



RM OF TACHÉ – ECONOMIC DEVELOPMENT GRANT

Commercial Incentive - Demolition Grant

EFFECTIVE DATE: May 12, 2026

RESOLUTION# 2026-0329

The Rural Municipality of Taché (the “RM”) recognizes the important role commercial development plays in strengthening and revitalizing the commercial cores of Lorette and Landmark. To encourage the redevelopment of aging or underutilized properties along Main Street corridors, the RM will provide an incentive grant to encourage property owners and developers to partner with the RM in the redevelopment properties and bringing in commercial development.

The Commercial Incentive - Demolition Grant will offer a \$10,000 one-time per lot incentive to property owners and developers whose property is located within designated commercial Main Street areas in Lorette and Landmark and has entered into a Development Agreement with the RM. The purpose of the grant is to reduce the financial burden on owners to remove existing buildings that is need in order to prepare the site for new commercial development.

The property on which demolition occurs must result in the construction of a new commercial or mixed-use building with a commercial ground floor.

2. PROGRAM OVERVIEW

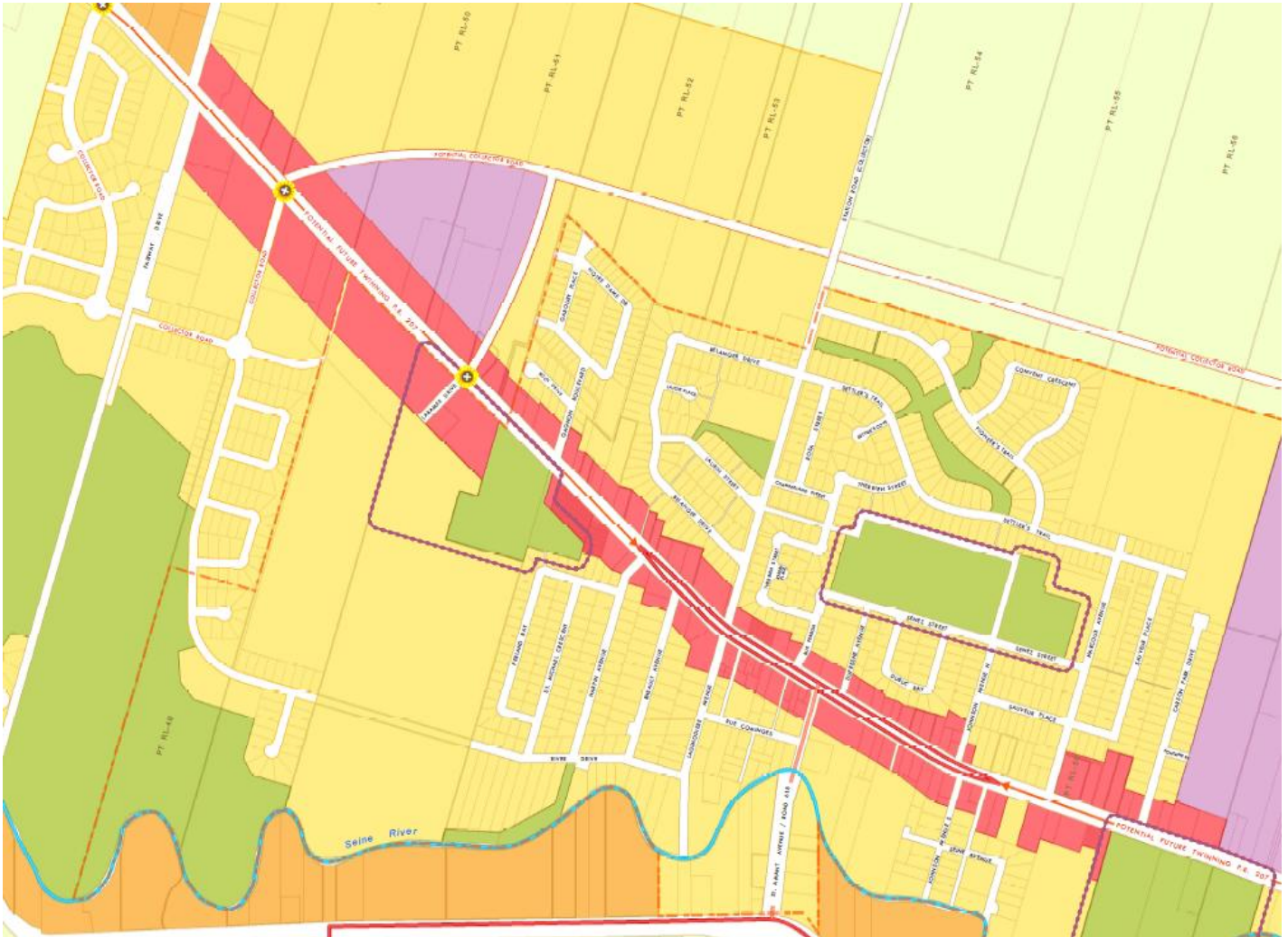
The Commercial Incentive - Demolition Grant provides a one-time financial incentive to assist with demolition that is associated with new commercial development projects.

