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Green Municipal Fund



Brownfield Roadmaps 2016

Ontario

INTRODUCTION

The Federation of Canadian Municipalities' (FCM) Green Municipal Fund™ (GMF) has produced this series of brownfield roadmaps to help municipalities and their private-sector partners better understand how to redevelop brownfields in their communities. The roadmaps provide a high-level overview of the brownfield redevelopment process in each province and territory, linking each step to relevant legislative requirements and potential sources of funding.

Developed in close consultation with provincial and territorial governments, each roadmap features an easy-to-follow path through three areas:

- an overview of the brownfield redevelopment process — a description of the steps typically followed when redeveloping a brownfield site in Canada
- provincial requirements — an outline of provincial legislation and policy requirements associated with each step in the process
- funding and incentive programs — a list of relevant resources, such as GMF, that are available to support municipalities and their partners as they undertake brownfield redevelopment

Each roadmap features a flowchart that summarizes the main activities and milestones, illustrates where the steps are connected, and refers to further details in the document.

Visit [*Revitalize Your Brownfields*](#) for additional tools, guidance and resources related to brownfield redevelopment.

The information presented is current to the publication date and may not capture all relevant programs. Please contact the responsible organizations to verify up-to-date information.

NOTE: This document summarizes current provincial legislation and must not be regarded as a formal legal interpretation. Please refer to the identified legislation for complete details on legislative requirements, and seek legal advice if necessary.

The Government of Canada endowed FCM with \$550 million to establish the Green Municipal Fund™. The Fund supports partnerships and leveraging of both public and private-sector funding to reach higher standards of air, water and soil quality, and climate protection.



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This publication is available on the FCM Green Municipal Fund website at www.fcm.ca/qmf under "Resources."

Federation of Canadian Municipalities

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Ontario 2016 Brownfield Roadmap

	Brownfield Redevelopment Process	Provincial Requirements
1. Plan	<ul style="list-style-type: none"> ➤ Conduct community-wide brownfield planning and engagement activities ➤ Standardize and streamline approval processes for redevelopment proposals ➤ Consider interim land use planning ➤ Compile inventory of brownfield sites ➤ Track and showcase redevelopment progress 	<ul style="list-style-type: none"> ➤ Consider developing a community improvement plan for the area that includes the site (per <i>Planning Act</i>) ➤ Identify contaminated sites in the community as per Public Sector Accounting Board standard PS 3260 ➤ Refer to the Environmental Site Registry to review records of site condition for sites within the municipality (established by the <i>Environmental Protection Act</i> (EPA))
2. Study	<ul style="list-style-type: none"> ➤ Develop sustainable remediation/redevelopment plan ➤ Complete environmental site assessments ➤ Complete risk assessment (if required) ➤ Determine remedial objective ➤ Conduct remediation or risk management studies/optimization ➤ Develop remedial/risk management action plan that includes sustainable approaches where possible 	<ul style="list-style-type: none"> ➤ Complete phase one environmental site assessment, as per Ontario Regulation 153/04 (O. Reg. 153/04) ➤ Complete phase two environmental site assessment if required (as per O. Reg. 153/04) ➤ As part of the phase two environmental site assessment, compare contaminant levels with generic standards (as per EPA) ➤ Determine whether Tier 1 (generic) standards should be used or whether Tier 2 or Tier 3 (site-specific) standards should be developed (as per EPA, O. Reg. 153/04 and standards)
3. Remediate	<ul style="list-style-type: none"> ➤ Complete building demolition and recycle soil and waste where possible ➤ Remediate site or implement risk management strategies using sustainable approaches where possible ➤ Receive confirmation of compliance or contaminated site closure 	<ul style="list-style-type: none"> ➤ Remediate Site as per remedial action plan and manage excess soil using <i>Ontario's Management of Excess Soil – A Guide for Best Management Practices</i> ➤ Receive Certificate of Property Use issued by province, if required, for sites maintaining risk management measures (as per O. Reg. 153/04, EPA) ➤ Submit Record of Site Condition (as per EPA) for filing
4. Redevelop	<ul style="list-style-type: none"> ➤ Perform ongoing risk management and monitoring as required ➤ Design and construct site infrastructure 	<ul style="list-style-type: none"> ➤ Meet local government planning approval and permitting requirements ➤ Perform ongoing site management and monitoring if required by a Certificate of Property Use

