

2026 RATEPAYER MEETINGS

Update from Trent Caskey, Director
Property Administration

Annual Rate Review

2026 Agricultural Rates

Cultivation Leases

- 2026 – 0.0750 (*no change from 2025*)

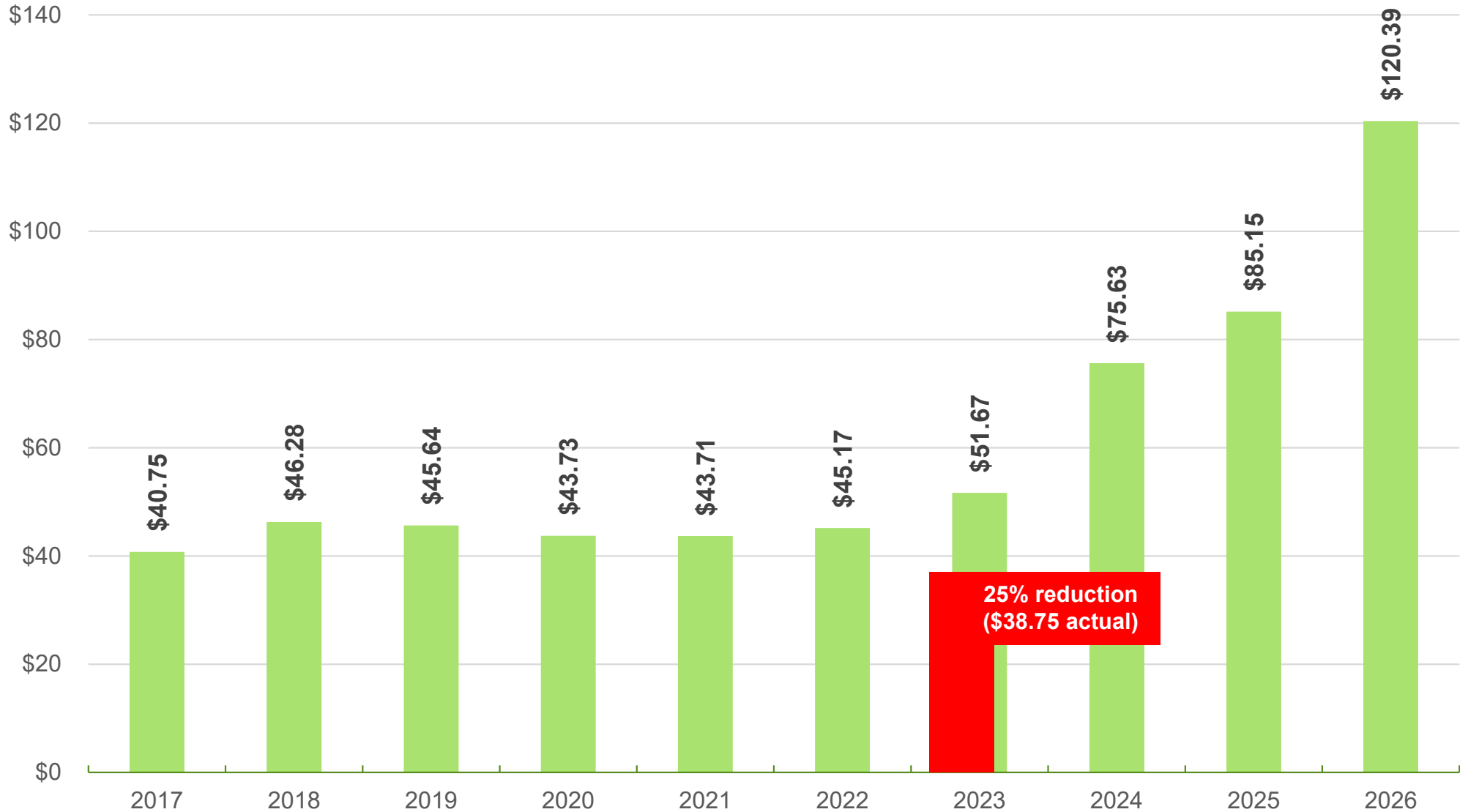
Grazing Leases

- 2026 – \$120.39 (*41% increase from 2025 rate of \$85.15*)
 - The increase is due to significant market increases in cattle prices in 2025

