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## MEMORANDUM

CSC-C 20-2019

**Subject: Councilor Information Requests October 3, 2019 Committee of the Whole**

**Date: November 6, 2019**

**To: Corporate Services Committee**

**From: Margaret Murphy, Associate Director, Budget Planning & Strategy**

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Council can direct staff and make motions regarding the information provided and staff will endeavor to bring back any amended material to the following Budget Review Committee of the Whole to support council decisions. This memo is in response to Councilor Information Requests at Committee of the Whole on October 3, 2019 as follows:

1. *Provide a list of the projects that have been deferred due to funding constraints (Councillor Easton)*
2. *Provide a contextualization of development charge rebates over the last ten years (Councillor Sendzik)*
3. *Provide a graph of comparable Regions with respect to capital financing (Councillor Sendzik)*
4. *Provide a graph illustrating reserve investments for the period 2010 to 2020. (Councillor Sendzik)*
5. *Provide information respecting the rate of taxation and allocation to capital for the period 2010 to 2020. (Councillor Sendzik)*
6. *Provide a graph of federal and provincial funding shifts over the last 30 years to illustrate the shifting burden to municipalities. (Councillor Sendzik)*
7. *Provide context on the upward spike and drop off cliff of reserve balances (Councillor Sendzik)*
8. *Provide a schedule of historical uploading from other governments and allocation/reserve (Councillor Sendzik)*
9. *Provide the average interest rate of our historical debt and current rates. (Councillor Whalen)*
10. *Provide information respecting debt retirement charges (Councillor Whalen)*

**1. Provide a list of the projects that have been deferred due to funding constraints.**

For a summary of the projects that were deferred due to funding constraints, refer to Appendix 1. Included is a column that differentiates between projects that were fully deferred or partially reduced.

## 2. Provide a contextualization of development charge rebates over the last ten years.

The below tables summarize some of the more significant discretionary Regional development charges (RDC) grant programs which have been provided since inception of the new by-law (September 1, 2017 through June 30, 2019). Staff have reported on RDC grants in the past and will continue to do so on a quarterly basis through the quarterly financial updates. For detailed information on the individual properties, refer to Appendix 2. The other DC grants includes mandatory exemptions as outlined in the Development Charge Act, 1997 such as industrial expansions.

With the inception of the 2017 RDC by-law staff have undertaken enhanced tracking of development charge grants on a per property bases. Prior information was tracked in aggregate and therefore information prior to the current RDC bylaw is not available to that extent. As such, Appendix 2 only contains RDC grant applicants and approved amounts for the years in which they are available.

For many of the RDC programs, construction values are not required to be submitted as part of the grant application process (as many of the programs are not application based). As such, staff have relied on historical data and comparable properties to estimate property assessment values and have inferred construction values when not specifically available. As such, payback estimates provided below are estimates only and may not be indicative of actual project specific payback.

*Table 1: RDC Grant Program Details 2017 - 2019*

Program	January 1 – December 31, 2017				
	Grant Count	Funding	Construction Value <sup>1</sup>	Estimate Payback (Years) <sup>2</sup>	New Jobs
Industrial (D)	7	\$897	\$29,302	12.8	212
Non-Profit (D)	9	148	\$4,800	6.6	Not Applicable
Brownfield (D)	11	137	\$16,140	2.0	Not Available
Phase-in Cost (D)	351	738	Not Applicable	Not Applicable	Not Applicable
Smart Growth	36	400	Not Applicable	Not Applicable	Not Applicable
NRH (D)	0	0	\$0	0	0
Agricultural (D)	0	0	\$0	0	0
Hotel/Motel (D)	2	267	\$18,381	2.2	Not Available
Other	28	1,241	Not Applicable	Not Applicable	Not Applicable
<b>Total</b>	<b>444</b>	<b>\$3,828</b>	<b>\$68,623</b>		<b>212</b>

	January 1 – December 31, 2018				
Program	Grant Count	Funding	Construction Value <sup>1</sup>	Estimate Payback (Years) <sup>2</sup>	New Jobs
Industrial (D)	15	\$1,054	\$38,700	3	165
Non-Profit (D)	8	144	2,300	12.3	Not Applicable
Brownfield (D)	2	324	46,785	1.2	Not Available
Phase-in Cost (D)	1759	3,704	Not Applicable	Not Applicable	Not Applicable
Smart Growth	4	366	Not Applicable	Not Applicable	Not Applicable
NRH (D)	2	1,142	24,975	11	Not Applicable
Agricultural (D)	10	5,381	32,927	154	Not Available
Hotel/Motel (D)	19	275	9,500	4	Not Available
Other	14	658	Not Available	Not Available	Not Available
<b>Total</b>	<b>1833</b>	<b>\$13,046</b>	<b>\$155,187</b>		<b>165</b>

	January 1 – September 30, 2019 <sup>3</sup>				
Program	Grant Count	Funding	Construction Value <sup>1</sup>	Estimate Payback (Years) <sup>2</sup>	New Jobs
Industrial (D)	6	\$690	\$19,300	8.9	114
Non-Profit (D)	4	150	9,400	3.74	Not Applicable
Brownfield (D)	3	831	28,917	6.2	Not Available
Phase-in Cost (D)	1194	2,672	Not Applicable	Not Applicable	Not Applicable
Smart Growth	0	0	Not Applicable	Not Applicable	Not Applicable
NRH (D)	0	0	0	0	0
Agricultural (D)	3	179	9,608	17.5	Not Available
Hotel/Motel (D)	2	1,582	89,719	1.8	Not Available
Other	10	\$872	Not Applicable	Not Applicable	Not Applicable
<b>Total</b>	<b>1222</b>	<b>\$6,976</b>	<b>\$156,944</b>		<b>114</b>

<sup>1</sup> When constructions values are not collected, they are estimates only and are based on current market/assessment trends. This information is not collected for non-application based program.

