GREEN MUNICIPAL FUND
FONDS MUNICIPAL VERT

SASKATCHEWAN

BROWNFIELD ROADMAPS 2021

A program of

FCM

INTRODUCTION

FCM's Green Municipal Fund™ (GMF) has produced this series of 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:

- Overview of the brownfield redevelopment process—a description of the steps typically followed when redeveloping a brownfield site in Canada
- Provincial/Territorial requirements—an outline of the provincial/territorial 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 includes a summary table that lists the key provincial/territorial requirements and funding and incentive programs described in the roadmap. The requirements are aligned with the general steps that are typically followed when redeveloping a brownfield site in Canada.

Visit GMF's Brownfields Resources for information on the potential benefits of redeveloping brownfield sites and for additional tools, guidance and resources related to brownfield redevelopment, including a seven-step framework to help municipalities achieve their brownfield redevelopment goals. Municipalities are also encouraged to join FCM's Leadership in Brownfield Renewal (LiBRe) network. This network links municipal staff from Canadian cities and communities of all sizes who have committed to remediating and redeveloping brownfield sites.

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

Canada

The Green Municipal Fund™ is a $1 billion program, delivered by the Federation of Canadian Municipalities and funded by the Government of Canada

NOTE: This document summarizes current provincial/territorial 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.

This publication is available on the FCM Green Municipal Fund website at: https://fcm.ca/en/resources/gmf/tool-roadmaps-redeveloping-brownfields

Federation of Canadian Municipalities
24 Clarence Street
Ottawa, Ontario K1N 5P3
https://fcm.ca/en/programs/green-municipal-fund

SASKATCHEWAN
2021 Brownfield Roadmap

	BROWNFIELD REDEVELOPMENT PROCESS	PROVINCIAL REQUIREMENTS
1. PLAN	• 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	• Consider adding a brownfield planning component to the municipality's official community plan (as per *The Planning and Development Act, 2007*) • Identify contaminated sites in the community as per Public Sector Accounting Board standard Section PS 3260
2. STUDY	• 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	• Conduct and submit site assessment to the province • Choose the appropriate risk-based, tiered endpoint • Prepare and submit a corrective action plan to the province
3. REMEDIATE	• 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	• Perform activities as per corrective action plan and conduct appropriate confirmatory sampling • Submit closure report or notice of site condition, if directed, to the province
4. REDEVELOP	• Perform ongoing risk management and monitoring as required • Design and construct site infrastructure	• Meet local government planning approval and permitting requirements • Perform ongoing site management and monitoring

SASKATCHEWAN
2021 Brownfield Roadmap

	FUNDING AND INCENTIVE PROGRAMS
1. PLAN	Green Municipal Fund (GMF) grants are available for community brownfield action plans, including community brownfield strategies, community improvement plans and revitalization plans (50% of eligible costs; grant maximum of $175,000). **Other programs:** • Municipal incentives as per *The Planning and Development Act*, 2007 • City of Saskatoon's Vacant Lot & Adaptive Re-Use Incentive Program • Tax Increment Financing (as per *The Municipalities Act* and *The Cities Act*)
2. STUDY	GMF grants are available for feasibility studies (50% of eligible costs; grant maximum of $175,000) and pilot projects (50% of eligible costs; grant maximum of $500,000). **Other programs:** Sustainable Development Technology Canada offers innovative technology development funding (soil and water treatment; technology development and demonstration)
3. REMEDIATE	GMF loans and grants are available for remediation and risk management activities. A grant may be offered in combination with a loan when the applicant is a municipality or municipal corporation. **Other programs:** • Investing in Canada Plan Bilateral Agreements • Gas Tax Fund • New Building Canada Fund: Provincial–Territorial Infrastructure Component, National and Regional Projects • New Building Canada Fund: Provincial–Territorial Infrastructure Component, Small Communities Fund • Orphaned Environmentally Impacted Sites Fund
4. REDEVELOP	GMF loans and grants are available for initiatives that bring a brownfield site back into economically productive use. Redevelopment initiatives are eligible if they take place on a remediated brownfield site and the initiative is a capital project in FCM's areas of energy, transportation, waste or water. Municipalities may be eligible for a grant (up to 15% of the loan). **Other programs:** • Investing in Canada Plan Bilateral Agreements • Gas Tax Fund • New Building Canada Fund: Provincial–Territorial Infrastructure Component, National and Regional Projects • New Building Canada Fund: Provincial–Territorial Infrastructure Component, Small Communities Fund Also, consider obtaining private funding from financial institutions and developers.

