



TOWN OF DIDSBURY AGENDA
Regular Council Meeting

Tuesday, February 24, 2026, 6:00 pm
Council Chambers 1606 14 Street

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REGULAR COUNCIL MEETING Request for Decision (RFD)

*Vision: The Place to Grow.
Mission: Creating the Place to Grow.*

MEETING DATE: February 24, 2026
SUBJECT: Olds College
ORIGINATING DEPARTMENT: Legislative Services
ITEM: 3.1

BACKGROUND/PROPOSAL:

Olds College Board Chair Al Kemmere, and Olds College President Debbie Thompson, are presenting as a delegation to Council on their Strategic Plan as well as some recent updates of items pertaining to the post-secondary institution.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

Attached is Olds College's Strategic Plan.

ALIGNMENT WITH STRATEGIC PLAN

2. Vibrant & Connected Character Community

RECOMMENDATION

To thank Olds College Chairman Al Kemmere and President Debbie Thompson for their presentation and accept it as information.

2025-2028
Strategic Plan

Deep Roots, Bold Futures



*A renewed
commitment
to agricultural
education and
leadership.*



OLDS COLLEGE
OF AGRICULTURE & TECHNOLOGY

Identity

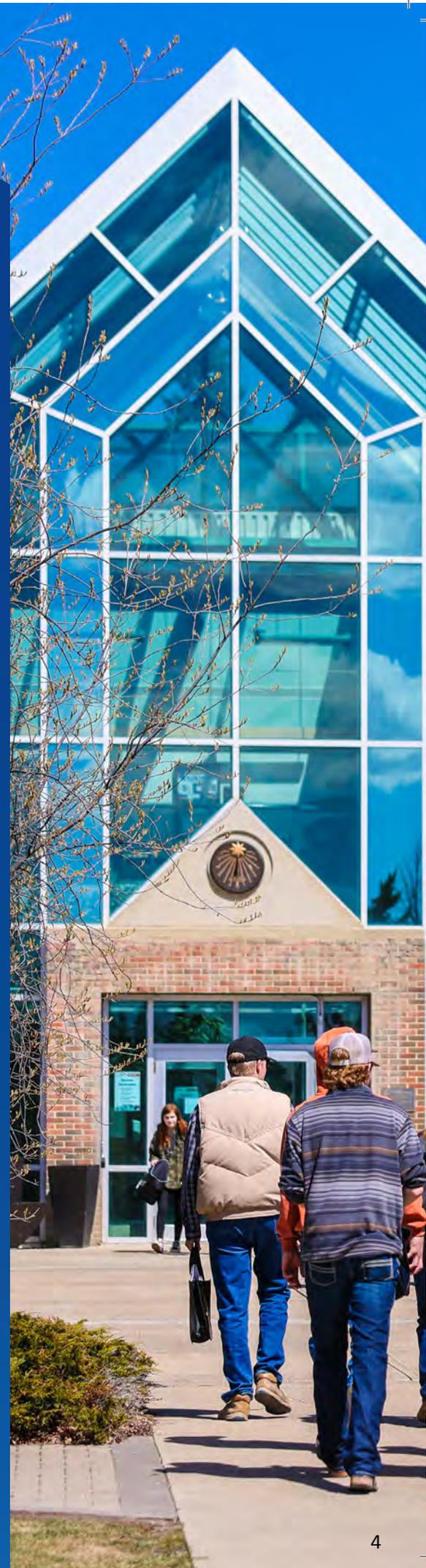
Olds College **EXISTS TO** educate and train learners to become the next generation of agricultural professionals, leaders, entrepreneurs and innovators.

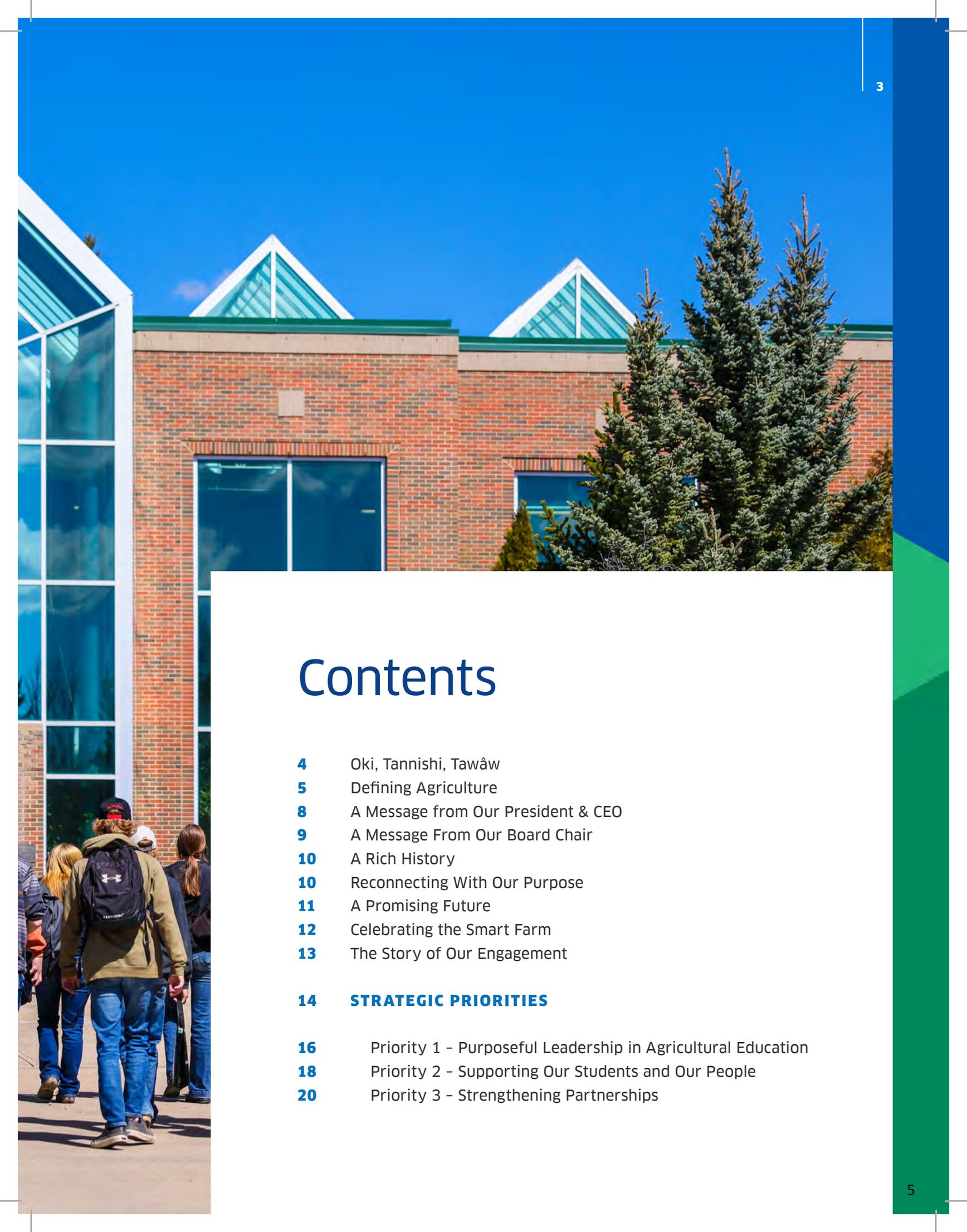
Vision

Advancing agriculture for a better world.

Mission

Olds College creates the next generation of agriculture leaders by developing talent, advancing knowledge and championing stewardship and sustainability.





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Oki, Tannishi, Tawâw

Olds College of Agriculture & Technology humbly acknowledges that it is located on Treaty 7 territory of the Niitsitapi, including Siksika, Piikani and Kainai First Nations. We respectfully recognize the Nations of Tsuut'ina and Îyârhe Nakoda. This land is home to Otipemisiwak Metis Nation of Alberta, District 3.

We honour the deep histories, cultures and contributions of all peoples as we all walk together in the journey of truth and reconciliation.

WHY IS THIS A 3-YEAR STRATEGIC PLAN?

This plan acts as a blueprint for how Olds College will educate future-ready learners, drive innovation in agriculture, support our people and build strong partnerships. It isn't just a document to gather dust. Think of it as a strategic guide to keep us focused, accountable and positioned for leadership in agriculture and education. Simply put, it's time to focus. It's time to focus on three important priorities that emerged from a very extensive engagement process. These are achievable and necessary within this timeframe. This plan will establish stability and strength in order to achieve greater ambition in the years to come.

Defining Agriculture

Agriculture is more than farming—it is a dynamic and interconnected system that sustains communities, fuels innovation and shapes the future of food, land and resource management. It spans diverse fields, including soil science, animal health, food production, environmental sustainability, agribusiness, technology, trades and communications. Whether working in a lab, on a farm, in a processing facility or in a boardroom, agriculture connects people and industries across the entire development cycle. At Olds College, we embrace and celebrate this diversity, ensuring every aspect of agriculture is recognized, empowered and positioned to drive a more sustainable future.



OVERVIEW

Strategic Priorities

PRIORITY 1

Purposeful Leadership in Agricultural Education

Education at Olds College is aimed at advancing agriculture and agriculturally adjacent industries. We are committed to training current and future leaders along the entire agricultural value chain. We recognize our responsibility in growing the talent pipeline. Our programming evolves through an industry perspective. By supporting best practices and innovation in the agriculture industry, we will make a notable contribution to the agricultural sector.

PRIORITY 2

Supporting Our Students and Our People

Thriving students, faculty and staff are the core strength of the College. We will support our people to be engaged employees who feel valued and are empowered to contribute to the College. We will support our students with leading-edge knowledge, skills and experiences to be successful. We recognize our responsibility to provide holistic support services to our faculty, staff and students to ensure their success.





PRIORITY 3

Strengthening Partnerships

Olds College achieves success through its relationships with community, industry, education and government partners in Alberta and abroad. We aim to create mutually beneficial relationships that enhance our effectiveness and competitiveness. As a result, collaborating with industry and educational partners helps broaden our knowledge and increases our access to leading-edge curriculum and technology.



A Message From Our President & CEO

At our core, Olds College is a learning institution—one built on a foundation of hands-on education, applied research and a relentless drive to innovate. We are here to equip the next generation of students with the skills, knowledge and experiences they need to thrive in an ever-evolving world. Education is our purpose, and applied research is our engine—driving real solutions that shape industries, communities and lives.

And at Olds College, education and innovation are deeply rooted in agriculture. Since our founding in 1913, we have embraced the idea that the best way to prepare for the future is to build it ourselves. Our history has always been the future. From early days of teaching

practical farming techniques to pioneering smart agriculture and sustainability practices, we have always stood at the leading edge of change.

But none of this is possible without people. The strength of Olds College lies in those who teach, learn, research and support our mission every day. Our students, faculty, staff, alumni and industry partners have built this institution into what it is today. Their dedication has shaped the agricultural landscape, and their continued efforts will push it forward.

Collaboration has always been our way forward—whether with farmers and producers, researchers and scientists or businesses and industry. Strong partnerships fuel our ability to innovate, adapt and lead. Together, we will continue to redefine what's possible in agriculture, education and applied research. Because at Olds College, the future isn't something we wait for—it's something we create.

Dr. Debbie Thompson

—PRESIDENT & CEO

A Message From Our Board Chair

At Olds College, we are deeply committed to our role as a public institution, recognizing the trust and investment placed in us by the people of Alberta. Our mandate, as outlined by the Government of Alberta Ministry of Advanced Education (Mandate and Roles Document), emphasizes our dedication to providing accessible, high-quality education and applied research that directly contribute to the province's economic and social prosperity.

In alignment with Alberta's economic vision, we focus on fostering innovation and sustainability within the agricultural sector. By equipping our students with practical skills and knowledge, we prepare them to be leaders in a dynamic industry, thereby supporting the province's goals of economic diversification and growth.

We are acutely aware of our responsibility to the taxpayers of Alberta. Through prudent management and strategic initiatives, we ensure that every dollar invested in Olds College yields significant returns in the form of skilled graduates, research advancements and strengthened industry partnerships that together will advance agriculture for a better world.



As we look to the future, we remain steadfast in our commitment to serving the needs of our students, the agricultural community and the broader public. Together, we will continue to drive progress and uphold the values that define both Olds College and the province of Alberta.

A handwritten signature in blue ink, appearing to read 'Al Kemmere', with a long horizontal flourish extending to the right.

Al Kemmere
—BOARD CHAIR



Context Setting



A Rich History

Established in 1913, Olds College has a storied legacy as a cornerstone of agricultural education in Canada. Initially founded to provide practical training for farmers, it has evolved into a premier institution driving innovation and new technology in agriculture. Over the decades, Olds College has introduced cutting-edge programs, pioneered sustainable farming practices and

fostered advancements in agribusiness. Its applied research initiatives have addressed real-world challenges, benefiting local and global agricultural communities. Known for bridging tradition with technology, the College has cultivated generations of leaders, empowering rural economies and enhancing the agricultural sector with its commitment to education, innovation and environmental stewardship.

Reconnecting With Our Purpose

In recent years, Olds College explored new directions beyond its agricultural roots. While well-intentioned, this shift created confusion among stakeholders and strained our identity as a leader in agricultural education. Feedback from students, staff, industry partners and community members was clear: agriculture isn't just part of our history—it is our future. Refocusing on agriculture is not a return to the past, but

a recommitment to our greatest strength, and to the evolving needs of an industry that demands innovation, leadership and applied expertise.





A Promising Future

The future of agriculture isn't just coming; it's being built, tested and led right here at Olds College. With deep roots in rural Alberta and a global perspective on emerging trends, our vision is to be the recognized leader in agriculture and agri-tech education, research and entrepreneurship. We are building a future where Olds College is the first name that comes to mind when the world looks for solutions in sustainable and innovative agriculture.

We are creating a launchpad for the future: a place where students grow into leaders, ideas turn into industry solutions and partnerships fuel transformation. With a world-class Smart Farm, a commitment to applied research and deep ties to industry, we are uniquely positioned to shape the next generation of agricultural breakthroughs.

The challenges ahead—climate change, food security, rapid technological change—require bold leadership. Olds College is prepared to meet those challenges head-on, equipping learners with the skills, experiences and mindset to lead a changing industry.

This is our opportunity to lead boldly, innovate relentlessly and prepare the people who will advance agriculture for a better world. And we're all in.

Celebrating the Smart Farm

The Olds College Smart Farm encompasses over 3,000 acres dedicated to crop and forage production, integrating advanced digital agriculture technologies to enhance both crop and livestock operations. This innovative environment serves as a hub for applied research, enabling the testing and validation of emerging agricultural technologies in real-world conditions. Students benefit from hands-on learning experiences, engaging directly with cutting-edge tools and practices, thereby bridging the gap between academic knowledge and practical application. By fostering collaboration among industry partners, researchers and students, the Smart Farm plays a pivotal role in promoting sustainable practices and addressing global challenges in agriculture.



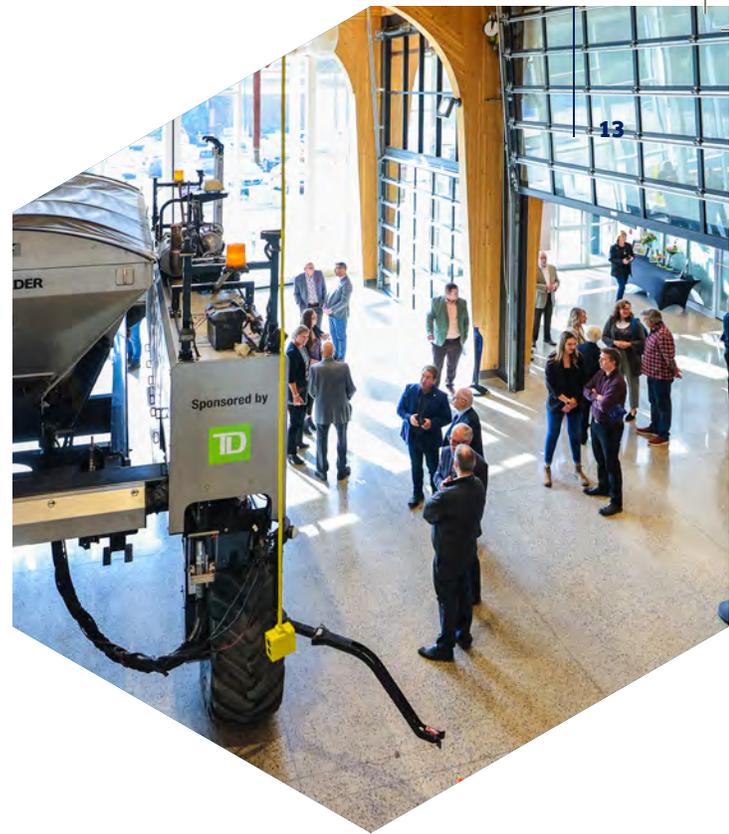
The Story of Our Engagement

WHO WE TALKED TO

Throughout our strategic planning process, Olds College engaged a broad range of stakeholders to ensure diverse perspectives were captured. Faculty, staff and administration participated through town halls, focus groups and leadership meetings, while students shared insights at engagement events designed specifically for them.

