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Municipal Council Meeting Agenda

Tuesday, November 22, 2022 – 11:30 a.m.

Tancook Island Recreational Center – Big Tancook Island, NS

- 1. Call to Order**
 - 1.1 Mi'kma'ki Territorial Acknowledgement
- 2. Announcements, Acknowledgements, Recognition**
- 3. Public Input (15 Minutes)**
- 4. Approval of Agenda** (as circulated)
- 5. Approval of Minutes - Nil**
- 6. Business Arising from Minutes - Nil**
- 7. Awarding of Tenders/RFPs - Nil**
- 8. Presentations/Scheduled Times**
 - 8.1 Discussion on Tancook Ferry/Kiosk, MLA Danielle Barkhouse
- 9. Consideration of Correspondence - Nil**
- 10. Recommendations from Committees & Boards**
 - 10.1 Policy & Strategy Committee**
 - 10.1.1 Flood Risk Engagement and Regulations..... 1
- 11. Staff Reports**
 - 11.1 Planning & Development Department**
 - 11.1.1 Home Warming Program & Clean Energy Financing..... 2-14
 - 11.2 Economic Development Department**
 - 11.2.1 Business Development Opportunity Biomass Zone 15-17
- 12. Mayor's/Deputy Mayor's/Councillors' Matters**
 - 12.1 LCLC Update
 - 12.2 Deputy Mayor's Update
 - 12.3 Mayor's Update
- 13. Added Items**
- 14. In Camera - Nil**
- 15. Adjournment**

Council
Item: #10.1.1
Date: November 22, 2022
Authorization: T. MacEwan



Municipality of the District of Lunenburg

Recommendation to Council

To: Mayor & Municipal Council

**From: Chairman & Members
Policy & Strategy Committee**

Date: November 15, 2022

The Policy & Strategy Committee, in session on Tuesday, November 15, 2022, made the following recommendation to Council:

“that Municipal Council direct staff to stop all work on flood risk engagement and regulations, and further send a letter to the Province stating that the Municipality of the District of Lunenburg will not be proceeding with flood risk land-use regulation as part of the MODL 2040 minimum mandatory planning project”.

Respectfully submitted,

Chairman & Members
Policy & Strategy Committee

/trb



Clean Energy Financing Program

An investment in your home that pays for itself!

Do you want to improve the energy efficiency of your home or install clean energy options, but don't think you can afford the work? Now you can. If you live in Municipality of the District of Lunenburg, you can get cleaner energy for your home and pay for it at a pace you can afford.

You could be eligible for low-interest financing to help you cover the cost of your upgrades. You then pay the municipality back over time, but we'll do the analysis to see if you can save as much or even more in energy and heating expenses than the cost of the retrofits! We'll even make sure you get all the Efficiency Nova Scotia, SolarHomes, and Canada Greener Homes rebates you are eligible for.

What's available here?

Maximum Financing Amount: Up to \$20,000

Financing Term: 15 years

Interest Rate: 2%

Upgrades: Many options that save on energy bills and reduce greenhouse gas emissions

Low monthly payments

Early repayments with no penalties

Eligible for provincial and federal rebates

Exclusive access to our new greenhouse gas reduction incentive

Financing through your property, no credit check required

**Apply for Clean Energy Financing
by calling us toll-free at 1-844-727-7818**



Frequently Asked Questions

1. What is the Clean Energy Financing Program?

The Clean Energy Financing (CEF) Program helps Municipality of the District of Lunenburg provide low interest financing to qualifying homeowners interested in undertaking clean energy upgrades. Once the upgrades are completed, the homeowner repays the municipality over time on their property tax bill – which is why these types of programs are often referred to as Property Assessed Clean Energy (PACE) financing.

2. What is the maximum financing I can get through the program?

The District of Lunenburg's Maximum Eligible Amount is the lesser of \$20,000 or 15% of the full assessed property value.