Ontario 2016 Brownfield Roadmap

	Funding and Incentive Programs
1. Plan	<p>Green Municipal Fund (GMF) grants are available for sustainable neighbourhood action plans or community brownfield action plans (50 per cent of eligible costs; grant maximum of \$175,000)</p> <p><i>Other programs:</i></p> <ul style="list-style-type: none"> ➤ Municipal financial incentives
2. Study	<p>GMF grants are available for feasibility studies (50 per cent of eligible costs; grant maximum of \$175,000) and pilot projects (50 per cent of eligible costs; grant maximum of \$350,000)</p> <p><i>Other programs:</i></p> <ul style="list-style-type: none"> ➤ Municipal financial incentives ➤ Sustainable Development Technology Canada offers innovative technology development funding (soil and water treatment, technology development and demonstration)
3. Remediate	<p>GMF loans are available for brownfield capital projects (up to 80 per cent of eligible costs)</p> <p><i>Other programs:</i></p> <ul style="list-style-type: none"> ➤ Municipal financial incentives ➤ Ontario Brownfields Financial Tax Incentive Program ➤ New Building Canada Fund (Remediation)
4. Redevelop	<p>GMF loans and grants are available for capital projects in the energy, transportation, waste and water sectors (up to 80 per cent of eligible costs)</p> <p><i>Other programs:</i></p> <ul style="list-style-type: none"> ➤ Municipal financial incentives ➤ Ontario Brownfields Financial Tax Incentive Program ➤ Infrastructure Ontario Loan Program ➤ New Building Canada Fund (Redevelopment) ➤ Also, consider obtaining private funding from financial institutions and developers

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Green Municipal Fund

The Green Municipal Fund: more than just funding!

- We inspire innovation by sharing best practices, project examples and lessons learned.
- We connect leaders and communities with experts, peers and allies across Canada.
- We build municipal capacity with training, tools and resources.
- We help finance innovative projects at competitive rates.

Contact a GMF advisor today for more information: 1-877-997-9926

The Government of Canada endowed FCM with \$550 million to establish the Green Municipal Fund™. The Fund supports partnerships and leveraging of both public and private-sector funding to reach higher standards of air, water and soil quality, and climate protection.

Overview: Brownfield Redevelopment Process

This section outlines the steps typically undertaken in planning, assessing, remediating and redeveloping brownfield sites. Not all of the steps are required for every project. Some steps are suggested best practices and some steps can be performed concurrently. The process is described using universal site remediation terminology.

1. Plan

1.1 Community-wide brownfield planning activities

This step includes planning activities associated with brownfield redevelopment, such as stakeholder and community engagement and the creation of sustainable community plans, community improvement plans (CIPs), neighbourhood plans and brownfield redevelopment strategies. **Parties typically involved:** municipal planning department, planning consultants.

1.2 Standardized and streamlined approval processes for brownfield redevelopment proposals

Municipalities should standardize and streamline approval processes to ensure that brownfield redevelopment proposals are treated in an efficient, consistent and timely manner. Long approval processes can have a significant impact on a project's bottom line and jeopardize its financial viability. The streamlining process should include consultations with stakeholders, such as the public and developers. **Parties typically involved:** municipal planning department, consultants.

1.3 Interim land use planning

Municipalities may consider interim land uses for sites that, for financial or other reasons, cannot be redeveloped immediately. In this case, rather than leaving sites vacant, temporary or interim uses (such as parking lots, community gardens or temporary commercial/industrial uses) could be more economically and socially beneficial to the community. However, the interim land use should not increase risks to human health and the environment, nor should it impede future redevelopment to a desirable end use. **Parties typically involved:** municipal planning department, planning consultants.

1.4 Identification and inventorying of brownfield sites

In some provinces and territories, information related to brownfields or contaminated sites is compiled into databases or site registries. These inventories may be made available to the public. Municipalities can reference this information to identify contaminated sites and create a municipal brownfield inventory. Municipalities can also use this information to showcase progress on brownfield redevelopment in their community.

