

# **SEYMOUR LOCAL PLAN**

## **Seymour Valley Addendum**

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Draft 1  
Aug 8, 2002

## **1.0 INTRODUCTION**

Increase the Seymour Local Plan boundaries to incorporate entire area serviced by Seymour Valley Community Association. This includes adding the properties to the north of the Seymour Parkway and south of Grantham and includes adding the properties west of the river and north of Grantham. Ie. Seymour Blvd, Seymour Court, Bow Court, Heritage Blvd, Grantham Place, Tanager Place, Parkhurst Road, and Hillary Place.

## **2.0 PLAN GOALS**

No Change to SLP

### **3.0 MANAGED GROWTH & DEVELOPMENT**

Lot subdivision requires approval of the local community or community association which will assess based on environmental impact and character of the neighbourhood.

#### *Riverside Terrace*

Alter the primary access to this property to Browning Place and/or Alder Ave. Repatriate Hogans Pools into one contiguous Conservation Area by eliminating the current Riverside Terrace access road (aka Jordan St road allowance) from Riverside Drive. Restrict the development of this property to current zoning which is rs1 1 acre lots. Find a different parcel of land for a Seniors home in another part of Seymour or in one of the multi-family developments planned for Maplewood. Development potential of this property is approximately 12 single family homes. Evaluate feasibility of an equestrian center to help maintain this rapidly disappearing aspect of the North Shore.

## **4.0 HOUSING & SCHOOLS**

**Policy 4.1.1 Retain existing zoning in established residential neighbourhoods unless otherwise determined by the neighbourhood itself; ie Seymour Valley, Blueridge, Seymour Heights, McCartney Woods, Windsor Park, Dollarton, Cove Cliff (Map 4)**

Remove 4.3.1.3 or replace with:

Riverside Terrace may be developed as a subdivision of approximately 12 single family homes as per current rs1 1 acre zoning. No other use will be considered or permitted.

Modify section V of table to indicate 12 units for Riverside Terrace as per current zoning.

## **5.0 TRANSPORTATION & TRAFFIC**

Restrict parking on Riverside Drive to the east side (opposite side walk) to facilitate easier access of trucks and emergency vehicles.

Maintain existing resident only parking restrictions in the summer months May 15 to Sep 15.

Investigate whether area of parking restrictions should be extended further south down Riverside in summer months.

Investigate feasibility of shuttle bus service to Chapman Way if available.

Install bike rack near bus stop at Riverside and the Parkway to facilitate Bike and Ride for children, teens, and adult residents.

Acknowledge sensitive nature of traffic speed on Riverside Drive and continue to monitor on a periodic basis. Establish community based speed reduction programs whenever speed levels become excessive.

Acknowledge use of Riverside Drive by mountain bikers to access Mountain Bike Trails in the LSCR.

Increase traffic and parking signage on Riverside Drive and add a Welcome sign and notice board near the Parkway.

## 6.0 NATURAL ENVIRONMENT

### Policy 6.3.2 Preserve and enhance wildlife habitat and corridors.

#### Implementation

- 6.3.2.4 Establish complete Canyon Creek wildlife corridor on both the east and west sides of the Seymour Valley. This provides a corridor between Hyannis Point and Hogans Pools to the east and upper Lilloet road to the parkway on the west. This includes passing NPL zoning for lots identified in Bylaw 6970. This also includes establishing NPL zoning for lots 2L05 – P2536, 2L05 – P2076, 2L05 – P20696, and an area under the BC Hydro R/W to the west directly across the river from Swinburne ave which is not currently zoned as NPL.
- 6.3.2.5 Establish Seymour River as a fish corridor. *Note: Current plan indicates this is a wildlife corridor. Wildlife (mammals) cannot use the Seymour River Canyon for travel.*

## **7.0 PARKS & OPEN SPACE**

### Implementation

- 7.2.1.8 Create connecting trails so that the entire Seymour Valley can be circumnavigated via the Canyon Creek corridor.
  
- 7.3.1.9 Investigate a suitable park location and create a playground in the Seymour Valley.
  
- 7.3.2.1 Maintain May 15 – Sep 15 closure of access to Pool 88. Enhance / rebuild trail from Baden Powell Trail to west side of Pool 99. Create parking on Lilloet road where BP Trail intersects it. This will form the summer access to Pool 88 / 99 without impacting the residential character of the upper Riverside Drive area.
  
- 7.4.2.3 Maintain May 15 – Sep 15 parking restrictions on Upper Riverside Drive. Place sign at the Parkway and Riverside Drive entrance indicating that the primary access and parking to the Lower Seymour Conservation Reserve is located at the top of Lilloet road.
  
- 7.4.2.6 Maintain informal parking at entrance to Riverside across from Hogans Pools currently used mainly by mountain bikers accessing LSCR via Riverside.



## **8.0 COMMUNITY SERVICES**

No Change to SLP

## **9.0 ECONOMIC DEVELOPMENT**

No Change to SLP

## **10.0 ARTS, CULTURE & HERITAGE**

No Change to SLP

## **11.0 IMPLEMENTATION**

No Change to SLP

## **12.0 PLAN MAP DESIGNATIONS**

No Change to SLP

## **13.0 APPENDICES**

No Change to SLP