Council Highlights

November 10, 2026

The following is a summary of key discussions and decisions from the November 9, 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:

Olds Mixed Slo-Pitch Raises Concerns About Diamond Allocations

Representatives from Olds Mixed Slo-Pitch appeared before Council to discuss proposed changes to baseball diamond allocations and their potential impact on the league's upcoming season. The delegation shared information about past diamond use, scheduling needs and the availability of suitable playing times. The presentation provided Council with the league's perspective as the Town works to balance access to public sports facilities among community groups.

Council's Action: Council received the delegation's presentation for information.

Town Forecasts Small Surplus for 2026

The Town's third-quarter financial report projected a year-end operating surplus of approximately $42,180, compared with the balanced budget approved for 2026. Total revenue was forecast at $39.21 million, about $202,000 above budget, while expenses were expected to reach $39.17 million, approximately $160,000 over budget. As of September 30, the Town had recorded $2.94 million in capital project expenditures against a total capital budget of $4.06 million.

Council's Action: Council approved the third-quarter financial report for the period ending September 30, 2026.

Cornerstone Area Structure Plan Amendments Approved

Council approved the final amendments to the Cornerstone Area Structure Plan, updating how land in the area can be developed. The changes provide more flexibility for different housing types and expands the plan to include Town-owned land south of Highway 27. Following public feedback, the plan also includes measures to protect existing neighbourhoods, including a two-storey height limit north of Cornerstone Village. The Town intends to offer approximately 64 acres of land for sale through a competitive process for future private development.

Council's Action: Council gave third and final reading to Bylaw 2026-29.

Land Use Bylaw Changes Move Forward

Council gave first reading to proposed changes to the Town's Land Use Bylaw following its first year of use. The updates would improve access to homes with rear-facing entrances, adjust building

projections into side yards and clarify rules for temporary signs, home businesses and manufactured homes. Other changes would simplify commercial sign requirements and allow lodging as a permitted use in shopping centre commercial areas. Residents will have an opportunity to provide feedback before Council considers final approval.

Council's Action: Council gave first reading to Bylaw 2026-33 and scheduled a public hearing for December 14, 2026, at 1 PM in Council Chambers.

Town Moves Forward with Tax Recovery Property

Council authorized the Town to acquire ownership of a property that remained unsold following a public tax recovery auction on October 28. The property had a reserve bid of $181,620, but no bidders attended the auction. Acquiring the property allows the Town to continue the tax recovery process and arrange a future sale. Under provincial legislation, eligible costs and an administration fee may be recovered from the sale proceeds.

Council's Action: Council authorized administration to acquire title to Plan 7810900, Block 8, Lot 25.

Auditor Appointed for 2026 Financial Statements

Council appointed Metrix Group LLP to conduct the Town's 2026 financial audit. The appointment extends the firm's existing agreement for one year following its work on the Town's 2023 to 2025 financial statements. An independent audit reviews the Town's financial statements is a legislatively required process that helps confirm that financial information is presented accurately and fairly.

Council's Action: Council appointed Metrix Group LLP as the Town's auditor for 2026 and received the audit planning report for information.

New Reserve Policy Strengthens Long-Term Financial Planning

Council approved an updated Reserves Policy to improve how the Town saves and plans for future costs. The changes establish clearer savings targets, introduce annual reporting and five-year forecasts, and set out how reserve funds can be used. The policy also creates dedicated reserves for needs such as road repairs, facilities, vehicles, snow removal and unexpected policing costs. These changes will help the Town plan for infrastructure replacement, manage financial risks and reduce pressure from future expenses.

Council's Action: Council approved the amended Reserves Policy 217C.

Development Permits Approved

Council approved three development permits involving residential and commercial properties in Olds and denied one. Those approved included a taller accessory building located in the front yard at 3002 57 Avenue, a short-term rental at 5137A 50 Street, and a freestanding business sign at 4834 46 Street. Each application was reviewed against the Town's Land Use Bylaw, and no concerns were received from neighbouring property owners.

Council's Action: Council approved all three development permits with conditions and denied the permit application at 38 Viceroy Cres.

Councillor Proposes Review of Open-Source Software

Councillor Chad Taylor introduced a notice of motion asking the Town to study whether some or all municipal computer systems could move to Linux-based operating systems and open-source office software. The proposed review would examine potential costs, cybersecurity, compatibility with existing software and technical support requirements. The motion calls for a feasibility study only and would not authorize the Town to change its systems.

Council will consider the motion at a future 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 Special Council Meeting to review the 2027 Budget is scheduled over November 16, 17 and 18, 2026, starting at 9:00 AM.

Visit www.olds.ca/councilmeetings for all meeting agendas and minutes.