3. What is the financing interest rates and terms?

The Clean Energy Financing Program offers upgrade financing for a period of 15 years. The interest rate is fixed, and the municipality will not negotiate different terms with homeowners. If a homeowner enters default, the interest rate will increase to the municipality's tax arrears rate.

Municipality	CEF interest rate	Default interest rate	Term
District of Lunenburg	2%	10%	15 years

4. How does the program work?

Interested homeowners must register to participate in the Clean Energy Financing Program. After verifying that their property qualifies, the homeowner will enter into an agreement with the municipality to complete eligible clean energy upgrades. The municipality would then add a Local Improvement Charge on the property equal to the cost of the upgrades, plus CEF interest rate and program fees.

5. Who is administering the program?

The program is being administered by Clean Foundation on behalf of the municipality. Questions about the program and how it works can be directed to Clean at 1-844-727-7818 or cleanenergyfinancing@cleanfoundation.ca



Frequently Asked Questions

6. What types of clean energy upgrades qualify for the program?

Homeowners can apply for Clean Energy Financing based on the clean energy upgrade recommendations from a Home Energy Assessment performed by an Energy Advisor certified by Natural Resources Canada. Eligible clean energy upgrades include the following:

Clean Energy Upgrade Types	
A	Insulation for ceilings, floors, main walls, kneewalls, foundation walls, foundation headers, foundation slabs and crawlspaces
B	Draftproofing including caulking, weather stripping and duct sealing
C	Exterior doors
D	Exterior windows
E	Domestic Hot Water Tanks
F	Drain Water Heat Recovery Systems
G	Heat Pumps
H	Wood & Pellet Heating Systems
I	Exhaust Ventilation
J	Balanced Heat Recovery Ventilation
K	Electric Vehicle Charging Stations*
L	Electric Thermal Storage (ETS) Systems*
M	Solar Hot Water Systems*
N	Solar Hot Air Systems*
O	Solar Photovoltaic Systems*
P	Swimming Pool Heating & Circulation Systems*
Q	Well Pump
R	Supplementary work required to successfully complete the above-listed upgrades. This may include, but is not limited to, removal of existing equipment or components, repairs and maintenance required, installation of vapour barriers and other water controls and freeze protection, testing and abatement of asbestos and vermiculite, and electrical upgrades

* These upgrades will require a supplementary assessment, in addition to a Home Energy Assessment, to determine if they meet the required savings-to-debt ratio.



Frequently Asked Questions

7. What are the program eligibility criteria?

Homeowners may qualify for low interest financing if:

- they own a detached, semi-detached or row house (multi-unit buildings are not eligible for the program);
- all of the property owners consent to participation in the program;
- the property is in good standing with respect to municipal taxes, rates or charges;
- the residence is in a participating municipality;

8. What is the 1:1 debt-to-savings ratio?

The intent of this program is for the cost of clean energy upgrades, program fees and cost of borrowing to be less than or equal to the estimated energy savings over the financing period. The program will only finance an upgrade or upgrade package that meets this estimated debt-to-savings ratio.

9. How do I apply to participate in the program?

You will first need to be pre-qualified by completing the Registration Form and submitting it to Clean Foundation, who will confirm your eligibility.

10. Where do I find the Clean Energy Financing Program documents and forms?

Visit CleanEnergyFinancing.ca to apply. If you need assistance completing the forms, please contact CleanEnergyFinancing@cleanfoundation.ca or 1-844-727-7818.

11. How do I book my Home Energy Assessment and is the cost covered by the program?

You can book a certified Home Energy Assessment (HEA) through Clean Foundation by phone or email. Alternatively, you can book a HEA through another Nova Scotian Service Organization.

If you book an assessment through Clean Foundation, the cost is covered by your Clean Energy Financing program participation fee. Please see the information on program fees in question 13 for more information. If you book through another Service Organization, you will be responsible for paying an additional assessment fee of \$199 (plus any applicable taxes) to them directly.