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 common site remediation terminology that may not be required for every province and territory. If they are required, they may have been given different terms, but they generally have the same meaning.

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, municipal development, area structure plans, area redevelopment plans and brownfield redevelopment strategies. **Parties typically involved:** municipal departments (e.g., planning, finance, economic development) and 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 departments (e.g., planning, finance, economic development), consultants, brownfield property owners (whether private or municipally owned) and developers.

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[1] or temporary commercial/industrial uses) could be more economically and socially beneficial to the community. However, this interim land use should not increase risks to human health and the environment, nor should it impede future redevelopment to a desirable end use. Municipalities should also ensure end uses permitted through municipal development plans and land use bylaws are compatible with the level of remediation completed so that no increased risks to human health and the environment result from redevelopment. **Parties typically involved:** municipal departments (e.g., planning and economic development), planning consultants and provincial/territorial staff.

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 communities. Municipalities should also note that the Public Sector Accounting Board (PSAB) 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 a contaminated site for which they are responsible. Specifically, it establishes when to recognize and how to measure a liability for remediation.

To properly estimate and track 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 from 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).

Other PSAB standards that municipalities may need to consider when determining liabilities associated with brownfield sites are:

- Section PS 3270—Solid Waste Landfill Closure & Post-closure Liability
- Section PS 3280—Asset Retirement Obligations

For more information, contact CPA Canada.
Parties typically involved: municipal departments (e.g., finance, engineering and public works, planning), auditors (government or third-party) and provincial/territorial staff.

[1] While it may seem counter-intuitive, community gardens on brownfields have been approved in many jurisdictions where specific constraints and requirements have been put in place to ensure there are no risks to human health or the environment. For further information please see https://www.epa.gov/brownfields/steps-creating-community-garden-or-expand-urban-agriculture-brownfields-site.

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.

Municipalities should ensure end uses permitted through municipal development plans and land use bylaws are compatible with the level of remediation completed so that no increased risks to human health and the environment result from redevelopment. **Parties typically involved:** municipal departments (e.g., engineering and public works, planning) and environmental consultants.

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 using specific approaches to assess contaminated sites, 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[2]:*** in some provinces/territories, a more detailed assessment (sometimes referred to as a Phase III Environmental Site Assessment) may need to be performed to confirm types and concentrations of contaminants and to delineate contaminated areas

[2] Not all provinces and territories consider this step separate from the Phase II Environmental Site Assessment. Those that do may call this a "Phase III Environmental Site Assessment." However, some jurisdictions use the term "Phase III Assessment" to describe a remedial action plan.

Following the site assessment, the generic provincial/territorial 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/territories, these remedial objectives are called remedial or remediation standards or criteria. **Parties typically involved:** municipal departments (e.g., engineering and public works, planning) and environmental consultants.[3]

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 departments (e.g., engineering and public works, planning), environmental consultants, risk assessors and provincial/territorial staff.

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 equally protective site-specific or risk-based remedial objectives. **Parties typically involved:** municipal departments (e.g., engineering and public works, planning), environmental consultants and provincial/territorial staff.

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 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 departments (e.g., engineering and public works, planning), environmental consultants and remediation contractors.[4]

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 departments (e.g., engineering and public works, planning), environmental consultants, remediation contractors and provincial/territorial staff.

[3, 4] Some provinces and territories have requirements to qualify professionals/consultants to perform environmental and risk assessments, and to develop remediation action plans and develop closure documentation.