- Grant Amount: Up to \$10,000 per eligible lot.
 - Maximum: Two (2) approved properties per calendar year.
 - Grants are payable only to the registered property owner.
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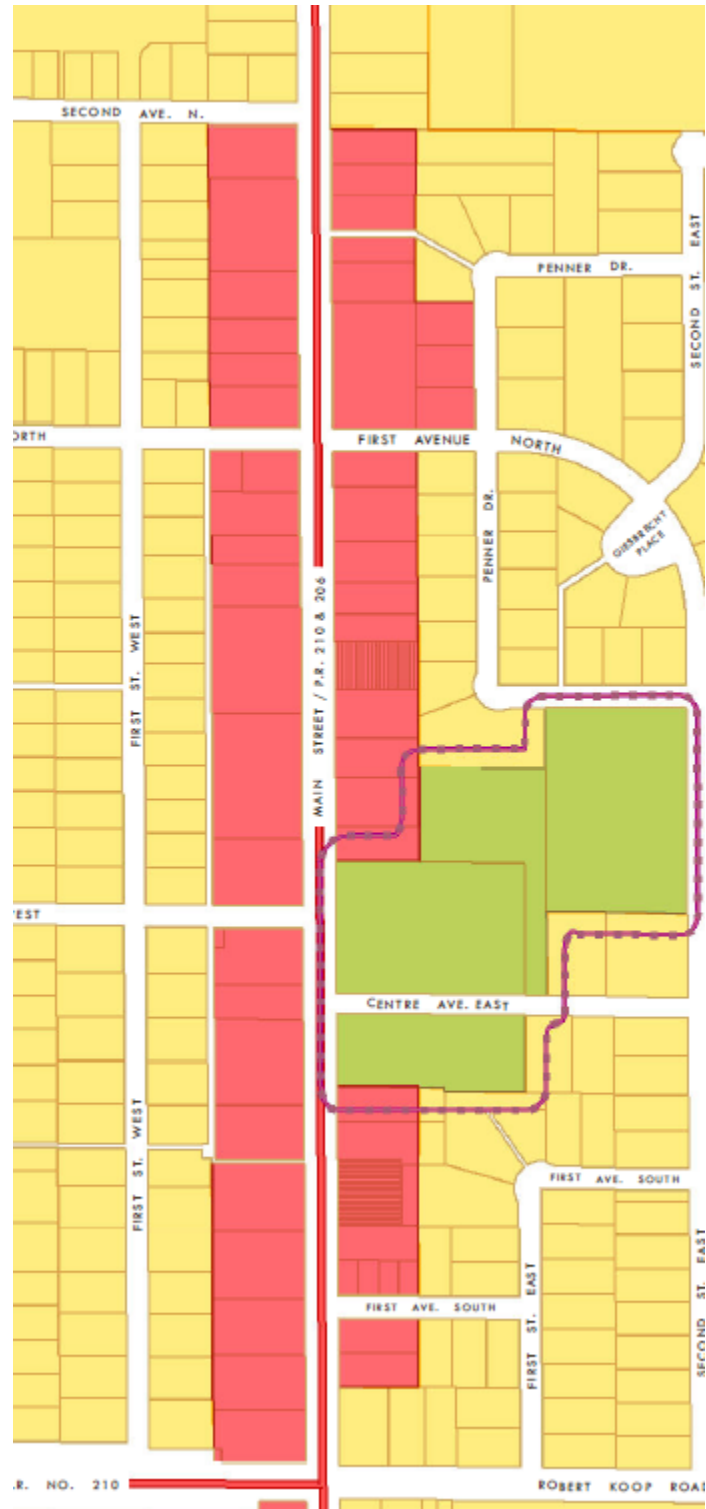
3. ELIGIBLE AREAS

