



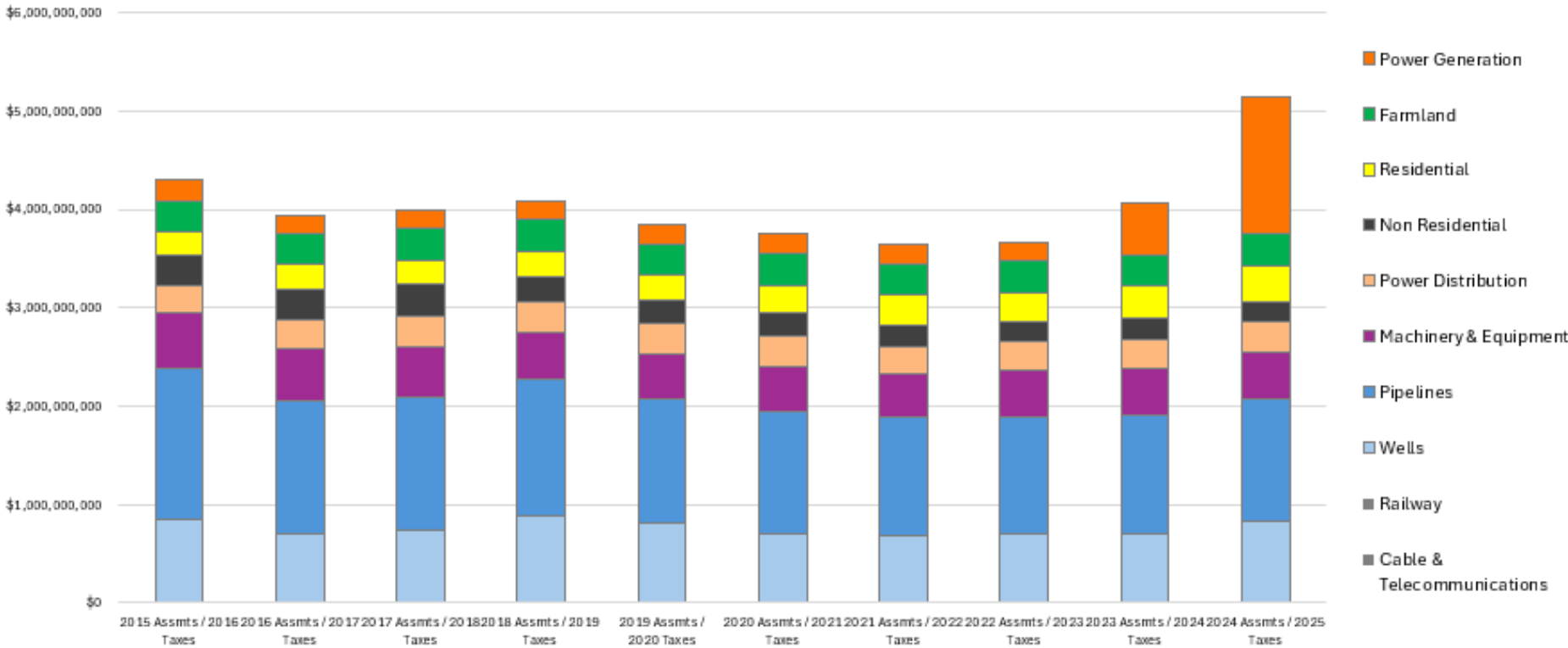
# 2025 RATEPAYER MEETINGS

Update from Trent Caskey, Director  
Property Administration

# Assessment totals by year

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**ASSESSMENT TOTALS BY YEAR**  
2016 to 2025 (taxation year)



# Assessment Appeals

2024 Assessment for 2025 Tax Year

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- Combined Assessment & Taxation notices were mailed the week of May 15
- Ratepayers who have questions about their 2024 assessment (for 2025 tax year) are encouraged to contact the Assessment Department at (403) 854-5591
- **The deadline to appeal assessment is July 21, 2025**
- More information is available at [www.specialareas.ab.ca](http://www.specialareas.ab.ca)

