

**OKOTOKS COMPOSITE ASSESSMENT REVIEW BOARD ORDER #0238/06/2010-M**

**IN THE MATTER OF A COMPLAINT** filed with the Town of Okotoks Composite Assessment Review Board (CARB) pursuant to the *Municipal Government Act (Act)*, Chapter M-26.1, Section 460(4).

**BETWEEN:**

Okotoks Village Inc (Ronmor Holdings) - Complainant

- and -

The Town of Okotoks - Respondent

**BEFORE:**

F. Wesseling, Presiding Officer

J. Tiessen, Member

R. May, Member

These are complaints to the Town of Okotoks Composite Assessment Review Board (CARB) in respect of property assessments prepared by the Assessor of the Town of Okotoks and entered in the 2010 Assessment Roll as follows:

<b>Roll Number</b>	<b>Address</b>	<b>Assessment</b>
<b>Roll Number: 0078420</b>	<b>31 Southridge Drive</b>	<b>\$1,537,000.00</b>

This complaint was heard on the 5<sup>th</sup> day of October, 2010 at the Town of Okotoks Council Chambers at 5 Elizabeth Street, Okotoks, Alberta.

Appearing on behalf of the Complainant:

- Altus Group Limited (Agent for the Complainant) - B. Ryan

Appearing on behalf of the Respondent:

- P. Huskinson

## **OKOTOKS COMPOSITE ASSESSMENT REVIEW BOARD ORDER #0238/06/2010-M**

### **Property Description and Background:**

The subject property is located along Southridge Drive, the major north-south arterial roadway in Okotoks. Contained on the property is a retail centre consisting of a number of businesses including a bank, a restaurant and a number of professional office/retail outlets. Similar types of businesses are located along Southridge Drive. Residential areas are in close proximity.

### **Issues:**

Pursuant to Section 460 of the MGA and Schedule 1 of the Alberta Regulation AR 310/2009 the Complainant has identified a number of issues on the complaint form for adjudication by the Board. At the hearing the Complainant informed the Board that the owners no longer had an issue with the assessment and requests confirmation

### **Other Issues on Form:**

Not applicable

### **Board's Findings in Respect of Each Matter or Issue:**

The Board confirms the assessment of **\$1,537,000.00**

### **Summary of the Partys' Positions**

#### **Complainant:**

No presentation was made to the Board with regard to this property

#### **Respondent:**

No presentation was made to the Board with regard to this property

### **Findings and Reasons:**

As the Complainant requested confirmation of the assessment and the Board was not presented with information with regard to this property assessment, the Board confirms the assessment at **\$1,537,000.00**


# OKOTOKS COMPOSITE ASSESSMENT REVIEW BOARD ORDER #0238/06/2010-M

## Decision Summary

The decision of the Okotoks CARB is to confirm the assessment.

It is so ordered.

Dated at the Town of Okotoks in the Province of Alberta, this 1<sup>st</sup> day of November 2010.

(for)   
\_\_\_\_\_  
Frank W. Wesseling  
Presiding Officer

*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.*