

RE: LETTER FROM MR. FRANK BUSST WHICH APPEARED ON THE AGENDA  
FOR THE COUNCIL MEETING OF 1986 NOVEMBER 03 (Item 4e)  
SUBDIVISION CONTROL BYLAW 1971  
REQUIREMENT FOR UNDERGROUND WIRING

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1986 NOVEMBER 12

FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: 02.230

SUBJECT: CORRESPONDENCE FROM MR. F. BUSST  
SUBDIVISION CONTROL BYLAW 1971  
REQUIREMENT FOR UNDERGROUND WIRING

RECOMMENDATION:

1. THAT a copy of this report be sent to  
Mr. F. Busst, 4040 Curle Avenue, Burnaby,  
B.C., V5G 2Z3.

R E P O R T

Appearing on the Council Agenda on 1986 November 03 was a letter from Mr. F. Busst querying the requirement of the Subdivision Control Bylaw for installation of underground wiring.

The purpose of this report is to outline the requirement contained in the Bylaw and its application, to distinguish it from the Electrical Connection Regulation Bylaw, and to provide information relative to the requirement that applies to Mr. Busst's current subdivision proposal.

Mr. Busst in his correspondence refers to two Municipal Bylaws:

1. The Burnaby Subdivision Control Bylaw 1971 (Bylaw #5953) which regulates the subdivision of land and, in particular, sets out the servicing requirements, and
2. The Burnaby Electrical Connection Regulation Bylaw 1973 (Bylaw #6336) which regulates connections to buildings and things served by electric power or telecommunication services.

Mr. Busst is correct when he points out that Bylaw #6336 specifically excepts single and two-family dwellings from the requirement for underground connection, thereby allowing such buildings to be connected via overhead connections where the property is already served by an above-ground distribution system.

Bylaw #5953 however establishes the standards for any new services that are provided at the time of creation of new lots by subdivision. These standards include the requirement under Schedule "D" that wiring, transformers and all appurtenances for power and telephone to serve all subdivided properties be constructed underground, thereby avoiding extension of the overhead distribution system wiring or the placing of additional poles with the attendant visual impact on neighbouring properties.

This requirement has been consistently applied to any new servicing that is necessary to serve such properties where the land is not already served by an existing overhead system. This means that where a subdivision of land is requested which would result in the creation of one or more lots beyond the extent of existing services, and an extension of the distribution system would therefore be required, such extension must be underground in accordance with the Bylaw.

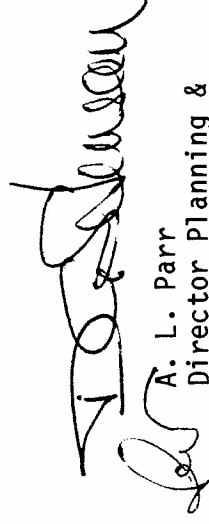
On the other hand, for lots which are already served by existing power and telephone services, no extension of the distribution system is necessary, and any single or two-family dwellings built thereon are permitted to connect to the existing service, consistent with the exception contained in Bylaw #6336.

This latter situation is the one most commonly encountered in cases of "infill" subdivision on established, serviced streets (such as the majority of R9 applications).

It is assumed that the R9 developments Mr. Busst refers to in his letter are at infill locations where the lots are already served by existing overhead systems across their frontages or abutting streets or lanes.

With respect to Mr. Busst's present subdivision application, one of the two lots proposed would be beyond the extent of existing services, and therefore requires a distribution system extension to service the lot. The use of an overhead line extension across another lot or lots utilizing an easement, while possibly capable of meeting technical requirements for safety, etc., would result in carrying wires past other neighbouring properties and, most importantly, would be contrary to the requirement contained in the Subdivision Bylaw. As a result, it is a condition of the subdivision approval, as in all such instances, that the Subdivision Bylaw be observed and the service extension be placed underground.

The contents of this report have been discussed with Mr. Busst. This is for the information of Council.



A. L. Parr  
Director Planning &  
Building Inspection

DGS:lf

cc: Chief Building Inspector