



ORDER NUMBER
G-118-21

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

and

Whitfield Landing Strata Development EPS6769
Application for Exemption Under
Section 88 of the *Utilities Commission Act*

BEFORE:

A. K. Fung, QC, Panel Chair
E. B. Lockhart, Commissioner

on April 22, 2021

ORDER

WHEREAS:

- A. On April 2, 2021, pursuant to section 88(3) of the *Utilities Commission Act* (UCA), Whitfield Landing Strata Development EPS6769 (Strata EPS6769) applied to the British Columbia Utilities Commission (BCUC) seeking approval for exemption from section 71 and partial exemption from Part 3 and Part 6 of the UCA, with respect to Strata EPS6769's resale of electricity, supplied by British Columbia Hydro and Power Authority (BC Hydro) to owners of lots approved for mobile homes in Strata EPS6769 located at 235 Aylmer Road in Chase, British Columbia (Application);
- B. In the Application, Strata EPS6769 states that the 79-lot bare land strata is under development by Chase Devco Ltd. (Chase Devco), which holds beneficial ownership of the land granted by the owner, Warlo Mortgage Investment Corporation;
- C. The development is set to be completed in phases, with service for Phase 1's first 26 lots being now complete;
- D. Strata EPS6769 owns the internal electricity distribution system intended to serve all 79 lots and intends to meter and bill individual lot owners for their electricity usage;
- E. In the Application, Chase Devco acknowledges that by reselling energy to others, Strata EPS6769 will fall within the definition of "public utility" as defined in section 1 of the UCA; and
- F. The BCUC has commenced review of this Application and determines that the establishment of a regulatory timetable is warranted for the review of the Application.

NOW THEREFORE the BCUC orders as follows:

1. A regulatory timetable is established in accordance with Appendix A to this order.
2. Strata EPS6769 is directed, as soon as reasonably possible, but no later than Wednesday, May 5, 2021, to:
 - a. Provide notice of the Application and a copy of this order, electronically where possible, to all impacted and potentially impacted parties, including all Strata EPS6769 lot owners and BC Hydro; and
 - b. Publish the Public Notice, attached as Appendix B to this order, in print/display-ad format in appropriate news publications, such as, but not limited to, local and community newspapers, including the Salmon Arm Observer, to provide adequate notice to those parties who may have an interest in or be affected by the Application.
3. Any party wishing to provide comments on the Application is invited to submit a letter of comment, by the date established in the attached regulatory timetable. Letters of comment must be in the Letter of Comment Form available on the BCUC's website at: <http://www.bcuc.com/forms/letter-of-comment.aspx>, and submitted by email to commission.secretary@bcuc.com or by mail to the British Columbia Utilities Commission, Suite 410, 900 Howe Street, Vancouver, BC, V6Z 2N3.

DATED at the City of Vancouver, in the Province of British Columbia, this 22nd day of April 2021.

BY ORDER

Original signed by:

A. K. Fung, QC
Commissioner

Attachment

Whitfield Landing Strata Development EPS6769
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REGULATORY TIMETABLE

Action	Date (2021)
Strata EPS6769 to provide and publish notice of Application	Wednesday, May 5
BCUC Information Request (IR) No. 1 to Strata EPS6769	Monday, May 10
Strata EPS6769 responses to BCUC IR No. 1	Tuesday, May 25
Deadline to submit letters of comment	Monday, May 31
Strata EPS6769 responses to letters of comment	Monday, June 7
Further process	To be determined



We want to hear from you

Whitfield Landing Strata Development EPS6769 Application for Exemption Under Section 88 of the *Utilities Commission Act*

On April 2, 2021, Whitfield Landing Strata Development EPS6769 filed an Application with the British Columbia Utilities Commission (BCUC) requesting approval for exemption from section 71 and partial exemption of Part 3 and Part 6 of the *Utilities Commission Act* with respect to the resale of electricity to lot owners of the Whitfield Landing Strata Development EPS6769 in Chase, BC. The BCUC has established a regulatory timetable for the review of the Application.

HOW TO PARTICIPATE

- Submit a letter of comment
- Register as an interested party

IMPORTANT DATES

1. **Monday, May 31, 2021** – Deadline to submit a Letter of Comment

For more information about the Application, please visit the [Proceeding Webpage](#) on [bcuc.com](#) under “Regulatory Activities – Current Proceedings”. To learn more about getting involved, please visit our website at www.bcuc.com/get-involved or contact us at the information below.

GET MORE INFORMATION

British Columbia Utilities Commission



Suite 410, 900 Howe Street
Vancouver, BC Canada V6Z 2N3



E: Commission.Secretary@bcuc.com



P: 604.660.4700