987</u>	<u>5,170,948</u>
	<u>\$ 5,500,289</u>	<u>\$ 4,219,865</u>	<u>\$ 6,793,333</u>

TOWN OF OLDS
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2022

17. Expenses by object

	Budget (Unaudited)	2022	2021
Salaries, wages and benefits	\$ 8,534,543	\$ 8,132,060	\$ 8,068,457
Contracted and general services	4,337,075	4,447,273	3,882,397
Materials, goods, supplies and utilities	1,778,900	2,080,592	1,768,312
Bank charges and short term interest	20,000	32,076	20,014
Interest on long term debt	625,371	610,369	652,372
Other expenditures	24,000	56,534	142,252
Transfers to organizations and others	1,118,323	1,010,786	999,882
Purchases from other governments	6,522,800	7,864,152	5,778,667
Amortization of tangible capital assets	463,100	4,300,089	4,067,839
(Gain) Loss on disposal of tangible capital assets	-	26,214	(9,524)
	\$ 23,424,112	\$ 28,560,145	\$ 25,370,668

18. Local authorities pension plan

Employees of the Town participate in the Local Authorities Pension Plan (LAPP), which is one of the plans covered by the Alberta Public Sector Pensions Plans Act. The plan serves about 281,764 people and 435 employers. The LAPP is financed by the employer and employee contributions and by investment earnings of the LAPP Fund.

Contributions for current service are recorded as expenditures in the year in which they become due.

The Town is required to make current service contributions to the LAPP of 8.45% of pensionable earnings up to the year's maximum pensionable earnings under the Canada Pension Plan and 12.80% on pensionable earnings above this amount. Employees of the Town are required to make current service contributions of 7.45% of pensionable salary up to the year's maximum pensionable salary and 11.80% on pensionable salary above this amount.

Total current service contributions by the Town to the LAPP in 2022 were \$433,361 (2021 - \$484,107). Total current service contributions by the employees of the Town to the LAPP in 2022 were \$386,825 (2021 - \$437,016).

At December 31, 2021, the LAPP disclosed an actuarial surplus of \$11.9 billion.

TOWN OF OLDS
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2022

19. Salary and benefits disclosure

Disclosure of salaries and benefits for elected municipal officials, the chief administrative officer and designated officers as required by Alberta Regulation 313/2000 is as follows:

	(1) Salary	(2) Benefits & allowances	2022	2021
Council				
Mayor Dahl	\$ 60,696	\$ 5,545	\$ 66,241	\$ 13,594
Councillor Blatz	38,805	7,457	46,262	48,164
Councillor Cummings	42,016	7,640	49,656	11,405
Councillor Daley	37,719	4,439	42,158	10,167
Councillor Ryan	36,750	7,340	44,090	47,500
Councillor Walsh	35,819	2,205	38,024	8,848
Councillor Wilson	41,150	7,591	48,741	10,408
Mayor Muzychka	-	-	-	57,531
Councillor Bennett	-	-	-	36,483
Councillor Harper	-	-	-	34,472
Councillor Overwater	-	-	-	41,597
Councillor Thomson	-	-	-	32,793
Chief Administrative Officer				
- Williams	116,536	37,279	153,815	-
Chief Administrative Officer				
- Merritt	\$ 94,153	\$ 15,979	\$ 110,132	\$ 245,842

(1) Salary includes regular base pay, bonuses, overtime, lump sum payments, gross honoraria and any other direct cash remuneration.

(2) Benefits and allowances include the employer's share of all employee benefits and contributions or payments made on behalf of employees including pension, health care, dental coverage, vision coverage, group life insurance, accidental disability and dismemberment insurance, long- and short-term disability plans, professional memberships, and tuition.

Benefits and allowances figures also include the employer's share of the costs of additional taxable benefits including special leave with pay, financial planning services, retirement planning services, concessionary loans, travel allowances, car allowances, and club memberships.

20. Segmented disclosure

The Town provides a range of services to its ratepayers. For each reported segment, revenues and expenses represent both amounts that are directly attributable to the segment and amounts that are allocated on a reasonable basis. The accounting policies used in these segments are consistent with those followed in the preparation of the financial statements as disclosed in note 1.

Refer to the schedule of segmented disclosure (schedule 3).

TOWN OF OLDS
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2022

21. Commitments and contingencies

a) The Town is a member of the Alberta Municipal Insurance Exchange. Under the terms of membership, the Town could become liable for its proportionate share of any claim losses in excess of the funds held by the exchange. Any liability incurred would be accounted for as a current transaction in the year the losses are determined.

b) The Town has agreed to guarantee a line of credit for \$4,000,000 received by the Olds Institute for Community and Regional Development from a local financial institution. As at December 31, 2022, the principal balance of the loan was \$2,883,260 (2021 - \$3,395,871).

c) The Town has provided a guarantee for a \$80,000 letter of credit of Olds Fibre Ltd.

d) The Town has entered into operating leases for vehicles and equipment as follows.

Payments over the next three years are as follows:

2023	\$ 119,698
2024	61,472
2025	33,627
	<u>\$ 214,797</u>

22. Budget amounts

The 2022 budget for the Town was approved by Council on December 26, 2021 and has been reported in the consolidated financial statements for information purposes only. These budget amounts have not been audited, reviewed, or otherwise verified.

The approved budget contained reserve transfers, capital additions and principal payments on debt as expenditures. Since these items are not included in the amounts reported in the consolidated financial statements, they have been excluded from the budget amounts presented in these financial statements.

Budgeted surplus per financial statements	\$ 6,207,791
Less: Capital expenditures	(7,093,024)
Long-term debt repayments	(1,056,904)
Transfers to reserves	(332,682)
Add: Transfers from reserves	2,274,819
Equals: Balanced budget	<u>\$ -</u>

TOWN OF OLDS
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2022

23. Debt limits

Section 276(2) of the Municipal Government Act requires that debt and debt limits as defined by Alberta Regulation 255/00 for the Town be disclosed as follows:

	2022	2021
Total debt limit	\$ 38,466,816	\$ 36,050,034
Total debt	32,228,187	34,119,669
	\$ 6,238,629	\$ 1,930,365
Debt servicing limit	\$ 6,411,136	\$ 6,008,339
Debt servicing	2,204,475	2,336,138
	\$ 4,206,661	\$ 3,672,201

The debt limit is calculated at 1.5 times revenue of the municipality (as defined in Alberta Regulation 255/00) and the debt service limit is calculated at 0.25 times such revenue. Incurring debt beyond these limits requires approval by the Minister of Municipal Affairs. These thresholds are guidelines used by Alberta Municipal Affairs to identify municipalities which could be at financial risk if further debt is acquired. The calculation alone does not represent the financial stability of the municipality. Rather, the financial statements must be interpreted as a whole.

The total debt of \$32,228,187 includes the principal balance of the loan guarantee (\$2,883,260) for the Olds Institute for Community and Regional Development, as disclosed in note 21.

24. Financial instruments

The Town's financial instruments consist of cash and temporary investments, accounts receivable, investments, bank indebtedness, accounts payable and accrued liabilities, deposit liabilities, and long-term debt. It is management's opinion that the Town is not exposed to significant interest or risk arising from these financial instruments.

The Town is subject to credit risk with respect to taxes and grants in place of taxes receivables and trade and other receivables. Credit risk arises from the possibility that taxpayers and entities to which the Town provides services may experience financial difficulty and be unable to fulfil their obligations. The large number and diversity of taxpayers and customers minimizes the credit risk.

Unless otherwise noted, the carrying value of the financial instrument approximates fair value.

25. Approval of financial statements

These financial statements were approved by Council and Management.

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TOWN OF OLDS
SCHEDULES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2022

Schedule of changes in accumulated surplus

Schedule 1

	Unrestricted	Restricted	Equity in tangible capital assets	2022	2021
Balance, beginning of year	\$ 5,576,230	\$ 9,686,544	\$ 80,840,644	\$ 96,103,418	\$ 92,129,725
(Deficiency) excess of revenue over expenses	(24,014)	-	-	(24,014)	3,973,693
Unrestricted funds designated for future use	(1,182,703)	1,182,703	-	-	-
Restricted funds used for operations	1,030,601	(1,030,601)	-	-	-
Restricted funds used for tangible capital assets	-	(1,036,849)	1,036,849	-	-
Current year funds used for tangible capital assets	(3,576,088)	-	3,576,088	-	-
Disposal of tangible capital assets	35,365	-	(35,365)	-	-
Amortization of tangible capital assets	4,300,089	-	(4,300,089)	-	-
Capital long-term debt repaid	(1,056,906)	-	1,056,906	-	-
Change in accumulated surplus	(473,656)	(884,747)	1,334,389	(24,014)	3,973,693
Balance, end of year	\$ 5,102,574	\$ 8,801,797	\$ 82,175,033	\$ 96,079,404	\$ 96,103,418

TOWN OF OLDS
SCHEDULES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2022

Schedule of tangible capital assets								Schedule 2	
	Land	Land improvements	Buildings	Engineered structures	Machinery and equipment	Vehicles	Construction in progress	2022	2021
Cost:									
Balance, beginning of year\$	4,149,861	\$ 12,897,315	\$ 24,309,899	\$ 102,850,270	\$ 6,549,865	\$ 5,126,660	\$ 15,810,476	\$ 171,694,347	\$ 161,893,297
Acquisitions	-	243,219	109,805	2,796,271	233,514	110,682	1,119,446	4,612,937	9,921,653
Transfers	-	3,112	9,344,547	5,874,430	-	-	(15,222,089)	-	-
Disposals	-	-	-	(350,248)	-	(17,584)	-	(367,832)	(120,603)
Balance, end of year	4,149,861	13,143,646	33,764,251	111,170,723	6,783,379	5,219,758	1,707,833	175,939,452	171,694,347
Accumulated amortization:									
Balance, beginning of year	-	3,501,504	11,069,618	50,565,596	3,336,673	2,077,950	-	70,551,340	66,595,704
Annual amortization	-	646,152	593,612	2,385,399	387,696	287,230	-	4,300,089	4,067,840
Disposals	-	-	-	(314,884)	-	(17,583)	-	(332,467)	(112,204)
Balance, end of year	-	4,147,656	11,663,230	52,636,111	3,724,369	2,347,597	-	74,518,962	70,551,340
Net book value	\$ 4,149,861	\$ 8,995,990	\$ 22,101,021	\$ 58,534,612	\$ 3,059,010	\$ 2,872,161	\$ 1,707,833	\$ 101,420,490	\$ 101,143,007
2021 net book value	\$ 4,149,861	\$ 9,395,811	\$ 13,240,281	\$ 52,284,674	\$ 3,213,192	\$ 3,048,711	\$ 15,810,476	\$ 101,143,007	

Machinery and equipment of \$- (2021 - \$1,100) were acquired as contributed tangible capital assets.

TOWN OF OLDS
SCHEDULE TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the year ended December 31, 2022

Schedule of segmented disclosure

Schedule 3

Revenue	General government	Protective services	Transportation services	Environmental services	Public health services	Planning and development	Recreation and culture	Other utilities	Total
Net municipal taxes	\$ 10,083,053	-	-	-	-	-	-	-	\$ 10,083,053
User fees and sales of goods	207,922	115,741	3,210	8,810,196	194,523	12,017	828,614	-	10,172,223
Government transfers for operating	22,833	381,597	-	-	293,349	-	658,099	-	1,355,878
Investment income	341,327	-	-	-	-	-	-	-	341,327
Penalties and costs of taxes	200,046	71,028	-	18,609	-	-	-	-	289,683
Development levies	-	-	53,966	45,033	-	-	-	-	98,999
Licenses and permits	-	23,270	821	-	-	250,879	-	-	274,970
Franchise and concession contracts	2,543,462	-	-	-	-	-	-	-	2,543,462
Rentals and other	-	210,320	-	-	-	-	5,000	-	215,320
Other utilities	-	-	-	-	-	-	-	63,162	63,162
Sales to other governments	-	198,467	8,000	-	-	-	-	-	206,467
	13,398,643	1,000,423	65,997	8,873,838	487,872	262,896	1,491,713	63,162	25,644,544
Expenses									
Salaries, wages and benefits	1,702,012	1,326,781	674,980	962,741	320,914	451,399	2,693,233	-	8,132,060
Contracted and general services	993,782	447,476	820,746	1,138,357	90,894	232,740	722,117	1,161	4,447,273
Materials, goods, supplies and utilities	148,532	236,966	755,528	177,106	34,352	6,667	721,441	-	2,080,592
Bank charges and short term interest	21,578	-	-	-	-	-	3,910	6,588	32,076
Interest on long term debt	-	94,341	212,661	202,629	-	-	100,738	-	610,369
Other expenditures	3,081	29,167	-	286	-	24,000	-	-	56,534
Transfers to organizations and others	-	280	-	226,802	205,527	9,342	568,835	-	1,010,786
Purchases from other governments	-	1,856,754	-	5,954,760	-	52,638	-	-	7,864,152
Amortization of tangible capital assets	114,650	320,967	1,910,888	834,620	26,976	1,604	1,090,384	-	4,300,089
Loss on disposal of tangible capital assets	-	-	1,243	24,971	-	-	-	-	26,214
	2,983,635	4,312,732	4,376,046	9,522,272	678,663	778,390	5,900,658	7,749	28,560,145
Excess (deficiency) of revenue over expenses before other	10,415,008	(3,312,309)	(4,310,049)	(648,434)	(190,791)	(515,494)	(4,408,945)	55,413	(2,915,601)
Other									
Government transfers for capital	85,202	-	2,145,724	134,823	-	-	498,238	-	2,863,987
Capital donations	-	-	-	-	-	-	27,600	-	27,600
	85,202	-	2,145,724	134,823	-	-	525,838	-	2,891,587
Excess (deficiency) of revenue over expenses	\$ 10,500,210	\$ (3,312,309)	\$ (2,164,325)	\$ (513,611)	\$ (190,791)	\$ (515,494)	\$ (3,883,107)	\$ 55,413	\$ (24,014)

FINANCIAL INFORMATION RETURN

Town of Olds (0239)

For the Year Ending December 31, 2022

The information contained in this
Financial Information Return is presented
fairly to the best of my knowledge.

Brent Williams, CAO

Name

June 12, 2023

Date



Audited Schedule Error(s): Items listed below will require additional explanation. After submission a member of the Information Services Team may reach out to you requesting clarification on these items.

Audited Schedule Warning(s): The items below may require additional explanation. After submission a member of the Information Services Team may reach out to you requesting clarification on these items.

Audited Schedule (-) Values: Although allowed, some negative values are already assumed in calculations (i.e. Reductions, Expenses etc.). The following are items where a negative entered may alter the intended "horizontal" or "vertical" results and should be checked prior to submission.

<i>FIR Line</i>	<i>Col 1</i>	<i>Col 2</i>	<i>Col 3</i>	<i>Col 4</i>
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Unaudited Schedule Error(s):

42

Lines 5582 and 5583 - Please Indicate the number of SDAB Members appointed and trained

Audited Schedules

Schedule 9A

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FINANCIAL POSITION

	Total
	1
Assets	0010
Cash and Temporary Investments	0020 1,359,140
Taxes and Grants in Place of Taxes Receivable.....	0030
Current	0040 719,665
Arrears	0050 473,357
Allowance	0060
Receivable From Other Governments	0070 191,860
Loans Receivable	0080 14,486,166
Trade and Other Receivables	0090 7,710,618
Debt Charges Recoverable	0095
Inventories Held for Resale	0130
Land	0140 9,061
Other	0150
Long Term Investments	0170
Federal Government	0180
Provincial Government	0190
Local Governments	0200
Other	0210 6,080,001
Other Current Assets	0230
Other Long Term Assets	0240
	0250
Total Financial Assets	0260 31,029,868
Liabilities	0270
Temporary Loans Payable	0280
Payable To Other Governments	0290
Accounts Payable & Accrued Liabilities	0300 3,578,225
Deposit Liabilities	0310 816,775
Deferred Revenue	0340 2,668,628
Long Term Debt	0350 29,344,927
Other Current Liabilities	0360
Asset Retirement Obligations	0365
Other Long Term Liabilities	0370
	0380
Total Liabilities	0390 36,408,555
Net Financial Assets (Net Debt)	0395 -5,378,687
Non Financial Assets	
Tangible Capital Assets.....	0400 101,420,490
Inventory for Consumption.....	0410
Prepaid Expenses	0420 37,601
Other.....	0430
Total Non-Financial Assets	0440 101,458,091
Accumulated Surplus	0450 96,079,404

CHANGE IN OPERATING ACCUMULATED SURPLUS

Schedule 9B

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		Unrestricted 1	Restricted 2	Equity in TCA 3	Total 4
Accumulated Operating Surplus - Beginning of Year	0500	5,576,230	9,686,544	80,840,644	96,103,418
Net Revenue (Expense)	0505	-24,014			-24,014
Funds Designated For Future Use	0511	-1,182,703	1,182,703		
Restricted Funds - Used for Operations	0512	1,030,601	-1,030,601		
Restricted Funds - Used for TCA	0513		-1,036,849	1,036,849	
Current Year Funds Used for TCA	0514	-3,576,088		3,576,088	
Donated and Contributed TCA	0516				
Disposals of TCA	0517	35,365		-35,365	
Annual Amortization Expense	0518	4,300,089		-4,300,089	
Long Term Debt - Issued	0519				
Long Term Debt - Repaid	0521	-1,056,906		1,056,906	
Capital Debt - Used for TCA	0522				
	0523				
Other Adjustments	0524				
Accumulated Operating Surplus - End of Year	0525	5,102,574	8,801,797	82,175,033	96,079,404

FINANCIAL ACTIVITIES BY FUNCTION

Schedule 9C

45

	Revenue	Expense
	1	2
Total General	0700 10,083,053	
Function	0710	1150
General Government	0720	1160
Council and Other Legislative	0730	1170 409,205
General Administration	0740 3,400,791	1180 2,574,433
Other General Government	0750	1190
Protective Services	0760	1200
Police	0770 501,110	1210 2,261,113
Fire	0780 439,248	1220 1,581,165
Disaster and Emergency Measures	0790	1230 85,535
Ambulance and First Aid	0800	1240
Bylaws Enforcement	0810 60,065	1250
Other Protective Services	0820	1260 384,917
Transportation	0830	1270
Common and Equipment Pool	0840	1280 341,905
Roads, Streets, Walks, Lighting	0850 2,196,152	1290 3,831,371
Airport	0860	1300
Public Transit	0870	1310
Storm Sewers and Drainage	0880 15,570	1320 143,098
Other Transportation	0890	1330 59,671
Environmental Use and Protection	0900	1340
Water Supply and Distribution	0910 3,260,310	1350 3,547,677
Wastewater Treatment and Disposal	0920 4,720,053	1360 4,820,696
Waste Management	0930 1,028,300	1370 1,153,899
Other Environmental Use and Protection	0940	1380
Public Health and Welfare	0950	1390
Family and Community Support	0960 293,349	1400 347,911
Day Care	0970	1410
Cemeteries and Crematoriums	0980 37,651	1420 172,678
Other Public Health and Welfare	0990 156,872	1430 158,074
Planning and Development	1000	1440
Land Use Planning, Zoning and Development	1010 250,879	1450
Economic/Agricultural Development	1020 12,017	1460 219,925
Subdivision Land and Development	1030	1470
Public Housing Operations	1040	1480
Land, Housing and Building Rentals	1050	1490
Other Planning and Development	1060	1500 558,465
Recreation and Culture	1070	1510
Recreation Boards	1080	1520
Parks and Recreation	1090 1,962,369	1530 5,185,584
Culture: Libraries, Museums, Halls	1100 55,182	1540 715,074
Convention Centres	1110	1550
Other Recreation and Culture	1120	1560
Other Utilities	1125	1565
Gas	1126 63,160	1566 7,749
Electric	1127	1567
Other	1130	1570
Total Revenue/Expense	1140 28,536,131	1580 28,560,145
Net Revenue/Expense		1590 -24,014

FINANCIAL ACTIVITIES BY TYPE / OBJECT

Schedule 460

	Total	
	1	
Revenues	1700	
Taxation and Grants in Place	1710	
Property (net municipal, excluding requisitions).....	1720	10,083,053
Business	1730	
Business Revitalization Zone	1740	
Special	1750	
Well Drilling	1760	
Local Improvement	1770	
Sales To Other Governments	1790	206,467
Sales and User Charges	1800	10,172,223
Penalties and Costs on Taxes	1810	289,683
Licenses and Permits	1820	274,970
Fines	1830	
Franchise and Concession Contracts	1840	2,543,462
Returns on Investments (incl. Portfolio Investments)	1850	341,327
Rentals	1860	215,320
Insurance Proceeds	1870	
Net Gain on Sale of Tangible Capital Assets	1880	
Contributed and Donated Assets	1885	
Federal Government Unconditional Transfers	1890	1,260,163
Federal Government Conditional Transfers	1900	
Provincial Government Unconditional Transfers	1910	1,608,825
Provincial Government Conditional Transfers	1920	745,096
Local Government Transfers	1930	605,781
Transfers From Local Boards and Agencies	1940	
Developer Agreements	1960	98,999
Offsite Levies	1962	
Other Revenues	1970	90,762
Total Revenue	1980	28,536,131
Expenses	1990	
Salaries, Wages, and Benefits	2000	8,132,060
Contracted and General Services	2010	4,447,273
Purchases from Other Governments	2020	7,864,152
Materials, Goods, Supplies, and Utilities	2030	2,080,592
Provision For Allowances	2040	
Transfers to Other Governments	2050	
Transfers to Local Boards and Agencies	2060	
Transfers to Individuals and Organizations	2070	1,010,786
Bank Charges and Short Term Interest	2080	32,076
Interest on Operating Long Term Debt	2090	
Interest on Capital Long Term Debt	2100	610,369
Accretion of Asset Retirement Obligations	2105	
Amortization of Tangible Capital Assets	2110	4,300,089
Net Loss on Sale of Tangible Capital Assets	2125	26,214
Write Down of Tangible Capital Assets	2127	
Other Expenditures	2130	56,534
Total Expenses	2140	28,560,145
Net Revenue (Expense)	2150	-24,014

REMEASUREMENT GAINS AND LOSSES

Schedule 47
9Q

Accumulated remeasurement gains (losses) at beginning of year	2171	
Gains	2172	
Losses	2174	
Amounts reclassified to Statement of Operations	2176	
Net Remeasurement gains (losses) for the year	2178	
Accumulated remeasurement gains (losses) at end of year	2180	

REVENUE AND EXPENSE SUPPLEMENTARY DETAIL

Schedule 4B

		Revenue		Expenses	
		Sales and User Charges	Provincial Capital Transfers	Annual Amortization Expense	Capital Long Term Debt Interest Expense
		1	2	3	4
General Government	2200				
Council and Other Legislative	2210				
General Administration	2220	207,922	85,202	114,650	
Other General Government	2230				
Protective Services	2240				
Police	2250	11,305		42,773	12,496
Fire	2260	102,737		264,333	81,844
Disaster and Emergency Measures	2270				
Ambulance and First Aid	2280				
Bylaws Enforcement	2290	1,700			
Other Protective Services	2300			13,860	
Transportation	2310				
Common and Equipment Pool	2320				141,874
Roads, Streets, Walks, Lighting	2330	3,210	1,183,849	1,788,464	70,787
Airport	2340				
Public Transit	2350				
Storm Sewers and Drainage	2360			114,938	
Other Transportation	2370			7,486	
Environmental Use and Protection	2380				
Water Supply and Distribution	2390	3,153,381	65,802	455,772	83,968
Wastewater Treatment and Disposal	2400	4,628,515	69,021	360,358	118,661
Waste Management	2410	1,028,300		18,490	
Other Environmental Use and Protection	2420				
Public Health and Welfare	2430				
Family and Community Support	2440			543	
Day Care	2450				
Cemeteries and Crematoriums	2460	37,651		26,433	
Other Public Health and Welfare	2470	156,872			
Planning and Development	2480				
Land Use Planning, Zoning and Development	2490				
Economic/Agricultural Development	2500	12,017			
Subdivision Land and Development	2510				
Public Housing Operations	2520				
Land, Housing and Building Rentals	2530				
Other Planning and Development	2540			1,604	
Recreation and Culture	2550				
Recreation Boards	2560				
Parks and Recreation	2570	828,613	204,951	1,011,150	88,792
Culture: Libraries, Museums, Halls	2580			79,235	11,947
Convention Centres	2590				
Other Recreation and Culture	2600				
Other Utilities	2605				
Gas	2606				
Electric	2607				
Other	2610				
Total	2620	10,172,223.00	1,608,825.00	4,300,089.00	610,369.00

TANGIBLE CAPITAL ASSETS SUPPLEMENTARY DETAIL

Schedule 4B

		Tangible Capital Assets		Capital Long Term Debt	
		Purchased	Donated or Contributed	Principal Additions	Principal Reductions
		1	2	3	4
General Government	2700				
Council and Other Legislative	2710				
General Administration	2720	85,202			
Other General Government	2730				
Protective Services	2740				
Police	2750	15,600			110,390
Fire	2760	17,517			86,829
Disaster and Emergency Measures	2770				
Ambulance and First Aid	2780				
Bylaws Enforcement	2790				
Other Protective Services	2800				
Transportation	2810				
Common and Equipment Pool	2820	326,088			248,063
Roads, Streets, Walks, Lighting	2830	2,116,495			175,330
Airport	2840				
Public Transit	2850				
Storm Sewers and Drainage	2860	93,332			
Other Transportation	2870				
Environmental Use and Protection	2880				
Water Supply and Distribution	2890	419,899			
Wastewater Treatment and Disposal	2900	648,417			197,856
Waste Management	2910				
Other Environmental Use and Protection	2920				
Public Health and Welfare	2930				
Family and Community Support	2940				
Day Care	2950				
Cemeteries and Crematoriums	2960				
Other Public Health and Welfare	2970				
Planning and Development	2980				
Land Use Planning, Zoning and Development	2990				
Economic/Agricultural Development	3000				
Subdivision Land and Development	3010				
Public Housing Operations	3020				
Land, Housing and Building Rentals	3030				
Other Planning and Development	3040				
Recreation and Culture	3050				
Recreation Boards	3060				
Parks and Recreation	3070	795,886			209,515
Culture: Libraries, Museums, Halls	3080	94,501			28,922
Convention Centres	3090				
Other Recreation and Culture	3100				
Other Utilities	3105				
Gas	3106				
Electric	3107				
Other	3110				
Total	3120	4,612,937.00			1,056,905.00

CHANGE IN TANGIBLE CAPITAL ASSETS

Schedule 50G

	Balance at Beginning of Year 1	Additions 2	Reductions 3	Balance at End of Year 4
Tangible Capital Assets - Cost				
Engineered Structures	3200			
Roadway Systems	3201	48,835,138	2,116,495	273,395
Light Rail Transit Systems	3202			
Water Systems	3203	26,390,032	419,899	36,717
Wastewater Systems	3204	25,670,178	648,417	36,725
Storm Systems	3205	8,393,347	93,332	3,411
Fibre Optics	3206			
Electricity Systems	3207			
Gas Distribution Systems	3208			
Total Engineered Structures	3210	109,288,695	3,278,143	350,248
Construction In Progress	3219			
Buildings	3220	33,655,068	110,205	
Machinery and Equipment	3230	6,549,865	236,043	
Land	3240	4,149,861		
Land Improvements	3245	12,924,198	877,864	
Vehicles	3250	5,126,660	110,682	17,584
Total Capital Property Cost	3260	171,694,347.00	4,612,937.00	367,832.00
Accumulated Amortization				
Engineered Structures	3270			
Roadway Systems	3271	24,197,699	1,517,040	264,343
Light Rail Transit Systems	3272			
Water Systems	3273	10,292,093	426,914	24,233
Wastewater Systems	3274	13,035,841	328,046	24,238
Storm Systems	3275	3,039,963	113,399	2,070
Fibre Optics	3276			
Electricity Systems	3277			
Gas Distribution Systems	3278			
Total Engineered Structures	3280	50,565,596	2,385,399	314,884
Buildings	3290	11,069,618	593,612	
Machinery and Equipment	3300	3,336,673	387,696	
Land	3310			
Land Improvements	3315	3,501,506	646,151	
Vehicles	3320	2,077,947	287,231	17,583
Total Accumulated Amortization	3330	70,551,340.00	4,300,089.00	332,467.00
Net Book Value of Capital Property	3340	101,143,007		
Capital Long Term Debt (Net)	3350	20,302,363		
Equity in Tangible Capital Assets	3400	80,840,644.00		

LONG TERM DEBT SUPPORT

Schedule 9H

51

	Operating Purposes 1	Capital Purposes 2	Total 3
Long Term Debt Support			
Supported by General Tax Levies	469,632	12,704,405	13,174,037
Supported by Special Levies			
Supported by Utility Rates		6,541,051	6,541,051
Other	9,629,839		9,629,839
Total Long Term Debt Principal Balance	10,099,471.00	19,245,456.00	29,344,927.00

LONG TERM DEBT SOURCES

Schedule 9I

	Operating Purposes 1	Capital Purposes 2	Total 3
Loans to Local Authorities	469,632	19,245,456	19,715,088
Canada Mortgage and Housing Corporation			
Mortgage Borrowing			
Other	9,629,839		9,629,839
Total Long Term Debt Principal Balance	10,099,471.00	19,245,456.00	29,344,927.00

FUTURE LONG TERM DEBT REPAYMENTS

Schedule 9J

	Operating Purposes 1	Capital Purposes 2	Total 3
Principal Repayments by Year			
Current + 1	332,880	968,247	1,301,127
Current + 2	344,166	812,230	1,156,396
Current + 3	355,834	839,912	1,195,746
Current + 4	367,898	868,634	1,236,532
Current + 5	380,371	772,155	1,152,526
Thereafter	8,318,322	14,984,278	23,302,600
Total Principal	10,099,471.00	19,245,456.00	29,344,927.00
Interest by Year			
Current + 1	320,981	582,367	903,348
Current + 2	309,695	545,408	855,103
Current + 3	298,027	517,726	815,753
Current + 4	285,963	489,004	774,967
Current + 5	273,491	459,198	732,689
Thereafter	2,286,158	4,299,482	6,585,640
Total Interest	3,774,315.00	6,893,185.00	10,667,500.00

PROPERTY TAXES AND GRANTS IN PLACE

Schedule 9K

52

	Property Taxes 1	Grants - in Place 2	Total 3
Net Municipal Property Taxes			
Residential Land and Improvements	3910 6,855,246		6,855,246
Non-Residential			
Land and Improvements (Excluding M & E)	3935 2,820,486	32,760	2,853,246
Machinery and Equipment	3950 250,460		250,460
Linear Property	3960 115,247		115,247
Small Business Tax	3965 7,900		7,900
Farm Land	3980 3,755		3,755
Adjustments to Property Taxes	3990	-2,801	-2,801
Net Total Municipal Property Taxes	4000 10,053,094	29,959	10,083,053

Provincial and Seniors Foundation Requisitions

Education

Residential/Farm Land	4031	2,958,098
Non-Residential	4035	1,404,337
Seniors Lodges	4090	554,525
Designated Industrial Property	4099	
Other	4100	1,210
Adjustments to Requisition Transfers	4110	
Total Requisition Transfers	4120	4,918,170

GRANTS IN PLACE OF TAXES

Schedule 9L

	Property Taxes 1	Business Taxes 2	Other Taxes 3	Total 4
Federal Government	4200 4,065			4,065
Provincial Government	4210 25,894			25,894
Local Government	4220			
Other	4230			
Total	4240 29,959			29,959

DEBT LIMIT

Schedule 9AA

Debt Limit	5700	38,466,816
Total Debt	5710	32,228,187
Debt Service Limit	5720	6,411,136
Total Debt Service Costs	5730	2,204,475

Enter prior year Line 3450 Column 2 balance here:

20,302,361

GRANT AND DEFERRED GRANT REVENUE SCHEDULE

Schedule 9P

53

Cash and Temporary Investments

8820 1,359,140

Restricted Cash by Grant

Municipal Sustainability Initiative Capital	8825 2,032,888
Municipal Sustainability Initiative Operating	8826
Federal Gas Tax Fund	8827 422,507
Alberta Community Partnership- Intermunicipal Collaboration	8828
Alberta Community Partnership- Municipal Restructuring	8829
Alberta Community Partnership- Mediation and Cooperative Processes	8830
Alberta Community Partnership- Municipal Internship	8831
Alberta Community Partnership- Local Land Use Planning	8832
Alberta Community Partnership- Strategic Initiative	8833
Alberta Community Partnership- Regional Collaboration Program	8834
Other Grants	8835 90,127

Total Restricted Cash

8865 2,545,522

Unrestricted Cash

8870 -1,186,382

Accounts Receivable - Grants

8872

Deferred Revenue

8875 2,668,628

Deferred Revenue by Grant

Municipal Sustainability Initiative Capital	8880 2,032,888
Municipal Sustainability Initiative Operating	8881
Federal Gas Tax Fund	8882 422,507
Alberta Community Partnership- Intermunicipal Collaboration	8883
Alberta Community Partnership- Municipal Restructuring	8884
Alberta Community Partnership- Mediation and Cooperative Processes	8885
Alberta Community Partnership- Municipal Internship	8886
Alberta Community Partnership- Local Land Use Planning	8887
Alberta Community Partnership- Strategic Initiative	8888
Alberta Community Partnership- Regional Collaboration Program	8889
Other Grants	8890 90,127

Total Deferred Revenue by Grant

8898 2,545,522

Other Deferred Revenue

8899 123,106

54

15 of 16

2022 PLANNING STATISTICS

When was your Municipal Development Plan last approved (date)?

