

BYLAW NO. 1442/25

A BYLAW OF LACOMBE COUNTY, IN THE PROVINCE OF ALBERTA, TO ADOPT AN OFF-SITE LEVY FOR LAND THAT IS TO BE SUBDIVIDED OR DEVELOPED WITHIN THE SOUTH SYLVAN LAKE AREA.

WHEREAS pursuant to the provisions of Section 648 of the *Municipal Government Act*, Lacombe County Council may by bylaw provide for the imposition of an Off-Site Levy to recover the cost of providing upgrades to County roadways from gravel to paved asphalt, as well as intersectional improvements, to the area identified in the *Off-site Levy for Road Improvements – South Sylvan Lake Area - Final* memo carried out by WSP dated April 1, 2025 herein attached to as Schedule 'A' and forming part of this bylaw, and Lacombe County Council wishes to enact this Bylaw for that purpose;

AND WHEREAS Lacombe County has consulted with landowners and developers affected by the levy hereby imposed;

AND WHEREAS notice was given of Council's intention to adopt the Off-Site Levy Bylaw in the following local newspapers:

Lacombe County News	September 19, 2025
Sylvan Lake News	October 2, 2025

AND WHEREAS a public hearing was held on October 9, 2025 pursuant to Section 606 of the *Municipal Government Act* to allow the general public and landowners and developers to comment and make submissions in regard to the proposed Bylaw;

NOW THEREFORE Lacombe County Council duly assembled, pursuant to the *Municipal Government Act*, RSA 2000, c. M-26-1 , as amended, hereby enacts as follows:

1. This Bylaw may be referred to as the *South Sylvan Lake Area Off-Site Levy Bylaw*.
2. In this Bylaw, the following words and terms shall have the following meanings:
 - a. "Consumer Price Index" means the rate of change in the "Consumer Price Index, provinces, Alberta, all items" as published by Statistics Canada or its successor organization.
 - b. "Contributory Area" means those lands identified in Schedule 'A' attached hereto and forming part of this Bylaw.
 - c. "Council" means the duly elected Council of Lacombe County.
 - d. "County" means Lacombe County.
 - e. "Development" means
 - (i) A change of use of land, or an act done in relation to land that results in or is likely to result in a change in the use of the land, or

- (ii) A change in intensity of the use of land or an act done in relation to land that results in or is likely to result in a change in the intensity of the use of the said land.
3. An Off-site Levy in the amount of \$23,769.00 per hectare is hereby imposed upon all lands within the Contributory Area at time of development, and for which no Off-Site Levy has been previously collected. Where the land to be subdivided or developed will be greater or lesser than a hectare, the Off-Site Levy shall be calculated proportionately based upon per hectare levy identified herein.
4. An Off-site Levy is deemed to have been imposed whether or not the imposition of the Levies is made a specific condition of the subdivision or development permit process.
5. The levy hereby imposed shall be in addition to any fees or charges payable related to the development of land, and shall be paid to the County upon approval of a rezoning, subdivision, or development, as the case may be.
6. Nothing in this Bylaw precludes the County from imposing further or different Off-site levies, duly enacted by bylaw on any portion of the Lands within the Contributory Area in respect of which the County has not collected Off-Site Levies.
7. Council may, in its sole discretion, waive or defer or otherwise deal with any portion of the levies or charges required to be paid pursuant to this Bylaw, including, without restricting the generality of the foregoing, where the County has entered into an agreement with the developer or owner of the lands within the Contributory Area to construct a portion of the infrastructure which would otherwise form part of the costs which would be subject to the Off-site Levies hereby imposed.
8. The preamble and schedules to this Bylaw are incorporated into and form part of this Bylaw.
9. The County Manager, or his or her designate shall review this Bylaw, every three (3) years or other time frame as deemed necessary, and report to Council so that the levies provided for hereby, and the information utilized to calculate those levies, is kept current.
10. If no update to the levy is made by March 31 in a given year, the amount of the levies shall be automatically adjusted on March 31st of the given by the Consumer Price Index for the previous calendar year.
11. All funds collected pursuant to this bylaw shall be accounted for in a special fund and expended only as permitted under the provisions of the *Municipal Government Act*.
12. This Bylaw shall come into full force and effect on the third and final reading hereof, and signature by the Reeve and County Manager.

This Bylaw shall come into effect upon final passage thereof.

