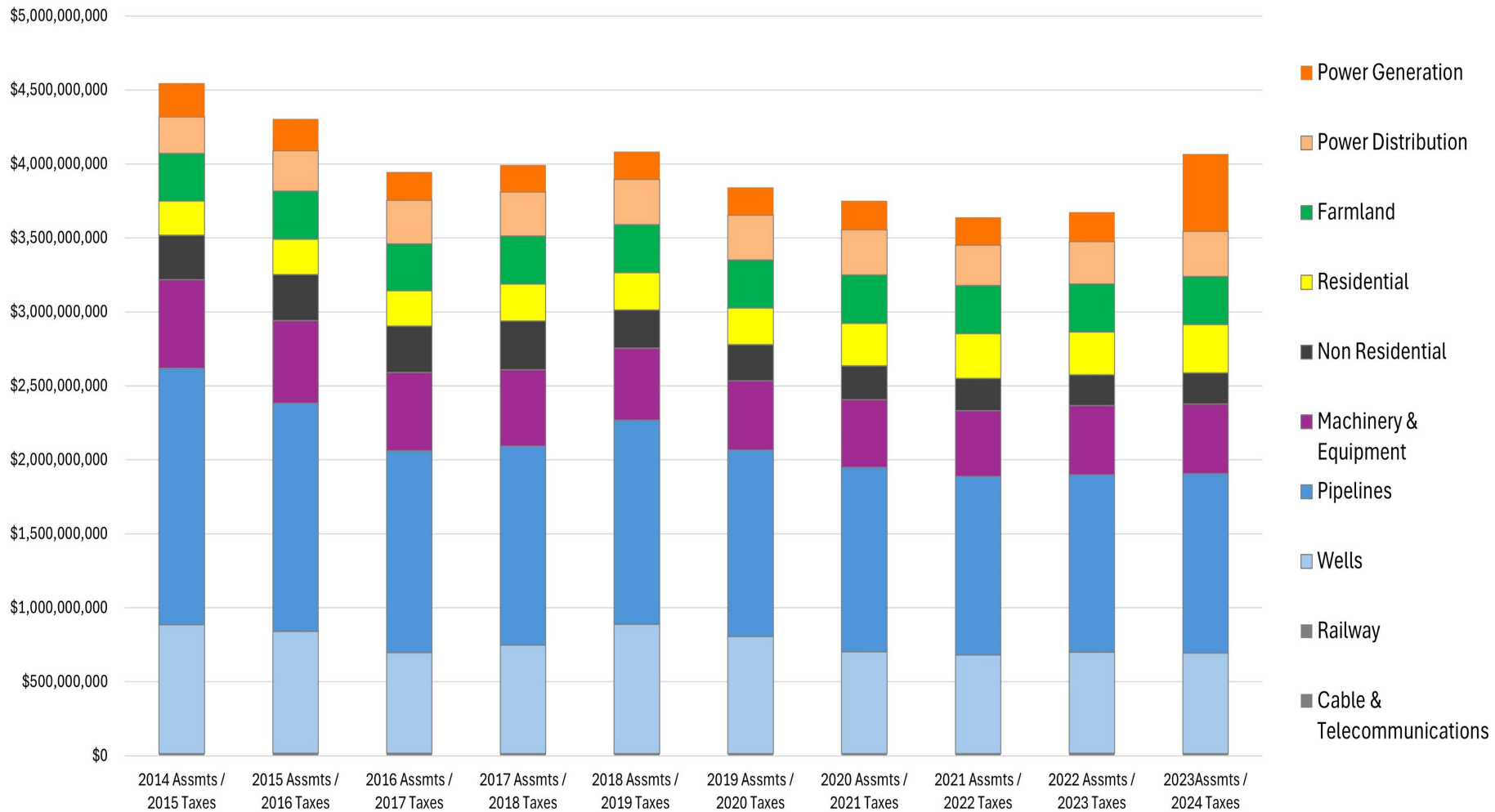




# **2024 RATEPAYER MEETINGS**

Update from Trent Caskey, Director  
Property Administration  
Special Areas Board

