



# Alberta Assessors' Association

## 2017 Fall Education Symposium - Lethbridge, Alberta - September 21-22

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<u>Day 1</u>	Thursday, September 21, 2017
7:30 – 8:30 Buffet Breakfast	9:00 – Welcome and Presentation
10:15 Health Break	<b>INTERPRETING THE DRAFTS</b>  <u>RMRF LLP</u> <b>Matters Relating to Assessment and Taxation (MRAT)</b>  <u>Brownlee LLP</u> <b>Matters Relating to Assessment Complaints (MRAC)</b> <b>Matters Relating to Assessment Sub-Classes</b>
12:00 Lunch	1:00 - Presentations
3:00 Health Break	<b>PRESENTING THE DRAFTS</b>  <u>Municipal Affairs</u> <b>MRAT</b> <b>MRAC</b> <b>MRASC</b> <b>COPTER</b> <b>INDUSTRIAL ASSESSMENT</b>
5:30 Assessors' BBQ - John Martin Recreation Area ( <i>directions on p. 5 - bussing provided</i> )	
<u>Day 2</u>	Friday, September 22, 2017: <b>BREAK-OUTS</b>
8:30-4:30	<b>Approaching Land Titles and more (FULL DAY SESSION)</b> Zygmunt Zadora-Paszkowski
8:30-10:00	<b>CCRG / RIPA Panel</b>
10:30-11:30	<b>PAAH Office Module</b> Assessment Services Branch
10:30-12:00	<b>BALANCING – An Act or a Skill?</b> <i>The Robcan Group</i>

CHOOSE ONE

## Day 1

### Presentations

2017 Symposium follows the 2016 program that reviewed the legislative changes. This year, Delegates will be presented with the relevant regulations that compel the actions and duties of the practices of assessment and subsequent municipal taxation policies.

Many of the legislative and regulatory changes are intended to come into effect in 2018, so this event will allow Delegates a robust presentation and discussion of both substantive and minor changes of regulations related to assessment and taxation as a result of amendments to the Municipal Government Act.

In the morning, the Alberta Assessors' Association is pleased to have different legal teams review re-drafted and new regulations, presenting changes that will have both minor and (or) significant impacts on processes, those that may have contradictory interpretations and those that offer some certainty in interpretations and those that are effectively 'housekeeping.'

Presentations will occur as follows:

**Reynolds Mirth Richards & Farmer:** *Matters Relating to Assessment and Taxation Regulation*

**Brownlee Law:** *Matters Relating to Assessment Complaints*  
*Matters Relating to Assessment Sub Classes*

In the afternoon, the AAA welcomes Alberta Municipal Affairs representatives to continue the conversation on the draft regulations. These presentations will cover the following:

Matters Relating to Assessment and Taxation Regulation  
Matters Relating to Assessment Complaints Regulation  
Matters Relating to Assessment Sub-Classes  
Community Organization Property Tax Exemption Regulation; and,  
an update on Centralized Industrial Assessment

This, together with the morning's legal presentations will provide an informed discussion and robust understanding for Delegates.

### Re-Certification Credits

Accredited members earn 9 learning credits for attending the full Symposium (6 for Day 1 and 3 for Day 2), or 9 hours of learning and four (4) general credits. Individual workshops chosen are recorded automatically, but delegates should verify credits for accuracy and to ensure both learning and general are added for Association activities.

When verifying (entering) credits manually following the event, choose "2017 Fall Education Symposium" Days 1 and 2; the learning and general credits will load appropriately. Each of the workshops chosen will show as "0" learning and "0" general because they form part of the total. Courses are eligible for credits on an hour per credit basis, rounded down (so workshops that are 90 minutes are only eligible for 1 credit).

Delegates who attend Day 1 or Day 2 only or a single workshop will have to enter/record the workshop and learning credits manually.

As always, accredited members are encouraged to seek assistance from Administration, for clarification. This is the first year of the current 5-year cycle. Accredited members must have 50 credits by 2020. At least forty (40) must be learning credits.

## Day 2

### Panel - CCRG/RIPA

What is the Construction Cost Reporting Guide and why does it create such a stir? The CCRG's policies and procedures are modeled on the appraisal principle of reproduction cost, subject to divergences necessary to meet the requirements of Alberta's assessment legislation and to provide a stable property tax base. The application of the "minimum standards for reporting construction costs" and the "construction costs that should be included in determining assessable costs" has been the subject of much discussion over the years since its inception in 2005. In 2017, an alternative document was presented in draft that would replace the CCRG, namely the Regulated Industrial Property Assessment Minister's Guidelines. This latter document has been reviewed by both assessors and industry with mixed response. This panel will discuss the application of the CCRG, the good and the questionable and will introduce elements posited as replacement Guidelines and the AAA's response.

