

# CITY-WIDE BROWNFIELD COMMUNITY IMPROVEMENT PLAN (CIP) - FINANCIAL INCENTIVE PROGRAMS

Available Programs:

- ENVIRONMENTAL STUDY GRANT
- BROWNFIELD TAX ASSISTANCE
- BROWNFIELD REHABILITATION GRANT
- DEVELOPMENT CHARGE EXEMPTION PROGRAM



## Are you interested in financial incentives for Brownfield sites?

### What are Brownfields?

Brownfields are abandoned, vacant or under utilized industrial or commercial property in the Urban Area with an active potential for redevelopment, where redevelopment is complicated by real or perceived environmental contamination, building deterioration/obsolescence, and/or inadequate infrastructure.

Property owners of brownfield sites can apply for funds under the programs. To determine if you are eligible, review the program summaries in this pamphlet. Individuals should contact the Community Improvement Program Coordinator to discuss the details of making an application of the programs. The program guide and applications are contained on the City's web site at [www.niagarafalls.ca](http://www.niagarafalls.ca).



MacBain Community Centre

## » Brownfield Community Improvement Plan (CIP) Financial Incentive Programs

### ENVIRONMENTAL STUDY GRANT

#### Purpose

*A grant to help offset the cost of conducting a Phase II Environmental Assessment, Remedial Work Plans, and/or Risk Assessments/Risk Management Plans.*

#### Grant Funds

The program is a 50-50 matching grant program. The maximum grant amount is up to \$12,500 per environmental study, with a maximum of 2 environmental studies per property and maximum total grant of \$20,000.

#### Typical Conditions

- Applicant must complete and submit an application form.
- Application must be accompanied by a Phase I ESA.
- Environmental study is to be completed by a qualified person.

### BROWNFIELD TAX ASSISTANCE

#### Purpose

*To provide a financial incentive in the form of a freeze of property taxes for up to 5 years and educational property taxes for up to 3 years to help offset the costs of remediation.*

### Eligible Costs

- Phase II ESA, Remedial Work Plans and Risk Assessment/Risk Management Plans not covered by Environment Study Grant.
- Environmental remediation.
- Monitoring, maintaining and operating engineering controls/works.
- Environmental insurance premium.

### Typical Conditions

- Applicant must complete and submit an application form.
- Applicant must enter into a Tax Assistance Agreement with the City.
- By-law required authorizing property tax assistance.
- Application required to Minister of Finance for education property tax assistance.

### BROWNFIELD REHABILITATION GRANT

#### Purpose

*To provide financial incentive in the form of an annual grant for up to 10 years after Tax Assistance Program ends to offset the costs of remediation and redevelopment.*

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### Eligible Costs

- Phase II ESA's, Remedial Work Plans and Risk Assessment/Risk Management Plans not covered by the Environmental Study Grant or Tax Assistance Program.
- Environmental remediation not covered by the Tax Assistance Program.
- Monitoring, maintaining and operating engineering controls/works not covered by the Tax Assistance Program.
- Environmental insurance premium not covered by the Tax Assistance Program.

### Typical Conditions

- Applicant must complete and submit an application form.
- Applicant must enter into a Rehabilitation Agreement with the City.
- When tax assistance ends the City collects increased taxes resulting from redevelopment each year. Once property taxes are paid in full for that year, a grant payment equivalent to 80% of the increase will be issued.
- Grant agreements will be for up to 10 years depending on the area or up to the time eligible costs are met.

### DEVELOPMENT CHARGES EXEMPTION PROGRAM

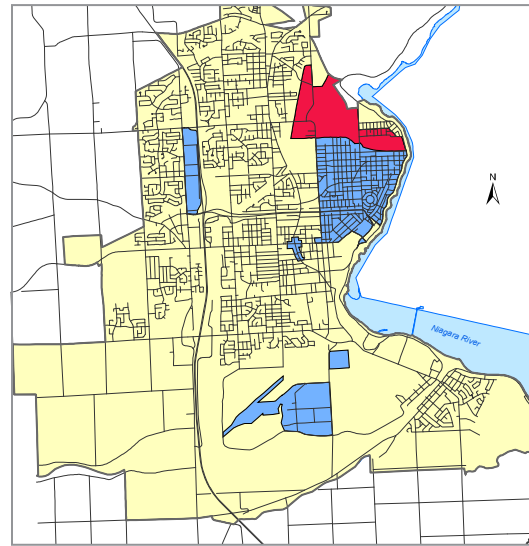
#### Purpose

The exemption of development charges is an incentive to promote development on brownfield sites. The owner carrying out the remediation will derive the benefit.

#### Exemption

- The program exempts development from 75% of the required Development Charge on residential, commercial and mixed use development.
- Up to an additional 25% City development charge reduction will be provided upon the inclusion of Smart Growth principles.

### BROWNFIELD CIP PROJECT AREAS



- Area 1 - Pilot Project Area
- Area 2 - General Areas for Community Improvement
- Area 3 - Rest of Urban Area

### Project Areas

The City has identified priority areas for incentives. The Pilot Project Area is the highest priority. This area is shown in red in the above noted map. Other sites located within Community Improvement Areas are the second priority and they are shown in blue. All other brownfield areas within the urban area boundaries are the third priority which is shown in yellow.



#### City of Niagara Falls

Planning & Development /  
Business Development  
4310 Queen Street  
P.O. Box 1023  
Niagara Falls, ON L2E 6X5  
(905)356-7521 Ext. 4298  
(905)356-2354 Fax  
[www.niagarafalls.ca](http://www.niagarafalls.ca)



Thundering Waters  
Golf Course

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