3. REMEDIATE

3.1 BUILDING DEMOLITION AND SOIL AND WASTE RECYCLING

This step involves building and infrastructure demolition as well as soil and waste removal (e.g., utilities, roads, above-ground or underground storage tanks). Where possible, unimpacted/clean soil and waste should be recycled on-site or reused for other purposes as per provincial/territorial requirements and approvals. **Parties typically involved:** municipal departments (e.g., engineering and public works, planning), environmental consultants, remediation contractors and 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 departments (e.g., engineering and public works, planning), environmental consultants and 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, if 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 departments (e.g., engineering and public works, planning), environmental consultants and provincial staff.

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 land use, or access controls). **Parties typically involved:** municipal departments (e.g., engineering and public works, planning), environmental and planning consultants, developers and 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 departments (e.g., engineering and public works, planning), environmental and planning consultants, developers and construction contractors.

PROVINCIAL REQUIREMENTS

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

KEY LEGISLATION AND SOURCES OF INFORMATION[5]

- *The Environmental Management and Protection Act, 2010,* enables the process for dealing with environmentally impacted sites.
- The Saskatchewan Environmental Code contains a collection of legally binding requirements for activities regulated by *The Environmental Management and Protection Act*.
- The Saskatchewan Environmental Code standards are related to the management of environmentally impacted sites.
- Guidance Document: Impacted Sites is a resource created by the Saskatchewan Ministry of Environment. It describes the process for managing impacted sites in Saskatchewan within the framework set out by *The Environmental Management and Protection Act*, 2010, and by the Saskatchewan Environmental Code and associated standards.
- *The Planning and Development Act, 2007,* includes provisions related to the development of official community plans and other planning tools related to brownfield redevelopment.
- The Impacted Sites Fund is administered by the Ministry of Environment and provides financial support to municipal governments to clean up sites so they can be used for future economic or social development opportunities.

[5] It is important to note that 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.

1. PLAN

1.1 CONSIDER ADDING A BROWNFIELD PLANNING COMPONENT TO THE MUNICIPALITY'S OFFICIAL COMMUNITY PLAN

The Planning and Development Act, 2007, allows a municipal council to adopt an official community plan (OCP). An OCP provides a comprehensive policy framework to guide the physical, environmental, economic, social and cultural development of the municipality or any part of the municipality, including current and future land use and development in the municipality. Specifically, the OCP can identify and prioritize brownfield sites for redevelopment. It can also identify municipal financial or tax-based incentives to encourage brownfield redevelopment. The act also provides municipalities with tools for planning bylaws, including zoning bylaws and interim development control bylaws, that may be applied to brownfield development.

1.2 IDENTIFY ENVIRONMENTALLY IMPACTED 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 contaminated sites for which they are responsible. In developing this inventory, careful consideration should be given to the scope of Section PS 3260. Specific criteria must be met prior to a site being accounted for under PS 3260.

Having an understanding of contaminated or potentially contaminated land within the community will also help municipalities plan for brownfield redevelopment. The Saskatchewan Ministry of Environment maintains the Impacted Sites Registry, which provides the public with access to information about environmentally impacted sites. The "Discharge and Discovery Reporting" chapter of the Saskatchewan Environmental Code sets out the requirements for reporting a discharge of a substance that may cause or is causing an adverse effect, or for reporting the discovery of such a substance. The person responsible for the site with the discharge or for discovery must report this information to the Ministry of Environment and to anyone else who may be affected by the substance. The ministry also has a searchable database for spills and hazardous materials storage facilities, which may have information related to sites with potential contamination.

The Statements of Provincial Interest Regulations indicate that planning documents, such as official community plans and zoning bylaws, and planning decisions, such as development permit decisions, should encourage opportunities for the reuse and preservation or restoration of historic buildings. The regulations also encourage municipalities to identify potential hazard lands and address their management in their planning documents and decisions. Hazard lands are areas subject to natural and human-induced threats. Redevelopment areas may include lands that have contaminated soils and are considered hazard lands. Additional information can be found in the Planning Handbook, a companion document to assist municipalities and developers with interpreting The Statements of Provincial Interest Regulations.

