
Subject: 2018 Development Charges Grants and Exemption Funding

Report to: Corporate Services Committee

Report date: Wednesday, January 9, 2019

Recommendations

That Council **ENDORSE** the approach as outlined in this report to fund development charge grants and exemptions in excess of the budgeted amount.

Key Facts

- The purpose of this report is to provide a funding strategy for the cost of discretionary development charge grants and exemptions paid in excess of the approved budget. Staff has forecast that there will be a deficit in the operating budget available to fund these estimated at \$7.5 million (forecasted actuals against available budget) as identified in **Appendix I**.
- These grant and exemptions have been previously established through the Development Charge (DC) Bylaw 2017-98 but must be funded in order to ensure dollars are available in the DC reserves to pay for the necessary infrastructure to facilitate development as per the Development Charge Background Study.
- Operating budget shortfalls were identified during the deliberations of the 2017 Regional Development Charges bylaw, as well as the preparation of the 2018 Operating Budget.
- The Niagara Region Development Charges Background Study approved by Regional Council identified previously completed capital projects in the Roads, Water and Wastewater categories that had a growth component funded from sources other than development charges (i.e., tax levy and rate requisitions) as identified in **Appendix II**. Therefore the development charge reserves need to payback the original funding source.
- Staff is recommending that funds be transferred back to operating budgets from the development charge reserve over time to align with the cost of grants and exemptions as discussed in the analysis section of this report.
- It is recommended that the transfer from the development charge reserves occur as part of the Year-End Results and Transfer report after the actual year end operating surplus/deficit is taken into consideration.

Financial Considerations

When development charge exemptions are granted, the Region pays these by way of a grant expense (reimbursement to the DC Reserve) funded from the operating budget.

This ensures that the development charge reserves are kept whole and have sufficient balances to support the financing of future growth related projects identified in the background study. These grants can create an operating pressure to the extent that the exemptions exceed the allotted operating budget for the year. In order to alleviate this pressure, staff have considered the use of the payback requirement in the Development Charge Background study as identified in **Appendix II**.

The 2018 budget for development charge grants and exemptions is approximately \$4.2 million. Staff has forecast an annual expense of \$11.8 million resulting in a projected 2018 deficit of approximately \$7.5 million as noted in the Q3 Financial Update report. It should be noted that the projected deficit in the Q3 report is approximately \$3 million greater than what was presented as part of the Q2 report as a result of updated forecast assumptions and year-to-date actuals. It is important to note, that these grant and exemptions have been previously established through the Development Charge Bylaw 2017-98. A significant portion of the forecasted deficit can be attributed to discretionary exemptions including: Phase-in costs of \$2.2 Million, Brownfield Reductions of \$1.5 Million, Affordable Housing Exemptions \$1.1 Million and \$4.4 Million in agricultural exemptions.

The projected December 31, 2018 uncommitted balance in the development charge reserves in aggregate is \$60 million. The result of paying back the 2018 operating budget projected shortfall some of the funding previously used on growth related projects will reduce the uncommitted balance in the DC reserves to approximately \$52.5 million as identified in Table 1.

Table 1: Projected 2018 Year-end Development Charges Reserve Balances ('000)

	Projected Uncommitted Balances - December 31, 2018	Estimated DC Payback for 2018	Projected Uncommitted Balances - December 31, 2018 (after transfer)
Development Charges-General Government	\$1,171	\$0	\$1,171
Development Charges-Police Services	\$1,296	\$0	\$1,296
Development Charges-Roads	\$17,715	\$1,854	\$15,861
Development Charges-Sewer	\$30,251	\$3,672	\$26,579
Development Charges-Water	\$6,956	\$2,000	\$4,956
Development Charges-Emergency Medical	\$1	\$0	\$1
Development Charges-LT Care	\$1,845	\$0	\$1,845
Development Charges-POA	\$116	\$0	\$116
Development Charges-Health	\$235	\$0	\$235
Development Charges-Social Housing	(\$4)	\$0	(\$4)

Development Charges-Waste Division	\$464	\$0	\$464
Total	\$60,046	(\$7,526)	\$52,520

Analysis

This report was originally presented to the Corporate Services Committee on September 5, 2018. Due to time constraints, the report was deferred to the next committee meeting. Staff have updated the report to reflect the most current financial position as of Q3 2018.