INTRODUCED AND GIVEN FIRST READING this 11 day of September, 2025

GIVEN SECOND READING this 9 day of October, 2025

GIVEN THIRD AND FINAL READING this 9 day of October, 2025



Barb Shepherd
Reeve



Tim Timmons
County Manager



MEMO

TO: Lacombe County
FROM: Craig Suchy, WSP
SUBJECT: Off-Site Levy for Road Improvements – South Sylvan Lake Area – Final
DATE: April 1, 2025

Introduction:

This memo provides a draft overview and discussion point for the off-site levies that are proposed to be implemented by the County to fund the upgrading of County roadways from gravel to paved asphalt in the south Sylvan Lake Area, see Figure No. 1, as well as intersection improvements. The off-site levy fund will apply to new benefiting development areas only and will be based initially on a development horizon of 20 years. There are existing residential developments in the study area that have already contributed to roadway improvement in the area through a per lot levy. The primary purpose of this memo is to outline the estimated costs associated with the off-site levy, detailing the financial impact and how these funds will support the necessary infrastructure improvements. This initiative aims to enhance road safety and accessibility for future residents while ensuring that the costs of these upgrades are fairly distributed among new developments.

Benefiting Areas:

The total encapsulated boundary area for this project is approximately 2,285 hectares. Net areas, rather than gross areas, are utilized to ensure an accurate off-site levy cost estimate. The off-site levy costs are categorized according to land use and further divided into benefiting and non-benefiting development areas. The Area Structure Plan (ASP) states “*A development shall provide a minimum of 50% of the total parcel area that is to be developed as open space.*” As a result, the Municipal Reserve (MR) is included in the benefiting area. However, while WSP has assumed 5% for the Environmental Reserves (ER) area, this assumption does not apply to development along the lake and other areas with creeks flowing through them. Please see the attached breakdown for reference. The county has confirmed that the recreation districts will be rezoned for residential use, contributing to the developable area. Therefore, the benefiting areas are these rezoned recreation districts, new developments surrounding the southwest area of Sylvan Lake, and existing developments, while non-benefiting areas include major roadways and land designated for agricultural use. Existing developments that are not included in the benefiting area are Kuusamo Krest and Pelican Bay in which the County is responsible for and associated charges for Westside Country Estates and Eagles Quay will be used to fulfill the obligations of those existing developments and will not be included.



Figure 1 illustrates the zoned areas that will and will not be considered in the off-site levy cost estimate. As illustrated, the total gross contributory area to the future benefiting developments is estimated at 1,093 hectares respectively. Whereas the non-benefiting gross area is approximately 1,192 hectares. Based on the ASP, 50% of the contributory area is allocated for open space, resulting in an estimated 506.9 hectares for net future benefiting developments.

The County has chosen the per hectare method. The per lot method was not chosen, but the County should confirm with Legal Council that this will be accepted under the MGA as some road improvement charges have already been applied on a per lot basis and the MGA requires that the municipality be consistent with the format for applying offsite levy rates.

Off-Site Infrastructure:

As illustrated in Tables No. 1- 5, the off-site levy infrastructure includes existing gravel roadways for which the Lacombe County area developers will be responsible for contributing to the associated costs. These are as follows.



