

**Remarks by Peter Polley  
Polycorp Properties Inc.  
Bill 145  
Standing Committee on Law Amendments  
April 12, 2022**

Mr. Chair, members of the Law Amendments Committee.

Thank you for the opportunity to speak in favour of Bill 145. I am here on behalf of not only my company Polycorp, but also as the renewable energy lead for the Investment Property Owners Association of Nova Scotia. Polycorp has also supported the efforts of Solar Nova Scotia and CanREA – the Canadian Renewable Energy Association.

We would like to thank the Minister of Natural Resources and Renewables and the dedicated public servants in his department who have helped prepare this legislation that we are reviewing today.

I would like to thank the Premier personally for his leadership in putting Nova Scotia on a path for a cleaner future, with more solar energy from a diverse group of players.

If we are going to truly “break the Nova Scotia Power monopoly” – as was once promised in a previous election – it is legislation like Bill 145 that will help make it happen.

We believe in Bill 145 because it will help me and my company do our own small part to win the fight against climate change.

First, a little bit about Polycorp.

For 30 years, we have developed a variety of different residential neighbourhoods – including affordable rentals, market-based condos and townhouses and single detached to own.

We have provided quality housing in the north end and central Halifax, along the Bedford Basin, Fleming Park, Long Lake Village and Wolfville. We have plans to do more in the Valley and in Spryfield – all we need are municipal and provincial governments that will work WITH the private sector, not against.

But that’s a topic for another day and another meeting.

Today is about Bill 145.

This legislation opens the door to more Nova Scotians accessing solar power. It’s the logical next step to the Electricity Act amendments passed last year.

Polycorp has always been more than just about building houses.

It's no understatement that we want to pass on a better planet to future generations.

That's why we have been reducing the carbon footprint of our new builds for quite some time.

We use Insulating Concrete Forms – or ICFs – which make our buildings far more energy efficient.

We build to LEED standards – Leadership in Environmental Energy and Design. Our Q Lofts Building in North End Halifax was recognized as LEED Platinum in 2018.

Polycorp is installing charging stations for Electric Vehicles in some of our new builds or retrofitting some of our existing buildings to make it easier for our resident EV owners.

Which brings us to solar energy.

Polycorp is ready to invest in solar energy.

Large scale solar energy installations will help Polycorp deliver Net Zero buildings in Wolfville and in Halifax.

Bill 145 can make this happen.

There's only one catch.

Government has to get the regulatory framework right.

What do I mean by that?

In Nova Scotia, most apartment buildings get electricity through both residential meters and commercial meters. It's the legacy of having some of the most expensive power bills in Canada. The cost is therefore spread between units and common areas.

This means that between 95-98% of electricity coming into apartment buildings goes through residential meters, with the remaining 2-5% coming through commercial meters.

For Polycorp to invest in solar energy, for Polycorp to deliver net zero buildings, we need both our residential and commercial meters be a part of the Net Metering program.

Government has assured us that apartments will be included in Net Metering.

But we still don't know whether that means both residential and commercial meters in our buildings will be eligible for Net Metering.

Our company is ready to get moving on solar energy.

I have already contacted Nova Scotia Power to start this move to large scale solar.

All we need is clarity and certainty.

Polycorp has been ready to invest for the last 12 months.

Let's not lose any more time.

The sooner we can get this regulatory issued resolved.

The sooner we know that both residential and commercial meters are covered by the new Net Metering.

The sooner we can get to work and start making investments to win the fight against climate change through more solar energy.

Thank you very much and I am happy to answer any of your questions.

Peter Polley  
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## About Us



Established in 1978, The Investment Property Owners Association of Nova Scotia (IPOANS) is the collective voice representing residential investment property owners. When IPOANS speaks on industry issues industry stakeholders listen.

IPOANS primary focus is providing members with Advocacy, Education, Membership Services programs.