55
5658 January 25, 2021

Number of development permit applications received.....

5660 138

Average number of days from a development permit application to approval?

5669 10.3

Number of development permits issued.....

5661 128

Number of building permits issued.....

5668 106

Estimated value of construction from development/building permit (\$)

Residential.....

5663 8,447,504

Commercial.....

5664 2,819,000

Industrial.....

5665 1,156,500

Institutional.....

5666 2,422,369

Total

5667 14,845,373.00

Does your municipality issue business licences?

5671 Yes

Number of business licences (new and renewals) issued in 2022?

5672 738

Average number of days from a business licence application to approval?

5673 3.0

Number of subdivision applications received in 2022?

5670 4

Number of subdivision applications approved in 2022?

5674 3

Average number of days from subdivision application to approval?

5675 30.0

Number of land use bylaw amendment applications.....

5680 6

Number of Subdivision and Development Appeal Board appeals heard.....

5690 1

Does your municipality have a Subdivision and Development Appeal Board (SDAB) established by bylaw?

5581 Yes

How many SDAB members are appointed?

5582

How many SDAB members are trained?

5583

Is the SDAB clerk a designated officer of your municipality?

5584 No

Has the SDAB clerk completed the SDAB Training?

5585

Is your municipality a member of an intermunicipal SDAB?

5586 Yes

How many municipalities are members of the intermunicipal SDAB?

5587 18

Does your municipality have a Community Aggregate Payment Levy (CAPL) bylaw?

5541 No

What is the CAPL rate established by bylaw ? (\$ per tonne)

5542

How much CAPL revenue (\$) was collected in 2022?

5543

CAPL revenue in 2022 was allocated to: (select all that apply)

5544

General Government

Protective Services

Transportation

Environmental

Recreation

Other

TOWN OF OLDS

INDICATORS OF FINANCIAL CONDITION
For the year ended December 31, 2022

Avail CHARTERED
PROFESSIONAL
ACCOUNTANTS

Introduction

A Key Performance Indicator (KPI) is a metric used to evaluate factors that are crucial to the success of an organization. The importance of each KPI may change with time depending on the goals and strategic plans of the organization.

When reviewing KPIs, it is important to not only compare to past performance and desired goals, but to consider industry standards and benchmarks.

The following information has been provided in order to provide you some insight into some important KPIs for your organization.

It is important to review the underlying information of your municipality in order to determine cause and create desired change.

The underlying data for this report was taken from the financial data publicly available found on the Alberta Municipal Affairs website.

Comparable municipalities were determined based on a range of 75% to 125% of your population.

TOWN OF OLDS

INDICATORS OF FINANCIAL CONDITION

For the year ended December 31, 2022

2018

2019

2020

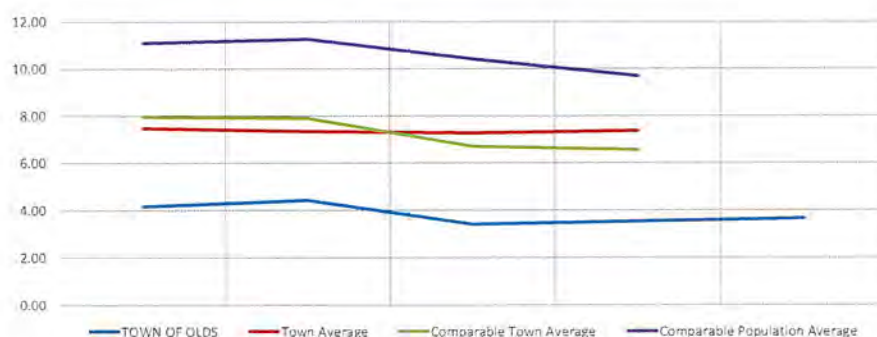
2021

2022

SUSTAINABILITY INDICATORS

Assets to Liabilities

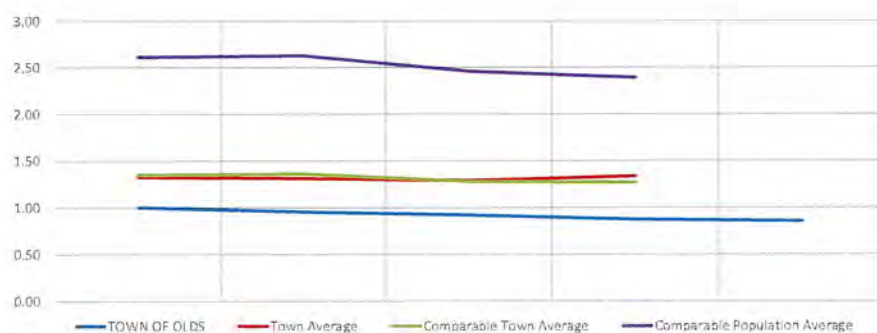
This indicator illustrates the extent a government finances its operations by issuing debt. A ratio higher than one indicates that a government has accumulated surplus and has assets greater than debt. A ratio of less than one indicates that debt is greater than assets and the government has been financing its operations by issuing debt.



Total assets	113,228,581	116,545,488	130,610,393	134,421,885	132,487,959
Total liabilities	27,337,607	26,420,449	38,480,669	38,318,468	36,408,555
Assets to liabilities	4.14	4.41	3.39	3.51	3.64
Town Average	7.47	7.33	7.28	7.36	
Comparable Town Average	7.96	7.88	6.69	6.54	
Comparable Population Average	11.08	11.25	10.40	9.68	

Financial assets to liabilities

This indicator illustrates the ratio of a government's financial assets to its liabilities. A result lower than one indicates a net debt position and future revenues will be required to pay for past transactions. A result higher than one indicates net financial assets and financial resources are on hand that can finance future operations. A trend showing increases in net debt or reductions in net financial assets may not be sustainable.



Total financial assets	27,314,569	25,133,778	35,292,824	33,234,880	31,029,868
Total liabilities	27,337,607	26,420,449	38,480,669	38,318,468	36,408,555
Financial assets to liabilities	1.00	0.95	0.92	0.87	0.85
Town Average	1.33	1.31	1.29	1.34	
Comparable Town Average	1.35	1.36	1.28	1.27	
Comparable Population Average	2.61	2.62	2.46	2.39	

TOWN OF OLDS

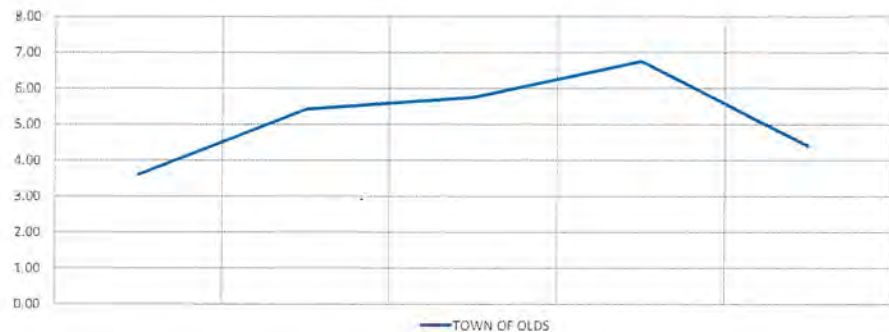
INDICATORS OF FINANCIAL CONDITION

For the year ended December 31, 2022

2018 2019 2020 2021 2022

Current Ratio

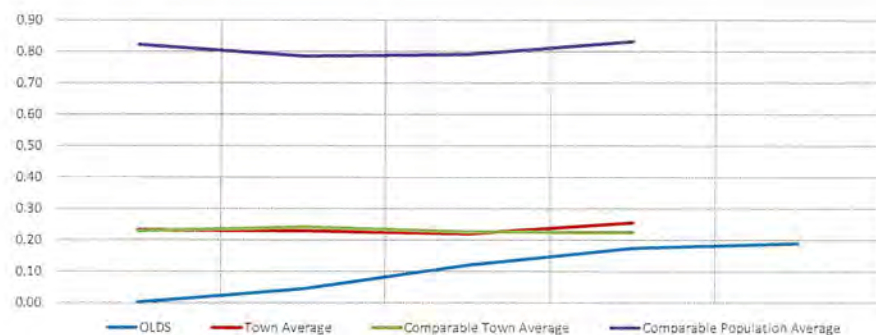
The ratio of current assets (cash, temporary investments, accounts receivable) to current liabilities (accounts payable, temporary borrowings, current repayment obligations on long-term borrowings). This ratio is an indication of the governments ability to meet short term obligations.



Current assets	24,980,711	25,029,520	35,193,239	33,138,243	24,940,806
Current liabilities	6,958,680	4,624,414	6,130,800	4,910,924	5,696,127
Assets to liabilities	3.59	5.41	5.74	6.75	4.38
Town Average	4.07	4.47	4.55	4.69	
Comparable Town Average	4.86	5.05	5.32	4.85	
Comparable Population Average	6.11	6.89	6.70	6.63	

Net debt to annual revenue

Net debt provides a measure of the future revenue required to pay for past transactions. A ratio that is increasing would indicate that more time to eliminate net debt will be necessary.



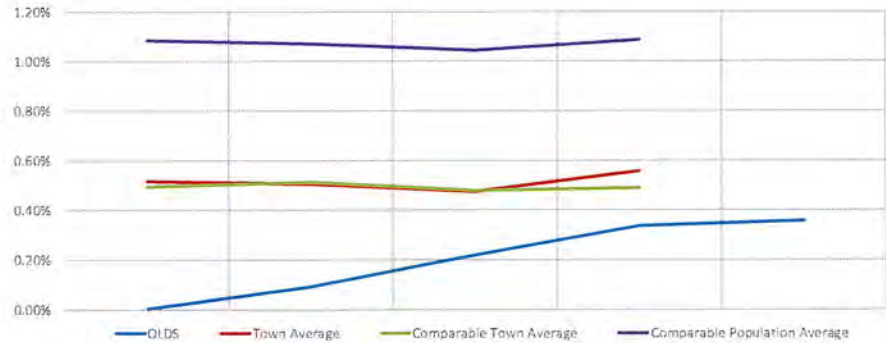
Net debt (assets)	23,038	1,286,671	3,187,845	5,083,588	5,378,687
Total revenues (including capital)	26,778,467	29,651,970	27,012,685	29,344,361	28,536,131
Net debt to annual revenue	0.00	0.04	0.12	0.17	0.19
Town Average	0.23	0.23	0.22	0.25	
Comparable Town Average	0.23	0.24	0.23	0.22	
Comparable Population Average	0.82	0.78	0.79	0.83	

TOWN OF OLDS
INDICATORS OF FINANCIAL CONDITION
For the year ended December 31, 2022

2018 2019 2020 2021 2022

Net debt to taxable assessment

This indicator shows the relationship between net debt and the activity in the economy. If the ratio declines, government debt is becoming less onerous on the economy. A stable ratio indicates overall fiscal policies have been sustainable, and the rate of economic growth is the same as the growth in net debt. If the ratio rises, net debt is becoming more onerous on the economy, which may not be sustainable. This may prompt a decision to increase taxes or reduce program expenses.



Net assests (debt)	23,038	1,286,671	3,187,845	5,083,588	5,378,687
Taxable assessment	1,419,026,761	1,441,938,171	1,467,777,330	1,518,232,487	1,509,103,878
Net debt to taxable assessment	0.00%	0.09%	0.22%	0.33%	0.36%
Town Average	0.51%	0.50%	0.47%	0.56%	
Comparable Town Average	0.49%	0.51%	0.48%	0.49%	
Comparable Population Average	1.08%	1.07%	1.04%	1.09%	

Operating expenses to taxable assessment

This indicator provides the trend of government spending over time in relation to the growth in the economy. A trend that shows total expense is growing at a faster rate than the growth in the economy may not be sustainable.



Operating expenses	25,036,467	25,417,905	25,008,000	25,370,668	28,560,145
Taxable assessment	1,419,026,761	1,441,938,171	1,467,777,330	1,518,232,487	1,509,103,878
Operating expenses to taxable assessment	1.76%	1.76%	1.70%	1.67%	1.89%
Town Average	1.83%	1.91%	1.79%	1.98%	
Comparable Town Average	1.90%	1.96%	1.86%	1.86%	
Comparable Population Average	1.15%	1.20%	1.19%	1.16%	

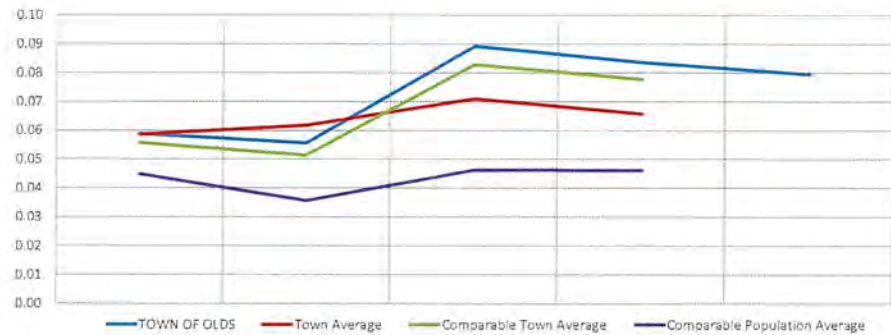
TOWN OF OLDS
INDICATORS OF FINANCIAL CONDITION
For the year ended December 31, 2022

2018 2019 2020 2021 2022

FLEXIBILITY INDICATORS

Public debt charges to revenues

This indicator measures public debt charges as a percentage of revenues. It illustrates the extent to which past borrowing decisions present a constraint on the ability to meet financial and service commitments in the current period. Specifically, the more a government uses revenues to fund debt servicing, the less will be available for program spending.



Debt servicing	1,420,305	1,544,730	2,221,833	2,336,138	2,204,475
Operating revenue	24,221,380	27,841,924	24,937,152	27,972,821	27,791,035
Public debt charges to revenues	0.06	0.06	0.09	0.08	0.08
Town Average	0.06	0.06	0.07	0.07	
Comparable Town Average	0.06	0.05	0.08	0.08	
Comparable Population Average	0.04	0.04	0.05	0.05	

Debt to Revenue Percentage

The total amount of municipal borrowings, including long term capital leases, as a percentage of total municipal revenues. This indicator demonstrates the growth in revenue compared to changes in debt. An increasing trend would indicate the municipality is increasing its debt load faster than its revenue is growing, which may not be sustainable.



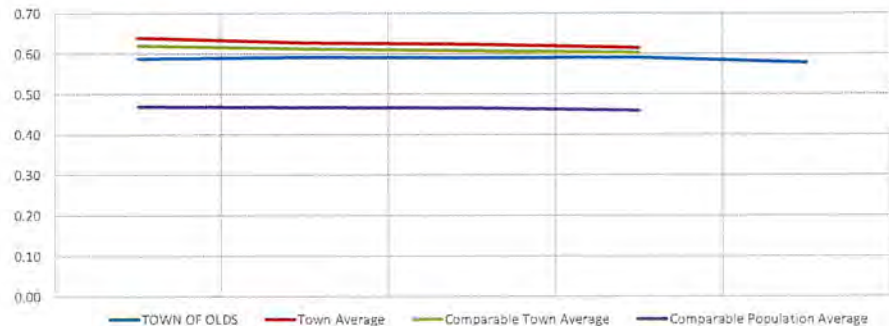
Total long term debt principal balance	20,878,773	22,100,186	31,936,804	30,723,798	29,344,927
Total revenue	26,778,467	29,651,970	27,012,685	29,344,361	28,536,131
Debt to revenue	78%	75%	118%	105%	103%
Town Average	37%	40%	42%	43%	
Comparable Town Average	39%	41%	48%	47%	
Comparable Population Average	24%	22%	25%	25%	

TOWN OF OLDS
INDICATORS OF FINANCIAL CONDITION
For the year ended December 31, 2022

2018 2019 2020 2021 2022

Net book value to cost of tangible capital assets

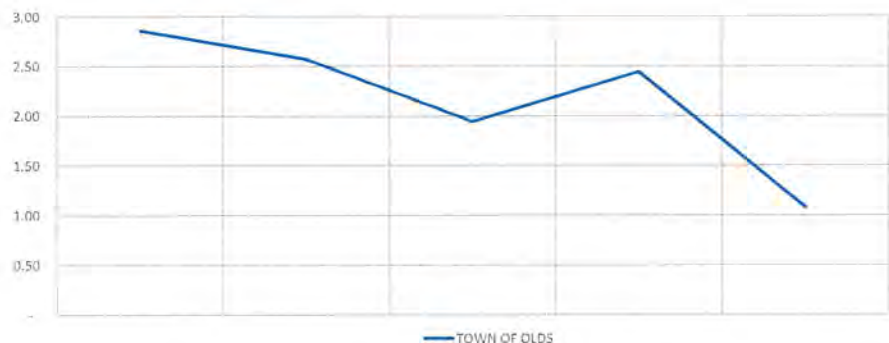
This indicator is important because it reports the extent that the estimated useful lives of tangible capital assets are available to provide its services. If a government's scale, scope and level of services remain unchanged or grow, its asset base could eventually impair flexibility because of the impending future costs of capital asset repair or replacement.



Net book value	85,852,942	91,224,540	95,297,594	101,143,007	101,420,490
Cost of tangible capital assets	146,242,974	154,477,907	161,893,295	171,694,343	175,939,452
Net book value to cost of tangible capital assets	0.59	0.59	0.59	0.59	0.58
Town Average	0.64	0.63	0.62	0.61	
Comparable Town Average	0.62	0.61	0.61	0.60	
Comparable Population Average	0.47	0.47	0.46	0.46	

Infrastructure Investment

The total cost of annual additions (through purchases or construction) to tangible capital assets (vehicles, equipment, buildings, roads, utility infrastructure, land) relative to the annual amortization (depreciation) on all tangible capital assets - measured as a five-year average.



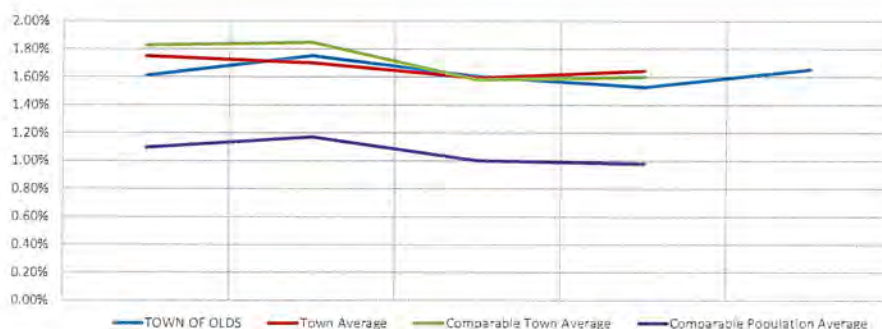
Tangible capital assets additions	9,256,274	8,994,274	7,538,905	9,920,552	4,612,937
Annual amortization expense	3,241,260	3,502,248	3,886,998	4,067,839	4,300,089
Additions to amortization expense	2.86	2.57	1.94	2.44	1.07
Town Average	1.97	2.35	2.28	1.96	
Comparable Town Average	1.91	1.43	1.83	2.04	
Comparable Population Average	1.77	1.40	1.55	1.44	

TOWN OF OLDS
INDICATORS OF FINANCIAL CONDITION
For the year ended December 31, 2022

2018 2019 2020 2021 2022

Own source revenues to taxable assessment

This indicator is important because it shows the ratio of a local government's own source revenues to its tax base. A change in the size of a local government's taxable assessment or a change in the rate of growth in assessment in relation to changes in own source revenues could influence flexibility.

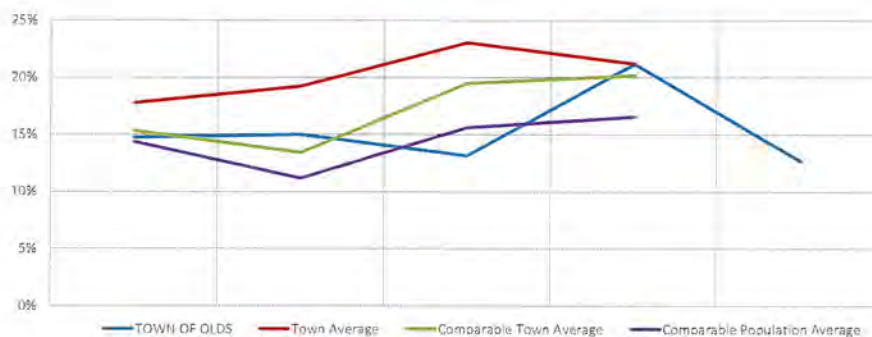


Own source revenues (net of government transfers)	22,835,093	25,212,453	23,470,657	23,140,199	24,922,047
Taxable assessment	1,419,026,761	1,441,938,171	1,467,777,330	1,518,232,487	1,509,103,878
Own source revenues to taxable assessment	1.61%	1.75%	1.60%	1.52%	1.65%
Town Average	1.75%	1.70%	1.59%	1.64%	
Comparable Town Average	1.82%	1.85%	1.58%	1.60%	
Comparable Population Average	1.09%	1.17%	1.00%	0.98%	

VULNERABILITY INDICATORS

Government transfers to total revenues

The purpose of this ratio is to show the proportion of revenues that provincial or local governments receive from other governments. This indicator offers a perspective on the degree of vulnerability a government faces as a result of its dependence on another level of government for revenues.



Government transfers (including capital)	3,943,374	4,439,517	3,542,028	6,204,162	3,614,084
Total revenues (including capital)	26,778,467	29,651,970	27,012,685	29,344,361	28,536,131
Government transfers to total revenues	15%	15%	13%	21%	13%
Town Average	18%	19%	23%	21%	
Comparable Town Average	15%	13%	19%	20%	
Comparable Population Average	14%	11%	16%	17%	

TOWN OF OLDS

INDICATORS OF FINANCIAL CONDITION

For the year ended December 31, 2022

2018

2019

2020

2021

2022

OTHER INDICATORS

Reserves to total accumulated surplus

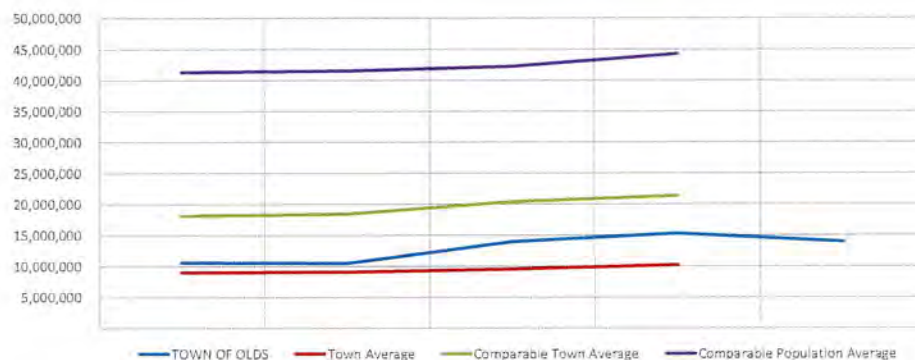
The purpose of this ratio is to show the proportion of total accumulated surplus that has been internally restricted. This indicator provides insight on the change in reserves in relation to overall accumulated surplus. A decrease would show that the government has drawn on past reserves to fund current operations.



Accumulated surplus - restricted	9,106,357	8,999,594	9,637,053	9,686,542	8,801,797
Overall accumulated surplus	85,890,974	90,125,039	92,129,724	96,103,417	96,079,404
Restricted surplus to accumulated surplus	11%	10%	10%	10%	9%
Town Average	11%	11%	11%	11%	
Comparable Town Average	11%	12%	13%	13%	
Comparable Population Average	20%	19%	19%	19%	

Accumulated surplus available for future use

Accumulated surplus, to the extent it has not been invested in Tangible Capital Assets, represents overall surplus that is available for future use. This consists of unrestricted surplus and reserves and shows trends in spending vs. saving. This indicator only shows total surplus; the overall size of the municipality is not taken into account.



Accumulated surplus - restricted	9,106,357	8,999,594	9,637,053	9,686,542	8,801,797
Accumulated surplus - unrestricted	1,422,655	1,422,655	4,274,480	5,576,230	5,102,574
Total accumulated surplus	10,529,012	10,422,249	13,911,533	15,262,772	13,904,371
Town Average	8,985,339	9,050,722	9,498,385	10,193,754	
Comparable Town Average	18,073,106	18,387,587	20,380,852	21,348,884	
Comparable Population Average	41,298,040	41,491,214	42,240,940	44,263,686	

Comparable Listing

65

Comparables were determined on a range of 75% to 125% of your population

Total Town Count: 105

Comparables - Same Type (13)

Town list with a comparable population

BANFF
BLACKFALDS
COALDALE
DRAYTON VALLEY
DRUMHELLER
EDSON
HINTON
INNISFAIL
MORINVILLE
OLDS
PONOKA
TABER
WHITECOURT

Comparables - Any Type (30)

List used for comparable populations

ATHABASCA COUNTY
BANFF
BLACKFALDS
BRAZEAU COUNTY
CAMROSE COUNTY
COALDALE
CYPRESS COUNTY
DRAYTON VALLEY
DRUMHELLER
EDSON
GREENVIEW NO. 16, M.D. OF
HINTON
INNISFAIL
LAC LA BICHE COUNTY
LAC STE. ANNE COUNTY
LACOMBE COUNTY
LETHBRIDGE COUNTY
MORINVILLE
NEWELL, COUNTY OF
OLDS
PONOKA
PONOKA COUNTY
TABER
TABER, M.D. OF
VERMILION RIVER, COUNTY OF
WESTLOCK COUNTY
WETASKIWIN NO. 10, COUNTY OF
WHEATLAND COUNTY
WHITECOURT
YELLOWHEAD COUNTY



Request for Decision

Delegation Mountain View Seniors' Housing Board

June 12, 2023

RECOMMENDATION

That the Council thank the delegation from Mountain View Senior's Housing for attending and presenting to Council.

STRATEGIC ALIGNMENT

Our residents and town staff actively communicate and engage with us through open dialogue
Our community is supported and enabled through skillful governance.
Our thriving community is built on strong and collaborative relationships.

LEGISLATIVE AUTHORITY

Municipal Government Act Division 9, Part 6, Section 208(1)
Town of Olds Procedural Bylaw 2022-19.

BACKGROUND

The Council requested that the Mountain View Seniors' Housing representatives attend a council meeting and provide an update. Stacey Stilling, Chief Administrative Officer and Debra Steiger, Controller for Mountain View Seniors' Housing will be presenting to Council.

FINANCIAL CONSIDERATIONS – N/A

ATTACHMENTS

1. Mountain View Seniors' Housing June 12, 2023, Presentation to Olds Town Council.

Author:	Marcie McKinnon Legislative Clerk	Date: June 9, 2023
CAO Signature:	Brent Williams Electronically Approved	Date: June 9, 2023



June 12, 2023

Presentation to Olds Town Council



68

Current Programs (background information)

- **Lodge (level 1 & 2) & Supportive Living (level 4 & 4D)** — Lodges in Olds, Sundre, Didsbury and Carstairs provide 24/7 staffing and offer accommodation and hospitality services such as Food Services, Housekeeping, Activities, Maintenance and General Administration. Personal Care services of any level are provided by either Alberta Health Services directly or through a contracted care provider (currently Bethany).
- **Lifestyle Suites (formerly Life Lease)** — Designed for independent seniors (12 in Olds & 18 in Sundre), Lifestyle suites are one-bedroom or two-bedroom apartments, larger in size than Lodge units and include kitchens equipped with five appliances. These suites are now available as a full rental option. Residents of these suites have flexibility to purchase services from the main Lodge.
- **Seniors Self Contained** - operate 150 self-contained, one-bedroom apartments in Sundre, Olds, Didsbury, Carstairs & Cremona for low to moderate income seniors. Rent is based on 30% of total income (line 150 of the CRA - Notice of Assessment). The tenant is responsible for electricity, cable T.V., parking & telephone. All units have one bedroom, one bathroom, kitchen, living room and is approximately 580 square feet with limited storage. Applicants are prioritized based on need, as determined by income, assets and current housing conditions through a point scoring system developed by the Government of Alberta.
- **Community Housing** — 7 homes for lower income families in the communities of Olds, Didsbury, Carstairs. Rent is based on 30% of annual gross income (line 150 of the CRA Notice of Assessment). The tenant is responsible for electricity, cable & telephone. Applicants are prioritized on the basis of need, as determined by income, assets and current housing conditions through a point scoring system developed by the Government of Alberta.
- **Rental Assistance Benefit** — This is a government of Alberta funded program administered by MVSH. Benefits are paid directly to tenants (in the local communities) to help make their rent more affordable. MVSH is not a landlord/property manager of these units. Rules for this program are governed by the Rent Supplement Regulation and Social Housing Accommodation Regulation.