Municipalities should also note that the *Public Sector Accounting Board standard on liability for contaminated sites, Section PS 3260* in the *CPA Canada Public Sector Accounting Handbook* (Chartered Professional Accountants Canada), covers fiscal periods commencing on or after April 1, 2014. Section PS 3260 contains standards for municipalities on how to account for and report a liability associated with the remediation of contaminated sites for which they are responsible. Specifically, it establishes when to recognize and how to measure a liability for remediation. To properly estimate and track the associated liabilities, municipalities may need to develop an inventory of contaminated or potentially contaminated sites. Careful consideration should be given to the scope of Section PS 3260. A liability generally results from contamination at sites that are no longer in productive use or contamination arising from an unexpected event, such as a natural disaster. The standard does not apply to liabilities associated with retiring long-lived tangible capital assets in productive use (for example, an operating solid waste landfill site). For more information, contact [CPA Canada](#). **Parties typically involved:** municipal treasury, property, planning, and engineering and works departments; auditors and provincial officials.

2. Study

2.1 Sustainable remediation and redevelopment

Sustainable remediation considers the full picture when making decisions about brownfield remediation and redevelopment projects. It ensures that all aspects of the project — from assessment to redevelopment — are managed in a way that optimizes and balances environmental, social and economic benefits. A range of remediation and risk management techniques may be considered, such as administrative controls (e.g. zoning and land use restrictions); physical barriers or ground covers (e.g. asphalt); in-situ techniques, which are applied in the ground or in water; and ex-situ techniques, which involve excavating contaminated soil or pumping out groundwater.

2.2 Environmental site assessments

Known or suspected contaminated sites must be assessed to determine the type, concentration, location and extent of contamination. This information is gathered by using specific contaminated site assessment approaches, usually performed in phases and with more detailed information collected in each progressive phase. The phases are typically defined as follows:

- **Phase I Environmental Site Assessment:** a preliminary assessment to characterize a site by evaluating current and historical land uses or activities, potential areas of contamination, and surrounding land uses or activities
- **Phase II Environmental Site Assessment:** a preliminary assessment during which field samples are analyzed to determine contaminant types and concentrations
- **Detailed or Delineation Environmental Site Assessment:** in some cases, a more detailed assessment is performed to confirm contaminant types and concentrations, and to delineate contaminated areas

Following the site assessment, the generic provincial remedial objectives (i.e. the concentrations of contaminants allowed in the soil or groundwater based on the specific land use planned) should be reviewed to determine the feasibility of meeting these objectives. In some provinces, these remedial objectives are called remedial or remediation standards or criteria. **Parties typically involved:** municipal engineers and planners, environmental consultants.

2.3 Risk assessment

If, based on the site assessment results, it is not feasible to meet the generic provincial remedial objectives, there is an option in most provinces to perform a detailed risk assessment to develop site-specific or risk-based remediation objectives. The risk assessment must demonstrate that the site-specific objectives will protect both the environment and human health to the same extent as the generic objectives, if those objectives could have been met. **Parties typically involved:** municipal engineers and planners, environmental consultants, risk assessors.

2.4 Remedial objective determination

The final remedial objectives for the site are determined in this step. These could be either generic remedial objectives set by the province or territory, or the equally protective site-specific or risk-based remedial objectives. **Parties typically involved:** municipal engineers and planners, environmental consultants.

2.5 Remediation or risk management feasibility studies/optimization

In this step, remediation or risk management options for the site are evaluated. This could entail a study evaluating the feasibility of various options, based on available literature or based on past experience. It could also include an in-depth bench- or field-scale analysis to support the selection of a specific technology or method, or to optimize the operating parameters for a specific technology or method. **Parties typically involved:** municipal engineers and planners, environmental consultants, remediation contractors.

2.6 Remedial/risk management action planning

Based on the review of the remediation and risk management options applicable to and viable for the site, the final options are selected and a remedial action plan is developed to outline how these options will be implemented. Where possible, this plan should include the use of *sustainable approaches*. **Parties typically involved:** municipal engineers and planners, environmental consultants, remediation contractors.



3. Remediate

3.1 Building demolition and soil and waste recycling

This step involves building and infrastructure demolition and soil and waste removal (e.g. utilities, roads, above-ground or underground storage tanks). Where possible, soil and waste should be recycled on site or reused for other purposes. **Parties typically involved:** municipal engineers and planners, environmental consultants, remediation contractors, waste management contractors.

