



The Best Place on Earth

March 15, 2007

File: 0321207

Donald W. Bender
#13 – 11965 84A Ave
Delta BC V4C 2T3

**Re: Application for Rate Increase and
Certificate of Public Convenience and Necessity (CPCN)**

I refer to your letter dated March 10, 2007, which refers to the CPCN application and interim rate increase for Sunshine Valley Developments Ltd. (SVDL). In your letter you request a number of items that our office does not have but are rather in the possession of SVDL. Two items we are able to provide you with are the histories of the utility's trust funds and their annual reports for 2003 and 2004 (these are attached). We do not have annual reports from the utility for 2005 or 2006.

In your letter you also ask for copies of all of the correspondence between our office and SVDL. Though we do have this information, it is in excess of 350 pages. The costs of copying these documents would have to be borne by your user committee. If you have any specific items you would like copied it will minimize the cost.

We do not have a list of water rates for BC communities. When making decisions regarding rates, we look at each water system individually. There are a great many factors that affect what a fair rate is for each utility and these factors can vary greatly from system to system.

The remaining items mentioned in your letter can only be provided to you by SVDL.

Yours truly,

Pieter J. Bekker
Deputy Comptroller of Water Rights

pc: Kerry Rawlick, SVDL President
✓ Kate Zabell

Ministry of
Environment

Water Stewardship Division
Water Management Branch
Utility Regulation Section
www.env.gov.bc.ca/wsd/

Mailing Address:
PO Box 9340 Stn Prov Govt
Victoria BC V8W 9M1
Telephone: (250) 387-6355
Facsimile: (250) 953-5124

Location:
3rd Floor
1175 Douglas Street
Victoria BC V8W 2E1



Sunshine Valley Developments Ltd.

0321207

Replacement Reserve Trust Fund
Amounts Per:

Date	Description	Required	Bank	Financial Statements	Trust Fund Report	Over/ (Short)
01-Jan-95	As per tariff - \$2/cust/month					
adjusted	Contributions \$2 x 12 mos x 199 users	4,488.00				
31-Dec-95	Balance	4,488.00			4,488.00	
adj	Contributions \$2 x 12 mos x 200 users	4,632.00			4,632.00	
	Interest	217.47			217.47	
31-Dec-96	Balance	9,337.47			9,337.47	
adj	Contributions \$2 x 12 mos x 203 users	4,800.00			4,800.00	
	Interest	247.77			247.77	
31-Dec-97	Balance	14,385.24			14,385.24	
	Contributions \$2 x 12 mos x 203 users	4,872.00			4,872.00	
	Interest	333.16			333.16	
31-Dec-98	Balance	19,590.40	19,590.40		19,590.40	
	Contributions	4,494.00				
	Interest	713.54			713.54	
31-Dec-99	Balance	24,797.94	20,303.94		20,303.94	(4,494.00)
adj	Contributions	4,956.00			4,956.00	
	Interest	812.16			812.16	
31-Dec-00	Balance	30,566.10	26,072.10		26,072.00	(4,494.00)
20-Apr-01	<i>Deposit of shortfall amount</i>		<i>4,494.00</i>			
	Subtotal		30,566.10			
	Contributions	5,585.90			10,080.00	
	Interest	678.00			678.00	
31-Dec-01	Balance	36,830.00	36,830.00		36,830.00	-
	Contributions	5,112.00			5,112.00	
	Interest	1,131.75			1,131.75	
31-Dec-02	Balance	43,073.75	43,073.75		43,073.75	
	Contributions	5,160.00			5,160.00	
	Interest	843.36			843.36	
31-Dec-03	Balance	49,077.11	49,077.11		49,077.11	
	Contributions -Estimate	5,292.00			5,292.00	
	Interest -Estimate	1,076.06			1,076.06	
31-Dec-04	Balance	55,445.17	55,445.17		55,445.17	
28-Apr-05	Authorized release -chlorinator	(27,120.13)				
		28,325.04				

Sunshine Valley Developments Ltd.

