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12.0 PLAN MAP DESIGNATIONS

This section describes the land use designations shown on the Plan Map (*Seymour Plan Designations*). The map and descriptions must be considered in conjunction with Plan policy statements for a complete understanding of the future use of any site.

RESIDENTIAL: These areas are either presently developed or designated for development over time and at various densities. Residential land uses are categorized as:

- *Single Family (Detached) Residential:* describes areas intended primarily for detached single-family dwellings. Based on current zoning designations (RS1, RS2, RS3, RS4, RS5), densities could range from 1 unit per acre up to approximately 11 units per acre (27 units or less per hectare) on a gross basis.
- *Multi-Family Residential:* describes areas of predominantly attached dwellings in a variety of forms and with a range of densities. Multi-family forms can include duplexes, triplexes, townhomes and apartments, or a combination of these. Current zoning densities range from 6 units per acre to 58 units per acre.

Densities for future multi-family developments specified in the Plan are at a Floor Space Ratio up to 1.2. (*See Section 4.0 for details*). The Plan does not include multi family residential in high-rise form.

- *Mixed Use Residential:* applies to the CMHC-owned Northlands area. Residential mix and densities will be determined by the development of a comprehensive plan in accordance with Sections 3.0 and 4.0 of the Plan.

PARKS, RECREATION AND WILDERNESS: These areas are principally for the preservation and enjoyment of the natural environment, outdoor recreational use, or water supply. Certain portions of these areas have been further designated as *Conservation Areas*, primarily for the protection of fish or wildlife habitat, or environmentally sensitive areas. *Table 7-1* of the Plan describes regional, community and neighbourhood parks within these designated areas.

INSTITUTIONAL OR PUBLIC USE: These areas include existing or proposed sites for schools, churches, libraries, theatres, recreation or community centres and other public use buildings, such as childcare. A further designation, *Mixed Institutional/Public/Residential Use* is applied to the Riverside Terrace property to indicate suitability for future study as seniors' supportive care/housing. (*See Sections 3.0 and 4.0 for details*)

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COMMERCIAL: These are existing and proposed sites suitable for a range of local or community level retail, office, service or a mix of these uses. A separate designation for the McKenzie Barge/Noble Towing site indicates its suitability for a mix of such uses with a minimal residential component.

URBAN SERVICES: Areas currently designated principally for public works, utilities, transit facilities or communications.

DEVELOPMENT PERMIT AREAS: Pursuant to the Local Government Act, Development Permit Areas can be established to regulate development of zoned land in order to protect the natural environment, protect development from hazardous conditions and to regulate the form and character of commercial, industrial or multi-family uses

For the most part, Development Permit Areas in the Seymour Local Plan area have been established at the District level through the District Official Community Plan and associated maps. This Plan extends the Development Permit Areas to all creek corridors in Seymour for protection of the natural environment and to the debris flow and flood fan areas presenting conditions hazardous to development. Multi-family residential sites designated by the Plan will also be included in Development Permit Areas for regulation of the form and character of multi-family uses.