

Village of Lipton

LOT CONSOLIDATION POLICY

If a Village of Lipton property owner wants to consolidate two or more individually titled lots into a single titled lot, they must first make a written application to the Village of Lipton Council stating:

1. The name and current address of the registered owner.
2. The Legal Land Description of the lots affected before consolidation.
3. The current use of the affected lots.
4. The reason for the consolidation.
5. The intended use of the consolidated lots after consolidation if different from the current use.
6. The total perimeter and area of the affected lots after consolidation.
7. Any other information the Village of Lipton Council may require.
8. Confirmation and/or explanation that the affected lots fit the following parameters:
 - a. There is a permanent structure across the border of two or more lots owned by the same person or persons.
 - b. The lots have 25 feet or less frontage before the consolidation.
 - c. The reason that the consolidation is beneficial.
 - d. That the taxes on the affected lots have been paid in full.

Consolidation of two 50-foot lots may be considered for the purpose of building a residence across the lot boundary when the new construction cannot be accommodated within the boundaries of a single 50-foot lot.

The granting of permission for any consolidation is ultimately at the discretion of the Council of the Village of Lipton.

If the request is approved the changes will go into effect on the next Assessment Roll after the date the consolidation is approved by and registered with ISC.

Mayor

CAO