12. What if I've already had a Home Energy Assessment completed?

Although we may be able to use some data from your previous assessment a visit to the home will still be required.



Frequently Asked Questions

13. What Program Fees will I incur?

A program participation fee of \$250.00 is required to take part in the program. ***The program participation fee is non-refundable and will be included in your total financing amount.***

In addition to the provincial and federal retrofit incentives, you have access to through the Home Energy Assessment program, this \$250 participation fee grants you access to low-cost financing, an additional Greenhouse Gas emissions retrofit incentive (where available), guidance from our team on what retrofits will be cost effective for your home, and ongoing support from our team of Energy Advisors and Technical Analysts.

This process is more in-depth than a typical home energy audit and requires our team to collect information beyond the scope of a standard assessment. This may include energy billing information, data from combustion analysis, zonal blower door test data, and/or additional photos and measurements of your home.

14. What if I enter the Clean Energy Financing Program but do not complete any clean energy upgrades?

If a homeowner exits the Clean Energy Financing Program early, they will be billed for the program participation fee by the municipality. The program fee will become payable 30 days upon exiting the program.

15. Who is responsible for getting quotes from contractors?

It is up to the homeowner to contact contractors to obtain quotes and to retain contractors to complete the approved clean energy upgrades.

16. Is there a list of contractors who can complete the clean energy upgrades?

Yes. Clean Foundation has a list of contractors on our Trade Partner Network page. Efficiency Nova Scotia also has a Partner Directory. Please note: Clean Energy Financing can only work with contractors with liability insurance and WCB clearance. We can also accept quotes from companies who do not appear on those lists; however, proof of the company's WCB clearance and liability insurance must be provided along with their quote(s).

If you are unable to find a contractor who can do the work that you are interested in (for example, solar panels), please contact us. Unfortunately, the Clean Energy Financing program cannot finance the homeowner doing the work themselves.

Note: Neither Clean Foundation nor the municipality are responsible for the work quality of any contractors and assume no liability for the work undertaken.



Frequently Asked Questions

17. Who is responsible for paying the contractor?

Homeowners are not responsible for paying contractors. As program administrator, Clean Foundation will pay the contractor directly.

However, where a homeowner has chosen to have additional work completed over and above the maximum financing amount, or an invoice exceeds the maximum approved financing limit, the homeowner will be responsible for paying the amount in excess of the maximum financing limit.

18. What if the quote from my contractor is greater than my approved financing amount? Can I still proceed with the work?

It is possible to proceed with the work if the quote still meets the 1:1 debt-to-savings ratio. However, the homeowner is responsible for paying all costs in excess of the maximum eligible financing amount of \$20,000.

Clean will notify the affected contractor up-front so that they can issue a split invoice or Clean can arrange to make a down-payment on the invoice. It is the homeowner's responsibility to pay the remainder of the invoice directly to the contractor.

19. Is there a deadline for completing the program?

Participants are strongly encouraged to complete the program within six months of signing the Customer Agreement.

20. If I'm not satisfied with my contractor's work, who is responsible for making it right?

Homeowners are responsible for selecting a contractor to complete the recommended upgrades, and that contractor is solely and entirely responsible for the quality of the work completed. Neither Clean Foundation nor the municipality are responsible for any defects in workmanship or materials.

For this reason, it is strongly recommended that homeowners select contractors who are bonded, insured, and who offer warranties that are in keeping with the industry standard.

21. Am I required to receive consent from my mortgage lender?

No, this program does not require lender consent. However, it is recommended that you notify your mortgage lender about your participation in this program.

22. Can I pay off my financing early?

Yes. Homeowners may choose to pay off the balance of their financing in full at any time during the term of their financing, without any penalties.



Frequently Asked Questions

23. Can I make a partial lump sum payment?

Yes. Homeowners may choose to make a partial lump sum payment at any time during the term of their financing, without any penalties.

