

5.13 PROGRAM 13: BROWNFIELD ENVIRONMENTAL SITE ASSESSMENT REBATE

Is your property eligible?

Redevelopment and renovation of brownfield sites anywhere within the City of Belleville requiring a Phase II Environmental Site Assessment are eligible to receive a rebate for fees associated with that Phase II E.S.A. and the development of a Remediation Action Plan.

Do you meet these criteria?

A landowner/developer may apply for a rebate on fees for a Phase II E.S.A. study. The assistance will be in the form of providing a grant of up to \$25,000 per study or 50% of the cost of the E.S.A., whichever is less. There is a maximum eligibility of two studies per property totalling up to \$40,000 in grants. Criteria are provided below:

If you are an applicant, please place a checkmark (✓) in the applicable boxes below.

Program 13 Criteria:

- The property is within the eligible area (see Part 3) AND**
- Provide a Phase I E.S.A. conducted by a Qualified Person indicating a requirement for a Phase II E.S.A.**

Additional Considerations

All study fees are to be paid to the qualified consultant by the proponent. In order to receive the rebate(s) the proponent must submit the relevant invoices to the City.

Based on the principle of achieving maximum leverage of non-City funds, applicants who identify other sources of financial assistance for environmental site assessments will be given preference in the allocation of funds. Total combined assistance toward the costs of environmental site assessment from all public sources will not exceed 50% of total costs. City funding will be the funding of last resort where other sources of public assistance exist.

5.14 PROGRAM 14: BROWNFIELD T.I.E.R. – 50% OF MUNICIPAL PORTION**Is your property eligible?**

Brownfield sites undergoing remediation within the Brownfield Priority Area are eligible for a rebate offsetting the increased tax associated with the change in property valuation following redevelopment (the incremental property tax increase).

Do you meet these criteria?

A landowner may apply for an annual rebate equivalent to up to 50% of the municipal portion of the incremental tax increase or total remediation costs, whichever is less. The maximum duration of this rebate is 10 years or when the cumulative rebate equals the total eligible costs. There is a limit of one rebate per property. Affordable housing projects may be prioritized and will be eligible for greater assistance for remediation costs. Criteria are provided below:

If you are an applicant, please place a checkmark (✓) in the applicable boxes below.

Program 14 Criteria:

- The property is within the eligible area (see Part 3) AND**
- Site is comprised of privately-owned lands proposed for development or redevelopment AND**
- There is a need for remediation, defined as a site with a Phase II E.S.A. which indicates that site conditions do not meet standards (under the Environmental Protection Act) to permit filing of a Record of Site Condition.**

Eligible Costs

- Environmental remediation and costs of achieving acknowledgement of a Record of Site Condition by the M.E.C.P. and Certificate of Property Use as may be required. This includes both remedial action plans and risk management plans, and implementation costs;
- Waste transfer to landfill and tipping fees for contaminated soils land fill;
- Fill and grading to replace contaminated soils;
- Demolition of existing buildings or structures;

- Site development and infrastructure work including improvement or reconstruction of existing on-site infrastructure and development, triggered by the existence of contamination and requirements for remediation;
- Legal fees directly related to site investigation, remediation and filing of a Record of Site Condition and compliance with any Certificate of Property Use.
- Insurance premiums for Cost Cap Insurance and Pollution Legal Liability (P.L.L.) Insurance;
- Ongoing site environmental monitoring and management (part of risk management strategies); and
- Interim financing costs (interest and financing fees) related to eligible costs. Long-term debt financing costs are not eligible.

Additional Considerations

The landowner/developer pays for the full cost of remediation and rehabilitation as well as the resulting annual increase in property tax, which is then rebated if the application is accepted.

The rebate is assignable by the owner of the property to another party (subsequent owner, tenant or other assignment) at any time during the period of the agreement. Should the original owner transfer its interest in the property, the rebate can, with the agreement of the municipality, continue to be assigned to the original owner for the duration of the rebate period.

The maximum amount of the rebate in any year is limited to the value of the work undertaken under eligible costs in that year or the increase in municipal property tax on the property compared to the base (before redevelopment) property tax, whichever is less. Eligible costs not reimbursed in the year they are incurred can be rolled-over to subsequent years.

5.15 PROGRAM 15: BROWNFIELD BUILDING PERMIT FEES REDUCTION

Is your property eligible?

Brownfield sites undergoing redevelopment in need of remediation within the Brownfield Priority Area are eligible to receive a rebate for fees associated with applications for Building Permit approval.

Do you meet these criteria?

A developer and/or landowner may apply for a rebate on building permit fees for a development on land that requires remediation. The assistance will be in the form of providing a rebate equivalent to 50% of the building permit fees associated with the development up to the cost of remediation. The maximum rebate is \$50,000. Criteria are provided below:

If you are an applicant, please place a checkmark (✓) in the applicable boxes below.