3.2 Remediation/risk management implementation

In this step, site remediation or risk management actions, or both, are carried out as described in the remedial action plan. Where possible, *sustainable remediation or risk management approaches* should be used. These activities are performed until the contamination is removed, altered, contained or destroyed to meet the provincial remedial objectives or the site-specific, risk-based objectives. **Parties typically involved:** municipal engineers and planners, environmental consultants, remediation contractors.

3.3 Confirmation of compliance or contaminated site closure

This step results in official verification that the site has met the established remediation or risk management objectives. The regulatory documentation required at this stage typically states three things:

- whether the site meets the regulatory requirements
- whether ongoing monitoring is required
- whether continued risk management is required

At this stage, the results of the remediation or risk management actions and the next steps for redevelopment are usually communicated to stakeholders and the community. **Parties typically involved:** municipal engineers and planners, environmental consultants, provincial officials.



4. Redevelop

4.1 Ongoing risk management and monitoring

Once remediation is complete or risk management activities have been implemented, long-term monitoring or risk management may be required, depending on the restrictions placed on the site. This could involve periodic sampling of soil or groundwater, or other restrictions placed on the site (e.g. limitations on excavation or on land use, or access controls). **Parties typically involved:** municipal engineers and planners, environmental and planning consultants, developers, construction contractors.

4.2 Design and construction of infrastructure

This step involves redevelopment activities, including the design and construction of infrastructure on the site. **Parties typically involved:** municipal engineers and planners, environmental and planning consultants, developers, construction contractors.

Provincial Requirements

This section outlines the key pieces of Ontario’s brownfields legislation and policy positions related to each brownfield redevelopment step.

Key legislation and sources of information*

- *Planning Act, R.S.O. 1990, Chapter P.13*: Section 28 of the *Planning Act* outlines the requirements for the development of community improvement plans.
- *Environmental Protection Act, R.S.O. 1990, Chapter E.19*: Part XV.1 of the *Environmental Protection Act*, Records of Site Condition, deals with the management of brownfield sites and contains the following sections:
 - Environmental Site Registry (Section 168.3)
 - Information on filing a record of site condition (sections 168.4 and 168.7)
 - Director’s Response to Risk Assessment (Section 168.5)
 - Certificate of Property Use (Section 168.6)
- *Records of Site Condition — Ontario Regulation 153/04*: Under the *Environmental Protection Act*, the main regulation related to brownfield sites is the *Records of Site Condition* Regulation.

Other documents related to contaminated site legislation in Ontario are available online at the Ontario Ministry of the Environment and Climate Change [Brownfields Redevelopment website](#).

The Ministry of Municipal Affairs and Housing’s [Brownfields Ontario website](#) offers additional information on the guidance, programs and initiatives available in Ontario.

1. Plan

1.1 Identify contaminated sites in the community

As a result of the *standard on liability for contaminated sites (Section PS 3260 of the CPA Canada Public Sector Accounting Handbook)*, municipalities may need to develop an inventory of contaminated or potentially contaminated sites in order to estimate and track the liabilities associated with them. In developing the inventory, careful consideration should be given to the scope of Section PS 3260. Guidance, training and additional information on the application of PS 3260 in Ontario can be found on the [Municipal Finance Officers’ Association of Ontario website](#).

* NOTE: This document summarizes current provincial legislation and must not be regarded as a formal legal interpretation. Please refer to the identified legislation for complete details on legislative requirements, and seek legal advice if necessary.

Identifying contaminated or potentially contaminated land within the community will also help municipalities to plan for brownfield redevelopment. Section 168 of the *Environmental Protection Act* and the *Records of Site Condition Regulation* contain provisions related to the *Environmental Site Registry*, records of site condition and certificates of property use. When planning for brownfield redevelopment, municipalities should consult the registry and review existing records of site condition and associated certificates of property use for information on properties in their communities.

For more information:

- [*Environmental Protection Act*](#)
- [*Records of Site Condition Regulation \(O. Reg. 153/04\)*](#)
- [*Ministry of the Environment and Climate Change — Brownfields Redevelopment website*](#)

1.2 Consider developing a community improvement plan

Section 28 of the Planning Act outlines the requirements for the development of community improvement plans, which allow municipalities to set out the municipal policy framework and incentives for the rehabilitation of brownfield sites.

