

The Planning and Development Act, 2007 (the Act) deems certain separated or adjoining parcels of land to be one land holding in order to meet zoning or access requirements. Under the Act, an approval is required to subdivide the property by removing a 'parcel tie'.

The Information Services Corporation (ISC) uses parcel ties to link the titles to parcels that must be treated as one holding. This may be land that was on the same title in the old paper based land titles system such as:

- Land holdings separated by a water body or course, or by a survey plan for a road, railway or canal;
- Legal Subdivisions in quarter sections; or
- Parts of lots or parcels that were approved as a single or consolidated holding so that:
 - all the land has access to a public road, or
 - the total holding complied with minimum site area requirements under a zoning bylaw.

Consult the ISC about whether a parcel tie is valid. Valid parcel ties link parcels that cannot be dealt with or transferred separately. In order to have the ISC remove a valid parcel tie, an approval to subdivide land is needed.

The review of a subdivision application ensures that each parcel, as a single transferable entity, complies with the Act with respect to such matters as:

- the land being suitable for the intended use;
- the intended use of the land being compatible with land uses in the vicinity;
- the intended use and dimensions of parcels meeting minimum municipal and provincial requirements;
- all parcels having access to a public road;
- traffic safety and highway access;
- the provision of utility and municipal services;
- protection of heritage artifacts and rare species;
- flood protection and slope stability; and
- provision of public land (i.e. roadways, parks).

More details about parcel ties can be found on the ISC website at www.isc.ca by clicking *Survey Plans > Parcel Tie amendments*.

Subdivision application procedures are on the Ministry of Government Relations website at <http://www.saskatchewan.ca/government/government-structure/ministries/government-relations> under *Programs & Services > Community Planning and Land Use > Subdivision*.

A subdivision application must include a plan of proposed subdivision prepared by a Saskatchewan Land Surveyor or Community Planner. Such a plan **may not** be needed for an application to remove parcel ties where:

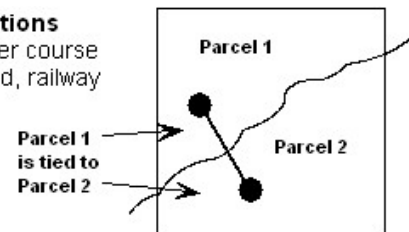
- ties are to be removed from linked parcels separated by a road, railway or water feature;
- no highway or road widening is required; and
- the land does not contain or abut any water or steep slopes that could affect the suitability of the land for the intended use.

Applications without a plan of proposed subdivision must include a schedule or sketch showing the parcels from which ties are to be removed and those parcels to be joined or linked by new ties.

Valid parcel ties may involve.

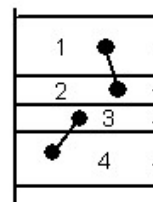
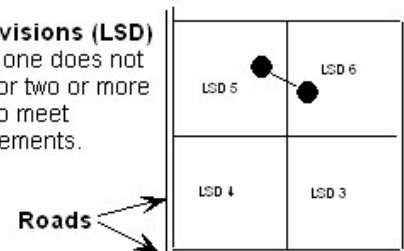
Quarter sections

split by a water course surveyed road, railway or canal.



Legal Subdivisions (LSD)

tied because one does not abut a road, or two or more are needed to meet zoning requirements.



Parcels 1 and 2 are tied together and Parcels 3 and 4 are tied together so that the tied sites meet zoning requirements.

For more information contact:

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