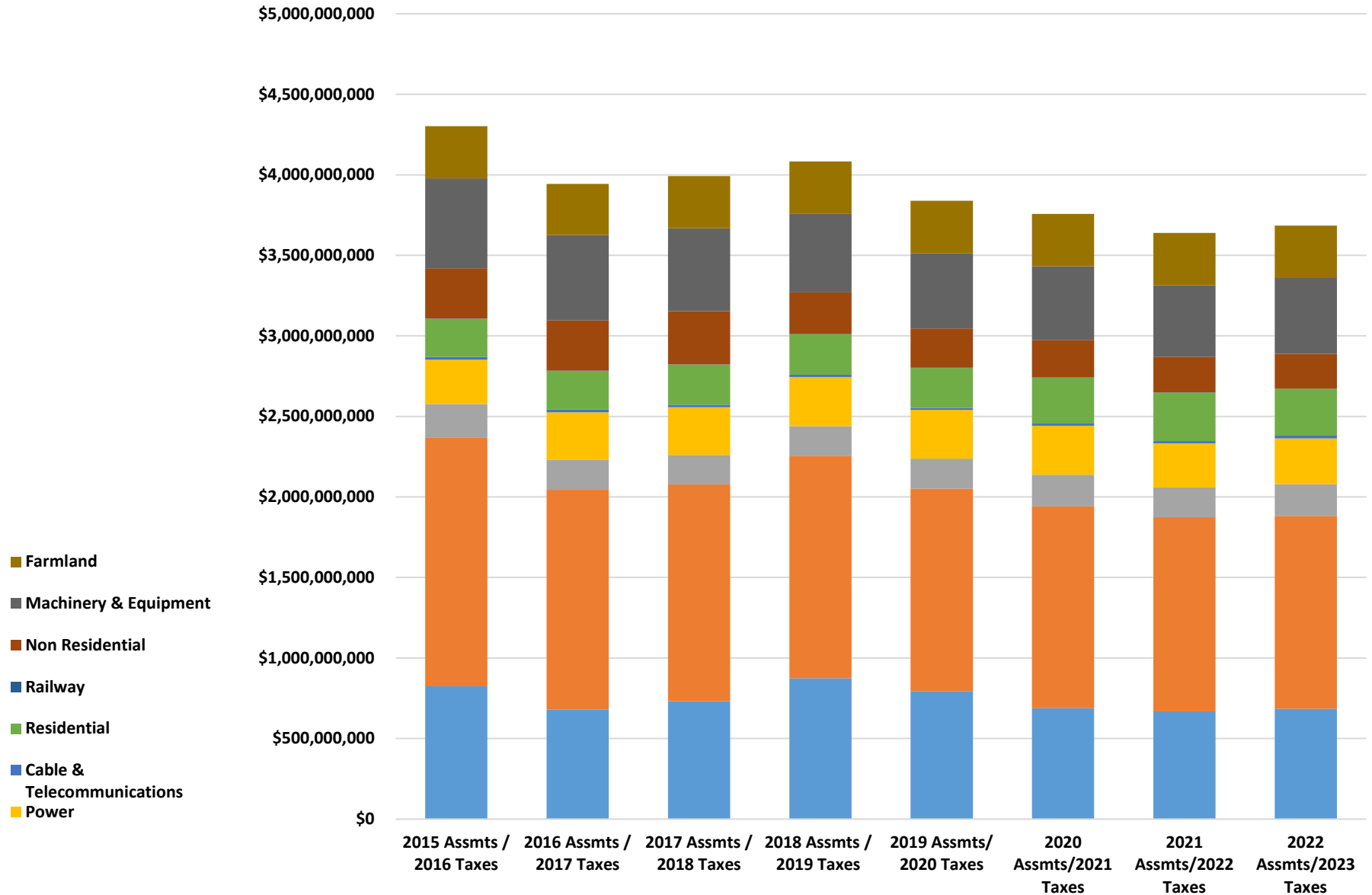




2023 RATEPAYER MEETINGS

Update from Trent Caskey, Director
Property Administration
Special Areas Board

Assessment totals by year



Assessment Appeals

2022 Assessment for 2023 Tax Year

- Combined Assessment & Taxation notices were mailed the week of May 15.
- Ratepayers who have questions about their 2022 assessment (for 2023 tax year) are encouraged to contact the Assessment Department at (403) 854-5591.
- The deadline to appeal assessment is **July 21, 2023**.
- More information is available at www.specialareas.ab.ca

