



319 Main Street  
PO Box 149  
Oxbow, SK S0C 2B0

Phone: 306-483-2300  
Fax: 306-483-5277  
www.oxbow.ca

## ADM - 003 - 2024 PARCEL/LOT TIE OR CONSOLIDATION POLICY

### 1. Purpose

The policy establishes the guidelines for parcels/lots to be tied or consolidated.

### 2. Scope

This policy applies to all parcels and lots within the Town of Oxbow boundaries.

### 3. Definitions

**"Chief Administrative Officer"** means the Administrator for the Town of Oxbow.

**"Consolidated"** means the reallocation of parcels to obtain a larger parcel.

**"ISC"** means Information Services Corporation.

**"Local Assessor"** means the Town of Oxbow's Chief Administrative Officer or designate.

**"Parcel/Lot"** means a portion of land that has been officially separated from a larger area of land.

**"Tied"** means a tool within the land titles system used to link one or more parcels together, to be treated as a single land holding.

### 4. General Provisions

4.1 In addition with compliance with the Town of Oxbow's Official Community Plan and Zoning Bylaw, the Council shall consider the following when authorizing parcels/lots to be tied:

- a. Parcels/lots must be registered under identical owners;
- b. Parcels/lots must abut each other.
- c. A development plan must be submitted with the application for the parcel/lot tie.

4.2 In addition with compliance with the Town of Oxbow's Official Community Plan and Zoning Bylaw, the Council shall consider the following when authorizing parcels/lots to be consolidated:

- a. Parcels/lots must be registered under identical owners;
- b. Parcels/lots must abut each other.
- c. A development plan must be submitted with the application for the parcel/lot consolidation.

- 4.3 The local assessor is hereby authorized to combine the assessment of tied or consolidated parcels/lots into a single assessment, as per section 206 (2) of The Municipalities Act, providing the following conditions are met:
- Council has approved the parcel/lot ties or consolidation request;
  - Owner has applied to have parcels tied or consolidated through ISC; and
  - Confirmation from ISC has been provided to the local assessor by the owner.
- 4.4 From the approval date of this policy, the assessment values for multiple individual parcels/lots owned by the same registered owner(s) shall not be combined for the purposes of the assessment roll.
- 4.5 Existing parcels/lots that are that are combined for assessment purposes and are not legally tied or consolidated through ISC shall be assessed as separate parcels/lots upon the sale/owner transfer of one or more parcels/lots AND FURTHER THAT the registered owner(s) must apply to Council for parcel/lot tie or consolidation approval.
- 4.6 To apply to the Council for parcel/lot tie or consolidation and email with the details of the tie or consolidation must be submitted to the Chief Administrative Officer.
- 4.7 The approval of the any parcel/lot tie or consolidation application will be considered by Council on a case-by-case basis and is at the discretion of Council.
- 4.8 It is understood that the subdivision process is required to remove or eliminate parcel ties.

SEAL

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
ADMINISTRATOR