# Annual Rate Review

## 2025 Agricultural Rates

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### Cultivation Leases

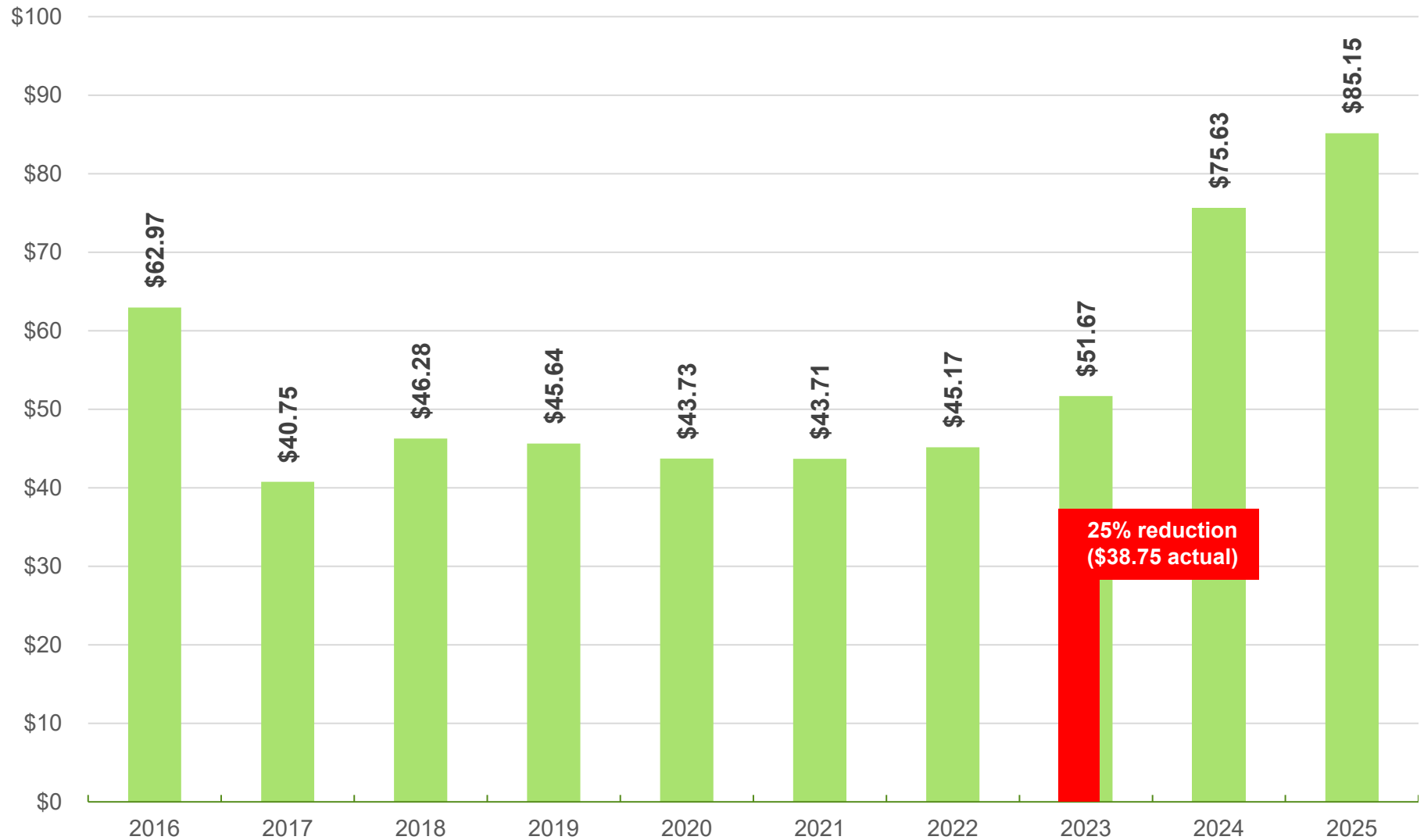
- 2025 – 0.0750 (*no change from 2024 rate*)
  - Strategy is to have smaller (more frequent) increases to the rate instead larger (less frequent) increases

### Grazing Leases

- 2025 – \$85.15 (*13% increase from 2024 rate of \$75.63*)
  - The increase is due in part to the significant market increases in cattle prices in 2024
- Formula:

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

# Grazing Lease Rates



# Annual Rate Review

## Community Pastures

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- 2025 fees set at \$1.10/head/day
  - Increase of \$0.05/head/day from 2024
- Stocking rates for the 2025 grazing season are anticipated to be 75% or less based on current conditions
- For the 2025 season, Nolan Ball (Rangeland Agrologist) is leading administration/management of community pastures. You can contact Nolan at 403-854-5647 or email at [nolan.ball@specialareas.ab.ca](mailto:nolan.ball@specialareas.ab.ca)
- Discussions with the Buffalo Atlee Breeding Association continue with the intention of allowing the group to take on the day-day management of the pasture in 2026 as a trial
  - An operational agreement is being developed
  - Administration would continue to inspect pastures and set overall allotment levels

# Land Use Order

## Update

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- 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*)
- Public engagement & consultation was integrated throughout the review process
- Ministerial Order MSD:064/24 was approved on August 24, 2024

**The Land Use Order can be viewed on the Special Areas website at:**

<https://specialareas.ab.ca/services/planning-development/>

# Land Use Order

Update

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- 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

## Update

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- 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