Assessment Appeals

2022 Assessment for 2023 Tax Year

- Combined Assessment & Taxation notices for residents of Cereal were mailed the week of May 15.
- Ratepayers who have questions about their 2022 assessment (for 2023 tax year) are encouraged to contact the Assessment Department at (403) 854-5591.
- The deadline to appeal assessment is **July 21, 2023**.
- More information is available at www.specialareas.ab.ca

Wind Energy Projects

Update on Development

Special Area 2

- TransAlta – Garden Plain Wind Project
 - 130 MW wind project near Scapa, AB
- BluEarth Renewables – Hand Hills Wind Project
 - 145 MW wind project near Delia, AB
- Potentia Renewables – Jenner Wind Project
 - 302 MW wind projects near Jenner, AB
- Capstone Infrastructure – Buffalo Atlee Wind Project
 - 58 MW wind project near Jenner, AB

Special Area 3

- Pattern Energy – Lanfine Wind Project
 - 150 MW wind project near Oyen, AB

Special Area 3 & 4

- EDP Renewables – Sharp Hills Wind Project
 - Up to 300 MW wind project near Sedalia, AB

If construction is completed the assessment will take place in 2023 and taxes will be due November 15, 2024.

Annual Rate Review

Community Pastures

- 2023 fees set at \$1.00/head/day
 - Increase of \$0.05/head/day from 2022
- Most pastures have a planned reduction in AUM in 2023 due to drought conditions:
 - Buffalo-Atlee – 50% reduction
 - Bullpound – 10% reduction
 - Remount – 50% reduction
 - Sounding Creek – 25% reduction
 - Richdale – No reduction
- *There may be a potential for further reductions in allotments if drought conditions do not improve in the 2023 season*

Annual Rate Review

Cultivation Leases

- 2023 – 0.0750 (no increase from 2022)
 - Increases in recognition of private rental rate trends
- Impacts for 2023?
 - Average rental = \$1,095.10/quarter
 - Based on average assessment of \$14,601.34/quarter
- Strategy is to have smaller (more frequent) increases to the rate instead larger (less frequent) increases.