Community voices were gathered through discussions with service clubs, business associations and one-on-one interviews. Industry partners provided input via in-person interviews at AgSmart and virtual focus groups. Donors contributed through individual interviews, and government officials—including municipal and provincial leaders—told us what they envision for the future of our College.

Additionally, 209 individuals completed our online survey, further enriching our understanding of key priorities.



WHAT THEY SAID

Our engagement process has highlighted a strong desire to reaffirm Olds College's purpose, strengthen internal culture and revitalize partnerships. Stakeholders emphasized the need to embrace our agricultural identity while responding to modern challenges.

Concerns about drifting from our roots have impacted relationships and morale, underscoring the need for stability and a clear vision. Faculty and staff seek a renewed focus on delivering high-quality applied education within a supportive environment.

There is strong interest in re-establishing Olds College as a leader in industry collaboration. By aligning purpose, people and partnerships, we can drive meaningful impact and future success.



Strategic Priorities



PRIORITY 1

Purposeful Leadership in Agricultural Education

Olds College achieves success through its relationships with community, industry, education and government partners in Alberta and abroad. We aim to create mutually beneficial relationships that enhance our effectiveness and competitiveness. As a result, collaborating with industry and educational partners helps broaden our knowledge and increases our access to leading-edge curriculum and technology.



We can redefine agriculture for the next generation, showing that it's not just about tractors—it's about technology, sustainability and opportunity."

PROPOSED MEASURES OF SUCCESS:

1 Graduate employment rate exceeds 85%

2 Graduate preparedness exceeds 85%

3 Maintain a minimum of \$8.5 million in applied research projects annually with sustainable growth

GOAL 1

Provide education and applied research to support current and future leaders in agriculture and agriculturally adjacent industries.

GOAL 2

Leverage our history and reputation to shape the future of agriculture in positive and sustainable ways.

GOAL 3

Secure ongoing investment in Olds College to ensure financial sustainability.

STRATEGIES

Develop leading-edge programming that equips students with industry relevant communication, problem solving, interpersonal, leadership and critical thinking skills.

Work with industry and government partners to tell the story of agriculture and its positive impacts.

Engage alumni to achieve a more symbiotic relationship to the College and enhance overall communication in order to increase their contributions.

Strengthen our leadership in emerging technologies and fields important to agriculture.

Showcase the contributions Olds College and the students at Olds College are making to the community and to the agriculture industry.

Strengthen relationships with donors and funders.

Advance the reputation of Olds College in the area of applied research.

Work with industry, community and post-secondary partners to identify and address emerging issues and opportunities in agriculture.

Further develop industry projects as an important source of non-government revenue.

Extend our provincial, national and global reach through programming and research opportunities.

Increase the impact of Olds College through collaborative relationships to inform agriculture policy in Alberta and Canada.

Further refine our value proposition for domestic and international students based on their evolving educational needs and industry demand.

Develop a financial framework and decision-making processes that create a sustainable flow of resources to support core objectives of the College.

PRIORITY 2

Supporting Our Students and Our People

Thriving students, faculty and staff are the core strength of the College. We will support our people to be engaged employees who feel valued and are empowered to contribute to the College. We will support our students with leading-edge knowledge, skills and experiences to be successful. We recognize our responsibility to provide holistic support services to our faculty, staff and students to ensure their success.



PROPOSED MEASURES OF SUCCESS:

- 1** Overall student satisfaction level exceeds 80%
- 2** Overall employee satisfaction level exceeds 80%
- 3** Annual investment in employee wellness and professional development



The people at Olds College are its greatest strength—they care deeply about students, innovation and each other.”

<p>GOAL 1</p> <p>Create a supportive environment where all students can achieve academic success.</p>	<p>GOAL 2</p> <p>Foster a work environment where people feel valued and motivated.</p>	<p>GOAL 3</p> <p>Create a campus where everyone can experience belonging and community.</p>
<p>STRATEGIES</p>		

<p>Create an environment, systems and programs that support student wellness and academic success.</p>	<p>Increase communication, awareness and connectivity between faculty, staff and students.</p>	<p>Increase opportunities for social interaction, engagement and relationship-building among students, staff and faculty.</p>
<p>Develop relevant and up-to-date curriculum that evolves to meet the changing needs of our learners and the industries we serve.</p>	<p>Recognize the importance of balancing the demands of work with personal life, encourage appropriate workloads and provide support when needed.</p>	<p>Develop and implement a plan to create a welcoming and supportive environment on campus for everyone.</p>
<p>Modernize infrastructure and technologies to ensure student success.</p>	<p>Ensure our people have the right tools, information, data access and decision-making frameworks to succeed.</p>	<p>Create meaningful linkages between the on- and off-campus communities in Olds and central Alberta to promote collaboration and shared social responsibility.</p>
<p>Employ a strategic enrolment management model that supports sustainable enrolment.</p>	<p>Prioritize employee training and professional development opportunities to attract and retain high-quality talent, and further develop the skillset of all current employees to support career progression.</p>	<p>Foster an environment that promotes and celebrates volunteerism.</p>
<p>Create a learning environment that recognizes student success and showcases their achievements.</p>	<p>Highlight and celebrate the contributions of College employees.</p>	

PRIORITY 3

Strengthening Partnerships

Olds College achieves success through its relationships with community, industry, education and government partners in Alberta and abroad. We aim to create mutually beneficial relationships that enhance our effectiveness and competitiveness. As a result, collaborating with industry and educational partners helps broaden our knowledge and increases our access to leading-edge curriculum and technology.



Olds College can be the heart of our community, bringing people together to drive progress and innovation.”



PROPOSED MEASURES OF SUCCESS:

- 1 Maintain a minimum of \$8 million in commercial partnerships annually

- 2 3,000 people annually engaged with Olds College and the Smart Farm

- 3 Active agreements are in place with alumni and three local strategic partners

GOAL 1

Strengthen relationships with industry, government and education partners to inform future educational programming and drive innovation.

GOAL 2

Utilize the Smart Farm to advance education, innovation, applied research and industry engagement.

GOAL 3

Cultivate mutually beneficial relationships with community, municipal and educational partners to create value for all.

STRATEGIES

Consult with partners in agriculture to identify emerging trends, industry needs and opportunities.

Leverage the Smart Farm to enhance recruitment of students into agriculture.

Encourage outreach with broad communities, stakeholders and sectors to share knowledge, identify opportunities and build connections.

Collaborate with industry and educational partners to create responsive programs and curriculum that reflect market demand.

Publicly celebrate the Smart Farm successes and partnerships, while leveraging both to plan for the next frontier.

Explore opportunities to develop shared infrastructure with the local municipality.

Develop and implement a comprehensive strategy for engaging and recognizing industry partners.

Utilize the Smart Farm to showcase the use of technology to support financial and environmental sustainability in agriculture.

Identify opportunities to partner with industry and neighbouring municipalities to support economic development and value-added investment.

Support our faculty and staff in leveraging their relationships to the agriculture industry.

Be a positive force in creating bridges between rural and urban communities in Alberta.

Grow partnerships and joint teaching and learning initiatives with domestic and international post-secondary institutions.





With our strategic priorities clearly outlined, the next step is activation.

This strategic plan is intentionally high-level and is designed to provide a destination. Department-level planning that includes priority actions, performance indicators and specific measures of success will be developed and championed by the College Leadership Team and supported by the Board of Governors, ensuring that progress is celebrated.

College Leadership will work with their teams so that this internal planning is aligned with this plan's direction and can support both day-to-day decisions and long-term initiatives across the institution.

By providing this shared foundation, the plan creates space for our campus community to continue to work with all stakeholders in order to respond to opportunities, remain agile and ensure the College continues to thrive.

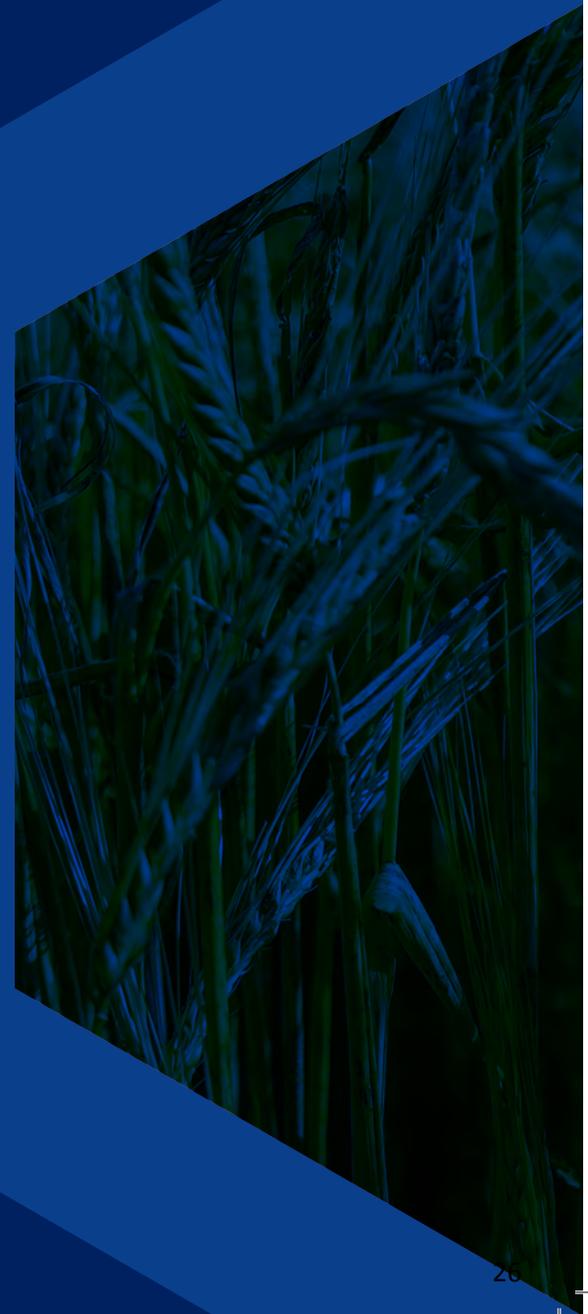




OLDS COLLEGE
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REGULAR COUNCIL MEETING Request for Decision (RFD)

*Vision: The Place to Grow.
Mission: Creating the Place to Grow.*

MEETING DATE: February 24, 2026
SUBJECT: February 10, 2026 Regular Council Meeting Minutes
ORIGINATING DEPARTMENT: Legislative Services
ITEM: 4.1

BACKGROUND/PROPOSAL:

The minutes of the February 10, 2026 Regular Council Meeting are being presented to Council for their review and approval.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

Council can adopt the minutes as presented or amended.

ALIGNMENT WITH STRATEGIC PLAN

5. Governance & Organizational Excellence

RECOMMENDATION

To adopt the February 10, 2026 Regular Council Meeting Minutes as presented.



**Minutes of the Town of Didsbury Regular Council Meeting
Held on February 10, 2026, in Council Chambers 1606 14 Street
Commencing at 6:00 p.m.**

Council Members Present Mayor Chris Little
Deputy Mayor Bob Murray
Councillor Curt Engel
Councillor Troy Lambert
Councillor Irwin Mahon
Councillor Norm Quantz
Councillor Will Stevens

Administration Present Chief Administrative Officer, Michael Simpson
Chief Financial Officer, Amanda Riley
Director of Community Services, Nicole Aasen
Director of Engineering & Infrastructure, Craig Fox
Lisa Bastarache, Communications Coordinator
Lee-Ann Gaudette, Development Officer
Tracey Connatty, Planner
Legislative Services Coordinator/Recording Officer, Jocelyn Baxter

1. CALL TO ORDER

Mayor Little called the February 10, 2026 Regular Council Meeting to order at 6:00 p.m.

2. ADOPTION OF THE AGENDA

Addition of RCMP Q3 Report

Res. 048-26

MOVED by Councillor Engel

To adopt the February 10, 2025 Regular Council Meeting agenda as amended.

Motion Carried

3. DELEGATIONS/PRESENTATIONS

3.1 Didsbury RCMP Detachment 2nd and 3rd Quarter Report

Res. 049-26

MOVED by Mayor Little

To thank Sergeant Shane O'Neill for presenting the quarterly reports for the Didsbury RCMP Detachment and accept the reports as information.

Motion Carried

4. ADOPTION OF MINUTES

4.1 January 27, 2026 Regular Council Meeting Minutes

Res. 050-26

MOVED by Councillor Williams

To adopt the January 27, 2026 Regular Council Meeting Minutes as presented.

Motion Carried

5. PUBLIC HEARINGS

5.1 Land Use Amending Bylaw 2026-01 Dwelling Unit Occupancy of Owner, Operator or Caretaker

Mayor Little recessed the Regular Council meeting and opened the public hearing for Land Use Amending Bylaw 2026-01 at 6:10 p.m.

Bylaw 2026-01 considers the addition of a discretionary use of Dwelling Unit Occupancy of Owner, Operator, or Caretaker to the DC-IND Direct Control District - Industrial, DC-01: Direct Control District – Industrial, and I2: Industrial District - Heavy. Council heard a presentation from Administration regarding the proposed change and called for comments or questions in favour and opposed from the gallery, Zoom, Council, and Administration.

No comments or questions from the gallery or Zoom meeting were received. Therefore, hearing none, Mayor Little adjourned the public hearing for Land Use Amending Bylaw 2026-01 at 6:16 p.m.

6. CAO REPORT

Res. 051-26

MOVED by Councillor Engel

To accept the Chief Administrative Officer Report for February 10, 2026 as information.

Motion Carried

7. BYLAWS & POLICIES

7.1 Land Use Amending Bylaw 2026-01

Res. 052-26

MOVED by Councillor Stevens

That Council grant second reading to Land Use Amending Bylaw 2026-01.

Motion Carried

Res. 053-26

MOVED by Councillor Stevens

That Council grant third and final reading to Land Use Amending Bylaw 2026-01.

Motion Carried

7.2 HR 011-26 Travel and Expense Policy

Res. 054-26

MOVED by Councillor Quantz

To rescind FIN 003 – Travel and Expense Guidelines Policy.

Motion Carried

Res. 055-26

MOVED by Councillor Quantz

To approve HR 011-26 – Travel and Expense Policy as presented.

Motion Carried

7.3 COUN 001-26 Council Remuneration and Professional Development Policy

Res. 056-26

MOVED by Councillor Quantz

To rescind COUN 001-25 Council Remuneration and Professional Development Policy.

Motion Carried

Res. 057-26

MOVED by Councillor Quantz

To adopt COUN 001-26 Council Remuneration and Professional Development Policy as presented.

Motion Carried

7.4 FIN 002-26 Corporate Credit Card Policy

Res. 058-26

MOVED by Councillor Engel

To approve FIN 002-26 – Corporate Credit Card Policy as presented.

Motion Carried

7.5 COMM 002-26 - Council Communication Policy

Res. 059-26

MOVED by Deputy Mayor Murray

To adopt COMM 002-26 Council Communication Policy as presented.

Motion Carried

7.6 Policy CS 001-26 - FCSS External Grant Funding

Res. 060-26

MOVED by Councillor Stevens

To rescind Policy CS 100 – FCSS.

Motion Carried

Res. 061-26

MOVED by Councillor Stevens

To approve Policy CS 001-26 – FCSS External Grant Funding as presented.

