



## Contacts



+38 068 891 90 78  
accu.hq@gmail.com  
79008, Ukraine, Lviv, Halytska Street, 2/1

## Investment Passport of the Coal Microregion

2025

Belz Community of the Lviv Region



# Investment Passport of the Coal Microregion

## Content

Welcome address	04
Coal communities on the path to sustainable development	06
General information about the community	08
SWOT analysis	10
Community budget	11
Demographics, employment, and education	13
Land resources	14
Business environment and support	17
Community participation in international projects	18
Top 10 investment objects	20
Investment objects of state/municipal ownership	22
Investment objects of private ownership	25
Key industries with growth potential	27
Renewable energy	29
Local and state business support programs	30





## Dear partners!

On behalf of the Association of Coal Communities of Ukraine, I express my sincere gratitude for your interest and commitment to the development of coal regions!

Today, we are embarking on a new path—the rethinking of economic activities. The closure of mines has created new challenges for coal communities, impacting employment and local revenues. Therefore, it is crucial to attract new investors who will support private businesses and municipal enterprises. This will contribute to the sustainable development of our regions.

The economic transformation of coal communities is not only a strategic challenge but also an opportunity to create a competitive market that will attract investors from both Ukraine and abroad. Investment attraction is a key element in developing new industries, modernising infrastructure, and implementing advanced technologies. These initiatives will allow our communities not only to preserve their economic potential but also to significantly enhance it.

The Association of Coal Communities of Ukraine is actively working to create a favorable investment climate by offering transparent and efficient mechanisms for capital attraction. We collaborate with government bodies, international financial institutions, civil society, and the private sector to develop programs aimed at supporting local businesses, creating new jobs, and assisting local authorities in the development and implementation of comprehensive programs for small and medium-sized enterprises, as well as spatial development strategies.

I invite all partners to cooperate actively in achieving these ambitious goals. By taking small steps together, we can bring Ukraine closer to a just and successful recovery.

With respect,  
Andriy Tabinsky  
Executive Director of the Association of Coal Communities of Ukraine

## Dear Guests and Partners!

Investment attractiveness is one of the key pillars of community development. We aim to present a thorough analysis of the strengths and weaknesses of the Belz City Territorial Community to encourage investors to make informed investment decisions and launch their own ventures within our territory.

This will contribute to the effective reorganization of the former industrial sector, resulting in sustainable economic outcomes. We offer investors land resources and a transparent land bank, a network of technical infrastructure (including water, communication, and power lines), human capital with basic and professional training, and a developed transport infrastructure. We are also committed to introducing renewable energy instruments.

Furthermore, we guarantee a unique approach to promoting investment opportunities. We have developed an identity and communication campaign to enhance the visibility and recognition of the Belz City Territorial Community brand.

In addition, being located in one of the former coal-mining regions of Lviv Region makes us eligible for well-justified national support programs. We thank the ACCU team for helping us update this information based on the needs and successes of the community!

We are open to cooperation!

Sincerely,  
Oksana Bereza  
Mayor of Belz



# Coal communities on the path to sustainable development



On December 12, 2015, the Paris Climate Agreement was adopted, formalizing an international initiative and recognizing the urgent global threat posed by greenhouse gas emissions. Ukraine ratified the Agreement and joined the global trend of decarbonization. According to the Government Program, by 2030, Ukraine's greenhouse gas emissions must be reduced by 65%. The Government's plans align with the Sustainable Development Goals:

- 7 Affordable and Clean Energy
- 8 Decent Work and Economic Growth
- 9 Industry, Innovation, and Infrastructure
- 10 Reduced Inequality
- 11 Sustainable Cities and Communities

- 12 Responsible Consumption
- 13 Climate Action
- 14 Life Below Water (Marine Resource Conservation)
- 15 Life on Land (Ecosystem Protection)
- 16 Peace, Justice, and Strong Institutions
- 17 Partnerships for the Goals

Apart from these initiatives, the government has also developed its own tools to address and prevent climate deterioration. As of January 1, 2024, the State Decarbonization Fund has been launched, and on June 25, 2024, the National Action Plan on Energy and Climate will come into effect, with key principles based on “Build Back Better” and “Build Back Greener”.

Given this and the goal of effectively transforming coal regions, the Association of Coal Communities of Ukraine, in collaboration with the local governments of Sheptytskyi District (cities of Belz and Sokal), Volodymyr District in Volyn Oblast (Novovolynsk), and Ivano-Frankivsk District (Burshtyn), has developed investment passports. These documents aim to enhance the investment attractiveness of coal communities in each region by presenting their current economic situation and potential to both Ukrainian and international stakeholders.

The tested methodology for creating these economic profiles will enable the team to expand its expertise to other territories. In the future, this experience will contribute to the development of a strategy for the economic recovery of de-occupied areas in Donetsk and Luhansk Regions, where coal mining has historically played a significant role in the local economy.





# General information about the community

Belz City Territorial Community was established in accordance with the Resolution of the Cabinet of Ministers of Ukraine dated June 12, 2020, No. 718-r, within the framework of the administrative and territorial reform, with its administrative centre located in the city of Belz. The community is part of the Sheptytskyi District in Lviv Region.

## Geographic Indicators

- Total area of the community: 464.50 km<sup>2</sup>, accounting for 15.5% of the total area of Sheptytskyi District and 2.13% of the area of Lviv Region.
- The community is located in the northwestern part of Lviv Region, 73 km from the regional centre — the city of Lviv, 19 km from the district centre — Sheptytskyi, and 36 km from the Ukrainian-Polish border crossing point Uhryniv–Dołhobyczów.
- The Rava-Ruska–Hrebenne checkpoint is located 60 km away.
- Additionally, the Belz–Budynin Ukrainian-Polish border crossing is planned to be launched within the Belz community, located near the "BELZ INDUSTRY" industrial park.