2. STUDY

2.1 CONDUCT AND SUBMIT SITE ASSESSMENT

The Site Assessment chapter of the Saskatchewan Environmental Code and related standards set out the requirements for conducting a site assessment. Site assessments characterize and delineate the concentrations or quantities of substances impacting a site and compare those levels to specific land use criteria. The site assessment requirements depend on which type of remediation solution is chosen for the site:

- An "acceptable remediation solution" uses a pre-defined process and represents the minimum level of performance required to meet the acceptable risk for any site condition. Site assessments for acceptable solutions conform to the Canadian Standards Association's Phase II Environmental Site Assessment Standard Z769-00 (R2013).
- An "alternative remediation solution" is a site-specific solution that is typically used when the acceptable solution is not possible or viable for the site. In general, the alternative solution proposed should achieve outcomes equal to or better than those specified in the acceptable solution. The ministry must accept all proposed alternative solutions prior to the activity being carried out.

The site assessment activities that require the involvement of a "qualified person" are outlined in the Environmental Code. The results of the site assessment, along with a completed National Classification System for Contaminated Sites spreadsheet, must be sent to the ministry when an alternative remediation solution is chosen or when the responsible party has been directed to conduct a site assessment. The responsible party must also inform anyone affected by any substances of potential concern.

2.2 CHOOSE THE APPROPRIATE RISK-BASED TIERED ENDPOINT

Based on the results of the site assessment, the party responsible for the impacted site selects a method for determining the remediation targets (or "endpoints") for the contaminants of concern at the site. The three types of endpoints are described further in the Saskatchewan Environmental Code's Endpoint Selection Standard:

- Tier 1 endpoint: Tier 1 values, as outlined in the Saskatchewan Environmental Quality Standard (SEQS), are applied to the site without any modification.
- Tier 2 endpoint: Tier 2 values are based on site-specific information on the contaminant pathways and receptors.
- Tier 3 endpoint: Site-specific environmental quality standards are identified based on a detailed risk assessment.

Each successive endpoint requires a greater level of technical detail and a greater level of expertise to plan and carry out the remediation. However, going to a higher tier may be beneficial; it may require a less complicated or less expensive remediation or risk management approach to achieve the same level of human health and environmental protection at the site.

2.3 PREPARE AND SUBMIT A CORRECTIVE ACTION PLAN

A corrective action plan (CAP) is required whenever a site assessment indicates that a property meets the definition of an environmentally impacted site as outlined in *The Environmental Management and Protection Act, 2010*.

As outlined in the "Corrective Action Plan" chapter of the Saskatchewan Environmental Code, the CAP should identify the selected endpoints for the site and identify which reclamation technologies will be used to achieve those endpoints, as described in the Code's Reclamation Technology Standard. An online form available through the Ministry of Environment website must be used when submitting a CAP. The activities associated with the development of a CAP that require the involvement of a "qualified person" are outlined in the Code.

3. REMEDIATE

3.1 PERFORM ACTIVITIES AS PER CORRECTIVE ACTION PLAN

The impacted site must be remediated or risk managed as described in the CAP accepted by the Ministry of Environment. As outlined in the "Corrective Action Plan" chapter of the Saskatchewan Environmental Code, once the endpoints selected in the CAP are achieved, a closure report must be submitted to the ministry. If the endpoints selected in the CAP are not achieved within the timeframe set out in the CAP, the Ministry of Environment must be notified, as outlined in the Code.

If directed by the ministry, within 30 days of completing the activities outlined in the CAP, the forms described in the National Classification System for Contaminated Sites Guidance Document must be completed and submitted to the ministry.

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

If a risk management plan has been implemented, ongoing soil and groundwater monitoring may be required at the site and may include controls such as a ground disturbance policy or land use restrictions. Additional information can be found in the Saskatchewan Environmental Code's Administrative Control Standard.

FUNDING AND INCENTIVE PROGRAMS

This section details funding and incentive programs shown in the table:

- FCM's Green Municipal Fund (GMF) brownfield funding opportunities
- Federal programs that fund some aspect of brownfield redevelopment
- 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 percent 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:
GMF's community brownfield action plan funding

MUNICIPAL INCENTIVES

The Planning and Development Act, 2007, authorizes Saskatchewan municipalities to set policies that address various aspects of community development, including planning for land use and development. With respect to brownfields, policies may be developed for infill development, designation of brownfield lands and incentives. For example, the City of Saskatoon's Vacant Lot & Adaptive Re-Use Incentive Program encourages development on existing vacant or brownfield sites and the reuse of vacant buildings in established areas of the city by providing financial and tax-based incentives to owners of eligible properties.