Motion Carried

8. BUSINESS

8.1 2026 Family and Community Support Services Grant Funding

Res. 062-26

MOVED by Councillor Stevens

To approve the 2026 Family and Community Support Services grant funds as presented for a total of \$30,000 to be funded from the 2026 FCSS grant budget.

Motion Carried

8.2 Realtor Services Contract Amendment

Res. 063-26

MOVED by Deputy Mayor Murray

To approve the amendment to the REAL Broker real estate service contract to include 100 Shantz Drive.

Motion Carried

8.3 Subdivision Consideration 100 Shantz Drive

Res. 064-26

MOVED by Councillor Engel

To commence the subdivision process for the lot (Plan 1310247 Block 1 Lot 1) to create two titles.

Motion Carried

8.4 Reserve Bid for Tax Sale Property 2026

Res. 065-26

MOVED by Councillor Quantz

To set the reserve bid for the upcoming public auction for Roll #607000 at \$263,200 and set the terms and conditions of sale as follows:

1. Payment by cash or certified cheque;
2. 5% non-refundable deposit provided on date of the auction, with the balance to be received by the Town within 15 business days after the auction.

Motion Carried

8.5 Mountain View and Neighbours Women in Business Awards

Res. 066-26

MOVED by Deputy Mayor Murray

To approve councillor and staff attendance to the Mountain View and Neighbours Women in Business Awards Luncheon on March 6, 2026 and purchase a table of 10 for \$450.00.

Motion Carried

8.6 2026 Public Engagement Workshops

Res. 067-26

MOVED by Councillor Quantz
To approve the 2026 Public Engagement as amended.

Motion Carried

9. COUNCIL REPORTS

Res. 068-26

MOVED by Councillor Stevens

To accept the February 10, 2026 Council Reports as information.

Motion Carried

10. CORRESPONDENCE & INFORMATION

Res. 069-26

MOVED by Councillor Stevens

To accept the correspondence for February 10, 2026 as information.

Motion Carried

11. QUESTION PERIOD

12. CLOSED MEETING

Res. 070-26

MOVED by Councillor Engel

To go into closed meeting at 7:15 p.m. for the following items:

12.1 Land Sales - section 28 of ATIA

12.2 Draft Bylaw - section 28 of ATIA

Motion Carried

13. RECONVENE

Res. 071-26

MOVED by Councillor Engel

To return to open meeting at 8:28 p.m.

Motion Carried

Res. 072-26

MOVED by Deputy Mayor Murray

To approve the sale of a 2-acre portion of 100 Shantz Drive as presented subject to the terms and conditions of the offer to purchase.

Motion Carried

Res. 073-26

MOVED by Deputy Mayor Murray

To approve the sale 1000 Shantz Drive as presented subject to the terms and conditions of the offer to purchase.

Motion Carried

14. ADJOURNMENT

Res. 074-26

MOVED by Councillor Lambert

To adjourn the February 10, 2026 Regular Council Meeting at 8:29 p.m.

Motion Carried



REGULAR COUNCIL MEETING Request for Decision (RFD)

*Vision: The Place to Grow.
Mission: Creating the Place to Grow.*

MEETING DATE: February 24, 2026
SUBJECT: February 12, 2026 Special Council Meeting Minutes
ORIGINATING DEPARTMENT: Legislative Services
ITEM: 4.2

BACKGROUND/PROPOSAL:

The minutes of the February 12, 2026 Special Council Meeting are being presented to Council for their review and approval.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

Council can adopt the minutes as presented or amended.

ALIGNMENT WITH STRATEGIC PLAN

5. Governance & Organizational Excellence

RECOMMENDATION

To adopt the February 12, 2026 Special Council Meeting Minutes as presented.



**Minutes of the Town of Didsbury Special Council Meeting
Held on February 12, 2026, in Council Chambers 1606 14 Street
Commencing at 6:00 p.m.**

Council Members Present Mayor Chris Little
Councillor Curt Engel
Councillor Irwin Mahon
Councillor Norm Quantz
Councillor Will Stevens

Council Members Absent Deputy Mayor Bob Murray
Councillor Troy Lambert

Administration Present Chief Administrative Officer, Michael Simpson
Lisa Bastarache, Communications Coordinator
Nelisha Bruce, Council and Community Relations Coordinator
Legislative Services Coordinator/Recording Officer, Jocelyn Baxter

1. CALL TO ORDER

Mayor Little called the February 12, 2026 Special Council Meeting to order at 6:00 p.m.

2. ADOPTION OF THE AGENDA

Res. 075-26

MOVED by Councillor Engel

To adopt the February 12, 2025 Special Council Meeting agenda as amended.

Motion Carried

Res. 076-26

MOVED by Councillor Irwin

To go into closed meeting at 6:00 p.m. for the following business items:

3.1 Member of Parliament, Blaine Calkins, Visit – s. 28 of ATIA

Motion Carried

4. RECONVENE

Res. 077-26

MOVED by Councillor Engel

To return to open meeting at 6:39 p.m.

Motion Carried

4. ADJOURNMENT

Res. 078-26

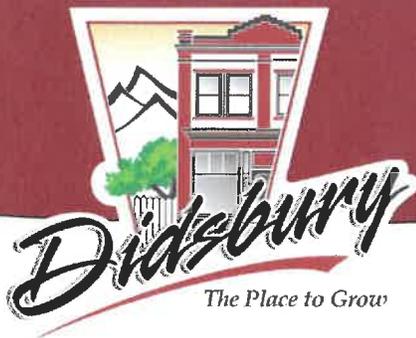
MOVED by Councillor Quantz

To adjourn the February 12, 2026 Special Council Meeting 6:39 p.m.

Motion Carried

Mayor - Chris Little

Chief Administrative Officer - Michael Simpson



SPECIAL COUNCIL MEETING

Date of Notice
February 12, 2026

NOTICE OF SPECIAL COUNCIL MEETING

Thursday, February 12, 2026 at 6:00 p.m. held in Council Chambers at 1606 14 Street

In accordance with Section 194 of the *Municipal Government Act (MGA)*, Mayor Little has called a Special Council Meeting for Thursday, February 12, 2026 at 6:00 p.m. to be held in Council Chambers at 1606 14 Street Didsbury, Alberta.

We the undersigned hereby waive notice requirements under section 194 of the MGA, in order to facilitate a Special Meeting if Council regarding the following item of business:

1. *Member of Parliament, Blaine Calkins, Visit (closed s. 28 of ATIA)*

Council Member Name	Signature	Date
Mayor Chris Little		02/12/26
Deputy Mayor Bob Murray		
Councillor Curt Engel		02/12/26
Councillor Troy Lambert		
Councillor Irwin Mahon		02/12/26
Councillor Will Stevens		02/12/26
Councillor Norm Quantz		02/12/26

If you have any questions pertaining to the special council meeting, please contact Jocelyn Baxter, Legislative Services Coordinator at jbaxter@didsbury.ca or 403-335-7734.



REGULAR COUNCIL MEETING Request for Decision (RFD)

*Vision: The Place to Grow.
Mission: Creating the Place to Grow.*

MEETING DATE: February 24, 2026
SUBJECT: CAO Report
ORIGINATING DEPARTMENT: Legislative Services
ITEM: 6.0

BACKGROUND/PROPOSAL:

Please find attached the Chief Administrative Officer's (CAO) Report for February 24, 2026 which includes the following:

- CAO Activity Report
- Planning and Development Report as of February 18, 2026

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

During the CAO Report, Council will have the opportunity to ask questions to the CAO and to make motions for information they would like Administration to bring back to a future Council meeting.

ALIGNMENT WITH STRATEGIC PLAN

5. Governance & Organizational Excellence

RECOMMENDATION

To accept the Chief Administrative Officer Report for February 24, 2026 as information.



Strategically Managed Infrastructure

Rural Entrepreneur and Renewal Stream

The Town's agent for Rural Entrepreneur Stream (RES) inquiries has had multiple meetings with firms and clients from Vietnam, China, India and France. Didsbury has about 3-4 serious entrepreneur leads that need some help regarding land prices and rent rates for commercial properties and the Town has provided a local contact for this aspect of due diligence to generate a pricing list for investors as they need information to complete their business plan. There is a serious candidate with a niche offering for a construction product used widely in homes and commercial facilities that has strong potential for approval under the program. In the world of Chat GPT, some business plans are coming across as a false effort, others show promise if more localized data can be linked to their proposals – meaning further research on behalf of the entrepreneurial candidate will likely be required to gain Alberta Advantage Immigration Program (AAIP) approval.



Vibrant & Connected Character Community

On the Rural Renewal Stream six endorsement letters have been provided for renewal candidates who have already been working for employers for the last year, with three more – all for local commercial businesses wanting to keep their RRS workers onboard.



Strong & Resilient Local Economy

General Activities

Meetings with Community Services Director regarding RFP documents for capital projects, conversations around lifeguard staffing shortfalls and service gap solutions, etc.

Meetings with Legislative Coordinator and Fire Chief regarding required Community Peace Officer policies that will be drafted and presented to Council for final approval in coming months.

Audit planning meeting (virtual) with Council and CFO to review audit process and plans for 2025 fiscal audit. Discussions on terms associated with the audit process were had with Council and the auditor, and explanations around testing methods used during the audit process by the Town's auditor, MNP.



Liveability

Area tour with Ponoka – Didsbury Member of Parliament the Honorable Blaine Calkins around Didsbury hosted by Mayor Little and members of Council to highlight business challenges in the wake of tariffs, interprovincial trade barriers, and supply chain impacts.



Governance & Organizational Excellence

Review of legal matters with senior staff on various files. Initial discussions with Mayor on future event planning. Review of Town policies regarding sick leave to ensure staff practice aligns with language in policy. Preparation of management meeting topics and ideas for senior leadership discussions.

Discussions with CFO regarding possible budget amendments on emergent projects not contemplated in December during budget workshops with Council.

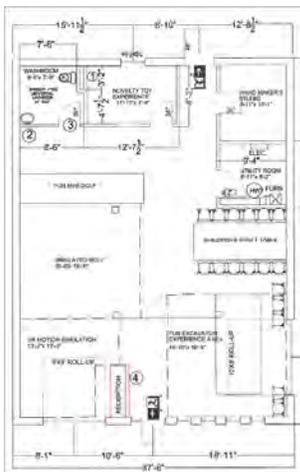
CAO Report: Developments as of February 18, 2026

The Town of Didsbury has authorized the conditional issuance of the following permits:

Development Officer (Permitted Use) Decisions

PERMIT	ADDRESS	TYPE	APPLICANT/OWNER	DECISION DATE
DP 26-005	2014 – 18 Avenue	Retail (Small)	Design Tech Engineering Inc. (a) Wang Li o/a Castle Putt (o)	Feb 17, 2026

DP 26-005: Retail (Small) New business operating under the name of Castle Putt. The space will operate as an open-concept entertainment facility including VR motion simulation area, mini golf activity zone, novelty toy experience room and wand maker's studio.



Municipal Planning Commission (Discretionary Use) Decisions:

PERMIT	ADDRESS	TYPE	APPLICANT/OWNER	DECISION DATE	APPEAL PERIOD ENDS
DP 26-001	27 Park Place	Home Occupation: Automotive Services (Minor) & Signage	Reid, Ryan (a) Reid, Ryan & Bodmer, Robyn (o)	Feb 11, 2026	Mar 4, 2026 (at 4:30 pm)

The next Municipal Planning Commission meeting is on Wednesday, February 25, 2026 for a Rear Yard Setback Variance and the Agenda is posted on the website.



REGULAR COUNCIL MEETING Request for Decision (RFD)

*Vision: The Place to Grow.
Mission: Creating the Place to Grow.*

MEETING DATE: February 24, 2026
SUBJECT: Land Use Amending Bylaw 2026-03
ORIGINATING DEPARTMENT: Planning & Development
ITEM: 7.1

BACKGROUND/PROPOSAL:

The properties noted within the Bylaw are currently a combination of two types of Direct Control Districts within the Land Use Bylaw. This proposal will bring the properties within one Direct Control District.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

The Land Use Bylaw map shows Direct Control District as one color so the map does not require an amendment.

	Legal	Civic
a)	Plan 2484JK, Block J, Lot 5	1213 – 20 Street
b)	Plan 2484JK, Block J, Lot 6	1209 – 20 Street
c)	Plan 2484JK, Block J, Lot 7	1205 – 20 Street
d)	Meridian 5; Range 1; Township 31; Section 19; NW	3001 – 23 Street

ALIGNMENT WITH STRATEGIC PLAN

- 3. Strong & Resilient Local Economy
- 5. Governance & Organizational Excellence

RECOMMENDATION *(two motions)*

That Council grant first reading to Land Use Amending Bylaw 2026-03.

AND

To set **Tuesday, March 24, 2026** as the public hearing for Land Use Amending Bylaw 2026-03.

TOWN OF DIDSBURY
Land Use Amending Bylaw 2026-03

BEING A BYLAW OF THE TOWN OF DIDSBURY, IN THE PROVINCE OF ALBERTA, TO AMEND THE LAND USE BYLAW 2019-04.

WHEREAS, section 640(1) of the *Municipal Government Act*, R.S.A 2000 c. M-26, and any amendment thereto, requires that every municipality pass a land use bylaw; and

WHEREAS, the Council of the Town of Didsbury deems it necessary to amend Land Use Bylaw 2019-04;

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

Short Title

1. This Bylaw may be cited and referred to as “Land Use Amending Bylaw 2026-03”

General Provisions

2. Bylaw 2019-04, being the Land Use Bylaw of the Town of Didsbury, is hereby amended as follows:

- 2.1. All of the following properties subject to the DC-IND: Direct Control District – Industrial or DC-01 – Direct Control District – Industrial designation shall be redesignated to DC: Direct Control:

	Legal	Civic
a)	Plan 2484JK, Block J, Lot 5	1213 – 20 Street
b)	Plan 2484JK, Block J, Lot 6	1209 – 20 Street
c)	Plan 2484JK, Block J, Lot 7	1205 – 20 Street
d)	Meridian 5; Range 1; Township 31; Section 19; NW	3001 – 23 Street

- 2.2. The DC-01: Direct Control District – Industrial District is hereby repealed.

Transitional

3. This Bylaw comes into full force and effect upon third reading of the bylaw and being duly signed.

Read a first time this ___ day of _____, 2026

Read a second time this ___ day of _____, 2026

Read a third and final time this ___ day of _____, 2026

Mayor – Chris Little

Chief Administrative Officer – Michael Simpson



REGULAR COUNCIL MEETING Request for Decision (RFD)

*Vision: The Place to Grow.
Mission: Creating the Place to Grow.*

MEETING DATE: February 24, 2026
SUBJECT: Land Use Amending Bylaw 2026-04
ORIGINATING DEPARTMENT: Planning & Development
ITEM: 7.2

BACKGROUND/PROPOSAL:

This is a proposal to redesignate properties from DC-IND: Direct Control District – Industrial to I2: Industrial District – Heavy. Furthermore, this bylaw would remove the use of DC-IND from the Land Use Bylaw.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

The uses within these properties will comply with the Land Use Bylaw.

	Legal	Civic
a)	Plan 0714629, Block 5, Lot 1	2825 – 19 Street
b)	Plan 0714629, Block 5, Lot 2	2837 – 19 Street
c)	Plan 0714629, Block 5, Lot 3	2849– 19 Street
d)	Plan 0714629, Block 5, Lot 4	2861– 19 Street
e)	Plan 0714629, Block 5, Lot 5	2873– 19 Street
f)	Plan 0714629, Block 5, Lot 6	1801– 29 Avenue (Valarosa Drive)
g)	Plan 0714629, Block 5, Lot 7	2901– 19 Street

ALIGNMENT WITH STRATEGIC PLAN

- 3. Strong & Resilient Local Economy
- 5. Governance & Organizational Excellence

RECOMMENDATION *(two motions)*

That Council grant first reading to Land Use Amending Bylaw 2026-04.

AND

To set **Tuesday, March 24, 2026** as the public hearing for Land Use Amending Bylaw 2026-04.