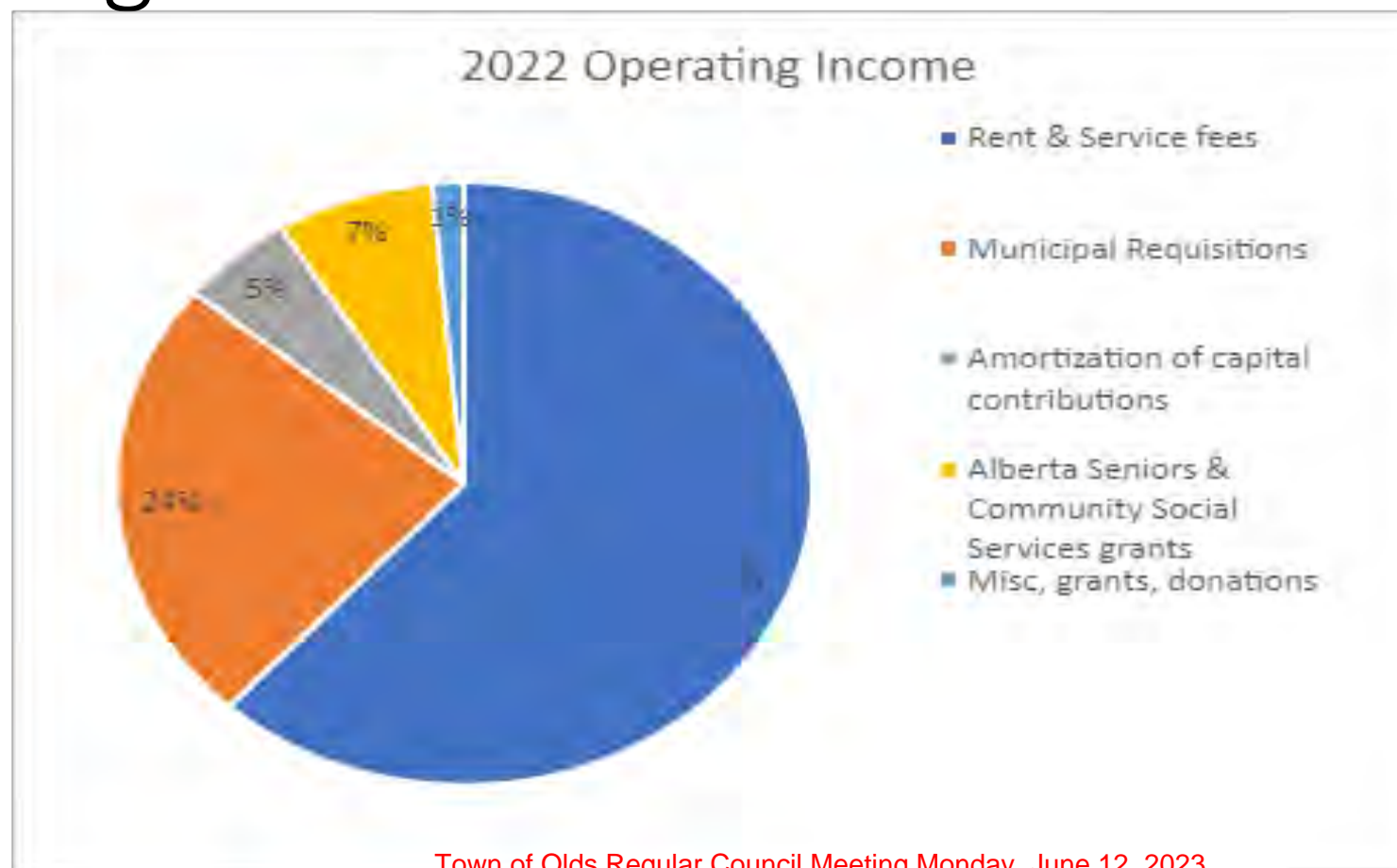


Program Details

Program Type	Revenue Source	Occupancy (As of April 30)	Ownership
Lodge (level 1 & 2) & Supportive Living (level 4 & 4D) *Note: Lodge accommodation and requisitions for same are a deficit funded model – Alberta Housing Act - Section 7(1)(a)	<ul style="list-style-type: none"> Residents GOA – Lodge Assistance Program (1 & 2) GOA – Alberta Seniors Benefit (4 & 4D) Municipal & County Requisitions 	84% (average) MVL 86% SSL 86% ARL 97% CWL 67%	MVL – 100% MVSH ARL – 100% MVSH SSL – 100% MVSH CWL – 60% GOA 40% MVSH
Lifestyle Suites (formerly Life Lease)	<ul style="list-style-type: none"> Residents 	100% MVL 100%; SSL 100%	MVSH
Seniors Self Contained	<ul style="list-style-type: none"> Residents Government of Alberta 	98%	GOA
Community Housing	<ul style="list-style-type: none"> Residents Government of Alberta 	100%	6 GOA 1 MVSH
Rent Assistance Benefit (RAB)	<ul style="list-style-type: none"> GOA 	100%	Various

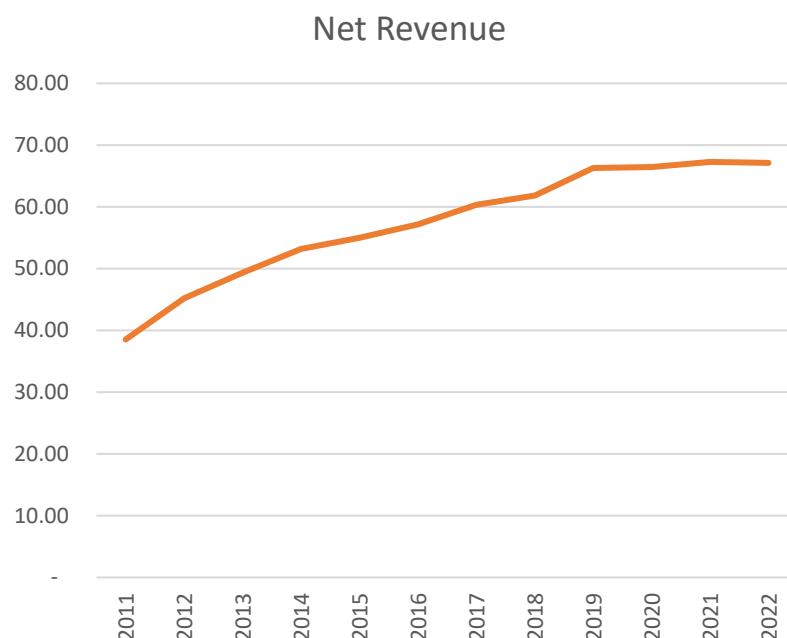


Funding Source





Lodge Resident Income



- As noted in the graph the ability of our senior residents to pay more for service delivery has been starting to flatten since 2019.
- Income support/pension amounts etc. for seniors are not increasing to keep pace with rising cost expenditures (such as utilities and insurance).
- Rent can be increased by \$100 (lodge only) every 6 months. However, increasing the fee does not necessarily align with the resident ability to pay. Therefore, increases must further be absorbed by the subsidy.
- As per legislation all housing management bodies must leave each low-income senior resident with a disposable income of \$342 per month.



Legislation/Requisition & Advocacy

MVSH is accountable to a minimum of 19 Acts, Codes, Regulations, and government agreements. An excerpt of the requirement for requisitions from the Housing Act is noted below.

Requisitions:

7(1) On or before April 30 in any year a management body that provides lodge accommodation may requisition those municipalities for which the management body provides lodge accommodation for

(a) the amount of the management body's annual deficit for the previous fiscal year arising from the provision of lodge accommodation, and

(b) any amounts necessary to establish or continue a reserve fund for the management body.

Reference

Government of Alberta (2022). Alberta Housing Act: Section 7, p6, RSA 2000 Chapter A-25

Advocacy:

MVSH is an active member of the Alberta Senior's and Community Housing Association (ASCHA) as well as Alberta Public Housing Administrators' Association (APHAA). These associations provide advocacy for all Housing Management Bodies within Alberta.



Strategic Priorities

The below noted priorities were identified during a strategic planning workshop in 2019. Due to the pandemic several items were unable to be actioned. A review of the priorities was completed by the Board and senior leadership in March 2023. These have been re-confirmed as priorities for MVSH and business plans are being created for same.

- Sustainability
- Continuity
- Facilities Management



Thank You!

Questions?



Request for Decision
Affordable Housing
June 12, 2023,

RECOMMENDATION

That Council thank the delegation from the Affordable Housing working group for attending and presenting to Council.

STRATEGIC ALIGNMENT

Our community is supported and enabled through skillful governance.

Our thriving community is built on strong and collaborative relationships.

Sound fiscal practices are balanced with a commitment to prioritizing value for our citizens.

LEGISLATIVE AUTHORITY

1. *Municipal Government Act*

BACKGROUND

There is a shortage of Affordable Housing here in the Town of Olds, allowing higher density housing would help solve this ongoing shortage.

In August of 2022, the Ministry of Seniors and Housing provided a standardized affordable housing needs assessment. The Town of Olds Administration formed a working group to complete this needs assessment. To obtain answers to the data requested by the needs assessment, the working group created a public survey for the Citizens to complete.

The Economic Development Officer is currently working with a contractor to get a housing needs assessment completed for the Town of Olds.

FINANCIAL CONSIDERATIONS

N/A

ATTACHMENTS

1. PowerPoint Presentation

Created By:	Chylla Nault Executive Support CAO & Council	Date: June 8, 2023
CAO Signature:	Brent Williams	Date: June 9, 2023

AFFORDABLE HOUSING

76

June 2023
Council Report

Presented by
Community Services &
Office of the Chief
Administrative Officer



Purpose

77

In Fall 2022, an internal working group was formed on affordable housing in the Town of Olds to:

- A. Complete the affordable housing assessment requested by the Province of Alberta.
- B. Compliment the 2023 rental market analysis report
- C. Build a foundation for future exploration of this important issue.



What is affordable housing?

- Costs less than 30% of a household's before tax income
- Often looks like multi-residential buildings
 - Apartment Buildings
 - Condos
 - Duplex or Four-Plexes
 - Town Houses



Partnership Approach

- Community Survey
- Liaising with local housing stakeholders
- Review of Internal Policies and Zoning




A photograph of a woman and a young child looking out a large, multi-paned window in a kitchen. The woman is crouching down, and the child is standing next to her, both looking out the window. The kitchen has wooden shelves with various items on them, and the floor is made of wood. The lighting is warm and natural, coming from the window.

Provincial Needs Assessment

1. Community Housing
2. Medium Density Housing
3. Rent Supplement

Where do we go from here?

- Use data from this effort to inform the coming rental market analysis.
- Research provincial and federal funding programs (primarily CMHC).
- Share information with the public.
- Distill this information into usable data and promote affordable housing development.
- Build a coalition of community partners to and push this housing file together.
- Continually updating the needs assessment as new information becomes available.

A photograph of a man and two young boys in a living room. The man is leaning over a large cardboard box, smiling at the children inside. The boys are also smiling and looking towards the camera. The room has a wooden floor, a potted plant, and some furniture in the background.

Alive with
Opportunity!

Questions & Discussion





Request for Decision

2023-06 Community Standards Bylaw

June 12, 2023

RECOMMENDATION

That Council gives third reading to Bylaw 2023-06 Community Standards Bylaw, as presented.

STRATEGIC ALIGNMENT

Our community is supported and enabled through skillful governance.

Sounds fiscal practices are balanced with a commitment to prioritizing value for our citizens.

LEGISLATIVE AUTHORITY

1. Municipal Government Act

BACKGROUND

At the regular Council meeting on May 23, Council gave the second reading to Bylaw 2023-06 Community Standards which is a consolidation of the main community standards bylaw and six amending bylaws merged into one document.

The consolidated bylaw aims to provide citizens, staff and council with a more condensed version to work with, future plans to break the large document down into specific bylaws.

Example: Traffic, Animal Control, Person and Property, etc.

Future discussion on amendments will include and are not limited to, items already identified by Council members such as;

- Graffiti
- Dogs at Large
- Traffic
- References referring to other bylaws.

RISK/CONSEQUENCES

- Council can receive this RFD for information and direct administration to provide further details and report back to Council. The council would need to be specific in their direction.

FINANCIAL CONSIDERATIONS – unknown.

ATTACHMENTS

1. Bylaw 2023-06 Community Standards Bylaw

Author:	Melanie Lorek Protective Services Coord.	Date: June 8, 2023
Director Signature:	Justin Andrew Protective Services	Date: June 8, 2023
CAO Signature:	Brent Williams Electronically Approved	Date: June 9, 2023



Town of Olds

**TOWN OF OLDS
COMMUNITY STANDARDS BYLAW
2023-06**

***BEING A BYLAW OF THE TOWN OF OLDS TO REGULATE NEIGHBORHOOD NUISANCE,
SAFETY AND LIVABILTY ISSUES (COMMUNITY STANDARDS BYLAW)***

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WHEREAS the *Municipal Government Act RSA 2000 C M-26* authorizes a municipality to pass bylaws respecting the safety, health and welfare of people and protection of people and property;

AND WHEREAS the *Municipal Government Act RSA 2000 C M-26* authorizes a municipality to pass bylaws regarding the remedying of contraventions of bylaws;

AND WHEREAS the *Municipal Government Act RSA 2000 C M-26* authorizes a municipality to pass bylaws respecting nuisances, including unsightly property;

AND WHEREAS the *Municipal Government Act RSA 2000 C M-26* authorizes a municipality to pass bylaws respecting wild and domestic animals and activities in relation to them;

AND WHEREAS the *Traffic Safety Act RSA 2000 C T-6* authorizes a municipality to pass bylaws with respect to Highways under its direction, control and management and the parking of vehicles on public and private property;

AND WHEREAS it is desirable for regulations which influence neighbourhood liveability to be located, as much as possible, in one bylaw; notwithstanding, Council has adopted various specific bylaws establishing community living standards.

NOW THEREFORE the Council of the Town of Olds in the Province of Alberta, duly assembled, enacts as follows:

BYLAW TITLE: This Bylaw may be cited as the “**Community Standards Bylaw**”.

PART ONE: INTERPRETATION

- 1.1. Nothing in this Bylaw shall be interpreted as conflicting with any Provincial or Federal legislation.
- 1.2. Where any provision of this Bylaw conflicts with any Provincial or Federal legislation, the Provincial or Federal legislation shall take precedence.
- 1.3. Nothing in this Bylaw relieves a Person from complying with any provisions of any Provincial or Federal legislation or regulation, other bylaw or any requirement of any lawful permit, order, or licence.
- 1.4. Any headings, sub-headings, or tables of contents in this Bylaw are included for guidance purposes and convenience only and shall not form part of this Bylaw.
- 1.5. All the schedules attached to this Bylaw form a part of this Bylaw.

Schedule “A”	Fines and Penalties
Schedule “B”	Yard Definitions
Schedule “C”	Prohibited Animals
Schedule “D”	DR. Ian Dunbar’s

	Aggression Scale
Schedule "E"	Animal Seizure and Impoundment Form
Schedule "F"	Vicious Animal Sign

PART TWO: DEFINITIONS

"Animal" means any domesticated animal.

"Animal Material" means any excrement and includes all material accumulated on Property from pet pens or pet yards, stables, veterinary clinics, animal hospitals, kennels, or feed lots.

"Accessory Parking Pad" means an area providing for the parking of Vehicles and Utility Trailers but does not include a Driveway and is located on the same parcel of land.

"At Large" means an Animal that is not on a Leash, except:

- a. when the Animal is fully contained upon and within private Property with the consent of the Owner or Person in control of the Property;
- b. when the Animal is under control of the Owner or of a Competent Person and upon the Property of the Owner or within an Off Leash Area; or
- c. while the Animal is participating in an organized show or competition and under the control of a Competent Person.

"Attack" means any application of force by an animal causing an injury (Minor or Severe).

"Bee" means the insect *Apis Mellifera* L.

"Biological Waste" means the carcass and offal of an animal in whole or in part and includes animal or human excrement or manure.

"Bite" means an injury by teeth, including but not limited, to a bruise, a laceration, a puncture, or a bone break.

"Building" includes anything constructed or placed on, in, over or under land but does not include a highway or road or a bridge forming part of a highway or public road.

"Building Material" means material or debris which may result from the construction, renovation or demolition of any Building and includes, but is not limited to, wood, gypsum board, roofing, vinyl siding, metal, packaging material and containers of Building Material, gravel, concrete and asphalt and any earth, rocks and vegetation displaced during such construction, renovation, or demolition of any Building or other structure.

"Business Day" means the regular business days of the Town of Olds Office, excluding Statutory Holidays.

“Camper” means any portable structure designed to be loaded onto, or affixed to, the bed or chassis of a truck, capable of providing temporary accommodation for travel, vacation, or recreational use, includes but not limited to slide in campers, chassis-mounted campers, camper-van conversions, campers which are mounted on trucks, and trailers to carry them.

“Cat” means any domestic member of the Felidae family.

“Chief Administrative Officer” or “CAO” means the Chief Administrative Officer of the Town appointed by Council in accordance with the provision of the *Municipal Government Act*, or his/her designate.

“Communicable Disease” means diseases and zoonotic diseases that can pass from animal to animal.

“Community Container” or community bin means a large metal bin of a standard design and size for compostable purposes.

“Competent Person” means a Person who is physically and mentally capable of restraining and controlling a Dog or a Cat to an extent that the Dog or a Cat cannot interfere with other Persons or animals or cause Damage To Property.

“Coop” means a fully enclosed outdoor weatherproof structure used for the keeping of Urban Chickens meeting required structural specifications in the Land Use Bylaw.

“Council” means the Council of the Town of Olds.

“Damage To Property” means Damage To Property other than the Owner’s Property and includes Defecating or Urinating on such Property.

“Defecate” means to discharge waste matter from the bowels.

“Development Authority” means the Person, commission or organization authorized to exercise development powers and perform duties on behalf of the Town as referred to in Division 3 of the *Municipal Government Act*.

“Disabled Parking Zone” means a space or portion of a Highway or parking lot set apart and designated exclusively for the parking of a Vehicle bearing a valid disabled placard or licence plate issued or recognized by the Registrar of Motor Vehicle Services, and so marked with a sign or other marking authorized by the Town.

“Driveway” means a vehicle access route used on a parcel between the access point of a public roadway that leads to a garage or accessory parking area.

“Dwelling” means any Building or place including the land upon which the Building is located, which is occupied or used as a place of abode other than a hotel, restaurant, or apartment house.

“Dog” means a domestic member of the Canidae family.

“Façade” means the front of a dwelling, generally parallel to the street and usually includes the front entrance. The front Facade may be a different depth from the front property line on each side of the house, depending on the house design.

“False Alarm” means an alarm signal necessitating response where an emergency situation does not exist.

“Fight” means any confrontation involving violent physical contact between two or more people.

“Front Yard” means a yard extending across the full width of a parcel measured perpendicularly from the front boundary of the parcel to the front wall(s) of the main building situated on the parcel [see Schedule B].

“General Waste” means ceramic, rags, cast-off clothing, food containers, packaging, wood, ashes excepting those generated from incinerators, and other non-decaying materials not exceeding ten pounds in weight or four feet in any dimension.

“Garage” means an accessory building or part of a principal building designed and intended to be used for the storage of motor vehicles.

“Garbage” means any household or commercial rubbish including, but not limited to, boxes, cartons, bottles, cans, containers, packaging, wrapping material, paper, cardboard, food, discarded clothing or fabric and discarded household items.

“Graffiti” means the defacement or disfigurement of any Property or object, through the performance of any of the following acts:

- a. the application of any substance, including paint, ink, stain, or whitewash to any surface;
- b. the affixing of any form of adhesion that does not remove cleanly when pulled away from the applied surface; or
- c. the marking, scratching, etching or other alteration or disfigurement of any surface.

“Heat” means a recurring period of sexual receptivity in many female mammals.

“Heavy Vehicle” means a Motor Vehicle, alone or together with any Trailer or other Vehicle being towed by the Motor Vehicle, exceeding any of the following:

- i. 2 axels (excluding trailer);
- ii. 6.5 metres length (excluding trailer);
- iii. 9 metres in total length; or
- iv. a gross Vehicle weight of 4,540 kg.

“Hen” means a domesticated female chicken.

“Highway” means a highway as defined by the *Traffic Safety Act RSA 2000, C T-6* as amended. Including but not limited to:

- a. thoroughfare, street, road, trail, avenue, parkway, driveway, viaduct, lane, alley, square, bridge, causeway, trestle way or other place or any part of any of them, whether publicly or privately owned, that the public is ordinarily entitled or permitted to use for the passage or parking of vehicles and includes;
- b. a sidewalk, including a boulevard adjacent to the sidewalk;
- c. if a ditch lies adjacent to and parallel with the Roadway, the ditch; and
- d. if a highway right of way is contained between fences or between a fence and one side of the Roadway, all the land between the fences, or all the land between the fence and the edge of the Roadway, as the case may be.

“Ice Rink” or “Ice-Skating Rink” means a frozen body of water and/or hardened chemicals where people can ice skate or play winter sports.

“Impound” means to take possession of and arrange for the lodging of and caring for a Dog, or a Cat, at a facility contracted to the Town for that purpose.

“Including” means that when introducing a list of items, does not limit the meaning of the words to those items or to items of a similar kind.

“Landscaped Area” means an area of land made attractive and desirable using any or all of the following: grass, trees, shrubs, ornamental plantings, fences, walls, and associated earthworks; however, it shall not include areas occupied by garbage containers, storage, parking areas, or driveways.

“Land Use Bylaw” means the Town of Olds Land Use Bylaw and any amendment to the Land Use Bylaw.

“Leash” means a chain or other material capable of humanely restraining a Dog, or a Cat.

“Licence” means a Dog, Cat, or Urban Hen Licence issued by the Town to the Owner of a Dog, a Cat, or Urban Hen.

“Livestock” includes, but is not limited to:

- i. horse, mule, ass, swine, emu, ostrich, llama, alpaca, sheep, or goat;
- ii. domestically reared or kept deer, reindeer, moose, elk, or bison; farm-bred, fur-bearing animals including foxes and mink; animals of the bovine species;
- iii. animals of the avian species including chickens, turkeys, ducks, geese, or pheasants; and
- iv. all other animals that are kept for agricultural purposes, but does not include cats, dogs, or other domesticated household pets.

“Load” means any Vehicle with anything put in, on, connected to, or hitched to the Vehicle for conveyance or transportation.

“Loiter” means to stand around or move slowly about without apparent purpose or action in a Public Place.

“Median” means a physical barrier or area that separates lanes of traffic traveling on a Highway.

“Minor Injury” means any physical injury to another domestic animal or a person, caused by a Dog, that results in bleeding, bruising, tearing of skin or any other injury that is not life-threatening, disfiguring or debilitating.

“Mobility Aid” means a device used to facilitate the transport, in a normal seated orientation, of a person with a physical disability.

“Moped” means a vehicle that is:

- (i) propelled by an electric motor or an engine that has a displacement of not more than 50 cubic centimeters; and
- (ii) a limited-speed motorcycle under the *Motor Vehicle Safety Regulations (Canada)* (C.R.C., c. 1038).

“Motorcycle” means a motor vehicle, other than a Moped, that is mounted on 2 or 3 wheels and includes those motor vehicles known in the automotive trade as motorcycles and scooters.

“Motor Vehicle” means:

- a. a Vehicle propelled by any power other than muscular power; or
- b. a moped;

but does not include a bicycle, a power bicycle, an aircraft, an implement of husbandry or a Motor Vehicle that runs only on rails.

“Noise” means sound which in the opinion of the Peace Officer, having regard for all circumstances, including the time of day and the nature of the activity generating the sound, is likely to unreasonably annoy or disturb persons or to injure, endanger or detract from the comfort, repose, health, peace, or safety of persons within the boundary of the Town.

“Nuisance” means in the opinion of the Peace Officer, any act or deed, or omission, or thing, which is, or could reasonably be expected to be annoying, or troublesome, or destructive, or harmful, or inconvenient, or injurious to another Person and/or their Property, but does not include Noise or inconvenience which results from commercial or municipal activities, reasonably conducted, which provides service to the community such as snow clearing or construction activities.

“Off Leash Area” means an area established, by resolution of Council, as being an area where a Dog, that is under the control of a Competent Person, is permitted with such Dog being off a Leash.

“Other Premises” means any Building or place, including the land upon which the Premises is located, which is occupied or used for:

- a. commercial or industrial purposes;
- b. government or institutional purposes; or

- c. an apartment house containing more than four Dwelling units.

“Owner” or “Owners” in respect to a Parcel of land means:

- a. a Person who is registered under the Land Titles Act as the Owner of a Parcel of land;
- b. a Person who is recorded as the Owner of a Property on the tax assessment roll of the Town;
- c. a Person who has purchased or otherwise acquired a Parcel of land, whether he has purchased or otherwise acquired the land directly from the Owner or from another purchaser, and has not yet become the registered Owner thereof;
- d. a Person holding himself out as the Person having the powers and authority of ownership of a Property or Premises or who for the time being exercises the powers and authority of ownership;
- e. a Person controlling a Property or Premises under construction; or
- f. a Person who is the occupant of a Property or Premises pursuant to a rental or lease agreement, licence, or permit.

“Owner” or “Owners” in respect to a Dog, Cat, Hen, or Rooster means:

- a. a Person, partnership, association, or corporation owning, possessing, or having control over a Dog, Cat, Hen, or Rooster;
- b. a Person permitting any Dog or Cat, to remain about his/her house or Premises;
- c. a Person whom a Dog, Cat, or Urban Hen Licence has been issued; or
- d. a Person who collects or assumes responsibility for a Dog, Cat, Hen, or Rooster that has been seized pursuant to the provisions of this Bylaw.

“Parcel” means the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office.

“Park” means allowing a Vehicle to remain stationary in one place, except:

- a. while engaged in loading or unloading passengers; or
- b. when complying with a direction given by a Peace Officer or traffic control device.

“Peace Officer” means:

- a. a member of the Royal Canadian Mounted Police;
- b. a Community Peace Officer appointed by the Solicitor General of Alberta; or
- c. a Bylaw Enforcement Officer employed by the Town.

“Person” means any individual, firm, partnership, association, corporation, company, or society but unless the context otherwise requires, does not include the Town.

“Premises” means any land situated in whole or in part within the Town, including external surfaces of all Buildings and land immediately adjacent to any Building or Buildings and includes any land or Buildings owned or leased by the Town.

“Prohibited Animal” means any animal(s), as outlined in Schedule “C” contained in this bylaw.

“Projectile” means any object projected into space (empty or not) by the exertion of a force.

“Property” means any public or private land or Building located within the Town.

“Power Bicycles” means a vehicle that is a power-assisted bicycle under the *Motor Vehicle Safety Regulations (Canada) (C.R.C., c. 1038)*.

“Public Place” means any place within the Town to which the public may have either express or implied access Including, but not limited to, areas such as streets, sidewalks, pathways, trails, and any fixture or sculpture located in such area.

“Rear Yard” means a yard extending across the full width of a parcel measured perpendicularly from the rear wall(s) of the main building situated on the parcel to the rear property boundary of the parcel [see Schedule B].

“Recreation Vehicle” or “RV” means any vehicle or a trailer that is designed, constructed, and equipped, either temporarily or permanently, as a temporary accommodation for travel, vacation, or recreational use, includes but not limited to: motor home, travel trailer, tent trailer, or fifth wheel trailer, and any bus or truck converted for use as a Recreational Vehicle.

“Residential Building” means a structure used as a residence containing one or more Dwelling units, including a detached and semi-detached Dwelling, multi-family Dwelling, apartment Building, lodging house, manufactured home.

“Residential District” means a district defined as such in the Land Use Bylaw.

“Residential Use” means the use of land or buildings for the purpose of a residential development such as a detached dwelling, duplex, or multiplex as defined in the Land Use Bylaw.

“Roadway” means that part of a Highway intended for use by vehicular traffic.

“Rooster” means a domesticated male chicken.

“Severe Injury” means any physical injury to another domestic animal, or a person caused by a Dog that is life threatening or results in broken bones or lacerations requiring sutures or cosmetic surgery.

“Service Dog” means a qualified Service Dog as defined in the *Service Dogs Act, RSA 2007, c. S-7.5 and the Service Qualifications Regulations AR 59/2017*.

“Side Yard” means extending from the Front Yard to the Rear Yard between the side boundary of the Parcel and the wall of the main Building thereon [see Schedule B].

“Special Event” means any public or private event, gathering, celebration, festival, competition, contest, exposition, or similar type of activity as defined in the Town of Olds Special Events Bylaw and any amendments to the Special Events Bylaw.

“Spit” means to eject phlegm, saliva, chewing tobacco juice or any other substance from the mouth.

“Statutory Holiday” means New Years Day, Alberta Family Day, Good Friday, Easter Monday, Victoria Day, Canada Day, Heritage Day, Labour Day, Thanksgiving, Remembrance Day, Christmas Day, and Boxing Day.

“Threatening Behaviour” means a behaviour that creates a reasonable apprehension of a threat of physical injury and may include growling, lunging, snarling, or chasing in a menacing fashion.

“Town” means the Town of Olds, a municipal corporation in the Province of Alberta and where the context so requires, means Property owned by or in the care, custody and control of the Town, unless otherwise provided for in this Bylaw.

“Toxic Waste” means ashes generated by an incinerator and any other solid, liquid, or gaseous substance defined by the Province of Alberta as toxic and/or hazardous.

“Truck Route” means a Highway/Roadway within the Town upon which the operation of Heavy Vehicles is permitted, and which has been designated as such.

“Unightly Premises” means any Property, or part of, which is characterized by visual evidence of a lack of general maintenance and upkeep by the excessive accumulation of:

- a. uncut grass, dust, or excessive weeds;
- b. Garbage, Animal Material, General Waste, Biological Waste, Building Materials, Toxic Waste, Wood Waste, Yard Material, petroleum products, hazardous materials, disassembled equipment or machinery, broken household chattels or goods;
- c. the whole or any part of any Vehicle or Vehicles which are not registered with the Motor Vehicle Registry for the current year, and which are inoperative by reason of disrepair, removed parts or missing equipment;
- d. equipment or machinery which has been rendered inoperative by reason of disassembly, age or mechanical condition, including household appliances; or
- e. any other form of scrap, litter, trash, or waste of any kind.

“Urban Area” means lands located within the Town on which agricultural operations, including but not limited to the keeping of livestock, are neither a permitted or a discretionary use under Bylaws of the Town.

“Urban Hen” means a hen that is at least sixteen (16) weeks of age.

“Urban Hen Licence” means a licence issued pursuant to this bylaw which authorizes the holder to keep urban hens on a specific property within the Town.

“Urinate” means to discharge urine from the body.

“Utility Trailer” means a vehicle so designed that it may be attached to or drawn by a motor vehicle and intended to transport or store property or goods, includes but not limited to hauling: boats, jet skis, all terrain vehicles, off road motor bikes, snowmobiles, and trailers to carry them.

“Vehicle” means a device in, on or by which a Person or thing may be transported or drawn on a Highway and includes a combination of Vehicles but does not include a mobility aid.

“Veterinarian” means a registered Veterinarian as defined in the *Veterinary Profession Act, R.S.A. 2000, c.V-2*;

“Vicious Dog” means a Dog that, whether on public or private Property, has:

- a. bitten, attacked, chased, injured, or caused injury to a Person or other animal;
- b. created the reasonable apprehension of a threat of physical injury to a Person or other Animals;
- c. in the opinion of a Peace Officer, based on-observation or based on facts gathered through an investigation, or which in the opinion of a Judge or Justice of the Provincial Court who has entered a conviction in respect of the Dog for a contravention of this Bylaw, presents a threat of serious harm to a Person or persons or other animals; or
- d. been declared by a Court to be a “Dangerous Dog” or declared pursuant to a Bylaw of another municipal jurisdiction to be a Vicious Dog or otherwise a danger or threat to persons or other animals.

“Violation Tag” means a tag or similar document issued by the Town pursuant to the *Municipal Government Act, R.S.A. 2000, c.M-26* as amended.

“Violation Ticket” means a ticket issued pursuant to Part II and/or Part III of the *Provincial Offences Procedures Act, R.S.A. 2000*.

“Wood Waste” means dry and burnable wood products.

“Xeriscape” means a creative, natural approach for constructing low maintenance, water efficient, and sustainable landscapes. It includes designing the landscape using native plants and drought-tolerant species which require less water and chemicals.

“Yard Material” means waste material of an organic nature formed as a result of gardening, horticultural pursuits, or agricultural activities and includes grass, tree and hedge cuttings, waste sod and decomposing plants, leaves and weeds.

PART THREE: PUBLIC BEHAVIOURS and NUISANCES

Cause a Disturbance

- 3.1 No Person located in a Public Place shall disturb the peace and enjoyment of other members of the public by:
- screaming, shouting, or using loud, abusive, or grossly insulting language;
 - being intoxicated by alcohol or other substances; or
 - openly exposing or exhibiting an indecent act.

Dangerous Practices

- 3.2 No Person shall throw or propel an object that is reasonably likely to cause injury to another Person or Damage to Property. A Special Event held on public Property that uses a Projectile, or Projectiles, may require a Special Event permit.

Fighting

- 3.3 No Person shall participate in a Fight in any Public Place or within the sight or hearing of the public on any Property.

Graffiti

- 3.4 No Person shall place Graffiti or cause it to be placed on any Property.
- 3.5 No Owner shall cause, allow, or permit Graffiti on their Premises:
- All Graffiti shall be removed, painted over, or otherwise permanently blocked from public view;
 - All Graffiti shall be removed within seventy-two (72) hours by the owner of the property once they become aware of the Graffiti unless weather conditions are below 10 degrees Celsius or lower between the months of November 1 to April 30; and
 - The Property Owner shall ensure that all reasonable steps are taken to minimize the duration and visual impact of graffiti placed on the property. Graffiti will be removed or temporarily covered within seventy-two (72) hours regardless of time of year if the Graffiti is racist, derogatory, or discriminatory in nature.

Interference with Property

- 3.6 No Person shall damage, destroy, deface, tamper or otherwise interfere with any Property.

Loitering

- 3.7 No Person shall Loiter in a Public Place and thereby obstruct the passage of any other Person.
- 3.8 No Person shall stand or put his/her feet on the top or surface of any table, bench, planter, sculpture or other fixture in a Public Place.

Noise

3.9 No Person shall cause or permit Noise.

3.10 No Person shall permit Property that they own or control to be used so that Noise from the Property annoys or disturbs the peace of any other Person.

Noise: Exception

3.11 The regulation of Noise shall not apply to Special Event activities under the Town of Olds Special Events Bylaw.

Noise: Industrial

3.12 Nothing in this bylaw shall prevent the continual operation or carrying on of an industrial activity where the activity is one which is a permitted use or, an approved discretionary use under the Land Use Bylaw.

Noise: Construction

3.13 Unless permission from the Development Officer of the Town for such operation is first obtained:

- a. no Person shall carry on the construction of any type of structure which involves hammering, sawing or the use of any mechanical tools or equipment capable of creating a sound which may be heard outside the boundary of the site on which the activity is being carried on in any district other than one designated in the Land Use Bylaw as an industrial district after the hour of ten (10) o'clock in the evening and before the hour of seven (7) o'clock in the morning of any day.

Noise: Construction: Exception

3.14 Nothing in this Bylaw shall apply to work carried on by the Town, or by a contractor carrying out the instructions of the Town.

3.15 Nothing in this Bylaw shall prevent contractors carrying out snow removal from commercial or industrial sites which are not adjacent to Residential Districts.

3.16 In the case of snow removal from commercial or industrial sites located adjacent to Residential Districts and/or areas of Residential Use and where in the reasonable opinion of the Peace Officer it is necessary to ensure the peace and quiet of residents, the Peace Officer may require Noise abatement practices including one or both of the following:

- a. a requirement that snow not be removed between 12:00 a.m. and 6:00 a.m.;
- b. a requirement that snow be removed from a site in a sequence which is least disruptive to the peace and quiet of residents.