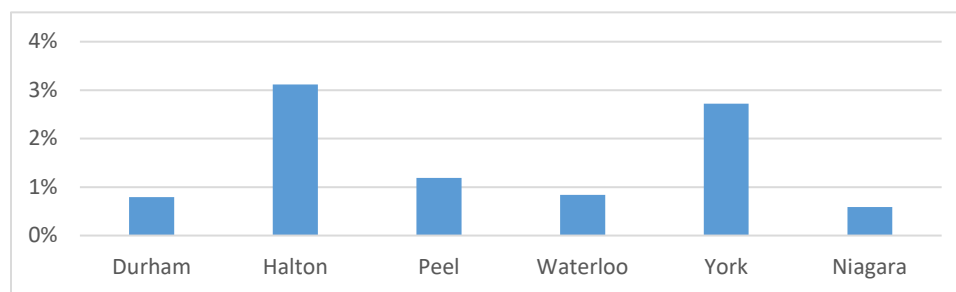
<sup>2</sup> Payback calculations are estimates only. They may not be indicative of actual tax assessments and taxes payable. For both industrial and brownfield categories, the payback represents a weighted average in order to factor in impacts of TIGs.

<sup>3</sup> Data for July to September 2019 is subject to change until Q3 reporting is finalized.

### 3. Provide a graph of comparable Regions with respect to capital financing.

The following is a graph comparing Upper Tier government's capital financing contributions as a percentage of their tax supported assets. Niagara Region is the lowest amongst the Upper tier's due to the lack of increase in contributions towards Capital. Additional information on their respective capital financing strategy has also been provided in the table below.

*Graph 1: Annual Capital Contribution as a % of Total Tax Supported Assets*



*Table 2: Comparison of Upper Tier Capital Financing Strategy*

Upper Tier Region	Durham (Roads / Bridges)	Halton	Peel	Waterloo	York	Niagara
<b>Total Tax Supported Assets (A)</b>	\$4.0B	>\$1.6B <sup>1</sup>	\$5.0B	\$3.1B	\$6.0B	\$2.7B <sup>2</sup>
<b>Contributions to Capital ("Reserve Investment") (B)</b>	>\$31.5M <sup>3</sup>	\$49.8M	\$59.5M	\$26.0M <sup>4</sup>	\$163.0M	\$17.0M
<b>2019 % increase for Capital Contribution</b>	Assessment growth funded.	0.5%	1.0%	0.85%	1.0%	0%
<b>Strategy</b>	Annual request based on the Asset Management Plan. Requested for the last two years.	Annual request based on the Asset Management Plan. Requested since 2013.	Annual increase of 1% for the last 11 years. Forecasting 6 more increases.	1% of the previous year's tax levy. Request for the last two years.	Annual separate levy increase. 1% forecasted for the next 3 years. Historically approved 5 increases ranging	Capital Financing Policy

Upper Tier Region	Durham (Roads / Bridges)	Halton	Peel	Waterloo	York	Niagara
					from 1.0 – 2.0%.	
Annual Repayment Limit	6.59%	5.49%	8.89%	9.77%	23.12%	7.09%
S&P Consolidated Debt Ratio	19.10%	60.30%	74.80%	N/A – does not utilize S&P	122.60%	75.85%

<sup>1</sup>\$1.6B book value; \$2.3B based on proration of the 2013 AMP. (B/A = 2.16%)

<sup>2</sup>A one-time increase of 1% on the tax levy was approved in 2017

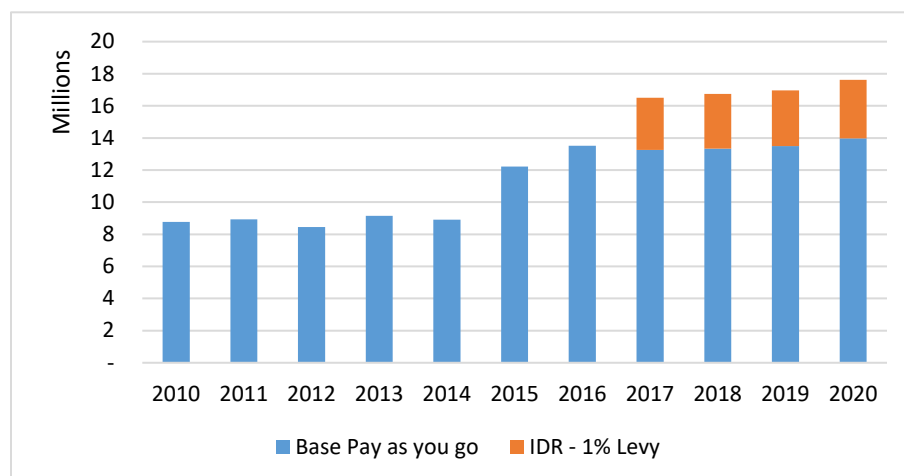
<sup>3</sup>Roads and bridge rehabilitation only, does not include all tax supported assets

<sup>3</sup>Referenced in Waterloos 2018 Reserve strategy

#### 4. Provide a graph illustrating reserve investments for the period 2010 to 2020.

The graph below represents the annual operating budget contribution to the capital levy reserve and not the balance in the reserve at the end of each of those years. Capital levy contribution/pay as you go (highlighted in blue) has been consistent over the last 5 years. With the exception of the 1% increase in 2017 there has been no separate levy increases to support infrastructure renewal. The increase in 2015 reflects the reserve rationalization/consolidation exercise (CSD 48-2014). This exercise consolidated specific-use capital reserves into a corporate reserve for ease of administration and flexibility to manage capital requirements.

