

**TOWN OF ALTONA**  
**BY-LAW NO. 1836/2025**

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Being a by-law to establish a financial assistance program to provide an incentive for new multi-unit residential construction.

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**WHEREAS** Section 261.2(1) of the Municipal Act, R.S.M. 1996 c. M225 authorizes the Council of a Municipality to establish by by-law financial assistance programs;

**AND WHEREAS** the Council of the Town of Altona has recognized the importance of enhancing and encouraging the rejuvenation of mature neighbourhoods in the Town of Altona;

**AND WHEREAS** it is deemed desirable to establish a financial assistance program to provide incentive for new multi-unit residential construction in mature neighbourhoods in the Town of Altona;

**NOW THEREFORE** the Council of the Town of Altona enacts as follows:

1. **THAT** this By-law shall be known as the Town of Altona "Multi-Unit Development Incentive By-law."
2. **THAT** in this By-law:
  - (a) **Base Year / Year 1** means the year in which the qualifying building is occupied and assessed for taxes, also known as "supplemental assessment".
  - (b) **Multi-unit Building** means a building containing more than eight (8) dwelling units whose portioned assessment is in a prescribed class of property assessed as Residential 2 (or Property Classification 20) as per The Manitoba Municipal Assessment Act.

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- (c) **Financial Assistance** means a tax rebate for municipal taxes.
  - (d) **Designated Area** means any Property located on a street established prior to the year 2000 within the Commercial Corridor Zone, Commercial Neighborhood Zone, Residential Low Density Zone or Residential Medium Density Zone as identified in the Town of Altona's Zoning By-Law No. 1792/2021.
  - (e) **Municipal Taxes** means the property taxes imposed for general municipal purposes by the municipality but also includes the mill rate levies for local improvements and special services.
  - (f) **Town** means the Town of Altona.
  - (g) **Owner** means a person who is the registered owner under the Real Property Act of land on which a building is located, or the granted thereof of a valid conveyance registered under the Registry Act, or an agent of either such owner.
  - (h) **Property** means property as described in the Manitoba Planning Act.
3. **THAT** a financial assistance program be established for multi-unit residential construction in the Designated Area within the Town whereby any new Municipal Taxes which result from an increase in the assessed value of a Property due to new construction of a Multi-unit Building will be eligible for an incentive for a period of two (2) full years commencing in the Base Year.
4. **THAT** the incentive will only be for the Town's Municipal Tax portion of the Owner's property tax bill. The financial assistance program

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is not transferable if the Property is sold or transferred to a new owner.

5. **THAT** subject to qualifications contained herein the following Multi-unit Residential Incentive Program be approved:
  - (a) The incentive for Year 1 shall be calculated to equal 100% of the Municipal Taxes derived by applying the Municipal Tax rates to Year 1 supplemental building assessment only.
  - (b) The incentive for year 2 shall be calculated to equal 100% of the Municipal Taxes derived by applying the Municipal Tax rates to Year 1 supplemental building assessment only.
  - (c) If the Property's building assessment value is reduced then the incentive shall be calculated to equal 100% of the Municipal Taxes derived by applying the Municipal Tax rates to the reduced building assessment.
6. **THAT** all required permits, certificates, development agreements, zoning by-laws, design approval processes and other authorizations must be obtained before the development project commences construction in order to be eligible for financial assistance.
7. **THAT** new construction of a Multi-unit Building must have been substantially completed by December 31, 2027, to be eligible for the financial assistance program described herein.
8. **THAT** before the release of any incentive, all outstanding real property taxes, utility charges or other amounts owing to the Town must be paid and the incentive shall not be paid to the Owner until all accounts with the Town are in good standing. If amounts owing remain unpaid for more than one year beyond the year the incentive is applicable, the incentive shall not be paid for the

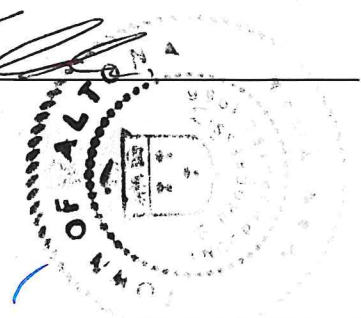
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year and the Owner shall have no further claim to an incentive for that year.

**DONE AND PASSED** by the Council of the Town of Altona assembled this 23<sup>rd</sup> day of September, 2025 A.D.

  
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Mayor

  
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Chief Administrative Officer



Read a first time this 9<sup>th</sup> day of September, 2025 A.D.  
Read a second time this 23<sup>rd</sup> day of September, 2025 A.D.  
Read a third time this 23<sup>rd</sup> day of September, 2025 A.D.