## Belz City Territorial Community borders:

- to the north — Sokal City Territorial community,
- to the southwest — Rava-Ruska community,
- to the south — Velyki Mosty community,
- to the east — Sheptytskyi City Territorial Community of Lviv Region.



## Cities

Belz, Uhniv

**Villages:** Zastavne, Vaniv, Hlukhiv, Nyzy, Domashiv, Voroniv, Dibrova, Ostrivok, Zhuzhelyany, Zabolottia, Peremyslovychi, Tsebliv, Kariv, Mykhailivka, Piddubne, Korchiv, Staivka, Murovane, Verbove, Sebechiv, Khlivchany, Tiahlyv

## City brand



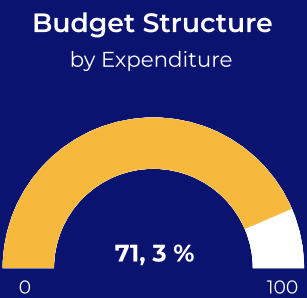
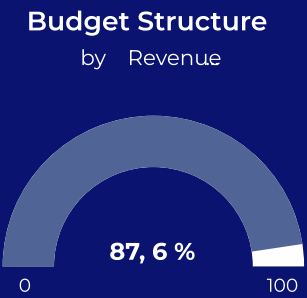
The Development Strategy of the Belz City Territorial Community until 2027 provides for the positioning and promotion of tourist destinations and the community's tourism brand. In line with this, community branding has been developed for marketing and promotion purposes.







# Budget (Structure)



The report on the state of budget execution by the Belz City Territorial Community for 2024 indicates that as of the end of October, the revenue portion amounted to **UAH 113 million** (87.6% of the plan). Tax revenues formed the basis of the revenue part, totalling UAH 76.3 million. The expenditure part is estimated at **UAH 106.5 million** (71.3% of the plan). The Community's budget report for the first 10 months of 2024 demonstrates its focus on supporting internal economic activities, and primarily - the development of the education sector. UAH 2.7 million was allocated for economic activities, over UAH 66 million for the education sector, of which the largest share - UAH 52 million - was for supporting general secondary education institutions.

The programme for developing land management projects and normative monetary valuation of lands of the Belz City Territorial Community (Belz City Council) in the Sheptytskyi District of Lviv Region for 2023-2024 records the amount required for the Programme implementation during 2023-2024: UAH 77 thousand from the local budget. Budget revenues exceed expenditures.

According to the Community's reports for 2023, revenue amounted to UAH 120 million. The total volume of city budget expenditures for 2023 was determined at UAH 119,975.36 thousand.

# Demographics, employment, and education

## Demographics

The community has a population of	The city of Belz has a population of	The city of Uhniv has a population of
14 817	2 135	854
people	people	people

data as of 01.11.2023.

According to the latest population estimates (as of 1 January 2023), the Belz City Territorial Community has a population of 14,817 (2,135 residents in the town of Belz and 854 in the town of Uhniv). The community's urban population is 2,989 (20.17%), while the rural population is 11,828 (79.83%). The community's population structure is predominantly rural.

## Employment

The largest employer within the community is the coal mining enterprise "Mine 'Stepova' SE 'Lvivuhillia'", which employs **1,224** workers.

The private enterprise "Hovi", engaged in poultry farming, employs **39** staff.

The State Educational Institution "[Uhniv Agrarian and Construction Lyceum](#)" employs **77** people. The "Uhniv Agrarian and Construction Lyceum" graduates specialists in technical fields through programmes covering:

- Agriculture
- Automotive Transport
- Catering / Public Food Services
- Garment Production / Sewing Industry
- Construction, Repair-Construction, and Installation Works

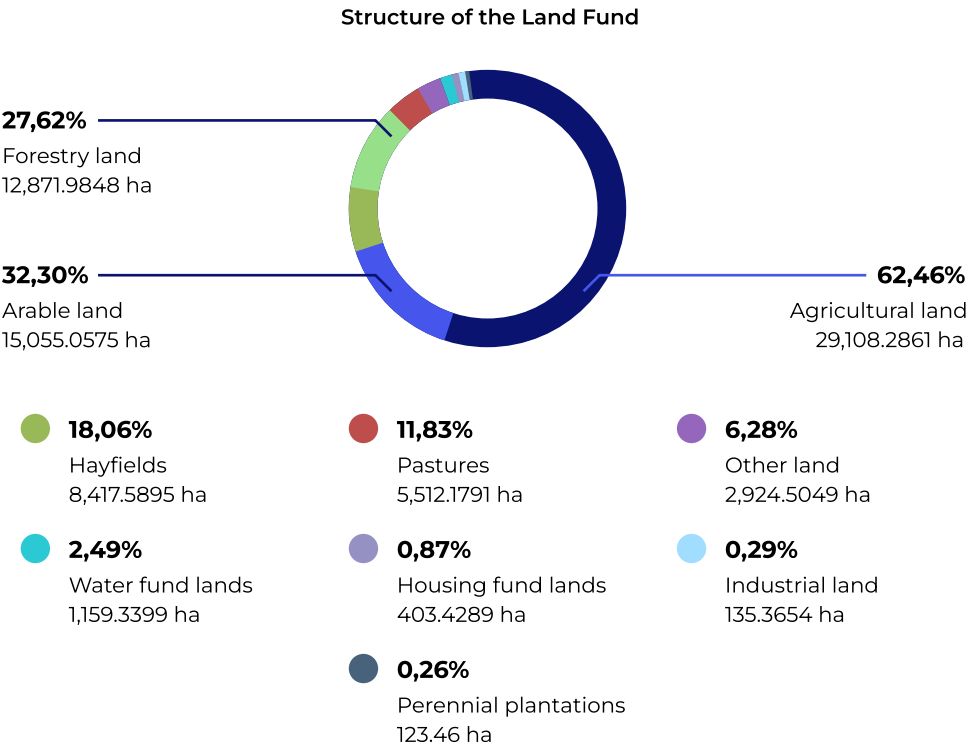
According to analytical data from the Programme for the Economic and Social Development of the Belz City Council, Lviv Region, for 2023-2024, there are **1,297** pupils in the community.