Table 1

Lacombe County - South Sylvan Lake Paving Project and Future Land Needs						
"C" COST ESTIMATE						
Rge. Rd. 2-4 (Eagle's Quay)						
Item No.	Description	Estimated Quantity		Unit Price		Total Bid
1	Mobilization (GCS 1.2.9)	1	lump sum	\$ 363,585.00	lump sum	\$ 363,585.00
2	Site Occupancy (1.2.41) (Special Provisions)	18	days	\$2500.00	perday	\$ 45,000.00
3	Construction Advisory Signs (Special Provisions)	2	signs	\$2,000	per sign	\$ 4,000.00
4	Preparing Subgrade Surface (1 st Layer) (3.1.3)	89300	m2	\$ 1.25	per square metre	\$ 111,625.00
5	Subgrade Excavation (3.1.3)	1000	m3	\$ 11.00	per cubic metre	\$ 11,000.00
6	Granular Fill Des. 6 Class 80 (3.8.5) (5.2.5)	2,200	t	33.3	per tonne	\$ 73,260.00
7	Granular Base Course Des. 2 Class 25 (3.6.8) (5.2.5)	46,600	t	33.3	per tonne	\$ 1,551,780.00
8	Asphalt Concrete Pavement - (EPS) Mix Type L1 (PG 52-34) (3.50.7) (Special Provisions)	16,400	t	87.5	per tonne	\$ 1,435,000.00
9	Gravel Surfacing for Entrances Des. 2 Class 25 (3.3.4) (Special Provisions)	200	t	\$43.00	per tonne	\$ 8,600.00
10	Topsoil Distribution (2.6.4) (Special Provisions)	26800	m2	\$ 0.30	per square metre	\$ 8,040.00
11	Broadcast Seeding, Harrowing, Fertilizing (2.20.4) (Special Provisions)	2.68	ha	\$ 2000.00	per hectare	\$ 5,360.00
12	Durable Pavement Message - Stop Bar (7.3.5) (5.20.5)	2	messages	\$725.00	per message	\$ 1,450.00
13	Durable Pavement Message - Stop Ahead (7.2.6) (5.20.5)	1	messages	\$1300.00	per message	\$ 1,300.00
14	Roadway Lines - Supplying Paint and Painting (Directional Dividing and 2 Edge Lines) (7.2.6) (5.20.5)	6.73	km	\$1050.00	per kilometre	\$ 7,066.50
15	Culverts - Remove and Dispose (C.S.P.) (up to 700mm dia.) (2.4.4)	4	m	\$185.00	per metre	\$ 740.00
16	Culverts -Supply and Install (600 mm dia. C.S.P.) (5.23.4) (2.4.4)	15	m	550	per metre	\$ 8,250.00
Total Schedule "F" (low bid from Central City Asphalt Ltd.)						\$ 3,636,056.50

Table 2

Intersection Improvement Rge. Rd. 2-4 (Eagle's Quay)						
Item No.	Description	Estimated Quantity		Unit Price		Total Bid
1	Intersection Improvement - Hwy. 11 A and RR 2-4 (Type IV a)	1	lump sum	\$ 400,000.00	lump sum	\$ 400,000.00

Table 3



Lacombe County - South Sylvan Lake Paving Project and Future Land Needs						
"A" COST ESTIMATE						
Range Road 2-3						
Bid Item	Description	Estimated Quantity		Unit Price		Total Bid
1	Mobilization (1.2.13)	1	lump sum	\$ 103,816.00	lump sum	\$ 103,816.00
2	Site Occupancy (1.2.21)	N/A	per day	\$ 2,500.00	per day	N/A
3	Sub-Grade Excavation (3.1.3)	5,000	m3	\$ 20.00	per m3	\$ 100,000.00
5	Preparing Subgrade Surface (First Layer) (3.1.3)	23,000	m2	\$ 1.00	per m2	\$ 23,000.00
6	Granular Base Course Des 2 Class 20 (3.6.8)(3.2.4)	12,700	t	\$ 30.00	per tonne	\$ 381,000.00
7	Asphalt Concrete Pavement - EPS Mix Type M1 (3.50.7)(3.2.4)	5,600	t	\$ 95.00	per tonne	\$ 532,000.00
8	Roadway Lines - Supplying Paint and Painting (Directional Dividing and 2 Edge Lines) (7.2.6)(5.20.5)	1.80	km	\$ 1,200.00	per km	\$ 2,160.00
Granular Base Course and Paving				TOTAL TENDER RR 2-3		\$ 1,141,976.00

Table 4

Lacombe County - South Sylvan Lake Paving Project and Future Land Needs						
"A" COST ESTIMATE						
Range Road 2-2						
Bid Item	Description	Estimated Quantity		Unit Price		Total Bid
	Mobilization (1.2.13)	1	lump sum	\$ 219,684.00	lump sum	\$ 219,684.00
1	Site Occupancy (1.2.21)	\$ -	per day	\$ 2,500.00	per day	N/A
2	Sub-Grade Excavation (3.1.3)	9,000	m3	\$ 20.00	per m3	\$ 180,000.00
3	Preparing Subgrade Surface (First Layer) (3.1.3)	41,000	m2	\$ 1.00	per m2	\$ 41,000.00
5	Granular Base Course Des 2 Class 20 (3.6.8)(3.2.4)	21,900	t	\$ 30.00	per tonne	\$ 657,000.00
6	Asphalt Concrete Pavement - EPS Mix Type M1 (3.50.7)(3.2.4)	9,600	t	\$ 95.00	per tonne	\$ 912,000.00
7	Milled Rumble Strip's Stop Conditions	1.0	unit	\$ 3,000.00	per unit	\$ 3,000.00
8	Intersection Improvement - Hwy. 11 A and RR 2-2 (Type IV a)	1	lump sum	\$ 400,000.00	lump sum	\$ 400,000.00
9	Roadway Lines - Supplying Paint and Painting (Directional Dividing and 2 Edge Lines) (7.2.6)(5.20.5)	3.20	km	\$ 1,200.00	per km	\$ 3,840.00
Granular Base Course and Paving				TOTAL TENDER RR 2-2		\$ 2,416,524.00