24. Can I change the terms of the financing once I have signed the Financing Agreement?

No. Once you have signed a Customer Agreement, the terms are locked and cannot be changed.

25. What is the effect of having Clean Energy Financing registered against my property?

Pursuant to the municipality's CEF By-Law, the Clean Energy Program financing constitutes a lien against the Property until the amount of the financing, applicable interest, administrative charges and any penalties for missed payments, have been paid in full.

The CEF By-Law provides the municipality with a method of enforcing the payment of financing owing by the homeowner as is authorized by section 81A(1) of the *Municipal Government Act*. Under section 81A(1)(d) of the *Municipal Government Act*, this charge is a first lien on the property until the charge is paid in full.

26. How will I pay the CEF costs that I incur?

After you send Clean the invoice for your last Clean Energy Upgrade you will be asked to make equal monthly payments over a period of 15 years to repay the CEF Charge (i.e., upgrade costs, program fees, and interest accrued). Payments will be made through either a pre-authorized payment plan set up through the municipality or post-dated cheques. The payment schedule will be made available through the municipality.

If you exit the program without completing Clean Energy Upgrades, any incurred program fees will be due 30 days after you exit. The date of your exit is based on confirmation of Property Owner exit, or end of program term. If these program fees are not paid within 30 days, interest will be accrued on the outstanding balance and payable at the same rate applied by the Municipality for unpaid taxes.

27. What happens if I sell my home before my payment term is up?

In the District of Lunenburg, the CEF charge is non-transferable. If the property owner(s) decides to sell the property, a lump sum payment representing the outstanding balance of the CEF charge plus accrued interest and any applicable late charges must be received by the Municipality at the time of the sale.

Want to chat with someone about the Clean Energy Financing program?

Call us toll-free at 1-844-727-7818, or email us at cleanenergyfinancing@cleanfoundation.ca



SPONSORED BY





ADMINISTERED IN PARTNERSHIP WITH



HomeWarming offers free, safely installed upgrades like insulation, draft-proofing, and more for income-qualified homeowners.

Eligibility

- ♥ You own and occupy a single-unit home in Nova Scotia.
- ♥ Your home has not previously received upgrades through HomeWarming or the Low Income Homeowner Service.
- ♥ You live in your home year-round, it is your primary residence, and you do not plan to sell it soon.
- ♥ Your household net income is under the levels shown in the chart below.

 NUMBER OF PEOPLE LIVING IN YOUR HOME	 MAXIMUM ANNUAL HOUSEHOLD INCOME (Line 236 from your Tax Notice of Assessment)
1 person	\$27,250
2 to 4 people	\$50,635
5 or more people	\$72,113

To apply for HomeWarming, complete and submit the form on the reverse side or visit homewarmingapply.ca/mahone-bay to apply online. You must submit proof of income and proof of homeownership.

HomeWarming is a one-time service. If your home has previously been enrolled in HomeWarming you will not be eligible to apply again.

To learn more about HomeWarming, visit homewarmingapply.ca/mahone-bay, or call 1-877-434-2136 toll free.

Discover additional programs and services to help you upgrade your home with energy efficiency.

Free Energy Efficient Products

At absolutely no cost to you, one of our qualified Efficiency Partners will install free energy efficient products in your home. Available whether you rent or own. Save up to \$240 a year with your newly installed energy efficient products.

Fridge and Freezer Recycling

Older fridges and freezers use more electricity than any other appliance in your home. If you're looking to get rid of an old, working appliance, book a free, no-hassle pickup and get your rebate of \$50 in the mail.

[Learn more and apply for these programs at \[efficiencyns.ca/mahone-bay\]\(http://efficiencyns.ca/mahone-bay\)](http://efficiencyns.ca/mahone-bay)

HomeWarming Application

Incomplete HomeWarming applications will result in a delay of processing. Complete and submit the entire HomeWarming application form and all required documents together.