Job vacancies within the community are primarily oriented towards involvement in the agricultural sector, mechanics, the energy sector, transportation, the service sector, etc.



# Land Resources

The total land fund of the Belz City Territorial Community comprises **46,602.91 ha** of land. A detailed structural breakdown of the total area is presented below:



Forests in the community cover **27.6%** of the total area. Among the trees on the territory of the Belz City Territorial Community, pine, alder, birch, spruce, and aspen are predominant. Hornbeam-oak forests grow on podzolised chernozems, while pine forests grow on sandy dunes and peatlands. Such plant diversity not only contributes to the development of recreational infrastructure in the community but also serves as a raw material base for woodworking enterprises.

By Decision No. 1039 of the Belz City Council of Lviv Region, 8th convocation, dated 14 July 2023, "On the sale of lease rights for land plots for commercial agricultural production (Land Use Code 01.01) at land auctions," **88** land plots for commercial agricultural production, with defined areas, locations, and cadastral numbers, were included in the list of land plots whose lease rights are to be sold at land auctions.

## Urban Planning Documentation

According to the Programme for providing urban planning documentation for the territories of populated areas of the Belz City Territorial Community, the following measures were envisaged for 2023:

- 1 Execution of works on the Preparation of the Strategic Environmental Assessment (SEA) report for the urban planning documentation "Detailed plan of the territory for the construction of sewage treatment plants in the town of Belz, Lviv Region".
- 2 Development of the urban planning documentation "Detailed plan of the territory for the construction of sewage treatment plants in the town of Belz, Lviv Region".
- 3 Repayment of accounts payable for services rendered regarding amendments to the "Detailed plan of the territory for the construction of a solar power plant in the village of Staivka on the territory of the Korchiv Village Council (outside the settlement boundary)".
- 4 Repayment of accounts payable for works performed on the Preparation of the Strategic Environmental Assessment (SEA) report for the urban planning documentation "Master Plan of the village of Murovane, Sheptytskyi District, Lviv Region".

The budget for all these measures amounts to UAH 169,000.

Within the community, measure 2 has already been implemented, and the detailed plan of the land plot for the construction of sewage treatment plants in the town of Belz, Lviv Region, has been prepared.

### The following urban planning documentation has also been approved:

A detailed plan of the territory for the location of detached residential development on S. Bandery St. in the village of Zhuzheliany, Sheptytskyi District.
A detailed plan of the territory of the former farmyard on R. Shukhevycha St. in the village of Zhuzheliany, Sheptytskyi District, Lviv Region (outside the settlement boundary) to organise land plots for building maintenance and identifying investment-attractive plots.
A detailed plan of the territory for defining the service area of the UGCC (Ukrainian Greek Catholic Church) religious building, the Exaltation of the Holy Cross, on A. Sheptytskoho St. 1a in the village of Murovane, Sheptytskyi District, Lviv Region.
A detailed plan of the territory for the construction of roadside service facilities in the town of Belz on Vokzalna St., 24.
A detailed plan of the territory for servicing the non-residential building at 3V Hlykhivska St. in the village of Murovane, Sheptytskyi District, Lviv Region.

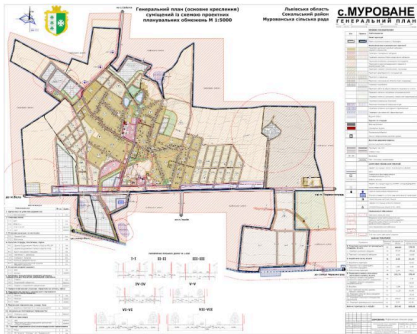


# Land Resources

The Master Plan for the town of Belz has been updated. The Master Plan for the village of Murovane has also been updated.



The Master Plan for the town of Belz



The Master Plan for the village of Murovane



# Business environment and support



The most common sectors within the business environment are timber sawing and processing, livestock farming and all related services, and agriculture. The following forestry enterprises operate on the territory of the Belz City Territorial Community: Sokalske Subsidiary Forestry Enterprise 'Halsillis', SE 'Zhovkva Forestry Enterprise', and SE 'Rava-Ruska Forestry Enterprise'.

## The Small Business Environment

The provision of services is largely handled by sole traders (FOPs), representing a key element of self-employment. The most common area of activity for sole traders in the community is retail trade, covering food products, building materials, pharmaceutical goods, and household chemicals. Retail outlets are evenly distributed throughout the community, meeting the basic needs of the population. Woodworking and furniture production hold an important place, based on local resources and creating added value. The presence of dairy processing and catering/public food service enterprises reflects the connection to agriculture. Some enterprises provide specialised services, such as pharmacies, veterinary pharmacies, and funeral services. The local nature of self-employment provides economic stability for the community. However, for further development, stimulating the revival of industrial production and supporting small businesses through accessible financing programmes and consultations is advisable.