**Panel Members: TBD**

### Session Outlines

Workshop: **Approaching Land Titles and more...**

Presented by: Zygmunt Zadora-Paszkowski, B.G.(Eng)

The first half of this full day session offers a comprehensive study of land titles as follows:

- Surface and Mineral titles
- Numbering systems
- Interpretations
- Old and new formats and Estates

From there, delegates will study of tenancy, metes and bounds, current and historical data, non-patent sheets and the subdivision process. After lunch, delegates will move into an in-depth study of condominiums and strata. A more complete timetable will be available at registration. Advance copies can be provided by request to [info@assessor.ab.ca](mailto:info@assessor.ab.ca).

Workshop: **Office Module – PAAH**

Presented by: Karac Hendriks-West, AMAA, Assessment Services Branch  
Andrel Wisdom, City of Edmonton

This session will outline the Property Assessment in Alberta Handbook process and the partnership between the Alberta Assessors' Association and Assessment Services Branch of Municipal Affairs in the production of the PAAH and its modules. It will detail the most recent changes to the PAAH Office Modules.

Additionally, this session will discuss some of the best practices and challenges in valuing Offices for assessment purposes in Alberta and defending these assessments in front of the Assessment Review Boards.

Workshop: **BALANCING - An act or a skill?**

Presented by: Brenda Robinson, the Robcan Group

Are you going faster and getting farther behind? Do you feel like you just catch up and there is something else that needs to be done? The truth is that we may never catch up again and we need to learn to enjoy that! Listen, laugh and learn about some new ideas for balancing your priorities. Practice creative procrastination and learn to say "not me" in positive ways. Take charge without taking all the responsibility. There are things that have to be done – do they have to be done by you? Seek solutions instead of getting stuck in the problems. Do what works!

## **Workshop Facilitators**

### **Zygmunt Zadora-Paszowski, B.G. (Eng)**

Zygmunt is an experienced lecturer: Geodetic Engineer with 48 years teaching experience & 20 years N.A.I.T. instructor, 13 years at the Land Titles Office Survey Dept. 40 years as professional surveyor, author of several publications in Canada, So.America & Europe, instructed for: Solicitors working for City of Edmonton, Real Estate Board, Appraisal Inst. of Canada, Parkland County, Wheatland Co., Alta. Environment, Federal Public Works Dept, Alberta Assessors Association, Palliser Municipal Services, City Of Leduc, B.G.G.M. St.Plain, Town of Cochrane, R.M. Wood Buffalo, Town of Westlock, Lacombe Co., Parkland C.Plann.Services, Leduc County, Atco Electric, C.Edmonton Assessors, Flagstaff Co., C. of Airdrie, MD of Rockyview, Lac La Biche Co, C of Fort Saskatchewan, Brazeau Co, Hanna L.Ctr, Md. Greenview, Lac Ste. Anne Co., Grande Prairie Co., Town of Hinton, Sturgeon Co., Kneehill Co, City of or Red Deer etc.

### **Karac Hendriks-West, AMAA, Manager, Market Value Assessment, Assessment and Property Tax Policy, Municipal Affairs**

Karac is a well-known and valued resource and colleague. His musical and professional contributions to the Alberta Assessors' Association activities are legendary and he has served as Vice President (2008-2009) and on the Examination Sub-Committee.

### **Andrel Wisdom**

Andrel is a Candidate member of the Alberta Assessors' Association, currently employed by the City of Edmonton and was a member of the Office Module working group of reviewers.

### **Brenda Robinson, The Robcan Group**

Brenda has been fortunate enough to work for over 30 years in the training and development field. She has spoken at conferences, developed and delivered workshops, provided organizational consulting and coached people for success in their roles on teams and in their diverse workplaces.

Brenda received her Bachelor of Arts from Brandon University in Brandon, Manitoba (Major in English) and her Masters of Education from Simon Fraser University in Burnaby, B.C.

Brenda's passion is for creating positive, productive learning environments. Her research and development focus is on "people skills." She works tirelessly to build resources to support people to communicate more effectively, work together more productively and get the best results possible for themselves and their organization.

### ***Kind thanks to our Symposium (Education) Sponsors***

Alberta Municipal Affairs – Assessment Services Branch

City of Edmonton

County of Grande Prairie

### **And to our Golf Tournament Prize Sponsors**

County of Grande Prairie – Sturgeon County

- ↑ 1. Head north on Mayor Magrath Dr S/AB-5 E toward 5 Ave S 350 m

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- ↗ 2. Use the right lane to take the ramp to Calgary/Crowsnest Trail 650 m

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- ↗ 3. Merge onto AB-3 W 2.2 km

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- ↘ 4. Use the right lane to take the Scenic Drive exit 240 m

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- ↘ 5. Turn right onto Scenic Dr N 3.7 km

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- ↑ 6. Continue onto 13 St N 2.3 km

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- ↙ 7. Turn left 1.4 km

## Pavan Park

Lethbridge, AB



- A. Coast Hotel—525 Mayor Magrath Drive S.
- B. John Martin Recreation Area - Pavan Park - 110 62 Avenue N