Program 15 Criteria:

- The property is within the eligible area (see Part 3) AND**
- Site is comprised of privately-owned lands proposed for development or redevelopment AND**
- There is a need for remediation, defined as a site with a Phase II E.S.A. which indicates that site conditions do not meet standards (under the Environmental Protection Act) to permit filing of a Record of Site Condition**

Eligible Costs

- Environmental remediation and costs of achieving acknowledgement of a Record of Site Condition by the M.E.C.P. and Certificate of Property Use as may be required. This includes both remedial action plans and risk management plans, and implementation costs;
- Waste transfer to landfill and tipping fees for contaminated soils land fill;
- Fill and grading to replace contaminated soils;
- Demolition of existing buildings or structures;
- Site development and infrastructure work including improvement or reconstruction of existing on-site infrastructure and development, triggered by the existence of contamination and requirements for remediation;

- Legal fees directly related to site investigation, remediation and filing of a Record of Site Condition and compliance with any Certificate of Property Use.
- Insurance premiums for Cost Cap Insurance and Pollution Legal Liability (P.L.L.) Insurance;
- Ongoing site environmental monitoring and management (part of risk management strategies); and,
- Interim financing costs (interest and financing fees) related to eligible costs. Long-term debt financing costs are not eligible.

Additional Considerations

Although the building permits fees are rebated, they are not waved outright. Fees are to be paid in advance and are to be reimbursed upon successful completion, approval of an application and substantial occupancy.

Fees associated with any other municipal processes, or outside agencies are not subject to the rebate.

Applicants receiving a rebate under this program are ineligible to receive the rebate under the Downtown Residential Above Commercial Building Permit Fee Rebate program.

5.16 PROGRAM 16: BROWNFIELD DEVELOPMENT CHARGE DEFERRAL**Is your property eligible?**

Brownfield sites undergoing redevelopment in need of remediation within the Brownfield Priority Area are able to postpone the cost of Development Charges (D.C.) through a Development Charge deferral. The development proposal must not be eligible for DC annual installment payments under Bill 108 – at this point this means rental housing, institutional, commercial, and industrial developments are not eligible.

Do you meet these criteria?

A developer and/or landowner may apply for a deferral of up to 50% of the Development Charge for a period of up to 18 months without interest, subject to a Deferral Agreement. Criteria are provided below:

If you are an applicant, please place a checkmark (✓) in the applicable boxes below.

Program 16 Criteria:

- The property is within the eligible area (see Part 3) AND**
- Site is comprised of privately-owned lands proposed for development or redevelopment AND**
- There is a need for remediation, defined as a site with a Phase II E.S.A. which indicates that site conditions do not meet standards (under the Environmental Protection Act) to permit filing of a Record of Site Condition**

5.17 PROGRAM 17: BROWNFIELD ENVIRONMENTAL REMEDIATION TAX CANCELLATION ASSISTANCE

Is your property eligible?

Brownfield sites undergoing remediation within the Brownfield Priority Area are eligible for a cancellation of the property tax increase resulting from remediation and redevelopment. Under the Brownfields Financial Tax Incentive Program (B.F.T.I.P.) municipalities can get matching provincial tax cancellation assistance.

Do you meet these criteria?

A landowner may apply for annual tax cancellation assistance, limited to the increase in property tax over the established “base” tax. Criteria are provided below:

If you are an applicant, please place a checkmark (✓) in the applicable boxes below.

Program 17 Criteria:

- The property is within the eligible area (see Part 3) AND**
- Site is comprised of privately-owned lands proposed for development or redevelopment AND**
- There is a need for remediation, defined as a site with a Phase II E.S.A. which indicates that site conditions do not meet standards (under the Environmental Protection Act) to permit filing of a Record of Site Condition.**

Eligible Costs

- Environmental remediation and costs of achieving acknowledgement of a Record of Site Condition by the M.E.C.P. and Certificate of Property Use as may be required. This includes both remedial action plans and risk management plans, and implementation costs;
- Waste transfer to landfill and tipping fees for contaminated soils land fill;
- Fill and grading to replace contaminated soils;
- Demolition of existing buildings or structures;
- Site development and infrastructure work including improvement or reconstruction of existing on-site infrastructure and development, triggered by the existence of contamination and requirements for remediation;

- Legal fees directly related to site investigation, remediation and filing of a Record of Site Condition and compliance with any Certificate of Property Use.
- Insurance premiums for Cost Cap Insurance and Pollution Legal Liability (P.L.L.) Insurance;
- Ongoing site environmental monitoring and management (part of risk management strategies); and,
- Interim financing costs (interest and financing fees) related to eligible costs. Long-term debt financing costs are not eligible.

Additional Considerations

The specifics of any tax assistance will be identified in a municipal by-law which establishes the date that such tax assistance commences and the date of expiry of the assistance.

The matching education portion tax assistance is limited to the earlier of a 36-month consecutive period or the date that tax assistance equals the costs of remediation necessary to permit filing of a Record of Site Condition and the cost of complying with any certificate of property use issued under Section 168.6 of the Environmental Protection Act.

The matching education portion must be applied for by the municipality and is provided upon approval by the Minister of Finance.

Assistance under this program terminates upon transfer of title to the property, severance or subdivision. In the case of severance and subdivision of land, termination of the program applies only to those parts of the original land holding which are severed or subdivided to other owners.