



ORDER NUMBER
G-160-21

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 May 26, 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;
- F. By Order G-118-21 dated April 22, 2021, the BCUC established a regulatory timetable for review of the Application, which included, among other things, one round of BCUC information requests (IR) with responses due from Strata EPS6769 on May 25, 2021;
- G. By letter dated May 25, 2021, Strata EPS6769 requested an extension to file its responses to BCUC IR No. 1 from May 25, 2021 to June 15, 2021 (Extension Request); and

H. The Panel has reviewed the Extension Request and considers that an amendment to the regulatory timetable is warranted.

NOW THEREFORE the BCUC orders the regulatory timetable established by Order G-118-21 is amended as set out in Appendix A to this order.

DATED at the City of Vancouver, in the Province of British Columbia, this 26th day of May 2021.

BY ORDER

Original signed by:

A. K. Fung, QC
Commissioner

Attachment

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REGULATORY TIMETABLE

Action	Date (2021)
Strata EPS6769 responses to BCUC IR No. 1	Tuesday, June 15
Deadline to submit Letters of Comment	Tuesday, June 22
Strata EPS6769 responses to Letters of Comment	Tuesday, June 29
Further process	To be determined