

VILLAGE OF ELBOW
COMMERCIAL STOREFRONT ENHANCEMENT
INCENTIVE POLICY

<i>Section</i> General Government	<i>Classification</i> Policy #900-11
<i>Subject</i> Commercial Storefront Enhancement Incentive Policy	<i>Pages</i> #
<i>Authority</i> Council	<i>Effective Date</i> Oct.9, 2025
<i>Approved (date)</i> October 9, 2025	<i>Motion No.</i> #274-2025

1. Purpose

The purpose of this policy is to encourage improvements of storefronts within established properties within the Village of Elbow commercial-zoned areas through the use of defined development incentives.

2. Definition

a) **Improvement:** According to *The Municipalities Act* means, subject to the regulations:

- (i) a building or structure erected or placed on, over or under land or over or under water but does not include machinery and equipment unless the machinery and equipment is used to service the building or structure;
- (ii) anything affixed to or incorporated in a building or structure affixed to land but does not include machinery and equipment unless the machinery and equipment is used to service the building or structure.

3. Eligibility

In order to be eligible for this incentive, the property (including land and improvement if any) shall be **located in a commercial zone and shall consist of the following eligible expenses:**

1. Rehabilitation, renovation or change of exterior of buildings including one or more of the following; expenses must be related to these features only (with the exception of doors and windows)
 - a. Lighting
 - b. Exterior Walls
 - c. Storefronts
 - d. Entryways
 - e. Exterior architectural and/or artistic features
 - f. Landscaping
 - g. Façade cleaning and painting
 - h. Signage (provided it is in compliance with Village Bylaws)
 - i. Security cameras

4. Policy General Regulations

1. No loading of incentives – one property cannot benefit from more than one development incentive at any given time

2. There must be **at least 3 full calendar years between any one property being the recipient of any new development incentive**
3. All property owners in receipt of development incentives must be in good standing with regards to all accounts with the Village of Elbow (all properties with taxes levied, all utility accounts and all general accounts payable) at every May 1st of the calendar year of which the development incentive is applied
4. A maximum of 5 matching grants per year will be allocated by the Village of Elbow to different business owners for storefront enhancements as follows:
 - a. Reimbursement, upon **submission of receipts of 100% of receipted expenses for expenses eligible for enhancement up to a maximum grant of \$2,500**; and
 - b. **Copies of receipts must be submitted on or before December 1st of the calendar year and all at once**, otherwise the grant is forfeited for that calendar year; and
 - c. Reimbursements will be processed in a timely manner by the Village of Elbow; and
 - d. **A maximum of 1 matching storefront enhancement grant per property will be granted every 15 years.**
 - e. **Applications will be processed at the next regular council meeting.** CAO will approve the applications on a first qualified application, first approved basis based on this policy.
5. Properties may be eligible for abatements to the Education Property Tax as well up to a maximum of 5 years as per Section 295 of *The Municipalities Act* and Sections 21 & 22 of *The Education Property Tax Act*.
6. **Village Council reserves the right to make exceptions to this policy by Council resolution on a case-by-case basis.**
7. This policy will come into effect February 9, 2026.

Application: Complete Appendix A attached.

**COMMERCIAL STOREFRONT
ENHANCEMENT INCENTIVE POLICY APPLICATION
VILLAGE OF ELBOW**

APPENDIX A – APPLICATION

Please complete and provide detailed description of all work to be done for this incentive. Return this form to elbow@sasktel.net or mail to **Village of Elbow, Box 8, Elbow, SK S0H 1J0**.

Business Name: _____ Address: _____

Business Description: _____

Applicant's Contact Information

Name: _____

Phone: _____ E-Mail: _____

Description of work to be done to enhance business: _____

Signature: _____ Date: _____

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Is business in good standing as of May 1 for all accounts: Yes _____ No _____

All receipts submitted before Dec 1 and all at once? Yes _____ No _____

Has it been 3 full calendars years since last incentive granted? Yes _____ No _____

Application for incentive granted? Yes _____ No _____ If yes, date granted: _____

If no, reason _____

Elbow CAO Approval: _____

Date: _____