



**ORDER NUMBER**  
**G-208-24**

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

and

Pinetree Energy Ltd.  
Stream A Registration of the Pinetree Thermal Energy System

**BEFORE:**

B. A. Magnan, Panel Chair  
E. A. Brown, Commissioner  
E. B. Lockhart, Commissioner

on August 2, 2024

**ORDER**

**WHEREAS:**

- A. On February 14, 2024, Pinetree Energy Ltd. (Pinetree Energy) filed with the British Columbia Utilities Commission (BCUC) an application to register the Pinetree Thermal Energy System (TES) as a Stream A TES (Application), in accordance with the BCUC Thermal Energy Systems Regulatory Framework Guidelines (TES Guidelines);
- B. The Pinetree TES will serve the Pine & Glen development, which is located at Pinetree Way and Glen Drive in Coquitlam, BC;
- C. Pinetree Energy requests that certain information contained in the Application be held confidential by the BCUC for a period of five years, pursuant to Section 18 of the BCUC's Rules of Practice and Procedure established by Order G-72-23. Specifically, Pinetree Energy requests that all financial information and engineering information related to the design, construction, and operation of the TES be kept confidential. Pinetree Energy states that public disclosure of this information may provide competitive advantages to competitors as well as to suppliers to Pinetree Energy, with a potential detrimental financial or competitive impact on Pinetree Energy;
- D. On August 27, 2014, the BCUC issued Order G-121-14 granting an exemption to a person, or the person's lessee, trustee, receiver or liquidator, who owns or operates in British Columbia a Stream A TES for the production, generation, storage, transmission, sale, delivery or provision of any agent for the production of heat or cold for compensation, with a capital cost less than a maximum threshold and greater than a minimum threshold, from sections 44.1, 45 and 59-61 of the *Utilities Commission Act* (UCA) for that specific TES. The exemption only applies if:

1. The person files information that allows the BCUC to determine that Order G-121-14 applies to the person's specific TES; and
  2. The BCUC determines that Order G-121-14 applies to the person's specific TES.
- E. On August 28, 2014, the BCUC issued Order G-127-14 approving the TES Guidelines and, on March 2, 2015, revisions to the TES Guidelines were approved by Order G-27-15;
- F. In the Application, Pinetree Energy confirms that the Pinetree TES will be purchased from the developer of the Pine & Glen development. Pinetree Energy states that the TES will be purchased for the fair value of the TES at the time of purchase and expects the purchase to occur once commissioning of the TES has been completed;
- G. On March 19, 2024, the BCUC issued BCUC Staff Questions No. 1 on the Application. On April 17, 2024, Pinetree Energy filed its responses to BCUC Staff Questions No. 1;
- H. On July 9, 2024, the BCUC issued BCUC Staff Questions No. 2. On July 24, 2024, Pinetree Energy filed its responses to BCUC Staff Questions No. 2. Pinetree Energy also filed an updated redacted version of the Application; and
- I. The BCUC has reviewed the Application and responses to Staff Questions and is satisfied that the Pinetree TES meets the characteristics of a Stream A TES and is suitable for exemption.

**NOW THEREFORE** pursuant to section 88(3) of the UCA and by the advance approval of the Lieutenant Governor in Council (Order in Council 400/14), the BCUC orders as follows:

1. In accordance with the TES Guidelines, Pinetree Energy is exempt from sections 44.1, 45 and 59 to 61 of the UCA for the Pinetree TES.
2. Pinetree Energy must file with the BCUC, in advance of commencement of commercial operations for the Pinetree TES, the purchase price of the Pinetree TES.
3. Pinetree Energy must file with the BCUC an annual report for the Pinetree TES in accordance with Stream A annual reporting guidelines, as provided in Appendix B of the TES Guidelines.
4. Financial and engineering information filed by Pinetree Energy shall be treated as confidential for a period of five years or until otherwise determined by the BCUC.

**DATED** at the City of Vancouver, in the Province of British Columbia, this      2<sup>nd</sup>      day of August 2024.

BY ORDER

*Original signed by:*

B. A. Magnan  
Commissioner