TOWN OF DIDSBURY
Land Use Amending Bylaw 2026-04

BEING A BYLAW OF THE TOWN OF DIDSBURY, IN THE PROVINCE OF ALBERTA, TO AMEND THE LAND USE BYLAW 2019-04.

WHEREAS, section 640(1) of the *Municipal Government Act*, R.S.A 2000 c. M-26, and any amendment thereto, requires that every municipality pass a land use bylaw; and

WHEREAS, the Council of the Town of Didsbury deems it necessary to amend Land Use Bylaw 2019-04;

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

Short Title

1. This Bylaw may be cited and referred to as “Land Use Amending Bylaw 2026-04”

General Provisions

2. Bylaw 2019-04, being the Land Use Bylaw of the Town of Didsbury, is hereby amended as follows:

- 2.1. Schedule A of this bylaw shall amend Appendix A of Land Use Bylaw 2019-04 to redesignate all of the following properties subject to the DC-IND: Direct Control District – Industrial to I2: Industrial District - Heavy.

	Legal	Civic
a)	Plan 0714629, Block 5, Lot 1	2825 – 19 Street
b)	Plan 0714629, Block 5, Lot 2	2837 – 19 Street
c)	Plan 0714629, Block 5, Lot 3	2849– 19 Street
d)	Plan 0714629, Block 5, Lot 4	2861– 19 Street
e)	Plan 0714629, Block 5, Lot 5	2873– 19 Street
f)	Plan 0714629, Block 5, Lot 6	1801– 29 Avenue (Valarosa Drive)
g)	Plan 0714629, Block 5, Lot 7	2901– 19 Street

- 2.2. The DC-IND: Direct Control District – Industrial is hereby repealed.

Transitional

3. This Bylaw comes into full force and effect upon third reading of the bylaw and being duly signed.

Read a first time this __ day of _____, 2026

Read a second time this __ day of _____, 2026

Read a third and final time this __ day of _____, 2026

Mayor – Chris Little

Chief Administrative Officer – Michael Simpson

Schedule A



Town of Didsbury

**Land Use Amending Bylaw
Bylaw 2026-04**

Legend

Direct Control - Industrial
Industrial District - Heavy

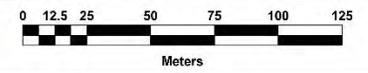
Land Use Zone

- DC
- C2
- I2
- UR
- R1
- R2
- REC
- MR (REC)

Date: February 2026
 Author: SC
 Scale: 1:800
 Coordinate System: NAD 1983 3TM 114
 Data Sources: Town of Didsbury & Altalis



This map is for reference use only. The Town of Didsbury makes every effort to ensure the accuracy and completeness of the information provided; however, no guarantee is made. Users are responsible for verifying all information before use. The Town of Didsbury is not liable for any errors or omissions.





REGULAR COUNCIL MEETING

Request for Decision (RFD)

Vision: The Place to Grow.

Mission: Creating the Place to Grow.

MEETING DATE: February 24, 2026
SUBJECT: Amending Land Use Bylaw 2026-05
ORIGINATING DEPARTMENT: Planning & Development
ITEM: 7.3

BACKGROUND/PROPOSAL:

The intent of the proposed amendment is to update Land Use Bylaw 2019-04 (“LUB”) to better reflect the planning principles of the Municipal Development Plan Bylaw 2024-12 (“MDP”). These amendments propose changes to the LUB that reinforce the direction to eliminate unnecessary regulatory barriers to development that has already been supported through existing plans and policy.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

While there are additional amendments that are ultimately required within the LUB as its continued use identifies necessary changes, these amendments have been prioritized to facilitate new development that is compatible with the direction of the MDP. Initiating these changes now will help to “reduce red tape” for potential future developments.

1. Administration recommends that Land Use Bylaw 2019-04 be amended as follows:
 - a) **Amend definition of “Retail (General)” to the following:**
Retail (General) – means a Development used for the sale of goods or services, including off-sales and personal services to an individual, in a small or medium building.
 - b) **Amend definition and use of Retail (Large) to the following:**
Retail (Box Store) – means a Development used for the sale of goods or services in a large-sized Building (with a Gross Floor Area greater than 4,000.0 metres² (43,055.64 feet²)).
 - c) **Amend definition and use of Dwelling, Townhouse to the following:**
Dwelling, Townhouse – means Dwellings that are side-by-side and share a common wall, where each unit has a separate entrance from the outside.
 - d) **Amend definition and use of Dwelling, Stacked Townhouse to the following:**
Dwelling, Stacked Townhouse – means Dwellings where the Townhouses are stacked on top of each other, each with their own separate entrance from the outside.
 - e) **Removal of definition and use for:**
Retail (Personal Services) – means a Development used for the provision of personal services to an individual.
Retail (Vice) – means a development permit where potentially controversial goods and services are offered to the public for sale for use or consumption off-site. Typical uses include liquor stores and adult goods stores.
Retail (Small) – means a Development used for the sale of goods and services in a physically small Building (with a Gross Floor Area less than 1,000.0 metres² (10,763.91 feet²)). Typical uses include a convenience store or sandwich shop.
 - f) **Amend Retail (Vice), Retail (Personal Services), and Retail (Small) to Retail (General).**
 - g) **Amend s.3-60, Parking Requirements, to reflect the proposed “Retail (General)” amendments.**
 - h) **Amend all references and uses of “Cannabis Retail Sales” to “Retail (Cannabis)”.**



REGULAR COUNCIL MEETING Request for Decision (RFD)

*Vision: The Place to Grow.
Mission: Creating the Place to Grow.*

2. Rescind the C1: Commercial District – General and replace as attached in *Schedule “A”*.
3. Establish the RC2: Residential/Commercial District – High Density as attached in *Schedule “B”*.

ALIGNMENT WITH STRATEGIC PLAN

3. Strong & Resilient Local Economy

RECOMMENDATION *(two motions)*

That Council grant first reading to Land Use Amending Bylaw 2026-05.

AND

To set **Tuesday, March 24, 2026** as the Public Hearing for Land Use Amending Bylaw 2026-05.

TOWN OF DIDSBURY
Land Use Amending Bylaw 2026-05

BEING A BYLAW OF THE TOWN OF DIDSBURY, IN THE PROVINCE OF ALBERTA, TO AMEND THE LAND USE BYLAW 2019-04.

WHEREAS, section 640(1) of the *Municipal Government Act*, R.S.A 2000 c. M-26, and any amendment thereto, requires that every municipality pass a land use bylaw; and

WHEREAS, the Council of the Town of Didsbury deems it necessary to amend Land Use Bylaw 2019-04;

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

Short Title

1. This Bylaw may be cited and referred to as “Land Use Amending Bylaw 2026-05”

General Provisions

2. Bylaw 2019-04, being the Land Use Bylaw of the Town of Didsbury, is hereby amended as follows:

2.1. The definitions and uses for the following are hereby amended as follows:

- a) Amend definition of “Retail (General)” to the following:

Retail (General) – means a Development used for the sale of goods or services, including off sales and personal services to an individual, in a small or medium building.

- b) Amend definition and use of “Retail (Large)” to the following:

Retail (Box Store) – means a Development used for the sale of goods or services in a large-sized Building (with a Gross Floor Area greater than 4,000.0 metres² (43,055.64 feet²)).

- c) Amend definition and use of “Dwelling, Townhouse” to the following:

Dwelling, Townhouse – means Dwellings that are side-by-side and share a common wall, where each unit has a separate entrance from the outside.

- d) Amend definition and use of “Dwelling, Stacked Townhouse” to the following:

Dwelling, Stacked Townhouse – means Dwellings where the Townhouses are stacked on top of each other, each with their own separate entrance from the outside.

- e) Removal of definition and use for the following:

- i. Retail (Personal Services) – means a Development used for the provision of personal services to an individual.

- ii. Retail (Vice) – means a development permit where potentially controversial goods and services are offered to the public for sale for use or consumption off-site. Typical uses include liquor stores and adult goods stores.

- iii. Retail (Small) – means a Development used for the sale of goods and services in a physically small Building (with a Gross Floor Area less than 1,000.0 metres² (10,763.91 feet²)). Typical uses include a convenience store or sandwich shop.

- f) Amend all districts with the uses Retail (Vice), Retail (Personal Services), and Retail (Small) to Retail (General).
 - g) Amend s. 3-60, Parking Requirements, to reflect the proposed “Retail (General)” amendments.
 - h) Amend all references and uses of “Cannabis Retail Sales” to “Retail (Cannabis)”
- 2.2. Schedule A, forming part of this bylaw, shall rescind and replace the C1: Commercial District – General.
- 2.3. Schedule B, forming part of this bylaw, of this bylaw shall establish the RC2: Residential Commercial District – High Density.

Transitional

- 3. This Bylaw comes into full force and effect upon third reading of the bylaw and being duly signed.

Read a first time this __ day of _____, 2026

Read a second time this __ day of _____, 2026

Read a third and final time this __ day of _____, 2026

Mayor – Chris Little

Chief Administrative Officer – Michael Simpson

Schedule “A”

C1: COMMERCIAL DISTRICT – GENERAL

General Purpose

To provide for a variety of commercial uses which are accessible to pedestrians and motor vehicles. New commercial development must connect to municipal sewer and water systems, if municipal services are within a right of way directly adjacent the property. Existing commercial is authorised to continue to utilize onsite water and sewer systems.

Permitted Uses

- a) Accessory Building
- b) Accessory Structure
- c) Establishment (Eating or Drinking Class 1)
- d) Hotel/Motel
- e) Market (Indoor)
- f) Office
- g) Public Utility
- h) Retail (General)
- i) Shopping Centre

Discretionary Uses

- a) Animal Services
- b) Automotive Services (Minor/Major)
- c) Bus Depot
- d) Car Wash
- e) Care Facility (Child/Clinic)
- f) Drive-Through
- g) Dwelling Unit, Occupancy of Owner, Operator or Caretaker
- h) Establishment (Eating or Drinking Class 2/Entertainment)
- i) Funeral Home
- j) Gas Station
- k) Industrial (Services)
- l) Market (Outdoor)
- m) Park
- n) Recreation (Private)
- o) Retail (Box Store/Groceries)
- p) Retail (Cannabis)
- q) Shipping Container (Small/Large)
- r) Any uses that are, in the opinion of the Development Authority, similar to the Permitted or Discretionary Uses, and which conform to the general purpose and intent of the District.

Site Requirements

Minimum Parcel Size	At the discretion of the Development Authority
Maximum Building Height	10.0 metres (32.81 feet)
Min. Landscaping Parcel Coverage	At the discretion of the Development Authority

Minimum Setback Requirements

Front Yard	0 metres (0 feet)
Side Yard w/Lane	0 metres (0 feet)
Side Yard w/o Lane	3.0 metres (9.84 feet)*
Rear Yard	Shall be provided for parking and loading

*Where there is no provision for access to the rear of the lot, the setback on one side shall be 6.0 metres (19.68 feet)

Additional Regulations

- a) Outdoor storage may be permitted at the discretion of the Development Authority where fencing and/or vegetative screening has been provided;
- b) A buffer strip of ten (10) metres should be provided along any boundary of a General Commercial District that is immediately adjacent to any Land Use District other than Future Urban District, Light Industrial or Heavy Industrial Districts;
- c) The buffer strip shall be provided on private lands unless an alternative has been provided as part of a multi-lot subdivision, and is acceptable to the Development Authority;
- d) Dwelling units shall have an entrance separate to any entrances to a commercial portion of the building;
- e) Outdoor commercial patios shall not be detrimental to the surrounding area by way of noise, lighting, odours, access or any other means as determined by the Development Authority;
- f) Additional setbacks may be required adjacent to a residential district as determined by the Development Authority;
- g) Addition of Parking Regulations to the C1: Commercial District – General for Market (Indoor) and Market (Outdoor) at the discretion of the Approving Authority.

Schedule “B”

RC2: RESIDENTIAL/COMMERCIAL DISTRICT-HIGH DENSITY

General Purpose

To provide for the development of moderate to high density multi-unit dwellings with a mix of residential and commercial uses intended to provide a transition between commercial and adjacent residential districts. New residential/commercial development must connect to municipal sewer and water systems.

Permitted Uses

- a) Dwelling, Multi-Unit (Apartment)
- b) Dwelling, Row House
- c) Dwelling, Stacked Townhouse
- d) Dwelling, Townhouse
- e) Establishment (Eating or Drinking Class 1)
- f) Group Use Facility
- g) Retail (Box Store)
- h) Retail (General)

Discretionary Uses

- a) Care Facility (Child/Clinic/Group)
- b) Dwelling Unit, Occupancy of Owner, Operator or Caretaker
- c) Hotel/Motel
- d) Office
- e) Secondary Suite (Internal) **not allowed in stacked townhouse**
- f) Any uses that are, in the opinion of the Development Authority, similar to the Permitted or Discretionary Uses, and which conform to the general purpose and intent of the District.

Site Requirements

Minimum Parcel Size	At the discretion of the Development Authority
Minimum Parcel Size (Townhouse)	Interior Units: 180.0 metres ² (1,937.50 feet ²) Exterior Units: 220.0 metres ² (2,368.06 feet ²)
Maximum Building Height	At the discretion of the Development Authority
Min. Landscaping Parcel Coverage	At the discretion of the Development Authority

Minimum Setback Requirements

Front Yard	At the discretion of the Development Authority
Side Yard w/Lane	1.5 metres (4.92 feet)
Side Yard w/o Lane	1.5 metres (4.92 feet)
Rear Yard	At the discretion of the Development Officer

Additional Regulations

- a) Outdoor storage may be permitted at the discretion of the Development Authority where fencing and/or vegetative screening has been provided;
- b) Outdoor commercial patios shall not be detrimental to the surrounding area by way of noise, lighting, odours, access or any other means as determined by the Development Authority.



REGULAR COUNCIL MEETING Request for Decision (RFD)

*Vision: The Place to Grow.
Mission: Creating the Place to Grow.*

MEETING DATE: February 24, 2026
SUBJECT: Land Use Amending Bylaw 2026-06
ORIGINATING DEPARTMENT: Planning & Development
ITEM: 7.4

BACKGROUND/PROPOSAL:

Upon approval of Bylaw 2026-05, this is a proposal to redesignate one parcel, 1000 Shantz Drive, from the current R5: Residential District – High Density to the newly established RC2:Residential/Commercial District – High Density.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

The redesignation of this property will provide for a mix of residential-high density & commercial uses that will blend with the surrounding neighborhood.

ALIGNMENT WITH STRATEGIC PLAN

- 3. Strong & Resilient Local Economy
- 5. Governance & Organizational Excellence

RECOMMENDATION *(two motions)*

That Council grant first reading to Land Use Amending Bylaw 2026-06.

AND

To set **Tuesday, March 24, 2026** as the public hearing for Land Use Amending Bylaw 2026-06.

TOWN OF DIDSBURY
Land Use Amending Bylaw 2026-06

BEING A BYLAW OF THE TOWN OF DIDSBURY, IN THE PROVINCE OF ALBERTA, TO AMEND THE LAND USE BYLAW 2019-04.

WHEREAS, section 640(1) of the *Municipal Government Act*, R.S.A 2000 c. M-26, and any amendment thereto, requires that every municipality pass a land use bylaw; and

WHEREAS, the Council of the Town of Didsbury deems it necessary to amend Land Use Bylaw 2019-04;

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

Short Title

1. This Bylaw may be cited and referred to as “Land Use Amending Bylaw 2026-06”

General Provisions

2. Bylaw 2019-04, being the Land Use Bylaw of the Town of Didsbury, is hereby amended as follows:

- 2.1. Schedule A of this bylaw shall amend Appendix A of Land Use Bylaw 2019-04 to redesignate the following property subject to the R5: Residential District – High Density to RC2: Residential/Commercial – High Density.

