



**ORDER NUMBER**  
**G-206-19**

IN THE MATTER OF  
the *Utilities Commission Act*, RSBC 1996, Chapter 473

and

Ravens Landing Industrial Park Ltd.  
Application for Exemption pursuant to section 88(3) of the *Utilities Commission Act*

**BEFORE:**

R. I. Mason, Panel Chair  
W. M. Everett, QC, Commissioner

on August 29, 2019

**ORDER**

**WHEREAS:**

- A. On April 15, 2019, Ravens Landing Industrial Park Ltd. (RLIP) filed an application with the British Columbia Utilities Commission (BCUC) for a partial exemption from Part 3 of the *Utilities Commission Act* (UCA);
- B. RLIP purchases the energy used by the commercial strata park (Strata Park) directly from BC Hydro and re-sells it to all occupants of the Strata Park;
- C. The Strata Park, located at 1763 Sean Heights, Saanichton, is comprised of three buildings with 27 separate strata units. Nine units are owned directly by their occupant, the remaining 18 units are owned by RLIP and rented by tenants, some with lease terms greater than five years;
- D. By letter to the BCUC dated September 11, 2018, RLIP acknowledged that it meets the definition of a public utility as defined in the UCA due to the existence of owner occupied units within the Strata Park;
- E. By Order G-177-18 dated September 24, 2018, the BCUC, having been granted advance approval by the Minister responsible for the administration of the *Hydro and Power Authority Act*, ordered a class exemption for all BC Hydro customers with lease arrangements where the lessor, not otherwise a public utility, provides electricity only to the lessee, where the lease period is greater than five years, if the service or commodity is not resold to or used by others and meets the criteria of BC Hydro Electric Tariff Terms and Conditions for the Resale of Electricity and where all other requirements of the UCA are met;
- F. On June 6, 2019, by Order G-124-19 the BCUC established a regulatory timetable which included intervener registration for the proceeding;
- G. On June 19, 2019, Order G-133-19 was issued which amended the regulatory timetable to allow further time for intervener registration;

- H. On July 30, 2019, RLIP submitted its responses to BCUC, Commercial Energy Consumers Association of British Columbia and Eppic Waterjet Inc. information requests;
- I. Neither RLIP nor any registered intervener made submissions on further process by the deadline of August 22, 2019; and
- J. The BCUC has considered the Application and evidence submitted to date and considers that establishment of a new regulatory timetable is warranted.

**NOW THEREFORE** the BCUC, pursuant to section 88(3) of the UCA, establishes an amended regulatory timetable, as outlined in Appendix A attached to this order.

**DATED** at the City of Vancouver, in the Province of British Columbia, this 29<sup>th</sup> day of August 2019.

BY ORDER

*Original signed by:*

R. I. Mason  
Commissioner

Attachment

Ravens Landing Industrial Park Ltd.  
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**REGULATORY TIMETABLE**

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Action	Date (2019)
RLIP Final Argument	Tuesday, October 1
Intervener Final Argument	Tuesday, October 15
RLIP Reply Argument	Tuesday, October 29