

Rural Municipality of McKillop No. 220

Policy # ADM-004

Policy Title: **AMALGAMATION OF PROPERTY**

Policy Objective	To ensure that property is combined in a fashion that is appropriate to the property use
Authority	Resolution #239/2016
Supporting Bylaw	Zoning Bylaw 234/11
Related Policy(s)	

Legislative Authority:

The Municipalities Act

Interpretation

2(1) In this Act:

(c) “**assessor**” means a person appointed by a municipality as an assessor or, in the absence of an appointment by the municipality, the administrator;

Contents of assessment roll

205 The assessment roll is required to show the following for each assessed property:

- (a) a description sufficient to identify the location of the property;
- (b) the name and mailing address of the assessed person or, if this information is not known and cannot after reasonable inquiry be ascertained, a note stating that the owner or mailing address is unknown;
- (c) whether the property is a parcel of land, an improvement or a parcel of land and the improvements to it;
- (d) the assessment class or classes;
- (e) the assessed value of the property;
- (f) the assessed value of the property after applying the applicable percentage of value set by regulation made pursuant to subsection 196(1);
- (g) in the case of a municipality in which a separate school division is or may be established, whether the property is assessable for public school purposes or separate school purposes;
- (h) if the property is exempt from taxation, a notation of that fact;
- (i) any other information considered appropriate by the municipality.

Policy #: **ADM-004**

Policy Title: **Amalgamation of Property**

Date Approved: **June 13, 2016**

Page 1 of 3

If two or more owners or occupants

- 206**(1) If two or more persons are the owners or occupants of any property that is liable to assessment, the name of each of those persons is to be entered on the assessment roll with respect to the person's share of or interest in the property.
- (2) Notwithstanding section 205, if two or more parcels of land are owned by the same person, the assessor may combine the assessment of those parcels into a single assessment for the purposes of the assessment roll.

The Subdivision Regulations, 2014

Residential parcels

- 17**(2) No residential parcel shall front on two parallel or approximately parallel streets.

Policy:

Combining Assessment for Purposes of the Assessment Roll

1. The policy of the assessor, who is also the Administrator of the R. M. of McKillop No. 220, is that assessment values for multiple individual properties owned by the same property owner shall not be combined for purposes of the assessment roll.
2. The justification for the assessor's policy is that any of the individual properties may change ownership at any time and there is a significant amount of administration work involved in dividing the assessment values once those assessment values have been combined.

Parcel Ties

3. Requests for approval to parcel tie properties shall not be granted if a construction project is involved or anticipated relating to the properties.
4. The requirements of the Zoning Bylaw establishes setbacks for construction. Parcel ties do not eliminate property lines and therefore setbacks must continue to be respected at all times.
5. In the event multiple properties are parcel tied and construction of an accessory building occurs on one (1) of the properties, these properties may never have the parcel tie removed as the removal of the parcel tie will make one (1) or more of the properties non-compliant with the requirements of the Zoning Bylaw.
6. Multiple properties having frontage on to two (2) separate streets are not eligible for parcel ties.

Property Consolidation

7. Multiple properties adjacent along the property flankage for which a construction project(s) are involved or anticipated involving more than one of the multiple adjacent properties shall be consolidated prior to the approval of the construction project(s).

8. Consolidation of the multiple properties adjacent along the property flankage eliminates all property lines between those properties and allows construction projects to be completed for which Zoning Bylaw compliance will be eternal.
9. Multiple properties having frontage on to two (2) separate streets are not eligible for property consolidation.