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Green Municipal Fund



Brownfield Roadmaps 2016

Alberta

INTRODUCTION

The Federation of Canadian Municipalities' (FCM) Green Municipal Fund™ (GMF) has produced this series of brownfield 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:

- an overview of the brownfield redevelopment process — a description of the steps typically followed when redeveloping a brownfield site in Canada
- provincial requirements — an outline of provincial 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 features a flowchart that summarizes the main activities and milestones, illustrates where the steps are connected, and refers to further details in the document.

Visit [*Revitalize Your Brownfields*](#) for additional tools, guidance and resources related to brownfield redevelopment.

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

NOTE: 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.

The Government of Canada endowed FCM with \$550 million to establish the Green Municipal Fund™. The Fund supports partnerships and leveraging of both public and private-sector funding to reach higher standards of air, water and soil quality, and climate protection.



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This publication is available on the FCM Green Municipal Fund website at www.fcm.ca/qmf under "Resources."

Federation of Canadian Municipalities

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Ottawa, Ontario K1N 5P3

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Alberta 2016 Brownfield Roadmap

	Brownfield Redevelopment Process	Provincial Requirements
1. Plan	<ul style="list-style-type: none"> ➤ 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 ➤ Track and showcase redevelopment progress 	<ul style="list-style-type: none"> ➤ Consider including brownfield redevelopment opportunities in the municipal development plan ➤ Consider establishing a community revitalization levy area (optional as per <i>Municipal Government Act</i>) ➤ Identify contaminated sites in the community as per Public Sector Accounting Board standard PS 3260
2. Study	<ul style="list-style-type: none"> ➤ 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 	<ul style="list-style-type: none"> ➤ Perform Phase I Environmental Site Assessment ➤ If required, perform preliminary Phase II Environmental Site Assessment and submit it with Record of Site Condition to Alberta Environment and Sustainable Resource Development ➤ If required, perform Phase II Delineation Environmental Site Assessment and update Record of Site Condition ➤ Consider rezoning site to meet redevelopment goals ➤ Decide whether to apply Tier 1 or Tier 2 guidelines or exposure control ➤ For exposure control, if required, develop risk management and/or exposure plan
3. Remediate	<ul style="list-style-type: none"> ➤ 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 	<ul style="list-style-type: none"> ➤ Perform remediation, risk management and/or exposure control activities as planned ➤ Update Record of Site Condition and, if applicable, receive remediation certificate issued by the province for remediated areas
4. Redevelop	<ul style="list-style-type: none"> ➤ Perform ongoing risk management and monitoring as required ➤ Design and construct site infrastructure 	<ul style="list-style-type: none"> ➤ Meet local government planning approval and permitting requirements ➤ Perform ongoing site management and monitoring

Alberta 2016 Brownfield Roadmap

	Funding and Incentive Programs
1. Plan	<p>Green Municipal Fund (GMF) grants are available for sustainable neighbourhood action plans or community brownfield action plans (50 per cent of eligible costs; grant maximum of \$175,000)</p> <p><i>Other programs:</i></p> <ul style="list-style-type: none"> ▶ Alberta Municipal Sustainability Initiative (operating and capital grants)
2. Study	<p>GMF grants are available for feasibility studies (50 per cent of eligible costs; grant maximum of \$175,000) and pilot projects (50 per cent of eligible costs; grant maximum of \$350,000)</p> <p><i>Other programs:</i></p> <ul style="list-style-type: none"> ▶ Sustainable Development Technology Canada offers innovative technology development funding (soil and water treatment, technology development and demonstration) ▶ Alberta Municipal Sustainability Initiative (operating and capital grants)
3. Remediate	<p>GMF loans are available for brownfield capital projects (up to 80 per cent of eligible costs)</p> <p><i>Other programs:</i></p> <ul style="list-style-type: none"> ▶ Community revitalization levies ▶ New Building Canada Fund (Remediation) ▶ Alberta Municipal Sustainability Initiative (capital grants)
4. Redevelop	<p>GMF loans and grants are available for capital projects in the energy, transportation, waste and water sectors (up to 80 per cent of eligible costs)</p> <p><i>Other programs:</i></p> <ul style="list-style-type: none"> ▶ Community revitalization levies ▶ New Building Canada Fund (Redevelopment) ▶ Alberta Municipal Sustainability Initiative (capital grants) ▶ Also, consider obtaining private funding from financial institutions and developers

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Green Municipal Fund

The Green Municipal Fund: more than just funding!

