

Request for Decision

	Title Land and Property Rights Tribunal Intervenor Status Authorization
Proposed Motion	That Council authorize Sturgeon County to become an intervenor in assessment complaint hearings filed for roll numbers 282000 and 494000 before the Land and Property Rights Tribunal.
Administrative Recommendation	Administration recommends that Council authorize Sturgeon County to become an intervenor on assessment complaints filed with the Land and Property Rights Tribunal (LPRT) for roll numbers 282000 and 494000.
Previous Council / Committee Direction	None.
Report	<p><u>Background Information</u></p> <ul style="list-style-type: none"> • Annual designated industrial property assessments were mailed out on February 25, 2022, with a complaint deadline of May 6, 2022. • The Land and Property Rights Tribunal (LPRT) advised Administration that two properties filed their assessment complaints before or on the May 6th complaint deadline. • Roll 282000 filed a complaint requesting a change in assessment class from Non-residential to Machinery and Equipment for tank structures. The structures affected have not been specified; however, the impact could be as much as \$80 million in assessment (\$772,000 in taxes). • Roll 494000 filed a complaint requesting approximately a \$15.5 million assessment reduction (\$149,000 in taxes) to recognize additional non-assessable costs on their 2021 assessment. • Defending assessment complaints on designated industrial properties is primarily the responsibility of the Provincial Assessor. • Becoming an intervenor in the LPRT complaint process protects Sturgeon county’s ability to be kept apprised of developments with respect to these complaints and to provide input as needed to defend the assessment or manage potential impacts on current and future budgets. <p><u>External Communication</u></p> <ul style="list-style-type: none"> • None required at this time.

	<p><u>Relevant Policy/Legislation/Practices</u></p> <ul style="list-style-type: none"> Section 508(1) of the <i>Municipal Government Act</i> states, “When the council of a municipality considers that the interests of the public in the municipality or in a major part of the municipality are sufficiently concerned, the council may authorize the municipality to become a complainant or intervenor in a hearing before the Tribunal.”
<p>Implication of Administrative Recommendation</p>	<p><u>Strategic Alignment:</u></p> <p>Operational Excellence</p> <ul style="list-style-type: none"> The properties under review, roll 282000 and roll 494000 form a significant part of the assessment base (28% and 4% respectively) for Sturgeon County. Intervenor status in the LPRT complaint process protects Sturgeon County’s ability to be kept apprised of developments and to manage any potential assessment impacts that could affect current and future budgets Administration considers participation in the complaint process to be in the public interest as referenced in section 508(1) of the <i>Municipal Government Act</i>. Acute awareness of developments for these assessment complaints will help Administration monitor and manage potential impacts on current and future budgets. <p><u>Organizational:</u></p> <p>Defending assessment complaints on designated industrial properties is primarily the responsibility of the Provincial Assessor. However, Administration’s time will be required to participate in the defence and/or discussions of any issues pertaining to these complaints.</p> <p><u>Financial:</u></p> <p>Designated Industrial Property complaints can be difficult and lengthy to process because they deal with complex technical regulated assessment issues and interpretation of corresponding regulations. Consequently, additional funding resources for legal services may be needed if these complaints proceed to lengthy Land and Property Rights Tribunal hearings that require a deeper involvement from Sturgeon County.</p>
<p>Alternatives Considered</p>	<ol style="list-style-type: none"> Council could decide that Sturgeon County will not participate in the Land and Property Rights Tribunal process as an intervenor. Council could decide that Sturgeon County will participate as an observer in the process. However, there are no formal rights for observers to receive copies of all materials with respect to a complaint. As a result, adopting this approach would limit Administration’s ability to monitor and manage potential impacts on current and future budgets.
<p>Implications of Alternatives</p>	<p><u>Strategic Alignment:</u></p> <p>A significant part of Sturgeon County’s assessment base would be at risk of being reduced until the matter is resolved. Additionally, information pertaining to the defence and/or discussions of any issues on these</p>

	<p>complaints could be delayed and/or decisions taken in absence of Sturgeon County as a stakeholder.</p> <p><u>Organizational:</u> Inability to monitor and manage potential changes to the assessment base could limit or delay funding for future projects.</p> <p><u>Financial:</u> None.</p>
Follow up Action	<ol style="list-style-type: none"> 1. File a formal application with the Land and Property Rights Tribunal for Sturgeon County to become an intervenor in the assessment complaints for rolls 282000 and 494000 (Assessment Services, June 2022). 2. Participate in the complaint process and update Council as needed on any developments for these complaints (Assessment Services expertise ongoing for duration of complaint process).
Attachment(s)	None.
Report Reviewed by:	<p>Luis Delgado, Manager, Assessment Services</p> <p>Andrew Hayes, General Manager, Financial Services & Chief Financial Officer</p> <p>Reegan McCullough, County Commissioner – CAO</p>

Strategic Alignment Checklist

Vision: *Offering a rich tapestry of historical, cultural, and natural experiences, Sturgeon County is a municipality that honours its rural roots and cultivates desirable communities. Uniquely situated to provide world-class agricultural, energy, and business investment opportunities, the County prioritizes responsible stewardship and dreaming big.*

Guiding Principles: Collaboration | Accountability | Flexibility | Excellence | Safety | Future Readiness | Affordability | Innovation

Community Outcome	Not consistent	Consistent	N/A
Planned Growth			
<ul style="list-style-type: none"> Internationally competitive to attract, grow and sustain diverse businesses; tenacious focus on new growth and innovation 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Modern broadband and digital capabilities 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Low cost, minimal red-tape regulations 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Reliable and effective infrastructure planning; comprehensive land use and infrastructure planning 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Thriving Communities			
<ul style="list-style-type: none"> Beautiful, surprising places with high standards; integrated natural spaces & trail systems; healthy and resilient 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Engaging cultural, historical, and civic amenities; strong community identity and pride 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Safe, welcoming, and diverse communities; small community feel and personal connection; commitment to high quality of life 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental Stewardship			
<ul style="list-style-type: none"> Clean air, land, and water; Carbon neutral municipal practices; circular economy opportunities 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Conservation of natural areas and agricultural lands; enhanced greening and biodiversity; safekeeping ecosystems 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Sustainable development; partnerships with industry and others to drive emission reductions 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Collaborative Governance			
<ul style="list-style-type: none"> Predictable and stable external relationships; volunteer partnerships 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Meaningful connections with Indigenous communities 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Ongoing community consultation and engagement; transparent and action-oriented decision making based on sound rationale 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Respectful and informed debate; clear and supportive governance processes 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Operational Excellence			
<ul style="list-style-type: none"> Engaged and effective people – Council, Admin and Volunteers; continuous learning and improvement mindset; nimble and bold, with strong leadership 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Quality cost-effective service delivery; robust procurement and operational practices and policies; asset management and performance measurement; careful debt and reserve stewardship; long-term financial planning and sustainability 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Future focused thinking to proactively respond to emerging opportunities and challenges 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Alternative revenue generation and service delivery models integrated strategic and business planning 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>