Annual Rate Review

Grazing Leases

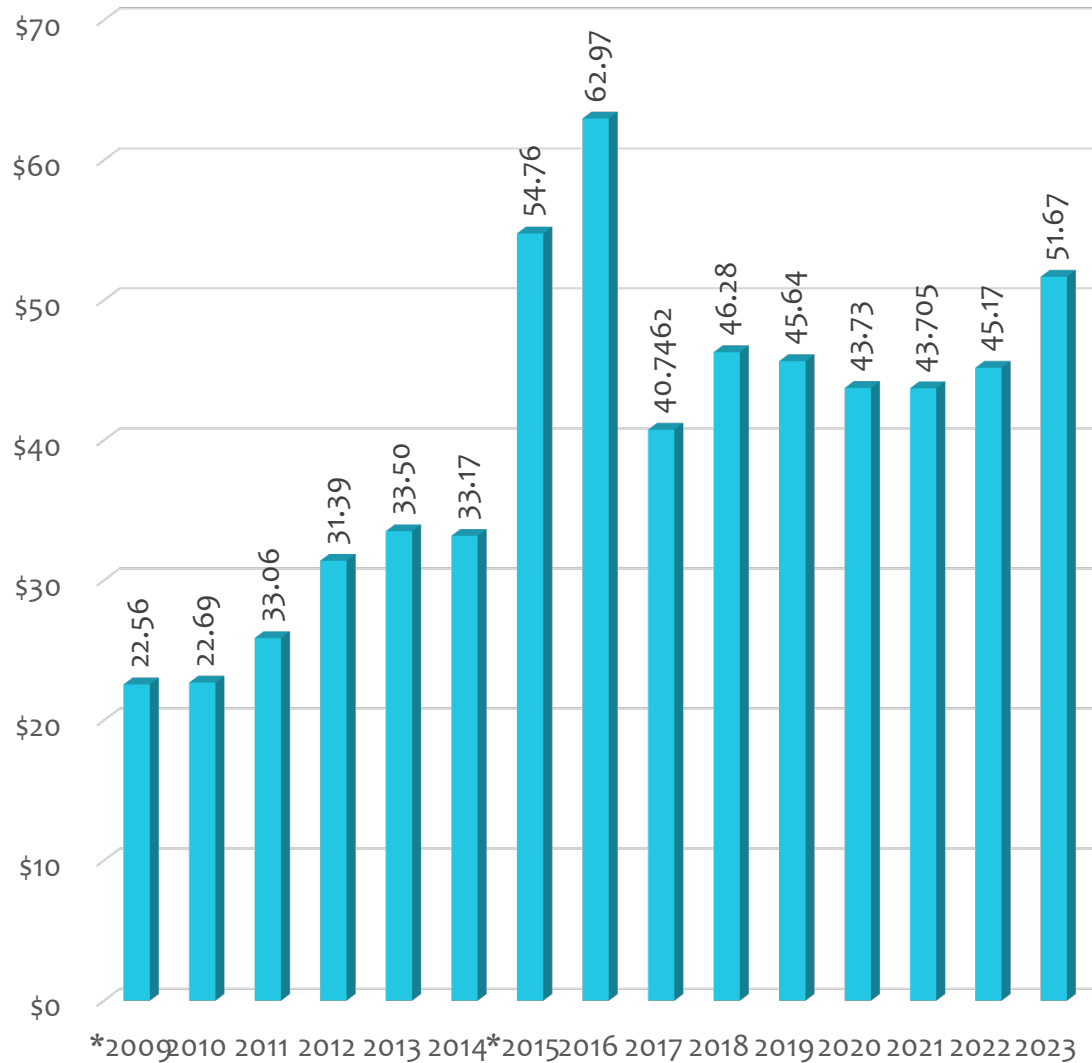
- 2023 – \$51.67 (14% increase from 2022)
 - Slight increase in recognition of increase in cattle prices

- Formula:

$$\frac{\text{Average Price} \times \text{Average Weight Gain} \times \text{Forage Value}}{\text{Carrying Capacity}} = \text{Annual Per Acre Rent}$$

- Impacts for 2023?
 - Average Grazing Capacity = 47cc/acre
 - Average Rental in 2023 = \$175.90/quarter (increase of \$22.16)
 - Average Rental in 2022 = \$153.74/quarter

Grazing Lease Rates



Land Use Order

Review & Update

- Special Areas Land Use Order (LUO) is the primary planning & development tool used in the Special Areas.
- The LUO was last updated in 2013.
 - This review started in 2021.
 - It needed to be reviewed to make sure it continues meeting the needs of ratepayers, business, and larger industry.
- Review process includes a focus on cutting red tape and making the development process more user friendly.
 - This is a part of the larger Red Tape Reduction work the Special Areas Board is doing.

