



Town of Blaine Lake

Policy Title Lot Consolidation Policy		Adopted By Council	Resolution No: 2021-412	
Origin/Authority	Jurisdiction Town of Blaine Lake		Effective Date	Pages
Reviewed By Council -Town of Blaine Lake			October 18, 2021	1

Purpose

The Town of Blaine Lake considers it important to establish a fair and consistent approach to the process to address requests by residents and businesses to consolidate lots under one title.

Policy Statement

- Lots with no improvements and separate titles will be taxed individually as separate taxable parcels
- Two separate lots can be combined into one taxable parcel (Roll#) if the following conditions are met:
 1. Same ratepayer owns two or more adjoining properties, and
 - a) Residence is on one lot and accessory building (ie garage) is on adjoining lot. The accessory building must be a permanent structure with a foundation and must be over 500 sq. feet. The accessory building cannot be a residence, a building that could be 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

- Applications will be presented to Council on receipt of a fully completed *Application to Consolidate* (Appendix A)
- SAMA reinspection fee of \$20.00 must accompany the completed *Application to Consolidate*
- Requests to SAMA for reinspection and any changes to the Town of Blaine Lake tax roll will be only made once notification of completed consolidation is received from ISC.
- All costs associated with the consolidating of the lots will be the responsibility of the ratepayer