



REPORT

To: Chair and Directors

Report Number: DS-BRD-448

From: Development Services

Date: January 9, 2025

Subject: Official Community Plan & Zoning Bylaw Abandonment Report No. 3

RECOMMENDATION #1: *[Corporate Unweighted]*

That the Regional Board mark Official Community Plan and Zoning Amendment Bylaws No. 1570 and 1571, 2005 as never used and abandoned as first reading was refused by the Regional Board.

RECOMMENDATION #2: *[Corporate Unweighted]*

That the Regional Board rescind first and second readings given to Zoning Amendment Bylaw No. 2295, 2019 on March 28, 2019, and third reading given on December 11, 2020, and further that Bylaw No. 2295, 2019 be marked as never used and abandoned as adoption was refused by the Regional Board.

RECOMMENDATION #3: *[Corporate Unweighted]*

That the Regional Board mark Official Community Plan and Zoning Amendment Bylaws No. 1706 and 1707, 2007 as never used and abandoned as no readings were given.

RECOMMENDATION #4: *[Corporate Unweighted]*

That the Regional Board mark Official Community Plan Amendment Bylaw No. 1735, 2007 as never used and abandoned as no readings were given.

RECOMMENDATION #5: *[Corporate Unweighted]*

That the Regional Board rescind first and second readings given to Zoning Amendment Bylaw No. 2517, 2023 on March 30, 2023, and December 8, 2023, as the application was closed per the Development Services File Closure Policy 0340-23; and further that Bylaw No. 2517, 2023 be marked as never used and abandoned.

RECOMMENDATION #6: *[Corporate Unweighted]*

That the Regional Board mark Official Community Plan and Zoning Amendment Bylaws No. 2534, 2535, 2023 as never used and abandoned as first reading was refused by the Regional Board on December 8, 2023.

RECOMMENDATION #7: *[Corporate Unweighted]*

That the Regional Board rescind first and second readings given to Zoning Amendment Bylaw No. 2208, 2015 on October 7, 2015; and further that Bylaw No. 2208, 2015 be marked as never used and abandoned as it was refused by the Regional Board.

RECOMMENDATION #8: [Corporate Unweighted]

That the Regional Board rescind first and second readings given to Official Community Plan and Zoning Amendment Bylaws No. 2264 and 2265, 2018 on July 26, 2018, and February 24, 2022; and further that the Bylaws No. 2264 and 2265, 2018 be marked as never used and abandoned as third reading was refused by the Regional Board.

RECOMMENDATION #9: [Corporate Unweighted]

That the Regional Board mark Official Community Plan and Zoning Amendment Bylaws No. 1634, 1635, 2006 as never used an abandoned as no readings were given.

RECOMMENDATION #10: [Corporate Unweighted]

That the Regional Board repeal Peace River Regional District Bylaw Enforcement Delegation Bylaw 1299, 2000 as it only applies to the Peace River Regional District Building Bylaw 1189, 1999 which was repealed by Building Bylaw 1996, 2011 on March 18, 2013.

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 ten 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 #: 05-24 OCP ZN
 Applicant: Darryl Haney
 Area: Electoral Area D
 Location: Briar
 Legal: 1) Lot 1 Section 26 Township 78 Range 15 West Of The 6th Meridian Peace River District Plan PGP46412
 2) Lot 2 Section 26 Township 78 Range 15 West Of The 6th Meridian Peace River District Plan PGP46412
 PID: 1) 024-932-680
 2) 024-932-744
 Civic Address: 1) 8340 Micro Subdiv
 2) 8306 Micro Subdiv

Rationale

The bylaws are recommended to be rescinded as first reading was refused by the Regional Board on June 9, 2005.

RECOMMENDATION #2:File Details:

PRRD File #: 17-059 ZN
Applicant: Darryl Haney
Area: Electoral Area D
Location: Briar
Legal: Parcel A (Being A Consolidation Of Lots 3 And 4, See BB1974913) Section 26 Township 78 Range 15 West Of The 6th Meridian Peace River District Plan 12184
PID: 028-642-627
Civic Address: 1086 210 Rd & 1080 210 Rd

Rationale

The bylaw is recommended to be rescinded as adoption was refused by the Regional Board on June 24, 2021.

