


**200-73 Consolidation Policy**

Policy Area - General Government – Consolidation of Land		Content Last Updated: NEW
Policy Section: Administration		Supersedes Policy: n/a
Policy Name: Consolidation		Approval: <i>May 26 / 2022</i>
Policy No: 200-73		Number of Pages:

**1. POLICY STATEMENT**

The Resort Village of Candle Lake (RVCL) references criteria to consider applications for consolidation of surface parcels prior to the landowner applying to land titles.

**2. PURPOSE**

To facilitate the request for lot consolidation, criteria for decision making is required.

**3. DEFINITIONS**

1. **Consolidation:** the merging of more than one surface parcel into a single parcel (adapted from ISC-  
<https://www.isc.ca/SignedInHome/Help/Glossary/Pages/-C-GlossaryofTerms.aspx> accessed 4-May-22).
2. **Title:** The active record created showing ownership and interests in relation to a specific parcel.  
(<https://www.isc.ca/SignedInHome/Help/Glossary/Pages/-T-GlossaryofTerms.aspx> accessed 4-May-22).
3. **Boundary:** as established by a plan of survey registered with Land Titles.
4. **Frontage:** the boundary of a lot abutting on a street; the front lot line.

**4. CRITERIA**

1. The applicant must appear on title for both lots.
2. The lots must share a property boundary and street frontage (see Figure 1 and 2). For example, lots fronted on two different streets cannot be consolidated because *The Subdivision Regulations, 2014* do not allow access for one lot on two parallel streets (see Figure 1 and 2).
3. The single parcel being created must be consistent with the neighbourhood.
4. The purpose of the consolidation must be for planning and building purposes.
  - a. A Development and/or Building Permit application must be submitted with the consolidation application form.
5. The proposal must comply with all applicable zoning, subdivision, and other land use controls and *The Statements of Provincial Interest Regulations*.

**5. PROCESS**

1. The property owner on title applies to consolidate more than one lot into a single parcel using a form developed for this purpose and submitting the required fees.
2. The lot consolidation application is received by the Development Officer for review.
3. The Development Officer provides Council with a report on the application.
4. Council considers the application at a regular meeting using the following criteria:

5. If approved, consolidations will not be considered complete until the applicant registers the transform approval certificate. The TAC must be registered within 90 days or the decision is repealed and the property owner must reapply.
6. Applications for the same lot consolidation may not be made within 2 years of a decision of an approval or refusal.
7. The applicant will be notified in writing of Council's decision.

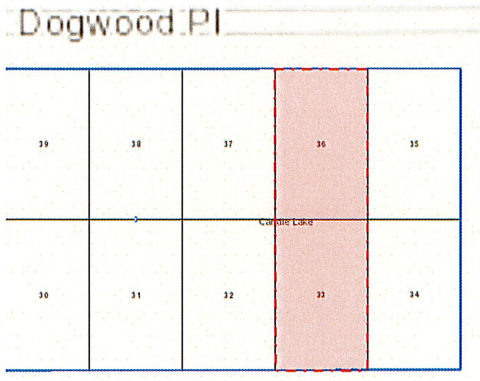


Figure 1: Lot Consolidation NOT Allowed

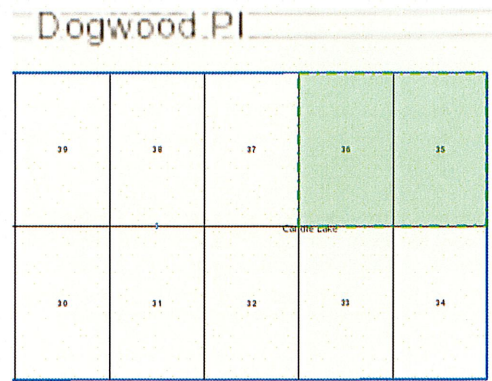


Figure 2: Lot Consolidation Allowed

POLICY DATE APPROVED: May 26, 2022

RESOLUTION NUMBER: 195 / 2022

MAYOR: \_\_\_\_\_

ADMINISTRATOR: \_\_\_\_\_

