



**ORDER NUMBER**  
**G-45-25**

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

and

British Columbia Utilities Commission  
Thermal Energy Systems owned by a Strata Corporation  
and Providing Thermal Energy Exclusively to the Strata Corporation Owners  
Exemption from Regulation as a Public Utility

**BEFORE:**

T. A. Loski, Panel Chair  
M. Jaccard, Commissioner

on February 26, 2025

**ORDER**

**WHEREAS:**

- A. On August 28, 2013, by Order G-132-13, the British Columbia Utilities Commission (BCUC) established a written public hearing for the review of a proposed regulatory framework for thermal energy systems, which are equipment or facilities for the production, generation, storage, transmission, sale, delivery or provision of heat and/or cold (TES);
- B. On August 27, 2014, the BCUC issued Orders G-119-14, G-120-14 and G-121-14 providing certain exemptions from certain provisions of the *Utilities Commission Act* (UCA) for: a) Micro TES providers; b) Strata owned TES; and c) Stream A TES providers, respectively (TES Exemptions);
- C. On August 28, 2014, by Order G-127-14, the BCUC approved and issued the Thermal Energy System Regulatory Framework Guidelines (TES Guidelines). Revisions to the TES Guidelines were approved on March 2, 2015, by Order G-27-15;
- D. Section 1 of the TES Guidelines states that the TES Guidelines may be revised or updated from time to time in order to incorporate lessons learned and adjust to evolving market circumstances and changes to the UCA;
- E. On December 20, 2019, by Order G-341-19, the BCUC established a public hearing for the Review of Thermal Energy Systems Regulatory Framework Guidelines (TES Review);
- F. On January 26, 2022, the BCUC issued a draft report for comment, followed by additional requests for written submissions from participants on draft proposed revisions to the TES Exemptions by letters dated August 12, 2022, September 29, 2022, and May 4, 2023, including the existing Strata owned TES exemption (G-120-14);

- G. On December 21, 2023, the BCUC released its Panel Report on the TES Framework recommending an amendment to the existing Strata Exemption (G-120-14) with respect to the class of cases where a person is a Strata Corporation, who owns or operates in British Columbia, equipment or facilities for the production, generation, storage, transmission, sale, delivery or provision of heat and/or cold exclusively to or for its Strata owners, for compensation;
- H. On April 3, 2024, by Order G-98-24, the BCUC established a public hearing and regulatory timetable for the second phase of the TES Review (Phase 2). Phase 2 considered the form of BCUC regulation of TES, as well as revisions and updates to the TES Guidelines;
- I. On May 22, 2024, the BCUC issued draft revised TES Guidelines and invited written submissions and reply submissions from registered interveners regarding the draft revised TES Guidelines;
- J. On January 28, 2025, the BCUC requested that the Minister responsible for the administration of the *Hydro and Power Authority Act* (Minster) grant advance approval for the exemptions;
- K. By letter dated February 18, 2025 and attached as Appendix A to this Order, the Minister granted advance approval to the BCUC to exempt from Part 3 of the UCA, except for sections 23, 25, 38, and 41 to 44, the class of cases where a person is a Strata Corporation, or that person's lessee, trustee, receiver or liquidator, who owns or operates in British Columbia, equipment or facilities for the production, generation, storage, transmission, sale, delivery or provision of heat and/or cold exclusively to or for its Strata owners, for compensation; and
- L. The BCUC has determined that this exemption from certain sections of Part 3 of the UCA serves the objects and purposes of the UCA and is in the public interest.

**NOW THEREFORE** pursuant to subsections 88(1) and 88(3) of the *Utilities Commission Act*, the BCUC orders as follows:

- 1. Order G-120-14 is rescinded.
- 2. A person who is a Strata Corporation, or that person's lessee, trustee, receiver or liquidator, who owns or operates in British Columbia a TES for the production, generation, storage, transmission, sale, delivery, or provision of heat and/or cold exclusively for that person's Strata Owners, for compensation, is exempt from Part 3 of the UCA, except for sections 23, 25, 38, and 41 to 44 .

**DATED** at the City of Vancouver, in the Province of British Columbia, this 26th day of February 2025.

BY ORDER

*Electronically signed by Tom Loski*

T. A. Loski  
Commissioner

Attachment



FEB 18 2025

CLIFF# 143371

Via email: [Commission.Secretary@bcuc.com](mailto:Commission.Secretary@bcuc.com)

Patrick Wruck  
Commission Secretary  
British Columbia Utilities Commission  
Suite 410, 900 Howe St  
Vancouver BC V6Z 2N3

Dear Patrick Wruck:

Thank you for your letter of January 28, 2025, regarding the British Columbia Utilities Commission (BCUC) Review of Thermal Energy Systems Regulatory Framework Guidelines proceeding. Your letter requested advance approval to issue orders under section 88 of the *Utilities Commission Act* (UCA) to exempt "Strata Thermal Energy Systems" from provisions of the UCA.