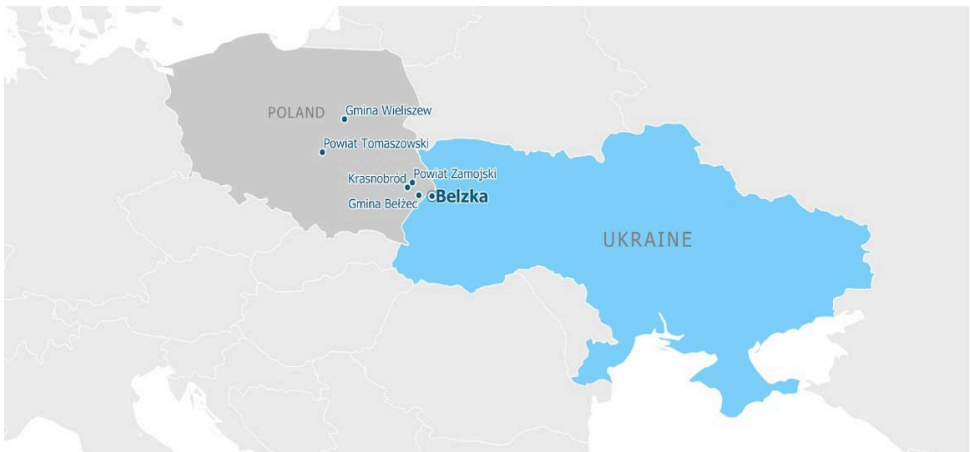
On 27 December, the first 'Made in Ukraine' office was opened in Sheptytskyi. This is a space where entrepreneurs can obtain necessary information, consultations, and assistance in preparing documents and business plans for participation in governmental and regional grant programmes. The office also provides services through the employment service, aimed at supporting domestic producers. The office operates based at the Sheptytskyi District Employment Centre, located at: 4A Parkova St., Sheptytskyi town. Entrepreneurs from the entire Sheptytskyi District of Lviv Region, including those from the Belz City Territorial Community, can contact the office specialists.

Also, at the end of October 2024, an Administrative Service Centre (ASC / TsNAP) began operating in the community, assisting entrepreneurs with registering their businesses and subsequent administrative support. Furthermore, based at the ASC, a Diia. The Centre operates, offering business consulting and online services. Consequently, thanks to this municipal initiative, local existing entrepreneurs and start-ups, with expert support, can go through the process of submitting documents for state grant programmes. Specialists providing business support services also work remotely in the villages of: Murovane, Zhuzheliany, Vaniv, Korchiv, Domashiv, and Khlivchany.



# Community participation in international projects

The Belz City Territorial Community partners with several Polish municipalities and administrative units: Gmina Wieliszew, Tomaszów Lubelski County, Krasnobród, Zamość County, and Gmina Belżec.

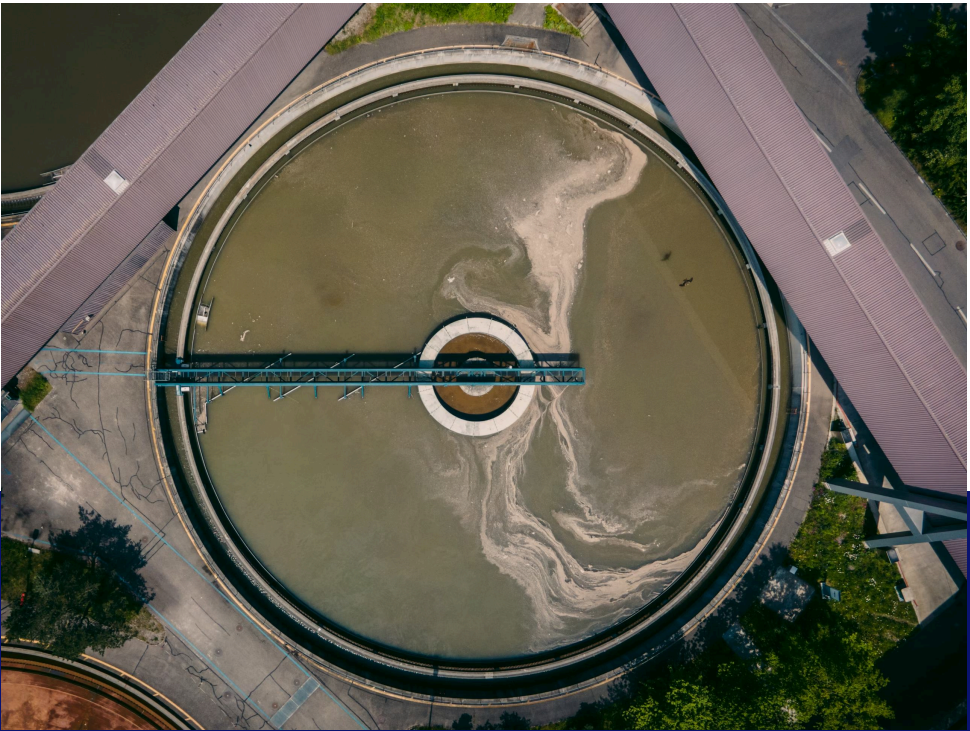


## Partnership Potential:

- In both Belz and Gmina Wieliszew, a significant part of the economy depends on agriculture. This creates opportunities for exchanging agricultural technologies.
- Furthermore, as an EU community, Gmina Wieliszew has access to various funds for regional development. Joint projects with Belz could attract funding for the development of infrastructure, business, or environmental initiatives.
- Belz's geographical proximity to Gmina Belżec (61 km) facilitates the establishment of efficient supply chains for the export and import of goods, especially agricultural products, crafts, and local products.
- Tomaszów Lubelski County can serve as an important logistics hub for exporting Ukrainian goods to Poland and further into the EU. Belz, in turn, can become a key partner in ensuring these supplies.
- Zamość County is a popular tourist destination thanks to the historic centre of Zamość, a UNESCO World Heritage site. Belz, for its part, possesses unique historical and cultural landmarks. Joint tourist routes could attract more visitors and support local businesses in the hospitality and service sectors.

On 18 April 2024, the Monitoring Committee of the Interreg NEXT Poland-Ukraine 2021-2027 Programme approved the results of the first call for project proposals under the 'Environment' priority. One of the 16 winning projects from the Lviv Region was the concept submitted by the Belz City Territorial Community. This is the project "Improving the quality of the natural environment in the border area of Belżec Municipality and Belz City Council". Within the framework of the project, a sewerage network will be constructed in the Belz Community. This will contribute to improving access to water and the sustainable management of water resources.

