



TOWN OF SLAVE LAKE

CATEGORY: Administration
POLICY #: C.d. 014
OWNER DEPT: CAO
COUNCIL APPROVAL: Mar 21/06

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REVISED:

TITLE: DEVELOPMENT CHARGES

POLICY

POLICY STATEMENT:

The Town of Slave Lake will annually adjust the Development Charges, as set forth in the prevailing Development Charge Bylaw, to reflect the inflationary increases to the market in Alberta.

POLICY OBJECTIVE:

The objective of this policy is to:

1. Ensure the Development Charges are adjusted regularly to avoid significant increases due to inflationary changes that have not been considered and/or reflected in the Charges.

TITLE: DEVELOPMENT CHARGES

PROCEDURE

1.0 DEFINITIONS

1.01 Alberta Consumer Price Index:

For the purposes of this policy, the CPI value used shall be the Alberta Consumer Price Index value at December 31st of the previous year.

1.02 Consumer Price Index:

The Consumer Price Index (CPI) is an indicator of changes in consumer prices experienced by Canadians. It is obtained by comparing through time, the cost of a fixed basket of commodities purchased by consumers. Since the basket contains commodities of unchanging or equivalent quantity and quality, the index reflects only pure price movements.

1.03 Development Charges:

Development Charges are defined as those costs assessed by the Town of Slave Lake against land developers for their proportionate share of the costs of municipal infrastructure systems constructed by the Town which benefit the development areas. In the Town of Slave Lake, these development charges are comprised of Off-Site Levies and Developer Contributions.

1.04 Development Charge Bylaw:

The Development Charge Bylaw shall be the current bylaw and any amendments thereto as approved by Council.

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PROCEDURE

2.0 RESPONSIBILITIES

2.01 Town Council :

Approves the Development Charge Bylaw and any amendments thereto.

2.02 Chief Administrative Officer (CAO):

Ensures annual adjustment to the Development Charges is carried out.

2.03 Supervisor of Planning & Development

Administers the changes to the Development Charges based on the previous years Alberta CPI Value.

TITLE: DEVELOPMENT CHARGES

PROCEDURE

3.0 STANDARDS/GUIDELINES

3.01 The Development Charges are to be adjusted based on the previous year's December 31st Alberta CPI Value.

4.0 POLICY PROCEDURES

4.01 Annual CPI Adjustment of the Development Charges

4.01-1 Each January, the Supervisor of Planning & Development shall obtain the previous years December 31st Alberta CPI Value and shall then apply that value to the current Development Charges as set out in the current Development Charge Bylaw. On January 31st of each year the new adjusted Development Charges shall take affect.

4.01-2 Council will review the Development Charge Bylaw every three years.