



Town of Shellbrook

Policy Title Consolidating Lots		Adopted By Council	Policy Number 6004	
Origin/Authority	Jurisdiction		Effective Date June 13, 2018	Page
Reviewed By Council	Town of Shellbrook		Amended:	1 of 1

Purpose

To establish when consolidation of two or more adjoining properties is permitted, within the Town of Shellbrook. 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 permitted.

Two separate lots can be combined into one taxable parcel (roll #) if the following conditions are met:

2. Same ratepayers owns two or more adjoining properties or:
 - 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 500 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).