



# REPORT

To: Chair and Directors

Report Number: DS-BRD-439

From: Development Services

Date: November 21, 2024

**Subject: Official Community Plan & Zoning Bylaw Abandonment Report No. 1**

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## **RECOMMENDATION #1: [Corporate Unweighted]**

That the Regional Board rescind first and second readings given to Official Community Plan and Zoning Amendment Bylaws No. 1551 and 1552, 2005 on February 10, 2005; and further

That Bylaw No. 1551 and 1552, 2025 be marked as never used and abandoned, as the application was withdrawn.

## **RECOMMENDATION #2: [Corporate Unweighted]**

That the Regional Board mark Zoning Amendment Bylaw No. 1787, 2008 as never used and abandoned as no readings were given.

## **RECOMMENDATION #3: [Corporate Unweighted]**

That the Regional Board rescind first and second readings given to Official Community Plan Amendment Bylaw No. 1819, 2008 on July 24, 2008; and further

That Bylaw No. 1819, 2008 be marked as never used and abandoned as the South Peace Fringe Area Official Community Plan Update amended the designation of the property making the amending bylaw unnecessary.

## **RECOMMENDATION #4: [Corporate Unweighted]**

That the Regional Board rescind first and second readings given to Zoning Amendment Bylaw No. 1862, 2009 on September 10, 2009, as this bylaw did not proceed to third reading; and further

That Bylaw No. 1862, 2009 be marked as never used and abandoned as the proposed Automotive Towing and Storage use was added to Zoning Bylaw No. 1343, 2001 pursuant to Zoning Amendment Bylaw No. 1921, 2011.

## **RECOMMENDATION #5: [Corporate Unweighted]**

That the Regional Board mark Official Community Plan and Zoning Amendment Bylaws No. 1867 and 1868, 2009 as never used and abandoned, as no readings were given.

## **RECOMMENDATION #6: [Corporate Unweighted]**

That the Regional Board mark Zoning Amendment Bylaw No. 1922, 2011 as never used and abandoned as first reading was refused by the Regional Board on February 10, 2011.

**RECOMMENDATION #7: [Corporate Unweighted]**

That the Regional Board mark Official Community Plan Amendment Bylaw No. 1933, 2011 as never used and abandoned as the applicant amended their application and an OCP amendment was no longer required.

**RECOMMENDATION #8: [Corporate Unweighted]**

That the Regional Board mark Official Community Plan Amendment Bylaw No. 1945, 2011 as never used and abandoned as the South Peace Fringe Area Official Community Plan Update amended the designation of the property, making the amending bylaw unnecessary.

**RECOMMENDATION #9: [Corporate Unweighted]**

That the Regional Board mark Official Community Plan and Zoning Amendment Bylaws No. 2339, 2340, 2018 as never used and abandoned as first and second readings were refused by the Regional Board on November 22, 2018.

**RECOMMENDATION #10: [Corporate Unweighted]**

That the Regional Board mark Official Community Plan and Zoning Amendment Bylaws No. 2345 and 2346, 2018 as never used and abandoned as no readings were given because the application was withdrawn.

**BACKGROUND/RATIONALE:**

The Development Services Department is working to clean up abandoned bylaws. This process ensures that our records are accurate and up to date. Staff has been working with the Administration Department to identify bylaws which have been abandoned and need to be repealed or abandoned. This report presents 10 files which include a mixture of zoning amendment, OCP amendment and combined OCP and Zoning amendment bylaws which are no longer needed. Some of the amendment bylaws received readings by the Regional Board, others never received any readings due to the file being withdrawn, or the Regional Board refusing to authorize readings. The details of each file are provided below.

**RECOMMENDATION #1:**

File Details:

PRRD File #: 05-002 OCP ZN  
 Owner: Kevin Aitchison  
 Area: Electoral Area C  
 Location: Charlie Lake  
 Legal: 1) Lot A Except Part In Plan BCP2745 Section 29 Township 84 Range 19 West Of The 6<sup>th</sup> Meridian Peace River District Plan PGP46064  
 2) Lot A Section 29 Township 84 Range 19 Peace River District Plan BCP24329  
 PID: 1) 024-883-212  
 2) 026-723-816  
 Civic Address: 1) 12744 Aitchison Road

Rationale

The bylaws are recommended to be rescinded as the file was withdrawn by the applicant on December 11, 2009.

**RECOMMENDATION #2:**File Details:

PRRD File #: 08-004 ZN  
Owner: North Peace Airport Society  
Area: Electoral Area C  
Location: Baldonnel  
Legal: The North West ¼ Of Section 35 Township 83 Range 18 West of the 6<sup>th</sup> Meridian  
Peace River District  
PID: 014-776-189  
Civic Address: 6189 242 Road

Rationale

The bylaw is recommended to be rescinded as the application was opposed by the North Peace Airport Society on February 20, 2008.

**RECOMMENDATION #3:**File Details:

PRRD File #: 08-108 OCP ZN  
Applicant: Shane Fickle & Susie Timmins  
Current Owner: HF Nodes Construction Ltd.  
Area: Electoral Area D  
Location: South Dawson  
Legal: Lot 3 Section 17 Township 78 Range 15 West of the 6<sup>th</sup> Meridian Peace River District  
Plan 19541  
PID: 010-435-174  
Civic Address: 9791 Friesen Subdivision

Rationale

The bylaw is recommended to be rescinded as the requested OCP amendment was incorporated into the South Peace Fringe Area OCP Bylaw No. 2048, 2012, adopted in 2013.

