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Consolidation of Lots- Alsask

Purpose

To establish when consolidation of two or more adjoining properties is permitted within Division 7 (former Village of Alsask)

Definitions

“Principal Building” is the primary building on the lot for residential or commercial use.

“Accessory Building” is a building subordinate to the principal building on the lot.

Application

1. Council will permit the consolidation of two or more lots that are side-by-side into one taxable parcel (assessment number) if they meet all of the following conditions:
 - a. Council approval is required;
 - b. Both lots must have the exact same names on the title with Information Services Corporation;
 - c. All of the property taxes must be paid in full, which includes any arrears owing and current year's taxes;
 - d. The lots must be surveyed/consolidated into one lot with Information Services Corporation. Tying of lots will not be approved;
 - e. Both lots must be in the same Zoning District as per the Zoning Bylaw;
 - f. And one of the following:
 - i. It must include a principal building with either a vacant lot or an accessory building such as a garage. Lots with a principal building on each lot cannot be combined; OR
 - ii. The principal building occupies more than one lot (i.e., the principal building is built so that it sits partially on two adjoining lots, such that the lots could only be sold separately if the principal building was moved off the lot.)
 - g. No adjustments to the current year's assessment or tax levy will be made.
 - h. Applications will be presented to Council on the Application to Consolidate form.
 - i. Payment in the amount of \$100.00 will accompany the request to consolidate, with the payment being refundable if the consolidation is not approved.

Resolution No. 2023-186

May 8th, 2023