On 22 December, Belz and Gmina Belżec in Poland signed a partnership agreement regarding the implementation of the project "Improving the quality of the natural environment in the border zone of Belżec Municipality and Belz City Council". The project implementation will last two years and include the construction of sewage treatment plants in Belz with a capacity of 500 m<sup>3</sup> and the laying of a new 200-metre section of the sewerage network. This network will connect the new treatment plants to the existing 1,600-metre-long sewerage system in the town. On the Polish side, treatment plants will be built in the village of Brzeziny. The project completion is scheduled for November 2026.





## Top 10 Investment Objects

Nº	Name	Ownership Type	Area, ha	Designated Use	Potential for Cross-Border Cooperation	Link to Detailed Description	Nº	Name	Ownership Type	Area, ha	Designated Use	Potential for Cross-Border Cooperation	Link to Detailed Description
1	Land plot for Solar Power Plant in the village of Vaniv	Municipal	270	For placement, construction, operation, and maintenance of power generation facilities/enterprises	High 34 km to Uhryniv border crossing point 47 km to Rava-Ruska–Hrebenne border crossing point	<a href="https://docs.google.com/spreadsheets/d/1OBcmNeJHhdErxxdyYIjHmllaVN5i7jg/edit?gid=1878268095#gid=1878268095">https://docs.google.com/spreadsheets/d/1OBcmNeJHhdErxxdyYIjHmllaVN5i7jg/edit?gid=1878268095#gid=1878268095</a>	6	Farmyard	Municipal	15,8	For placement and operation of industrial facilities (processing, machine-building, etc.)	High 23 km to Uhryniv border crossing point	<a href="https://docs.google.com/spreadsheets/d/1OGulqsk4rva8f8FuZ39502skseokefV/edit?gid=917803137#gid=917803137">https://docs.google.com/spreadsheets/d/1OGulqsk4rva8f8FuZ39502skseokefV/edit?gid=917803137#gid=917803137</a>
2	Land plot for Solar Power Plant in the village of Vaniv	Municipal	75	For placement, construction, operation, and maintenance of power generation facilities/enterprises	High 34 km to Uhryniv border crossing point 47 km to Rava-Ruska–Hrebenne border crossing point	<a href="https://docs.google.com/spreadsheets/d/1KpYVR6EPy9hw3h3yc_O1ktPZmQXFZaxz/edit?gid=1326895648#gid=1326895648">https://docs.google.com/spreadsheets/d/1KpYVR6EPy9hw3h3yc_O1ktPZmQXFZaxz/edit?gid=1326895648#gid=1326895648</a>	7	Farmyard	Municipal	15,2	Industrial land	Medium 50 km to Rava-Ruska–Hrebenne border crossing point	<a href="https://docs.google.com/document/d/1iIJyz8AYyQpn_uvAI06nERYVif6luExo/edit">https://docs.google.com/document/d/1iIJyz8AYyQpn_uvAI06nERYVif6luExo/edit</a>
3	Land plot for Solar Power Plant in the village of Vaniv	Municipal	37,5	For placement, construction, operation, and maintenance of power generation facilities/enterprises	High 34 km to Uhryniv border crossing point 47 km to Rava-Ruska–Hrebenne border crossing point	<a href="https://docs.google.com/spreadsheets/d/1it3XOZOQXOB4yMwH0s0DaWHe_FkIjdQL/edit?gid=2041121306#gid=2041121306">https://docs.google.com/spreadsheets/d/1it3XOZOQXOB4yMwH0s0DaWHe_FkIjdQL/edit?gid=2041121306#gid=2041121306</a>	8	Land plot for Solar Power Plant	Municipal	11,9	For placement, construction, operation, and maintenance of power generation facilities/enterprises	Medium 50 km to Rava-Ruska–Hrebenne border crossing point	<a href="https://docs.google.com/spreadsheets/d/1MfdBGRsFkr1JrUCBSMXGJEnDdOe2O2p3/edit?gid=81212382#gid=81212382">https://docs.google.com/spreadsheets/d/1MfdBGRsFkr1JrUCBSMXGJEnDdOe2O2p3/edit?gid=81212382#gid=81212382</a>
4	Land plot for Solar Power Plant in the village of Domashiv	Municipal	22	For renewable energy construction	High 38 km to Rava-Ruska–Hrebenne border crossing point	<a href="https://docs.google.com/spreadsheets/d/1qzpsZxlvQrXev2PtWYY3i0MTNNSCFIM/edit?gid=1624489882#gid=1624489882">https://docs.google.com/spreadsheets/d/1qzpsZxlvQrXev2PtWYY3i0MTNNSCFIM/edit?gid=1624489882#gid=1624489882</a>	9	Farmyard	Municipal	10, 8	Potential use for industry or a farm	High 23 km to Rava-Ruska–Hrebenne border crossing point	<a href="https://docs.google.com/document/d/18Cr5yuRQtnwF37McNRjBkEMSpqZeSeMf/edit">https://docs.google.com/document/d/18Cr5yuRQtnwF37McNRjBkEMSpqZeSeMf/edit</a>
5	Land plot for Solar Power Plant in the village of Dibrova	Municipal	20	For renewable energy construction	Medium 40 km to Rava-Ruska–Hrebenne border crossing point	<a href="https://docs.google.com/spreadsheets/d/1GWAUoHUGugbt0_CvQaTipnKQIFFVsn/edit?gid=686929622#gid=686929622">https://docs.google.com/spreadsheets/d/1GWAUoHUGugbt0_CvQaTipnKQIFFVsn/edit?gid=686929622#gid=686929622</a>	10	Land plot for Solar Power Plant	Municipal	7,99	For placement, construction, operation, and maintenance of power generation facilities/enterprises	Medium 43 km to Rava-Ruska–Hrebenne border crossing point 36 km to Uhryniv border crossing point	<a href="https://docs.google.com/spreadsheets/d/1f97dM23k5CWESZoeHCNzvuxNUCRyCUch/edit?gid=81212382#gid=81212382">https://docs.google.com/spreadsheets/d/1f97dM23k5CWESZoeHCNzvuxNUCRyCUch/edit?gid=81212382#gid=81212382</a>



# Investment objects of state / municipal ownership

## 1. State Historical and Cultural Reserve in the town of Belz

Area: 36.5161 ha.

