

# Ryerson Official Plan and Zoning By-law Project

## Section 26 Meeting

February 24, 2026



# Project Team Introductions

**Debbie Vandenakker** is a Project Manager and Senior Planner with over 25 years of experience ensuring that the development, management and execution of projects is undertaken efficiently and with the highest quality outcome.

**Adam Kozlowski** is a Senior Planner with over 20 years of experience in Municipal Planning who will support policy planning and drafting of the Official Plan and Zoning By-law.

**Breanne Lywood** is a Planning Technician at Planscape who will assist with the research and drafting of reports for the Official Plan and Zoning By-law.

**Jennifer Thomson** is a Planning/GIS Technician and Design/Mapping specialist at Planscape who will create mapping for the Official Plan and Zoning By-law.



# Agenda

- Purpose of the Project
- Project Status
- Agricultural Policy Overview
- Next Steps



# Project Purpose

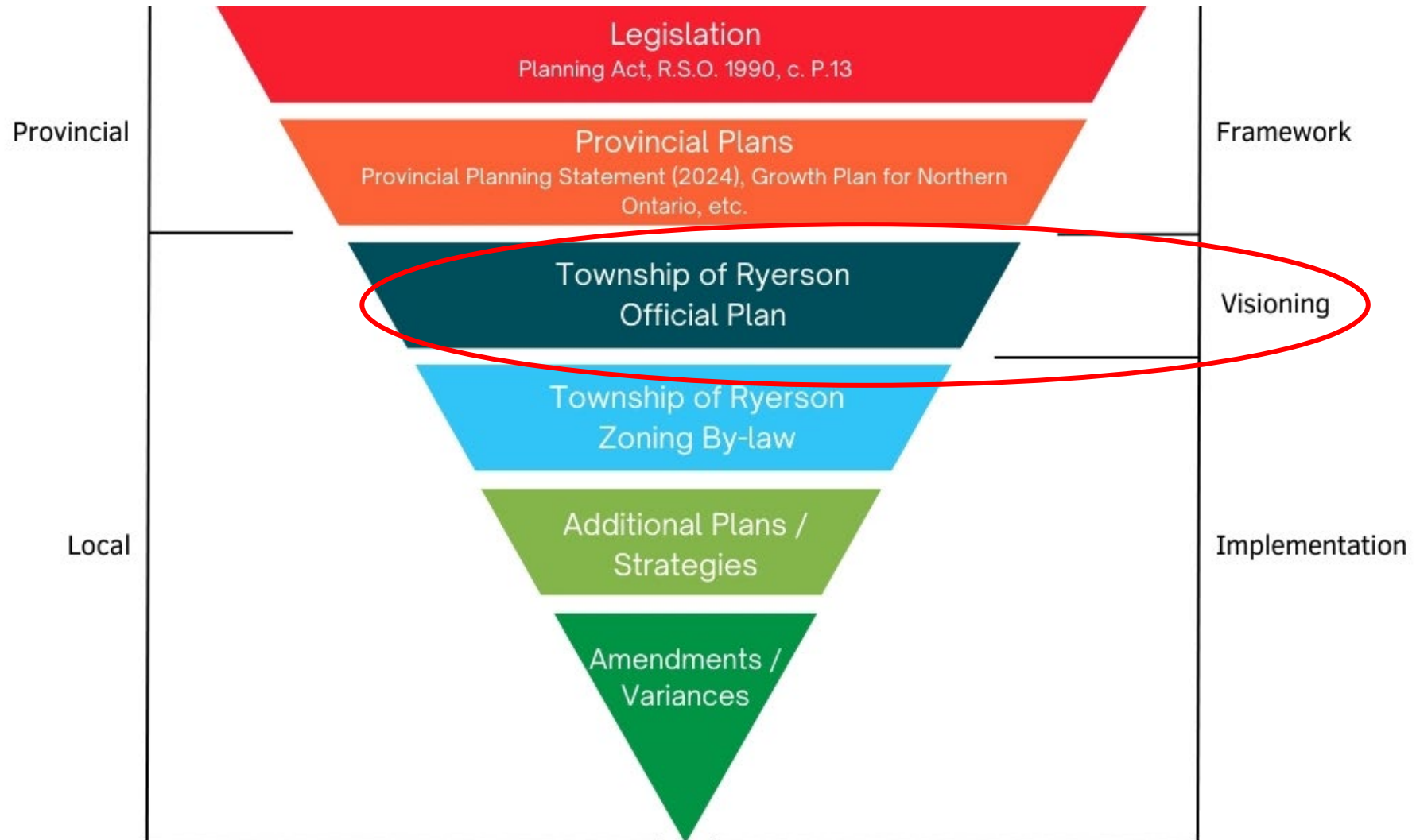
- i) Complete a comprehensive review of the Township's Official Plan (OP) that is consistent with the most recent Provincial Planning Statement, the Planning Act and any other regulatory requirements
- ii) Update the Comprehensive Zoning By-law (ZBL) to ensure conformity with the updated Official Plan in accordance with the Planning Act



# Project Status

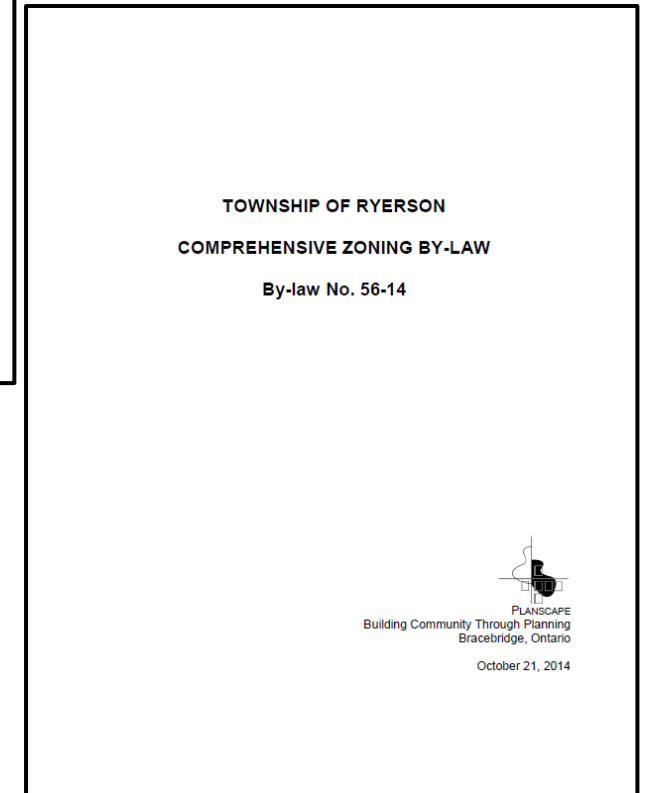
- Project Kick off Meeting with Staff (December 10, 2025)
- Pre-consultation with Ministry of Municipal Affairs and Housing (January 15, 2026)
- Information Brief to Council (January 13, 2026)
- Stakeholder Engagement Plan and First Nations Engagement Strategy (February 2026)
- Project webpage (February 2026)
- Draft Official Plan and Zoning By-law (Drafted Feb, changes are on-going)
- Official Plan and Zoning By-law Council Workshop (afternoon of February 24, 2026)
- Open House and Statutory Public Meeting (evening of February 24, 2026)
- Supplementary Agricultural Open House (March 23, 2026)