In the past, internal Regional financing was used for growth related projects and the Background Study identified that the development charge reserves are required to payback the following amounts to Regional operating budget funding sources:

- Water \$20 million
- Wastewater \$37 million
- Roads \$10 million

These funds are available to assist with funding the cost of development charge grants and exemptions paid in excess of the approved budget. Staff is recommending that the development charge reserves payback the Regional funding source over time and to the extent that the Regions development charges grant and exemptions budgets are in a deficit position at year end. However before this strategy is adopted any other operating budget surplus available at year end will first be recommended to mitigate the shortfall in order to maximize the DCs available for investment in growth infrastructure.

Staff recommendation to fund any program shortfall at year end in the Year-end Results and Transfer report to conform to both the Budget Control By-Law and the Surplus Deficit Policy. By doing so, all year end surplus and deficit positions are taken into consideration before any transfers are recommended. It should be noted that as reported in the Q3 Financial Update, Niagara's levy supported program are in an overall projected surplus position of approximately \$1 million inclusive of the \$7.5 million DC grants and exemption shortfall. Therefore no 2018 payback from DC Reserves would be required.

Alternatives Reviewed

Transfer funds from the DC reserve to offset the potential deficit in DC related grants despite the overall tax supported corporate surplus. This alternative is **NOT RECOMMENDED**. With the surplus in the tax supported programs, there is sufficient dollars to fund the DC grant deficit, thus leaving the payback for future years when required.

That the overall grant program deficit be mitigated by reducing other program spending. This alternative is **NOT RECOMMENDED** and not necessary as a surplus is being forecast in the Q3 results.

Relationship to Council Strategic Priorities

This report ties to Council's strategic priorities of encouraging economic growth in Niagara.

Other Pertinent Reports

CSD 63-2017 Regional Development Charges and Proposed By-law
CSD 11-2017 Regional Development Charges and Proposed By-law
CSD 48-2018 2018 Development Charges Grant Exemptions Funding

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Appendices

Appendix I	3 rd Quarter Projected Development Charge Grant Deficit
Appendix II	Growth Related Components of Works Previously Completed

Regional Development Charges Economic Incentives Forecast Summary

	YTD - as at Sept. 30, 2018			Annual Forecast		
	Q3 Budget	Actuals	Variance	Annual Budget	Updated Forecast	Variance
Other Economic Incentives:	3,037,674	3,111,487	(73,814)	3,037,674	10,559,671	(7,521,997)
50% Industrial - (M)		449,412			599,216	
Phase in costs - (D)		1,624,972			2,166,629	
Brownfield - (D)		308,000			1,508,000	
Smart Growth Niagara - (D)		401,950			401,950	
Board of Education - (D)		36,267			36,267	
NRH - (D)					1,089,455	
Parking garage - (D)		-			-	
Agriculture - (D)		27,241			4,463,402	
Intensification RDC Reductions - (M)		93,320			124,427	
Hotels/Motels - (D)		170,326			170,326	
Non-Profit - (D)	112,500	89,794	22,706	150,000	150,000	-
Industrial and Gateway - (D)	787,500	1,053,578	(266,078)	1,050,000	1,053,578	(3,578)
	3,937,674	4,254,859	(317,186)	4,237,674	11,763,249	(7,525,575)

Discretionary (D) Mandatory (M)

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Niagara Region
Service: Services Related to a Highway - Roads

