

# Land use, planning bylaw changes largely opposed

BY Doug Collie, MVP Staff

**OLDS** — About 65 people – including municipal staff and consultants – attended a special Town of Olds council meeting Sept. 8 regarding a proposed changes to the municipal Development Plan (MDP) and land use bylaw (LUB).

The two documents received first reading during council's Aug. 25 meeting. They'll come back for second and third reading and possible passage into law during council's Sept. 22 meeting.

Council anticipated a large turnout – far more than could be accommodated in council's new chambers in the Olds Municipal Centre – so the meeting was held in the evening in a lecture theatre at Olds College.

The meeting lasted about an hour and 40 minutes.

Municipal planner Kyle Sloan and Brian Conger of an engineering and land services consulting firm explained the two documents.

Most of those in the crowd were against proposed changes that would allow multi-family housing in R1 (single-family detached home) districts.

In the audience were former mayor Mike Muzychka and former councillors Debbie Bennett and Mary Jane Harper.

Nearly all residents who spoke were against any changes to the LUB or MDP that would result in multi-family housing in areas currently – or largely – zoned for single family homes.

Kara Perrin was one of two in favour of the proposed bylaws.

Perrin noted that infrastructure such as sewer

and water facilities as well as roads and sidewalks are very expensive to install.

She said that's a big problem in Olds and much of North America, where the vast majority of housing is detached single-family homes, resulting in the delivery of services a long distance for relatively few residents.

"The consolidation of the zoning codes to allow landowners to build additional structures to provide more residences, is a step in the correct direction, I believe, for this," Perrin said.

She said in Auckland, New Zealand a 2023 study found that land values in areas zoned for multi-family housing actually rose by 20 per cent on average.

Municipal planner Kyle Sloan read a letter in favour of the bylaws from local businessman Mehul Patel that came after the agenda had been set.

"Our town is growing, and that's a good thing, but we need to make sure it's happening in a way that is thoughtful and sustainable. Updating the zoning bylaws gives us a chance to plan for the future without losing what makes our neighbourhood special," he wrote.

All remaining speakers spoke against the bylaws. There was loud applause every time an opponent at the mic voiced their opinion.

The words of Sheryle Mueller who lives near Olds College, were typical of those voiced against the bylaws.

"I live in an R1 district. I already have an apartment building looking over my backyard," Mueller said, adding that gives her privacy concerns.

"And now you want to put duplexes, fourplexes, everything beside me, across the street," she said. "I get the feeling that East Olds is a big target, because on every vacant lot, or every house that's gone very few residential homes, single family homes go up. They're all multiplexes."

"What I don't like is, as a resident, I have no say as to what is going in behind me, beside me. I have no input as a resident, as a taxpayer, I don't think that's proper," she added.

"I think we should have some say as to what's going up pretty much in our backyard, and I like to see all stay as a small town community. I grew up here."

Harper, who also lives in East Olds, said having open houses over the summer months was "not conducive to having citizen input. So I really urge you to step back, wait for a few months more and get further citizen input from the residents."

Katina Walton expressed concern about how much decision-making power the chief administrative officer (currently Brent Williams) will have and what oversight council and the public will have over those decisions.

The crowd was told that council has oversight over the CAO.

In general, council members said they were very appreciative of the input from the speakers and will take that under advisement when the bylaws go to second and third reading. Changes could still be made.

Mayor Judy Dahl thanked the crowd for attending the event and noted the bylaws will come back before council on Sept. 22.

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Legal	Certificate of Title	Size
Plan 8111378, Block 2, Lot 4 (NW-32-32-05-5)	221 108 984 001	4.45 Acres

Each parcel will be offered for sale subject to a reserve bid and to the reservations and conditions contained in the existing certificate of title.

The land is being offered for sale on an "as is, where is" basis, and Mountain View County makes no representation and gives no warranty whatsoever as to the adequacy of services, soil conditions, land use districting, building and development conditions, absence or presence of environmental contamination, vacant possession or the development ability of the subject land for any intended use by the Purchaser. No bid will be accepted where the bidder attempts to attach conditions precedent to the sale of any parcel. No further information is available at the auction regarding the properties to be sold. The successful bidder may be required to execute a Sales Agreement in a form and substance acceptable to Mountain View County at the close of the public auction.

Mountain View County may, after the public auction, become the owner of any parcel of land that is not sold at the public auction.

Terms: Cash - 10% non-refundable deposit on sale day and balance due within 30 days. The above properties may be subject to GST.

Redemption may be affected by payment of all arrears of taxes and costs at any time prior to the sale.

Dated at Didsbury, Alberta May 14, 2025

Michael Krieger (Manager Assessment Services)



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Local Authorities Election Act  
(Section 26)

### LOCAL JURISDICTION: Mountain View County, PROVINCE OF ALBERTA

Notice is hereby given that Nomination Day is September 22, 2025 for the municipal election taking place on October 20, 2025 and that nominations for the election of candidates for the following offices will be received at the location of the local jurisdiction office set out below within the period beginning on January 1, 2025 and ending at noon on Nomination Day.

OFFICE(S)	VACANCIES	ELECTORAL DIVISIONS
COUNCILLOR	SEVEN (7)	DIVISION 1 - 7

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Mountain View County  
10-1408 TWP RD, 320  
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Dated at the office of Mountain View County, in the Province of Alberta, this 28 day of August, 2025.  
Christofer Atchison (Returning Officer)

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