# Hierarchy of Planning in Ontario



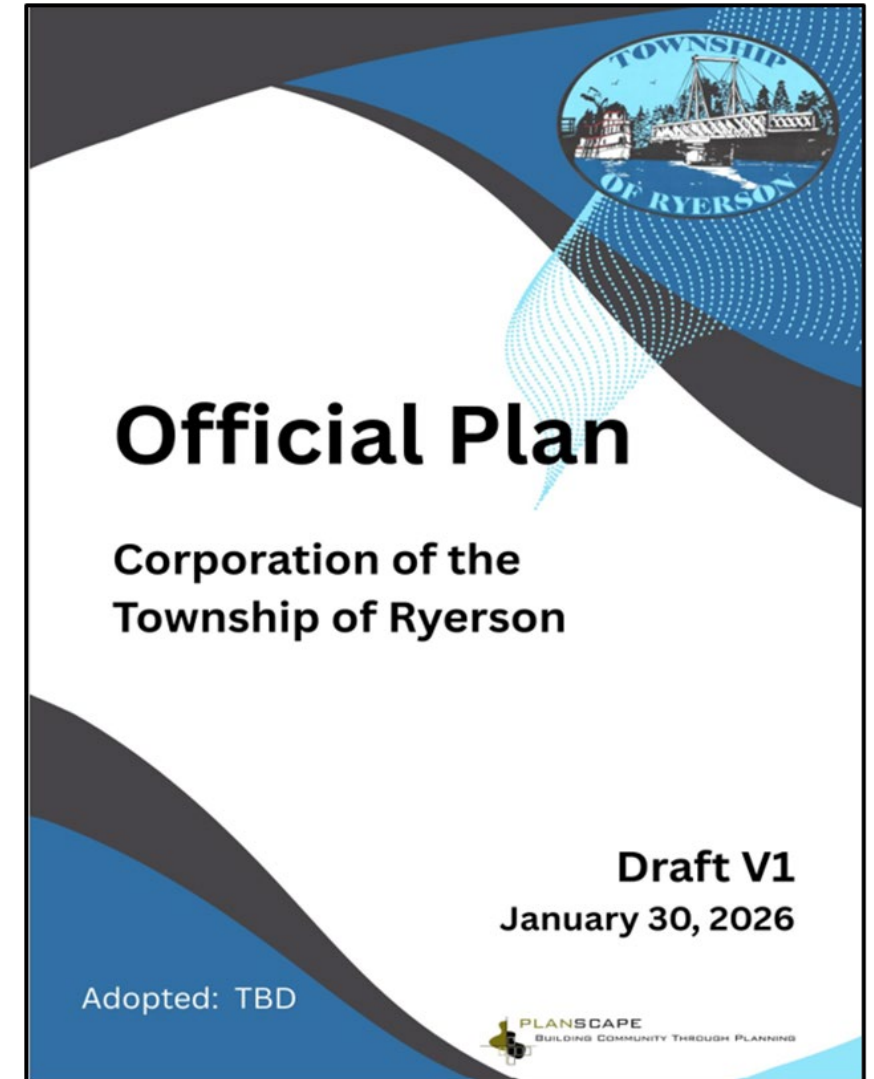
# An OP vs ZBL

- The Planning Act requires an OP to be updated every 5 years, or a new one to be created every 10 years
  - The current OP was written in 2003
- An OP is a high-level “motherhood” policy document that sets out the community’s long-term vision, principles, and objectives
- An OP provides general direction for how growth and development will occur over time to achieve community goals
- A ZBL is a detailed, enforceable law that regulates land use and must be adhered to



# Structure of the New Official Plan

1. Introduction and How to Use This Plan
2. Municipal Strategic Framework
3. Indigenous Engagement and Interest
4. Settlement Area Structure and Growth Needs and Management
5. General Policies Applicable to All Designations
6. Residential and Mixed Uses
7. Economy and Employment
8. Infrastructure and Transportation
9. Natural Heritage, Water Resources, Agriculture & Mineral Resources
10. Implementation and Interpretation
11. Definitions



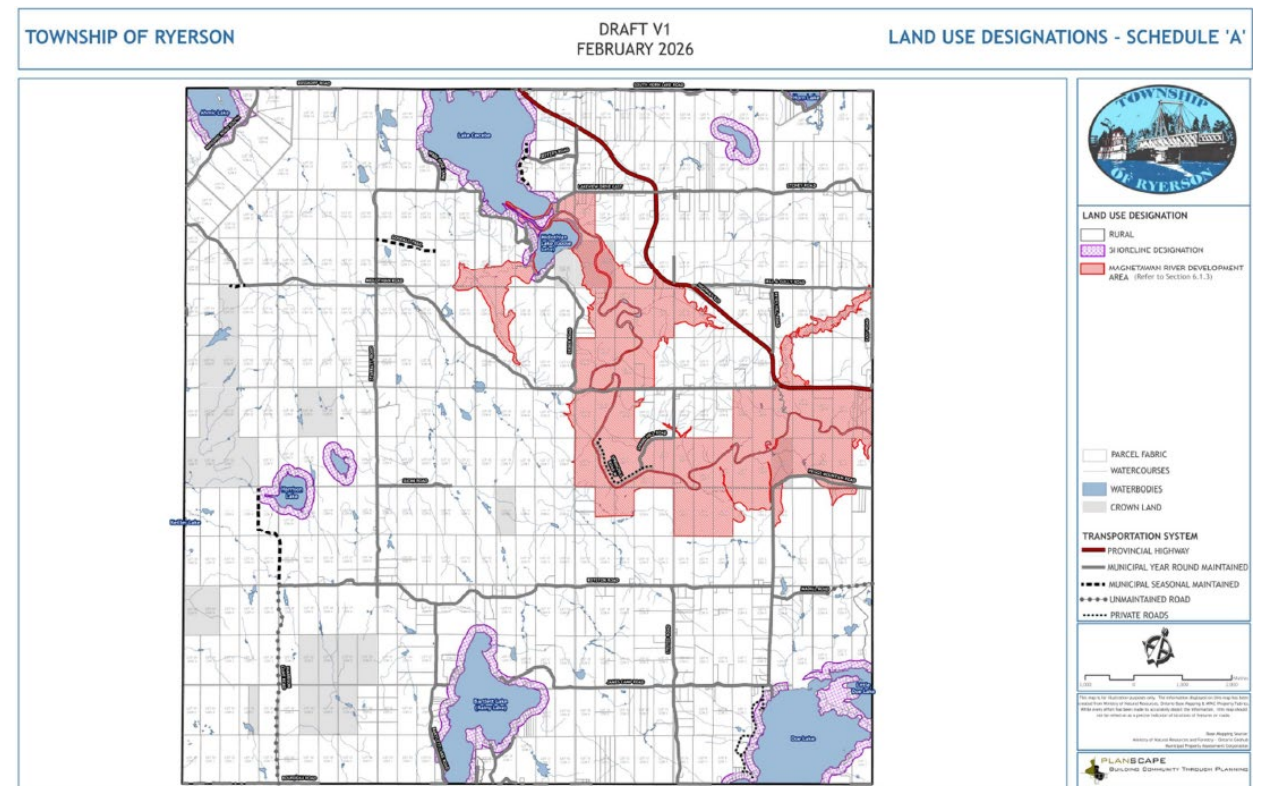
# Structure of the New Official Plan - Version 1

## Appendices

1. Magnetawan Flood Levels and Floodproofing Elevations
2. Lower Spring Hill Road - Parts

## Schedules/Maps

- A. Land Use Designations
- B. Natural Heritage
  - B1. Agricultural Overlay (new - policy overlay)
- C. Natural and Human Made Hazards
  - C1. Magnetawan River Flood Elevations (C1)
- D. Transportation and Infrastructure
- E. Wildland Fire Susceptibility
- F. Aggregate and Mineral Resources



# Agricultural Options for Feedback

1. Include a Protective agricultural designation, represented as a map and supported by policies
2. Include a less-protective agricultural designation that is bounded by the Magnetawan Policy / River area, represented as a map and supported by policies
3. Include the least protective option representing the OMAFA LEAR prime agricultural areas, represented as a map and supported by policies
4. Do not include any protection of agricultural lands or resources, support agriculture as a valuable resource through general policies.

