



City of Kelowna
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Council Policy

Conversion of Overhead Power Lines to Underground Installation

ESTABLISHED March 3, 2003

Contact Department: Development Engineering

Guiding Principles

The 2040 Official Community Plan sets a strategic course for how the city should grow, which includes support for vibrant and functional urban streetscapes. The City utilizes the Development Cost Charges program to accommodate the community's projected growth by supporting development approvals in a consistent, proportional, fair, and transparent manner.

Purpose

To direct when existing overhead electrical and communication wiring must be converted to underground as a condition of subdivision or development approval.

Application

This policy applies to an application for subdivision or development.

Definitions

"Core Area" means 'Core Area' as defined in Kelowna 2040 – Official Community Plan Bylaw No. 12300.

"Development" means 'Development' as defined in Subdivision, Development and Servicing Bylaw No. 7900.

"Dwelling" means 'Dwelling' as defined in Zoning Bylaw No. 12375.

"Subdivision" means 'Subdivision' as defined in Subdivision, Development and Servicing Bylaw No. 7900.

"Urban Centre" means 'Urban Centre' as defined in Kelowna 2040 – Official Community Plan Bylaw No. 12300.

"Village Centre" means 'Village Centre' as defined in Kelowna 2040 – Official Community Plan Bylaw No. 12300.

"Works" means 'Works and Services' as defined in Subdivision, Development and Servicing Bylaw No. 7900.

Policy Statements

1. Where underground electrical and communication wiring is required under Subdivision, Development and Servicing Bylaw No. 7900 and a proposed subdivision or development has frontage along a highway, burial of existing overhead electrical and communication wiring along that frontage of a proposed subdivision or development is required in the following cases:
 - a) All mixed-use, commercial, or industrial subdivision or development within the Core Area, an Urban Centre, or a Village Centre;
 - b) Any residential subdivision creating a new lot within the Core Area, an Urban Centre, or a Village Centre;
 - c) Any residential development that results in 1 or more additional dwelling unit(s) on a lot within an Urban Centre or a Village Centre; or
 - d) Any residential development that results in 3 or more total dwelling units on a lot within the Core Area.
2. Notwithstanding the above, an overhead power line is not required to be undergrounded where the voltage is greater than 120,000 volts.

Amendments

Last Revised: 24/08/26

Replacing: 24/03/04; R375/2010-04-26; R1039/2008-11-24; R191/2003-03-03