	Legal	Civic
a)	Plan 1310247, Block 1, Lot 10	1000 Shantz Drive

Transitional

3. This Bylaw comes into full force and effect upon third reading of the bylaw and being duly signed.

Read a first time this __ day of _____, 2026

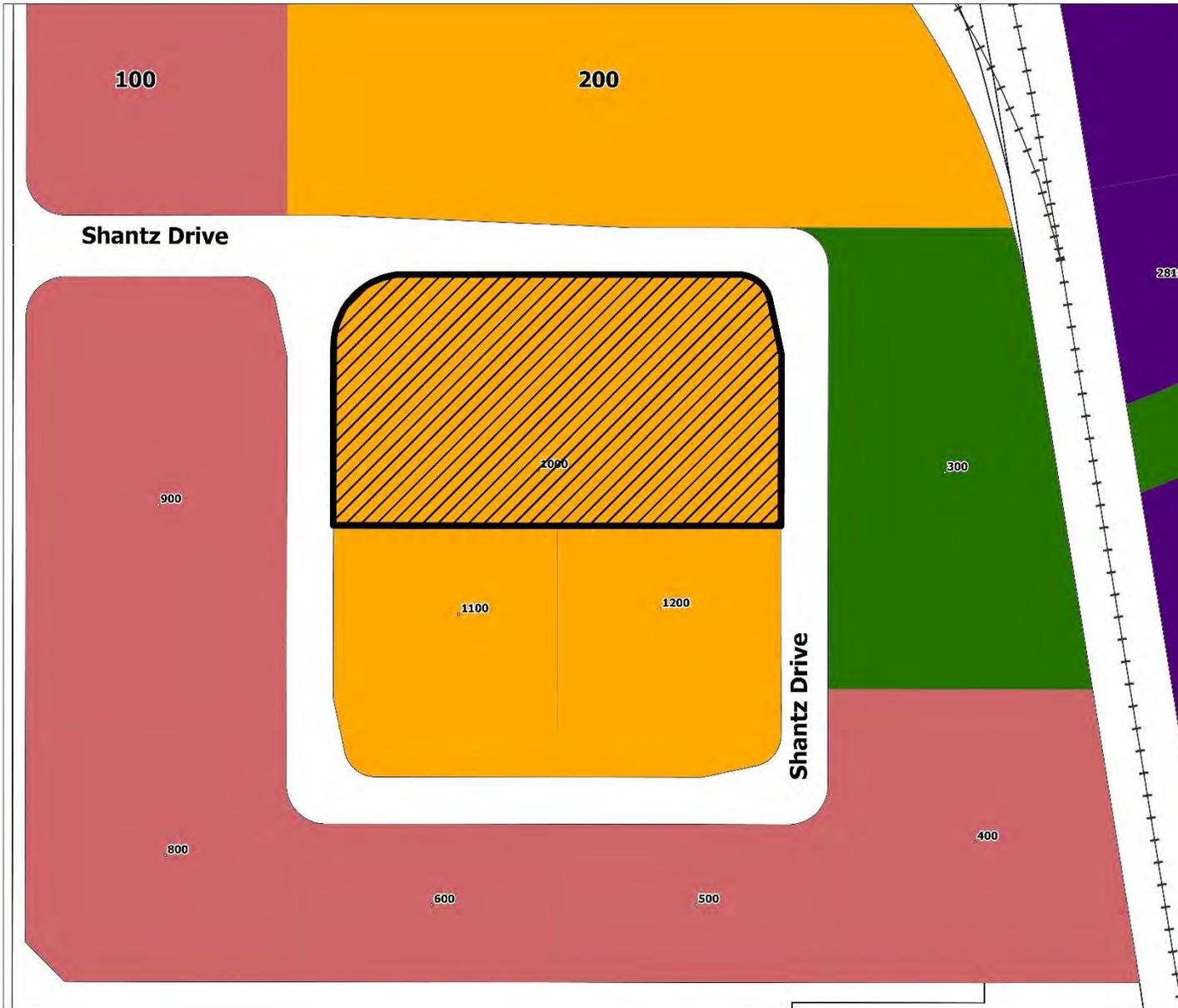
Read a second time this __ day of _____, 2026

Read a third and final time this __ day of _____, 2026

Mayor – Chris Little

Chief Administrative Officer – Michael Simpson

Schedule A



Town of Didsbury

**Land Use
Amending Bylaw
Bylaw 2026-06**

Legend

 Residential District - High Density →
Residential Commercial - High Density

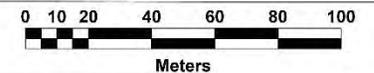
Land Use Zone

-  C1
-  I2
-  MR (REC)
-  R5

Date: February 2026
 Author: SC
 Scale: 1:648
 Coordinate System: NAD 1983 3TM 114
 Data Sources: Town of Didsbury & Altalis



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REGULAR COUNCIL MEETING Request for Decision (RFD)

*Vision: The Place to Grow.
Mission: Creating the Place to Grow.*

MEETING DATE: February 24, 2026
SUBJECT: RFD Amending Land Use Bylaw 2026-07
ORIGINATING DEPARTMENT: Planning & Development
ITEM: 7.5

BACKGROUND/PROPOSAL:

This is a proposal to redesignate properties that contain development and some undeveloped area from the current C2: Commercial District – Highway to C1: Commercial District General.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

Upon approval of Bylaw 2026-05, which would amend the Land Use Bylaw (by merging two existing commercial districts, the C2: Commercial District – Highway and C1: Commercial District – General) to create a newly blended C1: Commercial District – General.

The following properties are being considered for this redesignation:

	Legal	Civic
a)	Condo Plan 1311141 Unit 1	2409 - 16 Street, Unit 1
b)	Condo Plan 1311141 Unit 2	2409 - 16 Street, Unit 2
c)	Condo Plan 1311141 Unit 3	2409 - 16 Street, Unit 3
d)	Condo Plan 1311141 Unit 4	2409 - 16 Street, Unit 4
e)	Condo Plan 1311141 Unit 5	2409 - 16 Street, Unit 5

This redesignation of the properties to the newly merged C1: Commercial District General will comply with the Land Use Bylaw.

ALIGNMENT WITH STRATEGIC PLAN

- 3. Strong & Resilient Local Economy
- 5. Governance & Organizational Excellence

RECOMMENDATION *(two motions)*

That Council grant first reading to Land Use Amending Bylaw 2026-07.

AND

To set **Tuesday, March 24, 2026** as the public hearing for Land Use Amending Bylaw 2026-07.

TOWN OF DIDSBURY
Land Use Amending Bylaw 2026-07

BEING A BYLAW OF THE TOWN OF DIDSBURY, IN THE PROVINCE OF ALBERTA, TO AMEND THE LAND USE BYLAW 2019-04.

WHEREAS, section 640(1) of the *Municipal Government Act*, R.S.A 2000 c. M-26, and any amendment thereto, requires that every municipality pass a land use bylaw; and

WHEREAS, the Council of the Town of Didsbury deems it necessary to amend Land Use Bylaw 2019-04;

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

Short Title

1. This Bylaw may be cited and referred to as “Land Use Amending Bylaw 2026-07”

General Provisions

2. Bylaw 2019-04, being the Land Use Bylaw of the Town of Didsbury, is hereby amended as follows:

- 2.1. Schedule A of this bylaw shall amend Appendix A of Land Use Bylaw 2019-04 to redesignate the following property subject to the C2: Commercial District – Highway to C1: Commercial District – General.

	Legal	Civic
a)	Condo Plan 1311141 Unit 1	2409 - 16 Street, Unit 1
b)	Condo Plan 1311141 Unit 2	2409 - 16 Street, Unit 2
c)	Condo Plan 1311141 Unit 3	2409 - 16 Street, Unit 3
d)	Condo Plan 1311141 Unit 4	2409 - 16 Street, Unit 4
e)	Condo Plan 1311141 Unit 5	2409 - 16 Street, Unit 5

- 2.2. The C2: Commercial District - Highway is hereby repealed.

Transitional

3. This Bylaw comes into full force and effect upon third reading of the bylaw and being duly signed.

Read a first time this __ day of _____, 2026

Read a second time this __ day of _____, 2026

Read a third and final time this __ day of _____, 2026

Mayor – Chris Little

Chief Administrative Officer – Michael Simpson

Schedule A



Town of Didsbury

**Land Use
Amending Bylaw
Bylaw 2026-07**

Legend

Commercial District - Highway →
 Commercial District - General

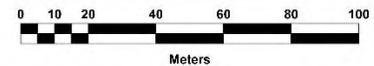
Land Use Zone

R2	C2
R5	REC
I1	MR (REC)
I2	ER (REC)

Date: February 2026
 Author: SC
 Scale: 1:600
 Coordinate System: NAD 1983 3TM 114
 Data Sources: Town of Didsbury & Altalis



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REGULAR COUNCIL MEETING Request for Decision (RFD)

*Vision: The Place to Grow.
Mission: Creating the Place to Grow.*

MEETING DATE: February 24, 2026
SUBJECT: FIN 008-26 Year End Reserve Allocation Policy
ORIGINATING DEPARTMENT: Corporate Services
ITEM: 7.6

BACKGROUND/PROPOSAL:

FIN 008-26 Year End Reserve Allocation is a policy outlining how year-end surplus is allocated to reserves based on Council's priorities. The surplus generated from comparing the budget to actuals at year-end is different from that set out in the year-end financial statements due to differences in how these reports are formatted.

Having undertaken a review of the policy which was last approved in 2022, Administration is presenting recommendations for amendments.

Clause 2.3.4 has been added to ensure that the CFO considers the availability of cash flow in making recommendations for reserve allocations.

The definition of Annual Operating Surplus for Tax Purposes has been strengthened to include that the definition relates to surplus accumulated from all Town departments supported by property taxes. Self-supported utility departments and the Shantz Subdivision are considered separately.

The definition of Unbudgeted Revenues has also been updated to state that it forms part of the year-end surplus.

Finally, clause 3.5 has been added which outlines that reserves shall be allocated first in accordance with other governing policies that discuss reserve allocations.

There are other adjustments throughout that improve the document for clarity and structure.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

The policy with the proposed amendments is attached for Council's review and approval prior to the 2025 year-end surplus being finalized and brought forward for reserve allocation consideration. The year end reserve allocation recommendation will be brought forward in a timely manner prior to the completion of the audit of the financial statements.

Administration is recommending Council approve the amendments to the policy as presented.

ALIGNMENT WITH STRATEGIC PLAN

5. Governance & Organizational Excellence

RECOMMENDATION *(two motions)*

To rescind FIN 008-22 Year End Reserve Allocation.

AND

To approve FIN 008-26 Year End Reserve Allocation as presented.



Policy Statement:

The Town of Didsbury will manage the annual reserve allocation of the Operating Surplus for Tax Purposes and Unbudgeted Revenues in a fiscally responsible and transparent manner.

1. Definitions

- 1.1 **Annual Operating Surplus for Tax Purposes** refers to the excess of revenues over expenditures including non-operational items, such as reserve transfers and debt payments for all Town departments supported by property taxes.
- 1.2 **Surplus for PSAS Purposes** is calculated based on the Public Sector Accounting Standards as represented in the annual Town of Didsbury Consolidated Financial Statements. Unlike the Annual Operating Surplus for Tax Purposes, the Surplus for PSAS Purposes excludes all reserve transfers and principal debt payments, and includes capital revenues, gains (losses) from tangible capital asset dispositions and amortization.
- 1.3 **Unbudgeted Revenues** are revenues that are new and/or one-time occurrences for which no budget amount was included in the corresponding year's approved budget and form part of the Annual Operating Surplus for Tax Purposes.

2. Responsibilities

- 2.1 Municipal Council shall be responsible for approving the year end reserve allocations on an annual basis by resolution.
- 2.2 Chief Administrative Officer (CAO) shall support the Chief Financial Officer in consistently applying the principles and mandatory requirements contained in this Policy.
- 2.3 Chief Financial Officer (CFO):
 - 2.3.1 Shall be responsible for analyzing the Annual Operating Surplus for Tax Purposes and Unbudgeted Revenues and recommending to Council an allocation to reserve funds.
 - 2.3.2 Shall make recommendations to Council for the adequacy of the unrestricted surplus in accordance with PSAS.
 - 2.3.3 Shall consider the level of unrestricted surplus as presented on the annual Town of Didsbury Consolidated Financial Statements in recommending an allocation to reserve funds.
 - 2.3.4 Shall consider the availability of cash flow in making recommendations for reserve allocations.

3. Guidelines

- 3.1 Prior to finalizing the annual audited financial statements, Administration will provide Council with the Annual Operating Surplus for Tax Purposes, a summary of Unbudgeted Revenues for the year and a recommended year end reserve allocation.
- 3.2 The Annual Operating Surplus for Tax Purposes related to self-supported utility departments shall be allocated within those respective reserve funds in accordance with the Reserve policy.
- 3.3 The year-end reserve allocations will be consistent with achieving Council's vision and areas of strategic priority.
- 3.4 The year-end reserve allocations should be to fund one-time, non- recurring expenditures to contribute to the sustainability of core service delivery in the Town of Didsbury.
- 3.5 Annual Operating Surplus for Tax Purposes available to be reserved shall first be allocated to reserves in accordance with the Disposal of Surplus Assets policy, the Community Grant policy and the Reserve policy.

4. End of Policy



REGULAR COUNCIL MEETING Request for Decision (RFD)

*Vision: The Place to Grow.
Mission: Creating the Place to Grow.*

MEETING DATE: February 24, 2026
SUBJECT: Rescind HUMAN 003 – Student Scholarship Policy
ORIGINATING DEPARTMENT: Corporate Services
ITEM: 7.7

BACKGROUND/PROPOSAL:

HUMAN 003 – Student Scholarship Policy is a policy that allowed for an educational incentive for students employed by the Town through a scholarship program. The policy outlines a requirement for the worker to be a graduate of grade 12 and be entering a post-secondary educational institution or returning to post-secondary in the fall of the year of employment.

At the time, the Town had access to the STEP grant and the Canada Summer Jobs grant. Eligibility requirements for those grants required the summer positions be filed by students returning to school. The student scholarship outlined in the policy assisted the Town in retaining students to be able to access the grant.

The STEP grant terminated in 2019. The Canada Summer Jobs grant, in the same year, ended the requirement for the employee to be a student, reducing the need to incentivize students to return to the organization for grant eligibility purposes. As well, the funding from these grant programs decreased by approximately 50%.

At the time, the HR policies of the organization were deemed to be Administrative and the Student Scholarship program was terminated administratively. Scholarships have not been paid to students since 2019, nor has student scholarships been budgeted for.

The 2026 approved operating budget includes 5 Parks and 2 Public Works seasonal summer positions, for a total of 2.1 FTEs.

The policy is attached for Council’s information.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

Changes to the funding received by the Town to offset these additional costs played a part in eliminating the program administratively. The scholarship program has not been active for the past 5 budget years and during that time, Administration was able to fully staff the seasonal summer positions as budgeted. Therefore, Administration is recommending that Council rescind the policy.

ALIGNMENT WITH STRATEGIC PLAN

5. Governance & Organizational Excellence

RECOMMENDATION

To rescind HUMAN 003 – Student Scholarship Policy.



TOWN OF DIDSBURY POLICY INDEX	
Policy Number:	HUMAN 003
Policy Title:	Student Scholarship Policy
Approval Date:	September 9 th 2014
Date to be Reviewed:	2019
Responsible Department:	Human Resources
Related Bylaws:	

Policy Statement:

The Town of Didsbury is committed to providing students with meaningful employment. The purpose of this policy is to provide an incentive for students employed by the Town of Didsbury through the form of a scholarship program.

1. Definitions

No definitions have been deemed necessary for this policy.

2. Responsibilities

2.1 Chief Administrative Officer:

2.1.1 Shall review Manager’s scholarship requests and determine available funds for the given budget year

2.2 Managers:

2.2.1 Shall review their staffing to deem which individuals are eligible to receive a Student Scholarship and make recommendation for qualified individuals to receive a scholarship.

3. Guidelines

3.1 Qualifications and Requirements

3.1 Students eligible for a scholarship must:

- 3.1.1 Be a grade 12 graduate and be entering post secondary education or be re-entering full time post secondary education in the fall of the year of employment. Students must provide the Town of Didsbury with the necessary documentation of acceptance in a post-secondary institution; or
- 3.1.2 Be a high school student (Between Grades 9 and 12). These students are eligible to accrue a scholarship based on a minimum number of shifts worked.
- 3.1.3 Be willing to work where the job requires, which may not always be in the department they applied to.



3.1.4 Work the entire term for which they were hired as per their employment contract. Students who leave the position early shall forfeit their entitlement to a scholarship.

