

Town of Canora	Parcel Tie Policy		
Date	Revision details	Department	Resolution
	Original document	General Government	19-98

Purpose

Town of Canora has a Zoning Bylaw which regulates the usage and development of property; including, but not limited to, principal and accessory buildings, minimum lot frontage and setback requirements.

The purpose of this policy is to ensure that development on adjoining lots, that are titled separately and held by the same owner, does not create a contravention of the Zoning Bylaw.

Scope

This policy applies to all properties within the Town of Canora that consist of more than one parcel, each with a separate legal title and held by the same owner, on which the property owner wishes to develop an improvement.

Definitions

“**Adjoining lots**” refers to any parcels that are adjacent or physically connected but have separate legal titles.

“**Improvement**” refers to a building or other structure that is assessable or subject to assessment.

Policy

A parcel tie will be required should the owner of a property wish to construct an accessory building or improvement on any property that meets all of the following conditions:

- The property consists of more than one parcel or lot
- The parcel or lot to be developed has a legal title separate from adjoining lot(s)
- The owner of the parcel or lot to be developed holds title to the adjoining lot(s)
- The parcel to be developed is vacant
- The adjoining lot(s) contain a principal building

This policy will not apply to the development of improvements that are situated across a property line on more than one parcel held by the same owner.

Should the owner of property described above not consent to the registration of a parcel tie, the Town may withhold permit approvals or transfers of title.

If a parcel tie is required, the property owner shall be responsible for the cost of preparation and registration of same.