Noise: Ice Rinks

3.17 All private ice rinks must comply with the Community Standard Bylaw hours:

Monday to Saturday from 7 a.m. to 10 p.m. and Sunday and holidays 10 a.m. to 10 p.m.

Nuisance

3.18 No Person shall cause a Nuisance.

Spitting

3.19 No Person shall Spit in any Public Place.

3.20 No Person located in or on any Public Place shall Spit into or onto any other Property; except for individuals participating in an organized sporting event on public Property wherein participants are governed by rules of conduct.

Urination & Defecation

3.21 No Person shall Defecate or Urinate in or on a Public Place or within the sight of the public on any Property.

3.22 No Person located in or on any Public Place shall Defecate or Urinate into or onto any other Property.

PART FOUR: CARE OF PROPERTIES

Grass, Trees, and Weeds

4.1 An Owner is required to control all Yard Material on their Property and on any boulevard which abuts or adjoins the Property, including up to the centre of lanes or alleys at the rear or side of the Property.

4.2 An Owner is required to maintain or remove all trees on their Property that, due to deterioration of condition or for any other reason, are a public safety hazard.

4.3 All parts of a Parcel not covered by Buildings, driveways, parking areas, pedestrian circulation facilities, storage and display areas and not part of a minimum required landscaped area shall be seeded to grass, sodded, cultivated as a garden, Xeriscape or left with its natural grass.

4.4 No Owner or occupant of private Property located at an intersection of Roadways, excluding an intersection with an alley, shall allow any vegetation within the triangular portion of the Property closest to the intersection, measured from the corner of the intersection to a distance of six (6) metres each direction along the edge of the curb or, in the absence of a sidewalk, the edge of the Roadway, to grow to height greater than one (1) metre or, in the case of trees or shrubs overhanging the said portion of the Property, to a height less than one (1) metres.

- 4.5 Any vegetation overhanging a sidewalk, boulevard, Roadway, or alley must be more than three (3) metres above public sidewalk, boulevard, Roadway, or alley.

Security / Intruder Alarms

- 4.6 No Person shall cause nor allow the issuing of a False Alarm due to or resulting from faulty, damaged, or malfunctioning alarm equipment.
- 4.7 Prior fines or warning letters shall be deemed to have not occurred if a one (1) year period has elapsed between the time of a previous warning letter or fine and a new alleged violation.

Snow on Sidewalk

- 4.8 An Owner shall ensure the removal from any improved public sidewalk located adjacent to the Property, including private driveway crossings, all snow and ice deposited, whether from natural or unnatural means, within forty-eight (48) hours of deposit.
- 4.9 An Owner shall ensure that no snow is removed from their Property and placed on any public sidewalk, alley, Roadway, or street in the Town, except for properties at the following locations:
- a. 50 Avenue from 46 Street (Hwy27) to 53 Street;
 - b. 51 Street from 50 Avenue to 51 Avenue;
 - c. 50 Street from 50th Avenue to 51 Avenue;
 - d. Commercial properties on the north side of the 5100 block of 50 Street, being 5102, 5110, 5113 and 5118 50 Street;
 - e. 49 Street from 50th Avenue to 51 Avenue;
 - f. South side of the 5000 block of 48 Street between 50 Avenue to the first alley access to the west of 50 Avenue;
 - g. East side of 49 Avenue from 46 Street (Hwy 27) to 52 Street; and
 - h. The following addresses on 50th Street, being 5001, 4919 and 4834.
- 4.10 Snow and ice will be considered removed when the sidewalk is cleaned for the entire width of the sidewalk to the sidewalk surface as completely and as reasonably possible.
- 4.11 Where an Owner is absent, the Owner must make arrangements to ensure the sidewalks are maintained in accordance with this Bylaw.

Unightly Premises

- 4.12 No Owner shall cause, allow or permit their Premises to become or to continue to be an Unightly Premise.
- 4.13 Exterior storage of materials in an unsightly condition on a Parcel in any district, that is deemed to require screening by the Development Authority, has three (3) months to install screening to the satisfaction of the Development Authority.

- 4.14 An Owner shall ensure that Building Material on their Premises is removed or contained and secured in such a manner that prevents such material from being blown off or scattered from the Property.
- 4.15 The provisions of this Bylaw shall not be interpreted to prevent bona fide and permitted commercial, industrial, agricultural, construction, demolition, renovation, landscaping, clean-up, storage or other related activities from being carried out on, or in relation to a Premises.
- 4.16 The Owner of a Premises that carries on or, permits the carrying on of any activities referred to in section 4.17 shall ensure that all reasonable steps are taken to minimize the duration and visual impact of any resulting untidiness or unsightliness of the Premises.

Waste Management

- 4.17 As per Town of Olds Waste Management Bylaw, the Owner or occupant of a Dwelling or Other Premises shall be responsible to:
- a. Prevent the accumulation of waste at a Dwelling or Other Premises to the point where an unsanitary, unsafe or unsightly condition develops;
 - b. Store all waste in such a manner as to prevent any material from being scattered, blown, spilled or otherwise dispersed, to prevent any odours from escaping or any Nuisance being caused;
 - c. Bag all General Waste and place it in the container or receptacle assigned;
 - d. Not overfill the container beyond its normal, lid closed capacity;
 - e. Keep that portion of the lane and street adjacent to the Dwelling or Other Premises from the Property line to the centerline of the lane or street, in a clean and tidy condition and free from waste;
 - f. Dispose in a proper manner, at an approved site, any waste for which the Town or its agent does or does not accept responsibility for collection and disposal.
 - g. Where directed, comply with any requirements to separate any materials for separate collection and disposal;
 - h. Place front street roll-out bins against the curb on the street and remove within twelve (12) hours of collection day; or
 - i. Place bins for alley pick up off of the driving portion of the alley as to allow room for the collection truck and other traffic.
- 4.18 No Owner, occupant or employee of a Dwelling or Other Premises shall:
- a. dispose of any waste at a location not designated by the Town for disposal;
 - b. place any waste at a Dwelling or Other Premises at which they are not the Owner, occupant or employee;
 - c. place any waste into a container or receptacle that is not designated for that use; or
 - d. overfill a container beyond its normal, lid closed capacity.
- 4.19 No Person shall burn or be responsible for the burning of any waste.

- 4.20 Notwithstanding section 4.21 the Town may permit controlled burning in accordance with the Town of Olds Fire Bylaw.
- 4.21 No Person shall illegally dispose of toxic or Biological Waste within the corporate limits of the Town.
- 4.22 No Person shall place grass clippings from outside of Town boundaries in any Community Container or receptacle.
- 4.23 No Person shall have exterior storage of piles of wood or metal, or other salvage materials that are in an unsightly condition on a Parcel in any district, unless it is suitably housed or screened to the satisfaction of the Development Authority.

Ice Rinks

- 4.24 No Person shall construct a private ice rink on town owned property.
- 4.25 Rinks must be at least 1.0 m from all property lines.
- 4.26 No person shall allow excessive noise from the rink as determined in this section 3.17 of this bylaw.
- 4.27 No person shall install lights that are directed at any adjoining properties and/or light does not adversely affect adjacent sites.

House Numbering

- 4.28 All houses must display house number visible to the street in compliance with the Land Use Bylaw. Can not be obscured by vegetation.

PART FIVE: PARKING AND TRAFFIC

- 5.1 As per the Town of Olds Land Use Bylaw, no Person shall allow a Motor Vehicle that is unregistered or derelict to remain or to be parked on a Parcel in a Residential District, unless it is suitably housed or screened to the satisfaction of the Development Authority.
- 5.2 As per the Land Use Bylaw, a holiday trailer, motor home or camper parked in any land use district, excluding a designated campground or Recreational Facility district, may be used for living and sleeping accommodation for a maximum period of thirty (30) days per annum.
- 5.3 No Person shall Park on a Roadway in a Residential District any Vehicle of more than 4,540 kg. G.V.W. (as listed on the official Government registration certificate, regardless of the vehicle's actual weight at a specific time) including but not limited to a truck, bus, trailer, or delivery van, except:
- a) when such Vehicle is actively engaged in bona fide delivery, transport, or other similar activities; or
 - b) when such Heavy Vehicle does not exceed 6.75 meters in length and does not have a Load and /or Trailer.

- 5.4 Heavy Vehicles parking within residential areas by permit only. Unless authorized by special permit, no person shall allow any vehicles over 4,540 kg G.V.W. (as listed on the official Government registration certificate, regardless of the vehicle's actual weight at a specific time) to be parked or stored on an approved Parking Pad on a Parcel in a Residential District and/or area of Residential Use.
- a. A Heavy Vehicle Parking permit may be issued by the Town for the purpose of allowing Vehicles between 4,540 kg. and 11,500 kg. G.V.W. (as listed on the official Government registration certificate, regardless of the vehicle's actual weight at a specific time) to be parked or stored on an approved Parking Pad on a Parcel in a Residential District and/or area of Residential Use.
 - b. No Heavy Vehicle exceeding the following is permitted:
 - i. 2 axels;
 - ii. 9 metres length;
 - iii. 11,500 GVW.
 - c. No person shall Park more than One (1) Heavy Vehicle per Parcel;
 - d. A person may drive a Heavy Vehicle to and from the place where it is stored or parked, and in doing so, shall drive it on the Roadway forming the most direct accessible connection between the location where the Heavy Vehicle is permitted to be parked and the nearest Truck Route.
- 5.5 No Person shall allow any Vehicle of more than 11,500 kg. and/or a length of more than 9 metres and/or an overall height of 2.75 meters and/or an overall width of 2.25 meters, other than a Recreational Vehicle or Camper, to be parked or stored on a Parcel in a Residential District and/or area of Residential Use. A Vehicle is more than 11,500 kg. G.V.W. when a gross allowable maximum vehicle weight more than 11,500 kg. as listed on the official Government registration certificate, regardless of the vehicle's actual weight at a specific time.
- 5.6 No Person shall Park any trailer, whether designed for occupancy or for the carrying of goods and equipment, upon any Roadway or public parking lot unless said trailer is fully attached to a Vehicle by which it may safely and lawfully be drawn along a Roadway.
- 5.7 The operator or Owner of a Motor Vehicle that has a Camper shall not remove or leave the Camper on or extending over any sidewalk, boulevard, alley, or any portion of a Roadway.
- 5.8 Front Yard parking in a Residential District; Vehicles, Recreation Vehicles, and Utility Trailers must park on a Driveway or Accessory Parking Pad as approved by the Development Authority.
- a. An Accessory Parking Pad in the Front Yard shall require a Landscaped Area of a minimum 1.5 m from the Roadway to buffer access to sidewalk or Roadway, and no Vehicle shall park in the buffer area.

- b. No person shall park a RV on an Accessory Parking Pad in a Front Yard where the location of the RV blocks the view of the entrance of the dwelling from the street.
- c. No person shall park a RV on an Accessory Parking Pad in the Front Yard between the Façade and the front street property line, excluding an area in front of a Garage.

Exception: the regulation of Front Yard RV parking 5.9 (b) and (c) shall not apply to parcels defined in the Land Use Bylaw as UR, R5, and R5A.

5.9 Recreation Vehicles and Utility Trailers may be parked on a residential parcel:

- a. on an approved Driveway;
- b. in the Rear Yard of the residential property;
- c. in a Garage; or
- d. on a Side Yard on an approved Accessory Parking Area.

5.10 No Person shall Park a Recreation Vehicle, whether designed for occupancy or for the carrying of goods and equipment, on a Highway, Roadway, alley, or public parking lot owned by or in the care, custody, and control of the Town, unless otherwise provided for in this Bylaw, for a period exceeding forty-eight (48) hours.

5.11 No Person shall Park a Vehicle on private Property with any part of the Vehicle extending over a sidewalk or Roadway.

5.12 The Chief Administrative Officer is hereby authorized to establish, sign or otherwise designate such parking stalls or zones within the Town as he/she deems necessary for the exclusive parking of Vehicles bearing a valid disabled placard or licence plate issued or recognized by the Registrar of Motor Vehicle Services.

5.13 No Person shall Park or stop a Vehicle which does not display a disabled placard or licence plate that is issued or recognized by the Registrar of Motor Vehicle Services in a parking space clearly signed or otherwise designated as a Disabled Parking Zone.

5.14 No Person shall allow the engine or motor of any stationary Vehicle to remain running for a period of time longer than twenty (20) minutes:

- a. in a residential area, or
- b. in any other area where prohibited by traffic control device.

5.15 No Person shall place any object on or above a sidewalk or boulevard in a manner that, in the opinion of a Peace Officer, may create a hazard.

5.16 No Person shall damage a sidewalk.

5.17 No Person shall wash, service or repair a Vehicle on any Roadway, sidewalk, boulevard, or Median within the Town.

- 5.18 All Persons shall take due care and attention when washing, servicing, or repairing Vehicles on a property so that no Person shall permit to be discharged into any sewer, any liquid or liquids which would prejudicially affect the wastewater.
- 5.19 No Owner or occupant of Property shall Park a Vehicle or build, place, erect or continue the existence of a fence, wall, dirt pile, snow pile or other object adjacent to and within six (6) metres of the nearest corner of a street intersection where visibility is obstructed for safe traffic flow.
- 5.20 No Person shall place or deposit, or allow the placement or deposit, of any object, refuse, building or other materials, dumpsters, snow, earth, sand, gravel, sod, or any other matter on a Roadway, sidewalk, boulevard or Median, excepting Vehicles and materials for which specific permission has been granted by the Town.
- 5.21 Every person riding a bicycle or e-bike on any improved or unimproved trail shall alert anyone about to be overtaken by sounding a bell or horn a reasonable amount of time before overtaking.

PART SIX: RESPONSIBLE OWNERSHIP OF DOGS, CATS, AND CHICKENS

Licencing Information

- 6.1 No person shall own or keep any Prohibited Animal(s) in the Town of Olds.
- 6.2 No person shall own or keep any Animal(s) in the Town of Olds unless the Animal is licenced in the manner as provided for in this bylaw:
 - a. any Animal except urban hens shall wear a licence purchased for that Animal when the Animal is off the property of the Owner;
 - b. no Person shall keep more than three (3) Dogs of an age more than three (3) months;
 - c. no Person shall keep more than six (6) Cats of an age more than three (3) months unless that Person has obtained a valid business licence for the Town.
- 6.3 The Owner of an Animal shall:
 - a. be eighteen (18) years of age or older;
 - b. obtain a Town licence for their Animal on the first day on which the Town office is open for business after the animal becomes six (3) months of age; and
 - c. forthwith notify a Peace Officer of any change with respect to any information provided in an application for a licence under this Bylaw;
 - d. Shall provide the necessary documentation, including, but not limited to Veterinarian records, when requested by a Peace Officer.
- 6.4 When applying for a licence under this Bylaw, the Owner shall provide the following:
 - a. a description of the Animal including breed, name, gender, and age;
 - b. the name, address, and telephone number of the Owner;
 - c. if the Owner is a body corporate, the name, address, and telephone number of the natural person responsible for the Animal;

- d. information establishing that the Animal is spayed or neutered;
 - e. any other information which the Town of Olds may require; and
 - f. purchase the annual licence fee for each Animal, as set out in Town of Olds Rate Bylaw.
- 6.5 No person shall give false information when applying for a licence pursuant to this Bylaw.
- 6.6 Animal licences shall be purchased annually from the Town for each Animal owned at the annal fee as set out in the Town of Olds Rate Bylaw:
 - a. on or before February 28 of the current Licence year;
 - b. within thirty (30) days following the Animal having attained three (3) months of age;
 - c. within thirty (30) days after acquiring possession of the Animal, whichever date is latter; and
 - d. shall always be worn by the animal when the animal is off the owner's property.
- 6.7 No animal licence shall be required for an animal that is accompanying a person who is visiting the Town, if they do not stay in the Town more than thirty (30) days:
 - a. The owner must be able to produce proof that they are visiting the Town not more than thirty (30) days;
 - b. This section includes animals brought into the Town for the purposes of a competition, parade, fair, exhibition, or other similar event, provided those animals are always under the care and supervision of a competent person.
 - c. All other provisions of this Bylaw shall still apply;
 - d. The regulations of this bylaw shall not apply to Special Event activities under the Town of Olds Special Events Bylaw.
- 6.8 A police service member shall not be required to obtain a licence for their service animals.

Replacement of a Lost Licence

- 6.9 Upon losing an Animal licence, an Owner of an Animal may obtain a licence replacement for a fee as set out in the Town of Olds Rate Bylaw.

Non-Transferable

- 6.10 A licence issued pursuant to this Bylaw is not transferable.

Rebate

- 6.11 No Owner shall be entitled to a licence rebate under this Bylaw.

Uncertified Cheques

- 6.12 Where a licence required pursuant to this bylaw has been paid for by the tender of an uncertified cheque, the licence:
 - a. is issued subject to the cheque being accepted and cashed by the bank without any mention of this condition being made on the licence; and

- b. is automatically revoked if the cheque is not accepted and cashed by the bank on which it is issued.

Service Dogs

- 6.13 Where an individual with a disability is the Owner of a Service Dog trained and used to assist such individual, if that individual provides to the satisfaction of the town, identification that identifies the individual and the individual's (registered or qualified) Service Dog, then there shall be no fee payable by the Owner for a licence for the registered Service Dog as set out in the Town of Olds Rate Bylaw.

RESPONSIBILITIES OF OWNERS

Running at Large

- 6.14 The owner of an Animal shall ensure that such Animal is not Running at Large unless provided for in this bylaw.

Animals in Off-Leash Area

- 6.15 An Owner of a dog is not required to have the dog on a Leash in a Park or portion of a Park which has been designated as an Off-Leash Area by Council.
- 6.16 The Owner of a dog in an Off-Leash Area shall ensure that such dog is always under control of the Owner:
- a. No Owner or person will allow or permit more than three (3) dogs in their custody in an Off-Leash Area;
 - b. The Owner of a dog must be physically capable of controlling and restraining all dogs in their custody in an Off-Leash Area; and
 - c. The Owner of a dog that is off Leash while in an Off-Leash Area shall carry an appropriate Leash for all dogs in their custody, on their person.
- 6.17 When determining whether a dog that is off Leash is under the control of the Owner the Peace Officer will take into consideration any or all the following factors:
- a. whether the dog was at such a distance from its Owner to be incapable of responding to voice, sound, or sight commands;
 - b. whether the dog was responding to voice, sound, or sight commands from the Owner;
 - c. whether the dog bit, attacked, or did any act that injured or threatened a person or another Animal; and
 - d. whether the dog caused damage to property.
- 6.18 No Owner of an Animal in Heat, Animal suffering from a communicable disease or a Vicious Animal shall permit the Animal to be in an Off-Leash Area at any time:
- a. A Peace Officer may, upon a dog being in Heat or upon the Owner being in contravention of any provision of this Bylaw, order the Owner of an off-Leash dog, in an Off-Leash Area, to:
 - i. restrain the dog by means of a Leash; or
 - ii. remove the dog from an Off-Leash Area;
 - iii. or both.

- 6.19 An Owner who fails to comply with an order made by a Peace Officer pursuant to this section to restrain or remove a dog is guilty of an offence.
- 6.20 Nothing in this Section relieves a person from complying with any other provisions of this Bylaw.

Animals in Prohibited Areas

- 6.21 The Owner of an Animal shall ensure that such Animal does not enter or remain in or on:
- a. a Playground, tennis court; or
 - b. any other area which has been designated by the town as an area where Animals are prohibited and where sign prohibiting the animal have been posted.
- 6.22 The Owner of an Animal shall further ensure that such Animal is not running at large on a Playground, tennis court, School Grounds or Sports Field.
- 6.23 If an Animal defecates on any Playground, tennis court, School Grounds or Sports Field, the Owner, or any other person in control of the Animal shall remove such feces immediately.

Unattended Animals

- 6.24 The Owner of an Animal shall ensure that such Animal shall not be left unattended while tethered or tied on premises where the public has access, whether the access is expressed or implied.
- 6.25 The Owner of an Animal shall ensure that such Animal not be left unsupervised while tethered or tied on private property.
- 6.26 The Owner of an Animal left unattended in a motor vehicle shall ensure:
- a. the Animal is restrained in a manner that prevents contact between the Animal and any member of the public or other Animal; and
 - b. the Animal has suitable ventilation.
- 6.27 The Owner of an Animal shall not leave an Animal unattended in a motor vehicle if the weather conditions are not suitable for containment and as a result thereof puts the Animal's well-being and safety at risk.
- 6.28 The Owner of a Motor Vehicle involved in a contravention of section 6.25 or 6.26 of this Bylaw is guilty of an offence unless that Vehicle Owner satisfies the Court that the Vehicle was being driven or was parked by another person that did not have the Vehicle Owners express or implied consent to operate that motor vehicle.

Securing Animals in Vehicles

- 6.29 No person shall allow an Animal to be riding outside of the passenger cab of a motor vehicle on a Highway, regardless of whether the motor vehicle is moving or parked.
- a. A person may allow an Animal to be outside the passenger cab of a motor vehicle, if the Animal is:
 - i. in a fully enclosed trailer;
 - ii in a fully enclosed cargo area of the bed of a motor vehicle;

- iii. contained in a ventilated kennel or similar device securely fastened to the cargo bed of the motor vehicle; or
 - iv. securely tethered in such a manner that the Animal is not standing on bare metal, cannot jump or be thrown from the motor vehicle, is not in danger of strangulation, and cannot reach beyond the outside edges of the motor vehicle.
- 6.30 The owner of a motor vehicle may be charged with an offense referred to in the above section and found guilty of the offence unless the owner of the motor vehicle satisfies the Court that:
- a. the motor vehicle was not being driven or was not being parked by the owner; and
 - b. that the person driving or parking the motor vehicle at the time of the offense did so without the owner's express or implied consent.

Communicable Diseases

- 6.31 An Owner of an Animal which is suffering from a communicable disease shall:
- a. not permit the Animal to be in any public place;
 - b. not keep the Animal in contact with or in proximity to any other Animal;
 - c. keep the Animal locked or tied up; and
 - d. immediately report the matter to the Veterinarian Inspector of the Health of Animals Branch of the local office of the Federal Department of Agriculture, and the Peace Officer or designate.

NUISANCES

Removing Excrement

- 6.32 If an Animal defecates on any public or private property other than the property of its Owner, the Owner shall remove such feces immediately.
- 6.33 If an Animal is on any public or private property other than the property of its Owner, the Owner shall have in his possession a suitable means of facilitating the removal of the Animal's feces.
- 6.34 The Owner of an Animal shall ensure that feces left by it on the property of the Owner does not accumulate to such an extent that it seriously interferes with other property owners' reasonable enjoyment of their property, due to excessive odor and/or unsightliness.

Noise

- 6.35 The Owner of an Animal shall ensure that such Animal shall not excessively bark, howl, or otherwise make or cause excessive noise which disturbs any person and unreasonably interferes with that person's peaceful enjoyment of his property.
- 6.36 Whether or not any such barking, howling, or other such noise is excessive and unreasonably interferes with a person's peaceful enjoyment of his property is a question of fact to be determined by a Court hearing a prosecution pursuant to this Bylaw.

- 6.37 A Peace Officer may request a Person complaining about an Animal excessively barking, howling, or engaging in any other activity that causes noise to keep a log of all occurrences for a period specified by a Peace Officer. Any Person complaining about an Animal excessively barking, howling, or engaging in any other activity that causes noise, when requested shall submit a statement in writing to a Peace Officer and agree to give testimony in any court proceeding that may arise.

Scattering Garbage

- 6.38 The Owner of an Animal shall ensure that the Animal shall not upset any waste receptacle or scatter the contents thereof either in or about a street, lane, or other Public property.
- 6.39 The Owner of an Animal shall immediately return any such upset waste receptacle to an upright position and clean up any contents that may have been scattered in or about a street, lane, or other public property or in or about any premises not belonging to or in the possession of the Owner of the Animal.

Threatening Behaviours

- 6.40 The Owner of any Animal shall ensure that such Animal does not:
- a. bark at, or chase other animals, Wildlife, Livestock, or other domesticated household pets, in a threatening manner;
 - b. bark at, or chase bicycles, motor vehicles, or other vehicles;
 - c. growl, lunge, snarl, chase or otherwise threaten a person or persons, whether on the property of the Owner or not, unless the person chased or threatened is a trespasser of the property owner;
 - d. bite, attack, or cause damage to property, animals, Wildlife, Livestock, or other domesticated household pets,
 - e. cause Severe Injury to an Animal, Wildlife, Livestock, or other domesticated household pets;
 - f. cause death to an Animal, Wildlife, Livestock, or other domesticated household pets;
 - g. attack a person or persons whether on the property of the Owner or not; unless the person attacked is a trespasser on the property owner;
 - h. bite a person or persons whether on the property of the Owner or not; unless the person attacked is a trespasser on the property owner;
 - i. bite or attack a person or persons whether on the property of the Owner or not, causing Severe Injury or not; unless the person attacked is a trespasser on the property owner; or
 - j. commit any act other than biting or attacking that injures a person or persons whether on the property of the Owner or not.
- 6.41 No Owner shall use or direct an Animal to attack, chase, harass or threaten a person, Animal, Wildlife, Livestock, or other domesticated household pets.

Other Animals, Horses, and Livestock

- 6.42 Unless so permitted by the Town, no person shall allow any Animals, Horses, and Livestock owned or controlled by them to be in a Park or on a Pathway or Highway.
- a. This section shall not apply to horses owned and ridden by the Royal Canadian Mounted Police.

- b. This section shall not apply to horses or livestock ridden or used in a Town-Sponsored event, approved community event or a parade.

- 6.43 The Owner of any Animals, Horses, and Livestock shall remove defecation from a Highway or Pathway immediately.
- 6.44 No Person shall keep any Animals, Horses, and Livestock in any area of the Town except where the keeping of any Animals, Horses, and Livestock is allowed under the Town of Olds Land Use Bylaw as amended from time to time.

Pigeons

- 6.45 No person shall keep pigeons in any area of The Town of Olds for any purpose.

Prohibited Animals

- 6.46 Apiculture (beekeeping) or keep an apiary (bees) in any area of the Town of Olds are not permitted and shall follow the *Bee Act of Alberta 2000 Chapter B-2* and amendments as amended.
- 6.47 No person shall keep an animal deemed dangerous or objectionable in the opinion of the Medical Officer of Health.
- 6.48 No person shall keep a prohibited animal(s), as outlined in Schedule “C”, unless authorized by the Town in writing and the Town shall specify the number of Animals permitted including any other conditions with such authorization and must obtain a valid prohibited animal licence, as outlined in Town of Olds Rate Bylaw:
 - a. The Owner of a prohibited animal is guilty of an offence if they fail to comply with the written conditions specified by the Town pursuant to this bylaw.
 - b. Prohibited animals are permitted within the Town of Olds if they are involved in a competition, parade, fair, exhibition, zoo, or other similar event, provided that prior written permission is obtained from the Town, and the animals are always kept secure and under control of a competent person.
- 6.49 The Town, may give written notice to the Owner of a prohibited animal, specifying that the Animal(s) be removed from the Town by a specified date.
 - a. The Owner of a prohibited Animal is guilty of an offence if they fail to remove the prohibited Animal by the date specified by a Peace Officer.

Cat Traps

- 6.50 A resident of the Town of Olds may make an application to Enforcement Services to use a live cat trap, provided by the Town, to catch any Cats located on their Property:
 - a. Cat traps will only be provided to residents from April 1 to September 30;
 - b. Upon catching a Cat, the resident will contact the Town of Olds Enforcement Services;
 - c. Cat traps shall be provided free of charge to any resident or business within the Town of Olds with the proper identification; and
 - d. If any other non domesticated animal is caught in the trap, it is the responsibility of the resident to have it removed.

Keeping of Chickens

- 6.51 No person in an urban area shall keep:
- a. a Rooster;
 - b. a hen, other than an Urban Hen for which a valid Chicken Licence has been issued; or
 - c. more than six (6) Urban Hens per Property.
- 6.52 A person may keep up to six (6) Urban Hens upon:
- a. Issuance of Development Permit for a Coop;
 - b. Approval of an Urban Hen Licence application; and
 - c. Paid an annual Urban Hen Licence fee as set out in the Town of Olds Rate Bylaw.
- 6.53 An Urban Hen Licence may be issued or renewed if the Town is satisfied that:
- a. the applicant is the owner of the property on which the Urban Hens will be kept; or that the owner of the property has provided written consent to the applicant;
 - b. the land use designation of the property on which the Urban Hens will be kept allows the placement of a Coop for the keeping of Urban Hens;
 - c. the applicant resides on the property on which the Urban Hens will be kept;
 - d. all required information has been provided;
 - e. the applicant has taken a course on the safe handling of hens and eggs, prior to issuance of a licence;
 - f. the applicant has registered with Alberta's Premises Identification Program (PID);
 - g. the applicant has complied with all other Provincial and Federal Regulations for the keeping of chickens; and
 - h. the applicable licence fee has been paid.
- 6.54 The maximum number of Urban Hen Licences that may be issued shall be one Urban Hen Licence per two hundred fifty (250) persons based on the population of the Town of Olds as determined in the most recent municipal census.
- 6.55 An Urban Hen Licence is valid for the period of January 1 to December 31 of the year in which it is issued and must be renewed annually prior to February 28 of each subsequent year:
- a. Urban Hen Licence fees shall not be reduced or prorated no matter the month of purchase; and
 - b. Urban Hen Licence fees shall not be refunded or rebated.
- 6.56 An Urban Hen Licence is not transferable from one person to another.
- 6.57 An Urban Hen Licence is not transferable from one property to another except:
- a. when a licence holder has moved to a new property within the Town, then:
 - i. the licence holder may apply to transfer the licence; and

- ii. an inspection of the new property must be carried out to determine the licence holder is still able to meet all requirements for an Urban Hen Licence at such a property.
- 6.58 A person to whom an urban hen licence has been issued shall produce the licence upon the demand of a Peace Officer.
- 6.59 An Urban Hen Licence may be revoked or may not be renewed by the Town if:
- a. the applicant or licence holder does not meet or no longer meets the requirements for an Urban Hen Licence as set out in this Bylaw;
 - b. the applicant or licence holder furnishes false information or misrepresents any Bylaw, fact or circumstance required pursuant to this Bylaw;
 - c. the applicant or licence holder has, in the opinion of the Peace Officer, based on reasonable grounds, contravened any part of this Bylaw whether or not the contravention has been prosecuted;
 - d. the applicant or licence holder fails to pay a fine imposed by a court for a contravention of this Bylaw or any other applicable Bylaw related to the keeping of animals/livestock;
 - e. the applicant or licence holder fails to pay any fee required by this Bylaw;
 - f. the applicant fails to comply with any applicable Provincial and Federal Regulations for the keeping of chickens; or
 - g. in the opinion of the Town based on reasonable grounds, it is in the public interest to do so.
- 6.60 In the case of a refusal or revocation of an Urban Hen Licence, the applicant will be given the reasons, in writing, within ten (10) days of the refusal. The revocation or refusal may be appealed pursuant to the provisions of this Bylaw.

Responsibilities of Owners Keeping of Urban Hens

- 6.61 A person who keeps Urban Hens must:
- a. must ensure that Coop size meets the Land Use Bylaw;
 - b. ensure that each Coop is located as a structure within the Land Use Bylaw;
 - c. keep each Urban Hen in a Coop or pen at all times, and shall not be free range in the yard;
 - d. provide each Urban Hen with food, water, shelter, light, ventilation, care, and opportunities for essential behaviours such as scratching, dustbathing, and roosting, all sufficient to maintain the urban hen in good health;
 - e. maintain the Coop in good repair and sanitary condition, and free from vermin and noxious or offensive smells and substances;
 - f. construct and maintain the Coop to prevent any rodent from harbouring underneath, within, or within its walls, and to prevent entrance by any other animal;
 - g. keep a food container and water container in the Coop;
 - h. keep the Coop and pen secured at all times;
 - i. remove leftover feed, trash, and manure in a timely manner;

- j. store feed within a fully enclosed container;
- k. store manure within a fully enclosed container, and store no more than 85 litres (3 cubic feet) of manure at any time;
- l. remove all other manure not used for composting or fertilizing and dispose of such in accordance with Town Bylaws;
- m. follow biosecurity procedures outlined by the Canadian Food Inspection Agency to reduce potential for disease outbreak; and
- n. keep Urban Hens for personal use only.

6.62 No person who keeps Urban Hens shall:

- a. sell manure, meat, or other products except eggs derived from an Urban Hen;
- b. slaughter any Urban Hen on the property;
- c. dispose of an Urban Hen except by delivering it to a farm, abattoir, veterinarian, or other operation that is lawfully permitted to dispose of such; and
- d. keep an Urban Hen in a cage, kennel, or any other form of shelter other than a Coop as designated by the Land Use Bylaw.

