



Council Highlights

August 25, 2026

The following is a summary of key discussions and decisions from the [August 24, 2026, Regular Council Meeting](#). These highlights provide an overview of the items most relevant to residents and are not intended to replace the official meeting minutes:

Uptowne Property Rezoned for Mixed-Use Development

Following a [public hearing](#), Council considered Bylaw 2026-21 to rezone 5337 49 Avenue from Traditional Neighbourhood District to Mixed Use Centre. The change aligned the property with the [Uptowne Area Redevelopment Plan](#) and [Municipal Development Plan](#) and allows future commercial, residential or mixed-use development. No specific development has been proposed at this time.

Council's Action: *Council gave second and third readings to Bylaw 2026-21 Land Use Bylaw 2025-14 Amendment*

Requests to Cancel Property Tax Penalties

Council considered three requests to cancel tax penalties affecting five properties. Four of the properties had been paid shortly after the June 30 deadline, while the fifth request related to a property ownership change and a tax notice that had not been received.

The penalties totalled \$2,779.36.

Council's Action: *Council accepts the requests for cancellation of tax penalties as information.*

Tax Recovery Sale Set for October

Council established the terms, conditions and reserve bids for a [tax recovery sale scheduled for October 28, 2026](#). Four properties currently qualify for the sale. Under provincial legislation, municipalities must offer eligible properties for sale when tax arrears remain unpaid through the required tax recovery process. A property can be removed from the auction if all outstanding taxes and penalties are paid before the sale begins.

Reserve bids range from \$30,700 to \$415,440 and are intended to reflect the market value of each property.

Council's Action: *Council approved the terms, conditions and reserve bids for the October 28, 2026, tax recovery sale.*

Development Permit Approved for 4737 47 Street

Council considered a development permit for a shed at 4737 47 Street. Because the property is a corner lot, the proposed location required Council approval under the Land Use Bylaw. The shed will sit within an existing fenced yard and one metre from the property line. No comments were received from the seven adjacent landowners notified about the application.

Council's Action: *Council approved development permit PRMO-2026-0084 subject to conditions.*



Backyard Hens Approved at 16 Birch Close

Council considered an application for a backyard chicken coop and run at 16 Birch Close. Backyard hens are a discretionary use requiring Council approval in the Manufactured Home Park District. The applicant must also obtain an animal licence and follow the Town's Community Standards and Animal bylaws. No comments were received from the 16 adjacent landowners notified about the application.

Council's Action: *Council approved development permit PRMO-2026-0093 subject to conditions.*

Housing Development Continues to Grow and Diversify

Council received the first annual update on the [Town's 2025 Housing Strategy](#). The strategy set a target of 620 new homes by 2030, with a focus on increasing housing choice, including townhomes, rowhouses and other forms of "missing middle" housing.

As of August 15, Olds had recorded 307 housing starts toward the 2030 target. About 160 purpose-built rental units were part of recent development, and six new developers had entered the Olds market since 2023.

The mix of housing has also begun to change. While only 11 missing-middle units were built between 2015 and 2025, 26 started construction this year. Challenges remain, including the availability of detached homes below \$500,000 and a lack of new seniors-specific housing.

Council's Action: *Council accepted the Housing Strategy update for information.*

Updates to Boards, Committees and Commissions

Council reviewed changes to how the Town manages appointments to [boards, committees and commissions](#). The Town currently manages or has representation on 17 bodies, including four that include members of the public.

The review included updates to [Public at Large Policy 113C](#) and changes needed to align Town processes with new provincial privacy and access-to-information legislation. Updated bylaws for the Economic Development Action Committee, Mountain View Power Committee, Municipal Policing Committee and Olds Municipal Library Board will return to Council for formal consideration.

Council's Action: *Council approved Policy 113C and directed Administration to bring the draft committee bylaws forward to a future council meeting.*

These highlights touch briefly upon the key information presented and decisions made at the meeting. More from this meeting can be found on [the Town's Website](#).

The next regular Council meeting is scheduled for September 14, 2026, at 1:00 PM. Visit www.olds.ca/councilmeetings for all meeting agendas and minutes.