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## Members



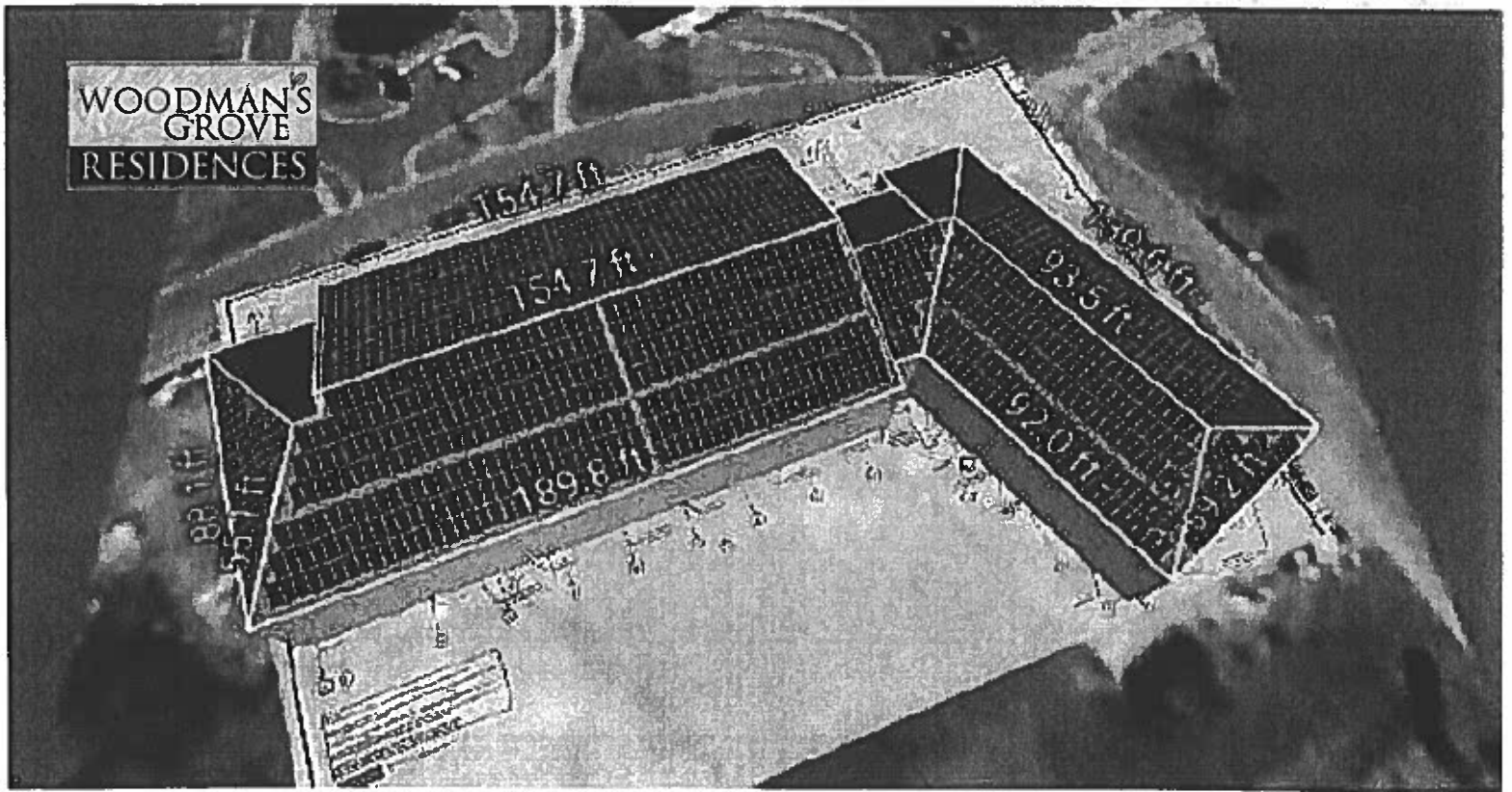
IPOANS investment property owner members have over 45,000 apartment rental units under management throughout Nova Scotia. And are vital economic and philanthropic contributors in the communities in which they live and operate their businesses.

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MURB Structures have dozens of Residential Meters – on the Domestic Service Tariff – exactly the same as Single Family Homes

WOODMAN'S  
GROVE  
RESIDENCES





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Proposed  
Installation for  
Nova Scotia  
MURBs



*Aria*  
AT LONG LAKE

30.5 ft.  
81.9 ft.

This is an aerial photograph of a rooftop solar panel installation. A white grid is overlaid on the roof to show the layout of the panels. Two dimensions are marked: '30.5 ft.' along the left edge and '81.9 ft.' along the bottom edge. The roof has a gabled structure on the right side. The surrounding area includes a concrete wall on the left and some vegetation on the right.

