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# Green Municipal Fund



## Brownfield Roadmaps 2016

### Nova Scotia

## 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](http://www.fcm.ca/qmf) under "Resources."

**Federation of Canadian Municipalities**

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# Nova Scotia 2016 Brownfield Roadmap

	Brownfield Redevelopment Process	Provincial Requirements
1. Plan	<ul style="list-style-type: none"> <li>➤ Conduct community-wide brownfield planning and engagement activities</li> <li>➤ Standardize and streamline approval processes for redevelopment proposals</li> <li>➤ Consider interim land use planning</li> <li>➤ Compile inventory of brownfield sites</li> <li>➤ Track and showcase redevelopment progress</li> </ul>	<ul style="list-style-type: none"> <li>➤ Consider developing a municipal planning strategy with a brownfield component</li> <li>➤ Identify environmentally impacted sites in the community, as per Public Sector Accounting Board standard PS 3260, by consulting the provincial Environmental Registry</li> </ul>
2. Study	<ul style="list-style-type: none"> <li>➤ Develop sustainable remediation/redevelopment plan</li> <li>➤ Complete environmental site assessments</li> <li>➤ Complete risk assessment (if required)</li> <li>➤ Determine remedial objective</li> <li>➤ Conduct remediation or risk management studies/optimization</li> <li>➤ Develop remedial/risk management action plan that includes sustainable approaches where possible</li> </ul>	<ul style="list-style-type: none"> <li>➤ Notify Nova Scotia Environment and other affected parties if a site has free product or contaminated soil, sediment, surface water or groundwater</li> <li>➤ Perform environmental site assessment based on the remediation pathway chosen for the site (either limited remediation or full property remediation)</li> <li>➤ Determine the remedial or risk management objectives for the site</li> <li>➤ Develop a remedial action plan for the site</li> </ul>
3. Remediate	<ul style="list-style-type: none"> <li>➤ Complete building demolition and recycle soil and waste where possible</li> <li>➤ Remediate site or implement risk management strategies using sustainable approaches where possible</li> <li>➤ Receive confirmation of compliance or contaminated site closure</li> </ul>	<ul style="list-style-type: none"> <li>➤ Perform site remediation or risk management as per the remedial action plan</li> <li>➤ Confirm that the remedial/risk management objectives have been met</li> <li>➤ Apply for closure documentation (Record of Site Condition for limited remediation pathway or Declaration of Property Condition for full property remediation pathway)</li> </ul>
4. Redevelop	<ul style="list-style-type: none"> <li>➤ Perform ongoing risk management and monitoring as required</li> <li>➤ Design and construct site infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>➤ Meet local government planning approval and permitting requirements</li> <li>➤ Perform ongoing site management and monitoring (if required)</li> </ul>

# Nova Scotia 2016 Brownfield Roadmap

Funding and Incentive Programs	
1. Plan	<p><b>Green Municipal Fund (GMF) grants</b> are available for sustainable neighbourhood action plans or community brownfield action plans (50 per cent of eligible costs; grant maximum of \$175,000)</p>
2. Study	<p><b>GMF grants</b> 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"> <li>▶ Sustainable Development Technology Canada offers innovative technology development funding (soil and water treatment, technology development and demonstration)</li> </ul>
3. Remediate	<p><b>GMF loans</b> 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"> <li>▶ New Building Canada Fund (Remediation)</li> </ul>
4. Redevelop	<p><b>GMF loans and grants</b> 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"> <li>▶ New Building Canada Fund (Redevelopment)</li> <li>▶ Also, consider obtaining private funding from financial institutions and developers</li> </ul>



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## Green Municipal Fund

**The Green Municipal Fund: more than just funding!**

- ▶ We inspire innovation by sharing best practices, project examples and lessons learned.
- ▶ We connect leaders and communities with experts, peers and allies across Canada.
- ▶ We build municipal capacity with training, tools and resources.
- ▶ We help finance innovative projects at competitive rates.

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

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# 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 territory, 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 Nova Scotia's brownfields legislation and policy positions related to each brownfield redevelopment step.