The Belz City Territorial Community hosts the largest number of historical monuments in the Sheptytskyi District, located within the reserve's boundaries. This site plays a significant role in the development of the Region's cultural heritage. It engages in research, cultural, and educational activities, ensuring the identification, study, preservation, popularisation, and utilisation of the cultural heritage of the town of Belz and surrounding areas.

## 2. Separated Unit 'Mine 'Stepova' of the State Enterprise 'Lvivuhillia'

It extracts coal belonging to grade G(G2), which is used for energy generation purposes – the coal is sold to thermal power plants.

The mine's balance sheet includes 7 coal seams of industrial significance. Seams n7n and n8v have been accessed and are being developed. Currently, seam n7n is under development; further plans include developing seams n7n and n8v.

Annual production capacity as of 1 January 2023 – 245 thousand tonnes.

Industrial reserves as of 1 January 2023 – 38,403 thousand tonnes.

In 2022, the 'Mine 'Stepova' enterprise sold 197,512 thousand tonnes of coal products for UAH 668,465 thousand and extracted 248,572 thousand tonnes.

The mine is classified as 'extra-hazardous' due to methane and is dangerous due to the explosibility of coal dust, thus posing a threat to the ecology of the community and the Region.

Number of working faces (extraction): 8/3; preparatory faces: 11/6 (figures relate to 1990/1999 data).

Therefore, following the decommissioning of its main production facilities, the site will require investment for its cost-effective transformation and sustainable economic utilisation.

## 3. 'Ishrei Lev' Society Prayer House

Built-in 1910 at the corner of the former Torhova and Kushnirska streets, funded by Faivel Taube, the founder of the 'Ishrei Lev' Society for the Support of the Sick and Poor.

The building served as the place where all those in need came.

It was destroyed at the beginning of the First World War. The former prayer house acquired its current appearance following reconstruction in the 1930s, financially supported by the Rokach family.

According to the Development Strategy of the Belz City Territorial Community, the former 'Ishrei Lev' Jewish religious society prayer house is planned to be converted into a hostel and pilgrimage site for people of Jewish heritage.

## 4. "BELZ" Industrial Park

Envisaged operational term of the park: 40 years.

Area: 20.6522 ha (4 municipally owned land plots).

### Geographical Parameters

The topography of the industrial park plots is flat, without significant elevation changes. The absolute elevations of the territory are within the range of 205.00 – 207.00 m. The area is not marshy and is not prone to flooding by rain or meltwater. The groundwater level requires clarification at the engineering-geological survey stage.

The topsoil layer is suitable for landscaping work. There are no cultural heritage objects on the territory of the industrial park or within the industrial zone (according to the detailed plan).

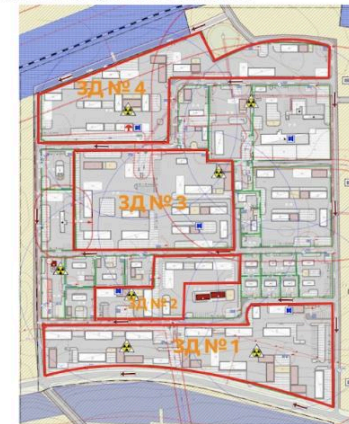
### Priority Functional Purpose of the Industrial Park

- Processing of agricultural products;
- Production of food products;
- Textile production and garment manufacturing;
- Production of building materials; industrial production of construction and thermal insulation materials;
- Production of finished metal products;
- Electrical engineering industry and instrument making;
- Wood processing and manufacturing of wood products;
- Scientific and technical activities, laboratory operations, including independent confirmation of raw material and finished product quality;

Other industries compatible with the above and other purposes (depending on the relevance of locating specific production facilities within the community). Additionally, enterprises, other producers, and production facilities not prohibited by law may become residents of the industrial park.

A management company for the industrial park has not yet been selected, as an open competition to identify a candidate to perform the functions of supervising the park's activities was only announced at the end of 2024.

Мал. 13 Детальний план території (М 1:2000 частина) з відповідними обмеженнями (червоними лініями) забудови та виділенням ділянок





# Investment objects of state / municipal ownership

## Zoning of the Industrial Park

### ADMINISTRATIVE ZONE

An area designated for the location of office, exhibition, and other administrative premises. This zone is a vital element for the attractiveness of the industrial park, serving as an important marketing component in the distribution and advertising of the park's products.

### LOGISTICS AND WAREHOUSING ZONE

The logistics and warehousing zone (logistics as an auxiliary function promoting efficiency, synergy between enterprises, uninterrupted operation, and well-organised product distribution) is situated near the main transport facility (T1404 highway/road). This allows for the effective placement of necessary production and storage facilities for convenient product logistics for the enterprises.

This part of the site is designated for the location of production and warehousing facilities and other objects intended for the production and storage of products.

### HGV PARKING AND TECHNICAL SERVICE ZONE

This zone is located between the logistics and warehousing zone and the processing industry zone. Thus, this area will accommodate logistics and other transport vehicles for servicing the main production and other zones. Parking facilities and auxiliary technical infrastructure objects can be located in this zone.

### PROCESSING INDUSTRY ZONE

The processing industry zone is located in the middle of the park, thus ensuring a significant distance from potential residential buildings, which will not affect environmental conditions. Its functional purposes may include: the processing of agricultural products; and other processing activities.