For more information:

- [*Planning Act*](#)
- [*Ontario Community Improvement Planning Handbook*](#)
- [*Financing a Brownfield Project*](#)

2. Study

2.1 Complete phase one environmental site assessment

A preliminary brownfield site characterization is done by completing a phase one environmental site assessment (ESA) as per Section 168.4 of the *Environmental Protection Act* and Part VII and Schedule D of the *Records of Site Condition Regulation*. This assessment is required should the property owner or responsible party wish to submit a Record of Site Condition for filing with the province (see below) and must be completed by a “qualified person” as defined in Section 5 of the Regulation. The Ontario Ministry of the Environment and Climate Change provides practical guidance for the completion of a phase one ESA and discusses certain ESA requirements in Ontario.

For more information:

- [*Environmental Protection Act*](#)
- [*Records of Site Condition Regulation \(O. Reg. 153/04\)*](#)
- [*Guide for Completing Phase One Environmental Site Assessments under Ontario Regulation 153/04*](#)

2.2 Complete phase two environmental site assessment

If required, a phase two ESA is completed to further characterize the brownfield site and delineate the contamination as per Part VIII and Schedule E of the *Records of Site Condition* Regulation. This assessment is required should the property owner or responsible party wish to submit a Record of Site Condition for filing with the province (see below) and must be completed by a “qualified person” as defined by Section 5 of the Regulation. The Ontario Ministry of the Environment and Climate Change *Guide for Completing Phase Two Environmental Site Assessments under Ontario Regulation 153/04* provides practical guidance for completing a phase two ESA and discusses certain ESA requirements in Ontario.

For more information:

- [Environmental Protection Act](#)
- [Records of Site Condition Regulation \(O. Reg. 153/04\)](#)
- [Guide for Completing Phase Two Environmental Site Assessments under Ontario Regulation 153/04](#)

2.3 Determine remedial objectives for the site

The contaminant concentrations identified during the site assessments should be compared to the generic Ontario soil, groundwater and sediment standards established under the *Environmental Protection Act* for various site conditions and property uses. This evaluation will help determine whether Tier 1, Tier 2 or Tier 3 standards should be used to set remedial objectives for the site. Tier 1 standards are the generic provincial standards. Tier 2 standards are site-specific and are generated using the *Modified Generic Risk Assessment (MGRA) model*. Tier 3 standards, also site-specific, are developed based on a risk assessment performed as per Section 168.5 of the *Environmental Protection Act* and Part IX of the *Records of Site Condition* Regulation. This risk assessment must be performed by a “qualified person” as defined by Section 6 of the Regulation.

For more information:

- [Environmental Protection Act](#)
- [Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act](#)
- [Records of Site Condition Regulation \(O. Reg. 153/04\)](#)
- Ministry of the Environment and Climate Change [Brownfields Redevelopment website](#): guidance on the *Environmental Protection Act*, the *Records of Site Condition* Regulation, and remedial standards (including Tier 2 and Tier 3 guidance and an MGRA spreadsheet to assist in developing Tier 2 site-specific standards)

3. Remediate

3.1 Remediate site as per remedial action plan and manage excess soil

Perform remediation or risk management activities per the remedial action plan. Look for opportunities to reuse or recycle excavated soil as outlined in the Ontario Ministry of the Environment and Climate Change guideline, *Management of Excess Soil — A Guide for Best Management Practices*.

3.2 Receive Certificate of Property Use

If the Director has accepted a risk assessment for the property, the Director may issue a Certificate of Property Use under Section 168.6 of the *Environmental Protection Act*, stipulating property use and building construction restrictions, and any additional actions that the property owner must undertake, such as monitoring.

For more information:

-  [Environmental Protection Act](#)
-  [Records of Site Condition Regulation \(O. Reg. 153/04\)](#)
-  Ministry of the Environment and Climate Change [Brownfields Redevelopment webpage](#)

3.1 Submit Record of Site Condition

Once the planned remediation or risk management activities, or both, have been undertaken, confirmatory sampling is performed. The sampling shows whether the applicable site condition standards or property-specific standards have been met. This information will be used to develop a Record of Site Condition. The Record of Site Condition is prepared by a “qualified person” as defined by Section 5 of the *Records of Site Condition Regulation*. The record is submitted to the province for filing on the Environmental Site Registry.