Prj. No	Increased Service Needs Attributable to Anticipated Development	Corridor	Section	Timing (year)	Gross Capital Cost Estimate (2017\$)	Less:	Adjusted Gross Capital Cost Estimate (2017\$)	Post Period Benefit	Net Capital Cost	Less:		Potential DC Recoverable Cost		
						Prior Funding				Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 76%	Non-Residential Share 24%
	2017-2041													
Already Constructed														
		Fourth Ave	Third St to Vancsickle		2,669,751		2,669,751		2,669,751			2,669,751	2,029,011	640,740
		Thorold Stone Rd	Stanley Ave to Victoria		2,173,491		2,173,491		2,173,491			2,173,491	1,651,853	521,638
		Old Hwy 20	Station St to Hwy 406		3,805,169		3,805,169		3,805,169			3,805,169	2,891,929	913,241
		Woodlawn Rd	Gram Rd to Rice Rd.		1,150,930		1,150,930		1,150,930			1,150,930	874,707	276,223
		Hwy 406	New Interchange at First/Third		172,953		172,953		172,953			172,953	131,445	41,509
Sub-total Already Constructed					9,972,296		9,972,296	-	9,972,296	-	-	9,972,296	7,578,945	2,393,351
Projects in Capital Budget														
1	Capacity Improvement	Casablanca Blvd	QEW to Livingston Ave	2017-2021	7,448,000	850,000	6,598,000	-	6,598,000	989,700	-	5,608,300	4,262,308	1,345,992
2	Capacity Improvement	East Main St	Hwy 140 to Moyer Rd	2022-2031	2,970,000	-	2,970,000	-	2,970,000	445,500	-	2,524,500	1,918,620	605,880
3	New Road & Capacity Improvement	Merritt Rd	Rice Rd to Niagara St & Niagara St to Hwy 406	2017-2021	8,610,000	-	8,610,000	-	8,610,000	1,291,500	-	7,318,500	5,562,060	1,756,440
4	Capacity Improvement	Martindale Rd	QEW to Vancsickle Rd, Vancsickle Rd to Fourth Ave & Bridge widening over Hwy 406	2017-2021	31,461,000	3,210,000	28,251,000	-	28,251,000	3,922,650	2,100,000	22,228,350	16,893,546	5,334,804
5	Capacity Improvement	McLeod Rd	Phase 1 - Montrose Rd, Pin Oak Dr to Hydro Canal	2017-2021	14,392,000	9,650,000	4,742,000	-	4,742,000	711,300	-	4,030,700	3,063,332	967,368
6	Capacity Improvement	McLeod Rd	Phase 2 - Hydro Canal to Wilson Cr	2017-2021	4,312,000	350,000	3,962,000	-	3,962,000	564,300	200,000	3,197,700	2,430,252	767,448
7	Capacity Improvement	McLeod Rd	Phase 3 - Wilson Cr to Stanley Ave	2022-2031	3,640,000	-	3,640,000	-	3,640,000	501,000	300,000	2,839,000	2,157,640	681,360
8	Capacity Improvement	Rice Rd	Old Hwy 20 to Merritt Rd	2017-2021	9,828,000	900,000	8,928,000	-	8,928,000	1,264,200	500,000	7,163,800	5,444,488	1,719,312
9	Capacity Improvement	Rice Rd	Merritt Rd to Quaker Rd & Quaker Rd to Thorold Rd	2017-2021	16,200,000	-	16,200,000	-	16,200,000	2,430,000	-	13,770,000	10,465,200	3,304,800
10	Capacity Improvement	Niagara Stone Rd	Concession 6 Rd to Line 2 Rd & Penner St (Line 1 Rd) to East and West Line	2017-2021	12,528,000	1,600,000	10,928,000	-	10,928,000	1,526,700	750,000	8,651,300	6,574,988	2,076,312
11	Capacity Improvement	Collier Rd	Hwy 58 to Beaverdams Rd	2022-2031	5,616,000	-	5,616,000	-	5,616,000	842,400	-	4,773,600	3,627,936	1,145,664
12	New Road	Thorold Stone Rd	Extension east of Stanley Ave to Gale Centre	2017-2021	11,088,000	8,300,000	2,788,000	-	2,788,000	418,200	-	2,369,800	1,801,048	568,752
13	New Road	Thorold Stone Rd	Phase 2 - Gale Centre to Victoria Ave	2022-2031	11,200,000	-	11,200,000	-	11,200,000	1,680,000	-	9,520,000	7,235,200	2,284,800
14	Capacity Improvement	Glendale Ave	Interchange at QEW (1/3 contribution)	2022-2031	3,333,000	1,000,000	2,333,000	-	2,333,000	349,950	-	1,983,050	1,507,118	475,932
15	Capacity improvement	Montrose Road	Charmwood to McLeod	2017-2021	1,904,000	-	1,904,000	-	1,904,000	285,600	-	1,618,400	1,229,984	388,416
16	Highway Improvement	Hwy 406 Interchange	At Third Ave Louth (1/3 contribution)	2022-2031	13,333,000	1,450,000	11,883,000	-	11,883,000	1,782,450	-	10,100,550	7,676,418	2,424,132
17	New Road	Livingston Ave	Main St to Casablanca Blvd	2022-2031	8,456,000	250,000	8,206,000	-	8,206,000	1,200,900	200,000	6,805,100	5,171,876	1,633,224
18	New Road	South Niagara East-West Arterial	South Niagara East-West Arterial (1/3 contribution)	2022-2031	16,275,000	500,000	15,775,000	-	15,775,000	2,366,250	-	13,408,750	10,190,650	3,218,100
19		Canadian Motor Speedway Infrastructure Improvements		2017-2021	2,625,000	-	2,625,000	-	2,625,000	393,750	-	2,231,250	1,695,750	535,500
Subtotal - Projects in Capital Budget					185,219,000	28,060,000	157,159,000	-	157,159,000	22,966,350	4,050,000	130,142,650	98,908,414	31,234,236