Step 1: Homeowner Information

First Name: _____		Last Name: _____	
Civic Address: _____ <i>Street Number & Name</i>			
City or Town: _____		County: _____	Postal Code: _____
Phone: __ (____) ____ - _____		Alternate Phone: __ (____) ____ - _____	
Email Address: _____			
<input type="checkbox"/> I would like to receive email communications (tips, promotions, etc.) from Efficiency Nova Scotia. (You may withdraw your consent at any time.)			
Mailing Address: (if different than civic address) _____ <i>PO Box or RR#</i> _____ <i>Street Number & Name</i> _____			
City or Town: _____		County: _____	Postal Code: _____
Secondary Contact Name: _____		Secondary Contact Phone: __ (____) ____ - _____	
Electricity Account Number: _____		Electricity Service Provider (if not NS Power): _____	

Step 2: House Information

Including yourself, how many people live in your home that are:		Adults (18 years or older): _____	Children (under 18 years old): _____
What type of home do you live in? (Please select one)			
<input type="checkbox"/> Single Unit / Detached	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Mobile Home	
<input type="checkbox"/> Duplex / Semi-detached	<input type="checkbox"/> Other (Please specify): _____		
Is any part of your home used for profit? (e.g. Business, rental unit)			<input type="checkbox"/> Yes <input type="checkbox"/> No
What heat source do you use <u>most</u> to heat your home? (Please select one)			
<input type="checkbox"/> Oil	<input type="checkbox"/> Wood	<input type="checkbox"/> Propane	<input type="checkbox"/> Electricity
			<input type="checkbox"/> Other (Please specify): _____
Does your home have a working heat pump?			<input type="checkbox"/> Yes <input type="checkbox"/> No

Step 3: Sign and Submit

Each member of the household 18 years of age and over must sign this form and submit a Notice of Assessment.

By signing this application, I (we) hereby consent and acknowledge that I (we) have read, fully understand and agree to all of the noted terms and conditions on the Consent and Disclaimer page at www.homewarming.ca/consent-and-disclaimer. To request a printed copy of the Consent and Disclaimer be mailed to you, email info@homewarming.ca or call 1-877-434-2136 **before** submitting this application.

First Name	Last Name	Signature	Date (DD/MM/YYYY)
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

A HomeWarming representative will contact you within four to six weeks of receiving your application.

Send completed application and required supporting documents by mail, email or fax:

MAIL
HomeWarming Service Advisor
Efficiency Nova Scotia
230 Brownlow Avenue, Suite 300
Dartmouth, NS
B3B 0G5

EMAIL
homewarming@efficiencyns.ca

FAX
902-470-3599
ATTENTION
HomeWarming

MB-22





Registration Form

Thank you for your interest in the **Clean Energy Financing** Program administered by Clean Foundation (“Clean”) on behalf of your municipality.

By registering, you are applying for low-interest financing from the municipality to help you complete eligible clean energy upgrades to your home.

Additional information about the Clean Energy Financing Program can be found at www.CleanEnergyFinancing.ca. Any questions can be directed to Clean by emailing cleanenergyfinancing@cleanfoundation.ca or by calling 1-844-727-7818.

What's Next?

Upon receipt of your completed Registration Form, Clean will assess your home’s eligibility based on the following:

- Home type and location: your home must be a detached, semi-detached, or row house style home located within the municipality’s boundary;
- Verification of property ownership;
- Confirmation that you are not in default of any municipal taxes, rates, or charges.

Please note that by registering you consent to the municipality sharing the above information with Clean.

After you qualify for the Clean Energy Financing Program, you will need to sign the Customer Agreement. Once this is signed, Clean can help you book a certified Home Energy Assessment.

Note: All financing payments must be made through a pre-authorized payment plan set up through the municipality.

