

### Appendix 4: Brownfield Tax Increment Grant – Types of Eligible Costs

Municipality	Program	Eligible Cost
Fort Erie	<a href="#">Brownfield Rehabilitation Grant Program</a>	<ul style="list-style-type: none"> <li>• Phase II ESAs, Designated Substances and Hazardous Materials Surveys, Remedial Work Plans, and Risk Assessment not disbursed by the Environmental Site Assessment Grant Program or the Brownfields TAP;</li> <li>• environmental remediation, including the costs of preparing a RSC, not disbursed by the Brownfields TAP;</li> <li>• placing clean fill and grading not disbursed by the Brownfields TAP;</li> <li>• installing environmental and/or engineering controls/works, as specified in the Remedial Work Plan and/or Risk Assessment, not disbursed by the Brownfields TAP;</li> <li>• monitoring, maintaining and operating environmental and engineering controls/works, as specified in the Remedial Work Plan and/or Risk Assessment, not disbursed by the Brownfields TAP;</li> <li>• environmental insurance premiums not disbursed by the Brownfields TAP;</li> <li>• the following Leadership in Energy and Environmental Design (LEED) Program Components:               <ul style="list-style-type: none"> <li>i) base plan review by a certified LEED consultant;</li> <li>ii) preparing new working drawings to the LEED standard;</li> <li>iii) submitting and administering the constructed element testing and certification used to determine the LEED designation;</li> <li>iv) increase in material/construction cost of LEED components over standard building code requirements to a maximum of 15% of total construction costs;</li> <li>h) demolishing buildings (excluding permit fees);</li> <li>i) building rehabilitation and retrofitting works (excluding permit fees);</li> <li>j) upgrading on-site infrastructure, including water services, sanitary sewers and stormwater management facilities;</li> <li>k) constructing/upgrading off-site infrastructure including roads, water services, sanitary sewers, stormwater management facilities, electrical and gas utilities, where this is required to permit remediation, rehabilitation and/or adaptive reuse of the property that is subject of the application.</li> </ul> </li> </ul>

<b>Municipality</b>	<b>Program</b>	<b>Eligible Cost</b>
Lincoln	<a href="#">Revitalization Grant Program</a>	<ul style="list-style-type: none"><li>• Phase I Environmental Site Assessment (ESA) in accordance with O. Reg. 153/04 of the Environmental Protection Act;</li><li>• Phase II ESA in accordance with O. Reg. 153/04 of the Environmental Protection Act;</li><li>• Environmental Remediation Work in accordance with O. Reg 153/04 including:<ul style="list-style-type: none"><li>• Remedial Action Plan/Remedial Work Plan as defined by O. Reg 153/04;</li><li>• Risk Assessment (RA) as defined by O. Reg. 153/04;</li><li>• Environmental rehabilitation;</li><li>• Risk Mitigation Measures (RMMs);</li><li>• Disposal of contaminated soil;</li><li>• Placing of clean fill and grading; and</li></ul></li><li>• Indirect remediation costs including insurance premiums, assessment estimates, preparation of Record of Site Condition and Certificate of Property Use, and Archaeological Assessment.</li></ul>

<b>Municipality</b>	<b>Program</b>	<b>Eligible Cost</b>
Niagara Falls	<a href="#">Rehabilitation Grant Program</a>	<ul style="list-style-type: none"><li>• Phase II ESAs, Remedial Work Plans, and Risk Assessment/Risk Management Plans not covered by the Environmental Study Grant Program or the Tax Assistance Program;</li><li>• environmental remediation, including the costs of preparing a RSC, not covered by the Tax Assistance Program;</li><li>• placing clean fill and grading not covered by the Tax Assistance Program;</li><li>• installing environmental and/or engineering controls/works, as specified in the Remedial Work Plan and/or Risk Assessment/Risk Management Plan, not covered by the Tax Assistance Program;</li><li>• monitoring, maintaining and operating environmental and engineering controls/works, as specified in the Remedial Work Plan and/or Risk Assessment/Risk Management Plan, not covered by the Tax Assistance Program;</li><li>• environmental insurance premiums not covered by the Tax Assistance Program;</li><li>• demolishing buildings;</li><li>• building rehabilitation and retrofitting works;</li><li>• upgrading on-site infrastructure, including on-site water services, sanitary sewers and stormwater management facilities;</li><li>• constructing/upgrading off-site infrastructure, including roads, water services, sanitary sewers, stormwater management facilities, electrical and gas utilities, where this is required to permit remediation, rehabilitation and/or adaptive reuse of the property that is subject of the application.</li></ul>

Municipality	Program	Eligible Cost
Port Colborne	<a href="#">Brownfield TIG Program</a>	<ul style="list-style-type: none"><li>• Phase II ESA, Designated Substances and Hazardous Materials Survey, Remedial Work Plan, Risk Assessment /Risk Management Plan, not disbursed by the ESA Grant Program or the Brownfield TAP;</li><li>• environmental remediation, including the costs of preparing a RSC, not disbursed by the Brownfield TAP;</li><li>• placing, compacting and grading of clean fill required to replace contaminated soils/fill disposed of off-site not disbursed by the Brownfield TAP;</li><li>• installing, monitoring, maintaining and operating environmental and/or engineering controls/works, as specified in the Remedial Work Plan and/or Risk Assessment and/or CPU, not disbursed by the Brownfield TAP;</li><li>• testing of on-site excess soils for potential reuse, but shall not include the excavation, management, transportation or disposal of such soil, except where the soil is found to be contaminated;</li><li>• environmental insurance premiums not disbursed by the Brownfield TAP;</li><li>• demolishing buildings (excluding permit fees);</li><li>• building rehabilitation and retrofit works (excluding permit fees); and,</li><li>• upgrading on-site infrastructure including water services, sanitary sewers and stormwater management facilities.</li></ul>

