

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 Amended:	Page 1 of 2
Reviewed By Council				

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 Statement

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 ratepayers owns two or more adjoining properties and;

- a) Residence is on one lot and accessory building (i.e. garage) is on adjoining lot. 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 residence/building structure 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).

Procedure

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

ADOPTED BY COUNCIL AUGUST 14, 2018

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 \$40.00 . This will be payable to the Village of Debden. \$20.00 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 _____

Mayor _____

X _____

Administrator _____

