

Parcel Ties

Under *The Planning and Development Act, 2007*

May, 2022

Overview

Parcel ties are a tool within the land titles system used to link one or more parcels together, to be treated as a single land holding. Once linked by a valid parcel tie, parcels or lots cannot be sold, leased or mortgaged separately, unless the tie is removed. Parcel ties are assigned pursuant to *The Planning and Development Act, 2007*, or through the Information Services Corporation conversion to an online land titles system.

The Planning and Development Act, 2007 (The Act) Parcel Ties

The Act deems certain separated or adjoining parcels of land to be one land holding to meet zoning or access requirements. The Information Services Corporation 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 survey plan for a road, railway or canal;
- Legal Subdivision 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 complies with minimum site area requirements under a zoning bylaw.

Conversion-created Parcel Ties

When the Land Titles System was converted from a paper-based system to an online system in 2000, some parcels were tied in the conversion process to ensure compliance with the Act. Formerly, a parcel or lot on a paper Certificate of Title may have contained an exception or metes and bounds description. In those cases when new titles were created for all the parcels contained on the old title, the new parcels were electronically tied together during the conversion. An Information Services Corporation representative can review and advise a landowner about the validity of a tie code.

Subdivision of Parcel Ties

The separation of land linked by parcel tie is considered a subdivision under Section 120(2) of the Act. Approval is required to remove or eliminate parcel ties via subdivision. Details about the procedure to apply for a subdivision can be found on the Government of Saskatchewan website: www.saskatchewan.ca/government/municipal-administration/community-planning-land-use-and-development/subdivision-zoning-and-land-use/municipalities-and-the-subdivision-process.

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

- The land being suitable for the intended use, including the identification of hazard land;
- 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 legal and physical access to a developed all-weather 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;
- Provision of public land (i.e., roadways, parks); and
- Compliance with the Saskatchewan Health Authority guidelines for onsite sewage.

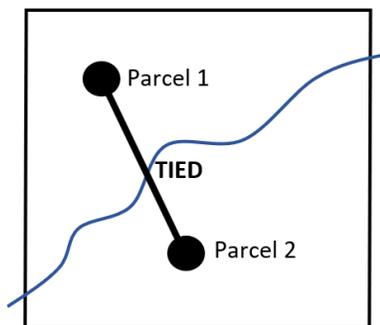
A subdivision application must include a plan of proposed subdivision prepared by a Saskatchewan Land Surveyor or Registered Professional Planner, or a schedule or sketch showing the parcels from which ties are to be removed and those to be joined or linked by new ties.

A schedule or sketch may be acceptable when the ties are to be removed from parcels separated by a road, railway, or water feature. However, a plan of proposed subdivision will be required if any of the following apply:

- The land contains buildings or utility lines;
- The land contains or abuts any water or steep slopes that could affect the suitability of the land for the intended use; and
- Highway or road widening is required.

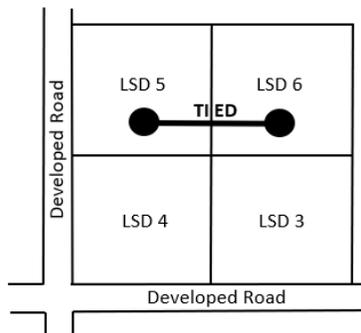
Examples

Valid Parcel Ties may involve:

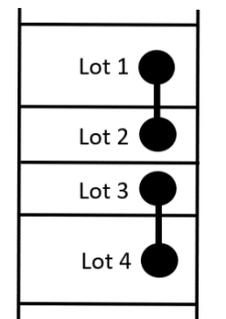


Quarter Sections

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



Legal Subdivisions (LSD) are tied because one does not abut a road, or two or more are needed to meet zoning requirements.



Lots 1 and 2 are tied together, and **Lots 3 and 4** are tied together, to meet zoning requirements.

More details about parcel ties can be found on the Information Services Corporation website www.isc.ca by clicking *Help > Land Registry > Parcel Ties Tie Codes*.

For more information, please contact:

Community Planning

Saskatoon office
Room 978, 122 3rd Avenue North
SASKATOON SK S7K 2H6
1-306-933-6937

Community Planning

Regina office
420 – 1855 Victoria Avenue
REGINA SK S4P 3T2
1-306-787-2725