0321207

Maintenance Reserve Trust Fund

Amounts Per:

Date	Description	Required	Bank	F/S	TF Report
12-Oct-71	Order to set up fund	4,000.00			
20-Jan-81	Order # 511 - total required	29,000.00			
29-Jun-82	Order #714	1,300.00			
31-Dec-82	Balance	30,300.00			
31-Dec-98	Balance	30,300.00	30,300.00		30,300.00
31-Dec-99	Balance	30,300.00	30,300.00		30,300.00
31-Dec-00	Balance	30,300.00	30,300.00		30,300.00
31-Dec-01	Balance	30,300.00	30,300.00		
31-Dec-02	Balance		30,300.00		30,300.00
	Interest earned	1,264.85			1,264.85
	Interest withdrawn	(1,264.85)			(1,264.85)
31-Dec-03	Balance	30,300.00	30,300.00		30,300.00
	Interest earned	-			-
	Interest withdrawn	-			-
31-Dec-04	Balance	30,300.00			30,300.00

Sunshine Valley Developments Ltd.

0321207

Deferred Capacity Trust Fund

Amounts Per:

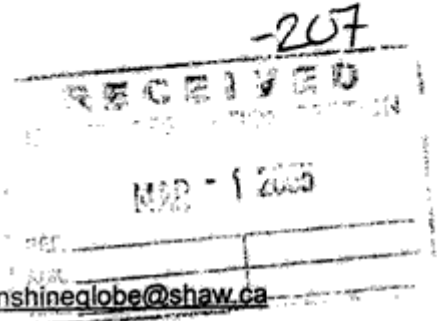
Date	Description	Required	Bank	F/S	TF Report
21-Feb-95	Order # 1679	10,500.00			
	Accumulated Interest 1995-1998	1,563.55			
31-Dec-98	Balance	12,063.55	12,063.55		12,063.55
	Interest	435.48			
31-Dec-99	Balance	12,499.03	12,499.03		12,499.03
	Interest	458.71			458.71
31-Dec-00	Balance	12,957.74	12,957.74		12,957.74
	Interest	586.26			
31-Dec-01	Balance	13,544.00	13,554.00		13,554.00
	Interest	553.49			
31-Dec-02	Balance	14,097.49	14,097.49		14,097.49
	Interest	184.29			184.29
31-Dec-03	Balance	14,281.78	14,281.78		14,281.78
	Interest	286.44			286.44
31-Dec-04	Balance	14,568.22			14,568.22

WATER UTILITY ANNUAL REPORT
 To the **DEPUTY COMPTROLLER OF WATER RIGHTS**
 For the fiscal year ended: December 31, 2004

File: 0321207

Name: **SUNSHINE VALLEY DEVELOPMENTS LTD**
 Address: **SUITE 202**
283 EAST 11TH AVE
VANCOUVER, B.C. V5T 2C4

(please correct if address is wrong)



Contact Name: Don W. Low Title: President
 Telephone No: 604-873-3377 Fax: No: 604-873-6377 E-mail Address: sunshineglobe@shaw.ca

geographical location of works: 12 miles East of Hope, # 3 Highway, Sunshine Valley, B.C.

Local Operator: Name: N R Low Telephone No. 604-869-9739

Accountants: Name: Manning Elliott Telephone No: 604-714-3670

A. CORPORATE DATA:

Show below the name, title of office or position, and address of every member of the board of directors and the officers of the company.

Name	Address	Title or Position	Telephone No.
Don W. Low	#202- 283 East 11 th Avenue Vancouver, B.C. V5T 2C4	President	604-873-3377
N R Low	5976 189SA Street Surrey, B.C. V3S 7W5	Secretary	604- 574-0066

Show below the names and addresses of all persons or corporations holding over 10%, of any class of shares of the company.