One of the goals of this program is for the total cost of clean energy upgrades, program fees, and cost of borrowing to be *less than or equal to* the estimated energy savings over the financing period. Please note that this debt-to-savings ratio will limit the eligibility of upgrades. It is the homeowner’s responsibility to check and acquire any building permits that are required for the upgrades they are planning.



Program Participation Fee

A program participation fee of \$250.00 is required to take part in the program. The program participation fee is non-refundable and will be included in your total financing amount.

In addition to the provincial and federal retrofit incentives you have access to through the Home Energy Assessment program, this \$250 participation fee grants you access to low-cost financing, an additional Greenhouse Gas emissions retrofit incentive, guidance from our team on what retrofits will be cost effective for your home, and ongoing support from our team of Energy Advisors and Technical Analysts.

This process is more in-depth than a typical home energy audit and requires our team to collect information beyond the scope of a standard assessment. This may include energy billing information, data from combustion analysis, zonal blower door test data, and/or additional photos and measurements of your home.

If a homeowner exits the Clean Energy Financing Program early, they will be billed for the program participation fee by the municipality. The program fee will become payable 30 days upon exiting the program.

How to Submit this Registration

Mail a hardcopy of this form to:

or

Email the form to:

Clean Foundation
c/o Clean Energy Financing Program
126 Portland Street
Dartmouth, NS B2Y 1H8

cleanenergyfinancing@cleanfoundation.ca



A – APPLICANT INFORMATION											
<i>The person to whom all communication will be directed.</i>											
Name of Primary Contact:											
Mailing Address:											
Email Address:											
Telephone Number:	Primary:		Alternate:								
Relationship to Home:	<input type="checkbox"/> Owner	<input type="checkbox"/> Other									
	If "Other", please specify:										
Preferred Method of Communication:	<input type="checkbox"/> Phone	<input type="checkbox"/> Email									
<p>Optional: You may qualify for participation in the HomeWarming program (www.homewarming.ca), which provides free energy efficient home upgrades for income qualified homeowners. To qualify, you must meet the following income eligibility criteria:</p> <table border="0" style="width: 100%; text-align: center;"> <thead> <tr> <th style="text-align: left;">Number of people in your home</th> <th style="text-align: left;">Maximum annual household income</th> </tr> </thead> <tbody> <tr> <td>1 person</td> <td>\$27,250</td> </tr> <tr> <td>2 to 4 people</td> <td>\$50,635</td> </tr> <tr> <td>5 or more people</td> <td>\$72,113</td> </tr> </tbody> </table>				Number of people in your home	Maximum annual household income	1 person	\$27,250	2 to 4 people	\$50,635	5 or more people	\$72,113
Number of people in your home	Maximum annual household income										
1 person	\$27,250										
2 to 4 people	\$50,635										
5 or more people	\$72,113										
Do you wish to be contacted about HomeWarming?	<input type="checkbox"/> Yes	<input type="checkbox"/> No									

B – HOMEOWNER INFORMATION	
<i>Please identify all Homeowners listed on the registered title for the home. All registered owners of the home must be identified in this section <u>and</u> consent to participate in the Clean Energy Financing Program and the mandatory credit check.</i>	
Name of Homeowner 1:	
Name of Homeowner 2:	
Name of Homeowner 3:	
Name of Homeowner 4:	



