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| Town of Radisson | POLICY | NO. | 2024-01 |
| | POLICY TITLE: Parcel Tying Policy | EFFECTIVE DATE: | Mar 27,2024 |
| | | APPROVAL DATE: | Mar 27, 2024 |
| | | Date Amended: | Resolution No.: 78/24 |

1.0 HISTORICAL BACKGROUND/CONTEXT

- 1.1 Prior to 2024 on a case-by-case basis, in circumstances where a single property owner held a residential property with a house upon it as well as an adjacent bare land lot, on application of the property owner, the Town of Radisson considered the tying of the two properties into a single property for the purposes of property tax assessment. By tying the lots, the resident had only one base parcel tax, rather than two, to pay.

2.0 PURPOSE

- 2.1 To restrict the practice of tying lots for assessment purposes and to inform and guide the Town of Radisson's future decision making when it comes to requests from residents for tying of lots.

2.0 DEPARTMENT(S) AFFECTED (SCOPE)

- 2.1 Department(s) Affected: **ADMINISTRATION DEPARTMENT**
- 2.2 The Administrator shall make decisions in accordance with this policy.

3.0 DEFINITIONS

- 3.1 The following terms are defined as such but limited too:
- "Administrator:** means the Administrator for the **Town of Radisson** as outlined in *The Municipalities Act*.
- "Council":** means duly elected Council of the **Town of Radisson**.
- "Grandfathered In"** means an activity, person, or decision that is not covered by a new law, or policy because it receives the benefit of an old law or policy that applied at the time.
- "Tying"** means, through Land Titles, the linking of two or more parcels together to prevent those parcels from being individually dealt with in the land titles registry or abstract registry.

4.0 POLICY

- 4.1 This policy states that the **Town of Radisson** shall:
- 4.2 Upon approval of this policy, the Town of Radisson shall cease the practice of tying lots for tax assessment purposes, and accordingly, will no longer approve requests for the tying of lots, except under the circumstance outlined in section 4.3 below.
- 4.3 The Town of Radisson may permit the tying of lots where a house and/or garage is straddling the shared property line of both lots.
- 4.4 In circumstances where a property owner has received approval from the Town for tying of two lots for the purposes of assessment prior to the approval of this policy, the property owner shall be considered "grandfathered in", and, subject to applicable legislation and/or revisions to the

Town's policies or bylaws, the lots shall continue to be considered as a single base parcel for the purposes of assessment.

5.0 RESPONSIBILITIES

- 5.1 The Administrator is responsible for ensuring compliance with this policy.
- 5.2 This policy cannot be amended without Council approval.

6.0 RATIONALE

- 6.1 This Policy promotes urban densification – a sustainable practice;
- 6.2 This Policy ensures that each property owner contributes to the cost of the infrastructure (roads, sewer and water lines) that cross in front of each of their lots/property.

8.0 DOCUMENT APPROVAL

| ROLE | POSITION | NAME OF THE APPROVER | DATE APPROVED (DD/MM/YYYY) |
|----------------|-----------------|-----------------------------|---------------------------------------|
| Author | Administrator | Council | 27/03/24 |
| Owner | Administrator | Norma Stumborg | 27/03/24 |
| Final Approver | Council | Resolution No. | 27/03/24 |

Certified a true copy of Lot Amalgamation Policy No. 2024-01:

Administrator, Norma Stumborg

Mayor, Pete Reddekopp