VICIOUS ANIMALS

Hearing and Order

6.63 An Animal may be declared to be a Vicious Animal by the Peace Officer or designate:

- a. The Owner of an Animal alleged to be a Vicious Animal shall be provided a Notice of the animal being deemed vicious. The Notice shall set out the reasons and the process of appeal to the Animal Owner;
- b. The Peace Officer or designate may order the Owner of an Animal alleged to be a Vicious Animal to surrender the Animal to a Peace Officer and the Animal shall be taken and held in an Animal Shelter at the Owner's cost pending the outcome of the Hearing and any appeals; or
- c. The Peace Officer or designate may allow the Owner to keep possession of an Animal alleged to be a Vicious Animal, pending the outcome of the Hearing and any related appeals, with contain and control conditions, which in the opinion of the Peace Officer or designate, ensures the safety of the public.

6.64 Upon hearing the evidence, the CAO may make an order declaring the Animal to be a Vicious Animal or order the Animal destroyed, or both, if in the opinion of the CAO the Animal is likely to cause serious damage or injury to persons, property or other animals, Wildlife, Livestock, or other domesticated household pets, considering the following factors:

- a. whether the Animal, when unprovoked, has shown a tendency to pursue, chase or approach in a menacing fashion any person or persons or other Animal, Wildlife, Livestock or other domesticated household pets upon the street, sidewalk or on any public or private property;
- b. whether the Animal has attempted to Bite, or has bitten any person or Animal, Wildlife, Livestock, or other domesticated household pets;
- c. whether the Animal has injured, attacked, or caused Severe Injury to any person or Animal, Wildlife, Livestock, or other domesticated household pets;

- d. the Aggression Scale Classification made by a Peace Officer pursuant to Section 6.78;
 - e. the circumstances surrounding any previous biting, attacking, or injuring incidents; and
 - f. whether the Animal has caused death to another Animal, Wildlife, Livestock, or other domesticated household pet.
- 6.65 A Vicious Animal order pursuant to this Bylaw continues to apply if the Animal is sold, given, or transferred to a new Owner and the new Owner must be made aware of the order.
- 6.66 The Owner of a Vicious or dangerous Animal must immediately notify the Peace Officer or designate upon relocating in the Town. The Peace Officer or designate may take cognizance of an order issued in another jurisdiction and direct that the order applies within the Town.
- 6.67 The Owner of an Animal alleged to be a Vicious Animal shall comply with a surrender order made by the Peace Officer or designate, any contain, and control conditions prescribed by the CAO, Peace Officer or designate or Justice pursuant to this bylaw.

Vicious Dog Regulations

- 6.68 The Owner of a Vicious Animal shall within five (5) days after the Animal has been declared vicious by a CAO or Justice:
 - a. have a licenced veterinarian tattoo or implant an electronic identification microchip in or on the Vicious Animal identifying the Animal with a unique identifier to the Animal;
 - b. provide the information contained on the tattoo or in the microchip to a Peace Officer; and
 - c. have the Vicious Animal spayed or neutered if such a procedure has not yet been carried out on the Animal.
- 6.69 The Owner of a Vicious Animal shall:
 - a. forthwith notify a Peace Officer should the Vicious Animal be sold, gifted, or transferred to another person or die; and
 - b. remain liable for the actions of the Vicious Animal until formal notification of sale, gift, or transfer is given to a Peace Officer.
- 6.70 With regards to the behavior of a Vicious Animal, the Owner of a Vicious Animal shall:
 - a. ensure that such Vicious Animal does not engage in any threatening behaviors prohibited by this Bylaw;
 - b. ensure that such Vicious Animal does not damage or destroy public or private property;
 - c. ensure that such Vicious Animal is not Running at Large; and
 - d. forthwith notify a Peace Officer of the Vicious Animal Running at Large in the event of escape.
- 6.71 The Owner of a Vicious Animal shall ensure that when such Vicious Animal is confined indoors on the property of the Owner and such Vicious Animal is:

- a. under the control of a person eighteen (18) years of age or older.
- 6.72 The Owner of a Vicious Animal shall ensure that when such Vicious Animal is confined outdoors on the property of the Owner such Vicious Animal is:
- a. in a locked pen or other structure, constructed to prevent the escape of the Vicious Animal, and capable of preventing the entry of any person not in control of the Vicious Animal. The locked pen or structure shall:
 - i. have secure sides and a secure top, and if it has no bottom secured to the sides, the sides must be embedded in the ground to a minimum depth of thirty (30) centimeters;
 - ii. provide the Vicious Animal with shelter from the elements;
 - iii. be of the minimum dimensions of one and one-half (1.5) meters by three (3) meters and be a minimum one and one-half (1.5) meters in height; and
 - iv. not be within one (1) meter of the property line or within five (5) meters of a neighbouring dwelling unit.
 - b. Or securely muzzled, and under the control of a person eighteen (18) years of age or older by means of a Leash not exceeding one (1) meter in length in a manner that prevents it from being in contravention of this Bylaw.
- 6.73 The Owner of a Vicious Animal shall always ensure that, when off the property of the Owner, such Vicious Animal is securely:
- a. muzzled;
 - b. harnessed or leashed on a lead which length shall not exceed one (1) meter in a manner that prevents it from being in contravention of this Bylaw, as well as preventing damage to public and private property; and
 - c. under the control of a person eighteen (18) years of age or older.
- 6.74 The Owner of a Vicious Animal shall, within five (5) days of the date of the order declaring the Animal to be vicious, display a sign on his premise warning of the presence of the Vicious Animal in the form illustrated in Schedule “F”:
- a. The sign shall be placed at each entrance to the premises where the Vicious Animal is kept and, on the pen, or other structure in which the Vicious Animal is confined;
 - b. The sign shall be posted to be clearly visible and capable of being seen by any person accessing the premises; and
 - c. Sign purchase is the responsibility of the Vicious Animal owner.

Animal Control Operations

Notice to Contain and Control

- 6.75 The Peace Officer or designate may allow an Owner to keep possession of an Animal alleged to have been engaged in any threatening behavior as set out in this Bylaw by serving notice with contain and control conditions which, in the opinion of the Peace Officer or designate, ensures the safety of the public.
- 6.76 The contain and control conditions shall be reviewed annually by the Peace Officer or designate, considering any further contraventions of this Bylaw, and may be continued, revised, or revoked.

- 6.77 The Owner of an Animal shall comply with contain and control conditions set out in a notice issued by the Peace Officer or designate pursuant to this section.

Aggression Scale Classification

- 6.78 A Peace Officer investigating a complaint involving the threatening behavior of an Animal shall classify the behavior by means of reference to the Dr. Ian Dunbar's Aggression Scale, as set out in Schedule "D" of this Bylaw.

Seizure

- 6.79 A Peace Officer may seize, retain, and take to an Animal Shelter any Animal, Nuisance Animal or Vicious Animal:
- a. which is found Running at Large;
 - b. which is alleged to have engaged in any threatening behaviors as set out in this Bylaw;
 - c. pending the outcome of an application to declare the Animal to be a Vicious Animal or to destroy the Animal;
 - d. which is required to be impounded pursuant to the provisions of any Statue of Canada, or of the Province of Alberta, or any Regulation made thereunder; or
 - e. which has been left unsupervised while tethered or tied on private property not owned by the Animal's Owner; and
 - f. Animal's owner shall be responsible for all fees associated to the animal being impounded.
- 6.80 A Peace Officer may enter onto any property surrounding any building, whether or not such property is enclosed by a fence or other such enclosure, and seize any Animal which has been observed Running at Large and is alleged to have been exhibiting threatening behavior as set out in this Bylaw and to take such reasonable measures necessary to subdue any such Animal, including the use of tranquilizer equipment and other capture devices.

Notification

- 6.81 A person who takes control of any stray Animal, Nuisance Animal or Vicious Animal, shall forthwith notify a Peace Officer, provide any required information, and surrender the Animal to a Peace Officer upon the request of the Peace Officer.

Obstruction and Interference

- 6.82 No person, whether that person is the Owner of an Animal, Nuisance Animal or Vicious Animal which is being or has been pursued or seized shall:
- a. interfere with or attempt to obstruct a Peace Officer who is attempting to seize or who has seized an Animal which is subject to seizure;
 - b. open any vehicle in which seized animals have been placed; or
 - c. remove, or attempt to remove, from the possession of a Peace Officer, any Animal which has been seized.
- 6.83 No person shall:
- a. untie, loosen, or otherwise free an Animal which has been tied or otherwise restrained;

- b. negligently or willfully open a gate, door or other opening in a fence or enclosure in which an Animal has been confined and thereby allow the Animal to run at large in the Town of Olds;
- c. entice an Animal to Run at Large;
- d. tease an Animal caught or confined in an enclosed space;
- e. throw or poke any object into an enclosed space when an Animal is caught or confined therein;
- f. provide false information to a Peace Officer.

6.84 The above sections shall not apply to a Peace Officer who is attempting to seize or who has seized an Animal which is subject pursuant to this Bylaw.

Notification to Owner

- 6.85 If a Peace Officer knows or can ascertain the name of the Owner of any seized Animal, he shall serve the Owner with a copy of the Notice in Schedule “E” of this Bylaw, either personally or by leaving it with any adult person at, or by mailing it to or by leaving it at, the last known address of the Owner:
- a. An Owner of an Animal to who a Notice is mailed is deemed to have received a Notice within seven (7) days from the date it is mailed. A Notice personally delivered to the Owner or any adult person at the last known address of the Owner shall be deemed to be served on the day of service.

Reclaiming

- 6.86 The Owner of any seized Animal, Nuisance Animal or Vicious Animal may reclaim the Animal, Nuisance Animal or Vicious Animal by:
- a. paying to the Town the costs of impoundment, any care, subsistence, or veterinary charges incurred as set out in Town of Olds Rate Bylaw;
 - b. obtaining the licence for such Animal, Nuisance Animal, and Vicious Animal where a licence is required pursuant to this bylaw; and
 - c. complying with any all provisions which may be imposed in accordance with this Bylaw.
- 6.87 Where an Animal, Nuisance Animal or Vicious Animal is claimed, the Owner shall provide proof of ownership.

Inspections

- 6.88 Subject to the entry notice provisions of the *Municipal Government Act*, R.S.A. 2000 c.M-26, a Peace Officer of the Town, bearing proper identification, may enter a premises to conduct an inspection in order to determine whether or not this Bylaw or an order issued pursuant to this Bylaw is being complied with and, where it is determined that this Bylaw or an order has been contravened, may, seize and remove from the premises an Animal:
- a. No person shall interfere with or attempt to obstruct a Peace Officer who is attempting to conduct an inspection or seizure of an Animal.

Authority of the Peace Officer (or designate)

- 6.89 The Peace Officer or designate, may:
- a. receive animals into protective care arising from an emergency due to fire, flood, or other reasons;
 - b. retain the animals temporarily;

- c. charge the Owner fees, costs of impoundment, any care, subsistence, or veterinary charges incurred as set out in Town of Olds Rate Bylaw;
 - d. at the end of the protective care period, if no other arrangements are made between the Owner and the Peace Officer or the Owner cannot be ascertained, the Peace Officer will treat such Animals as seized Animals;
 - e. offer the sale, euthanize, or otherwise dispose of all unclaimed Animals which have been seized or deemed to be seized.
- 6.90 The Peace Officer or designate, shall not sell, euthanize, or otherwise dispose of a seized Animal until an Animal is retained for:
- a. Ten (10) days after the Owner has received notice or is deemed to have received notice that the Animal has been seized; or
 - b. Seventy-two (72) hours, if the name and address of the Owner is not known: and
 - c. The Peace Officer may retain a seized Animal for a longer period if in his opinion the circumstances warrant the expense or there are reasonable grounds to believe that the seized Animal is a continued danger to a person, Animal, Wildlife, Livestock, or other domesticated household pets, or property.

Euthanizing Due to Injury

- 6.94 Any veterinarian, being properly and fully qualified as required by the Province of Alberta, may destroy any Animal delivered to the veterinarian after injury to the Animal, providing the injury is determined by the veterinarian to be such serious nature, based upon their professional opinion, that the Animal must be destroyed immediately and such costs of the destruction may be billed to the Town, and the Town is at liberty to take all steps considered necessary to recover such costs from the Owner of the Animal.

Require Spay/Neuter

- 6.95 The Peace Officer, may, before selling an unclaimed seized Animal, require that the Animal be spayed or neutered.

Fee for Euthanizing

- 6.96 When the Peace Officer or designate, decides to euthanize a seized Animal pursuant to this Bylaw, the Owner shall pay to the Town of Olds, Veterinary fees as set out in Town of Olds Rate Bylaw.

Full Right and Title

- 6.97 The purchaser of a seized Animal pursuant to the provisions of this Bylaw shall obtain full right and title to the Animal and the right and title of the Former Owner of the Animal shall cease thereupon.

PART SEVEN: OFFENCES AND ENFORCEMENT

Offences

- 7.1 A Person who contravenes any provision of this Bylaw is guilty of an offence.
- (i) A Person who is guilty of an offence is liable to a fine in an amount not less than that established in this Bylaw, and not exceeding \$10,000, and its imprisonment for not more than six (6) months for non-payment of a fine; and

- (ii) Without restricting the generality of subsection (i) the fine amount established are as set out in Schedule 'A'.

Enforcement

- 7.2 A Person to whom a permit or Licence has been issued pursuant to this Bylaw and any Person carrying out an activity otherwise regulated, restricted, or prohibited by this Bylaw pursuant to such permit or Licence, shall comply with any terms or conditions forming part of the permit or Licence.
- 7.3 A Person shall not make any false or misleading statement or provide any false or misleading information to obtain a permit or Licence pursuant to this Bylaw.
- 7.4 The onus of proving a permit or Licence has been issued in relation to any activity otherwise regulated, restricted, or prohibited by this Bylaw is on the Person alleging the existence of such a permit or Licence on a balance of probabilities.
- 7.5 A Peace Officer is hereby authorized and empowered to issue a Notice, Violation Tag, or Ticket to any Person who the Peace Officer has reasonable and probable grounds to believe has contravened any provision of this Bylaw. The Peace Officer may commence proceedings against such Person by:
- a. issuing the Person, a Violation Ticket pursuant to the provisions of Part 2 of the Provincial Offences Procedure Act;
 - b. swearing out an Information and complaint against the Person; or
 - c. in lieu of prosecution, issuing the Person a Bylaw Violation Tag.
- 7.6 Where a Peace Officer issues a Person a Notice, Violation Tag, or Ticket in accordance with this Bylaw, the Officer may either:
- a. allow the Person to pay the specified penalty indicating such specified penalty on the Violation Tag or Ticket; or
 - b. require a Court appearance of the Person where the Peace Officer believes that such appearance is in the public interest, pursuant to the provisions of Part 2 of the *Provincial Offences Procedure Act*.
- 7.7 Where a Bylaw Violation Tag issued to a Person is not paid within fourteen (14) days of the date of issue, the Peace Officer may proceed by way of prosecution in accordance with section 7.6 of this Bylaw.
- 7.8 No provision of this Bylaw nor any action taken pursuant to any provision of this Bylaw shall restrict, limit, prevent or preclude the Town from pursuing any other remedy in relation to a Premises, Property or Person provided by the Municipal Government Act, or any other law of the Province of Alberta.

Appeal

- 7.9 The Owner of an Animal who has received a notice that their Dog is declared a Vicious Dog pursuant to section 6.63 or their Licence has been refused or revoked pursuant to this Bylaw within fourteen (14) days after the date the decision was communicated to the Person or Owner respectively, may by written notice request the Chief Administrative Officer review the decision. After reviewing the decision, the Chief Administrative Officer may confirm, contrast, add to, or cancel the decision.

Powers of the Chief Administrative Officer (CAO)

- 7.10 Without restricting any other power, duty or function granted by this Bylaw, the CAO may:
- a. carry out any inspections to determine compliance with this Bylaw;
 - b. take any steps or carry out any actions required to enforce this Bylaw;
 - c. take any steps or carry out any actions required to remedy a contravention of this Bylaw;
 - d. establish investigation and enforcement procedures with respect to residential, commercial, industrial, or other types of Property and such procedures may differ depending on the type of Property in question;
 - e. establish areas where activities restricted by this Bylaw are permitted;
 - f. establish forms for the purposes of this Bylaw;
 - g. issue permits with such terms and conditions as are deemed appropriate;
 - h. establish the criteria to be met for a permit pursuant to this Bylaw; and
 - i. delegate any powers, duties, or functions under this Bylaw to an employee of the Town.

PART EIGHT: GENERAL PROVISIONS

Severability

- 8.1 If any provision of these bylaws shall be held invalid or unenforceable, the invalidity or unenforceability shall attach only to that provision and shall not in any manner affect or render invalid or unenforceable any other provision, and these bylaws shall be interpreted and enforced as if the invalid or unenforceable provision were not contained herein.

Repeal

- 8.2 That the Community Standards Bylaw 2015-08 and all amendments hereto; Bylaw 2017-18, Bylaw 2019-01, Bylaw 2019-30, 2021-04, Bylaw 2021-09, and Bylaw 2021-17 are hereby repealed.

Effective Date

- 8.3 This Bylaw shall come into effect at such time as it has received third reading and has been signed in accordance with the *Municipal Government Act RSA 2000 C M-26*, as amended from time to time.

Read for a first time on the 13th day of March 2023.

Read for a second time on the 11th day of May 2023.

Read for a third and final time on the ____ day of ____ 2023.

Judy Dahl,
Mayor

Brent Williams,
Chief Administrative Officer

Signed by the Chief Elected Official and Chief Administrative Officer this ____ day of ____
2023.

SCHEDULE 'A'

FINES AND PENALTIES

Unless otherwise noted all offences of the Community Standards Bylaw have the following specified penalties.

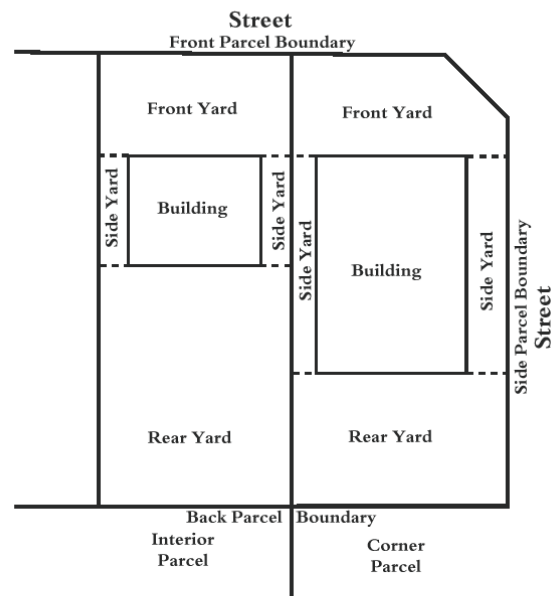
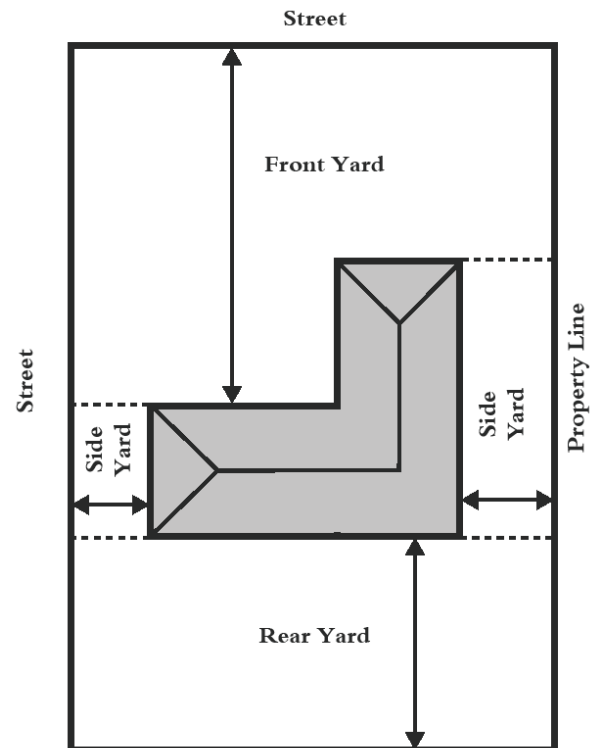
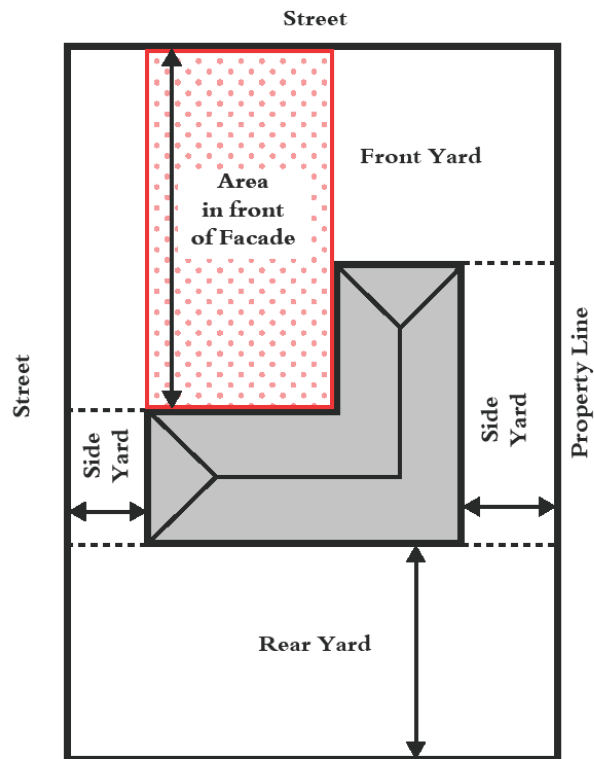
Penalty in lieu of Prosecution (PLP)	1st Offence	2nd Offence	3rd Offence
\$125	\$250	\$500	\$750

SPECIFIC PENALTIES ARE AS FOLLOWS:

Item	Section	PLP	1st Offence	2nd Offence	3rd Offence
1	3.1	\$250	\$500	\$1000	\$1500
2	3.2	\$250	\$500	\$1000	\$1500
3	3.4	\$250	\$500	\$1000	\$1500
4	3.5	\$75	\$100	\$200	\$300
5	3.21 - 3.22	\$250	\$500	\$1000	\$1500
6	4.8 - 4.11	\$250	\$500	\$1000	\$1500
7	4.12 - 4.16	\$250	\$500	\$1000	\$1500
8	6.1 - 6.2	\$250	\$500	\$1000	\$1500
9	6.14	\$250	\$500	\$1000	\$1500
10	6.16 - 6.19	\$250	\$500	\$1000	\$1500
11	6.21 - 6.28	\$250	\$500	\$1000	\$1500
12	6.29 - 6.31	\$500	\$1000	\$2000	\$3000
13	6.40 - 6.41	\$500	\$1000	\$1500	\$2000
14	6.46 - 6.49	\$500	\$1000	\$1500	\$2000
15	6.51 - 6.62	\$250	\$500	\$1000	\$1500
16	6.63 - 6.77	\$500	\$1000	\$2000	\$3000

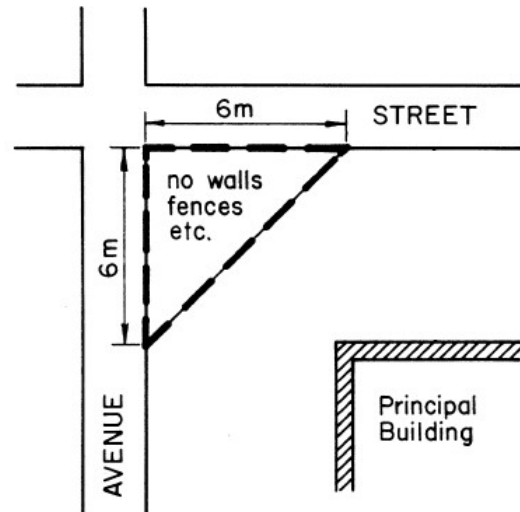
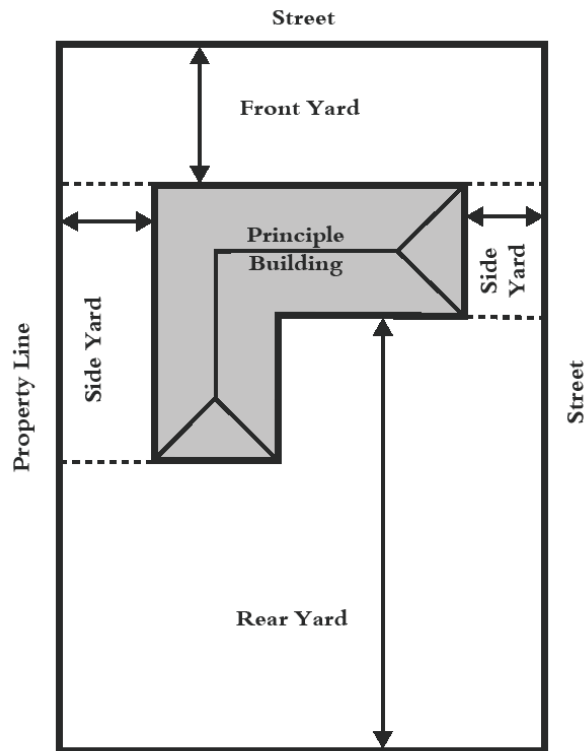
SCHEDULE 'B'

YARD DEFINITIONS



SCHEDULE 'B'

YARD DEFINITIONS CONTINUED



SCHEDULE "C"

PROHIBITED ANIMALS

1. All protected or endangered animals whose possession or sale is prohibited because they are designated as protected or endangered pursuant to international, federal, or provincial law, unless the animal has been obtained in accordance with international, federal, or provincial law.
2. All dogs, other than domesticated dogs (*Canis Familiaris*) including but not limited to wolf, coyote, fox, hyena, dingo, jackal, raccoon dog, bush dog, and any hybrid offspring of a wild dog and a domesticated dog.
3. All cats, other than domesticated cats (*Felis Catus*) including but not limited to lion, tiger, leopard, ocelot, jaguar, puma, panther, mountain lion, cheetah, wild cat, cougar, bobcat, lynx, serval, and any hybrid offspring of a wild cat and a domesticated cat.
4. All bears.
5. All fur bearing animals of the family Mustelidae including but not limited to weasel, marten, mink, badger, ermine, skunk, otter, pole cat, wolverine, but not including the domestic ferret (*Putorius Furo*).
6. All Procyonidae including: raccoon, kinkajou, cacomistle, cat-bear, panda, and coatimundi.
7. All carnivorous mammals of the family Viverridae including but not limited to: civet, mongoose, and genet.
8. All bats.
9. All non-human primates.
10. All squirrels.
11. All rats, including the Norway rat.
12. Reptiles (*Reptilia*):
 - a. All Helodermatidae (Gila monster and Mexican bearded lizard);
 - b. All front-fanged venomous snakes, even if de-venomized, including, but not limited to:
 - i) All Viperidae (viper, pit viper);
 - ii) All Elapidae (cobra, mamba, krait, coral snake);
 - iii) All Atractaspididae (African burrowing asp);
 - iv) All Hydrophiidae (sea snake); and

SCHEDULE "C" Prohibited Animals Continued

- v) All Laticaudidae (sea krait).
 - vi) All venomous, mid-, or rear-fanged, Duvernoy-glanded members of the family Colubridae, even if de-venomized;
 - c. Any member or hybrid offspring of the family Boidae, including but not limited to the common or green anaconda and yellow anaconda, save and except members of the family Boidae reaching an adult length of no greater than two (2) meters;
 - d. Any member of the family Pythonidae, including but not limited to the African rock python, the Indian or Burmese python, the Amethystine or scrub python, save and except members of the family Pythonidae reaching an adult length of no greater than two (2) meters;
 - e. Any member of the family Varanidae, including but not limited to the white throated monitor, the water monitor, the Komodo monitor or dragon, the Bornean earless monitor, the Nile monitor, the crocodile monitor, save and except members of the family Varanidae reaching an adult length of no greater than one (1) meter;
 - f. Any member of the family Iguanidae, including the green or common iguana;
 - g. Any member of the family Teiidae, including but not limited to the golden, common, or black and white tegu;
 - h. members of the family Chelydridae, including snapping turtle and alligator snapping turtle;
 - i. All members of the order Crocodylia, including, but not limited to alligator, caiman, and crocodile;
 - j. All other snakes that reach an adult length larger than three meters; and
 - k. All other lizards that reach an adult length larger than two meters.
13. Birds (Aves)
- a. All predatory or large birds (Accipitrids, Cathartids), including but not limited to eagle, hawk, falcon, owl, vulture, and condor;
 - b. Anseriformes including but not limited to ducks, geese, and swans;
 - c. Galliformes including but not limited to pheasants, grouse, guinea fowl and turkeys; and
 - d. Struthioniformes including but not limited to flightless ratites such as ostriches, rheas, cassowaries, emus, and kiwis;
 - e. Subsections (a) to (d) inclusive in subsection do not apply if the birds are kept as livestock on land zoned as agricultural.

SCHEDULE “C” Prohibited Animals Continued

15. All large rodents (Rodentia), including, but not limited to gopher, muskrat, paca, groundhog, marmot, beaver, prairie dog, viscacha, and porcupine.
16. All even-toed ungulates (Artiodactyla) other than domestic sheep, including but not limited to antelope, giraffe, and hippopotamus.
17. All odd-toed ungulates (Perissodactyla), including but not limited to zebra, rhinoceros, and tapir.
18. All marsupials, including but not limited to, Tasmanian devil, bandicoot, kangaroo, wallaby, opossum, wombat, koala bear, cuscus, numbat and pigmy, sugar, and greater glider.
19. Sea mammals (Cetacea, Pinnipedia and Sirenia), including but not limited to, dolphin, whale, seal, sea lion and walrus.
20. All elephants (Proboscidea).
21. All hyrax (Hyracoidea).
22. All pangolin (Pholidota).
23. All sloth and armadillo (Edentala).
24. All insectivorous mammals (Insectivora), including aardvark (Tubulidentata), anteater, shrew, otter shrew and mole.
25. Gliding lemur (Dermoptera).
26. All other venomous or poisonous animals.

SCHEDULE “D”
DR. IAN DUNBAR’S AGGRESSION SCALE

**ASSESSMENT OF THE SEVERITY OF BITING PROBLEMS BASED ON AN OBJECTIVE
EVALUATION OF WOUND PATHOLOGY**

Level 1	Dog growls, lunges, snarls – no teeth touch skin. Mostly intimidation and/or threatening behaviour.
Level 2	Teeth touch skin but no puncture. May have red mark and/or minor bruise from dog’s head or snout, may have minor scratches from paws and/or nails. Minor surface abrasions or lacerations.
Level 3	Punctures one (1) to three (3) holes, single Bite. No tearing or slashes. Victim not shaken side to side. Bruising
Level 3.5	Multiple Level 3 Bites.
Level 4	Two (2) to four (4) holes from a single Bite, typically contact and/or punctures from more than canines, considerable bruising. Black bruising, tears and/or slashing wounds. Dog clamped down and held and/or shook head from side to side.
Level 5	Multiple Bites at Level 4 or above. A concerted, repeated Attack causing Severe Injury.
Level 6	Any Bite resulting in death of an Animal.

This scale was developed by Dr. Ian Dunbar PhD. B VetMed, MRCVS, of Berkeley California. From his studies Dr. Dunbar has been able to separate and classify bites into a generalized six-level assessment protocol. This Scale is used as a standard throughout the world in canine aggression investigations and behavior assessment.

SCHEDULE “E”
ANIMAL SEIZURE AND IMPOUNDMENT FORM

<div style="display: flex; justify-content: center; align-items: center;"><div style="text-align: center; margin-right: 20px;">Town of OLDS</div><div style="text-align: center;">Municipal Enforcement Notice of Seizure/Impoundment of Animal or Urban Her</div></div>											
						File Number: _____					
Take notice that _____, 20____ under the Town of Olds Community Standards Bylaw and amendments et al, the following animal(s) was/were taken into custody:											
1						4					
2						5					
3						6					
By: Peace Officer _____ Reg# _____											
Town of Olds 4512 46 Street Olds, AB T4H 1R5 Phone: (403) 507-4859											
Reason for animal(s) to be taken into custody: _____											
The animal(s) was/were delivered to:											
<input type="checkbox"/> Veterinary Clinic: _____											
<input type="checkbox"/> Other: _____											
If the animal(s) is/are not claimed or the payment of expenses is not made by, _____ the animal(s) may placed for adoption, given away, or in accordance with with the bylaw, destroyed.											
Signature of Peace Officer _____											

<S:\MUNICIPAL ENFORCEMENT\PRO-00 Administration\Forms\Pet Seizure Notification.xlsx>

SCHEDULE “F”

VICIOUS ANIMAL SIGN

Required for a Vicious Animal pursuant to the Bylaw.