# Assessment totals by year



# Assessment Appeals

2023 Assessment for 2024 Tax Year

---

- Combined Assessment & Taxation notices were mailed the week of May 15
- Ratepayers who have questions about their 2023 assessment (for 2024 tax year) are encouraged to contact the Assessment Department at (403) 854-5591
- **The deadline to appeal assessment is July 22, 2024**
- More information is available at [www.specialareas.ab.ca](http://www.specialareas.ab.ca)

# Annual Rate Review

## Community Pastures

---

- 2024 fees set at \$1.05/head/day
  - *Increase of \$0.05/head/day from 2023*
- Most pastures have a planned reduction in AUM in 2024 due to drought conditions:
  - Buffalo-Atlee – 70% reduction
  - Bullpound – 50% reduction
  - Remount – 70% reduction
  - Sounding Creek – 70% reduction
  - Richdale – No reduction
- For the 2024 season, Nolan Ball (Rangeland Agrologist) is leading administration/management of community pastures

# Annual Rate Review

## Cultivation Leases

---

- 2024 – 0.0750
  - no change from 2023
- Strategy is to have smaller (more frequent) increases to the rate instead larger (less frequent) increases

# Annual Rate Review

## Grazing Leases

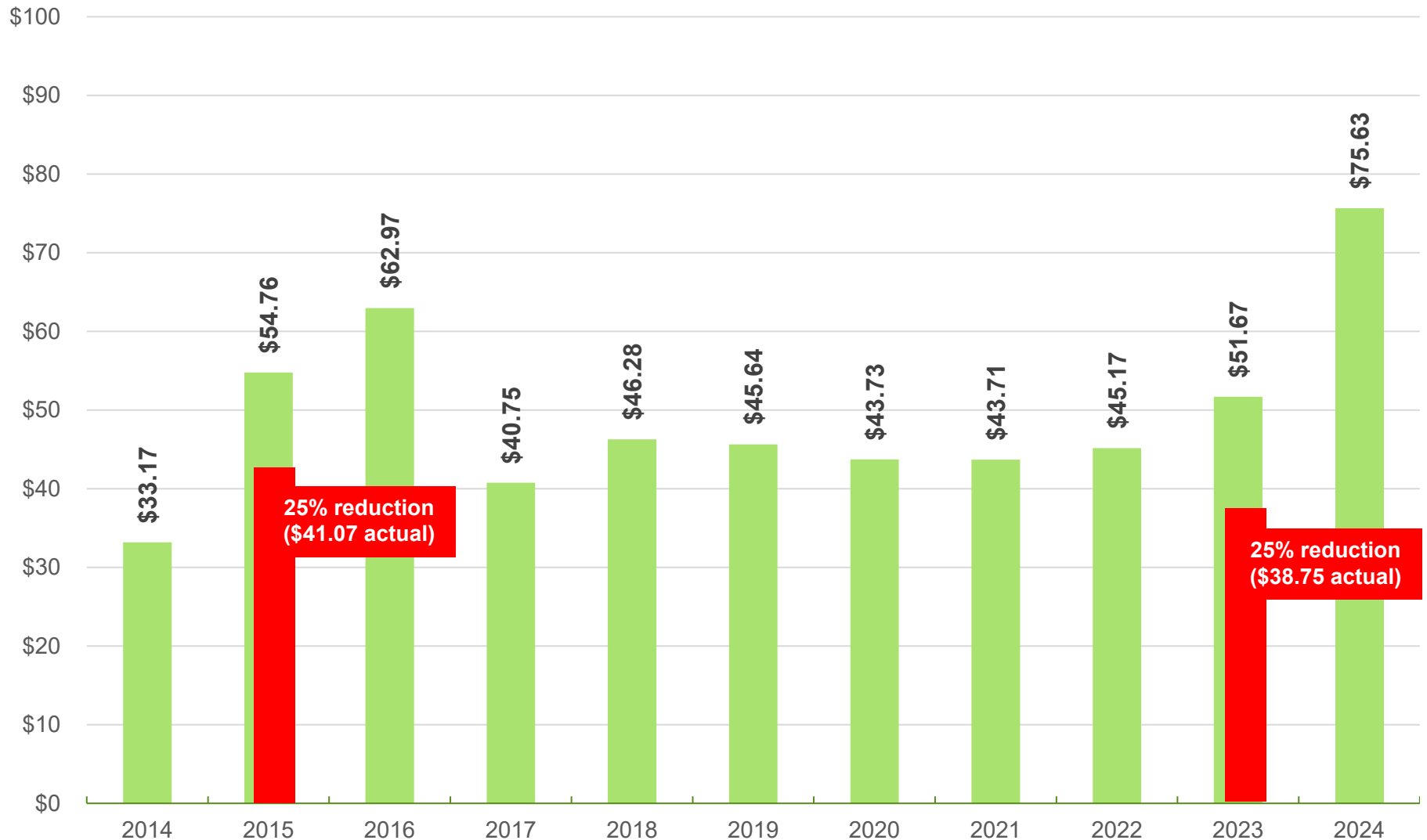
---

- **2023 - \$51.67**
  - The Board reduced grazing lease rental rates by 25% in recognition of destocking required due to severe drought conditions
- **2024 – \$75.63** (*44% increase from 2023*)
  - Significant increase due in part to significant increase in cattle prices in the fall of 2023
- **Formula:**

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

- **Impacts for 2024?**
  - Average Rental in 2024 = \$257.45/quarter (increase of \$81.55)
  - Average Rental in 2023 = \$131.93/quarter\*
    - *\$175.90/quarter annual rate was reduced by 25% in 2023 by the Board due to drought/destocking*

