

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 337.123

A bylaw to amend the *Sunshine Coast Regional District Zoning Bylaw No. 337, 1990*

The Board of Directors of the Sunshine Coast Regional District, in open meeting assembled, enacts as follows:

PART A – CITATION

1. This bylaw may be cited as *Sunshine Coast Regional District Zoning Amendment Bylaw No. 337.123, 2023*.

PART B – AMENDMENT

2. *Sunshine Coast Regional District Zoning Bylaw No. 337, 1990* is hereby amended as follows:

Insert the following immediately following Section 402(3):

402(4) excluding the following areas from the calculation of minimum parcel area

- (i) area to be used for community sewer field and equipment;
- (ii) area to be dedicated for public open space, park or returned to the Province, except as permitted by the *Strata Property Act*;
- (iii) area to be dedicated as a highway;
- (iv) area of land inclusive of and below the natural boundary of a watercourse, waterbody, or wetland; or
- (v) area of land that contains a Streamside Protection and Enhancement Area (SPEA), as established under the *Provincial Riparian Areas Protection Regulation*.

Replace Section 404(b) with the following:

404(b) inclusive of and below the natural boundary of a watercourse, waterbody, or wetland.

Insert the following, immediately following Section 404(b):

404(c) that contains a Streamside Protection and Enhancement Area (SPEA), as established under the *Provincial Riparian Areas Protection Regulation*.

Insert the following immediately following Section 515(3):

515(4) Notwithstanding any other provision of this bylaw, and for the purpose of protecting the long-term integrity and health of Streamside Protection and Enhancement Areas (SPEA), no buildings, structures, or any part thereof shall be constructed, reconstructed, moved, located, or extended within 5 metres of a provincially approved SPEA, or the default Riparian Assessment Area if a provincially approved SPEA has not been established.

Replace Section 515(1)(a) with the following:

515(1)(a) 15 m of the natural boundary of the ocean;

Replace Section 515(1)(d) with the following:

515(1)(d) 17 m of the natural boundary of a swamp or pond;

Replace Section 515(1)(e) with the following:

515(1)(e) 30 metres of the natural boundary of Brittain River, Smanit Creek, Skawaka River, Deserted River, Vancouver River, Seshal Creek, Hunaechin Creek, Stakawus Creek, Potato Creek, Loquilts Creek, Tsuadhdi Creek, Osgood Creek; or 17 metres of the natural boundary of all other watercourses.

PART C – ADOPTION

READ A FIRST TIME this	27 TH	DAY OF JULY,	2023
READ A SECOND TIME this	23 RD	DAY OF MAY,	2024
PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this	24 TH	DAY OF JUNE,	2024
READ A THIRD TIME this		DAY OF,	
ADOPTED this		DAY OF,	

Corporate Officer

Chair