



Policy: **Solar Colchester Property Assessed Clean Energy (PACE) Policy**

Date Originally Approved: February 28, 2019

Motion: "That Council adopts the Solar Colchester Property Assessed Clean Energy (PACE) Policy, as amended." Motion carried.

## **Solar Colchester Property Assessed Clean Energy (PACE) Policy**

### **Purpose**

The purpose of this Policy is to establish the Municipality of the County of Colchester's financial contribution to the Solar Colchester Program, which includes determining an annual contribution, setting a lending rate, and defining the types of properties eligible to participate. This Policy accompanies the *Solar Colchester PACE By-law*.

### **Principles Supporting Policy**

1. As part of a plan to reduce community greenhouse gas emissions, the Municipality aims to contribute to the affordability of renewable energy generation.
2. Allowing residents of Colchester to finance solar panel installations at a low interest rate over 10 years will give property owners time to recoup project costs through electricity cost savings.

### **Terms of Policy**

1. The Municipality of the County of Colchester will budget \$300,000 annually to finance solar photovoltaic projects through the Solar Colchester Program. Initially, this money will be derived from the Municipality's Operating fund. Funding will be set up as a receivable from participating property owners and will constitute a lien on properties. The Program is intended to be offered for 3 years, at the end of which Council will assess its outcomes and successes.
2. The Municipality of the County of Colchester will commit up to \$20,000 for each solar project. This will allow the Municipality to support a minimum of 15 projects each year.
3. As described in the *Solar Colchester PACE By-law*, only owners of Qualifying Properties may participate in the program. To be considered a Qualifying Property, a property must:
  - a. be located within the boundaries of the Municipality of the County of Colchester;
  - b. not be owned by the government;
  - c. not have any outstanding permits or work orders from the Municipality;
  - d. be one of the following:
    - i. an owner-occupied residential building with no more than one rental unit,
    - ii. an institutional building dedicated to religious worship, including auxiliary buildings such as an auditorium, hall, or day nursery owned and operated by the religious institution,
    - iii. a building that houses a charity, a co-op, or a non-profit as its main use.
4. Projects will be assessed on a 'first-come-first-served' basis at the time a completed application has been received by the Municipality.

5. Up to one third (33%) of designated annual Solar Colchester funding may be used to finance projects on institutional Qualifying Properties (places of worship, charities, co-ops, non-profits); the remaining funding must be used to finance owner-occupied residential projects.
6. The owner of a Qualifying Property may finance their solar project at a fixed interest rate of Prime + 0.75% for the duration of the loan (10 years, as prescribed in the *Solar Colchester PACE By-law*).

**Clerk's Annotation For Official Policy Book**

Date of Notice to Council Members of Intent to Consider (7 days minimum): February 8, 2019

Date of Passage of Current Policy: February 28, 2019

I certify that this Policy was adopted by Council as indicated above.

Rob Simonds

Municipal Clerk

March 19, 2019

Dated