# Grazing Lease Rates



# Land Use Order

## Review & Update

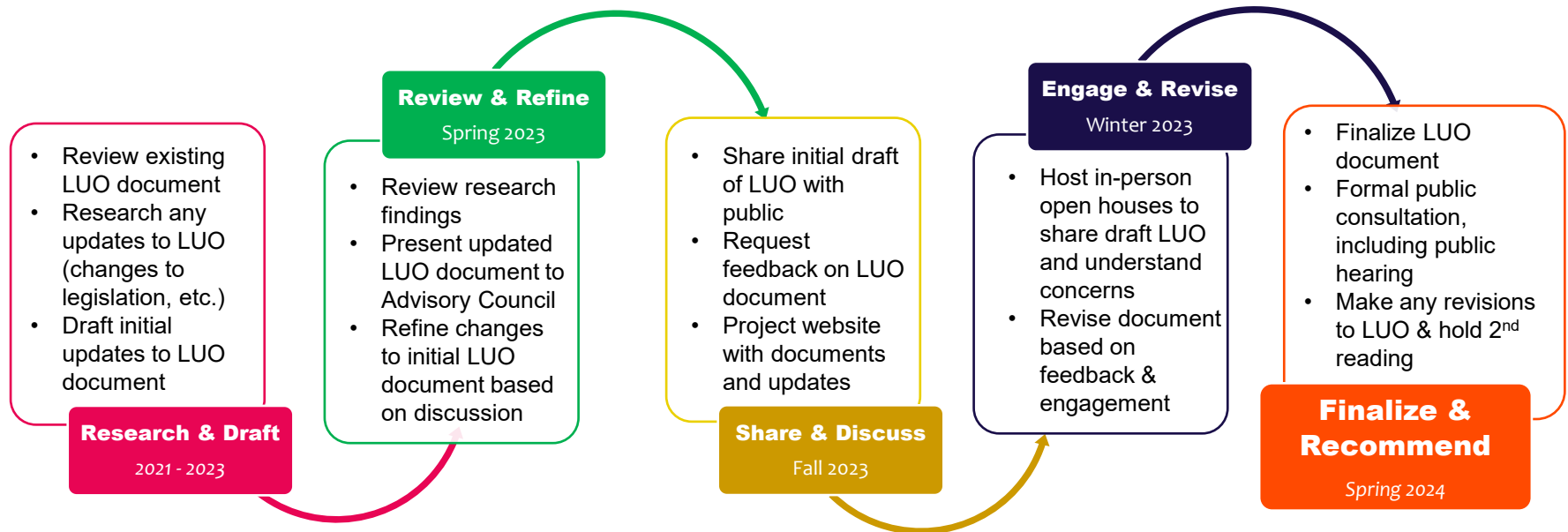
---

- Special Areas Land Use Order (LUO) is the primary planning & development tool used in the Special Areas
- The review of the LUO began in 2021 *(last updated in 2013)*
  - Review process included staff from Palliser Regional Municipal Services and Special Areas Board Property Administration & Development Officers.
- Public engagement & consultation has been integrated throughout the review process, including:
  - **Spring/Summer 2023** – engagement with Municipal Planning Commissions and Special Areas Advisory Council
  - **Fall/Winter 2023** – public engagement on proposed changes, including open houses & dedicated project page.
  - **January/February 2024** – request for feedback on revised LUO document taken to 1<sup>st</sup> reading, including formal public hearing



# Land Use Order

## Review & Update



After holding 2<sup>nd</sup> reading, the Special Areas Board recommended approval of the Land Use Order document to the Minister of Municipal Affairs. If the LUO document is approved, a ministerial order is issued and published on the Special Areas Board website.

*As a crown agency, the Special Areas Board uses ministerial orders in place of municipal bylaws. Just like traditional municipal bylaws, ministerial orders provide authority to govern activities in the Special Areas. Special Areas uses a public consultation process like ones used by municipalities for their bylaws, outlined in the Municipal Government Act. This process includes a public hearing, formal notification, and multiple readings of the proposed document.*

# Land Use Order

Review & Update

---

- Key Changes in LUO:
  - **Hamlets:**
    - Merging all existing hamlet districts into a single Hamlet District
    - Clarifying minimum parcel dimensions & setbacks based on level of servicing & principal use of parcel
  - **Agricultural:**
    - Increase number of permitted uses