**Note that any option will be submitted to MMAH / OMAFA for comment and PPS conformity.**

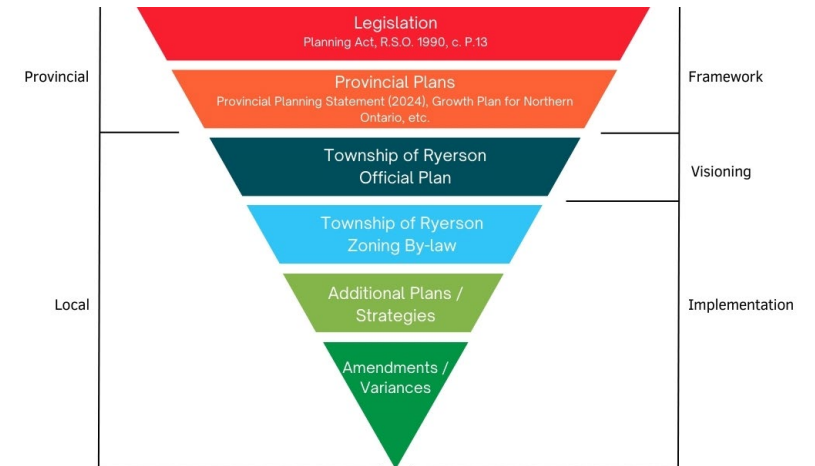


# Background – PPS / Agriculture

## 4.3 Agriculture

### 4.3.1 General Policies for Agriculture

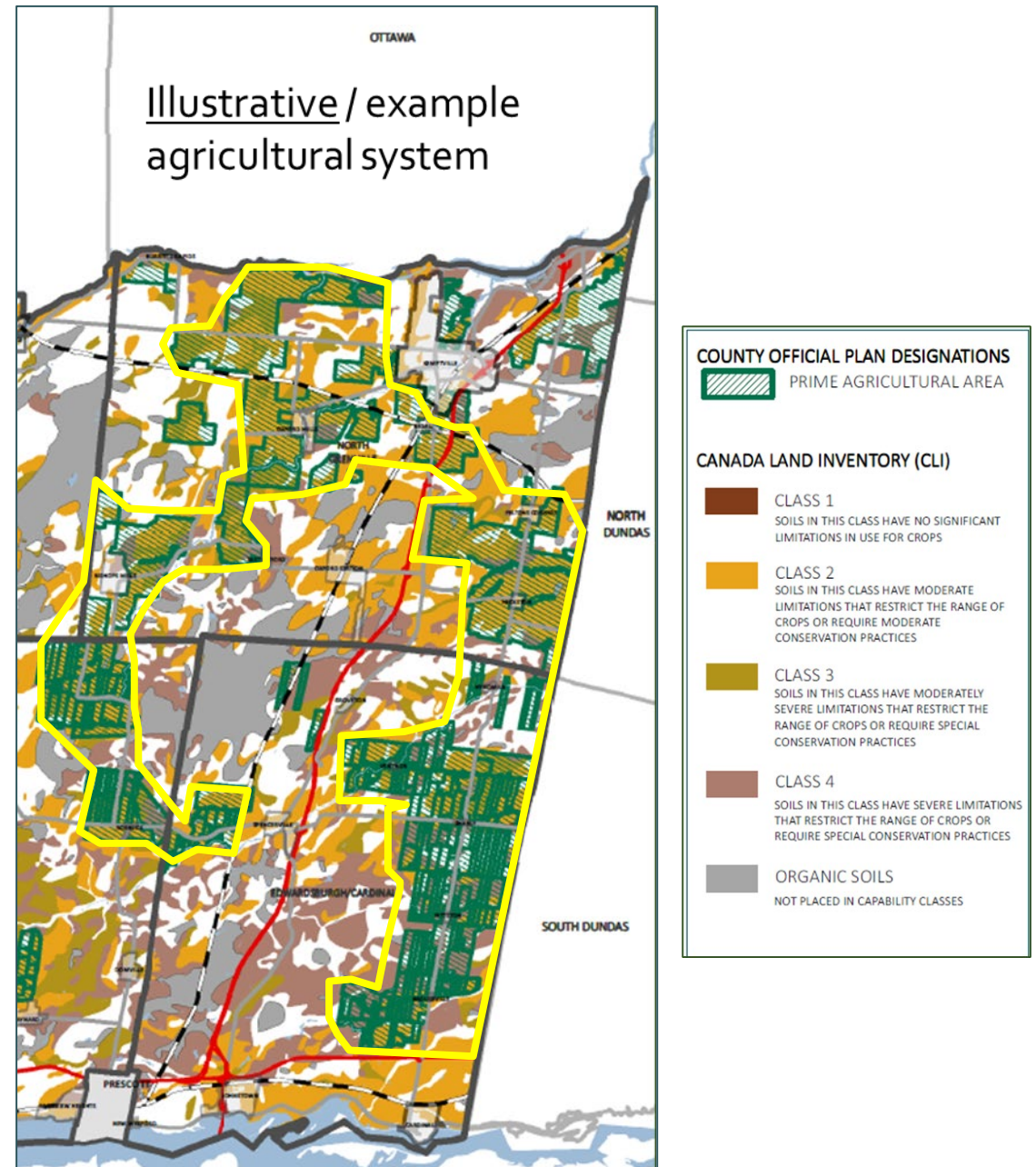
1. Planning authorities are required to use an *agricultural system* approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the *agri-food network*.
2. As part of the agricultural land base, *prime agricultural areas*, including *specialty crop areas*, shall be designated and protected for long-term use for agriculture.
3. *Specialty crop areas* shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the *prime agricultural area*, in this order of priority.



# PPS Intention

**Agricultural System:** A system comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components:

- a) An agricultural land base comprised of prime agricultural areas, including both rural lands and specialty crop areas, that together create a continuous productive land base for agriculture; and
- b) An agri-food network which includes infrastructure, services, and assets important to the viability of the agri-food sector



# Agricultural Designation Implications

## It Does Not:

- Rezone land (zoning and an OP designation are separate rule “layers”)
- Force land to be farmed
- Eliminate existing residential permissions
- Prevent all development or severances
- Apply to lands incorrectly identified without a mechanism for review

## It Does:

- Require Agricultural Impacts to be considered during planning applications
- Allow for 3 dwellings as-of-right on one property
- Protect the Agricultural Systems Land Base from fragmentation and incompatible land uses by prohibiting land severances in Agricultural Designations – i.e. limit severances
- Support long-term rural economic uses and activities

# Engagement Questions



## Official Plan Agricultural Lands Comment Form

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Thank you for taking the time to provide input on the Township of Ryerson Official Plan. Your input is valuable and will help to ensure that the new Official Plan reflects the concerns of the community. Below are engagement questions for you to consider:

- Do you have any questions, comments, concerns, or suggestions regarding the Agricultural Land Designation?
- Do you think that the Agricultural Layer Options adequately protect your Agricultural Lands?
- Do you have any concerns about how your agricultural resources and natural are protected now?
- Do you have any feedback on how Agricultural Lands should be protected in the Township?