Request for Decision

Bylaw 2023-11 Municipal Election

June 12, 2023

RECOMMENDATION

That first reading be given to Town of Olds Municipal Election Bylaw 2023-11, as presented.

That second reading be given to Town of Olds Municipal Election Bylaw 2023-11, as presented.

That unanimous consent be given for third reading to the Town of Olds Municipal Election Bylaw 2023-11, as presented.

That third reading be given to Town of Olds Municipal Election Bylaw 2023-11, as presented.

STRATEGIC ALIGNMENT

Our residents and town staff actively communicate and engage with us through open dialogue. Our community is supported and enabled through skillful governance.

LEGISLATIVE AUTHORITY

Municipal Government Act (MGA)

Local Authorities Election Act (LAEA)

BACKGROUND

The revised Municipal Election Bylaw was presented to the Council for consideration at the June Council Policies and Priorities Committee meeting where council accepted the bylaw with one suggested amendment. The election bylaw is being presented to the council today for all three readings.

FINANCIAL CONSIDERATIONS – n/a**ATTACHMENTS**

1. Bylaw 2023-11 Municipal Election

Submitted By:	Marcie McKinnon Legislative Clerk	Date: June 9, 2023
CAO Signature:	Brent Williams Electronically Approved	Date: June 9, 2023

TOWN OF OLDS BYLAW NO. 2023-11

BEING A BYLAW TO PROVIDE FOR MUNICIPAL ELECTIONS IN THE TOWN OF OLDS

WHEREAS the *Municipal Government Act*, Statutes of Alberta 2000 Chapter M-26, and all amendments thereto, authorizes Council to pass Bylaws in relation to conducting Municipal Elections and By-Elections;

WHEREAS the *Local Authorities Election Act*, Statutes of Alberta 2000 Chapter L-21, and all amendments thereto, authorizes Council to pass Bylaws in relation to enacting procedures and regulations in relation to conducting Municipal Elections and By-Elections;

NOW THEREFORE the Council of the Town of Olds in the Province of Alberta, duly assembled, enacts as follows:

BYLAW TITLE: This Bylaw may be cited as the “**Municipal Election Bylaw**”.

DEFINITIONS

In this Bylaw:

- (a) “Act” means the *Local Authorities Election Act*, Chapter L-21 Statutes of Alberta 2000, and all amendments thereto.

All other terms in this Bylaw shall be as defined in the Act.

STATEMENT OF TO WHOM AND TO WHAT THE BYLAW APPLIES

This Bylaw applies to all elections in the Town of Olds that are governed by the Act.

If there is any conflict between a provision of this Bylaw and a provision of

- (a) the *Act*;
- (b) the *Alberta Senate Elections Act*, S.A.2019, c.A-33.5; or
- (c) the *Referendum Act*, R.S.A. 2000, c.R-8.4,

the latter prevails.

GENERAL RULES AND SPECIAL PROVISIONS

Election Administration

The Chief Administrative Officer is authorized to enter into agreements on behalf of the Town to conduct, or partner in the conduct of, elections on behalf of another local jurisdiction.

The Chief Administrative Officer is authorized to appoint a Returning Officer and Substitute Returning Officer, in accordance with the timelines laid out within the *Act*, for the purpose of conducting an election under this Bylaw. In the event that the Chief Administrative Officer does not appoint a Returning Officer in accordance with the timelines laid out within the *Act*, they shall be deemed to be the Returning Officer. In the event that the Chief Administrative Officer appoints

a Returning Officer, but does not appoint a Substitute Returning Officer, they shall be deemed to be the Substitute Returning Officer.

Automated Voting System

1. Council hereby authorizes the use of an automated voting system for elections as deemed appropriate by the Returning Officer.
2. The taking of votes of the electors and the tabulation of election results on any question or in any election conducted by The Town may be done by means of an automated voting system, as directed by the Returning Officer.
3. If an automated voting system is used in the election, the Returning Officer will:
 - (a) satisfy themselves, prior to the date of the election, that the automated voting system has been pre-tested and is accurate and in good working order; and
 - (b) take whatever reasonable safeguards may be necessary to secure the automated voting system and any part thereof, including but not limited to the vote tabulators and the ballot boxes from unauthorized access, entry, use, tampering, or any unauthorized use of the ballot cards or tabulated results.
4. Notwithstanding anything in this bylaw, in the event of:
 - (a) a malfunction of an automated voting system;
 - (b) the unavailability of an automated voting system or any of its components;
 - (c) anything related to the operation of an automated voting system or any of its components;
5. The Returning Officer may make any directions that they think necessary or desirable with respect:
 - (a) to the voting procedures to be used;
 - (b) to the taking of votes;
 - (c) for the counting of the votes; and
 - (d) where required, for a recount.

Voting Procedures

6. An electronic voting device will be used to conduct the vote and a mobile electronic voting device will be used to conduct the institutional vote.
7. For each elector eligible to vote a deputy will:
 - (a) explain the voting procedures for the electronic voting device;
 - (b) direct the voter to the voting compartment

Electronic Voting Device Failure

8. Notwithstanding sections 1 to 7, the Returning Officer may establish such other procedures as required to facilitate an electronic vote.
9. The voting procedure prescribed in this bylaw will, during an advance vote and an institutional vote, as far as is practicable, apply and may be modified as may be necessary upon the direction of the Returning Officer.
10. Each elector must follow the voting procedures as set out in this bylaw and as posted in the voting station, and upon casting his or her ballot, the elector shall leave the voting station.

Tabulator Errors

11. If a ballot is rejected by a tabulator, a deputy will advise the elector to obtain a replacement ballot, and if the elector;
 - a) requests a replacement ballot, the original ballot will be marked "SPOILED".
 - b) declines to obtain a replacement ballot, the original ballot will be marked "REJECTED".
12. A deputy will retain the SPOILED and REJECTED ballots separate from all other ballots.
13. If all tabulators fail or malfunction, the Returning Officer will provide direction as required for the proper conduct of the election. Electors will insert their marked ballots into the auxiliary ballot box. The auxiliary ballot box will remain closed until the voting stations closes, at which time ballots will be counted in accordance with Post Vote Procedures.

Sealing of Ballot Boxes

14. Prior to the removal of the ballot box(es) from any voting station, the ballot box(es) containing the printed ballot tapes shall be:
 - (a) closed and sealed with the presiding deputy's seal so that it cannot be opened without breaking the seal; and
 - (b) marked on the outside with the voting station name and number.
15. Electronic equipment used to acquire electronic votes is deemed to be a sealed ballot box.
16. The mobile electronic voting system used in the institutional elector vote will be closed and sealed upon the completion of the institutional electors votes and will remain like that until opened for the counting of ballots on Election Day.
17. The Returning Officer may direct that the locked mobile electronic voting system be delivered to the counting centre for the counting of ballots or may make any other direction deemed necessary for the storage and disposition of said devices.

Post Vote Procedures

18. Immediately after the close of the voting station, the presiding deputy shall in the presence of at least one deputy and any additional officers that they consider necessary, and the candidates or their agents if any and:

- (a) produce the required number of the results as directed by the Returning Officer;
- (b) together with another deputy, certify the results as directed by the Returning Officer;
- (c) package separately, in ballot boxes, the printed ballot tape along with the voting register and all statements;
- (d) seal and initial the ballot boxes and ensure they are ready to be delivered to the Returning Officer; and
- (e) ensure that the deputy supervising the electronic voting system and one other deputy designated by the presiding deputy report the results to the Returning Officer by immediately delivering the results to the counting centre.

19. The Returning Officer may also require that results be reported by telephone.

20. The presiding RO or designate shall not permit more than one candidate or their agent, or more than one agenda of either side of a vote on bylaw or question to be present at the same time after the voting station is closed.

Ballot Counting

21. The deputy supervising at the counting centre will:

- (a) Receive all sealed ballot boxes containing printed ballot tapes or ballots.
- (b) After 8:00 p.m. on Election Day produce the required number of copies of the results, as directed by the Returning Officer, and deliver those tapes to the Returning Officer and the sealed ballot boxes containing the printed ballot tape(s) along with the voting register and all statements.
- (c) Ensure all unused ballots are counted.

Recount

22. If the Returning Officer directs a recount be made, pursuant to the *Act*, the vote shall be recounted using the physical record.

Voting Opportunities

23. The Returning Officer is authorized to allow for the voting station to be opened prior to 10:00 a.m. at their discretion.

24. The Returning Officer shall conduct, at minimum, one advance vote for an election and may set additional date(s), time(s) and location(s) for additional advance votes if deemed appropriate by the Returning Officer.

Ballots

25. The Returning Officer shall be responsible for ensuring the ballots are produced in accordance with the *Act*.

26. Candidate's names shall be listed on the ballots alphabetically by last name and, if two or more candidates have the same surname, the names of those candidates shall be arranged alphabetically in the order of their given names.

27. Each last name shall be capitalized and bolded.

Institutional Voting

28. The Returning Officer is authorized to designate appropriate dates, times and locations of one or more institutional voting stations for the purpose of conducting an election.

29. The Returning Officer is authorized to appoint an appropriate number of deputies to assist with conducting an election at an institutional voting station.

Authorized Elector Identification

30. Proof of elector eligibility in the form of voter identification is required for elections where a list of electors is not prepared.

31. Every person who attends at a voting station for the purpose of voting must show one piece of identification issued by a Canadian government, whether federal, provincial or local, or an agency of that government, that contains a photograph of the person, the person's name and the address of the person's residence. This includes an Operator's (Driver's) License or an Alberta Identification Card.

32. Notwithstanding clause 31, if a person who attends at a voting station for the purpose of voting is unable to produce one piece of identification issued by a Canadian government or an agency of that government, the person must produce two (2) pieces of identification, both of which must establish the elector's name and one of which must establish the address of the person's residence.

Death of a Candidate

33. If a candidate dies prior to the opening of voting stations on election day, the election for the position for which the deceased candidate was nominated will be discontinued, and a new election for that position must be held as soon as practicable.

Use of Town of Olds Logo

34. The Town of Olds Logo is strictly prohibited from use on any campaign materials.

PENALTY CLAUSE

A person who is guilty of an offence under this Act for which a penalty is not otherwise provided is liable to a fine of not more than \$500.

REPEAL CLAUSE

The following Bylaw and all amendments thereto are hereby repealed:

Bylaw 2020-18 – 2021 Election Bylaw; *and*

Bylaw 2021-12 – Election Bylaw 2020-18 Amendment Bylaw.

EFFECTIVE DATE

This Bylaw shall come into effect at such time as it has received third reading and has been signed in accordance with the *Municipal Government Act*.

READINGS

Read for the first time on the day of , 2023.

Read a second time on the day of , 2023.

Unanimous consent given for third reading given on the day of , 2023.

Read a third and final time on the day of , 2023.

SIGNATURE LINE

Judy Dahl
Mayor

Brent Williams
Chief Administrative Officer

SIGNED by the Chief Elected Official and the Chief Administrative Officer this ____ day of _____, 2023.



Request for Decision

Nu2U Reserve Fund Transfer

June 12, 2023

RECOMMENDATION

That the balance of the Nu2U Reserve Fund of \$14,341.28 be transferred to the General Reserve and the Nu2U Reserve be closed.

STRATEGIC ALIGNMENT

Goal 4: Sound fiscal practices are balanced with a commitment to prioritizing value for our citizens.

LEGISLATIVE AUTHORITY

Council Reserves Policy 217C, reserve transfers must be approved by Council.

BACKGROUND

The ownership of the Nu2U store was transferred to the Olds & District Hospice Society on February 1, 2023. A reserve dedicated to supporting the sustainability of a social enterprise retail store is no longer required.

RISK/CONSEQUENCES

1. Approving the transfer of remaining funds from the Nu2U Reserve to the General Reserve will conclude the Town operations of a thrift store.
2. The council can table this item and ask for additional information. The council would need to be specific in the information they are seeking.

FINANCIAL CONSIDERATIONS – n/a**ATTACHMENTS – n/a**

Author:	Janice Locke, Administrative Assistant - Directors	Date: June 6, 2023
Director Approval:	Doug Wagstaff	Date: June 8, 2023
CAO Approval:	Brent Williams	Date: June 9, 2023



Request for Decision

Chief Administrative Officer Performance Evaluation

June 12, 2023

RECOMMENDATION

That the following resolution on the subject of the chief administrative officer performance evaluation be approved:

Be it resolved that Council conducted the annual evaluation of the Town of Olds Chief Administrative Officer in May of 2023 in accordance with the Section 205.1 of the Municipal Government Act; and further, that Council approve the 2022-2023 performance evaluation for Mr. Brent Williams, CAO.

STRATEGIC ALIGNMENT

Our community is supported and enabled through skillful governance.

LEGISLATIVE AUTHORITY & BACKGROUND

SECTION 205.1 Performance Evaluation

A Council must provide the Chief Administrative Officer with an annual written performance evaluation of the results the Chief Administrative Officer has achieved with respect to fulfilling the Chief Administrative Officers' responsibilities' under Section 207.

SECTION 207 Chief Administrative Officers' Responsibilities

The chief administrative officer



- (a) Is the administrative head of the municipality;
- (b) Ensures that the policies and programs of the municipality are implemented;
- (c) Advises and informs the council on the operation and affairs of the municipality;
- (d) Performs the duties and functions and exercises the powers assigned to a chief administrative officer by this and other enactments or assigned by council.

RISK/CONSEQUENCES

By not completing an annual performance evaluation of the CAO, the Council would be in contradiction of the Municipal Government Act.

FINANCIAL CONSIDERATIONS – n/a

ATTACHMENTS – n/a

Author:	Marcie McKinnon Legislative Clerk		Date: May 24, 2023
Approved By:	 Mayor Judy Dahl		Date: May 25, 2023



Request for Decision

Public at Large Appointments

June 12, 2023

RECOMMENDATION

That the Council appoints Mountain View County Councillor Jennifer Lutz to the Olds Municipal Library Board (OML) with the term expiring at the 2023 Organizational Meeting.

STRATEGIC ALIGNMENT

Our residents and town staff actively communicate and engage with us through open dialogue.

Our community is supported and enabled through skillful governance.

Our thriving community is built on strong and collaborative relationships.

Sound fiscal practices are balanced with a commitment to prioritizing value for our citizens.

LEGISLATIVE AUTHORITY

Municipal Government Act

Council and Council Committee Procedural Bylaw

Elected Official Appointment 107C Council Policy

Public at Large Appointments 113C Council Policy

Governing documents for the library board

BACKGROUND

Olds Municipal Library Board (OML) Excerpt from Bylaw 2019-17:

STRUCTURE

5. (b) *The Board shall consist of not fewer than 5 and not more than ten (10) members appointed by Council.*
- (c) *A minimum of one (1) to a maximum of two (2) representatives of Town of Olds Council may be appointed to be members of the Board at any one time.*
- (d) *One representative of Mountain View County Council or a County resident will be appointed by Mountain View County, and further endorsed by Town of Olds Council.*
- (e) *Factoring the number of Town of Olds Council appointees, between three (3) and eight (8) members at large who can be residents of the Town of Olds or Mountain View County as long as the majority are residents of the Town of Olds.*

RISK/CONSEQUENCES

- The council may choose to not appointment members to respective ABC's, however that would limit the ability of said board to function as required.
- Council can change the appointments. Council would need to be specific in what changes would be required.

FINANCIAL CONSIDERATIONS – n/a**ATTACHMENTS – n/a**

Author:	Marcie McKinnon Legislative Clerk	Date: June 8, 2023
CAO Signature:	Brent Williams Electronically Approved	Date: June 8, 2023



Request for Decision

Residential Development Incentive Program Consideration

June 12, 2023

RECOMMENDATION

That Council move to approve the inclusion of Williams Avenue development in the Residential Development Incentive Program.

STRATEGIC ALIGNMENT

Our residents and town staff actively communicate and engage with us through open dialogue
Our community is supported and enabled through skillful governance.
Our thriving community is built on strong and collaborative relationships.

LEGISLATIVE AUTHORITY

Municipal Government Act Division 9, Part 6, Section 208(1)
Council Policy 1003

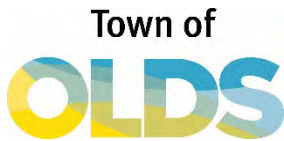
BACKGROUND

Chief Administrative Officer, Brent Williams received an official request from the developer of The Highlands requesting that the Williams Avenue development be included in the Residential Development Incentive Program. CAO Williams is recommending that Council approve this request as it was simply timing of the Williams Avenue development agreement coming just prior to the Town's new Residential Development Incentive Program and that 2023 being the first year on the tax roll.

FINANCIAL CONSIDERATIONS – N/A

ATTACHMENTS – N/A

Author:	Marcie McKinnon Legislative Clerk	Date: June 9, 2023
CAO Signature:	Brent Williams Electronically Approved	Date: June 9, 2023



Request for Decision

Request for tax cancellation

February 14, 2022

RECOMMENDATION

That the 2023 property taxes owing on roll #3818100 be written off.

That the 2023 property taxes owing on roll #4301800 be written off.

STRATEGIC ALIGNMENT

Town of Olds Strategic Plan. Goal 2. The Town of Olds will ensure responsible fiscal balance between community expectations and available revenues

LEGISLATIVE AUTHORITY

MGA Section 347(1) If a council considers it equitable to do so, it may, generally or with respect to a particular taxable property or business or a class of taxable property or business, do one or more of the following, with or without conditions:

- a) cancel or reduce tax arrears;
- b) cancel or refund all or part of a tax;
- c) defer the collection of a tax.

MGA Section 362(1) The following are exempt from taxation under this Division:

(n) Property that is

(iii) – used for charitable or benevolent purpose that is for the benefit of the general public, and owned by

(b) by a non-profit organization

And that meets the qualification and conditions in the regulations and any other property that is described and that meets the qualifications and conditions in the regulations;

BACKGROUND

The municipal government act allows for the exemption of property taxes, in whole or in part, when property is owned or leased, and operated by a non-profit organization and able to meet the conditions and qualifications in the Regulations (parts 1 and 3 of AR 281/98)

Exemption applications are due by November 30th of the year preceding the taxation year being applied for. Exemptions may be granted for 1 up to 3 years. In 2022 in an effort to streamline this process administration requested all current exempt non-profit organizations to submit an application and brought them all together to the January 9, 2023 regular council meeting.

There was one non-profit organization that did not submit an application for their two (2) properties. After receiving their Annual Taxation Notice their error was realized and are now asking Council to consider cancelling the 2023 taxes and will in the future ensure that an application is submitted annually for tax exemption. Below are the requirements for tax exemption.

This organization would have been recommended for exemption based on these requirements and has in the past been exempt from property taxation.

The basic requirements set out in the regulations are:

- The property must be owned or leased and operated by a non-profit organization
- The facility must be used, at least 60% of the time that the facility is in use, for a charitable and benevolent purpose that benefits the general public in the community where the facility is located
- The resources must be devoted chiefly to the charitable or benevolent purpose for which the facility is used.
 - The facility must be unrestricted a minimum of 70% of the time that it is used.
 - The property must not be restricted based on race, culture, ethnic origin, religious belief, property ownership, unreasonable fees or membership requirements.

RISK/CONSEQUENCES


- Council should be mindful that property taxation is the means to equally distribute the total tax burden amongst property owners, any exemptions granted result in a redistribution over the remaining taxpayers.

ATTACHMENTS

Attachment 1 – Exemption request letter (June 5, 2023)

FINANCIAL CONSIDERATIONS

	Funding Source (budget/in kind/grant) with G/L Code
3818100	\$4,357.42
4301800	\$26,473.61
Total	\$30,831.03

Author: Sheena Linderman Director of Finance	Date: June 6, 2023
Director Signature:	Date:
CAO Signature: 	Date: June 6, 2023



ACCREDITED SUPPORTS TO THE COMMUNITY

June 5, 2023

Dear Town of Olds Council,

Accredited Supports to the Community (ASC) received their property tax notices and two (2) of the notices were extremely different from the previous year. I contacted the assessment officer, Grant and was informed that ASC did not apply for property tax exemption on the two (2) properties.

A bit of history, I commenced my employment at ASC after the exemption process had been completed in 2021 for the 2022 property tax season. While adjusting to my position I found one (1) of our properties did not have an exemption for 2022 and I contacted the Town to enquire how to go about obtaining an exemption and received the exemption form. At that time, it was decided that ASC would not pursue the exemption for the additional property.

When the email with the 2023 tax year exemption form was received in November of 2022, I disregarded it as I was unaware that the exemption application process was to be completed annually. I regret that action and dislike that the ASC is affected by my inexperience of this process.

I would like to request Council to approve the attached exemptions for the two (2) properties that received exemptions in 2022. Processes are being implemented to ensure that ASC follows the Town of Olds requirements for property tax exemptions.

Sincerely,

Tracey Joyes
Accounting Technician
Accredited Supports to the Community

Cc: Dana Wild – Executive Director

ACCREDITED SUPPORTS TO THE COMMUNITY (ASC) IS A NOT-FOR-PROFIT REGISTERED CHARITY EST. 1974

Box 3940, 4322 – 50 Avenue, Olds, AB T4H 1P6
Tel: 403-556-4110 | Fax: 403-556-6480 | Toll Free: 1-866-556-4122
Email: main@asc-mva.ab.ca | Website: www.asc-mva.ab.ca

Application for Property Tax Exemption
Non Profit Organization

Application deadline November 30th of
the year preceding the taxation year

FOR OFFICE USE ONLY												
Property Roll Identifier	3818100					Taxation Year	2023			Date	June 5, 2023	
Legal Description	Lot	Block	Plan	Part	Sec.	Township	Range	Mer.				
	16	19	472I									
Municipal Property Address	5117/5119 49 St. Olds AB											
Total Assessment	497,800				Land Assessn	131,000			Building Assessment	366,800		

PART 1 – PROPERTY INFORMATION (Required no later than February 15 th of the taxation year)		
Name of property owner	Telephone Number (Bus)	Telephone Number (Res)
Accredited Supports to the Community	403-556-4110	
Address of property owner	Postal Code	Fax Number
43-22 50 Ave Olds AB	T4H 1A5	403-556-6480
Address of property for which exemption is requested		
5117/5119 49 St. Olds AB		
Portion/Area of the property held by the organization <input checked="" type="checkbox"/> All <input type="checkbox"/> Part Area Occupied is:		
Is there an agreement in place that confirms the portion of the property held by the organization?		Date organization took occupancy
<input type="checkbox"/> Yes If yes, provide expiry date (mm / dd / yyyy)		(mm / dd / yyyy)
<input checked="" type="checkbox"/> No		

PART 2 – ORGANIZATION INFORMATION		
Name of organization operating the facility	Telephone Number (Bus)	Fax Number
Accredited Supports to the Community	403-556-4110	403-556-6480
Act under which organization is registered as a non-profit organization	Registration Number	
Canada Revenue Agency	10772 6515 RR0001	
Organization's objectives/purposes		
1. } 2. } See attached objectives 3. } 4. } 5. }		
a) Are the resources of this organization devoted to the above objectives/purposes?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, attach explanation	
b) Are there any monetary gains or benefits received by the organization as a result of its provision of services?	<input type="checkbox"/> Yes If Yes, attach explanation <input checked="" type="checkbox"/> No	
c) Does your organization expect to move from this property during the following year(s)?	<input type="checkbox"/> Yes If Yes, attach explanation <input checked="" type="checkbox"/> No	
d) Is any income or profits from the organization paid to a member or shareholder of the organization other than as wages?	<input type="checkbox"/> Yes If Yes, attach explanation <input checked="" type="checkbox"/> No	
e) Are the organization's services similar to any other organization and /or business?	<input checked="" type="checkbox"/> Yes If Yes, attach a sheet providing the organization/business name(s) <input type="checkbox"/> No Olds Association Padrona + Fisher Farm	

This information is being collected for property tax exemption purposes in accordance with the Municipal Government Act and Community Organization Property Tax Exemption Regulation (AR281/98) and s.33(c) of the Freedom of Information and Protection of Privacy Act. All personal information will be managed in compliance with the provisions of the FOIP Act. Questions about the collection of this information can be directed to _____ (Municipality Contact Information)

MAFP1316 (2004/03)

PART 3 – RETAIL COMMERCIAL OR LICENSED AREA

Does the organization have a retail commercial area at this location?

Yes

No

If yes, do you operate this area?

Yes

No

What goods or services are sold at the retail commercial area?

For what purpose is the net income from the retail commercial area used?

Has an area within the facility been issued a gaming/liquor license?

Yes If yes, enclose copy

No

Class

Area (Sq.Ft)

PART 4 – PROPERTY USE INFORMATION specific to a non-profit organization

What facilities are on the property?

1.

2.

3.

4.

What times are they accessible to the general public?

What are the membership requirements including fees?

Describe the purpose for which the facility is used.

Describe the typical beneficiary and where they reside.

Are there any restrictions in place preventing anyone from using the facility?

Yes

No

If there are restrictions, explain

Are the services provided by the organization advertised and promoted to the general public, or primarily to members?

General Public

Members

PART 5 – CONTACT INFORMATION

Contact Name	Position with Organization	Telephone Number (Bus)	Telephone Number (Res)
Dana Wild	Executive Director	403-556-4110	
Mailing Address for non profit organization	Postal Code	Fax Number	
4322-50 Ave. Box 3940 Olds AB	T4H 1P6	403-556-6480	
President of Organization	Telephone Number (Bus)	Telephone Number (Res)	Fax Number
Lianne Manning	403-556-4110		403-556-6480
Treasurer of Organization	Telephone Number (Bus)	Telephone Number (Res)	Fax Number
Jennifer Gudgeon	403-556-4110		403-556-6480

PART 6 – REQUIRED INFORMATION – please ensure the following are submitted as attachments

1) Certificate of Incorporation, current confirmation that the organization is registered in good standing and the Memorandum of Association and the Articles of Association, if any.

2) Copies of:

The organizations most current financial statements,

Certificate of Title (if applicable),

The current lease agreement with the property owner (if applicable),

A plan showing the area leased.

3) If applicable, a letter from the property owner confirming that he/she is aware of this exemption application and understands that the municipality will estimate taxes on the area occupied by the organization based on methodology that may be different from that used by the landlord.

4) Any available brochures, newsletters or other pertinent information relative to the organization.

5) Any other information that the Assessment Department may deem necessary.

I certify that I am authorized to submit this application on behalf of the organization, and that the information provided on this application form, and as attachments to this form, is true and accurate in every respect, and that all information required under Part 6 of this application is included.

Dana Wild

June 5/23

Executive Director

Name (Please Print)

Date

Position

Signature

MAFP1316 (2004/03)

Town of Olds Regular Council Meeting Monday, June 12, 2023

Application for Property Tax Exemption
Non Profit Organization

Application deadline November 30th of
the year preceding the taxation year

FOR OFFICE USE ONLY												
Property Roll Identifier	4301800					Taxation Year	2023			Date	June 5, 2023	
Legal Description	Lot	Block	Plan	Part	Sec.	Township	Range	Mer.				
	A2	11	6580JK									
Municipal Property Address	4318 50 Ave. Olds AB.											
Total Assessment	2,201,500				Land Assessment	329,400				Building Assessment	1,872,100	

PART 1 – PROPERTY INFORMATION (Required no later than February 15 th of the taxation year)		
Name of property owner	Telephone Number (Bus)	Telephone Number (Res)
Accredited Supports to the Community	403-556-4110	
Address of property owner	Postal Code	Fax Number
4322 50 Ave. Olds AB.	T4H 1A5	403-556-6480
Address of property for which exemption is requested		
4318 50 Ave. Olds AB.		
Portion/Area of the property held by the organization	<input checked="" type="checkbox"/> All <input type="checkbox"/> Part Area Occupied is:	
Is there an agreement in place that confirms the portion of the property held by the organization?	<input type="checkbox"/> Yes If yes, provide expiry date (mm / dd / yyyy)	Date organization took occupancy (mm / dd / yyyy)
	<input checked="" type="checkbox"/> No	

PART 2 – ORGANIZATION INFORMATION		
Name of organization operating the facility	Telephone Number (Bus)	Fax Number
Accredited Supports to the Community	403-556-4110	403-556-6480
Act under which organization is registered as a non-profit organization	Registration Number	
Canada Revenue Agency	10772 6515 RR0001	
Organization's objectives/purposes		
1. } 2. } See attached objectives 3. } 4. } 5. }		
a) Are the resources of this organization devoted to the above objectives/purposes?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, attach explanation	
b) Are there any monetary gains or benefits received by the organization as a result of its provision of services?	<input type="checkbox"/> Yes If Yes, attach explanation <input checked="" type="checkbox"/> No	
c) Does your organization expect to move from this property during the following year(s)?	<input type="checkbox"/> Yes If Yes, attach explanation <input checked="" type="checkbox"/> No	
d) Is any income or profits from the organization paid to a member or shareholder of the organization other than as wages?	<input type="checkbox"/> Yes If Yes, attach explanation <input checked="" type="checkbox"/> No	
e) Are the organization's services similar to any other organization and/or business?	<input checked="" type="checkbox"/> Yes If Yes, attach a sheet providing the organization/business name(s) <input type="checkbox"/> No Olds Association Padhona & Fisher Farm	

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PART 3 – RETAIL COMMERCIAL OR LICENSED AREA

Does the organization have a retail commercial area at this location?

☒ Yes

☐ No

If yes, do you operate this area?

☒ Yes

☐ No

What goods or services are sold at the retail commercial area?

Recycle beverage containers

For what purpose is the net income from the retail commercial area used?

To support the objectives of the organization.

Has an area within the facility been issued a gaming/liquor license?

☐ Yes If yes, enclose copy

☒ No

Class

Area (Sq.Ft)

PART 4 – PROPERTY USE INFORMATION specific to a non profit organization

What facilities are on the property?

1. Bottle Depot 4318 50 Ave Olds AB Social enterprise

2. Support Services 4320 50 Ave Olds AB Non-profit

3. Program Centre 4322 50 Ave Olds AB Non-Profit

4.

What times are they accessible to the general public?

9:00am - 4:00pm

What are the membership requirements including fees?

None

Describe the purpose for which the facility is used.

To support the person with disabilities

Describe the typical beneficiary and where they reside.

Disabled persons in Central AB

Are there any restrictions in place preventing anyone from using the facility?

☐ Yes

☒ No

- group homes in Olds

If there are restrictions, explain

Are the services provided by the organization advertised and promoted to the general public, or primarily to members?

☒ General Public

☐ Members

PART 5 – CONTACT INFORMATION

Contact Name	Position with Organization	Telephone Number (Bus)	Telephone Number (Res)
Dana Wild	Executive Director	403-556-4110	
Mailing Address for non profit organization		Postal Code	Fax Number
4320 50 Ave Box 3940 Olds AB.		T4H 1P6	403-556-6480
President of Organization	Telephone Number (Bus)	Telephone Number (Res)	Fax Number
Lianne Manning	403-556-4110		403-556-6480
Treasurer of Organization	Telephone Number (Bus)	Telephone Number (Res)	Fax Number
Jennifer Gudgeon	403-556-4110		403-556-6480

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The organizations most current financial statements,

Certificate of Title (if applicable),

The current lease agreement with the property owner (if applicable),

A plan showing the area leased.

3) If applicable, a letter from the property owner confirming that he/she is aware of this exemption application and understands that the municipality will estimate taxes on the area occupied by the organization based on methodology that may be different from that used by the landlord.

4) Any available brochures, newsletters or other pertinent information relative to the organization.

5) Any other information that the Assessment Department may deem necessary.

I certify that I am authorized to submit this application on behalf of the organization, and that the information provided on this application form, and as attachments to this form, is true and accurate in every respect, and that all information required under Part 6 of this application is included.

Dana Wild

June 5/23

Executive Director

Dana Wild

Name (Please Print)

Date

Position

Signature

MAFP1316 (2004/03)

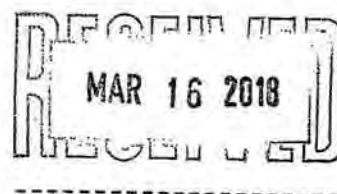
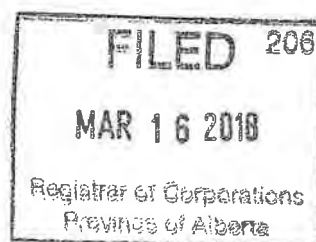
Town of Olds Regular Council Meeting Monday, June 12, 2023

ACCREDITED SUPPORTS TO THE COMMUNITY (ASC) ASSOCIATION

OBJECTIVES

The Objectives of the Association are to:

- a) Hold, supply, operate, manage and maintain housing accommodation for persons with disabilities
- b) Operate businesses that will support the activities of the association
- c) Support people with developmental disabilities to live in their homes and integrate into the community
- d) Support survivors of an acquired brain injury to re-learn skills and gain increased independence
- e) Provide support to parents of children with disabilities to help their children learn, make friendships and be part of their community
- f) Promote employers to employ a diverse workforce and support people requiring assistance to gain and maintain employment
- g) Increase capacity of families that face challenges and provide better outcomes for children
- h) To promote inclusion and increase capacity of communities to meet the needs of all citizens
- i) Encourage community volunteerism
- j) To promote the securing of a future workforce for all aspects of human services





Request for Decision

Request for Angle Parking in Uptowne Olds

June 12, 2023,

RECOMMENDATION

That the Council direct the Chief Administrative Officer to implement angle parking on the north side of 50th Street from 50th Avenue to 51st Avenue.

