

**MARACAIBO ESTATES LTD.
STRATA CORPORATION 905**

Clarks L.A. Bazzard - General Manager

220 Maracaibo Lane,
Salt Spring Island B.C. V8K 1S6

Tel: 250 537 2878 Fax: 250 537 2972
Email cbazzard@saltspring.com

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To British Columbia Utilities Commission
6th Floor, 900 Howe Street,
Vancouver,
B.C.
V6Z 2N3

Re: British Columbia Transmission Corporation
Project No. 3698395 /Order No. G-70-05
Certificate of Public Convenience and Necessity
Application Vancouver Island Transmission
Reinforcement Project

Final submission of Maracaibo Estates Ltd and The Owners of Strata Plan 905

Mr. Chairman, Commissioners,

In our opening statement we identified four issues regarding BCTC's CPCN application.

The issues identified are:

1. The poor management practices of BCTC (and their predecessors BC Hydro) regarding the use of the existing right of way.
2. The appropriateness of using the existing right of way across the Gulf Islands nowadays in light of alternate technology that would allow submarine cables to transmit power directly from the Mainland to Vancouver Island.
3. The effect on property values that the existing easement has and how the BCTC proposal will continue to affect property values, land use and development issues.
4. The need for the project at this time in light of The Juan De Fuca connector proposal by Sea Breeze and emerging options to generate power on Vancouver Island.

All of these issues have been raised in the evidence we submitted and are filed under Exhibit numbers: C25-3, C25-6 and C25-8. BCTC's option does not address any of these issues.

The Commission now has an opportunity to ensure that proper consideration is given to alternatives that would have a much lower impact on the public.

We recommend that the Commission require BCTC and BC Hydro to meet with SeaBreeze and undertake a fresh review of the benefits and cost implications of an alternative using HVDC light technology and to do so in a spirit of good faith. It is clear that the three parties have not worked constructively together for a variety of reasons. It is also clear that SeaBreeze and ABB are convinced their options are valid, given the commitments they have made.

The Commission should require the parties to cooperate with the assistance of the Commission and come to an agreement in a timely manner to ensure that reinforcement of power to Vancouver Island is not unduly delayed and the concerns of the public evident in the Town Hall meetings and hearings are addressed in the best way possible.

Yours Sincerely

Charles Bazzard