Table 5

Lacombe County - South Sylvan Lake Paving Project and Future Land Needs						
"A" COST ESTIMATE						
Twp. Rd 39-2						
Bid Item	Description	Estimated Quantity		Unit Price		Total Bid
	Mobilization (1.2.13)	1	lump sum	\$ 244,278.00	lump sum	\$ 244,278.00
1	Site Occupancy (1.2.21)	N/A	per day	\$ 2,500.00	per day	N/A
2	Sub-Grade Excavation (3.1.3)	12,000	m3	\$ 20.00	per m3	\$ 240,000.00
3	Preparing Subgrade Surface (First Layer) (3.1.3)	56,000	m2	\$ 1.00	per m2	\$ 56,000.00
5	Granular Base Course Des 2 Class 20 (3.6.8)(3.2.4)	29,900	t	\$ 30.00	per tonne	\$ 897,000.00
6	Asphalt Concrete Pavement - EPS Mix Type M1 (3.5.0.7)(3.2.4)	13,100	t	\$ 95.00	per tonne	\$ 1,244,500.00
7	Roadway Lines - Supplying Paint and Painting (Directional Dividing and 2 Edge Lines) (7.2.6)(5.20.5)	4.40	km	\$ 1,200.00	per km	\$ 5,280.00
Granular Base Course and Paving				TOTAL TENDER Twp. Rd. 39-2		\$ 2,687,058.00

Table 6

Construction Cost Summary (Revised March 5, 2025)	
Construction Costs Less Site Occupancy	\$ 10,281,614.50
Contingency (10%)	\$ 1,028,161.45
Engineering	\$ 925,345.31
Potential Bonus Signing	\$ 2,000.00
Potential Bonus ACP	\$ 112,370.00
Potential Bonus Site Occupancy	\$ 2,500.00
TOTAL	\$ 12,351,991.26
Estimated Cost per Kilometre (Construction only)	\$ 650,735.09

The above estimates are based on upgrading the roadways following the Lacombe County Standards Manual Edition 3 and C-1 “Main Asphalt Road” Classifications. Additionally, Range Road 2-4 and 2-2 includes intersection improvement estimates comprised of an assumed Type IV at the Hwy 11A as described in the provided Development Agreements and Lacombe County correspondence. Because Traffic Impact Assessments and detailed traffic count information is unavailable, the Type IV intersection improvements are based on assumptions and have not been determined if warranted through detailed assessment and calculations.

For information only, these are the existing development charges per lot that have been implemented:

- Eagles Quay (Plan 141MC Block A), 11.8ha, Phase 1, 16 Lots at \$10,465/lot, for a total of \$167,440.00. Phase 2, consisting of 6 Lots, has not been assessed this per lot development charge at this time, this will need to be considered in the offsite levy proposed.
 - o Applies to Range Road 2-4, 6.4 km, north from Hwy. 11A
 - o And Range Road 2-4/Highway 11A Intersection to a Type IVb standard
- Westside Country Estates (NW 21), 13 Lots at \$10,465/lot, for a total of \$136,045.00.
 - o Applies to Range Road 2-4, 6.4 km, north from Hwy. 11A



- And Range Road 2-4/Highway 11A Intersection to a Type IVb standard

The total estimated infrastructure cost for these roadways is \$ 12,351,991.26. Taking into account the existing levies of \$303,485.00 paid by Eagles Quay and Westside Country Estates, the total estimated net cost is reduced to \$12,048,506.26. As mentioned above, the project will encompass a net area of 506.9 hectares designated for benefitting development, thus yielding a corresponding calculated levy rate amounts to be \$23,769.00 / hectare.