STRATEGIC ALIGNMENT

Our community is supported and enabled through skillful governance.

Our thriving community is built on strong and collaborative relationships.

LEGISLATIVE AUTHORITY

1. Municipal Government Act
2. Town of Olds Traffic Bylaw

BACKGROUND

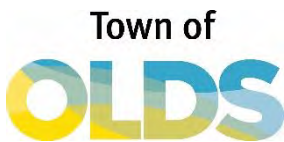
As part of the Uptowne Olds beautification project a request has been received for expansion of parking in Uptowne Olds by making the north side of 50th Street angle parking. As per Council's request, Uptowne Olds conducted a parking survey of adjacent businesses and unanimous consent for angle parking from those businesses was obtained from the survey.

FINANCIAL CONSIDERATIONS

Will be covered by the Mountain View Power Grant that Uptowne Olds has received.

ATTACHMENTS- N/A

Author:	Executive Support CAO & Council Chylla Nault	Date: June 9, 2023
CAO Signature:	Brent Williams	Date: June 9, 2023



Request for Decision

DP23-052 Change of Use – Outdoor Storage Yard & Custodial Quarters/Office

Council Meeting Date: June 12, 2023

RECOMMENDATION

That Council approve Development Permit application 23-052 as presented, subject to the conditions listed in the attached draft Development Permit.

STRATEGIC ALIGNMENT

In Council's Strategic Plan for 2022-2032, the second strategic goal is: "The Olds community is supported and enabled through skillful governance."

LEGISLATIVE AUTHORITY

1. *Municipal Government Act* – Chapter M-26, Part 17, Division 3 Section 623(a) Subject to section 641, a council must by bylaw provide for a development authority to exercise development powers and perform duties on behalf of the municipality.
2. *Municipal Government Act* – Chapter M-26, Part 17, Division 5 Section 640(6) A land use bylaw may authorize a development authority to decide on an application for a development permit even though the proposed development does not comply with the land use bylaw or is a non-conforming building if, in the opinion of the development authority, the proposed development would not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and the proposed development conforms with the use prescribed or that land or building in the land use bylaw.
3. *Municipal Government Act* – Chapter M-26, Part 17, Division 5 Section 642(2) At the discretion of the Development Authority, permitted pursuant to section 640(2)(b)(ii) issue a development permit with or without conditions.

BACKGROUND

The Town of Olds Land Use Bylaw 01-23 designated the subject property as Industrial Business (IB) which provides an area for industrial business uses, herein listed, which are compatible to the area, which are located in an attractive environment; to accommodate uses which do not cause any external, objectionable or dangerous conditions beyond the parcel boundary. Council is the Development Authority for Discretionary Uses in the IB District. The applicant is requesting that an Outdoor Storage Yard and Custodial Quarters/Office be approved at 7502 46th Avenue. Outdoor Storage Yard and Custodial Quarters/Office are a discretionary use in this District.

The applicant has received approval from Alberta Transportation for 150 units on this site. This approval is for ten years from the date of the approval and will expire October 21, 2030.

PROPOSAL

This property was recently rezoned from Urban Reserve to Industrial Business District so that an RV Storage and Custodial Quarters/Office would be able to operate at this location if the Development Authority approved it. The current property has a residential house on it that is being used as residential. If this application is approved, the residential house will become the custodial quarters for the RV Storage.

This parcel is surrounded by Urban Reserve District (Terra Life Sciences).

RISK/CONSEQUENCES

1. Council may approve Development Permit 23-052 as presented, subject to the conditions listed in the attached draft development permit or with amendments.
2. Council may refuse Development Permit 23-052 and provide a detailed rationale for their decision.
3. Council may provide direction to Administration to gather more information about this application and table it until a future Council meeting, providing the applicant agrees to sign an extension of the application timeline.

FINANCIAL CONSIDERATIONS

N/A

ATTACHMENTS

1. Industrial Business District (IB) Excerpt from Land Use Bylaw
2. Site Context/Aerial Imagery
3. Site Plan
4. Alberta Transportation Permit
5. Draft Development Permit 23-052

Author: Shari Edgington CET, Development Officer	Date: June 7, 2023
Director Signature: Scott Grieco, Director of Operations	Date: June 9, 2023
CAO Signature:	Date:

INDUSTRIAL BUSINESS DISTRICT (IB)

General Purpose:	To provide an area for industrial business uses, herein listed, which are compatible to the area, which are located in an attractive environment; to accommodate uses which do not cause any external, objectionable or dangerous conditions beyond the parcel boundary. This District is intended to serve as a buffer between industrial and residential or other non-industrial uses.	
Permitted Uses:	Accessory buildings	[2014-17]
	Animal Services	[2016-12]
	Automotive repair & service	[2014-17]
	Business support services	
	Cannabis Retail Sales	[2018-37]
	Day Care Facility – Commercial – Site Specific - - 4410 – 47 Avenue (Ptn. SE 05-033-01-W5M)	[2015-12]
	Equipment rentals	
	Fitness centre	[2014-17]
	Industrial-Light	[2013-06]
	Market	[2015-21]
	Mechanized excavation, stripping and grading	[2014-17]
	Professional, Financial and Office Support Services	
	Repair services	
	Taxi service	[2015-21]
	Transportation service	[2015-21]
	Warehousing	
Discretionary Uses:	Accessory uses	
	Asphalt aggregate and concrete plant	[2013-07]
	Beverage container drop off depot	[2013-07]
	Building supply store	[2013-07]
	Bulk fuel supply	[2013-07]
	Car wash	[2013-02]
	Commercial Dog Breeding	[2019-31]
	Crematorium	[2013-07]
	Custodial quarters	[2013-07]
	Drive through	[2013-02]
	Equipment rentals	[2013-07]
	Fleet service	[2013-07]
	Freight yard	[2013-07]
	Funeral Home	
	Garden center	[2013-07]
	Greenhouse, commercial	[2006-23]
	Instructional Facility	[2013-07]
	Kennels	[2019-31]
	Outdoor storage yard	[2013-07]
	Parking facilities for uses in this District	
	Personal Services	
	Public and quasi-public uses	
	Public utility buildings	
	Recycling drop off	[2013-07]
	Restaurants	
	Sea can	[2014-17]

Self storage facility [2013-07]
Signs
Temporary buildings
Truck wash [2013-02]
Any use that is similar, in the opinion of the development authority,
to the permitted or discretionary uses described above.

The following regulations apply to all uses:

Performance Standards: (1) No use, operation, storage or activity may be undertaken which, in the sole opinion of the Development Authority constitutes a danger or annoyance to persons on the parcel, on public property, or on any other sites, by reason of the generation of:

Noise	Radiation hazards
Vibration	Fire and explosive hazards
Dust, and other particulate matter	Heat, humidity and glare
Smoke	Refuse matter
Odour	Water or waterborne waste
Toxic and noxious matter	Water or steam
Glare	High brightness light sources

Or any other activity in the sole opinion of the Development Authority is of an objectionable nature.

(2) Notwithstanding any other bylaw standards, limitations and exclusions, any and all generation of noise in this District shall be subject to the same standards, limitations and exclusions as in residential districts within the municipality.

Objectionable Items in Yard: No person shall keep or permit in any part of a yard

- (1) Any inoperable or unregistered vehicle or any vehicle that is in a dilapidated or unsightly condition unless it is suitably housed or screened to the sole satisfaction of the Development Authority, or
- (2) Any object or chattel, which in the sole opinion of the Development Authority, is unsightly or tends to adversely affect the amenities of the neighbouring parcels, and
- (3) All exterior storage shall be adequately screened from adjacent parcels to the sole satisfaction of the Development Authority.

Landscaped Area: The minimum amount of site area to be landscaped shall be the front yard, excluding driveways and parking areas, and the side yard abutting a street, or 10 percent of the site area, whichever is more. A landscaping plan shall be submitted with the development permit application.

At the discretion of the Development Authority, landscaping and/or screening may be required in any side or rear yard adjacent to a residential district. [2016-02]

Supplementary Regulations: All uses must also comply with regulations in Schedule B.

The following regulations apply to Permitted Uses:

Minimum Parcel Frontage:	15 m (49 ft), except where abutting a highway without a service road, in which case 30 m (98 ft.) shall be required.
Minimum Front Yard:	6 m (20 ft)
Minimum Side Yard:	3 m (9.84 ft), or as required in the Alberta Building Code, whichever is greater.
Maximum Parcel Coverage:	80%
Minimum Rear Yard:	6 m (20 ft)

The following regulations apply to Discretionary Uses:

Minimum Parcel Frontage:	15 m (49 ft), except where abutting a highway without a service road, in which case 30 m (98 ft) shall be required.
Minimum Front Yard:	6 m (20 ft)
Minimum Side Yard:	3 m (9.84 ft), or as required in the Alberta Building Code, whichever is greater.
Maximum Parcel Coverage:	55%
Minimum Rear Yard:	6 m (20 ft)

7502 46 Avenue



- Legend
- Town Boundary
 - Hwy 2A Symbol
 - Hwy 2A
 - Road Labels
 - Block Text Line

Notes

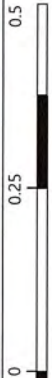
© Town of Olds

159



1: 10,000

0.5 Kilometers



0.5

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

SKETCH SHOWING PROPOSED
OLDS RV STORAGE

in

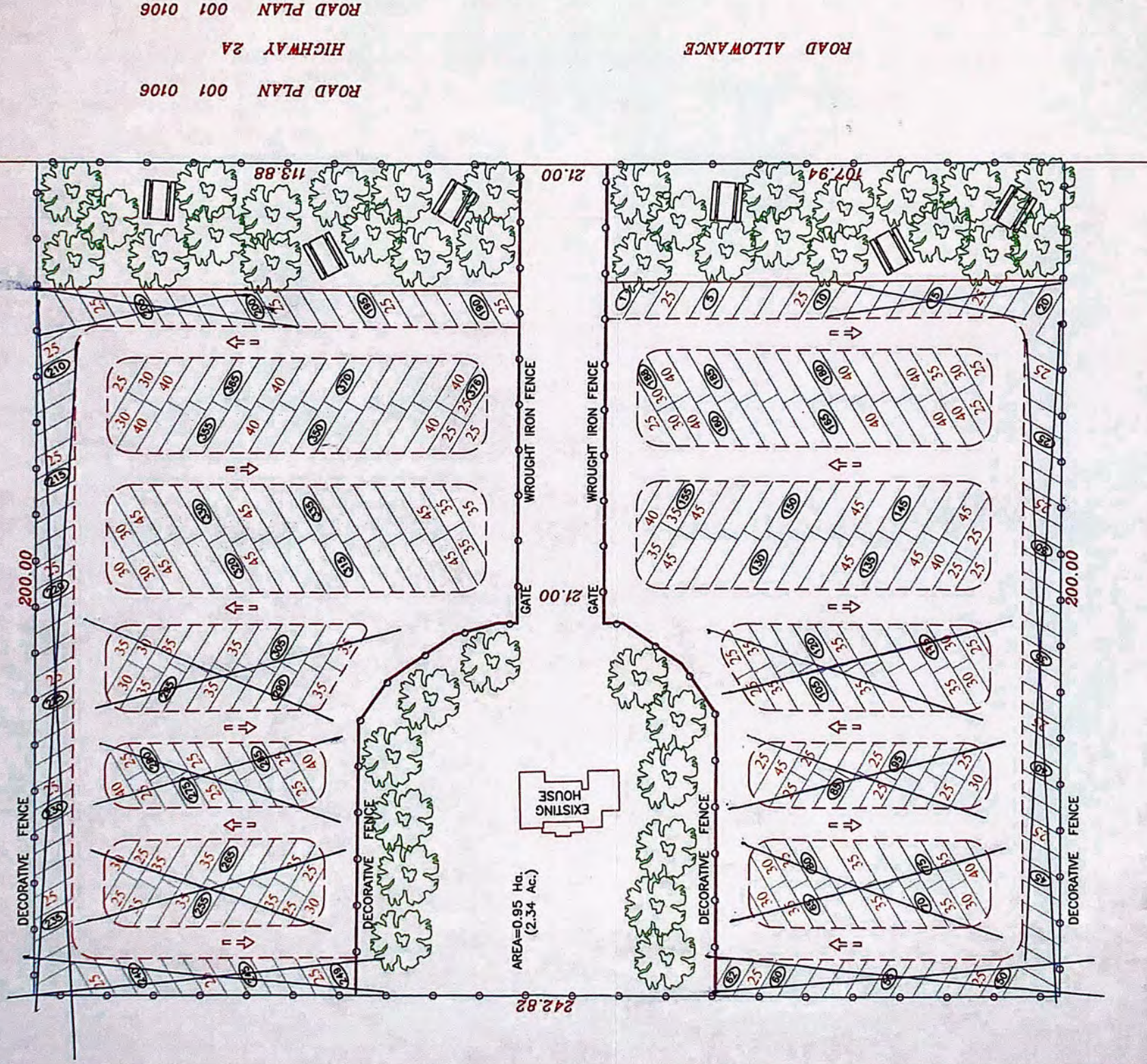
S.E. 1/4 SEC. 29-32-1-5
MOUNTAIN VIEW COUNTY, ALBERTA

METRIC



The Lots that are crossed out
are not included in this Permit
Application. This is Phase One,
of 150 lots already Approved by
Alberta Transportation of the
375 Lots.

S.E. 1/4 SEC. 29-32-1-5



ROADWAYS ARE MINIMUM 7.62m (25') WIDE

7.62m (25')	LOT DEPTH -	173 LOTS
9.14m (30')	LOT DEPTH -	18 LOTS
10.67m (35')	LOT DEPTH -	73 LOTS
12.19m (40')	LOT DEPTH -	58 LOTS
13.72m (45')	LOT DEPTH -	54 LOTS
TOTAL -		376 LOTS

William W. Shepherd, M.L.S., C.L.S.,
Douglas T. Stevens, M.L.S., C.L.S.

504 - 115 Bannatyne Avenue
Winnipeg, Manitoba R3B 0R3

**Shepherd
&
Stevens**
PROFESSIONAL SURVEYORS

Voice: (204) 956-2356 or
339-0197
Toll Free: 1-800-251-5130
Fax: (204) 942-0785
surveys@shepherdstevens.com

File No.: 15/123

Drawing: 15-123-Sketch 2.dwg

Created With Tiny Scanner



Office of the Operations Manager
Central Region
Hanna District

October 21, 2020

P.O. Box 1300
Hanna, Alberta
Canada T0J 1P0

Telephone 403/854-5550
Fax 403/854-3086

Our File: 1870-1

Melissa Ekon
mkbartel@hotmail.com

Dear Ms. Ekon:

Re: Proposed Development
Lot 2, Block 1, Plan 1810011
SW 29-32-1-W5M
Town of Olds
Owner(s): Melissa Ekon

Thank you for your email dated October 17, 2020 requesting a formal letter outlining the details of the discussions between Alberta Transportation and yourself to date regarding the proposed development of your property.

The proposed development is located within the Town of Olds and is currently serviced by an existing access to major Highway 2A.

Alberta Transportation can agree to a 10 year permit, as long as the site is developed for a limit of 150 units. At the end of the 10 years if the permit needed to be modified or if you wanted to increase the number of units before the 10 years was up you would of course have to apply for a new permit and meet any conditions required at that time. This could include things such as installing an improved access depending on any recommendations of a Traffic Impact Assessment which we would require you to have completed.

If during the 10 years there are issues with the access operating at an acceptable level, a condition of the permit will be that the developer address or fix the issue to Alberta Transportations satisfaction.

Once an internal road network is developed, the access directly to Highway 2A would be expected to be removed.

Any permit issued by Alberta Transportation would require agreement from the Town of Olds and rezoning as the town requires. You may have already approached the town however I want to highlight it again in case you have not.

If you have any questions please call me at (403) 854-5560.

Yours truly,

Michele Buchwitz
Development and Planning Technologist



4512 46 ~~162~~et
Olds AB T4H 1R5
Main: 403.507.4804
Fax: 403.507.4856
planning@olds.ca

DEVELOPMENT PERMIT DP23-052

**Proposal: Change of Use to Outdoor Storage Yard & Custodial Quarters/Office
(Security Suite)**

Deemed Use: Discretionary Use

Land Use Bylaw Designation: Industrial Business District (IB)

Civic Address: 7502 46 Avenue

Legal Description: Lot 2, Block 1, Plan 181 0011

Applicant / Owner: Melissa Ekon

Decision: **APPROVED** subject to the conditions outlined below:

1. The development must be constructed in accordance with the approved plans and conditions. Any revisions to the approved plans (including non-completion of the development) must be submitted for approval to the Development Authority.
2. If the development authorized by a development permit is not commenced within 12 months from the date of issue, nor carried out with reasonable diligence, such permit approval ceases and the permit itself is deemed void, expired, and without effect, unless an extension of this period has been previously granted.
3. The Development Officer may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the permit and/or Land Use Bylaw.
4. Use and development of the subject site shall conform to all other applicable requirements of the Town of Olds Land Use Bylaw 01-23 except where a relaxation has been expressly granted.
5. This permit will expire on October 21, 2030 unless the Development Authority deems otherwise and a new application will need to be submitted and reviewed. The Applicant shall meet all of the requirements of the Development Authority, including but not limited to Alberta Transportation.
6. The Custodial Quarters/Office (Security Suite) shall only be in operation as this use if the approved Outdoor Storage Yard remains approved for this site.

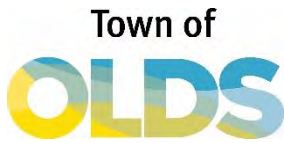
A handwritten signature in black ink, appearing to read "Shari Edgington".

Shari Edgington, CET
Development Officer

Date of Decision: June 12, 2023

Date of Notice in Newspaper: June 20, 2023

Effective Date of Permit: July 3, 2023 (after 3-week appeal period)



Town of

Request for Decision

DP23-054 Change of Use – Outdoor Storage Yard

Council Meeting Date: June 12, 2023

RECOMMENDATION

That Council approve Development Permit application 23-054 as presented, subject to the conditions listed in the attached draft Development Permit.

STRATEGIC ALIGNMENT

In Council's Strategic Plan for 2022-2032, the second strategic goal is: "The Olds community is supported and enabled through skillful governance."

LEGISLATIVE AUTHORITY

1. *Municipal Government Act* – Chapter M-26, Part 17, Division 3 Section 623(a) Subject to section 641, a council must by bylaw provide for a development authority to exercise development powers and perform duties on behalf of the municipality.
2. *Municipal Government Act* – Chapter M-26, Part 17, Division 5 Section 642(2) At the discretion of the Development Authority, permitted pursuant to section 640(2)(b)(ii) issue a development permit with or without conditions.

BACKGROUND

The Town of Olds Land Use Bylaw 01-23 designated the subject property as Industrial Business District (IB) which provides an area for industrial building uses. The Outdoor Storage Yard use is a discretionary use in this District and Council is the Development Authority. The Applicant is requesting that an Outdoor Storage Yard be approved to store holiday trailers (between 14ft – 40ft in length) be approved at 4342 47th Avenue. The future plans for this property may include the possible use of the site for sea cans, which will require a permit at that time.

The Development Authority has discussed that any modifications of the access to the property are at the applicants cost and shall meet the requirements of the Land Use Bylaw 01-23 particularly pertaining to meeting all of the design requirements and hard surfacing the access for a minimum of 9m from 47 Avenue.

The Development Authority has discussed with the Applicant the trees that are located on Town property between the front of the property line to 47 Avenue. Should the trees need to be removed to accommodate the use or should there be damages to the trees, the person(s) who requires the upgrade or causes the damages will be responsible for any and all of the associated costs.

Prior to any work being completed on Town property, the property owner shall obtain approval from the Town of Olds Planning and Infrastructure Department pay for all associated costs including but not limited to hard surfacing the driveway (minimum of 9m from the access point from 47 Avenue).

The Applicant has also implied that they will be striping of the top soil onsite to have a solid clay base, and gravel on top of that. If a future application is made to add any structures or other uses on the property, the property owner shall be responsible to meet the landscaping requirements at that time and this shall include the removal of some of the existing material and adding additional soil to ensure that the proposed landscaping will thrive on this property.

PROPOSAL

The properties that are adjacent to this property to the north, east, and south of this parcel are zoned as Industrial Business District (IB), and include businesses such as UFA, outdoor storage yard. CN Rail is to the west of this property and has multiple land use districts.

RISK/CONSEQUENCES

1. Council may approve Development Permit 23-054 as presented, subject to the conditions listed in the attached draft development permit or with amendments.
2. Council may refuse Development Permit 23-054 and provide a detailed rationale for their decision.
3. Council may provide direction to Administration to gather more information about this application and table it until a future Council meeting, providing the applicant agrees to sign an extension of the application timeline.

FINANCIAL CONSIDERATIONS

N/A

ATTACHMENTS

1. Industrial Business District (IB) Excerpt from Land Use Bylaw
2. Site Context/Aerial Imagery
3. Site Plan
4. Access & Tree Pictures
5. Draft Development Permit Conditions 23-054

Author: Shari Edgington CET, Development Officer	Date: June 6, 2023
Director <u>Signature:</u> Scott Grieco	Date: June 9, 2023
CAO Signature:	Date:

INDUSTRIAL BUSINESS DISTRICT (IB)

General Purpose:	To provide an area for industrial business uses, herein listed, which are compatible to the area, which are located in an attractive environment; to accommodate uses which do not cause any external, objectionable or dangerous conditions beyond the parcel boundary. This District is intended to serve as a buffer between industrial and residential or other non-industrial uses.	
Permitted Uses:	Accessory buildings	[2014-17]
	Animal Services	[2016-12]
	Automotive repair & service	[2014-17]
	Business support services	
	Cannabis Retail Sales	[2018-37]
	Day Care Facility – Commercial – Site Specific - - 4410 – 47 Avenue (Ptn. SE 05-033-01-W5M)	[2015-12]
	Equipment rentals	
	Fitness centre	[2014-17]
	Industrial-Light	[2013-06]
	Market	[2015-21]
	Mechanized excavation, stripping and grading	[2014-17]
	Professional, Financial and Office Support Services	
	Repair services	
	Taxi service	[2015-21]
	Transportation service	[2015-21]
	Warehousing	
Discretionary Uses:	Accessory uses	
	Asphalt aggregate and concrete plant	[2013-07]
	Beverage container drop off depot	[2013-07]
	Building supply store	[2013-07]
	Bulk fuel supply	[2013-07]
	Car wash	[2013-02]
	Commercial Dog Breeding	[2019-31]
	Crematorium	[2013-07]
	Custodial quarters	[2013-07]
	Drive through	[2013-02]
	Equipment rentals	[2013-07]
	Fleet service	[2013-07]
	Freight yard	[2013-07]
	Funeral Home	
	Garden center	[2013-07]
	Greenhouse, commercial	[2006-23]
	Instructional Facility	[2013-07]
	Kennels	[2019-31]
	Outdoor storage yard	[2013-07]
	Parking facilities for uses in this District	
	Personal Services	
	Public and quasi-public uses	
	Public utility buildings	
	Recycling drop off	[2013-07]
	Restaurants	
	Sea can	[2014-17]

Self storage facility [2013-07]
Signs
Temporary buildings
Truck wash [2013-02]
Any use that is similar, in the opinion of the development authority,
to the permitted or discretionary uses described above.

The following regulations apply to all uses:

Performance Standards: (1) No use, operation, storage or activity may be undertaken which, in the sole opinion of the Development Authority constitutes a danger or annoyance to persons on the parcel, on public property, or on any other sites, by reason of the generation of:

Noise	Radiation hazards
Vibration	Fire and explosive hazards
Dust, and other particulate matter	Heat, humidity and glare
Smoke	Refuse matter
Odour	Water or waterborne waste
Toxic and noxious matter	Water or steam
Glare	High brightness light sources

Or any other activity in the sole opinion of the Development Authority is of an objectionable nature.

(2) Notwithstanding any other bylaw standards, limitations and exclusions, any and all generation of noise in this District shall be subject to the same standards, limitations and exclusions as in residential districts within the municipality.

Objectionable Items in Yard: No person shall keep or permit in any part of a yard

- (1) Any inoperable or unregistered vehicle or any vehicle that is in a dilapidated or unsightly condition unless it is suitably housed or screened to the sole satisfaction of the Development Authority, or
- (2) Any object or chattel, which in the sole opinion of the Development Authority, is unsightly or tends to adversely affect the amenities of the neighbouring parcels, and
- (3) All exterior storage shall be adequately screened from adjacent parcels to the sole satisfaction of the Development Authority.

Landscaped Area: The minimum amount of site area to be landscaped shall be the front yard, excluding driveways and parking areas, and the side yard abutting a street, or 10 percent of the site area, whichever is more. A landscaping plan shall be submitted with the development permit application.

At the discretion of the Development Authority, landscaping and/or screening may be required in any side or rear yard adjacent to a residential district. [2016-02]

Supplementary Regulations: All uses must also comply with regulations in Schedule B.

The following regulations apply to Permitted Uses:

Minimum Parcel Frontage:	15 m (49 ft), except where abutting a highway without a service road, in which case 30 m (98 ft.) shall be required.
Minimum Front Yard:	6 m (20 ft)
Minimum Side Yard:	3 m (9.84 ft), or as required in the Alberta Building Code, whichever is greater.
Maximum Parcel Coverage:	80%
Minimum Rear Yard:	6 m (20 ft)

The following regulations apply to Discretionary Uses:

Minimum Parcel Frontage:	15 m (49 ft), except where abutting a highway without a service road, in which case 30 m (98 ft) shall be required.
Minimum Front Yard:	6 m (20 ft)
Minimum Side Yard:	3 m (9.84 ft), or as required in the Alberta Building Code, whichever is greater.
Maximum Parcel Coverage:	55%
Minimum Rear Yard:	6 m (20 ft)

- Legend**
- Town Boundary
 - Hwy 2A Symbol
 - Hwy 2A
 - Hwy 27 Symbol
 - Hwy 27
 - Railway
 - Road Labels
 - Block Text Line
 - Title Linework
 - Parcels

Notes
4342 47 Avenue Mailout



1: 10,000



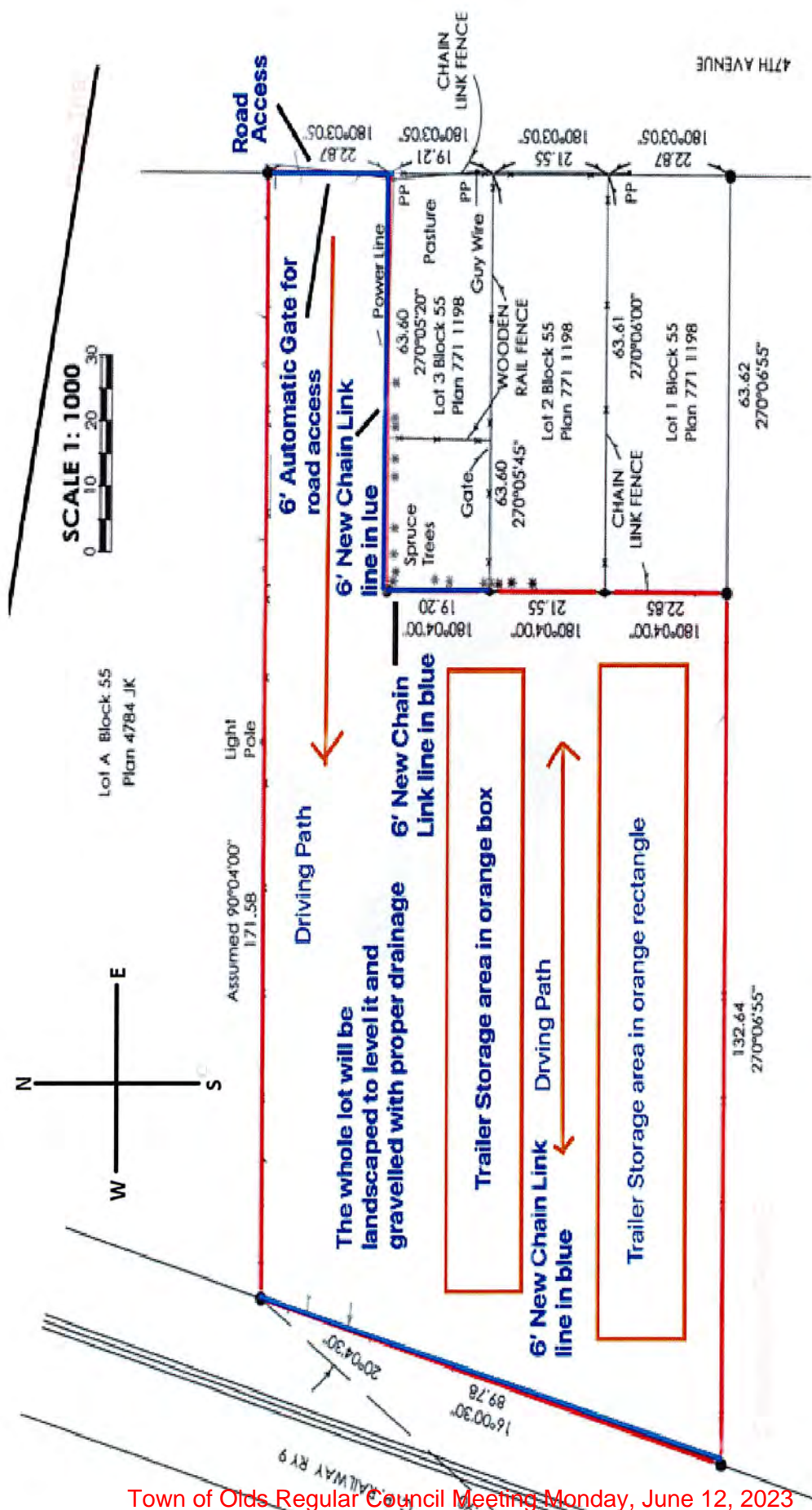
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

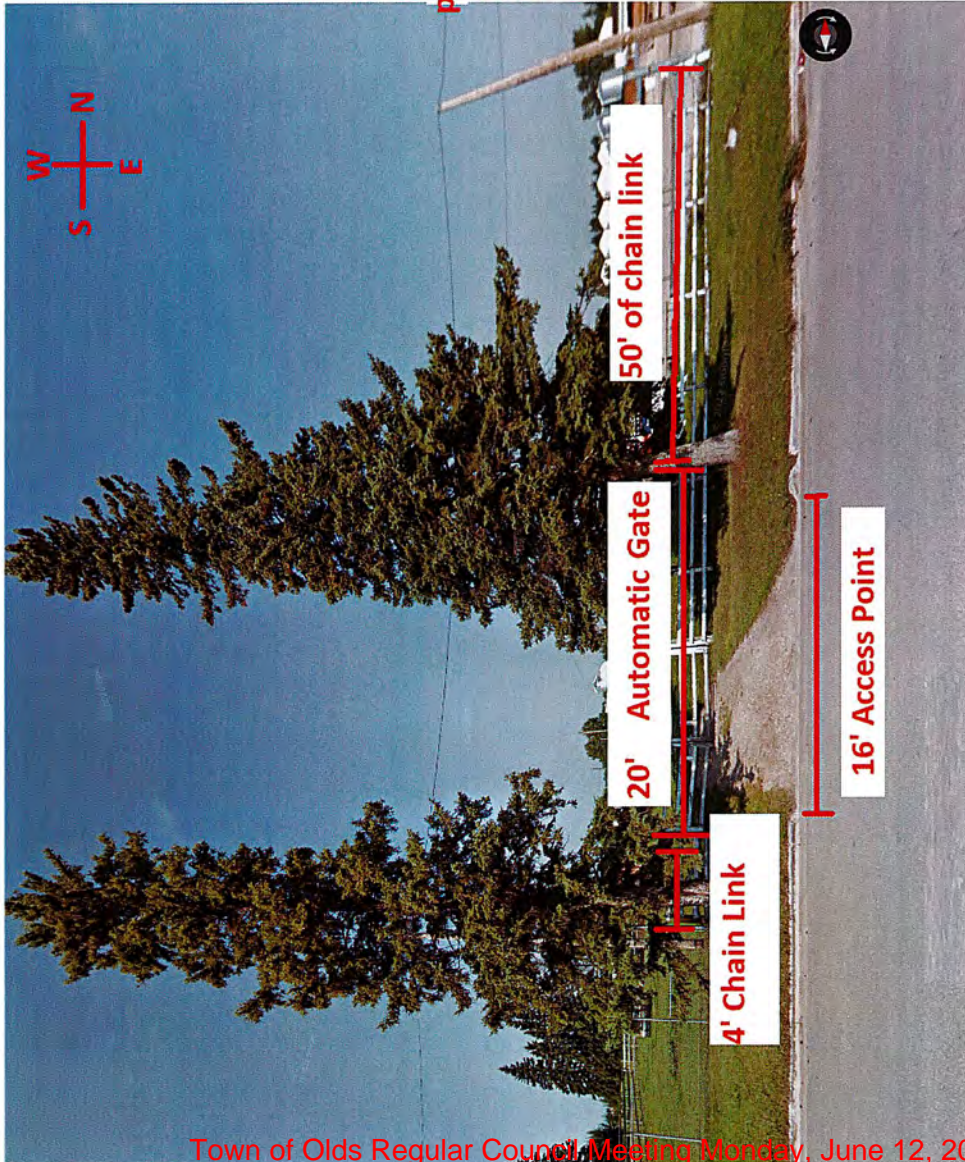
0.5 Kilometers



WGS_1984_Web_Mercator_Auxiliary_Sphere



The image demonstrates the access point to the property. There will be a 20' automatic gate used for easy access of the property. The rest of the property frontage will be fenced with commercial standard 6' chain link.