C – PROPERTY INFORMATION																							
<i>Only homes located within the boundary of the municipality can participate in the Clean Energy Financing program. Only detached, semi-detached and row houses are currently eligible.</i>																							
Street Address:																							
Community:																							
Postal Code:																							
Current Heat Source:																							
Assessment Role Number or Property Tax Account Number: <i>(Found on your property tax bill)</i>																							
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><small>MUNICIPALITY OF THE DISTRICT OF LUNENBURG 210 ABERDEEN ROAD BRIDGEWATER, N.S. B4V 4G8 PHONE (902) 541-1329 FAX: (902) 543-7123</small></p> <p><small>SMITH JOHN D 123 RIVER ST HALIFAX, NB A1B 2C3</small></p> </div> <div style="width: 50%; text-align: center;"> <p>INTERIM TAX BILL</p> <p>April 1, 2016 to March 31, 2017</p> <p>10% INTEREST RATE (PER ANNUM) COMPOUND MONTHLY</p> <table style="margin-left: auto; margin-right: auto;"> <tr> <td style="background-color: black; color: white; padding: 2px;">DUE DATE</td> <td style="padding: 2px;">May 31, 2016</td> </tr> <tr> <td style="background-color: black; color: white; padding: 2px;">ASSESSMENT #</td> <td style="padding: 2px; border: 1px solid red;">00123456</td> </tr> <tr> <td style="background-color: black; color: white; padding: 2px;">CUSTOMER CODE</td> <td style="padding: 2px;">SMITJ001-00000</td> </tr> </table> </div> </div> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: black; color: white;"> <th style="text-align: left; padding: 2px;">PARTICULARS</th> <th style="text-align: right; padding: 2px;">ASSESSMENT</th> <th style="text-align: right; padding: 2px;">RATE</th> <th style="text-align: right; padding: 2px;">AMOUNT</th> </tr> </thead> <tbody> <tr> <td style="padding: 2px;">Residential Properties</td> <td style="text-align: right; padding: 2px;">200,200.00</td> <td style="text-align: right; padding: 2px;">0.40500</td> <td style="text-align: right; padding: 2px;">810.81</td> </tr> <tr> <td style="padding: 2px;">No. 1 & 2 Fire</td> <td style="text-align: right; padding: 2px;">200,200.00</td> <td style="text-align: right; padding: 2px;">0.03250</td> <td style="text-align: right; padding: 2px;">65.07</td> </tr> <tr> <td style="padding: 2px;">Special Recreation Tax</td> <td style="text-align: right; padding: 2px;">200,200.00</td> <td style="text-align: right; padding: 2px;">0.01250</td> <td style="text-align: right; padding: 2px;">25.03</td> </tr> </tbody> </table>		DUE DATE	May 31, 2016	ASSESSMENT #	00123456	CUSTOMER CODE	SMITJ001-00000	PARTICULARS	ASSESSMENT	RATE	AMOUNT	Residential Properties	200,200.00	0.40500	810.81	No. 1 & 2 Fire	200,200.00	0.03250	65.07	Special Recreation Tax	200,200.00	0.01250	25.03
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Special Recreation Tax	200,200.00	0.01250	25.03																				

D – POTENTIAL UPGRADE & HOME ENERGY ASSESMENT INFORMATION	
What upgrade(s) are you interested in making?	
Have you had a Home Energy Assessment completed within the last 12 months?	<input type="checkbox"/> Yes <input style="margin-left: 100px;" type="checkbox"/> No
If "Yes", when was your assessment?	_____ (dd / mm / yy)
If "Yes", have you completed any renovations since your Home Energy Assessment?	<input type="checkbox"/> Yes <input style="margin-left: 100px;" type="checkbox"/> No

E – CONSENT TO BE CONTACTED	
<i>Clean may wish to contact you to ask questions about your experience with the Clean Energy Financing Program and/or to evaluate its performance.</i>	
Are you willing to be contacted to discuss your experience with the program?	<input type="checkbox"/> Yes <input style="margin-left: 100px;" type="checkbox"/> No

Council
Item: #11.2.1
Date: November 22, 2022
Authorization: T. MacEwan



Municipality of the District of Lunenburg

Report to Council

Report To: Council
Submitted By: Dave Waters Director of Economic Development
Date: November 22, 2022
Re: BDO Zone Initiative

Direction

Provide a municipal contribution of \$5,000 and a letter of support toward the Nova Scotia Innovation Hubs' project to evaluate the creation of a Bioeconomy Development Opportunity Zone in Lunenburg and Queens County.