Yes  No

Would you like a response to your comment? If yes, please ensure that contact information is provided at the top of this sheet.



Feedback

Option 1: Protective Approach

Option 2: Mid-protective Approach

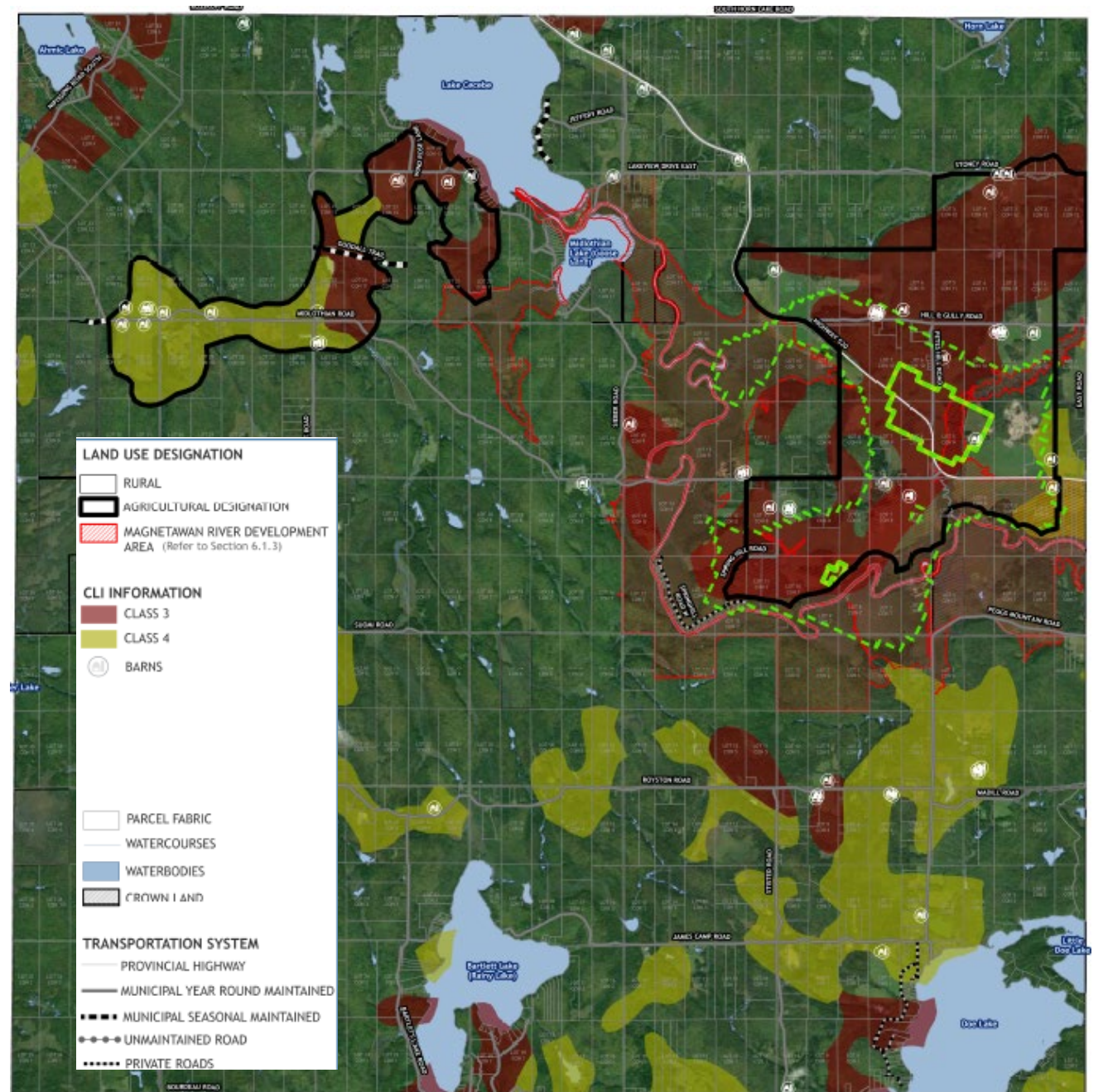
Option 3: Least-Protective Approach

Option 4: Do Nothing



# Option 1: Data Inputs

- CLI Mapping
- Barn Layer
- OMAFA LEAR
- Aerial Interpretation



# Option 1: A closer look

## LAND USE DESIGNATION

-  RURAL
-  AGRICULTURAL DESIGNATION
-  MAGNETAWAN RIVER DEVELOPMENT AREA (Refer to Section 6.1.3)