*Graph 2: Reserve Investments 2010 - 2020*

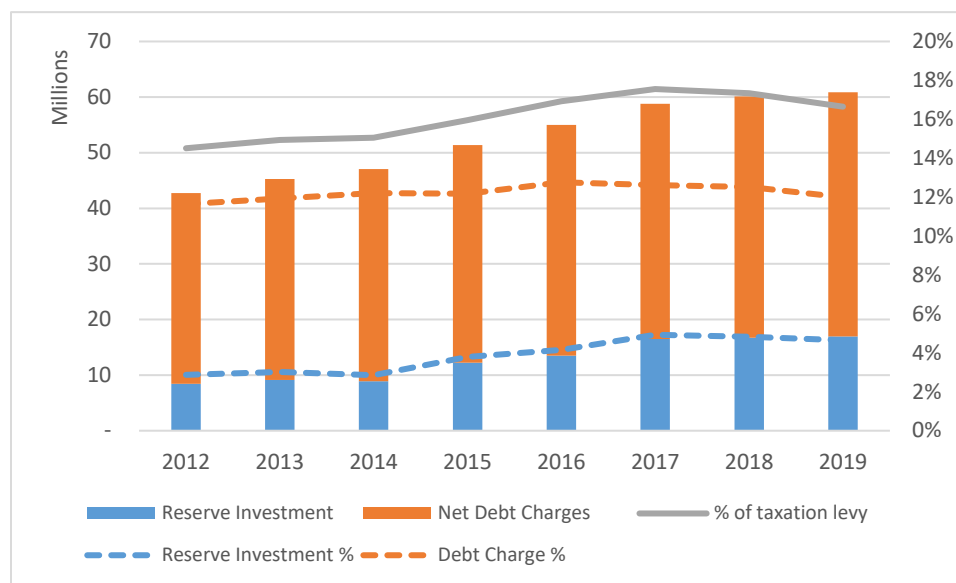


**5. Provide information respecting the rate of taxation and allocation to capital for the period 2010 to 2020.**

Allocations from the operating budget for capital come in the form of reserve contributions and debt servicing costs which are reflected in the table below. As a percentage of the overall levy budget, capital financing has ranged from 15% to 17%. Investment in infrastructure as a percentage of budget peaked in 2017 (Debt to fund GO Transit). Capital Financing has not been increasing at the same rate as the overall levy and as a result, capital financing has remained flat.

The change from 2014 to 2015 reflects the reserve rationalization/consolidation exercise. Information prior to 2012 utilized a legacy budgeting software and thus is not comparable.

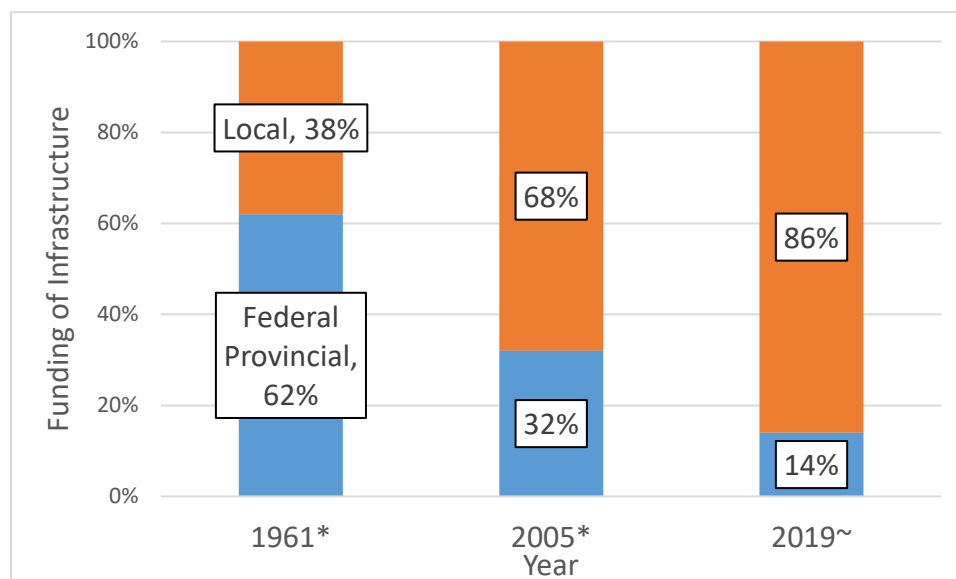
**Graph 3: Rate of Taxation and Allocation to Capital**



**6. Provide a graph of federal and provincial funding shifts over the last 30 years to illustrate the shifting burden to municipalities.**

Since 1961, the shift in responsibility for public infrastructure has increased for local municipalities. In 2019, the Region forecasted as part of their capital forecast that 14% of the levy infrastructure would be funded through transfer payments from the Federal or Provincial government. This change in responsibility for public assets increased the amount of sustainable funding required from the municipalities.

*Graph 4: Federal/Provincial Funding Shift*



\*MFOA Conference York Region: A long Term Perspective slide on asset management and the shift in responsibility for infrastructure Sources: StatsCan CANSIM Table 031-0005: Flows and stocks of fixed non-residential capital, by industry and assets, Canada, provinces and territories, annual.

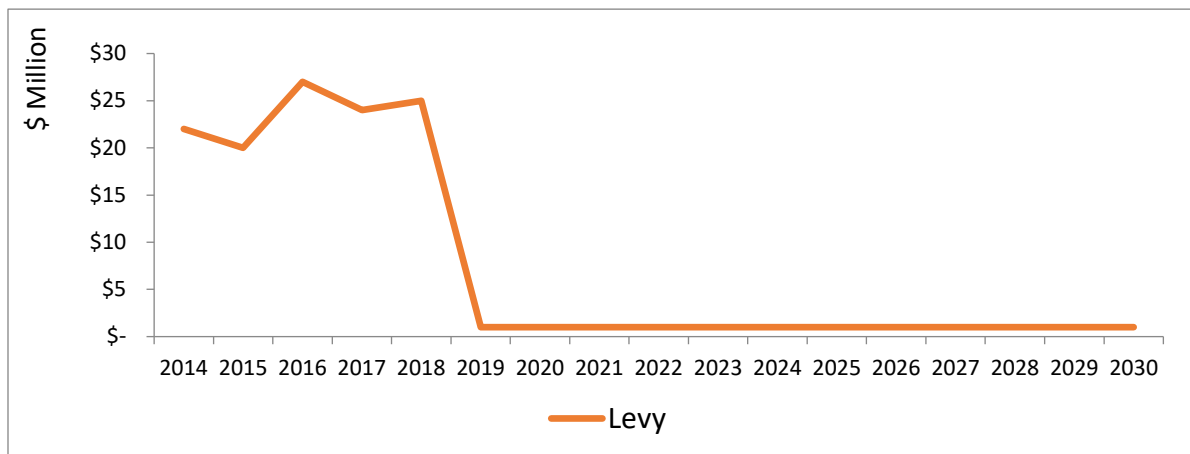
~Based on the Niagara Region 10-Year Levy Capital Plan, 14% of the capital forecast was funded with Federal or Provincial sources.