RECOMMENDATION #3:File Details:

PRRD File #: 06-270 OCP ZN
Applicant: Elite Technologies
Current Owner: Gary & Trisha Carlson
Area: Area C
Location: Fort St. John
Legal: Lot 10 Block 1 Section 2 Township 84 Range 19 West Of The 6th Meridian Peace River District Plan 9723
PID: 012-806-501
Civic Address: 12269 Cottonwood Avenue

Rationale

The bylaws are recommended to be rescinded as the file was withdrawn by the applicant and closed on July 15, 2010.

RECOMMENDATION #4:File Details:

PRRD File #: 07-123 OCP ZN
Applicant: Gary & Patricia Plumb
Current Owners: Braylan & Tyra Eklund, Barry & Margaret Dueck, Josephine Martin, Gatlin Steinke, & Tuesdae Broomfield
Area: Electoral Area C
Location: Baldonnel
Legal: The South West 1/4 Section 32 Township 82 Range 17 West Of The 6th Meridian Peace River District Except: Part Subdivided By Plan BCP36500; The South East 1/4 Section 32 Township 82 Range 17 West Of The 6th Meridian Peace River District Except: Firstly Parcel A (94250M) Secondly; Part Subdivided By Plan BCP36500; Lot A Section 32 Township 82 Range 17 West Of 6th Meridian Peace River District Plan BCP36500; Lot B Section 32 Township 82 Range 17 West Of The 6th Meridian Peace River District Plan BCP36500

PID: 014-554-631; 014-554-658; 027-554-686; and 027-554-694.
 Civic Address: 5985 249 Rd; 5237 Peaceview Rd; 5334 Peaceview Rd; and 5246 Peaceview Rd.

Rationale

The OCP bylaw is recommended to be rescinded as it did not receive any readings from the Regional Board and the application proceeded only with the associated Zoning Bylaw No. 1736, 2007.

RECOMMENDATION #5:

File Details:

PRRD File #: 23-003 ZN
 Owner: Terry & Mary Tylosky
 Area: Electoral Area C
 Location: Baldonnel
 Legal: The North West 1/4 Of Section 11 Township 83 Range 18 West Of The 6th Meridian
 Peace River District, Except Plan A1640
 PID: 004-464-028
 Civic Address: 6109 Tod Rd

Rationale

The bylaw is recommended to be rescinded as the application was closed on June 10, 2024 per the Development Services File Closure Policy 0340-23 due to the ALR's refusal of the associated non-farm use application, thereby preventing the zoning bylaw amendment to proceed.

RECOMMENDATION #6:

File Details:

PRRD File #: 23-013 OCP ZN
 Owner: Joseph Walter
 Area: Electoral Area B
 Location: Doig
 Legal: District Lot 3029 Peace River District
 PID: 014-969-041
 Civic Address: 4940 PDR 216

Rationale

The bylaws are recommended to be rescinded as the application was refused by the Regional Board on December 8, 2023.

RECOMMENDATION #7:

File Details:

PRRD File#: 15-112 ZN
 Applicant: Robert Gardner
 Current Owner: Deasan Holdings Ltd
 Area: Electoral Area C
 Location: Fort St. John
 Legal: Parcel A (46726M) Of The North West 1/4 Of Section 19 Township 83 Range 18 West
 Of The 6th Meridian Peace River District Except Plan 20464

PID: 010-308-521
Civic Address: 9819 240 Rd

Rationale

The bylaw is recommended to be rescinded as it was refused by the Regional Board on March 23, 2017.

RECOMMENDATION #8:

File Details:

PRRD File #: 16-110 OCP ZN
Owner: Melvin & Ethelann Stewart
Area: Electoral Area C
Location: Baldonnel
Legal: Lot 2 Section 24 Township 83 Range 18 W6M Peace River District Plan PGP47112
PID: 025-133-110
Civic Address: N/A

Rationale

The bylaws are recommended to be rescinded as the application was refused by the Regional Board on April 21, 2022.

RECOMMENDATION #9:

File Details:

PRRD File #: 06-62 OCP ZN
Applicant: Wayne Hansen
Area: City of Dawson Creek (Formerly Area D)
Legal: Part SE¼, Section 20, Township 78, Range 15, W6M, PRD, except Plan A1442 and that part dedicated to road on Plan BCP19114

Rationale

The bylaws are recommended to be rescinded as the subject property is now within the City of Dawson Creek and has been subdivided into multiple lots.

RECOMMENDATION #10:

Rationale

The PRRD Bylaw Enforcement Delegation Bylaw No. 1299, 2000 is recommended to be repealed as it only applies to the PRRD Building Bylaw No. 1189, 1999 which was repealed by Building Bylaw No. 1996, 2011 on March 18, 2013.

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.