### PRODUCTION AND WAREHOUSING ZONE

This zone is located at the rear of the industrial complex, near the railway line that runs adjacent to the land plot. This ensures a considerable distance from potential residential and other buildings, allowing for the utilisation of natural resources for relevant production without hindering the logistics of other participants. The location of this zone near the railway line may, in the future, offer a new logistics direction for the convenience of participants and the development of this zone. Its functional purposes may include: the production of food products; production of building materials; industrial production of construction and thermal insulation materials; textile production and garment manufacturing. Additional parking spaces, infrastructure, and other necessary service facilities will be located near each zone.

# Investment objects of private ownership

## 1. Private Enterprise 'Yuna'

Private Enterprise 'Yuna', located four kilometres from the town of Belz in the village of Peremyslovychi, is the leading brick manufacturer in the Belz City Territorial Community and the Sheptytskyi District.

Proximity to Key Locations: Distance to Lviv city – 80 km; distance to Lutsk city – 100 km; distance to the nearest railway station – 3.5 km. The clay pit (raw material source) is located approximately 400-500 metres from the forming line, ensuring easy logistics for production materials. The terrain of the quarry site and the plant territory is flat, without landslides, subsidence, or flooding risks.

### Infrastructure Potential of the Enterprise:

The area adjacent to the enterprise has road surfacing and vehicle access points (100 metres to the main road), as well as access points and platforms for loading finished products. The enterprise also owns a conveyor for coal feeding and a loading platform.

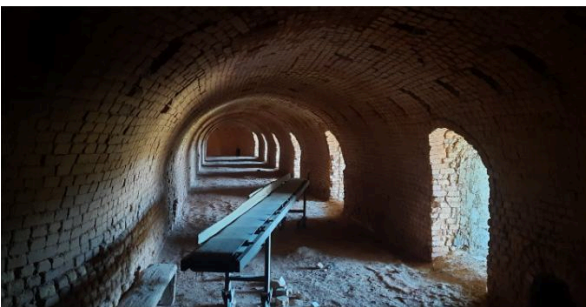
### Equipment and Premises of the Enterprise:

- Hoffman kiln (annular kiln) with a full load capacity of approx. 170,000 bricks (made of refractory bricks, all firing mechanisms are in excellent condition, a roof made of metal tiles).
- Six external drying sheds for drying fired bricks.
- Own substation with a capacity of 250 kW.
- Repair workshop (equipped with: drilling machine, milling machines (x2), lathe, welding machine, grinders, handheld power tools, etc.).
- Administrative building.
- Storage yards.
- Lighting equipment.
- Constructed tunnel dryers.
- Two autonomous fuel units/blocks.
- Large garage facility.
- Forming line, assembled and fully operational (includes feeder, rollers, pug mill, SMK-21 press, rotary automatic cutter, conveyors).
- Separately assembled feeder with conveyor.
- OLK-8 excavator (bucket capacity approx. 1 m<sup>3</sup>).
- DT-75 bulldozer.
- 3 forklift trucks.
- Approximately 3,000 pallets.
- 2 electric carts/trolleys.



# Investment objects of private ownership

Additionally, railway tracks measuring 360 metres in length run through the enterprise's territory. Furthermore, the production facility is equipped with all the necessary amenities for employees. Specifically, there is a housing building for workers on site, as well as a changing room and shower facilities.



Contact Person

Owner: Nadiia  
+38 (050) 913 0795

# Key industries with growth potential

## Industry

### Brick Manufacturing

PE 'Yuna', in 2022, sold products worth UAH 732 million (Note: 732,000 thousand = 732 million). Currently, the enterprise requires significant investment to resume operations. Such investments would be fully justified, as 'Yuna' offers a quality product manufactured using a unique technology.

### Agro-industrial Complex

The agricultural sector of the Belz City Territorial Community is a leading branch of the economy and holds significant potential for the community's development. 51 agricultural enterprises, including 7 farmer enterprises (farms), conduct their production activities within the community. The main crops grown in the community are wheat, barley, sugar beets, maize, sunflower, soya, and rapeseed. PE 'Zakhidnyi Buh', PE 'Hovi', LLC 'Akriter-Zakhid', and FE 'Zhuzhil' are the enterprises that cultivate the largest amount of land within the Belz City Territorial Community.

