

TOWN OF SLAVE LAKE

COUNCIL POLICY

Department:	Planning and Development	Policy No:	PD.PLN-23 1004
Policy Title:	Adjustment of Development Charges	Issue Date:	12-12-2023

1. **PURPOSE**

- 1.1. 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.

2. **POLICY STATEMENT**

- 2.1. The Town of Slave Lake will annually adjust the Development Charges, as set forth in the prevailing Offsite Levy Bylaw and other Developer Contributions as established by Council, to reflect the inflationary increases to the market in Edmonton.

3. **DEFINITIONS**

- 3.1. "Edmonton Non-Residential Building Construction Price Index" for the purposes of this policy, the Edmonton Non-Residential Building Construction Price Index value used shall be the value on December 31st of the previous year.
- 3.2. "Non-Residential Building Construction Price Index" value provides an indication of the changes in new construction costs in six census metropolitan areas or CMAs (Halifax, Toronto, Calgary, Edmonton, and Vancouver) and the Ottawa part of the Ottawa-Gatineau CMA. Three construction categories (industrial, commercial, and institutional buildings) are represented by selected models (a light factory building, an office building, a warehouse, a shopping center, and a school). These price indexes are derived from surveys of general and special trade group contractors. They report data on various categories of costs (material,

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labor, equipment, taxes, overhead and profit) relevant to the detailed construction specifications included in the surveys.

- 3.3. "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 Offsite Levies and Developer Contributions.
- 3.4. "Offsite Levy Bylaw" shall be the current bylaw and any amendments thereto as approved by Council.
- 3.5. "Developer Contributions" 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 constructed by the Town which benefit the development areas. In the Town of Slave Lake, developer contributions are comprised of intersection charges and road charges such as Caribou Collector Road Charges.
- 3.6. "Offsite Levy Study" is defined as a study prepared by an engineering firm that establishes the basis for which offsite levies will be charged. The offsite levy study was previously termed Development Charge Study.

4. GUIDELINES

- 4.1. Procedure and Responsibility
 - 4.1.1. Town Council approves the Development Charge Bylaw and any amendments thereto.
 - 4.1.2. The Chief Administrative Officer ensures annual adjustments to the

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Development Charges are carried out.

- 4.1.3. The Planning and Development department administers changes to the Development Charges based on the previous years Edmonton Non-Residential Building Construction Price Index value.

4.2. General

- 4.2.1. The Development Charges are to be adjusted on the previous year's December 31st Edmonton Non-Residential Building Construction Price Index value.

- 4.2.2. Annual CPI Adjustments of the Development Charges: Each March, the Director of Planning & Development shall obtain the previous year's December 31st Edmonton Non-Residential Building Construction Price Index value and shall then apply that value to the current Development Charges as set out in the current Development Charges Bylaw. On March 15th of each year the new adjusted Development Charges shall take effect.

5. **REVIEW OF THE POLICY**

- 5.1. This Policy will be reviewed and may be amended from time to time based on the needs and experiences of our workplace.

6. **APPROVAL and REVISION CONTROL**

ISSUED BY	APPROVED BY:	DATE:
Mayor		12/12/23
Chief Administrative Officer		12/12/23