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Contact a GMF advisor today for more information: 1-877-997-9926

The Government of Canada endowed FCM with \$550 million to establish the Green Municipal Fund™. The Fund supports partnerships and leveraging of both public and private-sector funding to reach higher standards of air, water and soil quality, and climate protection.

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 universal site remediation terminology.

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 and brownfield redevelopment strategies. **Parties typically involved:** municipal planning department, 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 planning department, consultants.

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 or temporary commercial/industrial uses) could be more economically and socially beneficial to the community. However, the interim land use should not increase risks to human health and the environment, nor should it impede future redevelopment to a desirable end use. **Parties typically involved:** municipal planning department, planning consultants.

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 community.

Municipalities should also note that the *Public Sector Accounting Board 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 contaminated sites for which they are responsible. Specifically, it establishes when to recognize and how to measure a liability for remediation. To properly estimate and track the 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 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). For more information, contact *CPA Canada*. **Parties typically involved:** municipal treasury, property, planning, and engineering and works departments; auditors and provincial officials.

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.

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 by using specific contaminated site assessment approaches, 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:** in some cases, a more detailed assessment is performed to confirm contaminant types and concentrations, and to delineate contaminated areas

Following the site assessment, the generic provincial 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, these remedial objectives are called remedial or

remediation standards or criteria. **Parties typically involved:** municipal engineers and planners, environmental consultants.

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 engineers and planners, environmental consultants, risk assessors.

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 the equally protective site-specific or risk-based remedial objectives. **Parties typically involved:** municipal engineers and planners, environmental consultants.

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 based on 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 engineers and planners, environmental consultants, remediation contractors.

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 engineers and planners, environmental consultants, remediation contractors.



3. Remediate

3.1 Building demolition and soil and waste recycling

This step involves building and infrastructure demolition and soil and waste removal (e.g. utilities, roads, above-ground or underground storage tanks). Where possible, soil and waste should be recycled on site or reused for other purposes. **Parties typically involved:** municipal engineers and planners, environmental consultants, remediation contractors, 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 engineers and planners, environmental consultants, 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 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 engineers and planners, environmental consultants, provincial officials.

➤ 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 on land use, or access controls). **Parties typically involved:** municipal engineers and planners, environmental and planning consultants, developers, 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 engineers and planners, environmental and planning consultants, developers, construction contractors.

Provincial Requirements

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

Key legislation and sources of information*

- *Municipal Government Act, RSA 2000, Chapter M-26*: This legislation was amended in 2005 to allow municipalities to use community revitalization levies, a form of tax increment financing, within predetermined community revitalization levy areas that are approved by the province.
- *Alberta Environmental Protection and Enhancement Act, RSA 2000, Chapter E-12*: Part 5 of the Act (Release of Substances) contains provisions related to brownfield redevelopment activities.

Other documents related to contaminated site management in Alberta are available on the [Legislation/Guidelines](#) or the [Alberta Soil and Groundwater Remediation Guidelines](#) page of the Alberta Environment and Sustainable Resource Development website.

1. Plan

1.1 Consider brownfield redevelopment opportunities in municipal development plan

To address future land use and development within municipalities, the *Municipal Government Act* includes requirements for all Alberta communities to develop a land use bylaw and for Alberta communities with a population of greater than 3500 to develop a municipal development plan. The preparation of these documents gives municipalities the opportunity to plan for brownfield-related activities.

For more information:

Municipal Service and Legislation Division

Alberta Municipal Affairs

780-422-8343 or toll-free in Alberta at 310-0000

lqsmail@gov.ab.ca

* NOTE: 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.