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

SERVICE:

Water - Growth Related Component of Works Previously Completed

Region of Niagara

Prj. No.	System	Type	Description	Timing	Gross Capital Cost Est. (2017 \$)	Less:			Potential DC Recoverable Cost		
						Benefit to Existing Development		Post Period Benefit	Net Costs Benefiting New Development	Residential Share	Non- Residential Share
						\$	%				
			<u>Already Constructed</u>								
ZCW0405	Decew	Recovery of PPC	New Watermain Decew System	<2012	1,424,375	-		-	1,424,375		
ZCW9709	Decew Falls	Recovery of PPC	DeCew WTP Phase 3 Upgrade	<2008	196,320	-		-	196,320		
ZCW0405	Decew Falls	Recovery of PPC	Loop trunk system from Eastchester to Roehampton (1.3	<2012	105,509	-		-	105,509		
ZCW0205	Decew Falls(# 11)	Recovery of PPC	Consolidated Storage in Vineland	<2008	799,177	-		-	799,177		
	Decew Falls	Recovery of PPC	Decew Falls WTP Upgrade	<2004	165,587			-	165,587		
	Decew Falls	Recovery of PPC	Water Supply Reinforcement, Niagara Falls/NOTL	<2004	131,908			-	131,908		
	Subtotal				2,822,877				2,822,877	1,745,229	1,077,648
ZCW0504	Fort Erie (#12, 13, 14)	Recovery of PPC	Eagle Street Watermain - From Stevensville to Bridge/Pettit	<2012	1,986,388	-		-	1,986,388		
	Fort Erie	Recovery of PPC	Treated Water Reservoir in Stevensville	<2004	954,230			-	954,230		
	Fort Erie	Recovery of PPC	Trunk Watermain - Barnard St. from Dominion to Garrison	<2004	404,145			-	404,145		
	Fort Erie	Recovery of PPC	10 ML/d expansion to the water plant and upgrades	<2004	352,724			-	352,724		
	Subtotal				3,697,486				3,697,486	2,497,780	1,199,706
ZCW0303	Grimsby (# 7)	Recovery of PPC	London Road Booster Station and reservoir	<2008	4,417,509	-		-	4,417,509		
ZCW0303	Grimsby (#9)	Recovery of PPC	Watermain from Park Road Booster Station to new London	<2008	3,589,702	-		-	3,589,702		
	Grimsby	Recovery of PPC	Grimsby WTP Expansion	<2004	1,403,280			-	1,403,280		
	Subtotal				9,410,491				9,410,491	6,999,606	2,410,885
ZCW9504	Niagara Falls (#7)	Recovery of PPC	Niagara Falls WTP Upgrade and reservoir expansion	<2008	208,151	-		-	208,151		
	Niagara Falls	Recovery of PPC	Water Supply Reinforcement, Niagara Falls/NOTL	<2004	131,908			-	131,908		
	Niagara Falls	Recovery of PPC	Trunk Watermain - St. Paul St. from Thorold Stone to	<2004	420,984			-	420,984		
	Niagara Falls	Recovery of PPC	400mm WM across Welland River at Niagara Pkwy (water	<2004	16,453			-	16,453		
	Niagara Falls	Recovery of PPC	400mm WM on Church's Lane from St. Paul Ave to Stanley	<2004	225,738			-	225,738		
	Niagara Falls	Recovery of PPC	26 ML additional system storage	<2004	428,002			-	428,002		
	Subtotal				1,431,235				1,431,235	976,049	455,186
	Port Colborne	Recovery of PPC	Install a 500mm x 1km watermain on King Street from the	<2012	51,218	-		-	51,218		
ZCW0402	Port Colborne (# 3)	Recovery of PPC	Fielden Avenue Pumping Station	<2008	85,393	-		-	85,393		
ZCW0203	Port Colborne (#1)	Recovery of PPC	Elizabeth Street watermain Killally Street East to Main	<2008	30,549	-		-	30,549		
ZCW1002	Port Colborne (#4)	Recovery of PPC	Fielden Reservoir expansion (10ML) in lieu of tank	<2012	165,754	-		-	165,754		
ZCW9621	Port Colborne (#5)	Recovery of PPC	Port Colborne WTP Upgrades	<2008	16,309	-		-	16,309		
	Port Colborne	Recovery of PPC	Bell-Elizabeth Trunk Watermain (part of)	<2004	58,470			-	58,470		
	Subtotal				407,693				407,693	297,808	109,885
ZCW9814	Welland (# 8)	Recovery of PPC	Hwy 406 and Towpath Road watermain	<2008	1,853,012	-		-	1,853,012		
ZCW0204	Welland (#1, #4)	Recovery of PPC	Welland WTP Upgrade including new inground reservoir and	<2012	136,582	-		-	136,582		
	Welland	Recovery of PPC	Welland WTP Improvement	<2004	56,131			-	56,131		
	Welland	Recovery of PPC	400mm WM on Ridge Rd from Southworth to Moore	<2004	181,092			-	181,092		
	Subtotal				2,226,817				2,226,817	1,775,950	450,867
Total Estimated Capital Cost					\$ 19,996,600	\$ -		\$ -	\$ 19,996,600	\$ 14,292,422	\$ 5,704,178