Summary:

The total proposed Lacombe County off-site levy rate for road improvements in the South Sylvan Lake area is

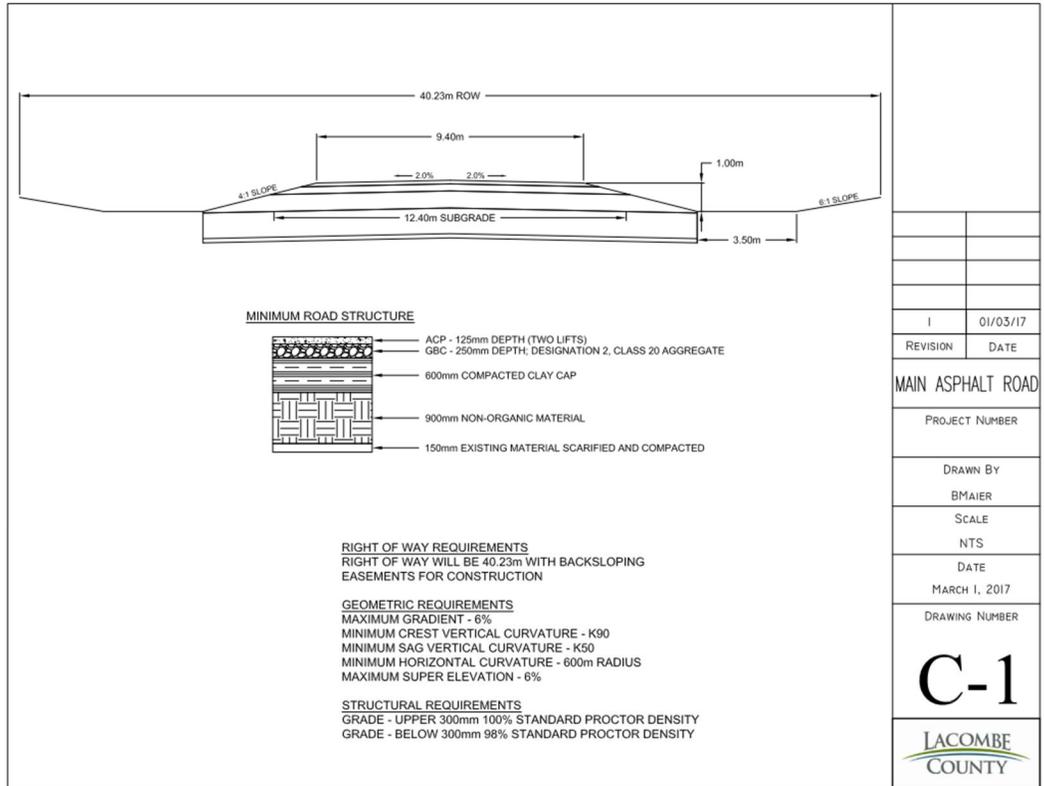
Contributory Benefitting Areas \$23,769.00/ha.

WSP presents this memo for County review and comments.

Regards,

Craig Suchy, P. Eng.
Manager Land Development and Municipal Engineering – Red Deer
c. Austin Dillman, WSP

Encl.