## 7. Provide context on the upward spike and drop off cliff of reserve balances.

The objective of the capital levy reserves for prior years was to hold funds to cover the next year's capital budget rather than using funds to support the respective year's capital requirements. This allowed for budget flexibility and the ability to approve capital in advance of the operating budget.

Beginning in 2017, the Region has aligned the capital program in accordance with the Asset Management Plan, Transportation Master Plan and thus the reserve balances are declining reflective of the need in these plans. The general capital levy reserve is used as a flow through for capital financing and is only built up at year end with surplus from project closures and sale of surplus properties. Due to the existing infrastructure gap in the capital forecast, the reserves are fully committed as illustrated in graph 5. Table 3 provides a continuity schedule showing the contributions to and from the reserve.

**Graph 5: General Capital Levy Reserve Forecast**



**Table 3: General Capital Levy Reserve Continuity**

Year	2014	2015	2016	2017	2018	2019	2020
Opening	\$17M	\$22M	\$20M	\$27M	\$24M	\$25M	\$1M
Pay as you go	9M	13M	13M	16M	17M	17M	17M
Project closure, sale of surplus properties, etc.	13M	9M	15M	3M	19M	4M	15M
Transfer to fund Capital Projects	(17M)	(24M)	(21M)	(22M)	(35M)	(45M)	(32M)
Ending Balance	\$22M	\$20M	\$27M	\$24M	\$25M	\$1M	\$1M

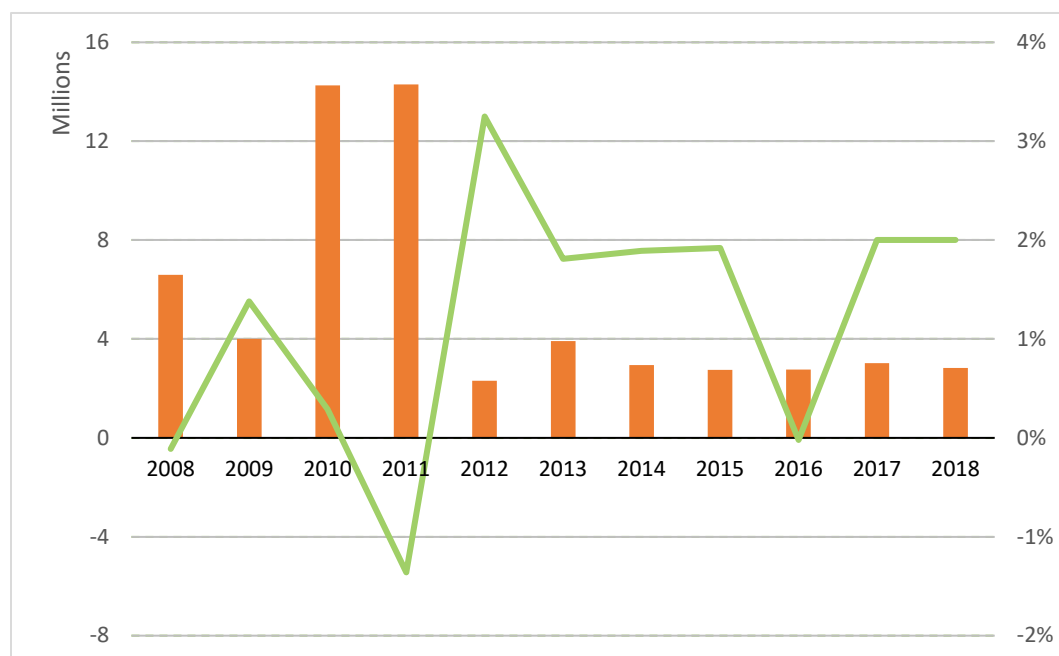


## 8. Schedule of historical uploading from other governments and allocation / reserve.

Upload of costs resulting from the Provincial Municipal Fiscal Service Delivery Review (PMFSDR) began in 2008 and was to last 11 years to 2018. The chart below illustrates the annual increase in Upload from the Province (columns) as well as the annual tax levy increase (line). In all years, the upload was utilized to mitigate budget pressures. Some causes of significant changes in the chart are as follows:

- 2010 – Ontario Municipal Partnership Fund (OMPF) funding of \$8.3 million and childcare funding of \$1.5 million from the province was reduced; the PMFSDR upload was used to offset the resulting pressure.
- 2011 – \$6.7 million of PMFSDR upload funding was applied to capital infrastructure, going towards incremental debt charges. \$3.2 million used to reduce taxpayer impact below 0%
- 2016 – Budget guidance was 0%; to reach this all PMFSDR upload funding was used to reduce base budget pressures

**Graph 6: Provincial Upload**



## 9. Provide the average interest rate of our historical debt and current rates.

The tables below reflect the borrowing rates achieved on the Region's debt issuances.