1.2 Consider establishing a community revitalization levy area

The *Municipal Government Act* (MGA) was amended in 2005 to allow for the implementation of a community revitalization levy (CRL) and a community revitalization plan within a CRL area that is approved by the province. The CRL is a form of tax increment financing. A municipal council may pass a bylaw that, following approval by the Lieutenant Governor in Council as per the MGA, Section 381.2(4), authorizes the council to impose a levy on the incremental assessed value of property in a CRL area. The purpose of the CRL is to help municipalities promote revitalization and redevelopment of an area that would otherwise be undevelopable because of barriers such as brownfield contamination. It enables a municipality to raise revenue for infrastructure and other costs associated with redevelopment of the area. The maximum term of a CRL is 20 years.

For more information:

Municipal Assessment and Grants Division, Alberta Municipal Affairs

780-422-2225 or toll-free in Alberta at 310-0000

lqsmail@gov.ab.ca

1.3 Identify contaminated sites within 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 them. In developing the inventory, careful consideration should be given to the scope of Section PS 3260. Guidance and additional information on the application of PS 3260 in Alberta can be found on the *Government Finance Officers Association (Alberta Chapter) website*.

Having an understanding of contaminated or potentially contaminated land within the community will also help municipalities plan for brownfield redevelopment. The *Environmental Site Assessment Repository* is an online, searchable database that provides scientific and technical information about assessed and reclaimed sites throughout Alberta.

2. Study

2.1 Phase I Environmental Site Assessment

As per Alberta's *Record of Site Condition form*, the following standards should be used for a Phase I Environmental Site Assessment:

- upstream oil and gas sites: *Alberta Environment Phase I Environmental Site Assessment Guideline for Upstream Oil and Gas Sites (2001)*
- all other sites: *CSA Standard Z768, Phase I Environmental Site Assessment*, as amended

2.2 Phase II Environmental Site Assessment and Record of Site Condition

The preliminary Phase II Environmental Site Assessment involves initial sampling to determine each contaminant type, concentration and location. *CSA Standard Z769, Phase II Environmental Site Assessment (ESA)* (as amended) should be used to undertake this assessment. If a substance release is identified, depending on the nature of the

release, the Phase II ESA may need to be submitted to Alberta Environment and Sustainable Resource Development, along with the corresponding *Record of Site Condition form*. More information on the Record of Site Condition, and when to submit it, is available on the *Record of Site Condition* web page. More information on the general requirements for site assessment and remediation can be found in the *Legislation/Guidelines* or the *Alberta Soil and Groundwater Remediation Guidelines* page of the Alberta Environment and Sustainable Resource Development website. The Record of Site Condition must be completed by a licensed operator or by the environmental consultant who conducts the assessment or remediation.

2.3 Phase II Delineation Environmental Site Assessment and Record of Site Condition

A more detailed Phase II ESA may be required to further delineate the contamination on the site. As per the *Record of Site Condition form, CSA Standard Z769, Phase II Environmental Site Assessment* (as amended) should be used to perform a Phase II ESA. Upon completion of this assessment, an updated Record of Site Condition is submitted to Alberta Environment and Sustainable Resource Development.

2.4 Rezone site to meet redevelopment goals (if required)

Based on site assessment and remedial planning activities, if required, a site could be rezoned to meet redevelopment goals

2.5 Tier 1 or Tier 2 guidelines or exposure control

Under the *Alberta Soil and Groundwater Remediation Guidelines*, the three available management options for contaminated sites are Tier 1, Tier 2 and exposure control:

- Tier 1 guidelines are generic; they are developed to protect sensitive sites and can be used at most sites without modification.
- Tier 2 guidelines describe how to develop site-specific objectives by modifying the Tier 1 guidelines using site-specific information.
- Exposure control involves risk management through exposure barriers, or administrative controls based on site-specific risk assessment.

When Tier 2 or site-specific remediation objectives are used, it may be necessary to discuss this approach with Alberta Environment and Sustainable Resource Development prior to remediation to ensure that the remediation outcomes at project completion will be acceptable.

2.6 Risk management/exposure control plan

If exposure control is used, the responsible party may prepare a remedial action, risk management or exposure control plan, and should complete an updated *Record of Site Condition form* for approval by Alberta Environment and Sustainable Resource Development.