    - Increase maximum number of parcels/quarter (*increase from 2 to 3*)
    - Increase number of allowable dwellings per parcel (*2 permitted/3+ discretionary*)
    - Clarify parcel size requirements for each type of subdivision

# Land Use Order

## Review & Update

---

- Key changes *(cont'd)*:
  - **Grouped Country Residential (GCR)**
    - Increase maximum parcel size (more flexibility for development)
  - **Rural Commercial (RC)**
    - Changed name from Highway Commercial
    - Increase minimum parcel size & rear setback to abutting parcels
  - **Rural Industrial (RI)**
    - Removed minimum parcel width & clarified side yard setbacks
  - **Rural Mixed Use (RMU)**
    - Changed name from Rural Small Holdings
    - Increased maximum parcel size from 10 ac to 20 ac

# Tax Recovery Land Sale

## Policy Update

- The 2023 Tax Recovery Land Sale was approved July 2023 by the Minister of Municipal Affairs
- To find out more, or to complete an application, reach out to your local District Office
- This sale may have breaking restrictions placed on quarters, including on native prairie
- **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.”*

### Quick Facts:

- Sale policy is in effect for 3 years and **expires on July 16, 2026**
- Eligible leaseholders can purchase **up to four quarters** of tax recovery land within their holdings
- Only lands held under an agricultural disposition as of January 1, 2023 may be eligible for purchase under this policy

# Other Updates

## Major Projects

- Sheerness Industrial Park & Reservoir
  - A 320-acre rural industrial park & 320,000 cubic meter water reservoir
  - Developed along Highway 36 south of Sheerness Generating Station
  - Funded in part by PrairiesCan through the Canada Coal Transition Initiative (CCTI)
  - **2022-2024:** Project planning, detailed design, environmental, and regulatory
  - **Summer 2024:** construction by SAB forces (*1 full road construction crew*)
  - **2025:** tenants begin developing lots



