

POLICY



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Policy Title DEVELOPMENT INCENTIVE GRANT PROGRAM	Date: December 11, 2025	Resolution No. C/836/25

Policy Statement

Lacombe County's 2017 Municipal Development Plan (MDP) has identified the Hamlet of Mirror as a growth hamlet. Lacombe County is committed to supporting this identification as well as promoting economic growth by encouraging commercial and industrial development within the Hamlet of Mirror. Accordingly, Lacombe County has established the Development Incentive Grant (DIG), the "Program", for eligible commercial and industrial businesses/developments which seek to establish and/or expand within the Hamlet of Mirror.

Purpose

1. To attract and encourage further economic growth, increase local employment opportunities and facilitate new investment within the Hamlet of Mirror.
2. Allow the County to continue to gauge community interest and Program effectiveness through a three (3) year term in order to determine whether to maintain the Program, extend the Program to other areas of the County, or discontinue the Program.

Policy Guidelines

1. The Program shall come into effect on the date of approval by Lacombe County Council, and will run for a period of three (3) years. Incentives approved prior to the expiry of the period will continue to be honoured until the incentive(s) has been paid out or terminated in accordance with the guidelines of this policy.
2. The County reserves the right to cancel the Program at any time. If the program is cancelled by the County prior to the expiry of the period described above, all incentives under this program will cease and the County shall be under no obligation to continue the distribution of incentive payments.
3. All incentive funding through the Program shall be subject to final approval by the County Manager. Lacombe County reserves the right to refuse and/or withhold funding for proposals which are, in the County's sole discretion, determined to be ineligible for the program.
4. The Program shall be generally limited to one (1) incentive grant per parcel, unless otherwise approved by the County in its sole discretion.

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5. Any approved incentive(s) under the Program will be contingent on the applicant entering into an agreement with the County respecting the conditions and obligations pursuant to this policy and the Program.
6. Any approved incentive(s) for an eligible development shall be contingent on completion of the eligible development within eighteen (18) months of the date of development permit issuance, to the satisfaction of the County in its sole discretion. Incentive(s) and/or grant periods will not commence or be paid until the eligible development is complete. Please note that extensions to this timeline shall be strictly prohibited.
7. Any incentive(s) approved under the Program will be dependent on the continued operation of the business/development, to the satisfaction of the County in its sole discretion. The County may from time to time request that any recipient of an incentive under the Program produce sufficient evidence of active business operation on the subject property.
8. All outstanding property taxes must be paid to the County prior to the issuance of any approved incentive(s). If at any time the taxes for a property go into arrears, any approved incentive(s) will be cancelled and/or withdrawn from the property.
9. The County may, in its sole discretion, attach any conditions and/or requirements deemed necessary to address individual incentive applications on a case-by-case basis.

Eligibility Criteria

To be eligible for approval of an incentive grant under the Program:

1. The registered landowner/appointed agent must obtain a development permit for the proposed development prior to being considered for the Program.
2. The lands on which the development is proposed must be located within the Hamlet of Mirror Program Area, as identified on Schedule A of this Policy.
3. The subject lands must be zoned:
 - Hamlet Commercial 'H-C' District; or,
 - Hamlet Industrial 'H-I' Districtat the time of application submission.
4. For **new** commercial or industrial developments, which are described as the establishment of a new commercial/industrial development on a non-improved vacant parcel **or** the establishment of a new commercial/industrial development on an improved parcel with an unoccupied principle building, the incentive shall be as follows:

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- Annual rebate of 100% of the municipal portion of property taxes, decreasing by 10% annually for ten (10) years

beginning the first year following completion of the eligible development as per *Policy Guidelines: Section 5*.

5. For **additions** to existing commercial or industrial developments, described as a physical addition to an existing commercial/industrial development, the incentive shall be as follows:

- One time rebate of 100% of the net increase in municipal property taxes as a result of the improvement, for one (1) year.

beginning the first year following completion of the eligible development as per *Policy Guidelines: Section 5*.

6. Please note that the following developments are ineligible for the program including, but not limited to:

- Alternative Energy, Microgeneration
- Dwelling Unit Above the Ground Floor in Core Commercial Area Only
- Mobile Vendor
- Parking facility **standalone*
- Security/Operator Suite *(developed in accordance with the H-R2 regulations)*
- Special Event, Minor

Annual Review

Staff will undertake an annual review of the program, including all active and pending applications, and report to Lacombe County Council so that they may monitor the effectiveness of the program.

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Schedule A – Hamlet of Mirror Program Area



Approved: September 14, 2017
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December 11, 2025