

Table 1 – Brownfields CIP Program Summary

Program Name	Program Description	Program Incentive	Eligible Properties
<p>Initial Study Grant (ISG)</p>	<p>Support to environmental studies that identify the type, concentration and location of Contamination that exists on a Brownfield Site, the potential costs of Rehabilitation, and development of a plan to remove, treat or otherwise manage the Contamination found on the property.</p>	<p>provide a matching grant of up to 50% of the cost of eligible studies to a maximum total grant of \$20,000 and two studies per property or project.</p> <p>A Phase I Environmental Site Assessment (ESA) must have been completed on the property indicating lands suspected to be contaminated.</p>	<p>Only properties located in a Community Improvement Project Area.</p> <p>An ISG will only be offered on Eligible Properties where Rehabilitation and/or redevelopment of the property is potential.</p>
<p>Brownfields Financial Tax Incentive Program (BFTIP)</p>	<p>Cancellation all or a portion of the municipal property taxes. The Minister of Finance may match the municipality’s BFTIP Tax Assistance through the cancellation of the education portion of the property tax.</p> <p>Allows for the cancellation of up to 100% of municipal property taxes. Tax Assistance will only apply during the Rehabilitation Period and/or the Development Period of the project.</p> <p>The maximum Tax Assistance available shall be equal to or less than the total of the approved eligible Rehabilitation costs.</p>	<p>The property must have an approved Phase II ESA that, confirmed the property was contaminated and did not meet the standards of the <i>Environmental Protection Act</i> to permit a Record of Site Condition to be filed in the Environmental Site Registry.</p>	

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<p>Tax Increment-Based Rehabilitation Grant Program (TIRGP)</p>	<p>An annual grant to help pay for eligible site Rehabilitation costs incurred by the Property Owner that are not fully covered by the BFTIP. The TIRGP is used to fund the Rehabilitation Grant and the Municipal Brownfield Reserve Fund (MBRF).</p> <p>intended to pay for other brownfield related costs, such as building demolition and the placing of clean fill and grading.</p>	<p>The maximum amount of the Rehabilitation Grant is based on the increase between the pre-development taxes and post-development taxes for the property. The annual grant to the Property Owner equals 80% of the pre-and post-development tax difference.</p>	<p>An eligible property for the TIRGP must be located in a CIP Area and must require environmental Rehabilitation and/or risk assessment/management.</p>
<p>Municipal Brownfields Reserve Fund (MBRF)</p>	<p>Direct Municipal financial involvement in the Rehabilitation and redevelopment of Brownfield Sites</p> <p>The MBRF will receive 20% of the municipal tax increment that is retained by the Municipality as a result of properties participating in the TIRGP Rehabilitation Grant.</p> <p>If the Municipality wishes to continue the MBRF beyond the life of the TIRGP, it may do so by continuing to direct up to 20% of the tax increment</p>	<p>Only identified Brownfield project lands.</p>	

	assigned to former Brownfield Sites into the fund	
Tax Arrears Cancellation – Program for Failed Tax Sale Properties	<p>The program allows the Municipality to cancel the taxes owing on a property after a Failed Tax Sale as an incentive to a potential purchaser to acquire and redevelop the property.</p> <p>The Municipality would undertake the appropriate ESA to determine the cost of rehabilitating the property (these studies could be funded through the MBRF). If satisfied, the Municipality would acquire the lands, before declaring them surplus, and re-selling.</p>	Only identified Brownfield project lands.
Development Charges & Building Permit Fees	Relief from development charges and building permit fees, either in whole or in part. Council may use it's discretion to exempt any Brownfields Development Site from development charges and/or building permit fees in order to stimulate redevelopment of the property.	Only identified Brownfield project lands.