I, Adrian Dix, Minister of Energy and Climate Solutions, confirm that, pursuant to section 88 (3) of the UCA, approval is given to the BCUC to make the exemptions from the indicated provisions of the UCA (related to Strata Thermal Energy Systems) as set out in the attached draft order of the BCUC.

Sincerely,

A handwritten signature in blue ink, appearing to read "Adrian Dix", is written over a faint, stylized outline of the province of British Columbia.

Adrian Dix  
Minister

Attachment: BCUC Draft Order related to Strata Thermal Energy Systems



**bcuc**  
British Columbia  
Utilities Commission

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Vancouver, BC Canada V6Z 2N3  
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**BEFORE:**

T. A. Loski, Panel Chair  
M. Jaccard, Commissioner

on [Date]

**DRAFT ORDER**

**WHEREAS:**

- A. On August 28, 2013, by Order G-132-13, the British Columbia Utilities Commission (BCUC) established a written public hearing for the review of a proposed regulatory framework for thermal energy systems, which are equipment or facilities for the production, generation, storage, transmission, sale, delivery or provision of heat and/or cold (TES);
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- C. On August 28, 2014, by Order G-127-14, the BCUC approved and issued the Thermal Energy System Regulatory Framework Guidelines (TES Guidelines). Revisions to the TES Guidelines were approved on March 2, 2015, by Order G-27-15;
- D. Section 1 of the TES Guidelines states that the TES Guidelines may be revised or updated from time to time in order to incorporate lessons learned and adjust to evolving market circumstances and changes to the UCA;
- E. On December 20, 2019, by Order G-341-19, the BCUC established a public hearing for the Review of Thermal Energy Systems Regulatory Framework Guidelines (TES Review);

- F. On January 26, 2022, the BCUC issued a draft report for comment, followed by additional requests for written submissions from participants on draft proposed revisions to the TES Exemptions by letters dated August 12, 2022, September 29, 2022, and May 4, 2023, including the existing Strata owned TES exemption (G-120-14);
- G. On December 21, 2023, the BCUC released its Panel Report on the TES Framework recommending an amendment to the existing Strata Exemption (G-120-14) with respect to the class of cases where a person is a Strata Corporation, who owns or operates in British Columbia, equipment or facilities for the production, generation, storage, transmission, sale, delivery or provision of heat and/or cold exclusively to or for its Strata owners, for compensation;
- H. On April 3, 2024, by Order G-98-24, the BCUC established a public hearing and regulatory timetable for the second phase of the TES Review (Phase 2). Phase 2 considered the form of BCUC regulation of TES, as well as revisions and updates to the TES Guidelines;
- I. On May 22, 2024, the BCUC issued draft revised TES Guidelines and invited written submissions and reply submissions from registered interveners regarding the draft revised TES Guidelines;
- J. On January 28, 2025, the BCUC requested that the Minister responsible for the administration of the *Hydro and Power Authority Act* (Minster) grant advance approval for the exemptions;
- K. By letter dated [•] and attached as Appendix x to this Order, the Minister granted advance approval to the BCUC to exempt from Part 3 of the UCA, except for sections 23, 25, 38, and 41 to 44, the class of cases where a person is a Strata Corporation, or that person's lessee, trustee, receiver or liquidator, who owns or operates in British Columbia, equipment or facilities for the production, generation, storage, transmission, sale, delivery or provision of heat and/or cold exclusively to or for its Strata owners, for compensation; and
- L. The BCUC has determined that this exemption from certain sections of Part 3 of the UCA serves the objects and purposes of the UCA and is in the public interest.

**NOW THEREFORE** pursuant to subsections 88(1) and 88(3) of the *Utilities Commission Act*, the BCUC orders that a person who is a Strata Corporation, or that person's lessee, trustee, receiver or liquidator, who owns or operates in British Columbia a TES for the production, generation, storage, transmission, sale, delivery, or provision of heat and/or cold exclusively for that person's Strata Owners, for compensation, is exempt from Part 3 of the UCA, except for sections 23, 25, 38, and 41 to 44 .

**DATED** at the City of Vancouver, in the Province of British Columbia, this                      day of [Month] [Year].

BY ORDER

T. A. Loski  
Commissioner