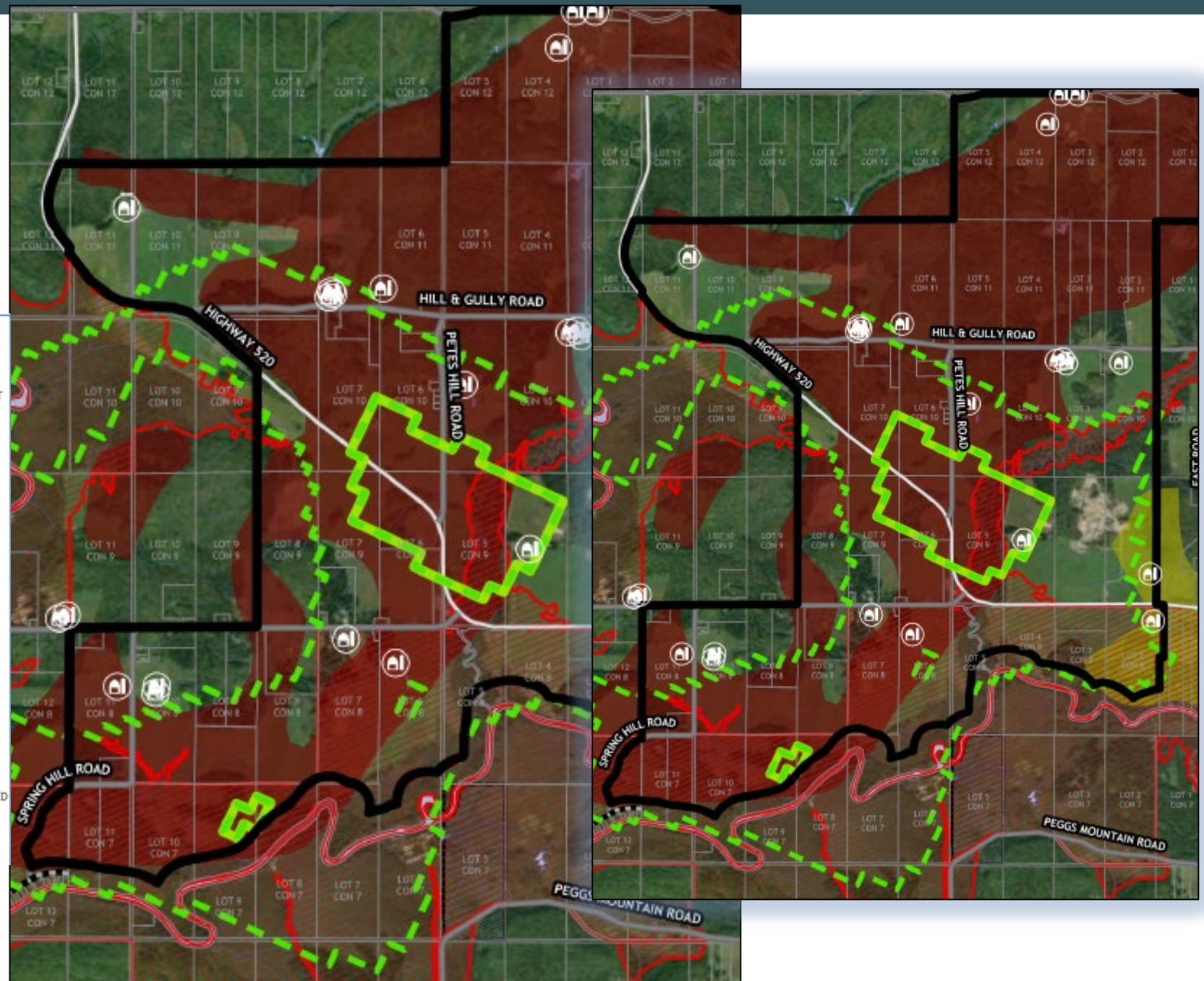
## CLI INFORMATION

-  CLASS 3
-  CLASS 4
-  BARN

-  PARCEL FABRIC
-  WATERCOURSES
-  WATERBODIES
-  CROWN LAND

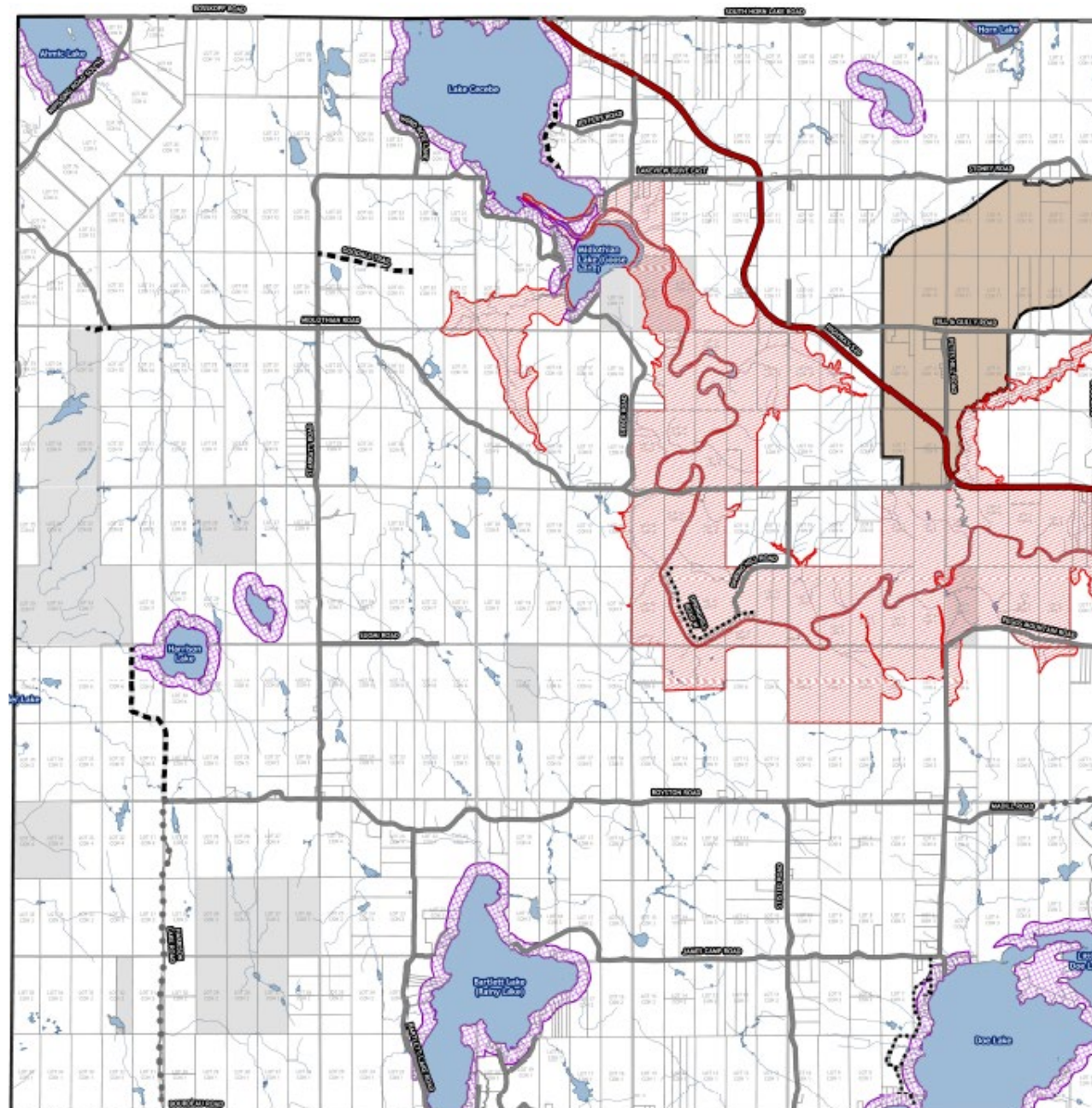
## TRANSPORTATION SYSTEM

-  PROVINCIAL HIGHWAY
-  MUNICIPAL YEAR ROUND MAINTAINED
-  MUNICIPAL SEASONAL MAINTAINED
-  UNMAINTAINED ROAD
-  PRIVATE ROADS



# Option 2: Mid-Protective Approach

- This option builds on the agricultural systems approach but refines and pares down the mapped area to better reflect:
  - Local conditions
  - Existing land use patterns
  - Areas where agricultural potential is strongest or most realistic
- This option represents a balanced approach between protection and flexibility



## OPTION 2



**LAND USE DESIGNATION**

- RURAL
- ▨ SHORELINE DESIGNATION
- AGRICULTURAL DESIGNATION
- ▨ MAGNETAWAN RIVER DEVELOPMENT AREA (Refer to Section 6.1.3)

□ PARCEL FABRIC  
— WATERCOURSES  
■ WATERBODIES  
■ CROWN LAND

**TRANSPORTATION SYSTEM**

- PROVINCIAL HIGHWAY
- MUNICIPAL YEAR ROUND MAINTAINED
- - - MUNICIPAL SEASONAL MAINTAINED
- · · UNMAINTAINED ROAD
- · · PRIVATE ROADS



This map is for illustrative purposes only. The information displayed on this map has been prepared from Ministry of Natural Resources, Ontario Real Property & Assessment Corporation, and other sources. While every effort has been made to accurately depict the information, this map should not be relied on as a precise indicator of local laws or facts.

Base Mapping Source:  
Ministry of Natural Resources and Forestry, Ontario Geomatics  
Municipal Property Assessment Corporation