*Table 4: Capital Markets and Infrastructure Ontario historical and current rates*

Capital Markets	2014	2015	2016	2017	2018	2019
Amount	\$21.7M	\$43.3M	\$27.9M	\$59.8M	\$39.0M	\$32.4M
Debt Term	10 year	15 year	10 year	25 year	25 year	10 year
All-in cost	2.82%	2.38%	2.07%	2.78%	3.21%	2.37%

Infrastructure Ontario	2014	2015	2016	2017	2018	2019
Amount	\$45.20M	\$28.6M	0	0	0	\$30.3M
Debt Term	25-30 year	30 year	n/a	n/a	n/a	15-30 year
All-in cost	3.94%	3.79%	n/a	n/a	n/a	TBD

## 10. Provide information respecting debt retirement charges.

The amount of debt room that is made available each year due to former debt retiring, is a complex exercise based on the principal repayment being different for the various types of debt. With amortizer debt, principal payments increase, whereas with serial debt, the principal payments remain constant. However our process is to utilize all of the budget room, which is based not only on principal, but the total cost of debt including interest. Operating budget changes are also reflective of debt expiring with terms that range from five to thirty years which may be different than the term of the new debt required to be approved which is reflected in the difference between (A) and (B) in Table 5 below. This illustrates the debt charge (principle and interest) room (C) made available each year as a result of retirement of previously approved debt (B). The debt charge room is used to approve new debt (A) which is used to fund capital projects.

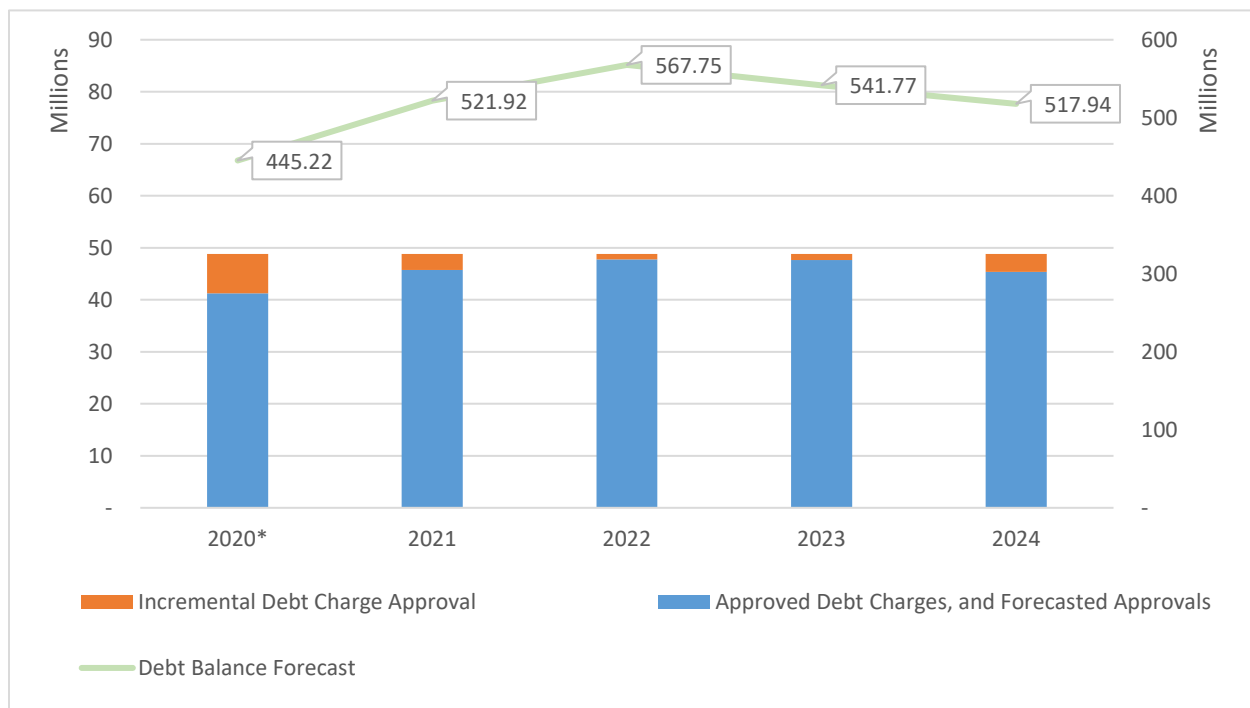
Graph 7 below reflects the annual Levy debt charge budget which remains at approximately \$48 million. The orange bars reflect the annual debt charge room made available which is used to approve new debt. Maintaining the existing debt charge budget still implies that debt outstanding will increase.

**Table 5: Summary of Debt Retirement and New Debt Approval**

Year	2020	2021	2022	2023	2024
<b>(A) Total New Debt Approval</b>	\$144M*	\$26.5M	\$7.5M	\$9.5M	\$28.7M
<b>(B) Total Debt Retirement</b>	\$27.7M	\$25.2M	\$24.9M	\$24.5M	\$21.7M
<b>(C) Annual Debt Charge Room Available</b>	\$2.3M	\$3.2M	\$0.99M	\$1.2M	\$3.5M

\*Includes \$129M for long-term care facility debt which is being approved separately

**Graph 7: Debt Charge Budget Detail**



\*New Debt Charges approved in 2020 inclusive of \$5.6M program change for the long-term care facility

Respectfully submitted and signed by

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Margaret Murphy, CPA, CMA  
Associate Director, Budget Planning & Strategy

