

**CALGARY
ASSESSMENT REVIEW BOARD
DECISION WITH REASONS**

In the matter of the complaint against the property assessment as provided by the *Municipal Government Act*, Chapter M-26, Section 460, Revised Statutes of Alberta 2000 (the Act).

between:

Alberta Local Food Company Ltd., COMPLAINANT

and

The City Of Calgary, RESPONDENT

before:

***Board Chair, Mr. J. Fleming
Board Member Ms. S. Rourke
Board Member Mr. J. Rankin***

This is a complaint to the Calgary Composite Assessment Review Board i(CARB) in respect of a property assessment prepared by the Assessor of The City of Calgary and entered in the 2012 Assessment Roll as follows:

ROLL NUMBER: 111182705

LOCATION ADDRESS: 7711 Macleod Tr. SW.

HEARING NUMBER: 65904

ASSESSMENT: \$10,280,000

This complaint was heard on 23rd day of July 2012 at the office of the Assessment Review Board located at Floor Number 3, 1212 – 31 Avenue NE, Calgary, Alberta, Boardroom 10.

Appeared on behalf of the Complainant:

- *No Appearance*

Appeared on behalf of the Respondent:

- *Ms. V. Lavalley & Mr. E. D'Altorio for Respondent*

Board's Decision in Respect of Procedural or Jurisdictional Matters:

There was no appearance by the Complainant and the Respondent requested confirmation of the assessment.

Property Description:

No property details were provided by either party.

Issues:

The Complaint form outlined that the property value increase was too high.

Complainant's Requested Value:

\$7,000,000

Board's Decision in Respect of Each Matter or Issue:

The Complaint is denied and the assessment is confirmed.

Board's Decision:

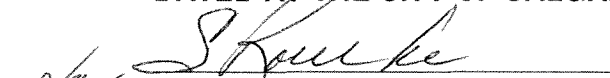
The Complainant provided no evidence or argument at the hearing in support of the Complaint.

The Respondent asked that the assessment be confirmed based on no disclosure.

The CARB notes that the Complaint form with any information in the Box provided for comment in Section 5 may be considered a part of disclosure. In reviewing the form, the CARB finds that although there was a statement that the assessment increase was too high, there was no evidence or argument to support this claim.

Accordingly, the CARB confirms the assessment as noted above.

DATED AT THE CITY OF CALGARY THIS 24th DAY OF August 2012.


James Fleming
Presiding Officer

APPENDIX "A"**DOCUMENTS PRESENTED AT THE HEARING
AND CONSIDERED BY THE BOARD:**

NO.	ITEM
1. R1	Respondent Disclosure

An appeal may be made to the Court of Queen's Bench on a question of law or jurisdiction with respect to a decision of an assessment review board.

Any of the following may appeal the decision of an assessment review board:

- (a) the complainant;*
- (b) an assessed person, other than the complainant, who is affected by the decision;*
- (c) the municipality, if the decision being appealed relates to property that is within the boundaries of that municipality;*
- (d) the assessor for a municipality referred to in clause (c).*

An application for leave to appeal must be filed with the Court of Queen's Bench within 30 days after the persons notified of the hearing receive the decision, and notice of the application for leave to appeal must be given to

- (a) the assessment review board, and*
- (b) any other persons as the judge directs.*

For Official Use Only:

Appeal Type	Property Type	Property Sub-Type	Issue	Sub-Issue
CARB	Retail	Information Exchange	Late or No Disclosure	