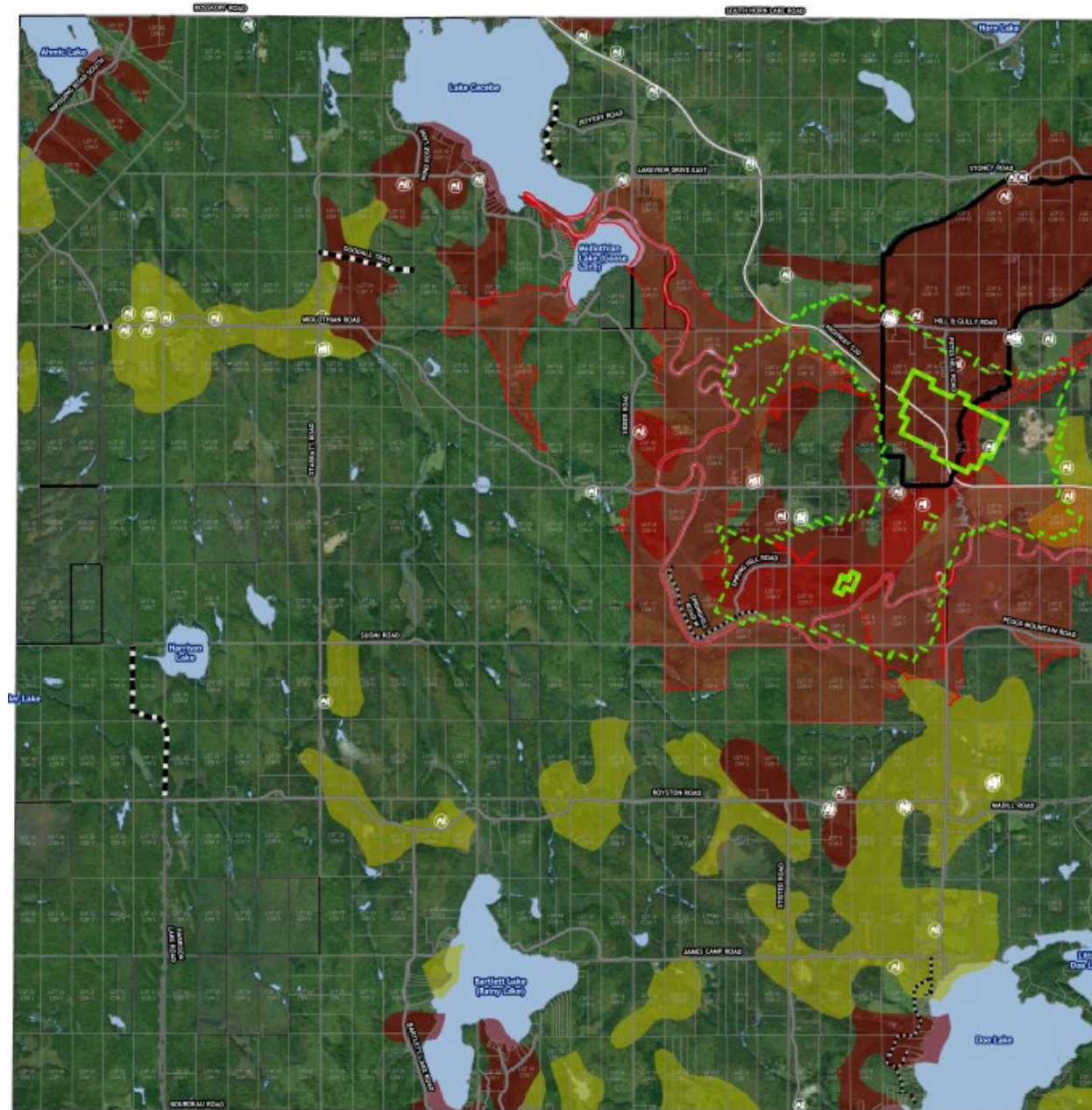


# Option 2: Data Inputs

- CLI Mapping
- Barn Layer
- OMAFA LEAR
- Aerial Interpretation
- Council and resident feedback

## Key Differences From Option 1

- Remove NW mass
- Refine out lands less viable than core area
- Cropped to Magnetawan Development Control Area



## OPTION 2B



### LAND USE DESIGNATION

- RURAL
- AGRICULTURAL DESIGNATION
- ▨ MAGNETAWAN RIVER DEVELOPMENT AREA (Refer to Section 6.1.3)

### CLI INFORMATION

- CLASS 3
- CLASS 4
- ⊙ BARN

### OMAF LEAR

- ▭ PRIME LANDS
- ▭ CANDIDATE LANDS

- PARCEL FABRIC
- WATERCOURSES
- WATERBODIES
- CROWN LAND

### TRANSPORTATION SYSTEM

- PROVINCIAL HIGHWAY
- MUNICIPAL YEAR ROUND MAINTAINED
- MUNICIPAL SEASONAL MAINTAINED
- UNMAINTAINED ROAD
- PRIVATE ROADS

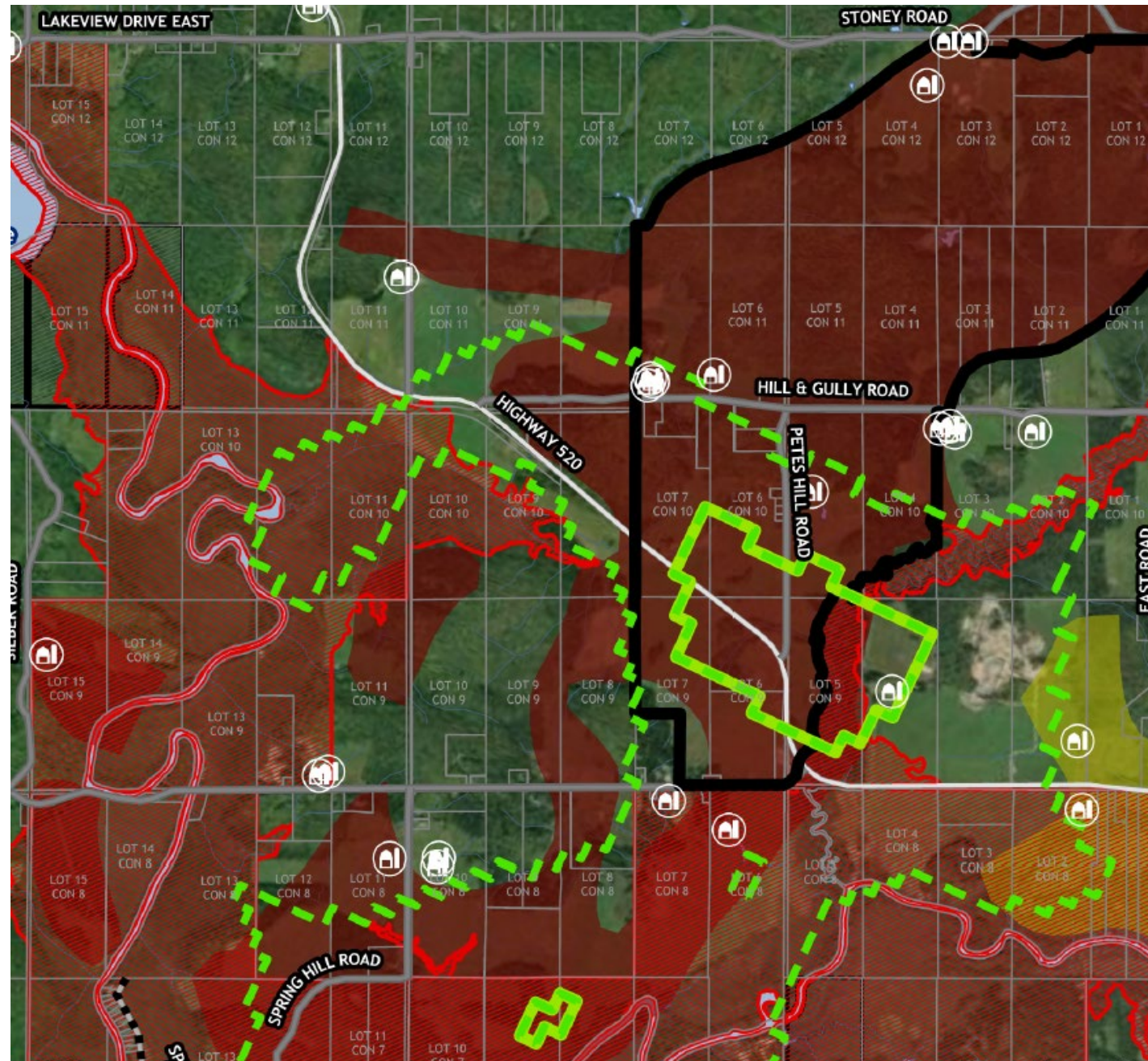


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Open Mapping Services  
Ministry of Natural Resources and Forestry, Ontario  
Municipal Property Assessment Corporation