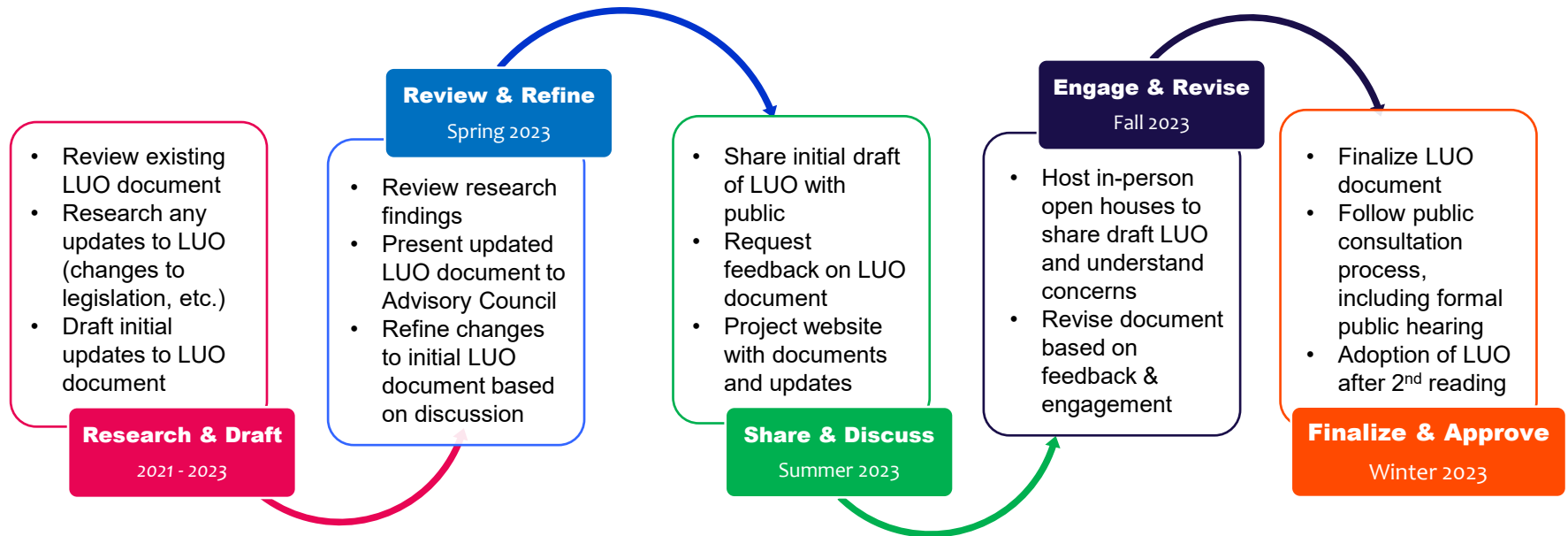
Land Use Order

Review & Update

- Special Areas Land Use Order (LUO) is being led by Special Areas Administration, Development Officers and planning staff from Palliser Regional Municipal Services.
- One of the major changes is ensuring the LUO aligns with recent legislative changes and the Special Areas Board's Municipal Development Plan (MDP).
- Reducing red tape by adding more types of developments that do not need a permit.
- Simplifying regulations that are already regulated by other entities such as Alberta Utilities Commission (AUC).

Land Use Order

Review & Update



- Public engagement will take place over the summer through a Land Use Order Review project website (www.specialareas.ab.ca)
- In-person open houses will be hosted throughout the Special Areas during the fall later this year.

Tax Recovery Land Sale

Policy Update

- A policy for Tax Recovery Land Sale has been drafted and was recommended by the Board to present to the Minister of Municipal Affairs.
- The biggest change to the 2023 TRLS Policy from previous policies is the price to fill the market value gap between Grazing Lease and titled.
- This sale will also have breaking restrictions on Native Prairie Lands.
- It is the responsibility of the title holder to be aware of all caveats registered on title, including any restrictions on land use.
- As per the clause in the breaking restriction agreement:
 - *“3. In any case where the purchaser has breached the terms of this agreement, the Minister may require the Purchaser or any of his successors in title to re-transfer the Lands to the Minister for the same price as the Lands were acquired.”*

Other Updates

Major Projects & Policy Changes

- The Oyen Railyard project has become privately owned.
 - It is expected to continue operating and creating more economic opportunities for the region.
- Sheerness Industrial Park
 - Project funded by PrairiesCan to develop 320 acre industrial park south of Sheerness Generating Station
 - Detailed Design & Regulatory work being completed in 2023
 - Proposed construction start in 2024
- The Cultivation Lease Conversion policy was finalized in the fall of 2021.
 - This policy has been changed to allow for a maximum of 640 acres up to five quarters to be converted.



Questions

P: (403) 854-5614

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www.specialareas.ab.ca