3.2 Scholarship Requirements

3.2.1 Post Secondary Student: If a student works the entire summer, or part-time throughout the year, and returns to school full time in the fall, they may be eligible for a scholarship based on the following grid:

Post Secondary Students			
Number of Shifts Worked	Year of Employment with the Town of Didsbury while eligible for Scholarship Program		
	Year One	Year Two	Year Three
40-55	\$ 250.00	\$ 350.00	\$ 500.00
56-74	\$ 350.00	\$ 500.00	\$ 1000.00
75 plus	\$ 500.00	\$ 1000.00	\$ 1500.00

3.2.2 High School Student: If a student works the entire summer, or part-time throughout the year, and returns to high school, they may be eligible for a scholarship based on the following grid:

High School Students			
Number of Shifts Worked	Year of Employment with the Town of Didsbury while eligible for Scholarship Program		
	Year One	Year Two	Year Three
40-55	\$ 100.00	\$ 200.00	\$ 250.00
56-74	\$ 200.00	\$ 350.00	\$ 500.00
75 plus	\$ 250.00	\$ 500.00	\$ 750.00

2.3.3 Those students who are hired and subsequently resign or are dismissed before the end of the work assignment, so as to disrupt the completion of the assignment, shall not be considered for the scholarship program for that year.

3. Procedure

3.1 Recommendations for the Student Scholarship Program must be approved by the Manager for the department in which the student is employed and forwarded to the Chief Administrative Officer prior to the third Friday in August.



Eligible students will show leadership qualities and rapport with fellow staff and end their term of employment on good terms.

- 3.2 Proof of acceptance from the educational institution must be provided to the Town of Didsbury prior to funds being released.
- 3.3 The applicant must provide the Town of Didsbury with acceptable proof declaring that the employee has successfully completed the prior year of education before being eligible for a scholarship in successive years.
- 3.4 If the applicant does not complete their year of schooling in which they have received a scholarship for, for any reason, they may be required to refund the scholarship.
- 3.5 Scholarships will be distributed by mid-September annually.

4. End of Policy



REGULAR COUNCIL MEETING Request for Decision (RFD)

*Vision: The Place to Grow.
Mission: Creating the Place to Grow.*

MEETING DATE: February 24, 2026
SUBJECT: Cancellation of Augmented Reality Project
ORIGINATING DEPARTMENT: Corporate Services
ITEM: 8.1

BACKGROUND/PROPOSAL:

At the Regular Council Meeting on June 25, 2024, Council moved to approve Phase One of the 2024 Economic Development projects, funded from \$60,000 of the Economic Development Reserve:

- Augmented Reality Project - \$45,000;
- Image and Video Library project - \$10,000;
- Business Resource Pamphlet project - \$5,000; and

Since that meeting, the Image and Video Library project with a budget of \$10,000 and the Business Resource Pamphlet project with a budget of \$5,000 have been completed.

The Augmented Reality Project with a budget of \$45,000 has not had any expenditures incurred to date and the project has not progressed forward.

The Augmented Reality Project was proposed to Council at the time as a tourism tool to attract visitors from around the world. The augmented reality tool would have been developed and then used to showcase movies and television shows filmed in Didsbury. In its early stages the Economic Development Officer was met with challenges in obtaining clearance from various film organizations to use their movie clips. This largely stalled the project and therefore has not moved forward since the budget was approved in June of 2024.

Since there has been no expenditures on the project, the funds approved for the project have remained in the Economic Development Reserve.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

Administration is suggesting that the Augmented Reality Project be cancelled at this time for the following reasons:

- Council is beginning a strategic planning process to determine their priorities for the current term. Holding funds for projects that may not be prioritized could impede Council's ability to proceed with strategic projects developed during council term planning sessions.
- The challenges experienced with access to film clips for the project remain and will continue to make the vision for the Augmented Reality Project difficult to deliver outwardly to the general public, with no measureable GDP goals for the town to gauge success of the project in revenue generation for businesses or the Town itself.

ALIGNMENT WITH STRATEGIC PLAN

5. Governance & Organizational Excellence

RECOMMENDATION

To cancel the 2024 Augmented Reality Project.



REGULAR COUNCIL MEETING Request for Decision (RFD)

*Vision: The Place to Grow.
Mission: Creating the Place to Grow.*

MEETING DATE: February 24, 2026
SUBJECT: Cancellation of GIS and Asset Management Software Project
ORIGINATING DEPARTMENT: Corporate Services
ITEM: 8.2

BACKGROUND/PROPOSAL:

The 2025 Capital Budget was approved by Council on December 10, 2024 and included a GIS & Asset Management Software project. The project, budgeted at \$110,000, intended to acquire and implement GIS and Asset Management Software. The project was to be funded from the Strategic Initiative and Contingency reserve for \$60,000 and the Canada Community Building Fund (CCBF) for \$50,000.

Since that time, the organizational structure of the Town changed, and with that the Asset Management Accountant position was eliminated and the GIS / Asset Management Coordinator position was added. This addition gave the Town added capacity in internal GIS and Asset Management functions. The Coordinator is working on updating the Town's GIS systems and leaning into further development of Asset Management for the Town. Due to this added capacity, Administration identified the synergies with Asset Management and GIS, improving both capacity and delivery of these service levels. As a result, it is the recommendation of Administration to cancel the project.

To date there have been no costs incurred on this project.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

It is possible that a different project be proposed in the future, however at the current time it is recommended that the GIS and Asset Management Software project, which was part of the 2025 Capital Budget, be cancelled.

ALIGNMENT WITH STRATEGIC PLAN

5. Governance & Organizational Excellence

RECOMMENDATION

To amend the 2025 Capital Budget to cancel the GIS and Asset Management Software project.



**REGULAR COUNCIL MEETING
Request for Decision (RFD)**

*Vision: The Place to Grow.
Mission: Creating the Place to Grow.*

MEETING DATE: February 24, 2026
 SUBJECT: Direct Control District DP 26-004 Dwelling Unit: Occupancy of Owner, Operator or Caretaker
 ORIGINATING DEPARTMENT: Planning & Development
 ITEM: 8.3

BACKGROUND

Administration has received an application to bring two (2) existing **Dwelling Units: Occupancy of Owner, Operator or Caretaker** (“Dwelling Unit”) into compliance with the Land Use Bylaw. These dwelling units are located at Bay 1, 2825 – 19 Street and Bay 5A, 2825 – 19 Street. The property is currently zoned DC-IND: Direct Control District – Industrial and requires approval by Council.

DEFINITION

Dwelling Unit, Occupancy of Owner, Operator or Caretaker means a dwelling unit that is secondary to the primary use on a parcel.

The dwelling units for Bay 1 and Bay 5A are for a one (1) bedroom suite which includes a bathroom, office/storage area and a kitchen. The dwelling units will be for the sole use of the owner, operator or caretaker of the business operating out of these locations.

3-60 PARKING STALL REQUIREMENTS

The minimum number of off-street Parking Stalls required for each Use is as follows

Use	Minimum Required
Residential:	
Secondary Suites of one bedroom or less	1 stall per dwelling unit

The parking requirements for one (1) bedroom or less under the Land Use Bylaw is one (1) stall per dwelling unit. The applicant is able to meet the parking requirements.

APPLICATION OVERVIEW

Legal Location	Plan 0714629; Block 5; Lot 1
Zoning:	DC-IND: Direct Control District – Industrial
Applicant/Landowner:	James Carpenter (a) 2208769 Alberta Ltd. (o)
Proposed Development:	Dwelling Unit: Occupancy of Owner, Operator or Caretaker for Bay 1 & Bay 5A

CIRCULATION

Notice of the proposed development was circulated to five (5) adjacent landowners and our internal departments with a comment deadline of February 18, 2026. Administration received four (4) responses to this circulation which are summarized below.

Adjacent Landowner Response	<i>Altamix: No concerns for the suites.</i>
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REGULAR COUNCIL MEETING
Request for Decision (RFD)

Vision: The Place to Grow.
Mission: Creating the Place to Grow.

<p>Internal Department Circulation</p>	<p><i>Planner: I have no concerns with this application.</i></p> <p><i>Engineering: I have no concerns with this application.</i></p> <p><i>Fire Chief: My only comment and concern would be that caretaking suites would need to be compliant with ABC/AFC with respect to the suites. By that I would like to ensure that any and all life safety requirements (i.e. Smoke/fire/CO detectors) and possible fire separations, to mention a couple, are met.</i></p>
--	--

Applicable Directions, Policy and Regulations:

<p>Municipal Development Plan Bylaw 2024-12</p>	<p>Section 3 Community Guide 3.2 Guiding Principles Great neighbourhoods build great communities <i>Neighbourhoods are flexible places with a mix of housing and services that provide value directly to the people who live there. In new and existing neighbourhoods, housing is needed to serve first-time homeowners, young professionals, families, and retirees alike. Housing choice supports a diversity of types that allows more people able to live comfortably.</i></p> <p><i>Using the concept of great neighbourhoods rather than single-use, residential developments as the building blocks of the community will allow Didsbury to celebrate the diversity and inclusivity that the town continually strives for.</i></p>
<p>Land Use Bylaw 2019-04</p>	<p>DC-IND: DIRECT CONTROL DISTRICT – INDUSTRIAL General Purpose: The purpose and intent of this District is to provide for quality industrial and commercial uses that carry out their operations such that no nuisance is created and such that the District is compatible with adjacent non-residential and non-commercial districts.</p> <p>Discretionary Uses e) Dwelling Unit, Occupancy of Owner, Operator or Owner</p>

Administration is satisfied that this proposed development aligns with the Municipal Development Plan and the requirements of Land Use Bylaw 2019-04.

Administration recommends that Council approves DP 26-004 for a **Dwelling Unit: Occupancy of Owner, Operator or Caretaker** located at Bay 1 & Bay 5A, 2825 - 19 Street, **subject to the proposed conditions 1 through 4.**



REGULAR COUNCIL MEETING Request for Decision (RFD)

*Vision: The Place to Grow.
Mission: Creating the Place to Grow.*

ATTACHMENTS

1. Schedule A: Location Map
2. Schedule B: Application
3. Schedule C: Adjacent Landowner Map
4. Schedule D: Adjacent Landowner Responses
5. Schedule E: Site Photos

ALIGNMENT WITH STRATEGIC PLAN

4. Liveability

Relevant Legislation

Municipal Development Plan Bylaw 2024-12
Land Use Bylaw 2019-04

RECOMMENDATION

To approve DP 26-004 for **Dwelling Unit: Occupancy of Owner, Operator or Caretaker** located at Bay 1 & Bay 5A, 2825 - 19 Street, **subject to the following conditions 1 through 4.**

Location on Lot & Nature of Development

1. That the nature of the development conforms to the approved site plan, building plans, and the principles set forth in the application.

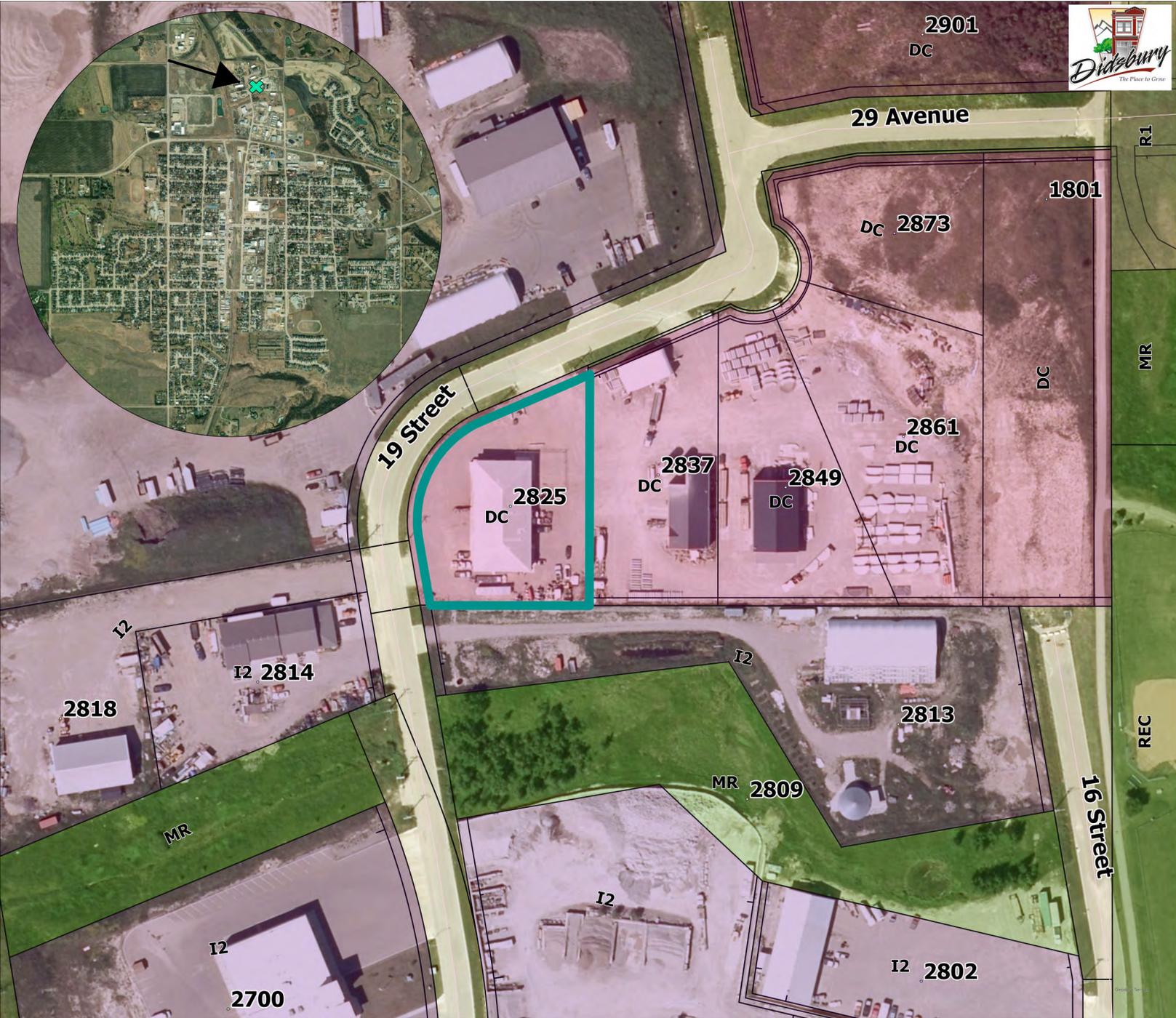
Safety Code Permits

2. That the developer obtains a Building Permit and any other applicable Safety Codes Permits (i.e. electrical, plumbing, gas) in accordance with the Safety Codes Act. ***Note: The dwelling shall not be occupied until a final inspection has been completed and a Permit Services Report has been issued.***

General Requirements

3. That 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. That if the development authorized by this development permit is not completed as per the requirements of the Land Use Bylaw such permit approval ceases and the permit is deemed void, expired and without effect, unless an extension to this period has been previously granted.

Schedule A: Location Map



Town of Didsbury

2825 - 19 Street DC District

Legend

Road

- STREET, Local
- 2825
19 Street

Land Use Zone

- DC
- I2
- MR
- R1
- REC

— Cadastral

Date: February 2026
Author: SC
Scale: 1:568
Coordinate System: NAD 1983 3TM 114
Data Sources: Town of Didsbury, Altalis, Geodesy Service, Vantor

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Schedule B: Application

Didsbury

Development Permit - Application

Planning and Development Services, PO Box 790, Didsbury, AB T0M 0W0

Phone 403.335.3391 Fax 403.335.9794

This form is to be completed in full by the registered owner(s) of the land or by an authorized person acting on behalf of the registered owner(s).