PLANSCAPE  
RURAL DESIGN COMMUNITY THROUGH PLANNING

# Option 2: A closer look



## OPTION 2B



### LAND USE DESIGNATION

- RURAL
- AGRICULTURAL DESIGNATION
- MAGNETAWAN RIVER DEVELOPMENT AREA (Refer to Section 6.1.3)

### CLU INFORMATION

- CLASS 3
- CLASS 4
- BARN

### OMAF LEAR

- PRIME LANDS
- CANDIDATE LANDS

- PARCEL FABRIC
- WATERCOURSES
- WATERBODIES
- CROWN LAND

### TRANSPORTATION SYSTEM

- PROVINCIAL HIGHWAY
- MUNICIPAL YEAR ROUND MAINTAINED
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- UNMAINTAINED ROAD
- PRIVATE ROADS



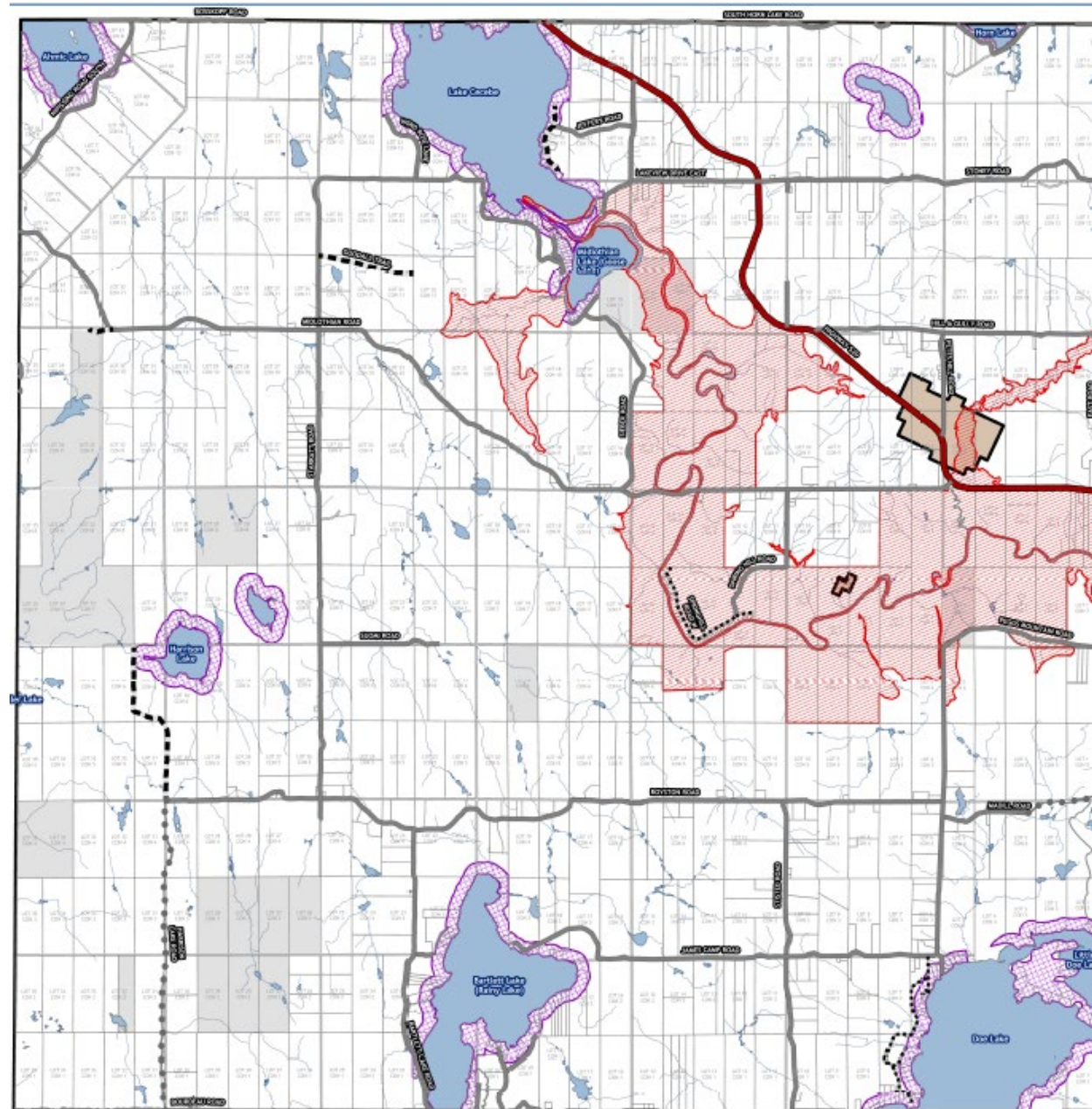
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Open Mapping Services  
Ministry of Natural Resources and Forestry, Queen's University  
Municipal Property Assessment Corporation



# Option 3: Least-Protective Approach

- This option limits agricultural area identification to OMAFA-identified Prime Agricultural Lands
- Eliminates OMAFA candidate lands
- Represents OMAFA's "prime" area



## OPTION 3



**LAND USE DESIGNATION**

- RURAL
- SHORELINE DESIGNATION
- OMAF LEAR PRIME DESIGNATION
- MAGNETAWAN RIVER DEVELOPMENT AREA (Refer to Section 6.1.3)

**PARCEL FABRIC**

- WATERCOURSES
- WATERBODIES
- CROWN LAND

**TRANSPORTATION SYSTEM**

- PROVINCIAL HIGHWAY
- MUNICIPAL YEAR ROUND MAINTAINED
- MUNICIPAL SEASONAL MAINTAINED
- UNMAINTAINED ROAD
- PRIVATE ROADS



0 1,000 2,000 Meters

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Map Mapping Source:  
Ministry of Natural Resources and Forestry - Ontario Geospatial  
Municipal Property Assessment Corporation

