

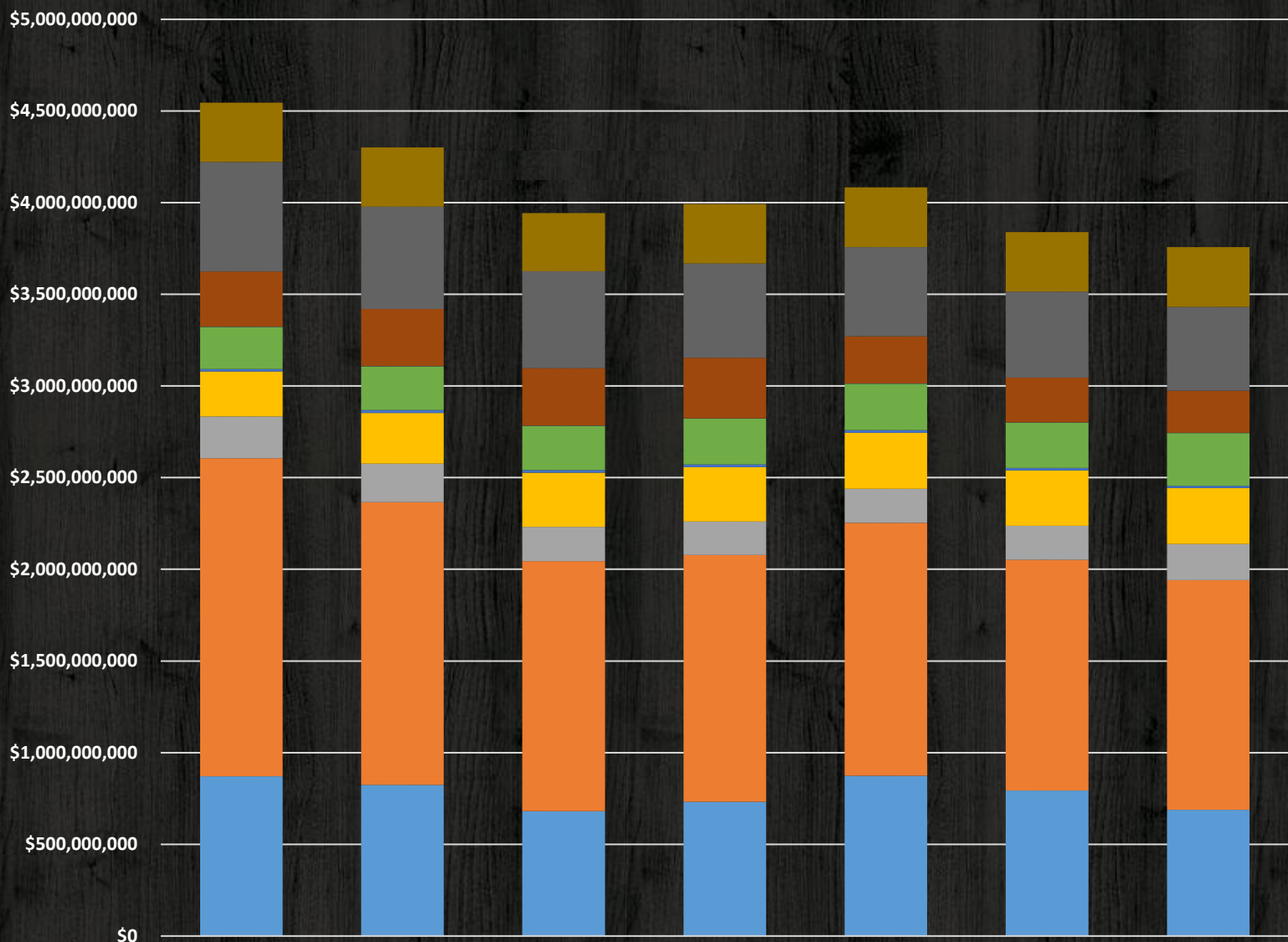
2021 Ratepayer Meetings

Property Administration

Trent Caskey, Director

Assessment Totals By Year

**Assessment
Totals
(by Year)**



2014 Assmts / 2015 Taxes 2015 Assmts / 2016 Taxes 2016 Assmts / 2017 Taxes 2017 Assmts / 2018 Taxes 2018 Assmts / 2019 Taxes 2019 Assmts / 2020 Taxes 2020 Assmts / 2021 Taxes

2021 ASSESSMENT APPEALS

- Combined Assessment & Taxation notices were mailed the week of May 17.
- Ratepayers who have questions about their 2020 assessment (for 2021 tax year) are encouraged to contact the Assessment Department at (403) 854-5591.
- The deadline to appeal your assessment is July 23, 2021.
- More information is available at www.specialareas.ab.ca

2021 ASSESSMENT APPEALS

- Combined Assessment & Taxation for residents of Cereal were mailed the week of June 14.
- Ratepayers who have questions about their 2020 assessment (for 2021 tax year) are encouraged to contact the Assessment Department at (403) 854-5591.
- The deadline for Cereal residents to appeal your assessment is August 23, 2021.
- More information is available at www.specialareas.ab.ca