For Office Use Only
File Number: DP 26-004
Date Received: Feb 11, 2026
Deemed Complete Date: Feb 11, 2026
Fees: [REDACTED]

1. Name of Registered Landowner(s): <u>2308769 AB LTD</u>		Address: <u>2825-19th Street</u>	
_____		_____	
_____		PO Box: _____	
_____		Phone: _____	
_____		Email: _____	
2. Name of Applicant/Authorized person acting on behalf of the registered landowner(s): <u>same</u>		Address: <u>same</u>	
_____		_____	
_____		PO Box: _____	
_____		Phone: _____	
_____		Email: _____	
3. Location			
Address of Property:		<u>2825-19th Bay 1 + Bay 5A</u>	
Legal Description: Lot <u>1</u> Block <u>5</u> Plan <u>0714629</u>			
4. Type of Development			
<input type="checkbox"/> Residential		<input type="checkbox"/> Dwelling, Manufactured	
<input type="checkbox"/> Dwelling, Single Detached		<input type="checkbox"/> Garage/Shed	
<input type="checkbox"/> Dwelling, Semi-Detached (side by side)		<input type="checkbox"/> Deck	
<input type="checkbox"/> Dwelling, Duplex (up or down)		<input type="checkbox"/> Other: _____	
<input type="checkbox"/> Dwelling, Multi-Unit			
<input type="checkbox"/> Commercial			
<input type="checkbox"/> Residential/Commercial			
<input checked="" type="checkbox"/> Industrial <u>Street</u>			
<input type="checkbox"/> Institutional			
<input checked="" type="checkbox"/> Direct Control <u>Dwelling, Caretaker suite (x2)</u>			
<input type="checkbox"/> Change of Use			
		** Mobile Homes need the following info:	
		Year: _____	
		Make: _____	
		Model: _____	
		Serial No.: _____	

DEVELOPMENT PERMIT APPLICATION
Permit #: DP 26-004

PLANNING AND DEVELOPMENT SERVICES
Page 1 of 3

Development Permit - Application

5. Type of Work New (size in m ² / ft ²) _____ Renovation (size in m ² / ft ²) _____ Addition (size in m ² / ft ²) _____	Setbacks Front _____ m/ft Rear _____ m/ft Right _____ m/ft Left _____ m/ft
---	---

6. Construction Details Land Use District (Zoning) <u>DC</u> Estimated Commencement _____ Height of Building (m/ft) _____ Proposed development has commenced? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Number of off street parking stalls: _____ Estimated Completion: _____ Cost of Construction: _____ Is the property a Municipal Historic Resource? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
---	---

7. Description of Work

Please describe in detail what is being constructed or the intended use that is being applied for:

CARETAKER SUITE in Bay 1 and
caretaker suite in Bay 5A
Existing suites being brought
into compliance

AUTHORIZATION

(Please ensure that all names and signatures of those listed on the Certificate of Title are included below)

I/We, _____
 being the registered owner(s) of: _____
 do hereby authorize _____
 to act as Applicant(s) on my/our behalf regarding the Development Permit application of the above
 mentioned lands.
 The information given on this form is full and complete and is, to the best of my knowledge, a true
 statement of the facts relating to this application for the development approval.

Signature of Owner(s): _____
 Date: Feb. 9/26 

Signature of Owner(s): _____
 Date: _____

DEVELOPMENT PERMIT APPLICATION
 Permit #: DP 26-004

Development Permit – Application

RIGHT OF ENTRY

I/We being the registered owner(s) or person(s) in possession of herein land and building(s) thereon, hereby consent to an authorized person designated by the Town of Didsbury entering upon the said property for the purpose of inspection during the processing of this application.

Signature of Applicant: _____

Date: Feb 9/26

SIGNATURES

I have been informed of the Town's Bylaws, policies and regulations regarding this application. I understand that this permit application may be refused if the proposed development does not conform to all of the requirements of the Land Use Bylaw. I hereby declare that the development identified in this application will be conducted in accordance with the plans submitted.

Applicant Name: _____

Signature: _____

Date: _____

All of the personal information provided on this form to the Town of Didsbury is collected under the authority of section 4 of the Alberta Protection of Privacy Act for the purpose of administering the Development Permit. If you have any questions about the collection, use, or disclosure of this personal information, please contact the Town of Didsbury Access to Information and Protection of Privacy Coordinator at 403-335-3391 or _____.

IMPORTANT NOTICE: This application does not permit the commencement of construction on the site until a decision is made regarding the proposed development by the Development Authority. A Building Permit may also be required for any development on the site.

FOR OFFICE USE ONLY

Application Fee: _____

Receipt No. _____

Method of Payment: _____

NOTICE OF DECISION

Approved:

MPC

DO

SDAB

✓ Council

Refused:

MPC

DO

SDAB

Subject to Conditions (see below)

Reasons for Refusal (see below)

Decision Date: Feb 24, 2026

Date Advertised: n/a

DEVELOPMENT PERMIT APPLICATION

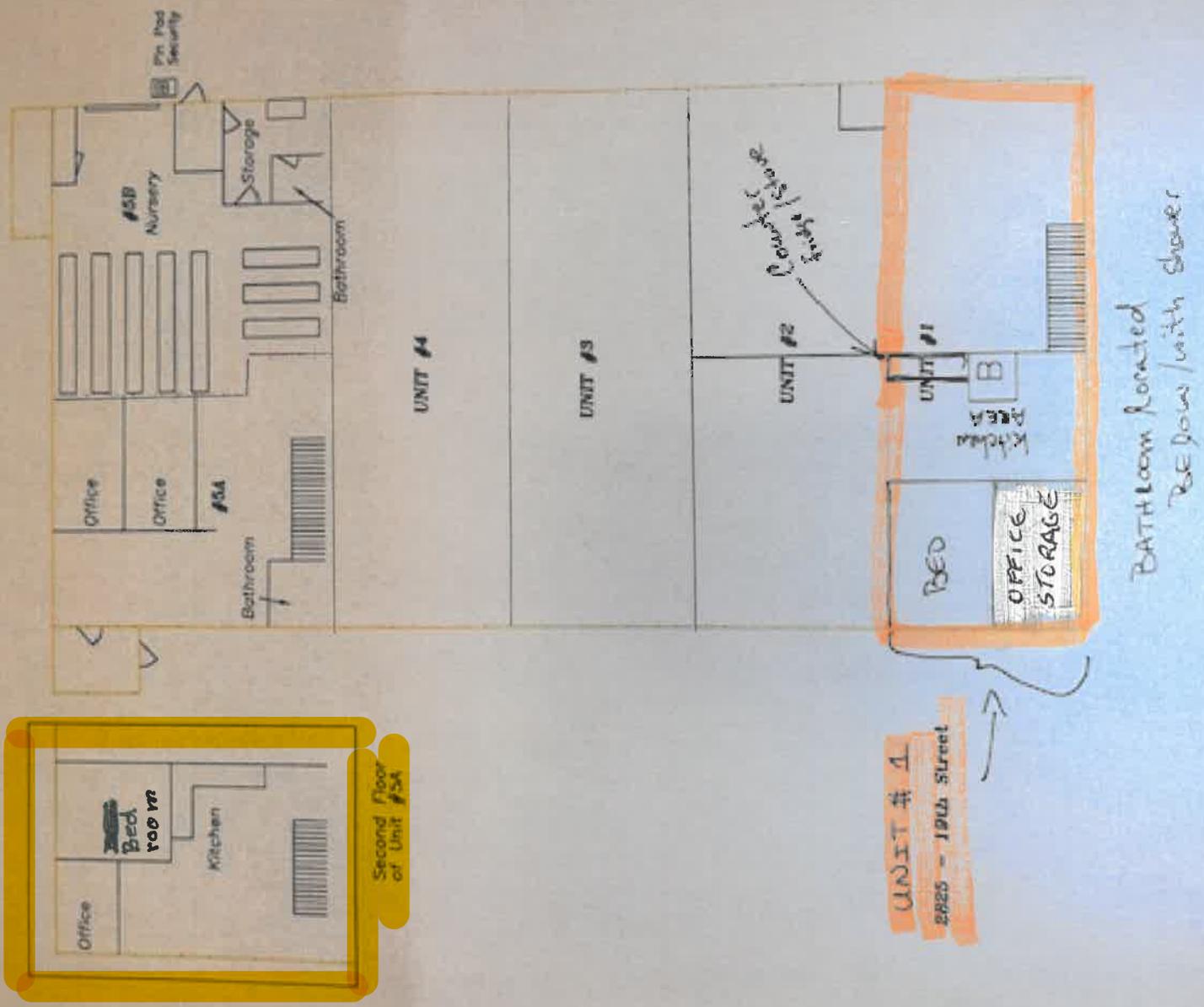
Permit #: DP 26-004

PLANNING AND DEVELOPMENT SERVICES

Page 3 of 3



BUILDING

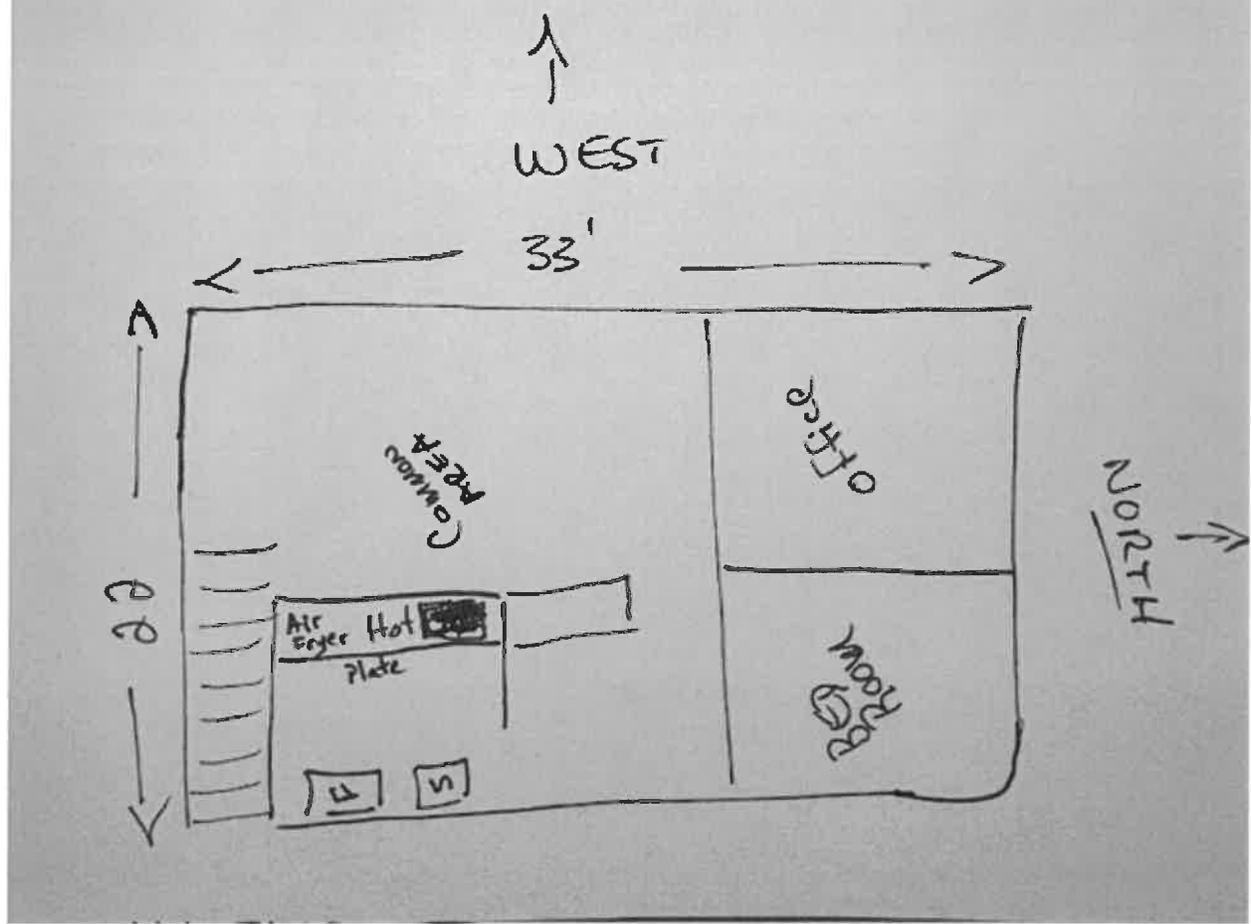


UNIT #1
2825 - 19th Street

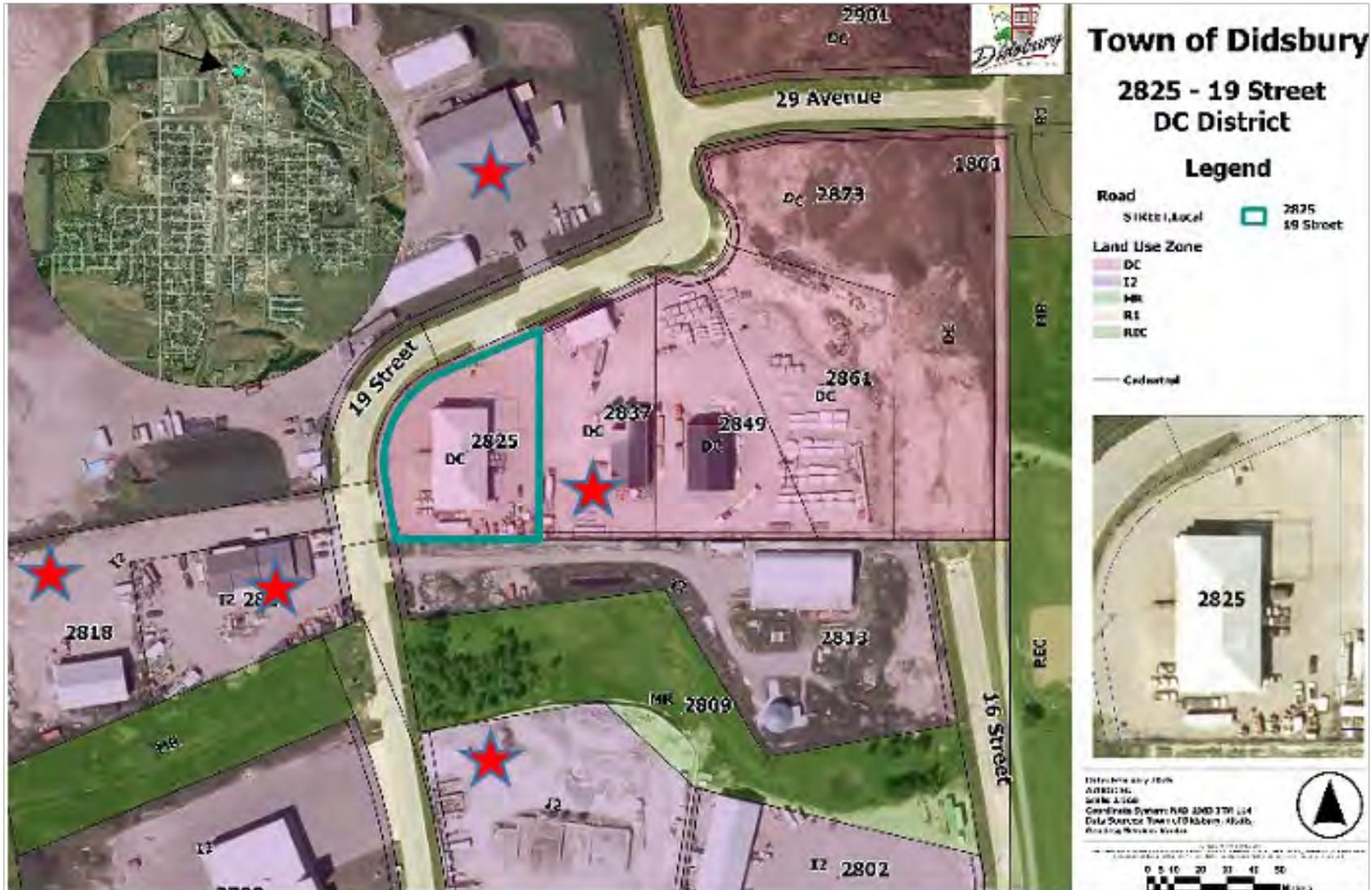
Second floor
of Unit #5A

Bathroom located
BE Down / with shower

Front of BAY # 5



Schedule C: Adjacent Landowner Circulation Map



Proposed Development Permit Application DP 26-004 Dwelling, Occupancy of Owner, Operator or Caretaker 2825 - 19 Street

AltaMix Concrete <[REDACTED]>
To: Lee-Ann Gaudette <lgaudette@didsbury.ca>

Thu, Feb 12, 2026 at 7:23 AM

Hey Lee-Ann



No concern for the suites.