Shareholder	Address	% Interest	Telephone No.
D J ESTATES Ltd.	#202- 283 East 11 th Avenue Vancouver B.C. V5T 2C4	100%	604-873-3377

Associate Company of
Sunshine Valley Developments Ltd

B. SERVICE AREA

No. of lots (units) authorized for service: 295 No. of lots (units) connected: 223

C. WATER CONSUMPTION:

If source(s) of water is metered, state the total input (1, gal., U.S. gal., cu ft., cu. m.) to the system for the year:

N/A

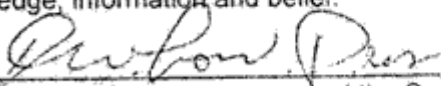
D. DESCRIPTION OF SYSTEM ASSETS ACQUISITIONS & DISPOSALS

COST

(Attach sheet if space below is insufficient)

NIL

DECLARATION: The information filed herewith comprising this annual report is complete and accurate, to the best of my knowledge, information and belief.


 (Signature of president or secretary of the Company) **DON W. LOW**

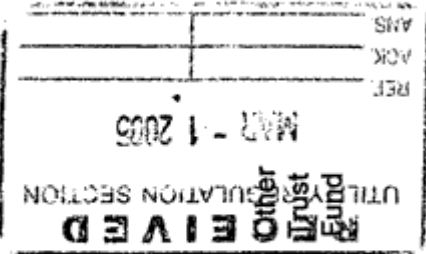
TRUST FUND ANNUAL REPORT
TO DEPUTY COMPTROLLER OF WATER RIGHTS

File: 0321207

SUNSHINE VALLEY DEVELOPMENTS LTD.

Name Of Utility :

Fiscal Year End: December 31, 2004



Replacement Reserve Trust Fund Maintenance Reserve Trust Fund *Deferred Capacity Reserve Trust Fund Revenue Deficit Trust Fund Totals

Balance, Beginning of year \$49,077.11 \$30,300.00 \$14,281.78

Add Interest Earned Contributions \$1,076.06 \$0.00 \$286.44

Replacement Reserve From Customers Rates From Rent Charges From Other \$5,292.00

NOTE
Maintenance Reserve Trust Fund GIC changed unilaterally by CIBC to 18 Mo GIC, GIC to run from Nov 2003 to May 2005, no interest paid in 2004.

Deduct Interest Withdrawn Authorized Releases \$0.00 \$0.00

Balance, end of Fiscal year per bank confirmation attached \$55,445.17 \$30,300.00 \$14,568.22

Difference (attach explanation if more than \$100) \$0.00 \$0.00 \$0.00

*Attach a list of names and lot descriptions for any new Deferred Capacity Trust Fund contributions

HOWARD REICH, C.A. PARTNER, MANNING ELLIOTT
Independent Signing Authority, Title and Name of Firm(Please Print)

Howard Reich
Signature and Date
TFAR 99.12.03

604-714-3683
Telephone Number

604-714-3669
Fax Number

Asada

BANK CONFIRMATION FORM

FOR

SUNSHINE VALLEY DEVELOPMENTS LTD

The undersigned does hereby signify that on December 31, 2004 the following funds were held in a savings/term deposit/ safekeeping or G.I.C. account (s) for the above utility, in accordance with the Irrevocable Letter of Authority (I.L.A.) signed on the date shown below:

Name of Fund	I. L.A. Date	Type and Acct. No.	Total Amount
DEFERRED CAPACITY TRUST FUND	Feb. 09, 1995	<u>GIC</u>	<u>14,568.22</u>
MAINTENANCE SERVE TRUST FUND	Jun 16, 1995	<u>GIC</u>	<u>30,300.00</u>
REPLACEMENT RESERVE TRUST FUND	Jun. 16, 1995	<u>GIC</u>	<u>55,445.17</u>

Enclose a separate sheet if needed but ensure that the appropriate Trust Funds are clearly indicated.

The above account(s) was (were) not encumbered in any way, and from which account(s) no withdrawals have been made without the written authorization of the Comptroller of Water Rights.