3. Remediate

3.1 Perform remediation, risk management and/or exposure control activities

The responsible party undertakes remediation. If a risk management or exposure control plan has been approved for the site, the steps outlined in that plan are taken.

3.2 Update Record of Site Condition and remediation certificate

The responsible party submits an updated Record of Site Condition form to Alberta Environment and Sustainable Resource Development. At this stage, the responsible party may apply for a remediation certificate for the remediated portions of the site, as per the *Environmental Protection and Enhancement Act* (Section 117 and the *Remediation Certificate Regulation*). Remediation certificates cannot be issued for areas that require ongoing risk management. When risk management activities are undertaken for a portion of the site, restrictions may also apply to issuing remediation certificates for the remediated portion of the site. See the [remediation certificates](#) website for more information.

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 or exposure control plan has been implemented, ongoing soil and groundwater monitoring may be required at the site.

Funding and Incentive Programs

This section details funding and incentive programs shown in the flowchart on page one:

- 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 per cent 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: [FCM's Green Municipal Fund](#)

Alberta Municipal Sustainability Initiative operating program

The Municipal Sustainability Initiative (MSI) program provides financial support to municipalities for infrastructure. The MSI operating program supports qualifying operating expenses relating to planning activities, capacity building, municipal services, and support to non-profit organizations. In relation to brownfield assessment, study and planning, grants are available for the development of municipal development plans, area redevelopment plans, sustainability plans and land use and development plans, including related feasibility studies and environmental site and risk assessments.

Status: Currently accepting applications

Contact:

Municipal Assessment and Grants Division
Alberta Municipal Affairs
780-427-2225 or toll-free in Alberta at 310-0000

ma.msioperatinggrants@gov.ab.ca

For more information: [Alberta Municipal Affairs](#)

Alberta Municipal Sustainability Initiative capital program

The Municipal Sustainability Initiative (MSI) program provides financial support to municipalities for infrastructure. To be eligible for funding for the MSI capital program, project costs must result in, or directly relate to and support, the acquisition, construction, development, betterment, rehabilitation or non-routine maintenance of a municipal capital asset. This could include the development of plans, including brownfield improvement plans, when the purpose is to maintain the land for municipal services.

Status: Currently accepting applications.

Contact:

Municipal Assessment and Grants Division
 Alberta Municipal Affairs
 780-427-2225 or toll-free in Alberta at 310-0000
ma.msicapitalgrants@gov.ab.ca

For more information: [Alberta Municipal Affairs](#)

2. Study

GMF grants for feasibility studies and pilot projects

Through GMF, FCM provides grants for feasibility studies (including Phase II environmental site assessments and remedial action planning) and pilot projects (including testing remediation techniques). FCM will provide up to 50 per cent of eligible project costs to a maximum of \$175,000 for feasibility studies and \$350,000 for pilot projects. 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: [FCM's Green Municipal Fund](#)

Sustainable Development Technology Canada — innovative technology development funding

Sustainable Development Technology Canada (SDTC) is a federally funded, not-for-profit foundation. SDTC finances and supports the development and demonstration of clean technologies that provide solutions to issues of climate change, clean air, water quality and soil, and deliver economic, environmental and health benefits to Canadians. On average, SDTC funds 33–50 per cent of eligible project costs.

Status: Currently accepting applications

Contact:

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

For more information: [Sustainable Development Technology Canada](#)

Alberta Municipal Sustainability Initiative capital program

The Municipal Sustainability Initiative (MSI) program provides financial support to municipalities for infrastructure. To be eligible for funding for the MSI capital program, project costs must result in, or directly relate to and support, the acquisition, construction, development, betterment, rehabilitation or non-routine maintenance of a municipal capital asset. This could also include feasibility studies related to brownfield redevelopment when the purpose is to maintain the land for municipal services.

Status: Currently accepting applications.