Program	Project ID	Project Name	Original Request of Deferred 2020 Projects	Request Post Prioritization	(Partial) Deferral / Reduction
Community Services	J_20001107	20-LTC Cap Imp/Replace	\$ 349,133	\$ 274,133	\$ 75,000 Reduction
Community Services	J_20001108	20-LTC Machinery/Equipment	\$ 329,233	\$ 270,733	\$ 58,500 Reduction
Community Services	J_20001111	20-LTC Tech Imprv	\$ 288,767	\$ 188,767	\$ 100,000 Reduction
Corporate Services	J_20000937	20-Online Planning Portal Phase 2	\$ 750,000	\$ -	\$ 750,000 Deferral
Corporate Services	J_20000981	Asset Management Software Phase 2	\$ 500,000	\$ -	\$ 500,000 Deferral
Corporate Services	J_20001205	20-Space Utilzn/Rationzn Plan	\$ 145,000	\$ -	\$ 145,000 Deferral
Corporate Services	J_20001208	20-Ener-Meadows of Dorchester Lighting Retrofit	\$ 692,000	\$ -	\$ 692,000 Deferral
Corporate Services	J_20001209	NRHQ - Campbell West HVAC Investigation and Design	\$ 115,000	\$ -	\$ 115,000 Deferral
Corporate Services	J_20001211	NRPS Port Colborne - Generator Replacement	\$ 215,000	\$ -	\$ 215,000 Deferral
Corporate Services	J_20001213	NRHQ - Campbell East Roof Replacement	\$ 1,045,000	\$ 795,000	\$ 250,000 Reduction
Corporate Services	J_20001214	NRHQ - Public Works/Planning Staff Accommodations	\$ 420,000	\$ -	\$ 420,000 Deferral
Corporate Services	J_20001215	NRHQ - ERMS Staff Accommodations Phase 2	\$ 220,000	\$ -	\$ 220,000 Deferral
Corporate Services	J_20001216	NRHQ - Campbell East Atrium Green Wall	\$ 80,000	\$ -	\$ 80,000 Deferral
Corporate Services	J_20001217	NRHQ - Campbell East Windows	\$ 855,000	\$ -	\$ 855,000 Deferral
Corporate Services	J_20001218	NRHQ - Campbell West Shipping/Receiving Dock Expansion	\$ 50,000	\$ -	\$ 50,000 Deferral
Corporate Services	J_20001222	NRHQ - Campbell East - Door Replacements For Civic Park Security	\$ 80,000	\$ -	\$ 80,000 Deferral
Corporate Services	J_20001224	EMS Hub - Land	\$ 11,000,000	\$ -	\$ 11,000,000 Deferral
Corporate Services	J_20001225	Backup 911 Call Centre Relocation	\$ 2,000,000	\$ -	\$ 2,000,000 Deferral
Corporate Services	J_20001229	PW Pelham Yard - Dome Roof Replacement	\$ 385,000	\$ 300,000	\$ 85,000 Reduction
Corporate Services	J_20001230	PW Smithville Yard - Exterior and Window Replacement	\$ 90,000	\$ -	\$ 90,000 Deferral
Corporate Services	J_20001231	PW Thorold Yard - Exterior and Window Replacement	\$ 61,000	\$ -	\$ 61,000 Deferral
Corporate Services	J_20001234	PW Thorold Yard - Asphalt Replacement	\$ 138,000	\$ -	\$ 138,000 Deferral
Corporate Services	J_20001237	20- Annual - IT In-Year External Dept Projects	\$ 100,000	\$ -	\$ 100,000 Deferral
Niagara Regional Housing	J_20001101	NRH - 2020 Annual Grounds Capital Program	\$ 1,298,388	\$ 1,009,739	\$ 288,649 Reduction
Niagara Regional Housing	J_20001102	NRH - 2020 Annual Unit Capital Program	\$ 5,270,042	\$ 3,470,763	\$ 1,799,279 Reduction
Niagara Regional Housing	J_20001103	NRH - 2020 Annual Building Capital Program	\$ 4,814,783	\$ 3,394,356	\$ 1,420,427 Reduction
Planning & Development	J_20001112	Niagara Airports	\$ 4,800,000	\$ -	\$ 4,800,000 Deferral
Public Works - Levy	J_10RC1244	Rds Rehab Lakeshore Rd from Townline to Creek	\$ 2,000,000	\$ -	\$ 2,000,000 Deferral
Public Works - Levy	J_10RC1560	Rds Rehab - RR 1 Dominion Rd Reconstruction - Helena to Lakeshore Rd	\$ 4,860,000	\$ -	\$ 4,860,000 Deferral
Public Works - Levy	J_10RC1564	Rds Rehab - RR 81 King St Reconstruction - Durham Rd to Lincoln Ave	\$ 1,000,000	\$ -	\$ 1,000,000 Deferral
Public Works - Levy	J_10RC1566	Struc Rehab - St. Paul W CNR Bridge Replacement	\$ 14,000,000	\$ -	\$ 14,000,000 Deferral
Public Works - Levy	J_20000145	Rds Rehab - RR 63 Canborough Rd - RR27 Wellandport Rd to Wellandport Community Centre	\$ 500,000	\$ -	\$ 500,000 Deferral
Public Works - Levy	J_20000486	Rds Rehab - RR 48 Niagara St - Carlton to Scott	\$ 500,000	\$ -	\$ 500,000 Deferral
Public Works - Levy	J_20000489	Rds Rehab - RR 529 Effingham St - Webber Rd to River Rd	\$ 5,500,000	\$ -	\$ 5,500,000 Deferral
Public Works - Levy	J_20000494	NRT - Capital Acquisition	\$ 4,513,950	\$ 3,513,950	\$ 1,000,000 Reduction
Public Works - Levy	J_20000663	Struc Rehab - 20 Mile Arch - (Str. 081210) - Replace	\$ 1,000,000	\$ -	\$ 1,000,000 Deferral
Public Works - Levy	J_20000897	Rds Rehab RR20 - Griffin St South to Industrial Park Rd (Phase 4)	\$ 3,200,000	\$ -	\$ 3,200,000 Deferral
Public Works - Levy	J_20000900	Rds Rehab - RR 81 Main St - Oakes Rd N to Casablanca Blvd	\$ 5,000,000	\$ -	\$ 5,000,000 Deferral
Public Works - Levy	J_20000928	Int Impr - RR100 Four Mile Creek at York Rd, NOTL	\$ 1,800,000	\$ -	\$ 1,800,000 Deferral
Public Works - Levy	J_20001120	20 Ann-Traffic Signals	\$ 3,700,000	\$ 3,000,000	\$ 700,000 Reduction
Public Works - Levy	J_20001122	20 Ann-Roads Resurfacing and Strengthening Program	\$ 12,000,000	\$ 8,344,729	\$ 3,655,271 Reduction
<b>Total Levy Projects Deferred/Reduced</b>					<b>\$ 71,103,126</b>
Wastewater Operations	J_20000704	Thundering Waters - Sanitary Trunk Sewer Rehabilitation	\$ 8,300,000	\$ -	\$ 8,300,000 Deferral
Wastewater Operations	J_20000881	19-Dain City Pump Station Forcemain Replacement	\$ 6,050,000	\$ 5,500,000	\$ 550,000 Reduction
Wastewater Operations	J_20000201	Port Dalhousie WWTP Upgrade*	\$ 24,000,000	\$ 10,000,000	\$ 14,000,000 Phased
Wastewater Operations	J_10SW1517	Niagara Falls WWTP Secondary Treatment Upgrade**	\$ 58,000,000	\$ -	\$ 58,000,000 N/A
<b>Total Rate Projects Deferred/Reduced</b>					<b>\$ 80,850,000</b>