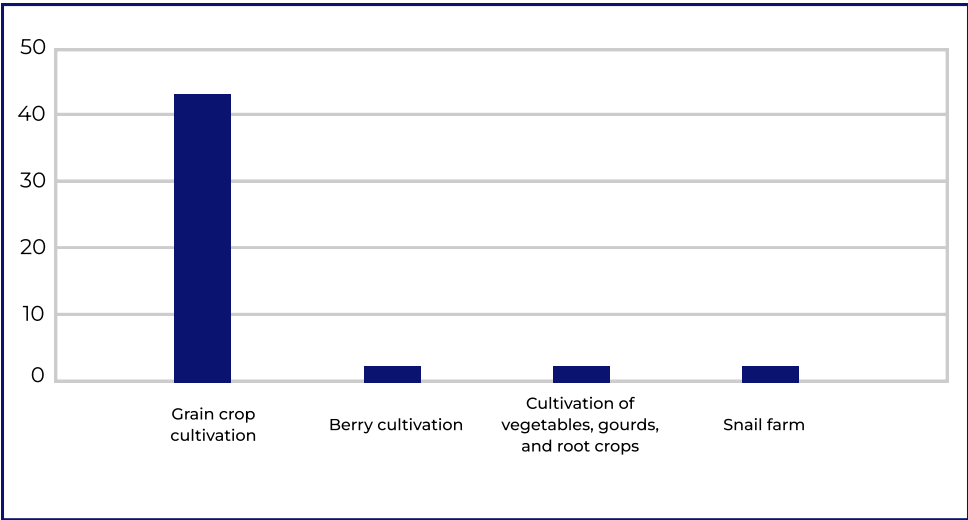




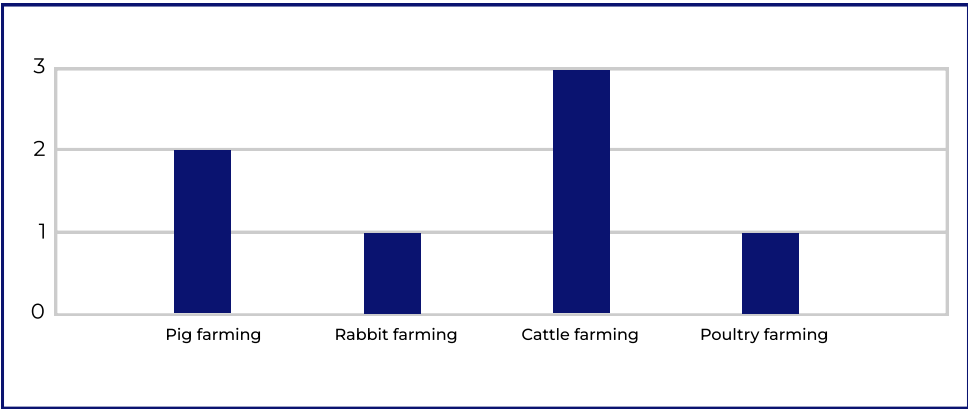
# Key industries with growth potential

Structurally, agricultural enterprises are divided as follows:

Structural distribution of crop production farms



Structural distribution of livestock farms



The community's economic structure is predominantly service-oriented (retail trade), but it has significant potential in manufacturing (furniture, building materials, woodworking).

# Renewable energy

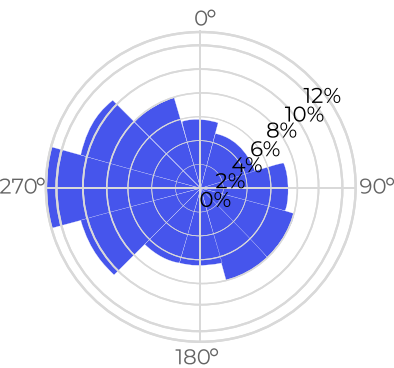
According to the Development Strategy of the Belz City Territorial Community until 2027, in line with Goal No. 1 "Competitive Economy", objective 1.2.3 "Creating conditions for the development of the community's industrial complex", support is envisaged for the construction of solar energy facilities and Wind Power Plants (WPPs).

According to the community's spatial planning, 3 land plots designated for Solar Power Plants (SPPs) are located in the village of Vaniv, one in the village of Dibrova, and one in the village of Domashiv. More details on the objects' characteristics can be found above in the section "Top 10 Investment Objects".

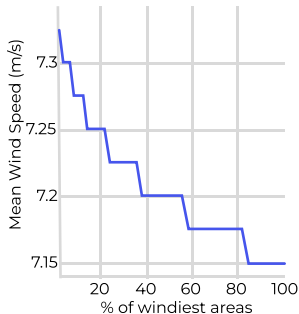
The Belz City Territorial Community, located in the Sheptytskyi District of the Lviv Region, has significant potential for wind energy development. At a height of 100 metres, the average wind speed is 6.85 m/s, indicating favourable conditions for the installation of wind power plants. Wind speeds exceeding 6 m/s are considered economically viable for the effective utilisation of wind turbines. The average wind power density in the top 10% of windiest zones is 320 W/m<sup>2</sup>, which is a significant indicator confirming the potential for stable electricity generation.

Analysis of the wind rose demonstrates that the dominant wind directions are southerly, south-westerly, and south-easterly. This information needs to be taken into account during the design and placement of wind turbines to ensure their maximum efficiency. Taking this into account, the southern and south-westerly areas of the community may be the most suitable for the installation of wind power plants (wind farms).

Overall, the Belz City Territorial Community has excellent prerequisites for the implementation of projects utilising renewable energy sources. These will contribute to the community's energy independence and its sustainable development.



Wind Rose



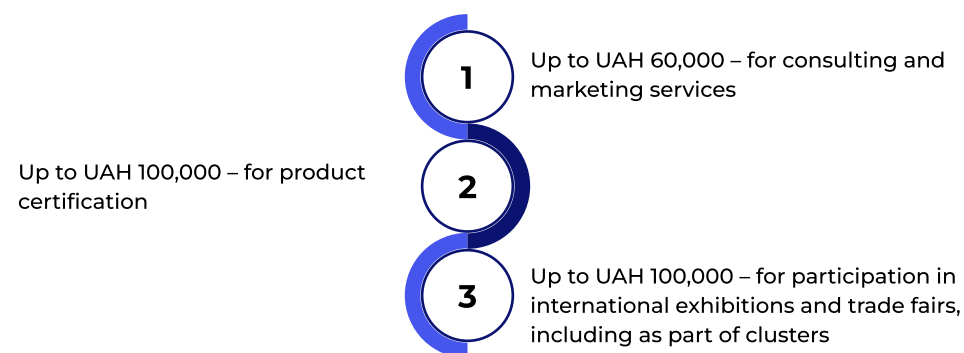
Average wind speed at 100 m height



# Local and state business support programs

From its inception, the Association of Coal Communities of Ukraine (ACCU) has been tasked with facilitating grant funding for local micro- and small businesses within coal communities.

Within the framework of the Lviv Region Competitiveness Enhancement Program for 2021–2025, voucher support is provided for participants of the ATO/JFO (Anti-Terrorist Operation/Joint Forces Operation) and veterans of the war with the Russian Federation who are engaged in micro-, small, or medium-sized enterprises (MSMEs):



A mandatory requirement is that business entities cover at least 30% of the total costs for these specified services.

Additionally, all community residents can benefit from the opportunities provided by the state grant support program "eRobota", primarily for starting and developing their businesses. Services are also available from regional employment centres, which provide support in completing retraining programs.