The said Fund(s) is(are) identified as held for the sole discretion of the Comptroller of Water Rights, Water Utility Act, of the Province of British Columbia.

CIBC
Name of Bank

4493 Main Street
Address

Vancouver, B.C. V5V 3R2

604-665-7607
Telephone

604-665-7608
Fax

ANIC Bank
Bank Signing Authority (Print)

[Signature]
Signature

Feb. 18/05
Date

06810
CIBC
MAIN AND 29TH
4493 MAIN STREET
VANCOUVER, B.C. V5V 3R2

-20+

RECEIVED	
UTILITY REGULATION SECTION	
MAR - 1 2005	
REF. _____	_____
ACK. _____	_____
ANS. _____	_____

lc
Aug 25/06

WATER UTILITY ANNUAL REPORT
 To the DEPUTY COMPTROLLER of WATER RIGHTS
 For the fiscal year ended: December 31, 2003

File: 0321207

Name: SUNSHINE VALLEY DEVELOPMENTS LTD.
Address: Suite 202
 283 East 11th Avenue
 Vancouver, BC V5T 2C4

(please correct is address is wrong)

Contact: Name Louie Rota **Title** President

Telephone No.: 604.873.3377 **Fax No.:** 604.873.6377 **Email:** sunshineglobe@shaw.ca

Geographical location of works: 12 miles east of Hope, #3 Hwy, Sunshine Valley, BC

Local Operator: Name N. R. Low **Telephone No.** 604.869.9739

Accountants: Name Manning Elliott **Telephone No.** 604.714.3670

A. CORPORATE DATA:

Show below the name, title of office or position, and address of every member of the board of directors and the officers of the company.

Name	Address	Title or Position	Telephone No.
Louie Rota	22755 123 Ave., Maple Ridge	President and Director	604.437.7682
Mario Rota	4641 Brentlawn Dr., Burnaby	Secretary and Director	604.437.7682
Tony Rota Jr.	6306 Chestor Street, Vancouver	Director	604.437.7682
James Bos	16641 18th Ave., Surrey	Director	604.437.7682
James Robson	60 Ahmadi Cres., Halifax	Director	604.437.7682

Show below the names and addresses of all persons or corporations holding over 10% of any class of shares of the company.

Shareholder	Address	% Interest	Telephone No.
Rota Development Inc.	200 - 6960 Royal Oak Ave., Burnaby	100%	604.437.7682

B. SERVICE AREA:

No. of lots (units) authorized for service: 295 **No. of lots (units) connected:** 219

C. WATER CONSUMPTION:

If source(s) of water is metered, state the total input (l. gal., U.S. gal., cu. ft., cu. m.) to the system for the year:
 N/A

D. DESCRIPTION OF SYSTEM ASSETS ACQUISITIONS & DISPOSALS

COST

(Attach sheet if space below is insufficient)

DECLARATION:

The information filed herewith comprising this annual report is complete and accurate, to the best of my knowledge, information and belief.

(Signature of president or secretary of the Company)