Municipality	Program	Eligible Cost
St. Catharines	<a href="#">Brownfield Tax Increment Finance Program</a>	<ul style="list-style-type: none"> <li>• demolition of buildings and structures, removal and disposal of materials and debris, abandoned infrastructure; general improvements for structural safety to satisfy property standards and minimum requirements of the Ontario Building Code;</li> <li>• lot preparation, construction/improvement/relocation of services, including but not limited to water service, sanitary/ storm sewers, roads, curbs, gutters, catchbasins, lighting, hydro, gas and communication services; construction of sound barriers, gas migration trenches;</li> <li>• <b>capital expenditures for new building construction</b>, and renovation, reuse, rehabilitation, alteration and expansion of existing buildings to be retained on site;</li> <li>• streetscaping, landscaping improvements, public realm improvements, sustainable development initiatives;</li> <li>• Municipal Property Assessment Corporation (MPAC) Assessment Estimate, and Supplementary Assessment;</li> <li>• legal fees, consulting fees and financing costs as they relate to the preparation of complete application requirements in Part B, Section 1.6 of the 2020CIP and to eligible costs identified above.</li> <li>• Phase I and II Environmental Site Assessment, Site Specific Risk Assessment (SSRA), remedial work plan or other qualified remediation/risk management plan completed on the property at the cost of the property owner, and prepared by Qualified Persons as defined by Ontario Regulation 153/04, as amended, necessary to obtain a Record of Site Condition (RSC), or other approval granted by the Ministry of the Environment, Conservation and Parks (MECP) for the proposed use of the property</li> <li>• environmental soil remediation, or other qualified remediation or risk management in accordance with i) above.</li> <li>• removal of waste materials, placing of clean fill and grading;</li> <li>• interest charges related to the cost of financing the preparation of remediation/risk management studies and undertaking the remediation;</li> <li>• insurance premium to guarantee remediation completion.</li> </ul>

Municipality	Program	Eligible Cost
Thorold	<a href="#">Tax Increment Financing Program</a>	<ul style="list-style-type: none"> <li>• environmental studies</li> <li>• environmental remediation</li> <li>• removal of debris including processed piping and general improvements for structural safety purposes to meet the minimum requirements of the Ontario Building Code</li> <li>• site preparation including construction/improvement of on-site public works, e.g. water services, private sanitary and storm drains and/or private sewers, hydro, gas, and communication services</li> <li>• demolition of all buildings and structure, together with removal and disposal of all material and debris</li> <li>• any streetscaping, landscaping, enhancement and any aesthetic beautification as may be required</li> <li>• actual costs may include all legal fees, consulting fees, and financing costs as they relate only to specific eligible costs identified above</li> </ul>
Welland	<a href="#">Brownfields Rehabilitation Grant Program</a>	<ul style="list-style-type: none"> <li>• Phase II ESA, Designated Substances and Hazardous Materials Survey, Remedial Work Plan, and Risk Assessment not disbursed by the ESG Program or the BTA Program;</li> <li>• environmental remediation, including the costs of preparing a RSC, not disbursed by the BTA Program;</li> <li>• placing, compacting and grading of clean fill required to replace contaminated soils/fill disposed of off-site not disbursed by the BTA Program;</li> <li>• installing, monitoring, maintaining and operating environmental and/or engineering controls/works, as specified in the Remedial Work Plan and/or Risk Assessment, not disbursed by the BTA Program;</li> <li>• environmental insurance premiums not disbursed by the BTA Program;</li> <li>• removal/abatement of designated substances and hazardous materials;</li> <li>• demolishing buildings;</li> <li>• building construction;</li> <li>• building renovation and retrofit works;</li> <li>• upgrading on-site infrastructure including water services, sanitary sewers and stormwater management facilities.</li> </ul>

Municipality	Program	Eligible Cost
West Lincoln	<a href="#">Brownfield Rehabilitation Grant Program</a>	<ul style="list-style-type: none"> <li>• feasibility study not disbursed by the Feasibility Study Grant;</li> <li>• Phase II ESA, Designated Substances and Hazardous Materials Survey, Remedial Work Plan, and Risk Assessment not disbursed by the ESA Grant Program or the Brownfield Property TAP;</li> <li>• environmental remediation, including the costs of preparing a RSC, not disbursed by the Brownfield Property TAP;</li> <li>• placing clean fill and grading not disbursed by the Brownfield Property TAP;</li> <li>• installing environmental and/or engineering controls/works, as specified in the Remedial Work Plan and/or Risk Assessment, not disbursed by the Brownfield Property TAP;</li> <li>• monitoring, maintaining and operating environmental and engineering controls/works, as specified in the Remedial Work Plan and/or Risk Assessment, not disbursed by the Brownfield Property TAP;</li> <li>• environmental insurance premiums not covered by the Brownfield Property TAP;</li> <li>• the following Leadership in Energy and Environmental Design (LEED) Program Components:               <ul style="list-style-type: none"> <li>i) base plan review by a certified LEED consultant;</li> <li>ii) preparing new working drawings to the LEED standard; Consulting 33</li> <li>iii) submitting and administering the constructed element testing and certification used to determine the LEED designation;</li> <li>iv) increase in material/construction cost of LEED components over standard building code requirements to a maximum of 15% of total construction costs;</li> <li>i) demolishing buildings;</li> <li>j) building rehabilitation and retrofit works (excluding permit fees); and,</li> <li>ii) upgrading on-site infrastructure including water services, sanitary services and stormwater management facilities up to a maximum of 50% of the cost of on-site infrastructure upgrading.</li> </ul> </li> </ul>