Proposed Rooftop Install – Spryfield, Halifax

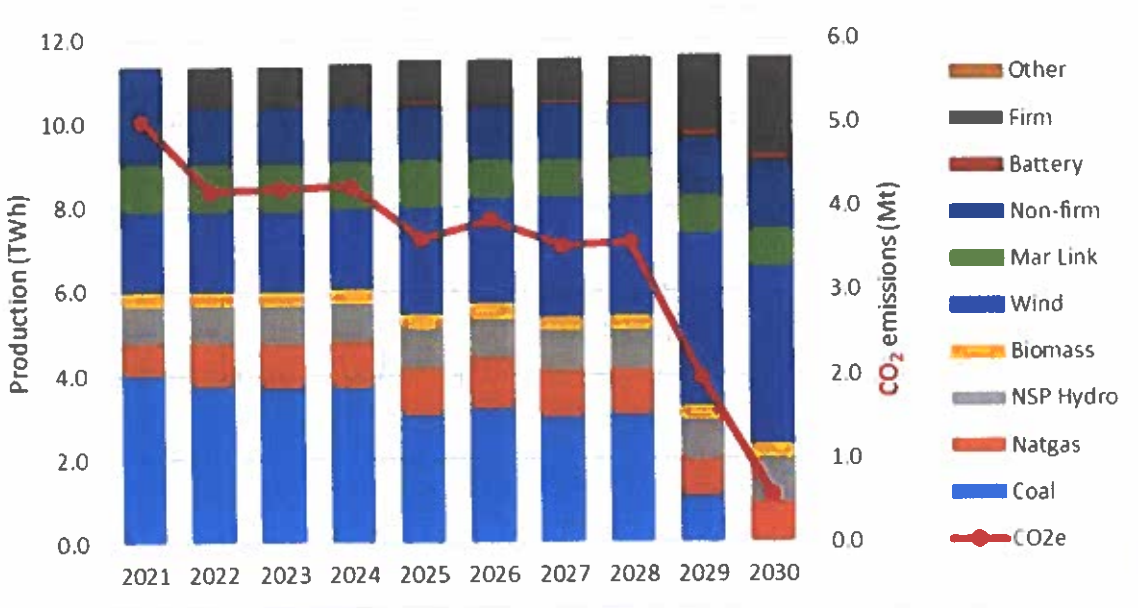


# Comments on Bill 145 Electricity Act (Amended)

Larry Hughes, PhD  
Founding Fellow, MacEachen Institute for Public Policy  
Department of Electrical and Computer Engineering  
Dalhousie University