For more information:

-  [Environmental Protection Act](#)
-  [Records of Site Condition Regulation \(O. Reg. 153/04\)](#)
-  Ministry of the Environment and Climate Change [Brownfields Redevelopment webpage](#)

4. Redevelop

4.1 Meet local government planning approval and permitting requirements

Refer to the local municipality for building and other permitting requirements.

4.2 Perform ongoing site management and monitoring

A Certificate of Property Use may include a requirement for ongoing risk management or monitoring activities, or both.

Funding and Incentive Programs

This section details funding and incentive programs shown in the flowchart on page one:

- FCM's Green Municipal Fund (GMF) brownfield funding opportunities
- Federal programs that fund some aspect of brownfield redevelopment
- Ontario provincial programs that fund some aspect of brownfield redevelopment

➤ 1. Plan

GMF grants for plans

Through GMF, FCM provides grants for plans, including community brownfield action plans (e.g. community brownfield strategies, community improvement plans or revitalization plans). FCM will provide up to 50 per cent of eligible project costs to a maximum of \$175,000. In most cases, GMF funding can be combined with federal and provincial funding.

Status: Currently accepting applications

Contact:

Federation of Canadian Municipalities
Green Municipal Fund
1-877-997-9926 • gmf@fcm.ca

For more information: [FCM's Green Municipal Fund](#)

Municipal financial incentives

Under Section 28 of the *Planning Act*, through the development of a community improvement plan, municipalities can provide financial incentives in the form of grants, loans or tax assistance to support remediation and redevelopment activities within the community improvement project area. For example, municipalities can provide Tax Increment Equivalent Grants to property owners who undertake brownfield remediation projects with the intention of repaying the funding through subsequent municipal tax increases once the property is redeveloped.

Status: Ongoing

Contact:

Ontario Municipal Affairs and Housing
Brownfieldsontario@ontario.ca

For more information:

- [Planning Act](#)
- [Ontario Community Improvement Planning Handbook](#)
- [Financing a Brownfield Project](#)

2. Study

GMF grants for feasibility studies and pilot projects

Through GMF, FCM provides grants for feasibility studies (including Phase II environmental site assessments and remedial action planning) and pilot projects (including testing remediation techniques). FCM will provide up to 50 per cent of eligible project costs to a maximum of \$175,000 for feasibility studies and \$350,000 for pilot projects. In most cases, GMF funding can be combined with federal and provincial funding.

Status: Currently accepting applications

Contact:

Federation of Canadian Municipalities
Green Municipal Fund
1-877-997-9926 • gmf@fcm.ca

For more information: [*FCM's Green Municipal Fund*](#)

Sustainable Development Technology Canada — innovative technology development funding

Sustainable Development Technology Canada (SDTC) is a federally funded, not-for-profit foundation. SDTC finances and supports the development and demonstration of clean technologies that provide solutions to issues of climate change, clean air, water quality and soil, and deliver economic, environmental and health benefits to Canadians. On average, SDTC funds 33–50 per cent of eligible project costs.

Status: Currently accepting applications

Contact:

Sustainable Development Technology Canada
613-234-6313 • info@sdtc.ca

For more information: [*Sustainable Development Technology Canada*](#)

Municipal financial incentives

Municipalities can provide Tax Increment Equivalent Grants and study grants to property owners who undertake brownfield remediation work (including site assessment and remedial planning work) with the intention of repaying the funding through subsequent municipal tax increases once the property is redeveloped.

Status: Ongoing

Contact:

Ontario Ministry of Municipal Affairs and Housing
Brownfieldsontario@ontario.ca

For more information:

-  [*Planning Act*](#)
-  [*Ontario Community Improvement Planning Handbook*](#)
-  [*Financing a Brownfield Project*](#)

3. Remediate

GMF loans for brownfield capital projects

Through GMF, FCM provides loans for remediation and risk management activities at brownfield sites. Up to 80 per cent of eligible project costs are covered. In most cases, GMF funding can be combined with federal and provincial funding.