ANNUAL RATE REVIEW

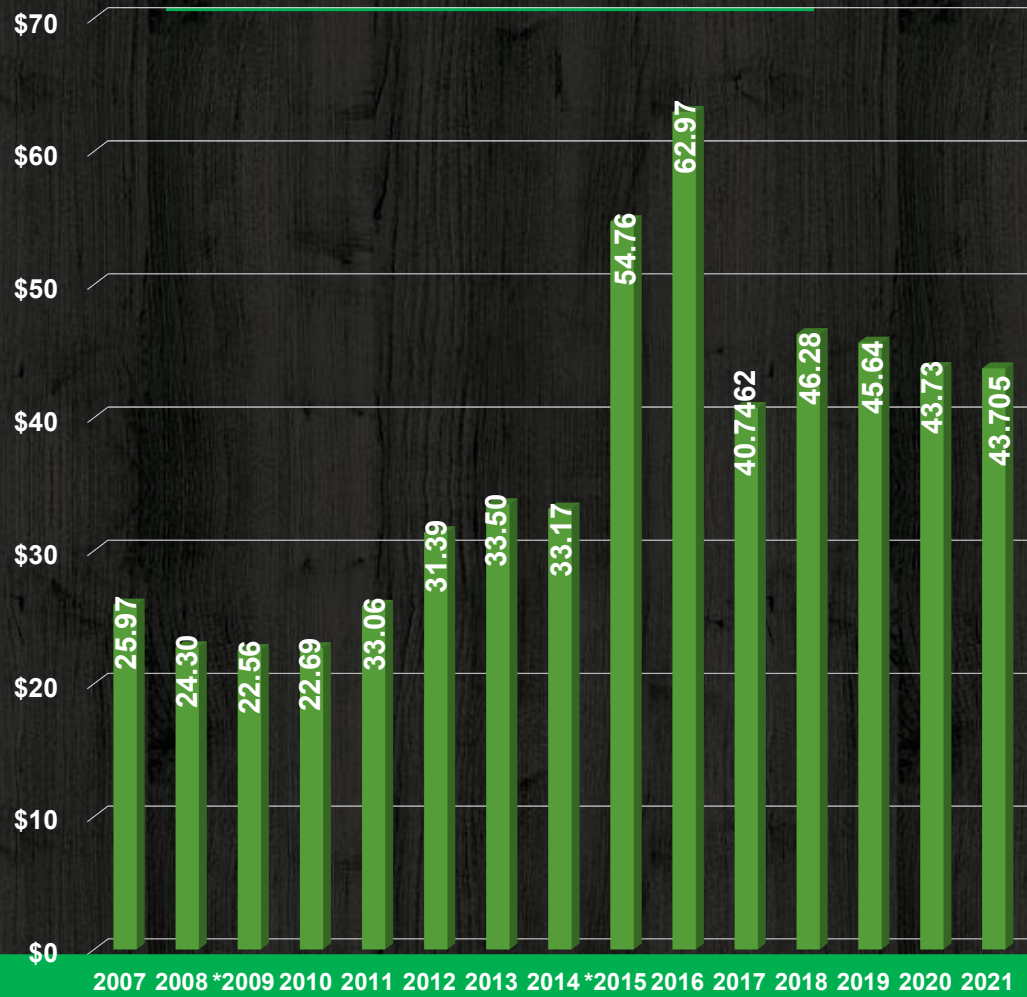
- Cultivation Leases:
 - 2021 – 0.0714 *(5% increase from 2020)*
 - Increases in recognition of private rental rate trends
 - Impacts for 2021?
 - Average rental = \$1,042.52/quarter
 - Based on avg. assessment of \$14,601.34/quarter
 - Strategy is to have smaller (more frequent) increases to the rate instead larger (less frequent) increases.

ANNUAL RATE REVIEW

- Grazing Leases:
 - 2021 – \$43.705 *(.065% decrease from 2020)*
 - Slight reduction in recognition of decrease in cattle prices
 - Formula:
Average Price X Average Weight Gain X Forage Value = Annual Per Acre Rent
Carrying Capacity
 - Impacts for 2021?
 - Average Grazing Capacity = 47cc/acre
 - Average Rental in 2020 = \$148.86/quarter
 - Average Rental in 2021 = \$148.78/quarter *(\$0.08 decrease)*

ANNUAL RATE REVIEW

Grazing Lease Rates



ANNUAL RATE REVIEW

- Community Pastures:
 - 2021 fees set at \$0.90/head/day
 - *Increase of \$0.05/head/day from 2020*
 - Pastures allotments at 100% capacity
 - 2021 is the first year Remount Community Pasture has been fully allotted since the Bindloss wildfire in 2017.

LAND USE ORDER REVIEW

- Special Areas Land Use Order (LUO) is the primary planning & development tool used in the Special Areas.
- The LUO was last updated in 2013.
- 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.

MUNICIPAL DEVELOPMENT PLAN

- Every municipality is required by legislation to have a Municipal Development Plan (MDP).
 - The MDP communicates long-term desired land use for a community. It serves like a high-level blueprint showing how a community expects to change over time.
- The Special Areas Board MDP was adopted spring 2021 after a year-long development process which included public engagement.
- A copy of the Special Areas Board MDP is available online at www.specialareas.ab.ca

OTHER UPDATES

- The Oyen Railyard project is moving towards private ownership.
 - Once privately owned, it is expected to continue operating and creating more economic opportunities for the region.
- The Cultivation Lease Conversion policy is expected to be finalized this fall.
 - Policy changes are expected to increase the number of acres available for conversion from grazing to cultivation lease.
 - This policy only applies to previously cultivated lands.



Questions?

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