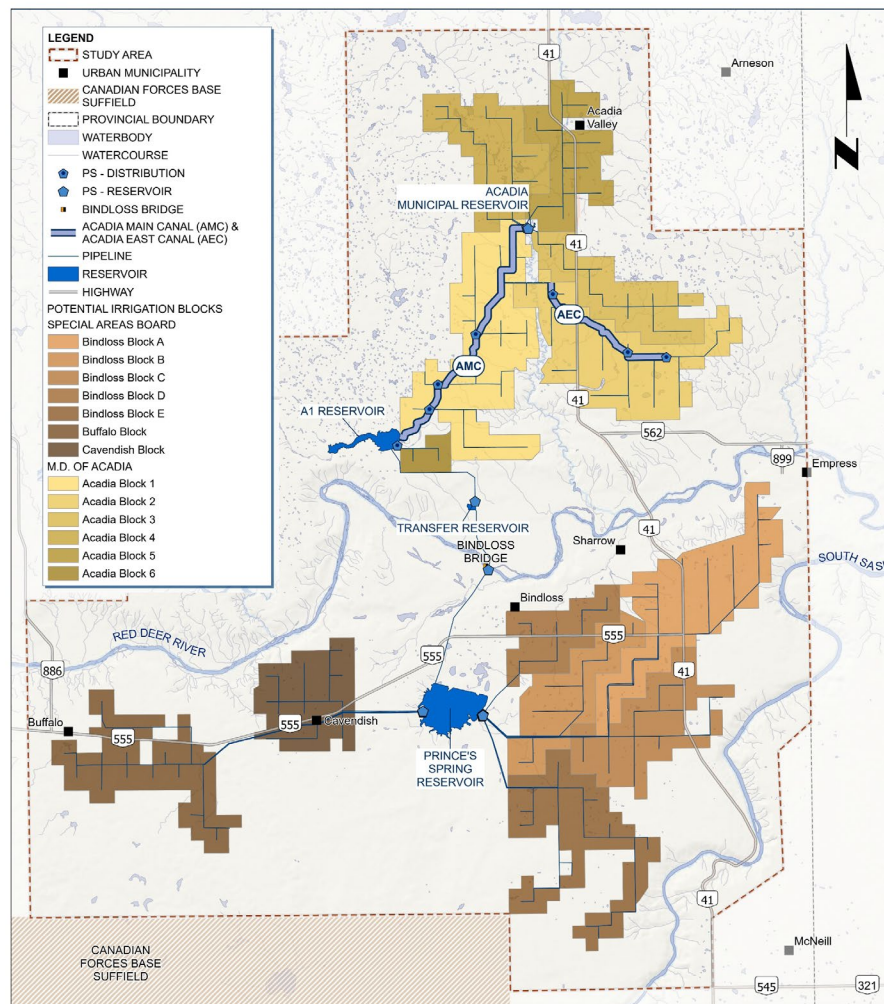


# Other Updates

## Major Projects

- MD of Acadia & Special Areas Irrigation Project
  - Development of new irrigation project in region in partnership with MD of Acadia, Alberta Agriculture & Irrigation, and Canada Infrastructure Bank
    - Phase 1 (feasibility study) was completed in 2022
    - Phase 2 (project development) currently underway, expected completion in 2025
      - Preliminary engineering design
      - Environmental & regulatory considerations
      - Potential financing options

Learn more by visiting our project page:  
[www.specialareas.ab.ca/regionalirrigation/](http://www.specialareas.ab.ca/regionalirrigation/)





# Questions

P: (403) 854-5614

[Trent.caskey@specialareas.ab.ca](mailto:Trent.caskey@specialareas.ab.ca)

[www.specialareas.ab.ca](http://www.specialareas.ab.ca)