

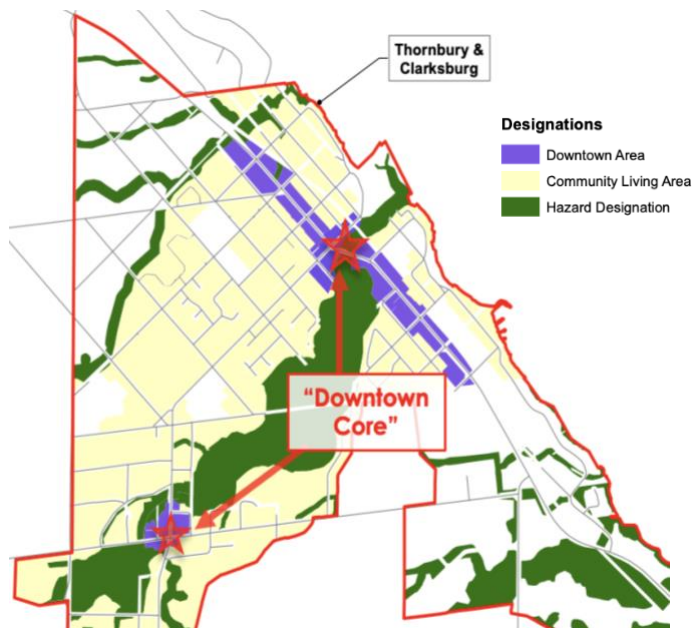
Low-Rise Character Maintained

- The maximum three (3) storey building height continues to apply across the Town, including within the historic Thornbury and Clarksburg downtown core areas.
- Development and redevelopment at any height in the Town shall be appropriately designed and compatible with the local context. Proposed development will be required to demonstrate compatibility with respect to existing character and prevailing heights and consider site-specific constraints.



Thornbury Downtown Core

Taller Buildings Directed Along Highway 26 in Thornbury



Downtown Area Designation in Thornbury

- New residential and mixed-use buildings up to five (5) storeys can be considered along Highway 26 in Thornbury (King Street East/Arthur Street West) within the Downtown Area designation subject to a site-specific Zoning By-law Amendment
- The maximum three (3) storey height will be maintained along Bruce Street in Thornbury within the downtown core. There shall be a transition in height from the low-rise downtown core to any taller buildings along Highway 26.
- Development above three (3) storeys in alternative locations will require an Official Plan Amendment.

Development Subject to Intensification Criteria

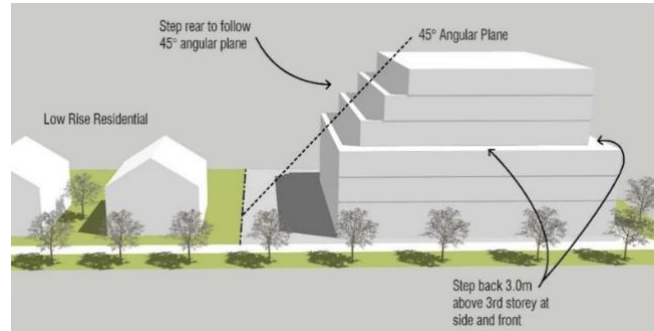
Proposals for taller buildings shall satisfy height and intensification criteria:

- Retain and enhance existing trees and vegetation where possible and provide additional landscaping.
- Provide a built form that reflects the variety of façade details and materials of adjacent buildings and the Town.



Example 5-Storey Building Along Highway 26

- Provide an appropriate setback and transition in height adjacent to low-rise dwellings through the use of a 45-degree angular plane, as well as building setbacks and/or step-backs.
- Ensure minimal adverse impacts on adjacent properties or the public realm in relation to shadow, overlook, massing, grading, drainage, access, circulation and privacy.
- To maintain and enhance the open space landscape character along Highway 26, buildings shall be setback a minimum of 12 metres and a maximum of 16 metres from the front property line.
- Ensure development will not cause or create traffic hazards or congestion on surrounding roads.



45 Degree Angular Plane and Step-Back Illustration



4-Storey Building Along Highway 26 Example

Maximum Densities Increased Across the Town



Relative Scale of Development for 100 Units (Low to High-Density Scenarios)

- New minimum density targets encourage more townhouse and low-rise apartment units.
- 25 units per hectare in Thornbury/Clarksburg and 10 to 15 units per hectare in the Resort Recreation Area designation.
- Maximum townhouse density range increased from 50 to 60 units per gross hectare.
- Maximum apartment density range increased from 60 to 100 units per gross hectare.

Further Reading