## Key legislation and sources of information\*

Nova Scotia Environment governs the management of contaminated sites using the *Contaminated Sites Regulations* (N.S. Reg. 64/2012), which came into effect on July 6, 2013. These regulations, along with seven *Ministerial Protocols*, outline the requirements for cleaning up contaminated sites in Nova Scotia.

In Atlantic Canada, there has been considerable effort to harmonize the management of petroleum hydrocarbon contaminated sites among the four provinces through the *Atlantic Risk Based Corrective Action* (RBCA or "Rebecca") process. This harmonization has been overseen by the *Atlantic Partnership in Risk Based Corrective Action Implementation* (Atlantic PIRI). Atlantic PIRI has established a number of tools and information sources for use by all provinces, including detailed information and training programs on how to use and apply Atlantic RBCA procedures. All four Atlantic provinces are active members of PIRI and continue to harmonize policies and develop appropriate tools and information sources.

## 1. Plan

### 2.1 Consider developing a municipal planning strategy with a brownfield component

The *Municipal Government Act* allows municipalities to develop municipal planning strategies for all or part of the municipality. While there is currently no specific reference to brownfields in the Act, these strategies could include elements related to planned brownfield redevelopment activities within the community. The Act also specifically indicates that development may be prohibited on contaminated sites.

### 2.2 Identify contaminated 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 them. In developing the inventory, careful consideration should be given to the scope of Section PS 3260.

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\* 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.

Having an understanding of contaminated or potentially contaminated land within the community will also help municipalities plan for brownfield redevelopment. When making plans related to brownfield redevelopment, municipalities should consult Nova Scotia's *Environmental Registry* for information pertaining to contamination at specific sites.

## 2. Study

### 2.1 Submit notification of contamination

As per sections 8 and 9 of the *Contaminated Sites Regulations*, and as outlined in the *Notification of Contamination Protocol (PRO-100)*, if a property has “free product” in soil or groundwater or has contaminated soil, sediment, surface water or groundwater, the party responsible for the site must notify the Ministry of Environment, the owner of the site (if the person reporting is not the owner) and any other person who may be directly affected by the contamination. A site professional, as defined in Section 5 of the *Contaminated Sites Regulations*, can provide this notification on behalf of the responsible party. With respect to this notification, PRO-100 provides guidance on:

- determining whether free product or contamination needs to be reported
- reporting requirements
- exemptions allowed for specific cases
- remediation pathway options available

There are two remediation pathways:

- Limited remediation can be used to deal with either a portion of a property or an entire parcel of contaminated land, in accordance with Section 13 of the Regulations. Responsible parties may apply either conditional or unconditional criteria to achieve closure.
- Full property remediation deals with an entire parcel of contaminated land, in accordance with Section 15 of the Regulations. Responsible parties must apply unconditional criteria to achieve closure.

### 2.2 Complete environmental site assessment

The *Contaminated Sites Regulations* outline the environmental site assessment requirements based on the remediation pathway chosen for the site. Under the limited remediation pathway, the type of site assessment required is determined by the site characteristics, which are categorized as follows:

- L1: Sites where only soil is contaminated and the release is from a single source with single or multiple contaminants of concern require an L1 environmental site assessment, as outlined in the *Environmental Site Assessment for Limited Remediation Protocol (PRO-200)*.
- L2: Sites where soil, groundwater, sediment or surface water is contaminated and the release is from a single source with single or multiple contaminants of concern require a Phase 2 environmental site assessment, performed as per the *Phase 2 Environmental Site Assessment Protocol (PRO-400)*.
- L3: Sites where soil, groundwater, sediment or surface water is contaminated and the release is from single or multiple sources with single or multiple contaminants of concern require two assessments: a Phase 1 environmental site assessment, performed as per the *Phase 1 Environmental Site Assessment Protocol (PRO-300)*; and a Phase 2 environmental site assessment, performed as per the *Phase 2 Environmental Site Assessment Protocol (PRO-400)*.