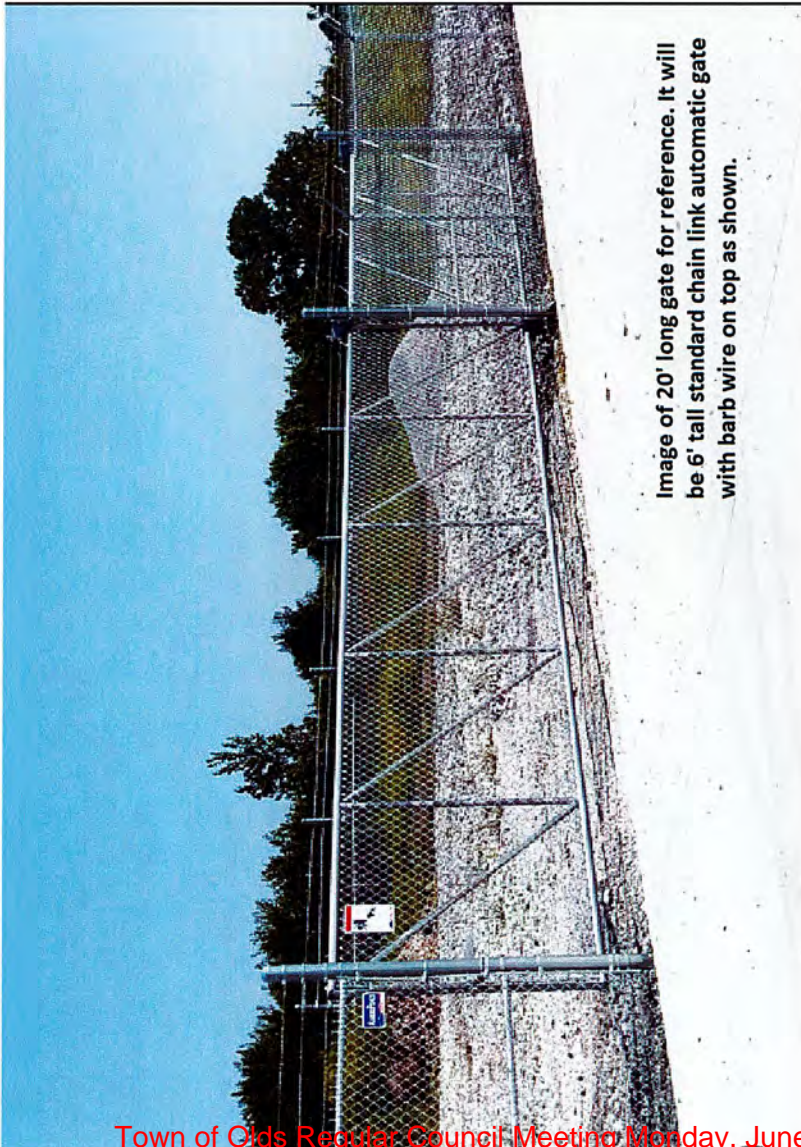
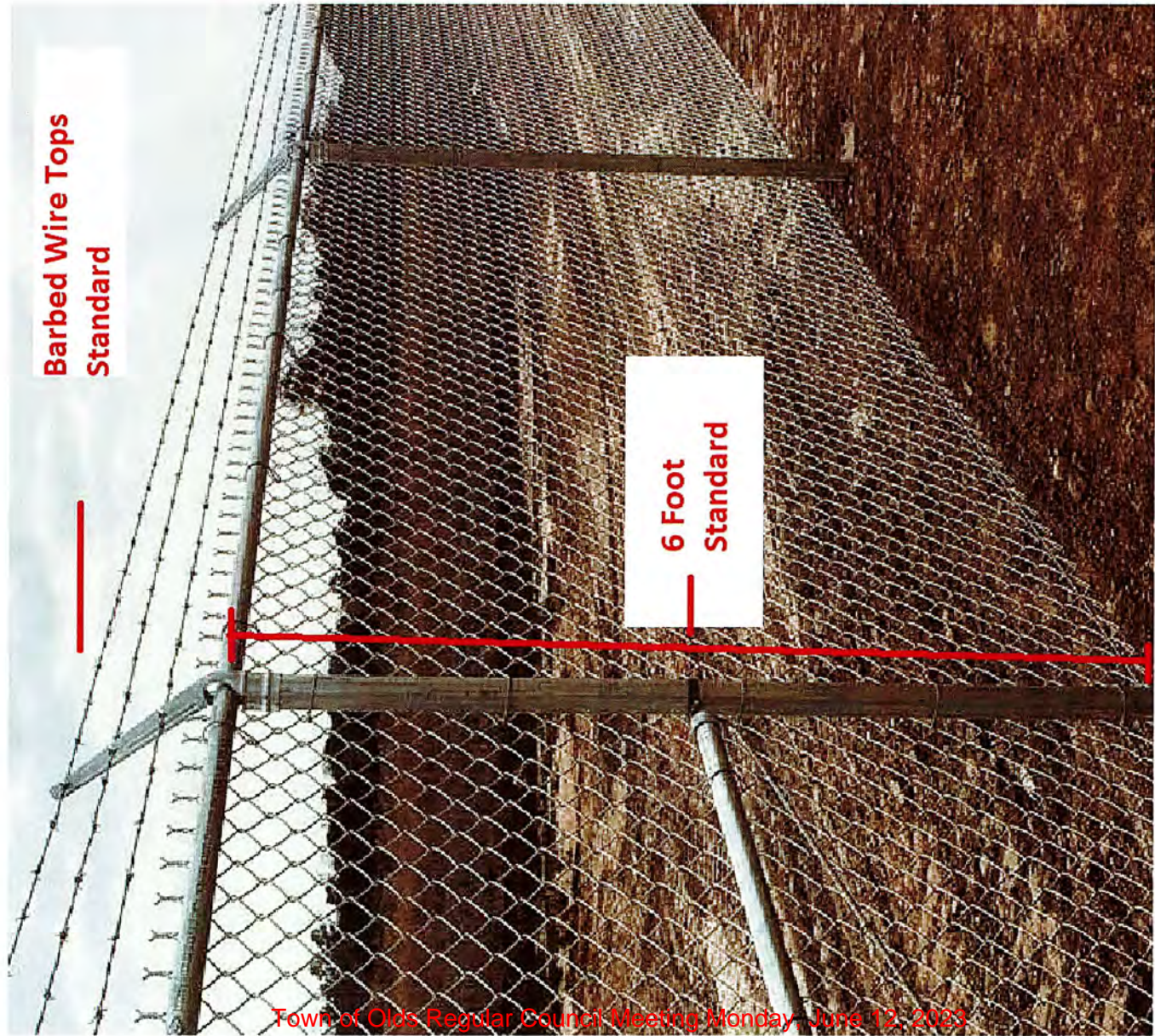


Image of 20' long gate for reference. It will be 6' tall standard chain link automatic gate with barb wire on top as shown.



It will be a 6' standard chain link fence with galvanized steel posts and barbed wire top.

The new fence will run approximately 296' on the west end of the property and about 270' of chain link separating the neighbouring property 4346 47th Avenue.

DEVELOPMENT PERMIT DP23-054

Proposal: Change in Use – Outdoor Storage Yard (Holiday Trailers)

Deemed Use: Discretionary Use – Outdoor Storage Yard

Land Use Bylaw Designation: Urban Reserve District (UR)

Civic Address: 4342 47th Avenue

Legal Description: Lot -, Block 55, Plan 5333FS

Applicant: McKay Peacock

Decision: **APPROVED** subject to the conditions outlined below:

1. The development must be constructed in accordance with the approved plans and conditions. Any revisions to the approved plans (including non-completion of the development) must be submitted for approval to the Development Authority.
2. An updated site plan shall be submitted to the Development Officer, reviewed, and approved prior to the building permit being issued.
3. Final grading of this lot shall ensure that surface drainage does not adversely impact the adjoining properties. Should the grading of this property impact other properties, the owner shall be responsible for any and all costs associated to rectify them.
4. Any upgrades to the existing access to this property from 47 Avenue shall be approved by the Development Authority prior to any work taking place. This shall include hard surfacing the driveway from a minimum of 9m from 47 Avenue and the owner shall pay any and all fees associated. Should this require tree removal/modification, the owner will require approval from the Development Authority and shall pay any and all of the associated fees.
5. A Development Security Deposit of \$1,000 shall be paid. This deposit will be refunded once the building permit has been closed and the development is in compliance with all conditions of this permit.
6. If the development authorized by a development permit is not commenced within 12 months from the date of issue, nor carried out with reasonable diligence, such permit approval ceases and the permit itself is deemed void, expired, and without effect, unless an extension of this period has been previously granted.
7. The Development Officer may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the permit and/or Land Use Bylaw.
8. Use and development of the subject site shall conform to all other applicable requirements of the Town of Olds Land Use Bylaw 01-23 except where a relaxation has been expressly granted.

9. Front yard landscaping shall be completed to the satisfaction of the Development Authority¹⁷⁴ within one year of occupancy.
10. Final grading of the lot must:
- (a) direct surface water drainage away from the building to the street and the rear of the lot; and
 - (b) ensure that surface drainage does not affect adjoining properties.
11. Use and development of the subject site shall conform to all other applicable requirements of the Town of Olds Land Use Bylaw 01-23 except where a relaxation has been expressly granted.
12. The applicant/property owner shall indemnify the Town of Olds or its employees from any injuries or damages that result from them not addressing any access, safety, or tree issues.



Shari Edgington, Development Officer

Date of Decision: June 12, 2023

Date of Notice in Paper: June 20, 2023

Effective Date of Permit: July 3, 2023 (after 3-week appeal period)

DP23-078 Variance Over Allowable Area for Accessory Buildings

Council Meeting Date: June 12, 2023

RECOMMENDATION

That Council approve Development Permit application 23-078 as presented, subject to the conditions listed in the attached draft Development Permit.

STRATEGIC ALIGNMENT

In Council's Strategic Plan for 2022-2032, the second strategic goal is: "The Olds community is supported and enabled through skillful governance."

LEGISLATIVE AUTHORITY

1. *Municipal Government Act* - Chapter M-26, Part 17, Division 3 Section 623(a) Subject to section 641, a council must by bylaw provide for a development authority to exercise development powers and perform duties on behalf of the municipality.
2. *Municipal Government Act* - Chapter M-26, Part 17, Division 5 Section 640(6) A land use bylaw may authorize a development authority to decide on an application for a development permit even though the proposed development does not comply with the land use bylaw or is a non-conforming building if, in the opinion of the development authority, the proposed development would not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and the proposed development conforms with the use prescribed or that land or building in the land use bylaw.
3. *Land Use Bylaw No. 01-23* - Schedule B, Section 2.3(4) Council may grant a variance to reduce requirements of any use of the Land Use Bylaw and that use will be deemed to comply with this bylaw.

BACKGROUND

The Town of Olds Land Use Bylaw 01-23 designated the subject property as Low Residential (R1) District which is a land use district to provide an area for low density residential development in the form of detached dwellings and compatible uses. Council is the Development Authority for all variance applications that exceed or reduce any numerical requirement of the Land Use Bylaw by over 15% of the permitted use. The applicant is requesting that the existing shed be approved.

When this property file was reviewed for a compliance request, the applicant mentioned to administration that the shed and covered deck have been on the property for 40+ years. It was determined after these conversations that the shed and covered deck were added to the property somewhere between 1998 and 2003. It was also determined that development/building permits have been required as per the Town of Olds Land Use Bylaw since the 1970's.

PROPOSAL

The applicant is proposing that an existing shed (18m²) that is a permitted use be approved. With this shed the total area of the accessory buildings is 82.2m² and the maximum allowable as per the Land Use Bylaw is 70m² for a property of this size. With the approval of this shed, the total area of the accessory buildings is 82.2m² which is 17.4% over the allowable area.

The parcels of land directly north, east, south and west of 4301 Shannon Drive boundary are located in the Low Residential Land Use District (R1).

RISK/CONSEQUENCES

1. Council may approve Development Permit 23-078 as presented, subject to the conditions listed in the attached draft development permit or with amendments.
2. Council may refuse Development Permit 23-078 and provide a detailed rationale for their decision.
3. Council may provide direction to Administration to gather more information about this application and table it until a future Council meeting, providing the applicant agrees to sign an extension of the application timeline.

FINANCIAL CONSIDERATIONS

N/A

ATTACHMENTS

1. Low Density Residential District (R1) Excerpt from Land Use Bylaw
2. Site Context/Aerial Imagery
3. Site Plan
4. Draft Development Permit Conditions 23-078

Author: Shari Edgington, Development Officer	Date: June 6, 2023
Director Signature: Scott Grieco	Date: June 9, 2023
CAO Signature:	Date:

SCHEDULE C: LAND USE DISTRICT REGULATIONS

LOW DENSITY RESIDENTIAL DISTRICT (R1)

General Purpose:	To provide an area for low density residential development in the form of detached dwellings and compatible uses, herein listed, which are connected to the municipal sewer and water systems.	
Permitted Uses:	Accessory residential buildings	
	Day home facility – limited	[2008-07]
	Detached dwellings	
	Home occupations – Class 1	[2008-07]
Discretionary Uses:	Accessory uses	
	Assisted living facility	[2013-12]
	Day care facility – neighbourhood	[2009-06]
	Duplexes existing at the date of passage of this Land Use Bylaw	
	Emergency shelter	[2013-12]
	Home occupations – Class 2	[2008-07]
	Manufactured homes	
	Mechanized excavation, stripping and grading	
	Parking facilities for uses in this District	
	Parks and playgrounds	
	Public and quasi-public uses	
	Public utility buildings	
	Residential care	[2013-12]
	Secondary Suites	[2009-06]
	Signs	
	Temporary shelter	[2013-12]
	Any use that is similar, in the opinion of the development authority, to the permitted or discretionary uses described above.	

The following regulations apply to detached dwellings and manufactured homes

Minimum Parcel Area:	Interior Parcels 445 m ² (4,844 ft ²) Corner Parcels 500 m ² (5,382 ft ²)	
Minimum Front Yard:	6 m (20 ft)	
Minimum Side Yard:	1.5 m (5 ft) except where it abuts a road – 3 m (10 ft), or as required in the Alberta Building Code, whichever is greater	
Minimum Rear Yard:	6 m (20 ft)	
Maximum Parcel Coverage:	55%	
Minimum Parcel Frontage:	Interior parcels: 15 m (49 ft.) Corner parcels: 18 m (59 ft.)	
	The minimum parcel frontage requirement shall only apply in situations of re-subdivision where a new lot is to be created from a portion of an existing lot with an area of less than 0.4 hectares.	
	[2007-13]	

Minimum parcel depth:	30 m (98 ft.) The minimum parcel depth requirement shall only apply in situations of re-subdivision where a new parcel is being created from a portion of an existing lot with an area of less than 0.4 hectares. [2007-13]
Minimum Floor Area:	85 m ² (915 sq. ft.)
Landscaped Area:	The minimum amount of site area to be landscaped shall be the front yard, excluding the front driveway (if applicable). Properties with a side yard abutting a street/boulevard shall also be landscaped. [2016-02]
Maximum Building Height:	8.5 m (28 ft.)
Utilities:	All utility services and all utility wires and conduits shall be installed underground.
Manufactured Home Design:	The external appearance of manufactured homes must be acceptable to the development authority having regard to compatibility with other buildings in the vicinity and must have: <ol style="list-style-type: none">1. A minimum roof pitch of 4:122. A roof surface of wood or asphalt shingles, clay or concrete tiles, slates or wood shakes3. A minimum roof overhang or eaves of 0.45 m (1.48 ft) from each external wall4. A maximum length to width ratio of 3:15. A minimum width of 6.7 m (22 ft)6. A permanent foundation.
Supplementary Regulations:	All uses must comply with the regulations in Schedule B and Schedule D. [2011-01] Residential Care: In this district 'residential care' developments are limited to a maximum of 9 residents excluding caregivers or such lower number of residents as stated in a development permit. [2013-12] The regulations for all other uses shall be as established in Schedule B.

Town of Olds



Legend

- Town Boundary
- Hwy 2A Symbol
- Hwy 2A
- Hwy 27 Symbol
- Hwy 27
- Railway
- Road Labels
- Block Text Line
- Title Linework
- Parcels

Notes

4301 Shannon Drive

0.1 0 0.03 0.1 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Lot 28
Block 8
Plan 821 1582

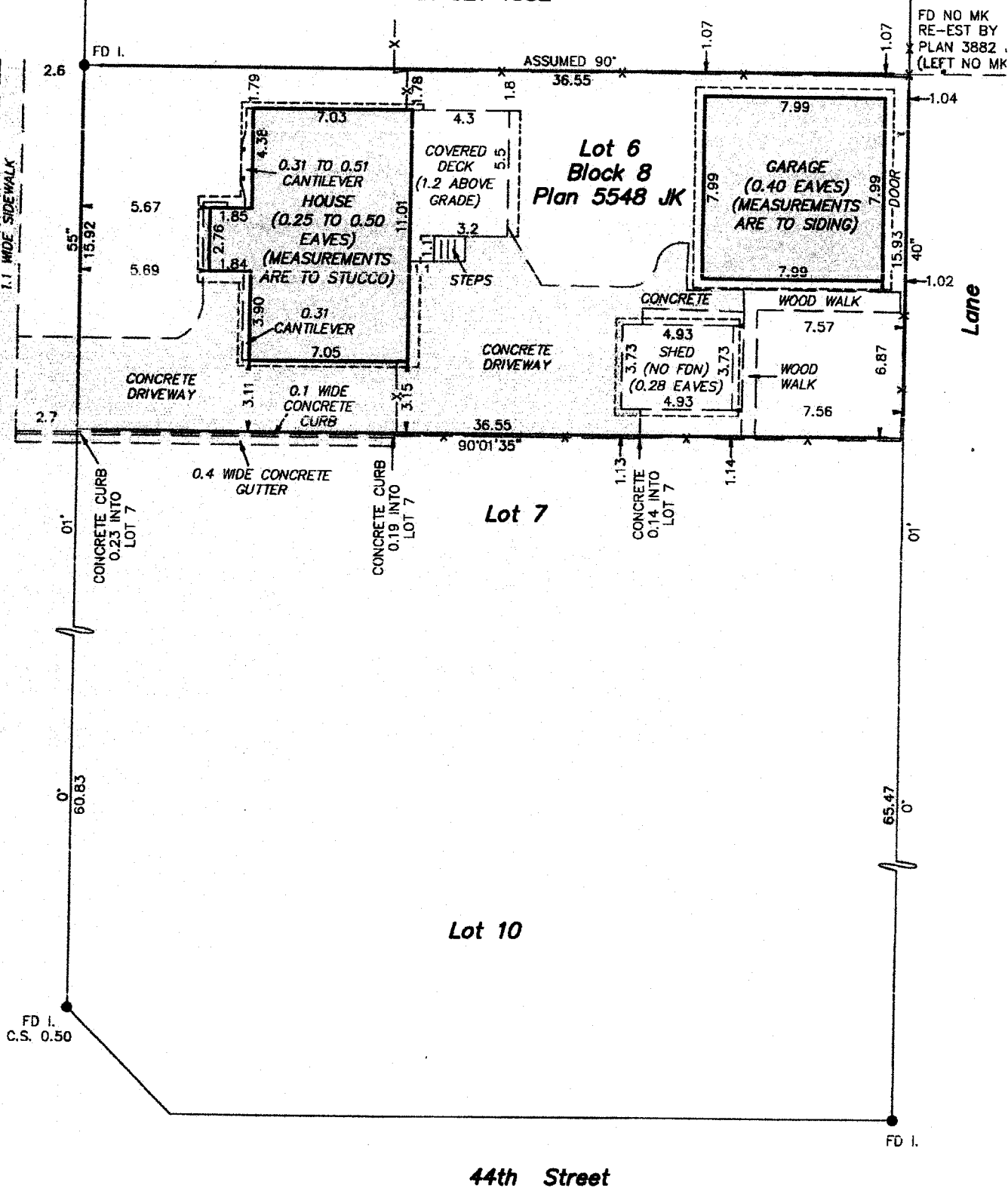
Lot 6
Block 8
Plan 5548 JK

Lot 7

Lot 10

Shannon Drive
(56th Avenue)

Lane



NOTE:

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OR DIGITAL SIGNATURE OF AN ALBERTA LAND SURVEYOR AND A BEMOCO LAND SURVEYING LTD. PERMIT STAMP.

Alberta Land Surveyor's Real Property Report

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LEGAL DESCRIPTION

Lot(s) 6 Block 8 Plan 5548 JK

CLIENT

WILLIAM AND CHARLOTTE CHATT

MUNICIPAL ADDRESS

#4301 SHANNON DRIVE, OLDS, ALBERTA

CERTIFICATION

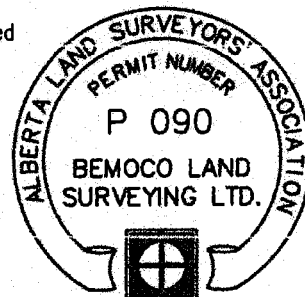
I hereby certify that this report was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association and supplements thereto. Accordingly within those standards and as of the date of this report, I am of the opinion that:

1. The plan illustrates the boundaries of the property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements and rights-of-way affecting the extent of the title to the property;
2. The improvements are entirely within the boundaries of the property, (Except driveway and curb into Lot 7 and driveway into Shannon Drive)
3. No visible encroachments exist on the property from any improvements situated on an adjoining property;
4. No visible encroachments exist on registered easements or rights-of-way affecting the extent of property.

Purpose: This Report has been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of (a land conveyance, a mortgage application, a submittal to the municipality for a compliance certificate, etc.). Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown. Unless shown otherwise, property corner markers have not been placed during the survey for this report. This report should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information shown on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

Dated this 21st day of April 2023
Alberta Land Surveyor

©KEVIN VENNARD, A.L.S., 2023 ©MICHAEL METCALFE, A.L.S., 2023



LEGEND

- Distances to building corners are at right angles from property lines, unless shown otherwise.
- Date of Survey: April 12th, 2023
- Date of Title Search (A copy of which is attached): April 19th, 2023
- Unless otherwise specified, the building dimensions shown relate to the greatest extent of the exterior walls.
- Eaves are dimensioned to the line of the fascia and are shown thus: -----
- Distances are in metres and decimals thereof.
- Fences are shown thus: —X— X— X— X—
- Statutory iron posts found are shown thus: ●
- Iron bars found are shown thus: ◆
- Support columns are shown thus: ■
- Unless shown otherwise, fences are within 0.20 metres of the property line
- Area referred to bounded thus: _____
- (R).....Radial

Drawn By: DH Chk'd: KV

Date: April 19, 2023

Scale: 1 : 250

File No.: C-040-23 RPR

BEMOCO LAND SURVEYING LTD

100, 6040-47th Avenue

Red Deer, Alberta

WWW.BEMOCO.COM PHONE: (403) 342-2611

DEVELOPMENT PERMIT DP23-078

Proposal: Variance to Allow a Total Area of 82.2m² for Accessory Buildings

Deemed Use: Permitted Use with Variance

Land Use Bylaw Designation: R1 – Low Density Residential District

Civic Address: 4301 Shannon Drive

Legal Description: Lot 6, Block 8, Plan 5548JK

Applicant / Owner: Bill & Charlotte Chatt

Decision: **APPROVED** subject to the conditions outlined below:

1. The development must be constructed in accordance with the approved plans and conditions. Any revisions to the approved plans (including non-completion of the development) must be submitted for approval to the Development Authority.
2. A variance of the maximum allowable area of accessory buildings of 70m² to allow for a total area of 82.2m² (7'6") as show on the attached Real Property Report.
3. If the development authorized by a Development Permit is not commenced within 12 months from the date of issue, nor carried out with reasonable diligence, such permit approval ceases and the permit itself is deemed void, expired, and without effect, unless an extension of this period has been previously granted.
4. The Development Officer may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the permit and/or Land Use Bylaw.
5. Use and development of the subject site shall conform to all other applicable requirements of the Town of Olds Land Use Bylaw 01-23 except where a relaxation has been expressly granted.



Shari Edgington CET, Development Officer

Date of Decision: June 12, 2023

Date of Notice in Newspaper: June 20, 2023

Effective Date of Permit: July 3, 2023 (after 3-week appeal period)



Request for Decision

Chief Administrative Officer Report

June 12, 2023,

RECOMMENDATION

That the Chief Administrative Officer Report be accepted for information.

STRATEGIC ALIGNMENT

Our residents and town staff actively communicate and engage with us through open dialogue.

Our community is supported and enabled through skillful governance.

Our thriving community is built on strong and collaborative relationships.

Sound fiscal practices are balanced with a commitment to prioritizing value for our citizens.

LEGISLATIVE AUTHORITY

Municipal Government Act Division 9, Part 6, Section 208(1)

BACKGROUND

The purpose of this RFD is to adopt the Chief Administrative Officers verbal report to council for information.

RISK/CONSEQUENCES

1. Council can provide further direction on any of the information received.
2. Council can pass/make another recommendation being specific in what it wishes to direct as an alternate follow up.

FINANCIAL CONSIDERATIONS – N/A

ATTACHMENTS

1. Action Item List
2. Shareholder Update
3. RAP Summary

Author:	Chylla Nault Executive Support-CAO & Council	Date: June 9, 2023
CAO Signature:	Brent Williams	Date: June 9, 2023

Council Action Items

Number	Item	Date Added	Status	Note
2022-01	Provide Blue Bin Costs	7-Nov	Complete	
2022-02	Provide information on Tree pilot program	7-Nov	Complete	
2022-03	Invite MVRWC to a Future Meeting	7-Nov	Complete	
2022-04	Invite Lacrosse User Group to a Future Meeting	7-Nov	Complete	
2022-05	Provide update on Circle-K Project	7-Nov	Complete	
2022-06	Provide updated Nu2U costing information to Council	5-Dec	Complete	
2022-07	Bring Snow Removal Program to Service Level Review	5-Dec	Complete	
2022-08	Bring CPO Priorities to Service Level Review	5-Dec	Complete	
2022-08	Advertise Volker / AT Highway Maintenance Information	5-Dec	Complete	
2023-01	Create an RFD for CSB Bylaw Review	6-Jan	Complete	
2023-02	Bring forward further FCSS restructuring information	6-Mar	Complete	
2023-03	Build recurring reporting on Org Review Implementation	6-Mar	Complete	
2023-04	Bring forward community grants policy	3-Apr	Complete	
2023-05	Bring forward LUB amendments regarding setbacks in R4 districts	24-Apr	Incomplete	July Council
2023-06	Research changes to approvals in Direct Control Districts	8-May	Incomplete	TBD
2023-07	Bring back CSB review plan following consolidation	23-May	Incomplete	July Council

CAO Report O-NET Shareholder Update

June 2023

Highlights:

- ESPIAL TV conversion is on track and beta testing has begun with select users.
- Mid-June is the targeted release with a news release scheduled shortly.
- Lethbridge expansion is progressing well with small but consistent revenue growth.
- Expansion opportunities are current in discussion with various network operators.
- Cybersecurity analysis has been completed and a report is forthcoming.
- Upcoming hiring competitions for a network operator and outside plant operator.
- Budget amendment is before the OFL board largely based on updated costing/plans for the TV implementation.
- April 2023 debenture payment complete.
- Town / O-NET government lobbying efforts are complete with several valuable connections being made in both the provincial and federal departments charged with broadband policy and funding.

2023 Report A Problem Summary						
	MAY 2023			2023 Year to Date		
Type of Problem	Number Received	Problems Closed	Problems Open	Number Received	Problems Closed	Problems Open
Bylaw: Animals	1	0	1	4	0	4
Bylaw: Other Enforcement	0	0	0	8	0	8
Bylaw: Parking	0	0	0	3	0	3
Bylaw: Unsightly Property	0	0	0	1	0	1
Ops: Road Issues	12	2	10	131	120	11
Ops: Back Alleys	6	2	4	38	34	4
Ops: Sidewalks	4	2	2	35	33	2
Ops: Utilities & Garbage Collection	18	5	13	38	21	17
Ops: Drainage	0	0	0	51	50	1
Other	6	3	3	22	8	14
P&R: Olds Aquatic Centre	1	1	0	10	9	1
P&R: Sportsplex	0	0	0	3	2	1
P&R: Parks & Trails	18	14	4	27	23	4
Town Administration	0	0	0	6	2	4
Traffic: Speed	0	0	0	1	0	1
Total	66	29	37	378	302	76



Request for Decision

Correspondence and Information

June 12, 2023,

RECOMMENDATION

That the Correspondence and Information Report ending June 12, 2023, be received for information.

STRATEGIC ALIGNMENT

*Our residents and town staff actively communicate and engage with us through open dialogue.
Our community is supported and enabled through skillful governance.
Our thriving community is built on strong and collaborative relationships.*

LEGISLATIVE AUTHORITY

Council Communication Response Policy

BACKGROUND

The Correspondence and Information Report is a collection of general information received at the Town Office and is provided to Council as information. Council may choose to provide direction to Administration on any item contained in this report.

LIST OF CORRESPONDENCE AND INFORMATION PRESENTED:

ITEM #	FROM / TO	REGARDING
A	Innisfail & Area Family Day Home Society	Thank you, letter.
B	Town of Olds- Office of the Mayor	Volunteer Lifetime Achievement Award

RISK/CONSEQUENCES

1. Council can provide further direction on any of the correspondence or information items.
2. Council can pass/make another recommendation being specific in what it wishes to direct as an alternate follow up.

FINANCIAL CONSIDERATIONS – n/a

ATTACHMENTS - Correspondence and Information packet is attached.

Author:	Chylla Nault Executive Support-CAO & Council	Date: June 9, 2023
CAO Signature:	Brent Williams	Date: June 9, 2023

May 2023

Town of Olds
4512 46 St.,
Olds, Alberta T4H 1R5

Dear Town of Olds:

We would like to take a moment to thank you for your generosity and support for our 40th anniversary mini-conference. Your gift helped make our event a success!

We had 30 early childhood educators in attendance, with 2 presenters. We started off the conference with Aynsley Graham speaking on the Behaviour Wayfinding Framework, which not only provides insights into why children often struggle and have behaviour concerns, but provides concrete straightforward strategies that can be put into practice by ECE's of all skillsets and experience. Following lunch, we had Tina Geers presenting on Tinkering and Toying with STEM, STEAM, & STREAM. This workshop was hands-on and interactive so the educators had the opportunity to 'play' with the materials brought, and had a chance to reflect on their own teaching practices while learning some key strategies of how they can continue on their own learning journey while implement an engaging early childhood curriculum through emergent learning.



With Much Gratitude,



Reshann Butts
Coordinator, Innisfail & Area Family Day Home Society

June 2, 2023

Ms. Karen Mengersen

[REDACTED] FOIP Section 17

RE: Volunteer Lifetime Achievement Award

Dear Karen:

It is with great pleasure that the Town of Olds Council, Staff and Community echo congratulations on your most recent Volunteer Lifetime Achievement Award for your contribution to Special Olympics Alberta.

You have always had an open mind and heart to commit yourself to sweep away any doubt and take actions that move the community forward. When you care, people notice.

On behalf of myself and colleagues, we share in the celebration with you and your family of your successes from the past, today and into the future.

With Gratitude,

A handwritten signature in black ink that reads "Judy Dahl".

Her Worship
Judy Dahl
Mayor- Town of Olds

cc: *Mayor's Read Board*