-207

RECEIVED	
UTILITY REGULATION SECTION	
JUN 29 2004	
REF. _____	_____
ACK. _____	_____
ANS. _____	_____

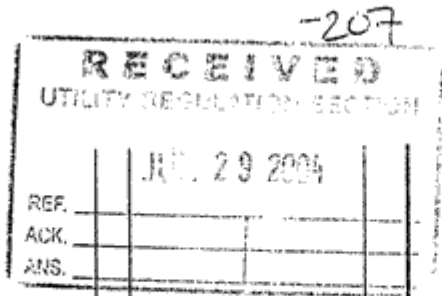
**TRUST FUND ANNUAL REPORT
TO DEPUTY COMPTROLLER OF WATER RIGHTS**

File: 0321207

Name of Utility: **SUNSHINE VALLEY DEVELOPMENTS LTD.**

Fiscal Year End: **December 31, 2003**

	Replacement Reserve Trust Fund	Maintenance Reserve Trust Fund	*Deferred Capacity Reserve Trust Fund	Revenue Deficit Trust Fund	Construction Trust Fund	Other Trust Fund
Balance, beginning of year	\$43,073.75	\$30,300.00	\$14,097.49			
Add						
Interest Earned Contributions	\$843.36	\$1,264.85	\$184.29			
Replacement Reserve	\$5,160.00					
from Customer Rates from Rent Charges from Other						
Deduct						
Interest Withdrawn Authorized Releases	\$1,264.85					
Balance, end of fiscal year	\$49,077.11	\$30,300.00	\$14,281.78	Total	\$93,658.89	
Balance, end of fiscal year per bank confirmation attached	\$49,077.11	\$30,300.00	\$14,281.78		\$93,658.89	
Difference (attach explanation if more than \$100)	\$0.00	\$0.00	\$0.00		\$0.00	



* Attach a list of names and lot descriptions for any new Deferred Capacity Trust Fund contributions.

AS ATTACHED
Independent Signing Authority, Title and Name of Firm (Please Print)

Signature and Date _____ Telephone Number _____ Fax Number _____

TFAR
99.12.03

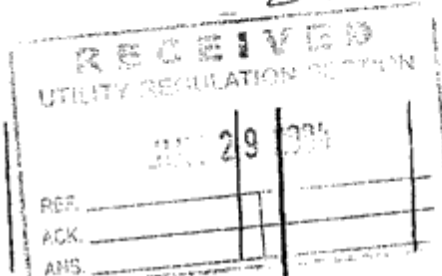
**TRUST FUND ANNUAL REPORT
TO DEPUTY COMPTROLLER OF WATER RIGHTS**

File: 0321207

Name of Utility: **SUNSHINE VALLEY DEVELOPMENTS LTD.**

Fiscal Year End: **December 31, 2003**

	Replacement Reserve Trust Fund	Maintenance Reserve Trust Fund	Deferred Capacity Reserve Trust Fund	Revenue Deficit Trust Fund	Construction Trust Fund	Other Trust Fund
Balance, beginning of year	\$43,073.75	\$30,300.00	\$14,097.49			
Add	\$843.36	\$1,264.85	\$184.29			
Interest Earned Contributions						
Replacement Reserve from Customer Rates from Rent Charges from Other	\$5,160.00					
Deduct		\$1,264.85				
Interest Withdrawn Authorized Releases						
Balance, end of fiscal year	\$49,077.11	\$30,300.00	\$14,281.78	Total	\$93,658.89	
Balance, end of fiscal year per bank confirmation attached	\$49,077.11	\$30,300.00	\$14,281.76		\$93,658.89	
Difference (attach explanation if more than \$100)	\$0.00	\$0.00	\$0.00		\$0.00	



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- Attach a list of names and lot descriptions for any new Deferred Capacity Trust Fund contributions.

HOWARD REICH PARTNER MANNINGELLSOTT

Independent Signing Authority, Title and Name of Firm (Please Print)

Howard Reich
Signature and Date

604-714-3683
Telephone Number

604-714-3669
Fax Number

TFAR
99.12.03

R
August 2004

6810/7

BANK CONFIRMATION FORM

FOR

SUNSHINE VALLEY DEVELOPMENTS LTD

File: 0321207

The undersigned does hereby signify that on December 31, 2003 the following funds were held in a savings/term deposit/safekeeping or G.I.C. account(s) for the above utility, in accordance with the Irrevocable Letter of Authority(LL.A.) signed on the date shown below:

Name of Fund	L.L.A. Date	Type and Acct No.	Total Amount
DEFERRED CAPACITY TRUST FUND	Feb 9, 1995	_____	_____
MAINTENANCE RESERVE TRUST FUND	Jun 16, 1995	_____	_____
REPLACEMENT RESERVE TRUST FUND	Jun 16, 1995	_____	_____

Enclose a separate sheet if needed but ensure that the appropriate Trust Funds are clearly indicated.

