

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, ~~or~~ waterbody, ~~including, without limitation, a lake, pond, river, creek, spring, ravine,~~ or wetland, ~~whether or not usually containing water~~; 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, ~~or~~ waterbody, ~~including, without limitation, a lake, pond, river, creek, spring, ravine,~~ or wetland, ~~whether or not usually containing water~~.

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, ~~hardscaping~~, 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.

~~Insert the following definition in Section 201 immediately following “grade, average natural”:~~

~~“hardscaping” means any human-made element made from inanimate materials like gravel, brick, wood, pavers, stone, concrete, asphalt, or similar material. Examples of hardscaping include landscaped elements (e.g., patio, deck, stone wall, pavers, etc.), retaining walls, roads/parking lots, campground pads, and fill placement.~~

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, Smarit 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