



**ORDER NUMBER**  
**G-267-19**

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

and

Shannon Estates Utility Ltd.  
Application for Permanent Rates Effective January 1, 2020

**BEFORE:**

T. A. Loski, Panel Chair  
E. B. Lockhart, Commissioner

on October 31, 2019

**ORDER**

**WHEREAS:**

- A. On September 26, 2019, Shannon Estates Utility Ltd. (SEUL) filed an application with the British Columbia Utilities Commission (BCUC) requesting to extend the pegged rate methodology currently in place for the Shannon Estates Thermal Energy System (SETES) for one more year, from January 1, 2020 to December 31, 2020 (Application);
- B. In the Application, SEUL states its proposed rate setting approach for 2020 is to maintain the status quo for one more year while SEUL: collects customer energy consumption data; designs and engages with stakeholders on a levelized rate structure; and submits a long-term rate application to the BCUC for review and approval. SEUL proposes the rate-setting approach currently in place pursuant to Order G-190-17 dated December 19, 2017, Directives 1 through 3 and 5, be extended on a permanent basis until December 31, 2020;
- C. By Order C-4-16 dated April 21, 2016, the BCUC granted Shannon Wall Centre Rental Apartments Limited Partnership (SWCRA) a Certificate of Public Convenience and Necessity (CPCN) to own and operate the SETES. The estimated capital cost of the SETES project was \$7.5 million and was planned to be developed over two phases;
- D. On December 19, 2017, the BCUC issued its decision and Order G-190-17, which, among other things, established rates and a rate structure for the SETES on a permanent basis, effective from June 1, 2016 to December 31, 2019. Directive 4 of Order G-190-17 directed SWCRA to file an application to set rates under a levelized rate structure no later than June 30, 2019;
- E. By Order G-60-18 dated August 28, 2018, the BCUC, among other things, granted approval of the disposition of 100 percent of SWCRA's interest in the SETES to SEUL, its wholly-owned sister subsidiary;

- F. On February 20, 2019, SEUL filed an application with the BCUC requesting to extend the deadline for filing a levelized rate application for the SETES to either November 1, 2019 or June 30, 2020;
- G. By Order G-120-19 dated June 4, 2019, the BCUC granted approval of SEUL's application to extend the deadline for filing a levelized rate application for the SETES to June 30, 2020. The BCUC also directed SEUL to file an application with the BCUC by September 30, 2019 for approval of SETES rates to be effective as of January 1, 2020 until such time as a levelized rate structure is approved by the BCUC and implemented by SEUL; and
- H. The BCUC has reviewed the Application and considers that a public hearing process is warranted.

**NOW THEREFORE** the BCUC orders as follows:

1. A regulatory timetable for the review of the Application is established, as set out in Appendix A to this order.
2. SEUL is directed to post the public notice, attached as Appendix B to this order, within five business days of the issuance of this order by providing a copy of the Application, this order and the Regulatory Timetable to all affected customers and parties. In addition, SEUL is directed to post a notification of this process in all major entry ways to the residential properties.
3. SEUL is directed to file confirmation and details of the public notification process as a compliance filing, no more than five business days after making such notices public.
4. Members of the public are invited to make submissions on the Application by the date established in the Regulatory Timetable attached as Appendix A to this order. Submissions must be filed in the [Letter of Comment Form](#) available on the BCUC website.

**DATED** at the City of Vancouver, in the Province of British Columbia, this            31st            day of October 2019

BY ORDER

*Original Signed By:*

T. A. Loski  
Commissioner

Attachment

Shannon Estates Utility Ltd.  
Application for Permanent Rates Effective January 1, 2020

**REGULATORY TIMETABLE**

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Action	Date (2019)
Shannon Estates Utility Ltd. (SEUL) to publish Public Notice	Thursday, November 7
SEUL to submit compliance filing with confirmation of public notification with the BCUC	Friday, November 15
Deadline for submissions from members of the public	Thursday, November 28
SEUL response to submissions from members of the public	Thursday, December 12
Further process	To be determined



# We want to hear from you

## SHANNON ESTATES APPLICATION FOR PERMANENT RATES

On September 26, 2019, Shannon Estates Utility Ltd. (SEUL) filed an application with the British Columbia Utilities Commission requesting to extend the current rate methodology for the Shannon Estates Thermal Energy System (SETES) until December 31, 2020. The current SETES rates are pegged to the rates of other utilities, rather than to SETES' cost of providing service. The extension of this rate has been proposed to allow SEUL time to gather additional data about usage in order to establish a long-term rate structure.

### HOW TO PARTICIPATE

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

### IMPORTANT DATES

- 💡 **Thursday, November 28, 2019** – Deadline for submissions from members of public

For more information on getting involved, please visit our website ([www.bcuc.com/get-involved](http://www.bcuc.com/get-involved)) or contact us at the information below.

## GET MORE INFORMATION

### Shannon Estates Utility Ltd.

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