

# Brownfield Redevelopment in Sarnia

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As Part of the Making the Links Project

# Community Improvement Plans

- CIPs deal with the rehabilitation, development or redevelopment of a targeted area. CIPs do not deal solely with Brownfields but can be used for this purpose.
- CIPs allow municipalities to offer financial incentives to private property owners to encourage rehabilitation activities.
- Each municipality must tailor the CIP for the local context



# Sarnia Community Improvement Plan

- June 2004 – Sarnia City Council directed that a CIP be prepared. The CIP is to promote redevelopment of industrial and commercial properties in the City
- Sarnia's Official Plan supports the redevelopment of Brownfields:

Section 5.13.1.1 f) states that one of the general objectives of the community improvement policies of the Official Plan, is to “enhance the environmental attributes of the City.”

Section 5.13.1.4 sets out the objectives for industrial and service commercial areas and states that: “In industrial areas the City intends: a) to encourage appropriate development and redevelopment to facilitate economic activity; b) to eliminate land use conflicts; and c) to upgrade access and servicing to industrial areas where deficient.”

Section 5.13. 2 of the Official Plan sets out the criteria for community improvement. The criteria for industrial areas are contained in Section 5.13.2.4 of this Plan.

Section 5.13.4 of the Official Plan makes reference to the legislative authority for the City to adopt community improvement plans and to designate community improvement project areas.

# Community Improvement Project Area

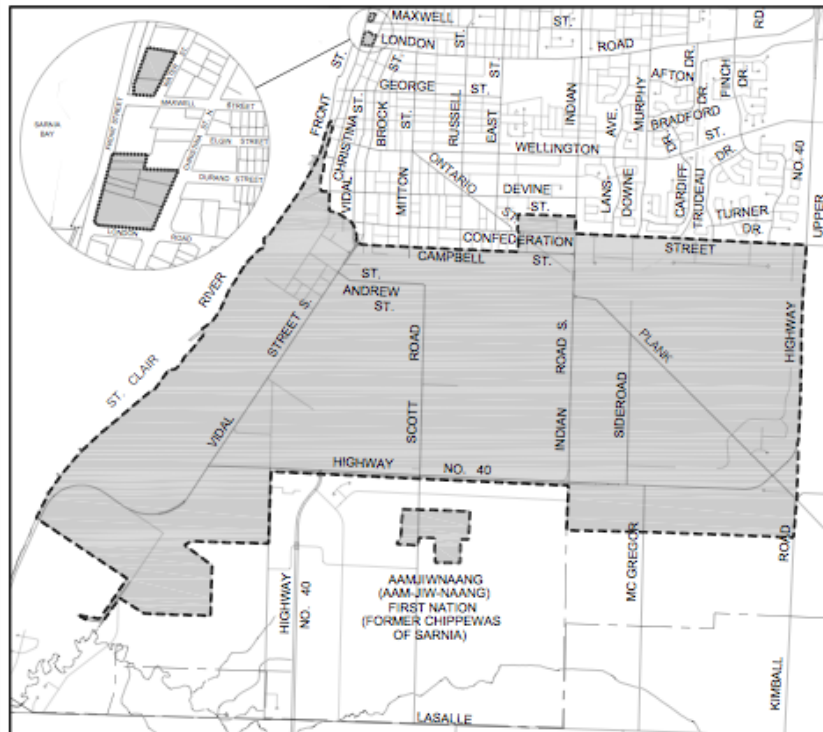
CIP serves as toolkit to deal with brownfield projects and guides municipal activity regarding redevelopment, laying the foundation for incentive programs

The Project Area includes existing and former industrial areas which comprises about 2,295 hectares.

Approximately 95% of the land in these areas is presently designated for industrial use in the City's Official Plan and is zoned as either Light Industrial or Heavy Industrial.

# Community Improvement Project Area

## BROWNFIELD COMMUNITY IMPROVEMENT PROJECT AREAS



PREPARED BY: CITY OF SARINIA PLANNING & BUILDING DEPARTMENT  
DATED MARCH 31, 2005.

SOURCE: ASSESSMENT MAPS



NOT TO  
SCALE

# Brownfields vs. Greenfields

- Developing brownfield sites is more expensive than developing greenfields.
- There is also greater unknown factors and increased liability.
- As a result, municipalities must put incentives in place to overcome these stumbling blocks for developers

# Incentive Programs

- The Brownfield Statute Law Amendment Act changed the tools available to municipalities under the Planning Act (incl those under s. 28) to offer grants and loans.
- Section 69 of Planning Act also allows municipalities to reduce or waive planning fees.
- Under the Building Code Act, municipalities can also offer permit fee exemptions
- In order to promote brownfield redevelopment, Sarnia has the following incentive programs:
  - Brownfield Building Rehabilitation Loan Program
  - Brownfield Planning, Development and Building Fees Grant Program
  - Brownfield Tax Assistance Program
  - Brownfield Tax Increment Based Grant Program

# Incentive Programs

(Information taken from Sarnia's *Brownfields Community Improvement Plan*)

- Brownfield Building Rehabilitation Loan Program

Registered owners of all properties located within the Brownfields Community Improvement Project Areas are eligible to apply to the program.

- Brownfield Planning, Development and Building Fees Grant Program

Includes rebates from specific planning, development and building fees.

Brownfield property owners are required to submit planning, development and building applications and their associated fees to the City and comply with applicable municipal and provincial standards, regulations and policies. The cost of the application(s) would be rebated in the form of a grant. The grant program would apply to all eligible buildings and sites located in the Brownfields Community Improvement Project Areas; provided that the total value of the grant approved under this program shall not exceed the cost of rehabilitating the lands and buildings.



# Incentive Programs

(Information taken from Sarnia's *Brownfields Community Improvement Plan*)

- **Brownfield Tax Assistance Program**

The Minister of Finance may approve matching education property tax assistance for an eligible property. .As part of the tax assistance provided to the applicant, the City will also seek participation from the County of Lambton in order to provide for the cancellation of all or a portion of the taxes levied for municipal purposes by the County. .Tax assistance under the Program is applied to the costs of site remediation and is available during the rehabilitation and development periods of eligible properties. The maximum amount of tax assistance available is the cost of rehabilitating the property.

- **Brownfield Tax Increment Based Grant Program**

The Tax Increment Based Grant Program will provide financial relief in the form of grants to property owners who undertake to rehabilitate properties within the Brownfields Community Improvement Project Areas that result in a re-assessment and a subsequent municipal tax increase on these properties.

# Thank You.

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