# Tax Recovery Land Sale

## Voluntary Exchange List

### Voluntary Exchange List Sign Up:

- Visit a Special Areas District Office (*Hanna, Oyen, Consort*)
  - Complete the Statutory Declaration to Voluntary Exchange Lands for the Tax Recover Land Sale
  - Await confirmation from Special Areas
  - Proceed with purchase of additional quarter(s)
- Agricultural disposition holders have an option to add tax recovery designated lands from their holdings to a **Voluntary Exchange List**
  - For every one (1) tax recovery designated parcel reallocated one (1) additional parcel of tax recovery land may be purchased from your holdings
  - To be eligible, a holder must have more tax recovery designated land then they intend to purchase
  - If there are not enough tax recovery designated lands provided through the voluntary exchange process, Special Areas will exchange quarters with any holder that has more than sixteen (16) quarters of tax recovery designated land in their holdings

# Other Updates

## 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 2024/2025:** construction by SAB forces
- **Fall 2025:** Sale of lots (*more than 75% lots currently have agreements to sell*)



### Legend

- |                     |                           |
|---------------------|---------------------------|
| ASP Boundary        | Heavy Industrial          |
| Legal Parcel        | Medium - Heavy Industrial |
| Public Utility Lots | Suspended Well            |

\*Not to scale

### Development Vision

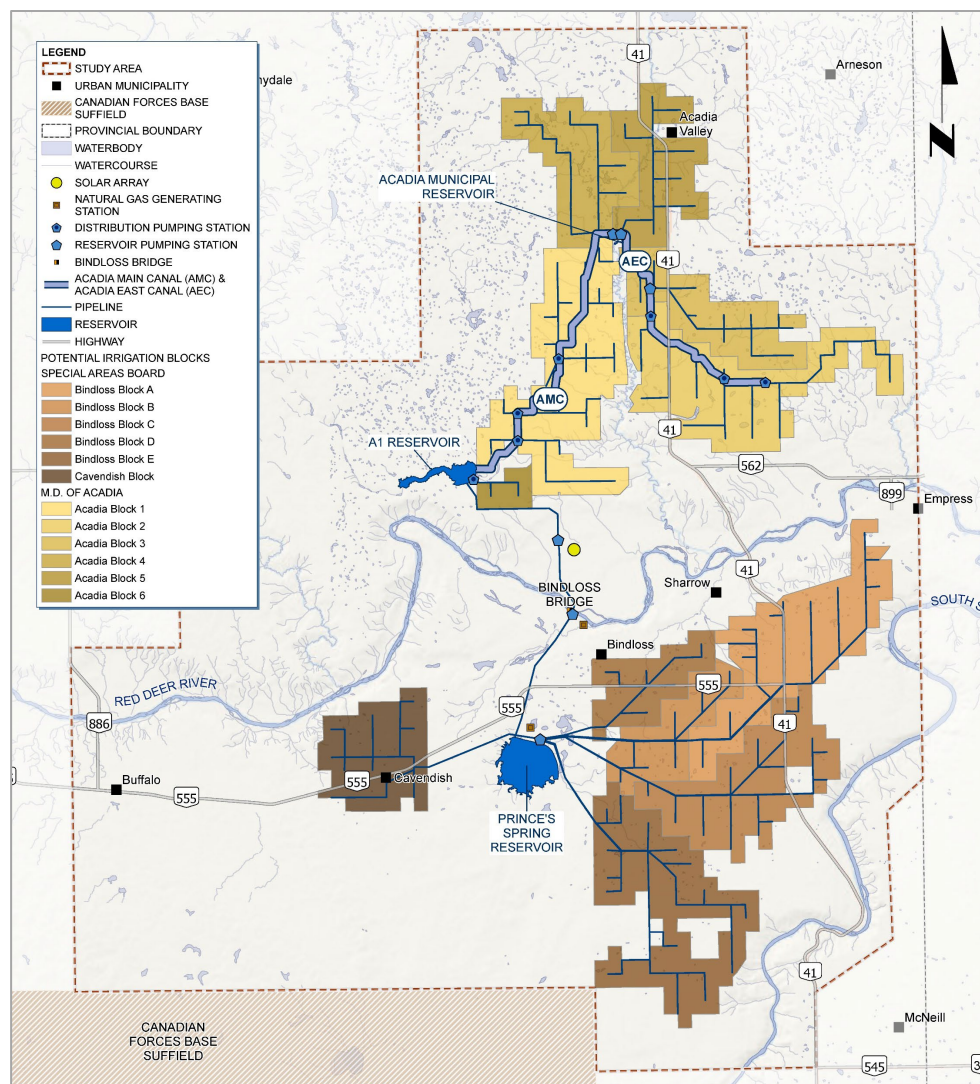
# Other Updates

## MD of Acadia & Special Areas Irrigation

- 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) completed in 2025
  - Final report expected summer 2025

Learn more by visiting our project page:

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







# Questions

P: (403) 854-5614

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