

CITY OF ESTEVAN-DEVELOPMENT INFO-SHEET

*Lot/Property Consolidations

Lot consolidation is a process whereby two or more existing legal lots or parcels are consolidated into a single lot/parcel. Lot Consolidation may be required by the City of Estevan in order to accommodate development proposals which extend across legal lot lines and/or for purposes of accommodating property owner requests for reducing the number of legal lots associated with a site that consists of two or more legal lots. Lot consolidations can be a cost savings to a Property owner given that the associated costs of registering an interest or transferring a title on a single consolidated lot will be considerably less than what it would be for a site containing two or more legal lots.

Application Requirements

In order to apply for lot consolidation approval an applicant must first submit a letter of request to the City of Estevan Land Development Services Office, City Hall, 1102 Fourth Street, Estevan, Saskatchewan accompanied by an illustrative plan of lot consolidation. Illustrative plans must clearly identify the registered property owner(s) current legal lot(s) description and show existing legal lot boundaries including dimensions. A copy of the most recent property titles to be effected is also required. Where requested, the City may prepare the consolidation plan.

Review Procedures

For a proposed lot consolidation approval to be issued, City Council must pass a resolution approving the proposed consolidation.

As part of the lot consolidation review process undertaken by the City, the following items will be taken into consideration:

- Comments of City Business Divisions & referral utility agencies including SaskPower, Sasktel, SaskEnergy, and Access Communications
- Zoning Bylaw requirements including development standards and lot sizes.

Upon receiving the City's approval for lot consolidation proponents are advised that it is their responsibility for preparing and submitting (to the ISC corporation) all required information for purposes of having the lot consolidation registered, existing titles cancelled, and a new title issued.

Fees

There is a \$100.00 processing fee for lot consolidation approvals issued by the City. The \$100.00 processing fee must accompany the letter of request for lot consolidation approval.

Decisions & Timing

The time frame for granting a lot consolidation approval is approximately 4-6 weeks from the date on which the City of Estevan receives a letter of request for lot consolidation approval.

For Further Information, please call the Land Development Officer at 634-1821