In addition, *The Municipalities Act* (sections 317.1 and 317.2) and *The Cities Act* (sections 281.1 and 281.2) allow for tax increment financing for the redevelopment of land.

2. STUDY

GMF GRANTS FOR STUDIES AND PILOT PROJECTS

To help plan your brownfield projects, FCM provides grants for feasibility studies and pilot projects. Studies can include the following:

- Site remediation or risk management studies—Phase II Environmental Site Assessments and site-specific remedial action plans or risk management plans
- Brownfield site redevelopment studies—feasibility studies for initiatives that have potential to bring a brownfield site back into economically productive use, where the redevelopment also meets GMF's study requirements in FCM's areas of energy, transportation, waste or water
- Studies pertaining to renewable energy production on a brownfield—feasibility studies for initiatives that generate renewable energy on a brownfield site, with or without its remediation
- Site remediation or risk management pilot projects—to demonstrate how to bring a brownfield site back into economically productive use
- Brownfield site redevelopment pilot projects—to examine either the financial performance of environmentally proven initiatives, or the financial or environmental performance of a new initiative (your pilot project should also assess the initiative's social benefits: better health for local residents, job creation, youth engagement, whether people will use it, etc.)
- Renewable energy production on a brownfield pilot projects—pilot projects that demonstrate how to generate renewable energy on a brownfield site, with or without its remediation

For these grant programs, FCM will provide up to 50 percent of eligible project costs to a maximum of $175,000 for feasibility studies and $500,000 for pilot projects. For pilot projects in municipalities with a population of 20,000 or less, municipal governments and their partners may qualify to receive up to 80 percent of eligible costs. 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:

- GMF's Study: Site remediation or risk management funding
- GMF's Study: Brownfield site redevelopment funding
- GMF's Study: Renewable energy production on a brownfield
- GMF's Pilot Project: Site remediation or risk management
- GMF's Pilot project: Brownfield site redevelopment funding
- GMF's Pilot Project: Renewable energy production on a brownfield

SUSTAINABLE DEVELOPMENT TECHNOLOGY CANADA—INNOVATIVE TECHNOLOGY DEVELOPMENT FUNDING

Sustainable Development Technology Canada (SDTC) is a federally funded, not-for-profit foundation. SDTC funds projects that support Canadian small- and medium-sized enterprises that are advancing innovative, pre-commercial technologies and that have the potential to demonstrate significant and quantifiable environmental and economic benefits in one or more of the following areas: climate change, clean air, clean water and clean soil. On average, SDTC funds up to 40 percent of eligible project costs. Funding from all levels of government must not surpass 75 percent of eligible costs and 25 percent of the eligible costs must be funded through private-sector contributions (including in-kind), with at least 50 percent of eligible project costs incurred in Canada.

Status:
Currently accepting applications

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

For more information:
Sustainable Development Technology Canada

3. REMEDIATE

GMF LOANS FOR BROWNFIELD REMEDIATION AND RISK MANAGEMENT

Through GMF, FCM provides capital loans for remediation and risk management activities that will help to bring brownfield sites back into economically productive use. GMF may offer a grant in combination with a loan when the applicant is a municipality or a municipal corporation, if the applicant was not responsible for the original contamination. Loan and grant amounts are determined on a per-project basis. 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:
Capital project: Site remediation or risk management funding

INVESTING IN CANADA PLAN BILATERAL AGREEMENTS (BUDGET 2017)

The Government of Canada has made a $180 billion investment in infrastructure through its Investing in Canada Plan. As part of this community-building plan, the federal government signed new bilateral agreements for the Investing in Canada Infrastructure Program (ICIP) with all provinces and territories, with more than $33 billion in federal investment going towards significant infrastructure projects across the country under four funding streams:

- Public transit ($20.1 billion)
- Green infrastructure ($9.2 billion)
- Community, culture and recreation infrastructure ($1.3 billion)
- Rural and northern community infrastructure ($2.4 billion)

Under the Green Infrastructure funding stream, the Environmental Quality sub-stream supports building healthier communities through investments in clean, safe drinking water, sewage treatment, and reducing or remediating soil and air pollutants.