Thanks!

Colter Hutton
[REDACTED]

From: Lee-Ann Gaudette <lgaudette@didsbury.ca>
Sent: Wednesday, February 11, 2026 1:40:29 PM

[REDACTED]

Subject: Proposed Development Permit Application DP 26-004 Dwelling, Occupancy of Owner, Operator or Caretaker 2825 - 19 Street

[Quoted text hidden]

Internal Circulation: Proposed Development Permit Dwelling Unit, Occupancy of Owner, Operator or Caretaker (x2)

Tracey Connatty <tconnatty@didsbury.ca>
To: Lee-Ann Gaudette <lgaudette@didsbury.ca>

Thu, Feb 12, 2026 at 2:18 PM

Good Afternoon Lee-Ann,

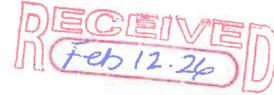
I have no concerns with this application.

Kind regards



Tracey Connatty BSC RPP MCIP

Planner
Town of Didsbury
Office: 403-335-7733
www.didsbury.ca



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[Quoted text hidden]



Internal Circulation: Proposed Development Permit Dwelling Unit, Occupancy of Owner, Operator or Caretaker (x2)

Craig Fox <cfox@didsbury.ca>

Tue, Feb 17, 2026 at 2:08 PM

To: Lee-Ann Gaudette <lgaudette@didsbury.ca>

Cc: Curtis Mousseau <cmousseau@didsbury.ca>, Tracey Connatty <tconnatty@didsbury.ca>, Mike Spoor <mike@jld.ca>

No objections from Engineering.

Craig

On Thu, Feb 12, 2026 at 1:52 PM Lee-Ann Gaudette <lgaudette@didsbury.ca> wrote:

[Quoted text hidden]

RECEIVED
Feb 17 2026

Internal Circulation: Proposed Development Permit Dwelling Unit, Occupancy of Owner, Operator or Caretaker (x2)

Curtis Mousseau <cmousseau@didsbury.ca>
To: Lee-Ann Gaudette <lgaudette@didsbury.ca>
Cc: Mike Spoor <mike@ijd.ca>

Fri, Feb 13, 2026 at 12:21 PM

Hi Lee-Ann,

My only comment and concern would be that the caretaking suites would need to be compliant with ABC/AFC with respect to the suites. By that I would like to ensure that any and all life safety requirements (i.e. smoke/fire/CO detectors) and possible fire separations, to mention a couple, are met.

Please reach out if you have any questions.

Thanks,



Curtis Mousseau

Fire Chief, Director of Emergency Management
Didsbury Fire Department
Town of Didsbury
Mobile: 403-899-4298
www.didsbury.ca



On Thu, Feb 12, 2026 at 1:52 PM Lee-Ann Gaudette <lgaudette@didsbury.ca> wrote:

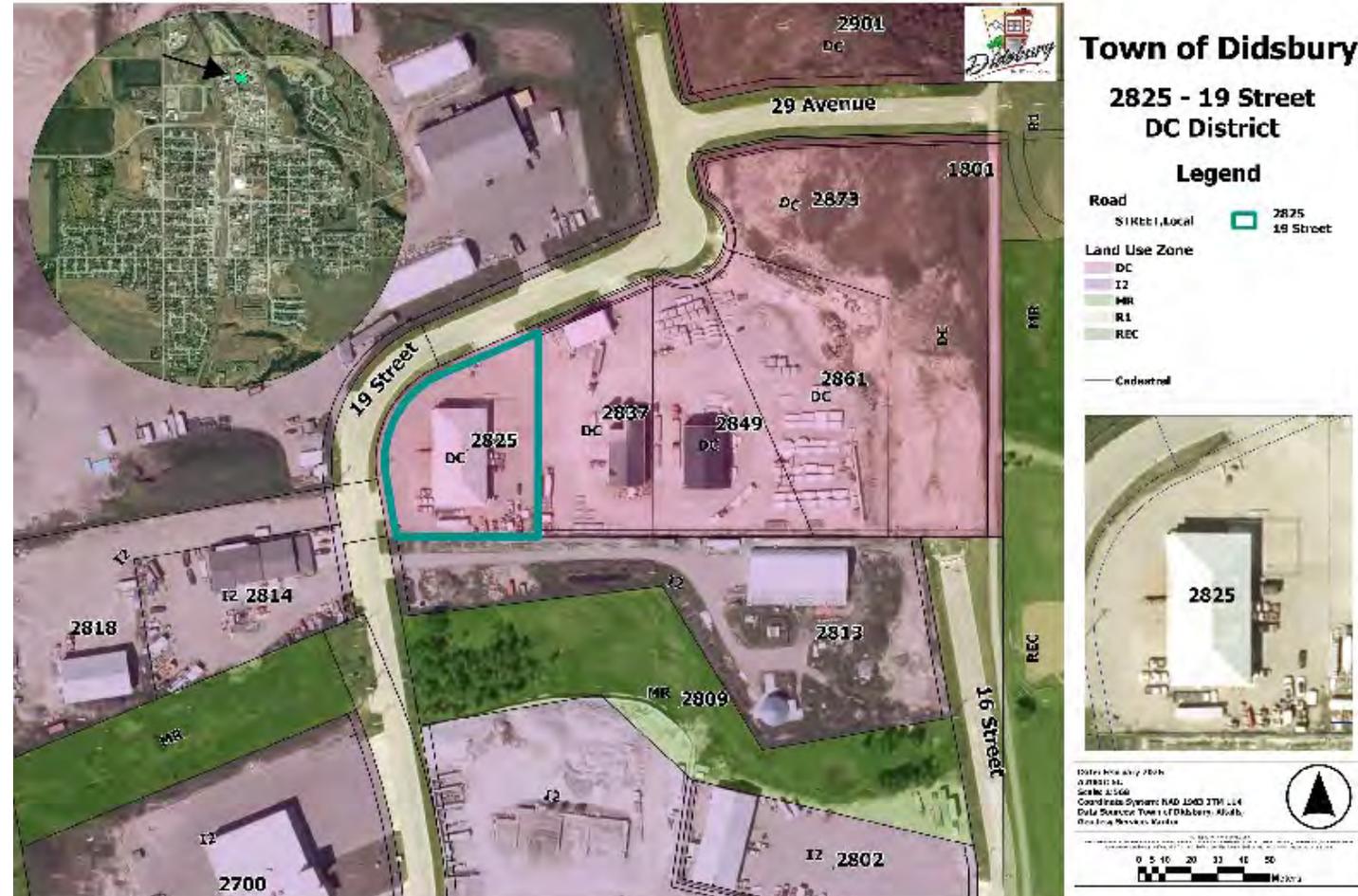
[Quoted text hidden]



Proposed Development
 DP 26-004 Dwelling Unit: Occupancy of Owner, Operator or Caretaker
 Bay 1 and Bay 5A, 2825 – 19 Street

This application is for two (2) Dwelling Units: Occupancy of Owner, Operator or Caretaker suites located in Bay 1 & Bay 5A at 2825 – 19 Street.

The property is zoned DC-IND: Direct Control – Industrial and requires Council approval.





Proposed Development
DP 26-004 Dwelling Unit: Occupancy of Owner, Operator or Caretaker
Bay 1 and Bay 5A, 2825 – 19 Street

ADJACENT LANDOWNER CIRCULATION MAP

The Application Package was circulated to five (5) adjacent landowners for their review and comment.

Administration received one (1) response from an adjacent landowner indicating that he had no concerns with the suites.





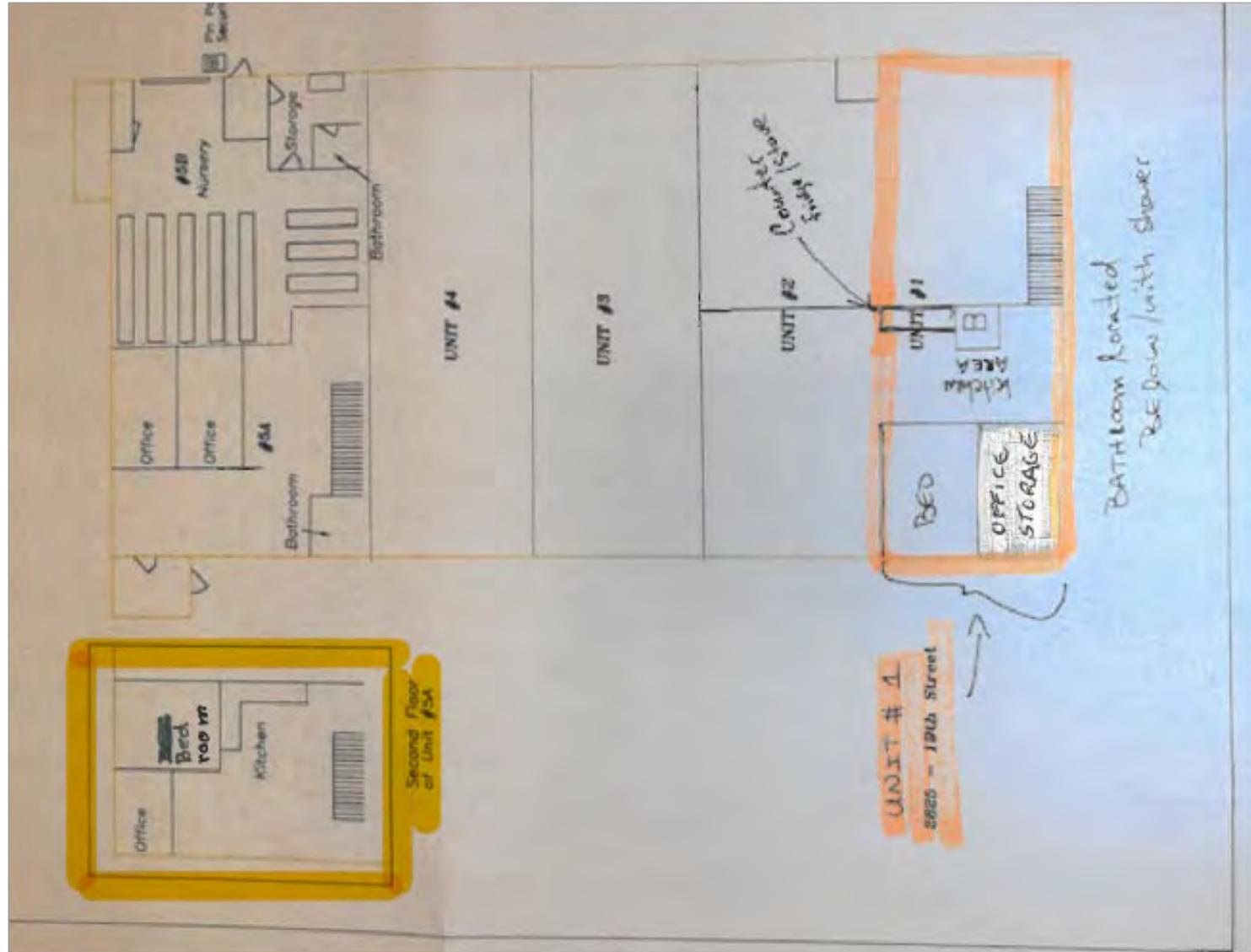
Proposed Development
DP 26-004 Dwelling Unit: Occupancy of Owner, Operator or Caretaker
Bay 1 and Bay 5A, 2825 – 19 Street





Proposed Development DP 26-004 Dwelling Unit: Occupancy of Owner, Operator or Caretaker Bay 1 and Bay 5A, 2825 – 19 Street

Bay 5A is located on the north end of the building



Bay 1 is located on the south end of the building



Proposed Development
DP 26-004 Dwelling Unit: Occupancy of Owner, Operator or Caretaker
Bay 1 and Bay 5A, 2825 – 19 Street

To approve DP 26-004 for Dwelling Unit: Occupancy of Owner, Operator or Caretaker located at Bay 1 & Bay 5A, 2825 - 19 Street, subject to the following conditions 1 through 4.

Location on Lot & Nature of Development

1. That the nature of the development conforms to the approved site plan, building plans, and the principles set forth in the application.

Safety Code Permits

2. That the developer obtains a Building Permit and any other applicable Safety Codes Permits (i.e. electrical, plumbing, gas) in accordance with the Safety Codes Act. Note: The dwelling shall not be occupied until a final inspection has been completed and a Permit Services Report has been issued.

General Requirements

3. That 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. That if the development authorized by this development permit is not completed as per the requirements of the Land Use Bylaw such permit approval ceases and the permit is deemed void, expired and without effect, unless an extension to this period has been previously granted.



REGULAR COUNCIL MEETING Request for Decision (RFD)

Vision: The Place to Grow.

Mission: Creating the Place to Grow.

MEETING DATE: February 24, 2026
SUBJECT: Council Reports
ORIGINATING DEPARTMENT: Legislative Services
ITEM: 9.0

BACKGROUND/PROPOSAL:

Council members will each provide a verbal or written report on any business, committee activity, or professional development opportunities that they have undertaken.

ALIGNMENT WITH STRATEGIC PLAN

5. Governance & Organizational Excellence

RECOMMENDATION

To accept the February 24, 2026 Council Reports as information.



REGULAR COUNCIL MEETING Request for Decision (RFD)

Vision: The Place to Grow.

Mission: Creating the Place to Grow.

MEETING DATE: February 24, 2026
SUBJECT: Correspondence & Information
ORIGINATING DEPARTMENT: Legislative Services
ITEM: 10.0

BACKGROUND/PROPOSAL:

Correspondence received from other agencies, which may be of importance and of interest, is being provided for Council's review and information.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

The following correspondence items can be found attached.

- Parkland Airshed Management Zone

ALIGNMENT WITH STRATEGIC PLAN

5. Governance & Organizational Excellence

RECOMMENDATION

To accept the correspondence for February 24, 2026 as information.



January 31, 2026

Town of Didsbury
P.O. Box 790
Didsbury, AB
TOM OWO

Attn: Mayor Little & Town Council
Re: Parkland Airshed Management Zone 2026 Membership

The Parkland Airshed Management Zone (PAMZ) is a multi-stakeholder non-profit organization consisting of industry, provincial & local governments, environmental non-government organizations and the public. It was formed in 1997 to monitor and address air quality issues within the west central region of Alberta.

In 2025, PAMZ's achievements included:

- completion of twenty-eight years of operations and twenty-six years operating the PAMZ Regional Air Quality Monitoring Program;
- community health-based air quality monitoring in Sylvan Lake, Three Hills County, The City of Red Deer, and Clearwater County;
- completion of a six-month Air Quality Monitoring Program for the Alberta Energy Regulator to characterize Air Quality in the Eagle Valley-Eagle Hill area of Mountain View County;
- continuation of its evaluation study of low-cost Micro-Sensor systems for reporting the Air Quality Health Index.

At this time we are extending an invitation to the Town of Didsbury to join other local municipalities such as the City of Red Deer, Clearwater, Lacombe, Mountain View & Red Deer Counties, and the Town of Bentley to join PAMZ. These municipalities have recognized the benefits of participating in a multi-stakeholder consensus-based process aimed at ensuring air quality in our region is maintained or improved as we move into the future.

We have taken the liberty of enclosing an invoice for the Town of Didsbury's membership fee for 2026, should it decide to become a member of PAMZ. The fee calculation is attached. If you have any questions about PAMZ membership, please contact the undersigned.

Please note the new PAMZ mailing address as indicated on your invoice.

Regards,



Kevin Warren
Executive Director, PAMZ



PAMZ | Parkland Airshed
Management Zone

INVOICE

Invoice #: 2026-032
Invoice Date: January 31, 2026

Town of Didsbury
P.O. Box 790
Didsbury, AB
T0M 0W0

Attn: Accounts Payable

<u>Amount</u>	<u>Description</u>	<u>Price</u>
1	2026 PAMZ AQM Program Fee Assessment Town of Didsbury	\$1,712.19

Sub -Total \$1,712.19

GST Number: [REDACTED]

GST (5%) \$ 85.61

TOTAL \$1,797.79

Please Remit Payment to:

Parkland Airshed Management Zone



Ph: [REDACTED]
Email: [REDACTED]