Status: Currently accepting applications

Contact:

Federation of Canadian Municipalities
Green Municipal Fund
1-877-997-9926 • gmf@fcm.ca

For more information: [*FCM's Green Municipal Fund — Brownfields Sector Funding*](#)

Municipal financial incentives

Under the *Planning Act*, municipalities can provide Tax Increment Equivalent Grants to property owners who undertake brownfield remediation work (including remediation and risk management activities) with the intention to repay the funding through subsequent municipal tax increases once the property is redeveloped.

The Brownfields Financial Tax Incentive Program (BFTIP) provides provincial education property tax assistance to match municipal property tax assistance. Under BFTIP, the province can cancel all, or a portion of the education property taxes of an eligible brownfield property for up to three years. Municipalities can apply for an extension prior to the termination of the tax assistance.

Status: Ongoing

Contact:

Ontario Ministry of Municipal Affairs and Housing
[*Brownfieldsontario@ontario.ca*](mailto:Brownfieldsontario@ontario.ca)

For more information:

-  [*Planning Act*](#)
-  [*Ontario Community Improvement Planning Handbook*](#)
-  [*Financing a Brownfield Project*](#)

New Building Canada Fund

The \$10-billion Provincial–Territorial Infrastructure Component (PTIC) of the New Building Canada Fund (NBCF) is intended to support infrastructure projects of national, regional and local significance that contribute to economic growth, a clean environment and stronger communities. The PTIC is divided into two sub-components:

- \$9 billion for national and regional projects
- \$1 billion for projects located in communities of fewer than 100,000 residents, through the Small Communities Fund

These 10-year funding programs run from 2014 to 2024 and will operate concurrently with the federal Gas Tax Fund. Brownfield redevelopment projects are eligible under these programs. Specifically, the programs will fund the remediation or decontamination and the redevelopment of a brownfield site within municipal boundaries, where the redevelopment includes at least one of the following components:

- the construction of public infrastructure as identified in the context of any category under the NBCF
- the construction of municipal-use public parks and affordable housing

Status: Currently accepting applications

Contact:

Infrastructure Canada
613-948-1148 • info@infc.qc.ca

For more information: [Infrastructure Canada’s New Building Canada Fund website](#)

4. Redevelop

GMF loans and grants for redevelopment capital projects

Through GMF, FCM provides loans and grants for redevelopment activities related to energy, water, waste and transportation. Funding is provided for up to 80 per cent of eligible project costs. The loan maximum is \$5 million, and grants are available for up to 15 per cent of the loan. Applicants with high-ranking projects may be eligible for a loan of up to \$10 million combined with a grant for 15 per cent of the loan amount, to a maximum of \$1.5 million. In most cases, GMF funding can be combined with federal and provincial funding.

Status: Currently accepting applications

Contact:

Federation of Canadian Municipalities
Green Municipal Fund
1-877-997-9926 • gmf@fcm.ca

For more information: [FCM’s Green Municipal Fund](#)

Municipal financial incentives

Municipalities can provide Tax Increment Equivalent Grants and development charge rebates to property owners who undertake brownfield remediation work (including redevelopment work) with the intention to repay the funding through subsequent municipal tax increases once the property is redeveloped.

The Brownfields Financial Tax Incentive Program (BFTIP) provides provincial education property tax assistance to match municipal property tax assistance. Under BFTIP, the province can cancel all, or a portion of the education property taxes of an eligible brownfield property for up to three years. Municipalities can apply for an extension prior to the termination of the tax assistance.

Status: Ongoing

Contact:

Ontario Ministry of Municipal Affairs and Housing
Brownfieldsontario@ontario.ca

For more information:

- [Planning Act](#)
- [Ontario Community Improvement Planning Handbook](#)
- [Financing a Brownfield Project](#)

Infrastructure Ontario's Loan Program

Infrastructure Ontario's Loan Program provides long-term financing to eligible public sector clients (including municipalities) to help renew infrastructure. With respect to the redevelopment of brownfield sites, the types of projects eligible for loans include facility and infrastructure construction and renovation and energy efficiency projects.

Status: Ongoing

Contact:

Infrastructure Ontario
General Inquiry: 416-212-7289
Information Hotline: 1-800-230-0937
loans@infrastructureontario.ca

For more information: [Infrastructure Ontario, Loan Program](#)

New Building Canada Fund

See Remediation section above.

Private funding from financial institutions and developers

Municipalities should also seek information on private funding sources to assist with brownfield redevelopment activities.