See attached

The above account(s) was(were) not encumbered in any way, and from which account(s) no withdrawals have been made without the written authorization of the Comptroller of Water Rights.

The said Fund(s) is(are) identified as held for the sole discretion of the Comptroller of Water Rights, Water Utility Act, of the Province of British Columbia.

CIBC
Name of Financial Institution

Address

604-482-2608
Telephone

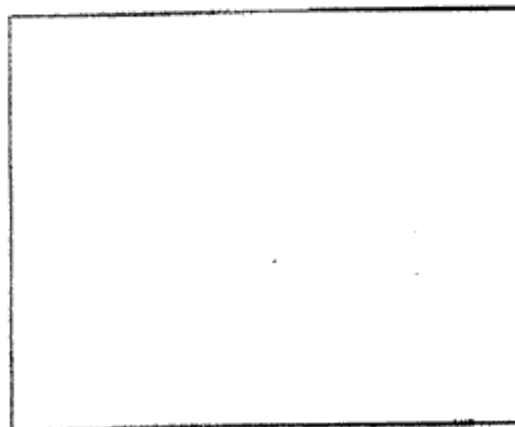
Fax

T. Belmonte
Financial Institution Signing Authority (Print)

J. Belal
Signature

JUN 10 2004
Date

Financial Institution Stamp



BANK CONFIRMATION

0810/1

FINANCIAL INSTITUTION
CIBC
 4493 MAIN STREET
 VANCOUVER, B.C. V5V 3R2

CLIENT (Legal Name)
 SUNSHINE VALLEY DEVELOPMENTS LTD

Copy of the most recent credit facility agreement attached:

CONFIRMATION DATE: DECEMBER 31, 2003

Reference # 6810/7

1. LOANS AND OTHER DIRECT AND CONTINGENT LIABILITIES (If balances are nil, please state)

NATURE OF LIABILITY CONTINGENT LIABILITY	INTEREST (NOTE RATE PER CONTRACT)		DUE DATE	DATE OF CREDIT FACILITY AGREEMENT	AMOUNT AND CURRENCY OUTSTANDING
	Rate	Date Paid To			
NIL					

ADDITIONAL CREDIT FACILITY AGREEMENT(S)

Note the date(s) of any credit facility agreement(s) not drawn upon and not reference above

2. DEPOSITS/OVERDRAFTS

TYPE OF ACCOUNT	ACCOUNT NUMBER	INTEREST RATE	ISSUE DATE	MATURITY DATE	AMOUNT AND CURRENCY (BRACKETS IF OVERDRAFT)
CURRENT ACCT.	81-02716	N/A			C\$292.20
GIC (477)	46-3356977	2.0	FEB.17/03	FEB.18/04	C\$14,281.78
GIC (574)	46-3356977	2.25	JUNE 25/03	JUNE 25/04	C\$46,485.11
GIC (582)	46-3356977	1.5	SEPT.16/03	JUNE 25/04	C\$2,592.00
GIC (612)	46-3356977	1.6	NOV.25/03	MAY 25/05	C\$30,300.00

EXCEPTIONS AND COMMENTS

NIL

STATEMENT OF PROCEDURES PERFORMED BY FINANCIAL INSTITUTION

The above confirmation was completed in accordance with the Bank Confirmation Completion Instructions

JAR
 Authorized signature of financial institution

T. BELMONTE 604-482-2608
 BRANCH CONTACT - Name and telephone number

-207

RECEIVED
 UTILITY REGULATION

JUN 29 2004

REF. _____
 ACK. _____
 ANS. _____

SUNSHINE VALLEY DEVELOPMENTS LTD
 202-283 EAST 11TH AVENUE
 VANCOUVER, B.C. V5T 2C4
 ATTN. LOUIE ROTA
Jax # 604-873-6377