

Downtown Thornbury and Clarksburg (Downtown Area Designation)

- Direction added to maintain and promote Downtown Thornbury and Downtown Clarksburg as the focal points for commerce in the Town, encouraging the development of a mix of uses (including residential) and providing for a range of amenities and services within close proximity to serve daily needs.
- Lots and buildings are encouraged to be developed and redeveloped to their maximum potential, accommodating a mix of both commercial and residential uses where possible.
- Direct the provision of affordable and attainable housing options through intensification and mixed-use development and redevelopment that prioritizes the downtowns as complete community areas.
- Mixed use buildings are strongly encouraged on main streets within the Downtown Area designation while free-standing townhouse, multiple and apartment dwellings are only permitted on side streets. New mixed-use buildings will help reiterate the commercial function of the downtowns while providing for a range of housing options.



Example 4-Storey Mixed-Use Building – Built Form Permitted Along Highway 26



Example Mixed-Use Buildings

Commercial Development Along Highway 26 (Commercial Corridor Designation)



- Direction added to provide for a range of commercial and service uses in appropriate locations along the Highway 26 Corridor that bridge the gap between downtown, mixed use and resort areas. A range of commercial and service uses should be provided that will primarily serve surrounding residents, the travelling public and tourists to the area.
- Development and design policies introduced to ensure the provisions of adequate and buffered on-site parking and loading facilities, landscaping, compatibility with adjacent properties, full servicing and building design.

Craigleith Village Commercial

- Building on the existing policies of the Official Plan, new policy added stating that mixed use and commercial development in the Craigleith Village area is necessary to support the community's existing and planned residential areas, which shall be prioritized by Council.

Thornbury and Clarksburg Urban Employment Areas

- Objectives added to ensure the Town's supply of employment lands are accessible, of suitable sizes and shovel-ready to encourage the growth of industry and employment opportunities at strategic locations.
- Design policies introduced to ensure new employment development fronting onto the public realm (particularly along Highway 26, County Roads and Major Roads) is held to a high standard of building, landscape and site design. Outdoor storage areas and truck and trailer parking shall be substantially screened from view of passing traffic and preferably located to the side and rear of properties wherever possible.
- The Town may consider the pre-zoning of certain lands to permit employment uses as appropriate, based on the site's ability to achieve the development criteria of the Official Plan.



Employee Housing



- Employees, whether part time or full time, shall have the opportunity to access affordable and livable employee housing. The Town will promote a diversity of housing types, densities and tenures to support the needs of a range of workforce groups, including purpose-built employee housing.
- Employee housing will be permitted in any residential designation, encouraged in close proximity to major employment uses and centres and designed in accordance with zoning to maintain existing built character. Employee housing in an existing single detached dwelling in a low-density residential neighbourhoods can be permitted.