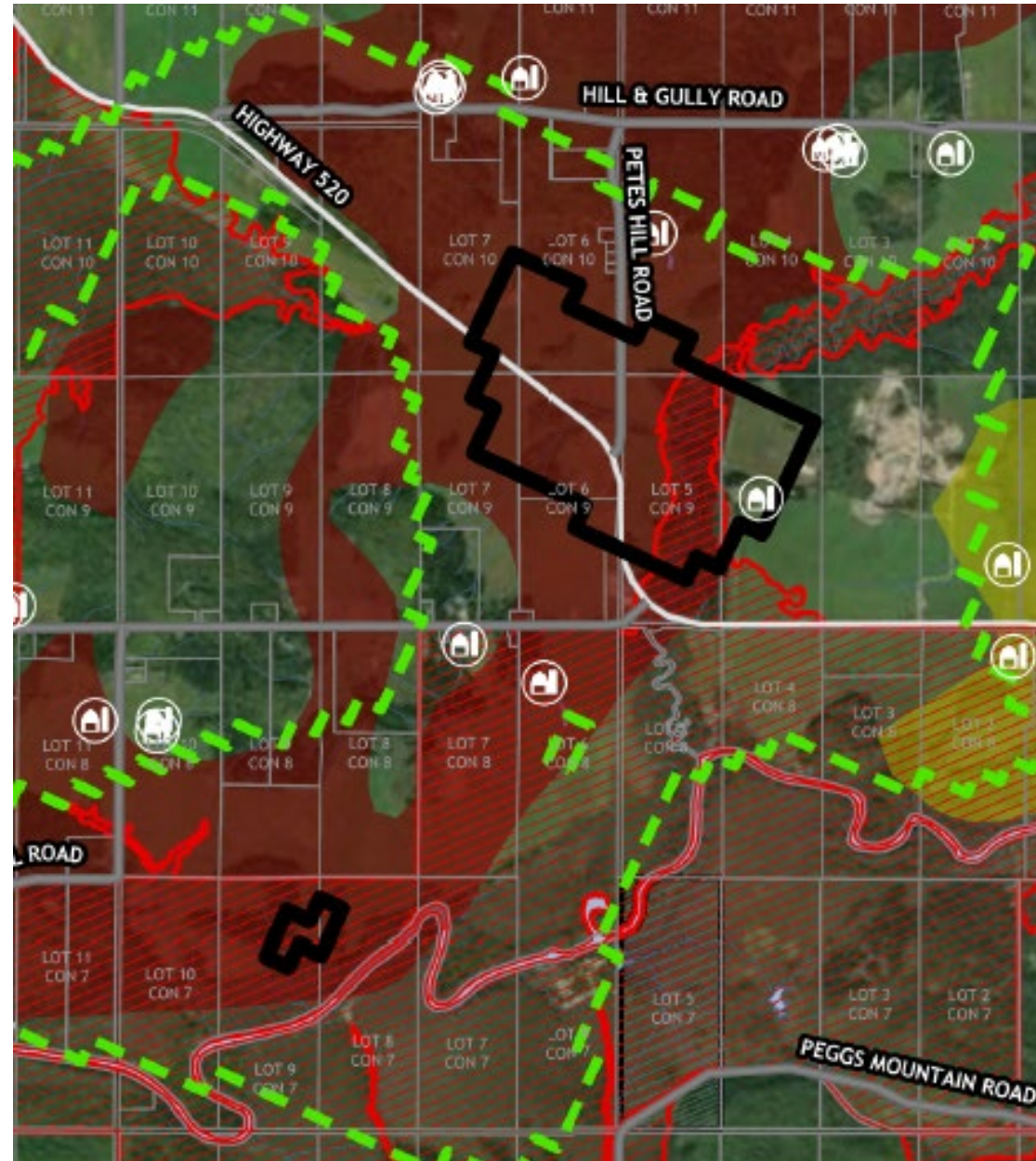
**PLANScape**  
BUILDING COMMUNITY THROUGH PLANNING

# Option 3: Data Inputs

- OMAFA LEAR

## Key Differences From Option 1

- Removes all other considerations except what was provided as an information layer for consideration by OMAFA



## OPTION 3



### LAND USE DESIGNATION

- RURAL
- ▨ SHORELINE DESIGNATION
- ▨ OMAFA LEAR PRIME DESIGNATION
- ▨ MAGNETAWAN RIVER DEVELOPMENT AREA (Refer to Section 6.1.3)

- PARCEL FABRIC
- WATERCOURSES
- WATERBODIES
- CROWN LAND

### TRANSPORTATION SYSTEM

- PROVINCIAL HIGHWAY
- MUNICIPAL YEAR ROUND MAINTAINED
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Map Source:  
Ministry of Natural Resources and Forestry, Ontario Real Property & Assessment Corporation

## Option 4: Do Nothing

- Communicates that there is no agricultural system in the Township of Ryerson
- Reflects a conscious priority not to protect agricultural lands and resources
- No agricultural lands would be mapped

# Q and A Session

- Please raise your hand and we'll acknowledge each person in order.
- Please remember that tonight is about gathering feedback so we are writing notes of the verbal portion and also compiling the information you write on the Feedback Forms.
- Please note that you may disagree with the Provincial requirements, but we don't have a choice in terms of what they are. The choice here is to select an option that you feel most represents the interests of the Township.
- All feedback is welcome and will be documented for the project record.



**Official Plan Agricultural Lands Comment Form**


Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Email: \_\_\_\_\_ Phone: \_\_\_\_\_

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Yes  No

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Feedback
Option 1: Protective Approach
Option 2: Mid-protective Approach
Option 3: Least-Protective Approach
Option 4: Do Nothing

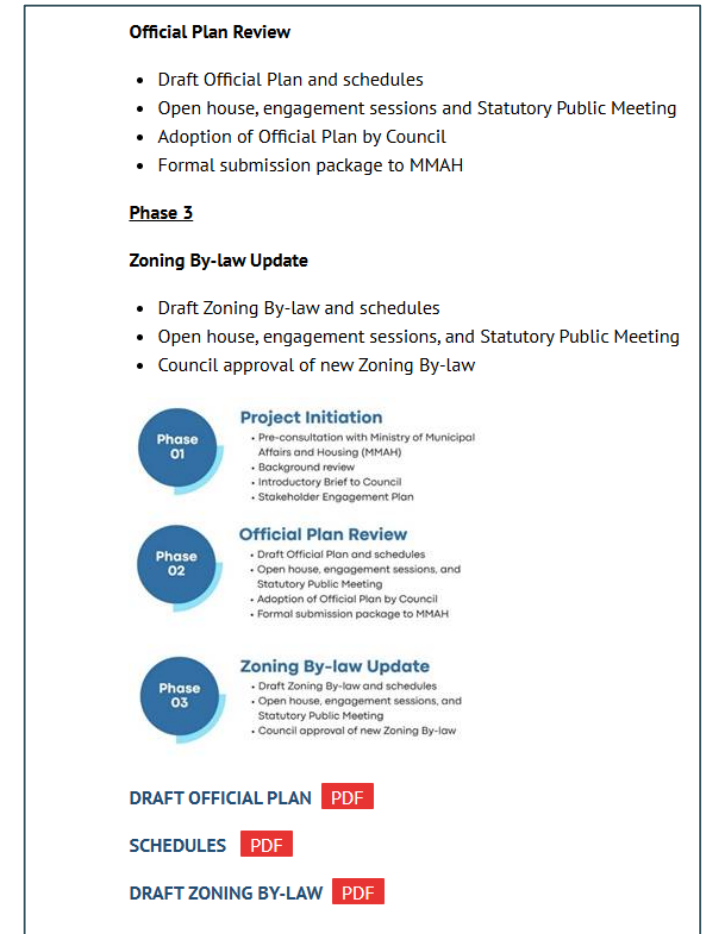
# Project Next Steps

- Compile the comments on each option for Council to provide direction
- Submit the Draft Official Plan to MMAH for initial comment (not the final approval, just comments on the Draft)
- Return for in-person Statutory Public Meetings in May
- Council to Adopt Official Plan and approve the Zoning By-law in June
- June 2026 project completion target date

Please visit the project website for additional information:

[www.ryersontownship.ca/departments/planning/official-plan-review-zoning-by-law-update](http://www.ryersontownship.ca/departments/planning/official-plan-review-zoning-by-law-update)

Or provide comment to: [clerk@ryersontownship.ca](mailto:clerk@ryersontownship.ca)



# Project Contacts

Nancy Field

Acting CAO/Clerk

[clerk@ryersontownship.ca](mailto:clerk@ryersontownship.ca)

(705) 382-3232

Debbie Vandenaeker

Senior Planner / Project Manager

[dvandenaeker@planscape.ca](mailto:dvandenaeker@planscape.ca)

705-645-1556 x 108

Thank you for taking the time to attend this evening. Your time, expertise and participation are appreciated.