Contact:

Municipal Assessment and Grants Division
Alberta Municipal Affairs
780-427-2225 or toll-free in Alberta at 310-0000
ma.msicapitalgrants@gov.ab.ca

For more information: [Alberta Municipal Affairs](#)



3. Remediate

GMF loans for brownfield capital projects

Through GMF, FCM provides loans for remediation and risk management activities at brownfield sites. Up to 80 per cent of eligible project costs are covered. 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: [FCM's Green Municipal Fund — Brownfields Sector Funding](#)

Community revitalization levies

The *Municipal Government Act* (MGA) was amended in 2005 to allow for the implementation of a community revitalization levy (CRL) and a community revitalization plan within a CRL area that is approved by the province. The CRL is a form of tax increment financing. A municipal council may pass a bylaw that, following approval by the Lieutenant Governor in Council as per the MGA, Section 381.2(4), authorizes the council to impose a levy on the incremental assessed value of property in a CRL area. The purpose of the CRL is to help municipalities promote

revitalization and redevelopment of an area that would otherwise be undevelopable because of barriers such as brownfield contamination. It enables a municipality to raise revenue toward the payment of infrastructure and other costs associated with redevelopment of the area. The maximum term of a CRL is 20 years.

For more information:

Municipal Assessment and Grants Division, Alberta Municipal Affairs
780-422-2225 or toll-free in Alberta at 310-0000
lqsmail@gov.ab.ca

New Building Canada Fund

The \$10-billion Provincial–Territorial Infrastructure Component (PTIC) of the New Building Canada Fund (NBCF) is intended to support infrastructure projects of national, regional and local significance that contribute to economic growth, a clean environment and stronger communities. The PTIC is divided into two sub-components:

- \$9 billion for national and regional projects
- \$1 billion for projects located in communities of fewer than 100,000 residents, through the Small Communities Fund

These 10-year funding programs run from 2014 to 2024 and will operate concurrently with the federal Gas Tax Fund. Brownfield redevelopment projects are eligible under these programs. Specifically, the programs will fund the remediation or decontamination and the redevelopment of a brownfield site within municipal boundaries, where the redevelopment includes at least one of the following components:

- the construction of public infrastructure as identified in the context of any category under the NBCF
- the construction of municipal-use public parks and affordable housing

Status: Currently accepting applications

Contact:

Infrastructure Canada
613-948-1148 • info@infc.gc.ca

For more information: [*Infrastructure Canada's New Building Canada Fund website*](#)

Alberta Municipal Sustainability Initiative capital program

The Municipal Sustainability Initiative (MSI) program provides financial support to municipalities for infrastructure. The MSI capital program supports qualifying projects that result in the purchase, construction, development, betterment, rehabilitation or non-routine maintenance of infrastructure that enhances long-term municipal sustainability. Eligible projects include municipal roads, bridges, public transit, water and wastewater systems, emergency services facilities and equipment, solid waste management facilities and equipment, regional and community airport facilities and equipment, and other municipal buildings and facilities. MSI capital funding can be used for reclamation, rehabilitation, and betterment activities that involve municipally owned assets or land. This includes the removal of pollution or contaminants from land necessary for the mitigation of impacts to capital infrastructure.

Status: Currently accepting applications

Contact:

Municipal Assessment and Grants Division, Alberta Municipal Affairs
780-427-2225 or toll-free in Alberta at 310-0000
ma.msicapitalgrants@gov.ab.ca

For more information: [*Alberta Municipal Affairs*](#)

4. Redevelop

GMF loans and grants for redevelopment capital projects

Through GMF, FCM provides loans and grants for redevelopment activities related to energy, water, waste and transportation. Funding is provided for up to 80 per cent of eligible project costs. The loan maximum is \$5 million, and grants are available for up to 15 per cent of the loan. Applicants with high-ranking projects may be eligible for a loan of up to \$10 million combined with a grant for 15 per cent of the loan amount, to a maximum of \$1.5 million. 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: [*FCM's Green Municipal Fund*](#)

Community revitalization levies

See Remediation section above.

New Building Canada Fund

See Remediation section above.

Alberta Municipal Sustainability Initiative capital program

See Remediation section above.

Private funding from financial institutions and developers

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