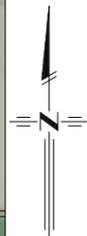
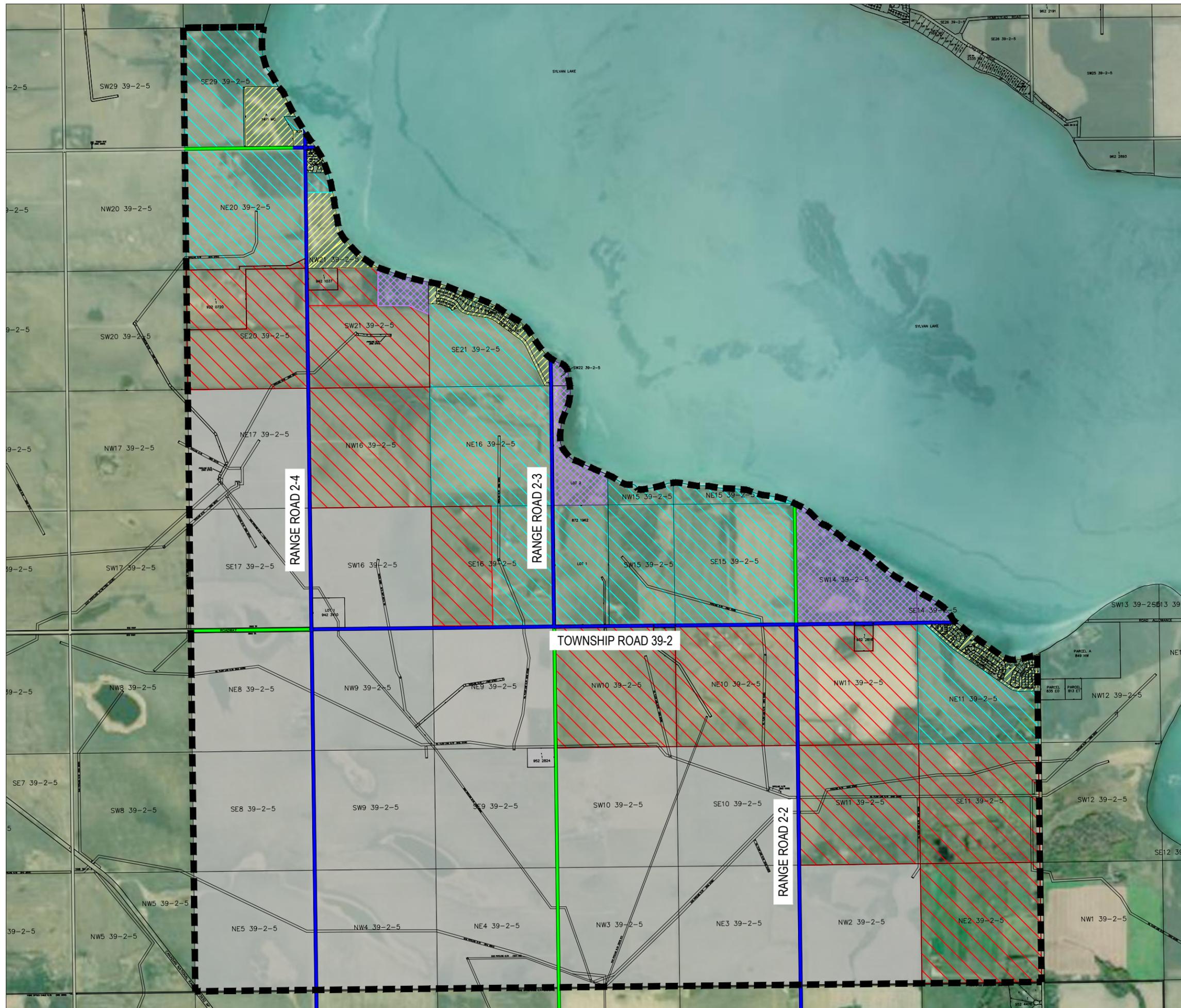
LACOMBE COUNTY - OFF-SITE LEVY FOR ROAD IMPROVEMENTS

