

City of Pembroke Community Improvement Plan

Brownfield Property Tax Assistance Program

The purpose of the Brownfield Property Tax Assistance Program is to encourage the remediation and rehabilitation of brownfield sites by providing a cancellation of part or all of the property tax increase on a property that is undergoing remediation.

Eligible Costs

1. Environmental remediation costs, including any action taken to reduce the concentration of contaminants on, in or under the property to permit a Record of Site Condition to be filed in the Environmental Site Registry under sect. 168.4 of the Environmental Protection Act
2. Placing clean fill and related grading; and
3. Environmental insurance permits.

Eligibility Criteria

1. All general program requirements outlined in Section 6.1 apply
2. Application must be in accordance with Section 6.12
3. May not be combined with the Tax Increment Equivalent Grant
4. Applicants may also be eligible for other financial incentive programs if the total value of incentives does not exceed the total eligible cost of rehabilitating the land and buildings
5. The preparation of a business plan or feasibility study may be required
6. Application of Provincial tax assistance shall be at the discretion of the City
7. Applicant must demonstrate that the subject property is a brownfield site

Financial Details

The City may pass bylaws to provide a deferral or cancellation of all or a part of the municipal taxes on a brownfield site during the Rehabilitation and Development Period. The City may also apply for provincial Brownfields Financial Tax Incentive Program on behalf of the owner to cancel or freeze all or a portion of the education component of property taxes.

Have Questions?

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