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

SERVICE:

Wastewater - Growth Related Component of Works Previously Completed

Region of Niagara

Prj. No.	System	Type	Description	Timing	Gross Capital Cost Est. (2017 \$)	Less:			Potential DC Recoverable Cost				
						Benefit to Existing Development		Post Period Benefit	Net Costs Benefiting New Development	Residential Share		Non-Residential Share	
						\$	%						
	System	Type	Already Constructed			\$	%	\$					
ZSW0716	Anger Avenue	Recovery of PPC	Anger Avenue WWTP - P2 Project	<2012	234,465	-		-	234,465	-	-		
	Anger Avenue (#5)	Recovery of PPC	Frenchman's Creek Trunk Sewer - PH2	<2012	334,113	-		-	334,113	-	-		
	Anger Avenue	Recovery of PPC	Parkway PS Replacement (Fort Erie)	<2004	928,036			-	928,036				
	Anger Subtotal				1,496,613				1,496,613	854,107	57.1%	642,506 42.9%	
ZSW0006	Baker Road	Recovery of PPC	Smithville PS Expansion (for growth in Smithville)	<2012	897,673	-		-	897,673	-	-		
ZSW0006	Baker Road	Recovery of PPC	Baker Road WWTP Capacity Expansion Stage 1	<2012	4,829,981	-		-	4,829,981	-	-		
ZSW0013	Baker Road (#1)	Recovery of PPC	Replace existing Smithville pumping station	<2008	158,525	-		-	158,525	-	-		
	Baker Road	Recovery of PPC	Smithville PS & Sewer (West Lincoln)	<2004	44,905			-	44,905				
	Baker Road	Recovery of PPC	Install Forcemain on North Service - Biggar PS to Roberts	<2004	105,411			-	105,411				
	Baker Road	Recovery of PPC	Gravity Trunk Sewer Along Ontario St. @ QEW Crossing	<2004	577,927			-	577,927				
	Baker Road Subtotal				6,614,421			-	6,614,421	4,893,099	74.0%	1,721,322 26.0%	
ZSW0721	Crystal Beach Subtotal	Recovery of PPC	Crystal Beach WWTP - P2 Project	<2012	234,465	-		-	234,465	226,335	96.5%	8,130 3.5%	
ZSW0115	Stephensville/Douglastown	Recovery of PPC	Douglastown Forcemain	<2012	799,233	-		-	799,233				
ZSW0607	Stephensville/Douglastown	Recovery of PPC	Stevensville PS capacity upgrade	<2012	175,849	-		-	175,849				
	Stephensville/Douglastown Subtotal				975,082			-	975,082	596,096	61.1%	378,986 38.9%	
ZSW0302	Niagara Falls	Recovery of PPC	Alternative biosolids management program	<2008	749,407	-		-	749,407	-	-		
ZSW0714	Niagara Falls	Recovery of PPC	Niagara Falls WWTP - P2 project	<2012	213,832	-		-	213,832	-	-		
	Niagara Falls	Recovery of PPC	HRT facility at NF High Lift Pumping Station	<2012	375,144	-		-	375,144	-	-		