- Formula:

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

Grazing Lease Rates



Annual Rate Review

Community Pastures

- 2026 fees set at \$1.15/head/day
 - Increase of \$0.05/head/day from 2025
- Stocking rates are expected to be at full capacity for the 2026 grazing season based on current conditions
- For the 2026 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

Annual Rate Review

Community Pastures – Buffalo Atlee

- The Buffalo Atlee Grazing Cooperative (BAGC) has entered into a three-year operational agreement to manage the Buffalo Atlee Community Pasture.
 - Initiated through direction from Advisory Council, this pilot project protects the long-term sustainability of public lands while charging fair rental rates for public assets and forage.
 - The BAGC intends to use the existing Special Areas Community Pasture Policy as the foundation for its management approach.
 - Special Areas Administration will continue to inspect the pasture and determine annual overall allotment.
- For more information about the Buffalo Atlee Grazing Cooperative, please contact Dustin Aebly at (403) 793-0958 or aeblyranch@gmail.com.

2023 Tax Recovery Land Sale

Quick Facts

- The 2023 Tax Recovery Land Sale was approved July 2023 by the Minister of Municipal Affairs
- To complete an application, contact 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.**

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

- 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.”*

Tax Recovery Land Sale

Voluntary Exchange List

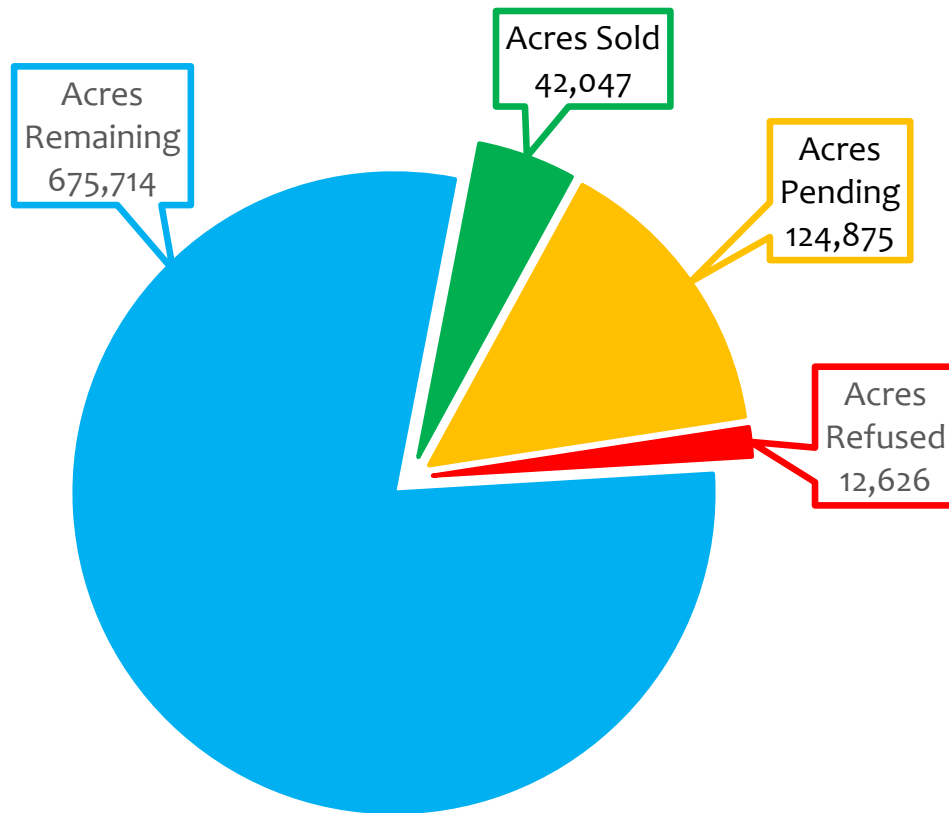
Voluntary Exchange List Sign Up:

- Visit your local District Office
 - 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 than 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*