01-Apr-25

SOUTH SYLVAN LAKE AREA - LAND AREA CALCULATIONS

Land Use Designation	Quarter Section	Area (ha)	Approximate Municipal Reserve (M.R.) Area (ha)		Length of E.R. (m)	Approximate Environmental Reserve (E.R.) Area (ha)		Comments	Developable Area	
			Area Assumption: 10%	(Overrides below)		Assumed E.R. for non-lake front developments = 5%	Override		Net	50%
High Density Area	WEST - SE29 39-2-5	38.364	0%	0.00	425	1.381	Override	abadata measurement	36.983	18.491
High Density Area	EAST - SE29 39-2-5	0.764	0%	0.00	100	0.325	Override	abadata measurement	0.439	0.220
High Density Area	NE20 39-2-5	63.206	0%	0.00		3.160			60.046	30.023
High Density Area	NW21 39-2-5	2.071	0%	0.00	168	0.546	Override	abadata measurement	1.525	0.763
Low Density Area	SE20 39-2-5	65.600	0%	0.00		17.229			48.371	24.186
Low Density Area	SW21 39-2-5	55.991	0%	0.00	150	0.688	Override	abadata measurement	55.304	27.652
Parks/Recreation	P-R: SW21 39-2-5	7.217	0%	0.00	282	0.917	Override	abadata measurement	6.301	3.150
High Density Area	SE21 39-2-5	31.596	0%	0.00		1.580			30.016	15.008
Parks/Recreation	P-R: SW22 39-2-5	1.597	0%	0.00	150	0.488	Override	abadata measurement	1.110	0.555
Low Density Area	NW16 39-2-5	65.000	0%	0.00		4.825	Override		60.175	30.088
High Density Area	NE16 39-2-5	64.960	0%	0.00		3.248			61.712	30.856
Parks/Recreation	P-R: NW15 39-2-5	13.929	0%	0.00	784	2.548	Override	abadata measurement	11.381	5.691
High Density Area	NW15 39-2-5	5.968	0%	0.00	495	1.609	Override	abadata measurement	4.359	2.180
High Density Area	NE15 39-2-5	7.299	0%	0.00	375	1.219	Override	abadata measurement	6.080	3.040
Low Density Area	WEST - SE16 39-2-5	32.384	0%	0.00		1.619			30.765	15.382
High Density Area	EAST - SE16 39-2-5	32.471	0%	0.00		1.624			30.847	15.424
High Density Area	SW15 39-2-5	64.733	0%	0.00		4.387	Override		60.346	30.173
High Density Area	SE15 39-2-5	64.752	0%	0.00		3.238			61.514	30.757
Parks/Recreation	P-R: SW14 39-2-5	40.438	0%	0.00	1000	3.250	Override	abadata measurement	37.188	18.594
Parks/Recreation	P-R: SE14 39-2-5	3.084	0%	0.00	325	1.056	Override	abadata measurement	2.028	1.014
Low Density Area	NW10 39-2-5	64.760	0%	0.00		3.418	Override		61.342	30.671
Low Density Area	NE10 39-2-5	64.711	0%	0.00		3.806	Override		60.905	30.453
Low Density Area	NW11 39-2-5	64.728	0%	0.00		3.806	Override		60.922	30.461
High Density Area	NE11 39-2-5	43.103	0%	0.00		2.405	Override		40.698	20.349
Low Density Area	SW11 39-2-5	64.803	0%	0.00		3.240			61.563	30.781
Low Density Area	SE11 39-2-5	64.805	0%	0.00		4.490	Override		60.315	30.157
Low Density Area	NE2 39-2-5	64.796	0%	0.00		3.240			61.556	30.778
	Developed Areas (not included)									
Gross Contributory Area:		1093.13	Approx. M.R. Area: 0.00		Approx. E.R. Area: 79.340				1013.790	506.895

Developable Contributory Area: 506.895



OFF-SITE LEVY CONTRIBUTORY AREA

Zone	Approximate Area (ha)	
	Gross	Developable
Future Benefiting Developments	1093.130	506.895
High Density Residential	419.287	197.283
Remaining West - SE29 39-2-5	38.364	18.491
Remaining East - SE29 39-2-5	0.764	0.220
NE20 39-2-5	63.206	30.023
Remaining NW21 39-2-5	2.071	0.763
Remaining SE21 39-2-5	31.596	15.008
NE16 39-2-5	64.960	30.856
Remaining NW15 39-2-5	5.968	2.180
Remaining NE15 39-2-5	7.299	3.040
East Half of SE16 39-2-5	32.471	15.424
SW15 39-2-5	64.733	30.173
SE15 39-2-5	64.752	30.757
Remaining NE11 39-2-5	43.103	20.349
Low Density Residential	607.578	280.609
SE20 39-2-5	65.6	24.186
SW21 39-2-5	55.991	27.652
NW16 39-2-5	65.0	30.088
West Half of SE16 39-2-5	32.384	15.382
NW10 39-2-5	64.76	30.671
NE10 39-2-5	64.711	30.453
NW11 39-2-5	64.728	30.461
SW11 39-2-5	64.803	30.781
SE11 39-2-5	64.805	30.157
NE2 39-2-5	64.796	30.778
Existing Recreation Areas	66.265	29.003
Remaining SW21 39-2-5	7.217	3.150
Remaining SW22 39-2-5	1.597	0.555
Remaining NW15 39-2-5	13.929	5.691
Remaining SW14 39-2-5	40.438	18.594
Remaining SE14 39-2-5	3.084	1.014
Existing Residential Subdivisions	51.085	N/A
Agriculture Areas	1101.425	N/A

LEGEND:

-  Future Low Density Residential Subdivisions
-  Future High Density Residential Subdivisions
-  Agriculture
-  Existing Recreation - TO BE REZONED
-  New Asphalt Paving - AREA NOT INCLUDED
-  Existing Roadway - TO REMAIN
-  Project Boundary
-  Existing Residential Subdivisions - AREA NOT INCLUDED