

Village of Debden

Policy Title Consolidating Lots		Adopted By Council	Policy Number 3/2018	
Jurisdiction Village of Debden	Attachments Appendix A		Effective Date August 14, 2018	Page 1 of 3
Reviewed By Council			Amended: August 14, 2025	

Purpose

To establish when consolidation of two or more adjoining properties is permitted, within the Village of Debden. Administration is authorized to permit the consolidation of the properties.

Policy

1. Lots with no improvements and separate titles will be taxed individually as separate taxable parcels.

Council will permit the consolidation of two or more lots which are side-by-side. Tying of lots will not be approved.

2. Two separate lots can be combined into one taxable parcel (roll #) if the following conditions are met:
 - Same ratepayer(s) own two or more adjoining properties. Title names must be the same on all properties; **and**
 - All property tax arrears are paid in full; **and**
 - All lots must be in the same Zoning District as per the Zoning Bylaw; **and**
 - At least one of the following:
 - a) Must include a principal building on one lot and accessory building (ie garage) on adjoining lot. Lots with a principal building on each lot cannot be combined. The accessory building must be a permanent structure with a foundation and must be over 400 sq ft. The accessory building cannot be used as a residence, or a building that was used as a residence, or a building that was used as a residence at one time; **OR**
 - b) The principal building occupies more than one lot. (i.e. a building/ residence is built so that it sits partially on two adjoining lots, such that the lots could only be sold separately if the building/residence was moved off the lot); **OR**
 - c) One of the lots has frontage of 10m (32.5') or less, limiting new improvement development.
3. No adjustments will be made to the current year's assessment or tax levy.

Procedure

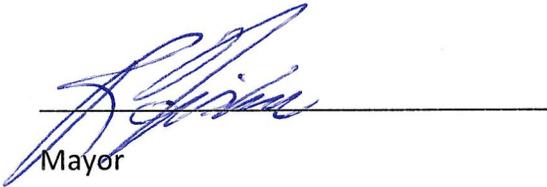
1. Applications will be presented on Application to Consolidate (Appendix A)
2. Payment as per Appendix A will accompany the request to Consolidate, refundable if not approved.



Administrator



Council Meeting Date



Mayor



APPLICATION TO CONSOLIDATE PROPERTY
Village of Debden

I/We _____ of _____, Debden in the Province of Saskatchewan hereby make an application to consolidate:

Roll# _____ Lot _____ Block _____ Plan _____ Ext _____ Civic _____

And

Roll# _____ Lot _____ Block _____ Plan _____ Ext _____ Civic _____

In consideration of the Village of Debden's Policy 3/2018, we wish for Council to consider our request for the following reasons:

I/We verify that I/we have titled ownership of both the above properties and this information can be verified through Information Services Corporation. _____ (Initial)

I/We understand that upon Council approval and Information Services Corporations consolidation, the above properties will be added to SAMA's maintenance list for the **next** assessment year. No adjustments will be made on the current year's Assessment or Tax Levy. _____ (Initial)

I/We understand that the Village of Debden will not incur any expense, and that I/we are solely responsible for any fees incurred during the consolidation. _____ (Initial)

I/We agree to the fee of \$50.00. This will be payable to the Village of Debden. \$25.00 will be submitted to SAMA for re-inspection fees. This fee does not guarantee ISC approval and no part of it is non-refundable after Council approval. _____ (Initial)

I/We understand that Title to any parcel that is consolidated through the provisions of this policy does not affect the parcel structure or title with ISC. _____ (Initial)

Approved by Motion of Council
Dated _____, _____.

X _____

X _____

Mayor _____

Administrator _____