ZSW9305	Niagara Falls (#2)	Recovery of PPC	Central Avenue Pumping Station and forcemain	<2008	492,745	-		-	492,745	-	-		
	Niagara Falls	Recovery of PPC	Upgrade Niagara Falls WPCP	<2004	1,010,361			-	1,010,361				
	Niagara Falls	Recovery of PPC	Upgrade NF WPCP	<2004	4,319,262			-	4,319,262				
	Niagara Falls Subtotal				7,160,751			-	7,160,751	4,767,263	66.6%	2,393,488 33.4%	
ZSW0807	Niagara-on-the-Lake	Recovery of PPC	Niagara-on-the-Lake WWTP Capacity Upgrade from 5.7	<2012	1,965,999	-		-	1,965,999				
	Niagara-on-the-Lake	Recovery of PPC	NOTL Sewage Treatment Facility Upgrade	<2004	190,846			-	190,846				
	Niagara-on-the-Lake	Recovery of PPC	William St PS and Forcemain (NOTL)	<2004	62,867			-	62,867				
	Niagara-on-the-Lake Subtotal				2,219,712	-		-	2,219,712	1,674,580	75.4%	545,132 24.6%	
ZSW9816	Port Dalhousie	Recovery of PPC	Port Dalhousie WPCP optimization study and upgrades	<2008	317,645	-		-	317,645	-	-		
ZSW0712	Port Dalhousie	Recovery of PPC	Port Dalhousie WWTP - P2 Project	<2012	410,314	-		-	410,314	-	-		
	Port Dalhousie	Recovery of PPC	Port Dalhousie WPCP Upgrading	<2004	110,391			-	110,391				
	Port Dalhousie Subtotal				838,350			-	838,350	445,349	53.1%	393,001 46.9%	
	Port Weller	Recovery of PPC	Upgrade Black Horse PS	<2004	358,995			-	358,995				
	Port Weller	Recovery of PPC	Peel St PS	<2004	2,163,175			-	2,163,175				
	Port Weller Subtotal				2,522,170			-	2,522,170	1,615,016	64.0%	907,154 36.0%	
	Seaway	Recovery of PPC	Seaway WPCP Upgrading (Port Colborne)	<2004	855,439			-	855,439				
	Seaway	Recovery of PPC	Elm Street PS Upgrading (Port Colborne)	<2004	276,614			-	276,614				
	Seaway	Recovery of PPC	Industrial PS Upgrade	<2004	142,908			-	142,908				
	Seaway Subtotal				1,274,961			-	1,274,961	931,364	73.1%	343,597 26.9%	
	Welland	Recovery of PPC	Sanitary Sewer Service to East Industrial Lands (Welland)	<2004	175,578			-	175,578				
	Welland	Recovery of PPC	North East Welland Trunk Sewer	<2004	1,717,614			-	1,717,614				
	Welland	Recovery of PPC	Dain City PS upgrade	<2004	254,058			-	254,058				
ZSW0609	Welland	Recovery of PPC	Welland WWTP - P2 Project	<2012	24,150	-		-	24,150	-	-		
ZSW9815	Welland	Recovery of PPC	South Thorold PS, forcemains, sewers	<2008	11,213,742	-		-	11,213,742	-	-		
	Welland Subtotal				13,385,143				13,385,143	10,675,416	79.8%	2,709,727 20.2%	
	Grand Total				36,721,668	-		-	36,721,668	26,678,625		10,043,043	