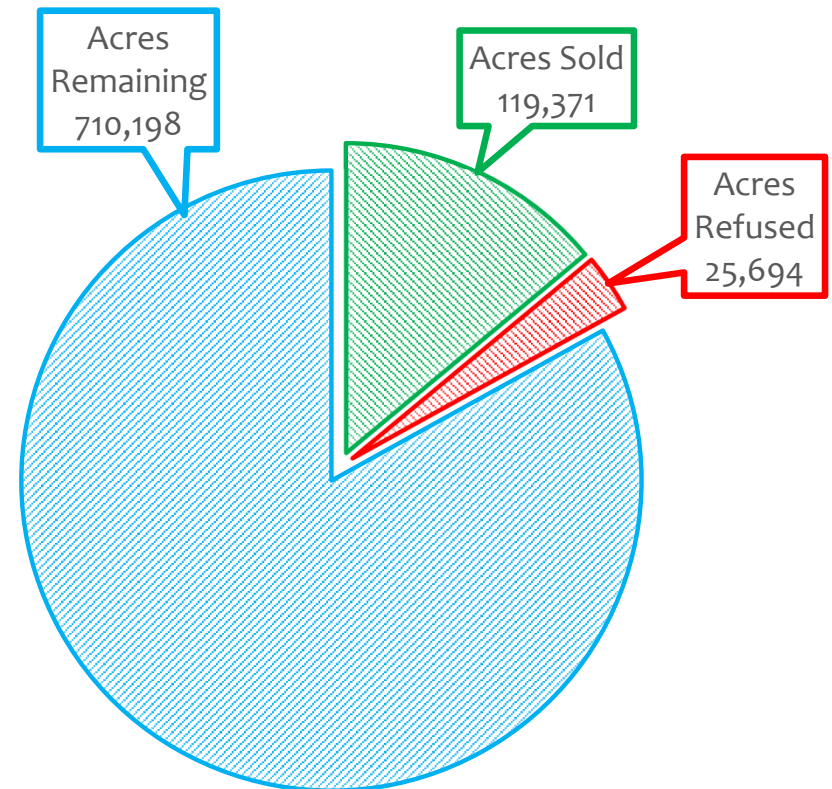
Tax Recovery Land Sale

Future tax recovery land sales?

TRLS AS OF MARCH 2026



TRLS IV (FORECAST)



Tax Recovery Land Sale

Application Process

Application submitted to District Office

- Reviewed for eligibility
- Estimate of purchase cost generated

Review by Property Administration

- Gravel Check
- Land inspection request
- Species at risk check
- First Nations Consultation

Application is sent for final review & approval

- Restrictions on land may be required
- Check against sale policy requirements
- Planning & development requirements

Tax Recovery Land Sale

Application Process

Letter to applicant with decision

- Costs, restrictions and/or other constraints are disclosed
- Needs to be signed and returned to SAB Office

Create Agreement for Sale Package

- Contractual documents
- Agreement package is mailed to applicant

Applicant returns signed agreement

- Must be returned within 45 days
- Payment is required with return

Once paid in full, the title transfer package is generated

- Includes transfer of land, affidavit, etc.
- Land Title Office fees

Tax Recovery Land Sale

Other Considerations

- Delays in processing may occur due to timelines required by other provincial agencies and departments.
 - While Special Areas is actively working to address these challenges; they may continue to affect Tax Recovery Land Sale (TRLS) applications.
- All complete applications submitted by **July 16, 2026** will be processed under this sale.
 - Processing of applications is expected to continue through 2026 and into 2027/28.
- Applicants eligible for bonus quarters under the Voluntary Exchange List will be contacted after sale deadline (*July 2026*).
- Once the TRLS deadline has passed, **any TRLS correspondence will have a 45 working-day response deadline.**

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 completed by SAB forces
- **Fall 2025 / 2026:** Sale of lots ongoing (*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

A close-up, shallow depth-of-field photograph of numerous light-colored wooden question marks scattered across the surface. The focus is sharp on the question marks in the foreground, while those in the background are blurred. The lighting is soft and even, highlighting the natural grain of the wood.

Questions

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