Background

The Nova Scotia Innovation Hub (NSIH) is seeking municipal support to create a Bioeconomy Development Opportunity Zone which would include the Municipality of the District of Lunenburg. The BDO Zone Initiative (www.bdozone.org) is a certification and regional risk-rating program that identifies and scores areas on their suitability to attract new bio-based manufacturing industry investment. See Attachment documents for a more detailed overview of this initiative in the form of a project briefing document and presentation.

Details

Bioeconomy industries require a steady and usable supply of sustainable feedstock to manufacture products such as "clean fuels", e.g. Sustainable Aviation Fuel (SAF), and support the establishment of regional hubs to gather feedstock from diverse sources and locations.

The 'feedstock' that the NSIH is looking to certify for this project is low-grade forest fibre. "An Independent Review of Forest Practices in Nova Scotia" (Dr. William Lahey, 2018), recommended a shift to triad-based ecological forestry, which includes areas of high production forestry with fibre production as the primary objective, and areas known as the ecological

matrix, where biodiversity conservation will be balanced with "lighter touch" harvesting practices. Partial harvests of less merchantable trees, to release higher quality trees, will increase the need for markets of this low-grade wood which are currently lacking, particularly in western NS, since the closures of Bowater and Northern Pulp.

The BDO Zone initiative would have two components:

1. The **rating process** uses internationally recognized risk metrics to quantify biomass feedstock and infrastructure "success" characteristics. This process can take up to six months and requires the development of a Local Advisory Committee. MODL will be represented on the advisory committee.
2. **Promotion of the BDO Zone for 12 months on bdozone.org**, in press releases to over 50 bio-based organizations and sector publications worldwide, on webinars featuring our zone via BDO ZoneCONNECT, and private, hosted discussion groups with prequalified bio-project developers, investors, and strategic partner companies actively looking to build new bio-based plants in BDO Zones.

Benefits in Participating

Investment readiness: Having an A or AA rating through this initiative signals to investors that our region and associated host sites have been prequalified for some of the attributes that those investing in the industry care about.

Key Sector Development: Forestry remains a key sector industry for the District of Lunenburg, and this initiative aligns well with current and future forest best-practices. Pursuing a BDO Zone designation is supported by Freeman's Lumber, and broadly supported by the Western Woodlot Services Co-op (which provides forest management services to private woodlot owners). Having a market for low-grade wood increases the viability of the forest industry, and does so aiming to create sustainable, low-carbon clean fuels and the burgeoning industrial bioeconomy.

Budget Impact

The cost of the certification process is estimated at \$77,000, but there are potential funding options available to offset the cost to participants:

1. The NSIF would fund the project directly. An approval decision could be made by January 2023, but this option would require a financial contribution by municipal partners, in the region of 25%. The actual financial ask will depend on the number of participating partners, but to leverage \$57,750 from NSIF would require \$19,250. Staff has a special projects fund of \$5,000 for economic initiatives and is recommending contributing \$5,000 toward the project.

2. Alternatively, NSIH could prepare an application to Natural Resources Canada's (NRCan) Clean Fuels Fund in the 'Establishing Biomass Supply Chains' stream. This option would only require a letter of support and minimal staff time commitment from municipalities, but approval may not be granted until Q3 2023 with the report not complete until sometime in 2024.

Options

1. Provide a municipal contribution of \$5,000 and staff time toward the NSIH's project to evaluate the creation of a Bioeconomy Development Opportunity Zone in Lunenburg and Queens County.
2. Direct staff to prepare a letter of support for inclusion in Nova Scotia Innovation Hub's application to Natural Resources Canada's Clean Fuels Fund and furthermore, authorize staff time to establish a Bioeconomy Development Opportunity Zone in Lunenburg and Queens County.
3. Do not approve.

Attachments: BDO Zone Presentation, Briefing document Canada