To be eligible under this program, proposed infrastructure projects must demonstrate alignment with one of the funding stream outcomes. The projects must also be prioritized by their provinces or territories before being submitted to the Government of Canada for consideration. For more information about the bilateral agreements with each province and territory see Infrastructure Canada's overview of its Investing in Canada Plan programs.

GAS TAX FUND

The Gas Tax Fund provides municipalities with a permanent, predictable and indexed source of long-term funding, enabling construction and rehabilitation of core public infrastructure. It offers local communities the flexibility to make strategic investments across 18 different project categories, including roads and bridges, public transit, drinking water and wastewater infrastructure, and recreational facilities. The fund

promotes investments in increased productivity and economic growth, a clean environment, and strong cities and communities.

Status:
The Gas Tax Fund started in 2005–2006 and is ongoing.

NEW BUILDING CANADA FUND: PROVINCIAL–TERRITORIAL INFRASTRUCTURE COMPONENT, NATIONAL AND REGIONAL PROJECTS

This fund supports infrastructure projects of national and regional significance that contribute to economic growth, a clean environment and stronger communities. It is an allocation-based program that recognizes and supports the important role that provinces, territories and municipalities play in helping to build Canada's public infrastructure. These projects allow people and goods to move more freely, increase the potential for innovation and economic development, help to improve the environment, and support stronger and safer communities.

The fund started in 2014–2015 and is scheduled to end in 2023–2024.

Status:
No additional project proposals are being accepted under this program.

For more information:
The 2014 New Building Canada Fund: Provincial–Territorial Infrastructure Component, National and Regional Projects

NEW BUILDING CANADA FUND: PROVINCIAL–TERRITORIAL INFRASTRUCTURE COMPONENT, SMALL COMMUNITIES FUND

This fund represents 10 percent of the federal government's overall provincial–territorial infrastructure component funding envelope. This sub-program provides contribution funding for infrastructure projects in small communities with populations of 100,000 or less. The program supports projects of national, regional and local significance that contribute to economic growth, a clean environment and stronger communities. These projects allow people and goods to move more freely, increase the potential for innovation and economic development, help to improve the environment, and support stronger, safer communities.

The fund started in 2014–2015 and is scheduled to end in 2023–2024.

Status:
No additional project proposals are being accepted under this program.

For more information:
The 2014 New Building Canada Fund: Provincial–Territorial Infrastructure Component, Small Communities Fund

ORPHANED ENVIRONMENTALLY IMPACTED SITES FUND

The Environmental Management and Protection Act, 2010, enables the establishment of an Impacted Sites Fund to reclaim, restore and remedy orphaned environmentally impacted sites. This fund is managed by the Finance and Administration Branch of the Ministry of Environment.

4. REDEVELOP

GMF LOANS AND GRANTS FOR REDEVELOPMENT CAPITAL PROJECTS

GMF capital project funding is available for initiatives that bring a brownfield site back into economically productive use. Redevelopment initiatives are eligible if they will take place on a remediated brownfield site and the initiative meets the requirements of a capital project in FCM's areas of energy, transportation, waste or water. Municipal applicants may be eligible for a grant worth up to 15 percent of the loan. 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:
GMF Capital Project:
Brownfield site redevelopment

INVESTING IN CANADA PLAN BILATERAL AGREEMENTS (BUDGET 2017)

See "Remediate" section, above.

GAS TAX FUND

See "Remediate" section, above.

NEW BUILDING CANADA FUND: PROVINCIAL–TERRITORIAL INFRASTRUCTURE COMPONENT, NATIONAL AND REGIONAL PROJECTS

See "Remediate" section, above.

NEW BUILDING CANADA FUND: PROVINCIAL–TERRITORIAL INFRASTRUCTURE COMPONENT, SMALL COMMUNITIES FUND

See "Remediate" section, above.

PRIVATE FUNDING FROM FINANCIAL INSTITUTIONS AND DEVELOPERS

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