



Bylaw 2024-1039  
Non-Residential Development Incentive Bylaw

A BYLAW OF THE TOWN OF TWO HILLS, IN THE PROVINCE OF ALBERTA, FOR  
THE PURPOSE OF IMPLEMENTING A NON-RESIDENTIAL DEVELOPMENT  
INCENTIVE BYLAW.

---

**WHEREAS** Section 347 (1) of the *Municipal Government Act* (MGA), R.S.A. 2000, Chapter M-26, as amended, authorizes a municipality to provide businesses in the Town Centre Commercial (C1) District according to Town of Two Hills Land Use Bylaw 2018-980, a Bylaw for the purpose of implementing a Non-Residential Development Incentive Bylaw;

**AND WHEREAS** the Council of the Town of Two Hills deems it necessary to establish Non-Residential Development Incentive Bylaw, to aid businesses in the downtown core area the opportunity to visually enhance the appearance of their business; and

**NOW THEREFORE** the Council of the Town of Two Hills, in the Province of Alberta, duly assembled hereby enacts as follows:

1. Qualifying criteria and property tax reduction are outlined in Schedule 'A' as attached.
2. Tax cancellation applies to the municipal portion of property taxes only.
3. This Bylaw shall come into force and effect upon the date it is passed.

READ a first time this 12th day of March 2024.

READ a second time this 12th day of March 2024.

READ a third and final reading this 12th day of March 2024.

TOWN OF TWO HILLS

---

LEONARD EWANISHAN, MAYOR

---

ADAM KOZAKIEWICZ, C.A.O.



Bylaw 2024-1039  
Non-Residential Development Incentive Bylaw

## SCHEDULE "A"

---

The purpose of this Bylaw is to encourage new and existing business improvements within the Town of Two Hills.

1. Each business can submit one application annually;
2. Program applies to existing businesses within the Town of Two Hills  
Downtown core or C (1) as defined in Bylaw 2018-980;
3. Program does not apply to home-based businesses or new construction;
4. Applicants can be eligible for a rebate up to 50% of a maximum of \$5,000.00 (five thousand dollars), for example – an improvement that totals \$8000.00 (excluding GST) can be eligible for a \$4,000.00 rebate, but a project that totals \$15,000.00 can only receive a rebate of \$5,000.00;
5. 100% of improvements must be to business frontage and be compliant with current Town of Two Hills bylaws;
6. Applicants are responsible for ensuring they comply with the program criteria and must confirm they qualify with Town of Two Hills before commencing work;
7. Downtown Revitalization Program recipients will not be eligible for the Community Revitalization Property Tax Incentive Program Bylaw 2019-989, unless both programs are applied for individually and approved individually;
8. Maximum of 3 applications will be accepted per year, unless undersubscribed;
9. Priority is given to down town businesses however other locations may be considered;
10. Applications accepted Jan. 15th to Oct. 31st with improvements completion by Dec. 1<sup>st</sup> of the same year;