



Council Highlights

October 15, 2026

The following is a summary of key discussions and decisions from the October 13, 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:

Cornerstone Area Plan Changes Move Forward

Council held a public hearing on proposed changes to the [Cornerstone Area Structure Plan](#), which guides future development in the area. The changes would allow a broader mix of housing, including higher-density residential development, and update land uses around Rotary Park and south of Highway 27. [The proposed changes](#) also consider how new development would fit with neighbouring residential areas, including Cornerstone Village, Imperial Drive and the Vistas.

Council's Action: Council held the public hearing and directed Administration to bring Bylaw 2026-29 back to a future meeting for consideration of second and third readings.

New Rules Approved for Council Information Requests

Council approved two bylaws updating the responsibilities and accountability of the Town's Chief Administrative Officer and how Council members request information. The changes [reflect new provincial legislation under Bill 28](#) and clarify how information is shared among elected officials and when Council must be notified of administrative decisions. The new rules also require Council approval for information requests involving more than two hours of staff work, costs outside the approved budget or changes to operational priorities. Routine information requests continue through the normal process.

Council's Action: Council gave all three readings to Chief Administrative Officer Bylaw 2026-26 and Substantial Information Request Bylaw 2026-27.

Council and Committee Meeting Procedures Updated

Council approved updated rules for Council and Committee of the Whole meetings. The changes address electronic attendance, public conduct, meeting time limits, confidentiality during closed sessions and the responsibilities of elected officials. The updates also clarify how Committee of the Whole meetings operate, where Council members review issues and discuss options before making formal decisions at future Council meetings. The new rules include time limits for presentations and opportunities for public comments with Council approval.

Council's Action: Council gave all three readings to Procedural Bylaw 2026-31 and Committee of the Whole Bylaw 2026-32.

Mixed-Use Development Approved for 51 Street

Supported by the Town of Olds [Housing Strategy](#) and [Economic Development Strategy](#), Council approved a development permit for a mixed-use building at 6505 51 Street, featuring 48 residential



units and ground-floor commercial space, including a proposed child care use. Administration supported the changes based on the site's layout, proposed mix of housing and surrounding parking availability. No comments had been received from neighbouring property owners when the report was prepared.

Council's Action: Council approved Development Permit PRMO-2026-0129, including the requested variances, subject to the conditions outlined in the development permit.

Infrastructure Quarterly Report Shows Progress on Water Loss and Maintenance

Council reviewed the Town's third-quarter infrastructure report, which showed continued improvements in water loss, with the 2026 year-to-date rate reaching 14.14%, compared with 19.82% in 2025. The Town also reported 2,360 water meters installed as part of its replacement program, along with ongoing sidewalk, road and utility maintenance. Wastewater loss remained a concern at 37.17%, with heavy rainfall and high groundwater levels contributing to the problem. The report also showed 47 housing starts through September 2026, compared with 130 during the same period in 2025.

Council's Action: Council accepted the third-quarter Infrastructure Services Report for information.

Development Security Requirements Increased

Council approved updates to three Town policies following the [October 5 Committee of the Whole](#) meeting. The most notable change increases development security requirements from 10% to 25%. Development security provides financial protection to the Town if construction damages municipal infrastructure or required work is not completed. Council also approved updated Certificates of Compliance and Personnel policies, which included administrative changes without substantial changes to their requirements.

Council's Action: Council approved the Development Security Policy 702C, Certificates of Compliance Policy 703C and Personnel Policy 301C.

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 scheduled meeting is Council's Annual General Meeting on October 26.

The next regular Council meeting is scheduled for November 9, 2026, at 1:00 PM. Visit www.olds.ca/councilmeetings for all meeting agendas and minutes.