\*The Port Dalhousie WWTP Upgrade (\$14M) which was also deferred is not recommended to be added back to 2020 as WWW staff have indicated that a phased approach for this project is more appropriate due to the limited space to accommodate contractors on site, as such phase 2 should remain in 2021.

\*\*The Niagara Falls WWTP Secondary Treatment Upgrade (\$58M) which was also deferred is not recommended to be added back to 2020 as WW staff have indicated that the Ministry of Environment , Conservation and Parks (MECP) has granted an extension on the project which will enable time to obtain necessary approvals and complete detailed design.

**2017 Industrial RDC Grant Applicants and Approved Amounts**

Address	Development Description	Municipality	Grant Requested	Grant Approved
7790 Blackburn Pkwy	Manufacturing & Wholesaling bedding supplies	Niagara Falls	\$178,237	\$178,237
412 Enterprise Drive	Green construction products	Welland	\$44,792	\$44,792
316 Enterprise Drive	Food processing	Welland	\$157,063	\$157,063
6550 Oakwood Drive	Self storage facility	Niagara Falls	\$348,823	\$348,823
2818 House Road	Medical processing facility	Fort Erie	\$82,064	\$82,064
4251 Bowen Road	Medical processing facility	Fort Erie	\$18,327	\$18,327
365 Four Mile Creek Rd	Cold storage facility	Niagara-on-the-Lake	\$67,380	\$67,380
<b>Total</b>			<b>\$896,686</b>	<b>\$896,686</b>

**2018 Industrial RDC Grant Applicants and Approved Amounts**

Address	Development Description	Municipality	Grant Requested	Grant Approved
6550 Oakwood Drive	Adjustment for previously approved grant from 2017	Niagara Falls	(\$151,831)	(\$151,831)
90 centre Street	Extend operation with additional open air crane & runway	Welland	\$268,789	\$268,789
1555 Elm Street	Addition to citric acid production facility	Port Colborne	\$134,342	\$134,342
1523 Niagara Stone Road	Brewery space	NOTL	\$25,469	\$25,469
1557 Bowen Road	Auto part sorting, cleaning and packaging facility	Fort Erie	\$11,989	\$11,989
1425 Lakeshore Road	Wine production space	NOTL	\$26,970	\$26,970
1469 Pelham Road	Wine production space	St. Catharines	\$57,980	\$57,980
60 Dart Street	Steel and patio door assembly	Welland	\$38,304	\$38,304
4581 North Service Road	Wine production space	Lincoln	\$11,349	\$11,349
2 Westwood Court	Distribution of winery and brewery production products	NOTL	\$153,143	\$153,143
1696 Niagara Stone Road	Wine production space	NOTL	\$56,806	\$56,806
381 Enterprise Drive	Meat processing and inspection	Welland	\$114,000	\$114,000
7000 Kinsmen Crt	Cometcs industrial manufacturing	Niagara Falls	\$98,560	\$98,560
6150 Don Muris Street	Seasonal tire refurbishing	Niagara Falls	\$118,560	\$118,560
392 Enterprise Drive	Food processing, productoin and packaging	Welland	\$89,148	\$89,148
<b>Total</b>			<b>\$1,053,578</b>	<b>\$1,053,578</b>

**2019 Industrial RDC Grant Applicants and Approved Amounts**

Address	Development Description	Municipality	Grant Requested	Grant Approved
2 Westwood Cres	Tire refurbishment faculty	NOTL	\$47,900	\$47,900
6159 Spring Creek Rd	Pet food processing facility (frozen)	West Lincoln	\$113,301	\$113,301
133 Hannover Dr	Fabrication of display/mobile event trucks	St. Catharines	\$107,775	\$107,775
Bartlett Rd	LED light manufacturer	Lincoln	\$182,020	\$182,020
156 Berryman Ave	Stone slinger truck manufacturing	St. Catharines	\$57,480	\$57,480
Montrose Business Park	Brewery	Niagara Falls	\$181,622	\$181,622
<b>Total</b>			<b>\$690,098</b>	<b>\$690,098</b>

**2017 Non-Profit RDC Grant Applicants and Approved Amounts**

Organization	Development Description	Municipality	Grant Requested	Grant Approved
Habitat for Humanity Niagara	Affordable Housing	Welland	\$10,484	\$10,484
Niagara Short Hills Christian Ministries	Worship	Pelham	\$6,397	\$6,397
Christian Hotel Ministries	Worship	Niagara Falls	\$6,112	\$6,112
Habitat for Humanity Niagara	Affordable Housing	Fort Erie	\$10,484	\$10,484
Habitat for Humanity Niagara	Affordable Housing	Niagara Falls	\$12,750	\$12,750
Wellspring Niagara Cancer Support	Cancer Support Centre	Thorold	\$65,320	\$65,320
Habitat for Humanity Niagara	Affordable Housing	Grimsby	\$10,484	\$10,484
Habitat for Humanity Niagara	Affordable Housing	Welland	\$15,544	\$15,544
Heartland Forest Road	Accessible Washrooms	Niagara Falls	\$10,298	\$10,298
<b>Total</b>			<b>\$147,873</b>	<b>\$147,873</b>