Eligible properties must:

- Be located within the designated commercial areas identified in the:
 - Lorette Main Street Plan (areas in red); or



- Landmark Main Street Plan (areas in red);



- Comply with applicable RM of Taché zoning requirements for commercial or mixed-use development.

4. ELIGIBLE PROJECTS

Eligible projects must result in the construction of:

- Retail businesses;
- Office space;
- Restaurants or hospitality uses;
- Service-based commercial uses;
- Mixed-use buildings with commercial space located on the ground floor.

5. INELIGIBLE PROJECTS

The following are not eligible:

- Standalone residential developments;
- Agricultural or industrial buildings;
- Vacant lots where no demolition is required;
- Projects commenced prior to grant approval;
- Properties not in good standing with the RM of Taché.

6. ELIGIBILITY REQUIREMENTS

Applicants must:

1. Own property within an eligible Main Street commercial area;
2. Propose new commercial redevelopment replacing an existing structure;
3. Enter into a Development Agreement with the RM of Taché prior to demolition;
4. Obtain all required approvals and permits, including:
 - Demolition Permit;
 - Development Permit;
 - Building Permit;
5. Be in good standing with the RM of Taché, including no outstanding tax or utility arrears.

7. DEVELOPMENT REQUIREMENTS

Approved projects must:

- Proceed in accordance with the approved Development Agreement;
- Meet all applicable municipal bylaws and regulations;
- Be fully constructed within two (2) years of permit issuance.

Extensions may be requested but are not guaranteed and shall be subject to Council approval.

If construction is not completed within the required timeframe:

- The grant shall be repaid in full to the RM of Taché; and
- Outstanding amounts may be added to the property taxes if unpaid.

8. APPLICATION PROCESS

Step 1 – Development Discussions

The applicant shall engage the RM of Taché regarding the proposed redevelopment project and submit a written request for grant consideration.

Step 2 – Submission of Plans

The applicant shall submit:

- Full redevelopment plans;
- Site plans;
- Proposed timelines;
- Any additional information requested by the RM.

The RM Planning Committee and the LUDs shall review the proposal and determine eligibility.

Step 3 – Development Agreement

If approved in principle, the applicant shall enter into a Development Agreement with the RM of Taché outlining:

- Development timelines;
- Construction requirements;
- Grant conditions;
- Repayment provisions if applicable.

Step 4 – Permits

The applicant shall obtain all required permits and approvals prior to demolition or construction.

Step 5 – Grant Payment

The grant shall be issued within sixty (60) days of completed demolition, to the satisfaction of the RM of Taché.

9. GENERAL CONDITIONS

- Approval of funding is subject to annual municipal budget availability.
- The RM of Taché reserves the right to refuse any application.
- The RM may require proof of construction progress at any time.
- Any false, misleading, or incomplete information may result in cancellation of the grant.
- This policy does not exempt applicants from complying with any municipal, provincial, or federal regulations.

10. ADMINISTRATION

This policy shall be administered by the RM of Taché Economic Development Office and subject to approval by Council.

All requests for grant funding, supporting documentation, applications, development plans, and related materials shall be submitted to the following:

- Economic Development Officer – edo@rmtache.ca
- Planning & Development Officer – planning@rmtache.ca

Council reserves the right to amend, suspend, or terminate this program at any time.