**RECOMMENDATION #4:**File Details:

PRRD File #: 09-059 ZN  
Owner: Frank Jadowski, Darren Clark & Suzanne Allen  
Area: Electoral Area C  
Location: Fort St. John  
Legal: 1) Parcel 1 Section 2 Township 84 Range 19 West of the 6<sup>th</sup> Meridian Peace River  
District Plan PGP3609  
2) Lot 11 Block 2 Section 2 Township 84 Range 19 West of the 6<sup>th</sup> Meridian Peace River  
District Plan 9723

PID: 1) 017-997-666  
2) 012-806-811  
Civic Address: 1) 10150 Alder Road

#### Rationale

The bylaw is recommended to be rescinded as the application was rendered unnecessary, as the proposed Automotive Towing and Storage use was added to Zoning Bylaw No. 1343, 2001 pursuant to Zoning Amendment Bylaw No. 1921, 2011.

#### **RECOMMENDATION #5:**

##### File Details:

PRRD File #: 09-131 OCP ZN  
Applicant: Willowview Properties Ltd. & Kechika Developments Inc.  
Current Owner: Patara Holdings Ltd., Red Weld Tec (2013) Ltd  
Area:  
Location: City of Dawson Creek  
Legal: 1) Lot 1 Section 2 Township 78 Range 15 West of the 6<sup>th</sup> Meridian Peace River District Plan BCP29295  
2) Lot 2 Section 2 Township 78 Range 15 West of the 6<sup>th</sup> Meridian Peace River District Plan BCP29295 Except Plan EPP29739  
3) Lot 3 Section 2 Township 78 Range 15 West of the 6<sup>th</sup> Meridian Peace River District Plan BCP29295 Except Plan EPP68069  
PID: 1) 027-074-811  
2) 027-074-820  
3) 027-074-838  
Civic Address: 1) 12421 1 Street  
2) 105 HWY 2  
3) 103 Hwy 2

#### Rationale

The bylaws are recommended to be rescinded as no readings were given by the Regional Board and the subject properties were incorporated into the City of Dawson Creek.

#### **RECOMMENDATION #6:**

##### File Details:

PRRD File #: 10-157 ZN  
Owner: Waldemar Walter & Oksana Walter  
Area: Electoral Area B  
Location: Wonowon  
Legal: Lot 6 District Lot 3298 Peace River District Plan 26536  
PID: 006-883-605  
Civic Address: 19121 Wonowon Subdivision

#### Rationale

The bylaw is recommended to be rescinded as it was refused by the Regional Board at first reading on February 10, 2011, as the proposal to accommodate an existing oil field services business in a rural-

residential neighborhood posed a risk to public safety and was not consistent with the use or character of the area.

**RECOMMENDATION #7:**File Details:

PRRD File #: 11-029 OCP ZN  
Owner: Anthony Cloutier  
Area: Electoral Area D  
Location: South Dawson  
Legal: Parcel E (BV295950) Section 16 Township 78 Range 15 West of the 6<sup>th</sup> Meridian Peace River District Plan 8483  
PID: 025-701-011  
Civic Address: 2470 Chilton Subdivision

Rationale

The bylaw is recommended to be rescinded as the amended application no longer required an OCP amendment.

**RECOMMENDATION #8:**File Details:

PRRD File #: 11-093 OCP ZN  
Owner: Ross & Linda Hayward  
Area: Electoral Area D  
Location: Kilkerran  
Legal During Application: Lot 1 Plan 24630 Section 31 Township 78 Range 15 West of the 6<sup>th</sup> Meridian  
Legal After Subdivision: 1) Lot A Section 31 Township 78 Range 15 West of the 6<sup>th</sup> Meridian Peace River District Plan  
2) Lot C Section 31 Township 78 Range 15 West of the 6<sup>th</sup> Meridian Peace River District Plan EPP64757  
3) Lot B Section 31 Township 78 Range 15 West of the 6<sup>th</sup> Meridian Peace River District Plan EPP64757  
PID: 1) 029-910-757  
2) 029-910-773  
3) 029-910-765  
Civic Address: 1) 7109 James Paul Rd  
2) 7185 Hwy 97

Rationale

The bylaw is recommended to be rescinded as the requested OCP amendment was incorporated into the South Peace Fringe Area OCP Bylaw No. 2048, 2012, adopted in 2013.

**RECOMMENDATION #9:**File Details:

PRRD File #: 18-126 OCP ZN  
Owner: Shelley Shaman

Area: Electoral Area C  
 Location: Charlie Lake  
 Legal: Lot 2 Section 25 Township 84 Range 20 West of the 6<sup>th</sup> Meridian Peace River District Plan BCP22829  
 PID: 026-627-817  
 Civic Address: 13573 Bluebird Road

**Rationale**

The bylaws are recommended to be rescinded as they were refused by the Regional Board at first and second readings on November 22, 2018, as the proposal would contravene Section 8 of the NPFA OCP Bylaw No. 1870, 2009.

**RECOMMENDATION #10:**

**File Details:**

PRRD File #: 18-137 OCP ZN  
 Applicant: Erin McLauchlan  
 Current Owner: Wayne N. Hansen  
 Area: Electoral Area D  
 Location: Kilkerran  
 Legal: The South West 1/4 Of Section 28 Township 78 Range 15 West of the 6<sup>th</sup> Meridian, Peace River District, Except Parcel A (78826M) And Plans A1774, 7680, 9915, 14988, 18881 and BCP28249  
 PID: 004-549-791  
 Civic Address: 2202 Haddow Drive

**Rationale**

The bylaws are recommended to be rescinded as the file was withdrawn by the applicant on September 13, 2019.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board provide further direction.

**COMMUNICATIONS CONSIDERATION(S):**

All information has already been communicated to the applicants. This is an administrative housekeeping exercise only.

**OTHER CONSIDERATION(S):**

The Development Services Department is working on cleaning up abandoned bylaws and additional reports will be brought forward at later dates.