

RESOLUTION

The Council of the Corporation of the City of Cornwall

Resolution number: 2018-01
Date: January 22, 2018

Ask Ontario to Better Promote and Support Remediation of Contaminated Properties in Urban Centres

WHEREAS Communities across the province have many abandoned and polluted former dry-cleaning and gasoline-dispensing sites that are concentrated in downtowns and high traffic areas such as street corners;

Communities across the province are struggling to redevelop and revitalize those sites but are severely challenged in their efforts due to the cost of revitalization and the risk of encountering unforeseen contamination that is beyond that anticipated to be present in identified brownfield sites;

The financial resources available to developers through CIP programs are stretched to the limit, and steep up-front costs reduce the attraction of tax-increment funding policies, which are in fact taxpayer-funded mechanisms whereby residential ratepayers pay for the remediation of commercial properties;

Under current property assessment rules, commercial property owners who contaminate their own properties are able to appeal and receive a lower assessment based on that contamination;

In many instances, a corporation responsible for the degradation of a site abandons the site and moves to a new site within the same municipality, without assuming any financial responsibility for cleanup, and with lower taxes on the abandoned property due to the contamination;

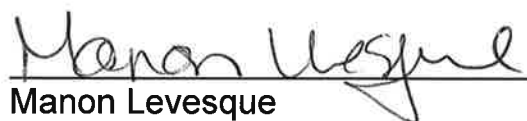
It is necessary to take legislative action to spur intensification and remediation of brownfield sites that occupy valuable urban spaces in the hearts of many communities;

A comprehensive and progressive polluter-pay environment should include policy tools at the provincial and municipal levels that can be used to require a party responsible for introducing contaminants into a shared municipal space environment to remediate that contamination.

THEREFORE, we request the Ontario Government to implement reforms that would encourage the remediation of abandoned contaminated properties and that would provide municipalities with more tools to encourage that remediation, including,

1. Amendments to the *Environmental Protection Act* that extend the circumstances under which a record of site condition is required in respect of a contaminated site, or that otherwise require the remediation of abandoned contaminated properties; and
2. Amendments to the *Municipal Act* that enable municipalities to levy taxation on abandoned properties at rates high enough to encourage remediation and build the resources for effective tax-increment funding programs.

I, Manon Levesque, City Clerk for The Corporation of the City of Cornwall, do hereby certify that the above is a true copy of Resolution Number 2018-01 enacted by Council on Monday, January 22, 2018.



Manon Levesque
City Clerk