**2018 Non-Profit RDC Grant Applicants and Approved Amounts**

Organization	Development Description	Municipality	Grant Requested	Grant Approved
Habitat for Humanity (Niagara)	Affordable Housing	Welland	\$16,011	\$16,011
Habitat for Humanity (Niagara)	Affordable Housing	Welland	\$16,011	\$16,011
Habitat for Humanity (Niagara)	Affordable Housing	Welland	\$16,011	\$16,011
Habitat for Humanity (Niagara)	Affordable Housing	Welland	\$16,011	\$16,011
Smithville Christian Reform Church	Commercial portion of place of worship	West Lincoln	\$21,440	\$0
Habitat for Humanity (Niagara)	Single Family Dwelling - difference between	Welland	\$467	\$467
ACRES	Expansion to school	Wainfleet	\$36,031	\$0
Fort Erie Native Cultural Centre Inc.	Community Based Early Years Expansion	Fort Erie	\$25,283	\$25,283
Niagara Regional Native Centre	Community Based Early Years Expansion	NOTL	\$21,864	\$21,864
Community Crew	Semi-Detached Construction	Welland	\$32,022	\$32,022
<b>Total</b>			<b>\$201,151</b>	<b>\$143,680</b>

**2019 Non-Profit RDC Grant Applicants and Approved Amounts**

Organization	Development Description	Municipality	Grant Requested	Grant Approved
Smithville Christian Church - Re-submission	Commercial portion of Church expansion	West Lincoln	\$21,440	\$0
A Child's World Family	Child Care Services of Niagara	Pelham	\$4,000	\$4,000
Women's Place of South Niagara	Women's Shelter	Niagara Falls	\$65,323	\$65,323
YWCA	Affordable housing units	St. Catharines	\$46,756	\$46,756
Habitat for Humanity Niagara	Semi-detached housing	Niagara Falls	\$33,682	\$33,682
<b>Total</b>			<b>\$171,201</b>	<b>\$149,761</b>

**2018 Brownfield RDC Reduction Program Applicants and Approved Amounts**

Address	Development Description	Municipality	Approved Eligible Costs	Grants Paid to Date	Grants Paid 2018
574 King St	Apartment complex	Welland	\$63,354	\$0	\$0
181 Queen St	Residential Subdivision	Thorold	\$27,869,477	\$0	\$0
105 Highway 20	Mixed use multi-res/commercial	Pelham	\$308,141	\$268,295	\$268,295
Hibbard St	Condominium complex	Fort Erie	\$152,572	\$55,527	\$55,527
Robinson Rd	Townhouse complex	Niagara Falls	Pending	Pending	Pending
27 John St	Condominium complex	Grimsby	Pending	Pending	Pending
405 Merritt St	Conversion of former institutional site to apartment/condos	St. Catharines	Pending	Pending	Pending
<b>Total</b>			<b>\$28,393,544</b>	<b>\$323,822</b>	<b>\$323,822</b>

**2019 Brownfield RDC Reduction Program Applicants and Approved Amounts**

Address	Development Description	Municipality	Approved Eligible Costs	Grants Paid to Date	Grants Paid 2019
574 King St	Apartment complex	Welland	\$63,354	\$63,354	\$63,354
181 Queen St	Residential Subdivision	Thorold	\$27,869,477	\$168,410	\$683,750
105 Highway 20	Mixed use multi-res/commercial	Pelham	\$308,141	\$268,295	\$0
Hibbard St	Condominium complex	Fort Erie	\$152,572	\$148,840	\$83,776
Robinson Rd	Townhouse complex	Niagara Falls	Pending	Pending	Pending
27 John St	Condominium complex	Grimsby	Pending	Pending	Pending
405 Merritt St	Conversion of former institutional site to apartment/condos	St. Catharines	Pending	Pending	Pending
439 King St	Retirement complex	Welland	\$798,002	\$0	\$0
<b>Total</b>			<b>\$29,191,546</b>	<b>\$648,899</b>	<b>\$830,880</b>



### **Agricultural Regional Development Charges Exemptions Summary - 2018**

Address	On-site Operations	Area Municipality	Building Size (Area - sq ft)	Agricultural Exemption (\$)
4301 Jordan Road	Nursery	Lincoln	178,650	\$1,956,219
5640 South Service Road	Cannabis	Lincoln	157,251	\$1,721,901
4791 Durham Road	Mixed Produce	Lincoln	65,402	\$716,153
3985 Mountainview Road	Orchard	Lincoln	6,481	\$70,967
4691 King Street	Nursery	Lincoln	44,057	\$482,425
5376 Springcreek Road	Poultry	Lincoln	24,488	\$268,145
4897 Fly Road	Poultry	Lincoln	1,400	\$7,490
4079 Thirteenth Street	Nursery	Lincoln	23,143	\$123,813
3802 Mountainview Road	Mixed Farming	Lincoln	1,442	\$6,577
2705 Regional Road 20	Orchard	Thorold	5,092	\$27,241
<b>Total:</b>			<b>507,407</b>	<b>\$5,380,931</b>

### **Agricultural Regional Development Charges Exemptions Summary - 2019**

Address	On-site Operations	Area Municipality	Building Size (Area - sq ft)	Agricultural Exemption (\$)
3877 Campden Road	Mixed Farming	Lincoln	13,003	\$30,427
3915 21st Street	Orchard	Lincoln	7,965	\$18,639
4893 Cherry Avenue	Nursery	Lincoln	27,082	\$129,724
<b>Total:</b>			<b>48,050</b>	<b>\$178,790</b>