For the full property remediation pathway, sites require two assessments: a Phase 1 environmental site assessment, performed as per the *Phase 1 Environmental Site Assessment Protocol (PRO-300)*; and a Phase 2 environmental site assessment, performed as per the *Phase 2 Environmental Site Assessment Protocol (PRO-400)*.

### 2.3 Determine remediation or risk management objectives

Based on the environmental site assessment results, the remedial or risk management objectives for the site are determined.

The limited remediation pathway allows responsible parties to choose one of the following methods to determine the remedial objectives for the site:

- Tier 1 Environmental Quality Standards (EQS): The comprehensive tables in the *Notification of Contamination Protocol (PRO-100)* provide substance-generic environmental quality standards that may be used as both notification and remediation levels.
- Tier 2 Pathway Specific Standards (PSS): The comprehensive tables in the *Remediation Levels Protocol (PRO-500)* identify individual standards for assessing all contributions to substance risk in all applicable exposure pathways, based on land use and other factors.
- Tier 2 Site Specific Risk Assessment (SSRA): Based on the *Remediation Levels Protocol (PRO-500)*, the Tier 2 SSRA evaluates actual site risks to environmental and human health and develops site-specific target levels (SSTLs) for the site.

In the case of the full property remediation pathway, remediation objectives can be chosen using the Tier 1 EQS. Tier 2 (PSS or SSTLs) can also be used, provided that the parameter requirements outlined in Table 1 (PSS) or Table 2 (SSTL) of Appendix 1 of the *Remediation Levels Protocol (PRO-500)* are met.

### 2.4 Develop remedial action plan

Once the remedial objectives are chosen for the site, a remedial action plan is developed, based on the *Remedial Action Plan Protocol (PRO-600)*.

If Tier 1 EQS or Tier 2 PSS remedial objectives have been chosen, the remedial action plan must describe the methods that will be used to meet those objectives, and the means by which it will be determined that the objectives have been met.

Where a conditional Tier 2 SSRA remedial objective is used, the remedial action plan must also include a risk management plan with information on long-term monitoring and on the engineered, physical or administrative controls required to properly manage the health and environmental risks of the site.

## 3. Remediate

### 3.1 Perform site remediation/risk management

Remediation and risk management activities are undertaken as per the remedial action plan.

### 3.2 Confirm that remedial/risk management objectives have been met

Once the remediation is complete or the risk management measures have been implemented, the responsible party or the site professional acting on their behalf must provide evidence that the remedial objectives have been met. The *Confirmation of Remediation Protocol (PRO-700)* outlines the minimum requirements for confirmatory sampling of soil, groundwater and air, and details the requirements for preparing a confirmation report.

### 3.3 Apply for closure documentation

Once it has been confirmed that the remedial objectives for the site have been met, a site professional must submit the appropriate closure documentation to Nova Scotia Environment. As indicated in the *Contaminated Sites Regulations*, depending on the remediation pathway chosen, one of the following two documents must be submitted:

-  For the limited remediation pathway, a Record of Site Condition must be submitted using the *Record of Site Condition Form (FRM-700)*.
-  For the full property remediation pathway, a Declaration of Property Condition must be submitted using the *Declaration of Property Condition. Form (FRM-701)*.

## 4. Redevelop

### 4.1 Meet local government planning approval and permitting requirements

Refer to the local municipality for building and other permitting requirements related to redevelopment activities.

### 4.2 Perform ongoing site management and monitoring

The site professional is responsible for preparing a plan for ongoing site management, monitoring ongoing site management operations, evaluating information relating to changed conditions and reporting to the site owner if required.

# 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

## ➤ 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](mailto:gmf@fcm.ca)

**For more information:** [\*FCM's Green Municipal Fund\*](#)

## ➤ 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](mailto: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](mailto:info@sdtc.ca)

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



## 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](mailto:gmf@fcm.ca)

**For more information:** [\*FCM's Green Municipal Fund — Brownfields Sector Funding\*](#)

### 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.qc.ca](mailto:info@infc.qc.ca)

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



## 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](mailto:gmf@fcm.ca)

**For more information:** [\*FCM's Green Municipal Fund\*](#)

### **New Building Canada Fund**

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.