

**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 31<sup>st</sup> 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

A handwritten signature in blue ink, appearing to read 'Barb Shepherd', written over a horizontal line.

Barb Shepherd  
Reeve

A handwritten signature in blue ink, appearing to read 'Tim Timmons', written over a horizontal line.

Tim Timmons  
County Manager