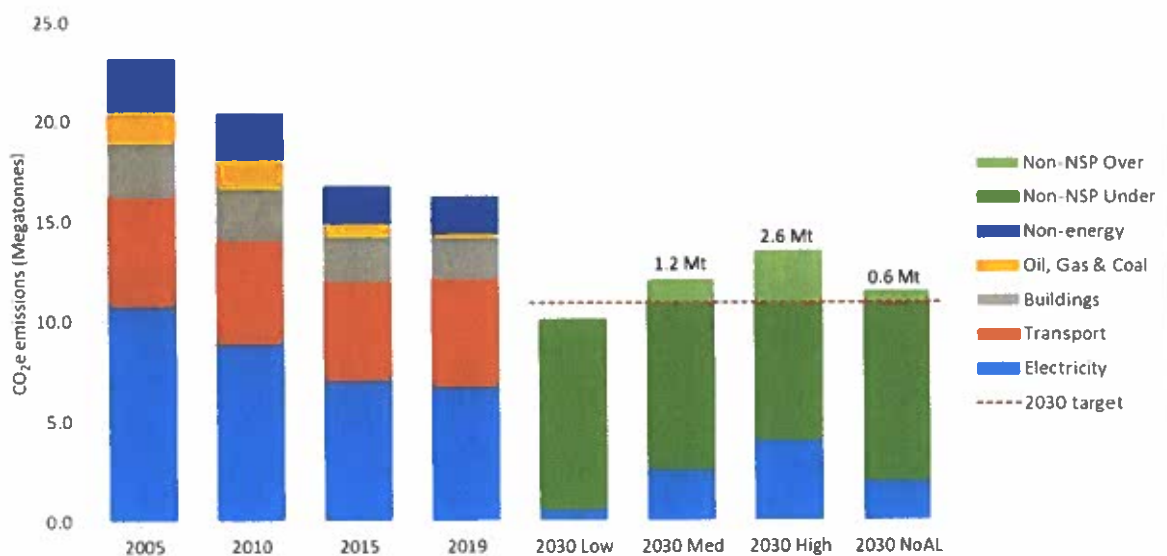
13 April 2022

# NSP's best-case reductions (with Atlantic Loop)

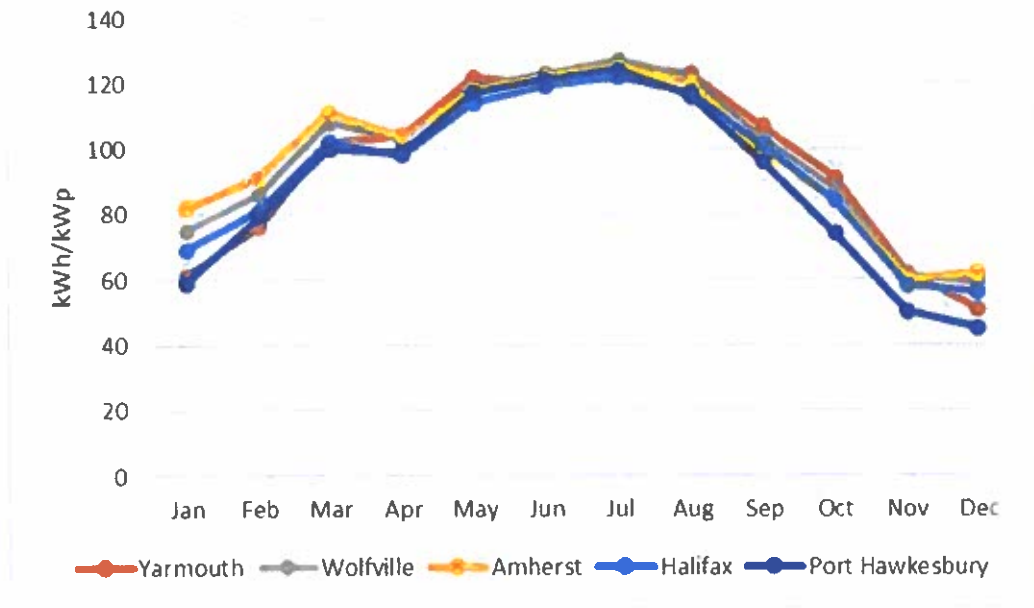


Based on data from [NS Power's 2020 IR](#)

