

IN THE MATTER OF A COMPLAINT filed with the Town of Okotoks Assessment Review Board pursuant to the *Municipal Government Act (MGA)*, Revised Statutes of Alberta 2000, Chapter M-26, Section 460.

BETWEEN:

Jim Pattison Developments Ltd. - Complainant

- and -

Town of Okotoks - Respondent

BEFORE:

L. Yakimchuk, Presiding Officer

R. Nix, Board Member

R. Pohl, Board Member

This is a complaint to the Town of Okotoks Composite Assessment Review Board (CARB) with respect to a property assessment prepared by the Assessor of the Town of Okotoks as follows:

Roll Number	Address	Assessment
0106780	100 Southbank Boulevard	\$16,540,000

This complaint was heard on the 14th day of July 2025 via video conference.

Appearing on behalf of the Complainant:

- A. Iazard, Northern Property Tax Advisors Inc.

Appearing on behalf of the Respondent:

- D. Genereux, Assessor
- R. Beckner, Assessment Technician (observer)

Attending for the Assessment Review Board:

- O. Kanevskyi, Clerk

COMPOSITE ASSESSMENT REVIEW BOARD ORDER #0238/08/2025

Procedural Matters

1. The Complainant and the Respondent mutually agreed to a proposed reduction in the assessment from \$16,540,000 to \$15,195,000.
2. There was no objection to this change, and the Board found the statutes did not prevent such a change, therefore the Board reduced the assessment.

Decision

3. For the reasons stated above, the assessment is reduced to \$15,195,000.

Dated at the Town of Okotoks in the Province of Alberta this 14th day of July 2025.



L. Yakimchuk
Presiding Officer

COMPOSITE ASSESSMENT REVIEW BOARD ORDER #0238/08/2025

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

NO.	ITEM
n/a	n/a

LEGISLATION

MGA, RSA 2000, c M-26

s 1(1)(n) "market value" means the amount that a property, as defined in section 284(1)(r), might be expected to realize if it is sold on the open market by a willing seller to a willing buyer;

s 467(1) An assessment review board may, with respect to any matter referred to in section 460(5), make a change to an assessment roll or tax roll or decide that no change is required.

s 467(3) An assessment review board must not alter any assessment that is fair and equitable, taking into consideration

- (a) the valuation and other standards set out in the regulations,*
- (b) the procedures set out in the regulations, and*
- (c) the assessments of similar property or businesses in the same municipality.*

An application for Judicial Review may be made to the Court of King's Bench with respect to a decision of an assessment review board.

An application for Judicial Review must be filed with the Court of King's Bench and served not more than 60 days after the date of the decision, and notice of the application must be given to

- (a) the assessment review board*
- (b) the Complainant, other than an applicant for the judicial review*
- (c) an assessed person who is directly affected by the decision, other than the Complainant,*
- (d) the municipality, and*
- (e) the Minister.*