

Type of Decision									
Meeting Date	Friday, April 17, 2009				Report Date	Wednesday, April 8, 2009			
Decision Required	x	Yes		No	Priority	X	High		Low
Direction Only		Information Only			Type of Meeting	X	Open		Closed
REPORT TITLE & NUMBER									
Bill 150 Changes # 17/04/09/001									

Subject: Summary of Bill 150 proposed changes.

Recommendation: Aside from the perhaps the Home inspection, Council should support this legislation. The main reason is that the province is taking responsibility for the planning process for renewable energy projects removing it from municipalities. Otherwise it would end up being another task that we would have to perform with limited resources and knowledge. What it also does however; is limit our say in any decisions made by the province. Hence the attached resolution from Grey Highlands.

**WHEREAS** the McGuinty government has requested comments on Bill 150 (the *Green Energy Act*);

**AND WHEREAS** the Council of the United Townships of Head, Clara & Maria feels that the imposition of mandatory home energy audits prior to home resale is unwarranted, costly and increases unnecessary bureaucracy;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Corporation of the United Townships of Head, Clara & Maria respectfully requests that the province remove the requirement for mandatory home energy audits from Bill 150 leaving this decision with the homeowner, seller or purchaser;

**BE IT FURTHER RESOLVED THAT** this resolution be forwarded to the Premier of Ontario, the Minister of Energy and Infrastructure, the Minister of Municipal Affairs and Housing, the Minister of the Environment and our local MPP.

Background/Executive Summary: Bill 150 amends 21 current pieces of legislation, all dealing with energy generation and conservation. The Ontario government's explanation is: "The McGuinty government's proposed Green Energy Act (GEA) is a bold series of co-ordinated actions motivated by our ambitions to create substantial employment in a green economy and reduce our impact on the climate. Within three years, the GEA will create over 50,000 "green collar" jobs and generate billions of dollars of economic growth in communities across Ontario. The Green Energy Act operates on two thrusts: making it easier to bring renewable energy projects to life and creating a culture of conservation so that people can go about their daily lives using less energy. The act builds on the progress the McGuinty government has already made on its commitment to eliminate coal and the progress the government has already made introducing renewable energy throughout the province." <http://www.ontariogreenenergyact.ca/about.html> see site to view the entire bill.

Based on the additional information obtained, it is difficult to condemn the home energy audit required for sale of a home out right. An energy audit is much more than a home inspection and allows the home owner to recognize energy saving changes that could be made to their home. It does not necessarily have to be completed immediately prior to sale of a home – it could be done at any time, with the current home owner, performing the recommended changes and realizing the energy savings and recognizing various provincial and federal grants for improving the energy efficiency of the home. Again, the specific regulations have not been prepared. They could be lax or very prescriptive. Please see following information for a different perspective.

FYI - Other considerations are included in the attached documents: AMO Synopsis, AMO Communications, Resolution from the Municipality of Grey Highlands, Environmental Newsletter, Toronto Real Estate Agent

Financial Considerations/Budget Impact: No budget impact currently for municipalities however; as with any legislation, the regulations that are created after the vague legislation is passed will create obligations and commitments. Time will tell.

Others Consulted: Ministry of Energy and Infrastructure, AMO, websites as indicated in the following. "One of the Schedules will create the proposed *Green Energy Act*. Among many other things, the *Green Energy Act* will allow the province to require vendors of real estate to provide energy efficiency information, possibly an energy audit. Realtors have complained, but we think it's an excellent idea. The vehicle equivalent, [Drive Clean](#), has been immensely useful in reducing air pollution from badly maintained cars and trucks. It may also have saved car buyers money by ensuring that their new cars have working pollution control systems. When Drive Clean was announced, it was met with a chorus of objections, but the market adapted soon thereafter.

Buildings are usually estimated to release 30% to 40% of Canadian greenhouse gases. Since buildings last much longer than vehicles, a large proportion of Canadian buildings are old and inefficient. An energy audit frequently identifies many opportunities for property owners to reduce their energy costs. For example, our synagogue was astonished to learn of numerous cost-saving opportunities with very short payback periods, when we finally got around to a formal energy audit. And implementing the recommendations gave us a much more comfortable building, with better lighting." - Dianne Saxe – Toronto Lawyer, writes Environmental Law Newsletter - <http://envirolaw.com/2009/02/26/bill-150-green-energy-and-green-economy-act/>

"If Ontario's new Green Energy Act passes, Bill 150, You will be paying \$300 for a home energy audit. This will be a tax only if you wait until you sell your home. The system will work in your favour if you do [your audit now and make energy improvements](#). The home energy audit could be a good investment. Once your home energy audit is complete (up to 18 months), you will be on record and won't need to pay for another audit when you eventually sell; probably years from now. The audit visit and blower-door test takes a few hours and the energy consultants are knowledgeable. The resulting 13-page report details where and why your home is not energy efficient, makes suggestions for improvement and educates you about grants. That in itself is a lot of value for \$300. The [province will match the federal grants in the ecoENERGY Retrofit program](#), so you will be getting back twice the rebates. You could rent or hire help to blow in bales of cellulose insulation into walls and attic. With both grants for which you now qualify, you will get back more than \$1,600. Buying a few tubes of caulking to seal up cracks that were letting in cold air will get you another \$300 in federal and provincial grants. You may need to replace your hot water heater soon and if you invest in an instantaneous gas water heater, you will get back another \$500. And you will not have to fill out any forms to submit to either government. The [energy audit company](#) does all the paperwork. You just sit back and wait for the cheques to arrive. The focus is how much you can expect to save on your energy bills as a result of upgrading your older home. Imagine, our government paying us to "go green". And imagine the energy savings in the hundreds of dollars every year because you knew the problems to fix. You can bet potential homebuyers are more savvy and asking tough questions about energy efficiency. The old days of taking cheap energy for granted are over. In response to this, Royal Bank is offering a [rebate on the cost of the Home Energy Audit for its Mortgage Clients](#)." - David Pylyp, west Toronto (GTA) . <http://www.realestatepr.org/dpylyp/weblog/559.html>

Approved and Recommended by the Clerk

Melinda Reith,  
Municipal Clerk

*Melinda Reith*