# Achieving Nova Scotia's 53% reduction target

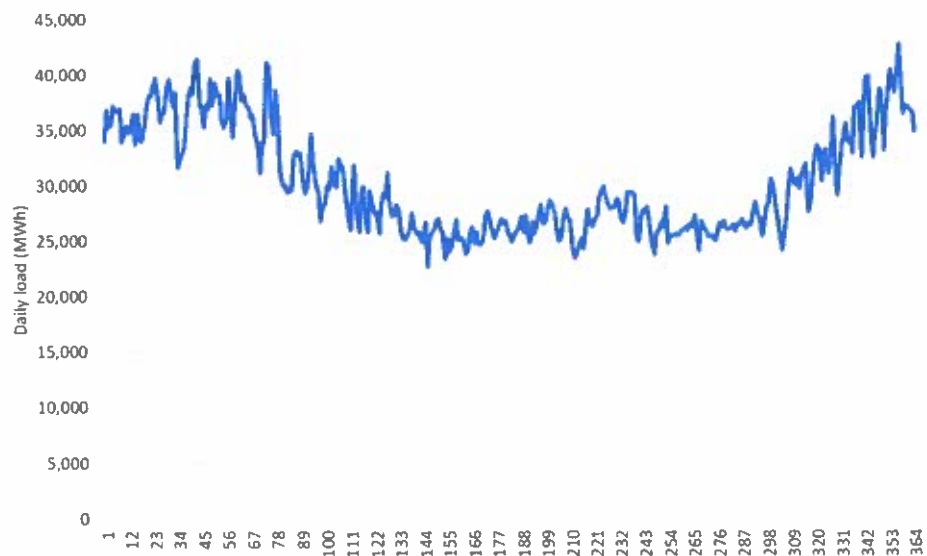


## Solar production peaks in the summer

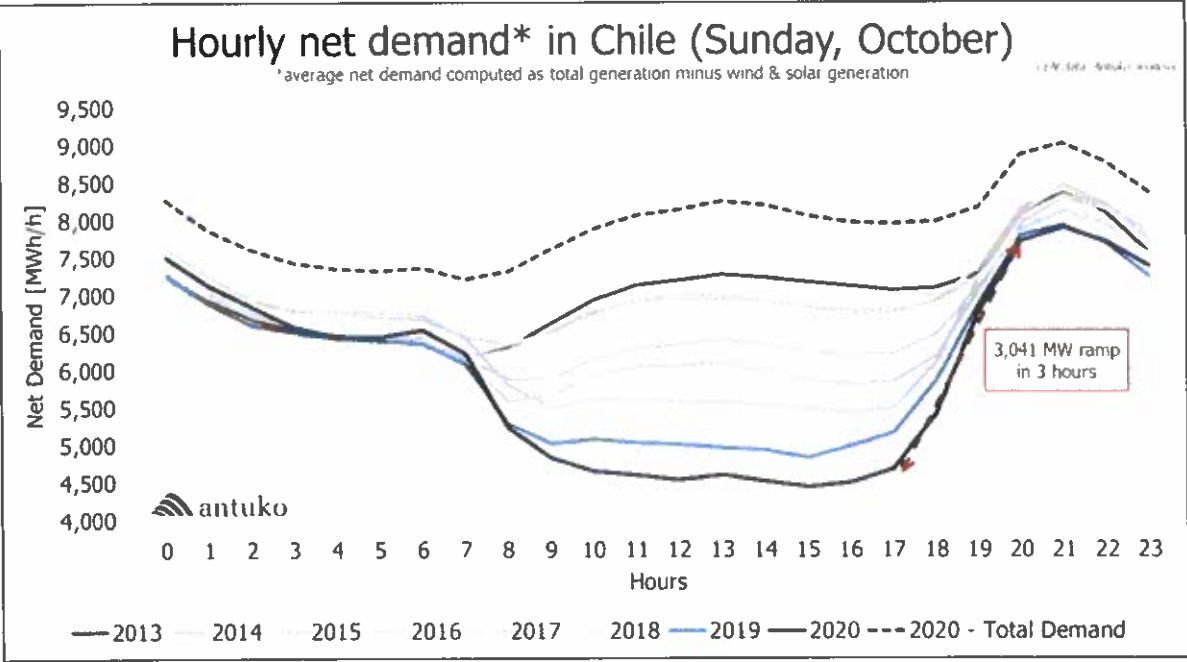


Based on data from [Photovoltaic potential and solar resource maps of Canada](#)

# Nova Scotia has a winter electricity peak



# Ramp rate



## Bill 145 Recommendations

- Require customer generators to inform the electricity provider of their connection
- Require the grid operator to collect and make public solar production statistics
- Require the electricity provider to make public any changes in their revenue caused by increases in variable generation
- Monitor effects of increased variable renewable supply on the electricity provider's ramp rate
- Allow the creation (or recreation) of municipal electricity providers

CARRIED

**Bill #145  
Electricity Act (amended)**

**CHANGES RECOMMENDED TO THE  
LAW AMENDMENTS COMMITTEE BY  
THE MINISTER OF NATURAL RESOURCES  
AND RENEWABLES**

**PAGE 8, Clause 8, proposed subclause 4BB(2), line 4** - add “for electricity procured under the Green Choice Program” immediately after “Act”.

**PAGE 10, Clause 9, proposed subclause 4F(5), line 4** - add “, unless granted an extension by the Board” immediately after “2023”.

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**From:** James Corrigan <jc@jcpowersolutions.com>  
**Sent:** April 12, 2022 8:52 AM  
**To:** Office of the Legislative Counsel  
**Subject:** Bill No. 145 - Legislation effective dates and processing

**\*\* EXTERNAL EMAIL / COURRIEL EXTERNE \*\***

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Good day,

In regards to Bill No. 145.

In an instance where a customer is in the process of having their renewable generator system that is less than 27 kW approved by NSP. If the legislation comes into effect before the system is approved. Do they fall under the new legislation or do they still need to wait for NSP approval and be subject to the terms and conditions prior to this new legislation?

Any information will be helpful, thank you.

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Best regards,

James Corrigan  
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Owner/Operator  
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