

# 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
- Legislative Hierarchy
- The Official Plan vs. Zoning By-law
- Key Document Changes
- Engagement Plan and Strategy
- Engagement Touchpoints
- Project Schedule and 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 (February 2026 and ongoing)
- Open House and Engagement Sessions (February 2026 and ongoing)

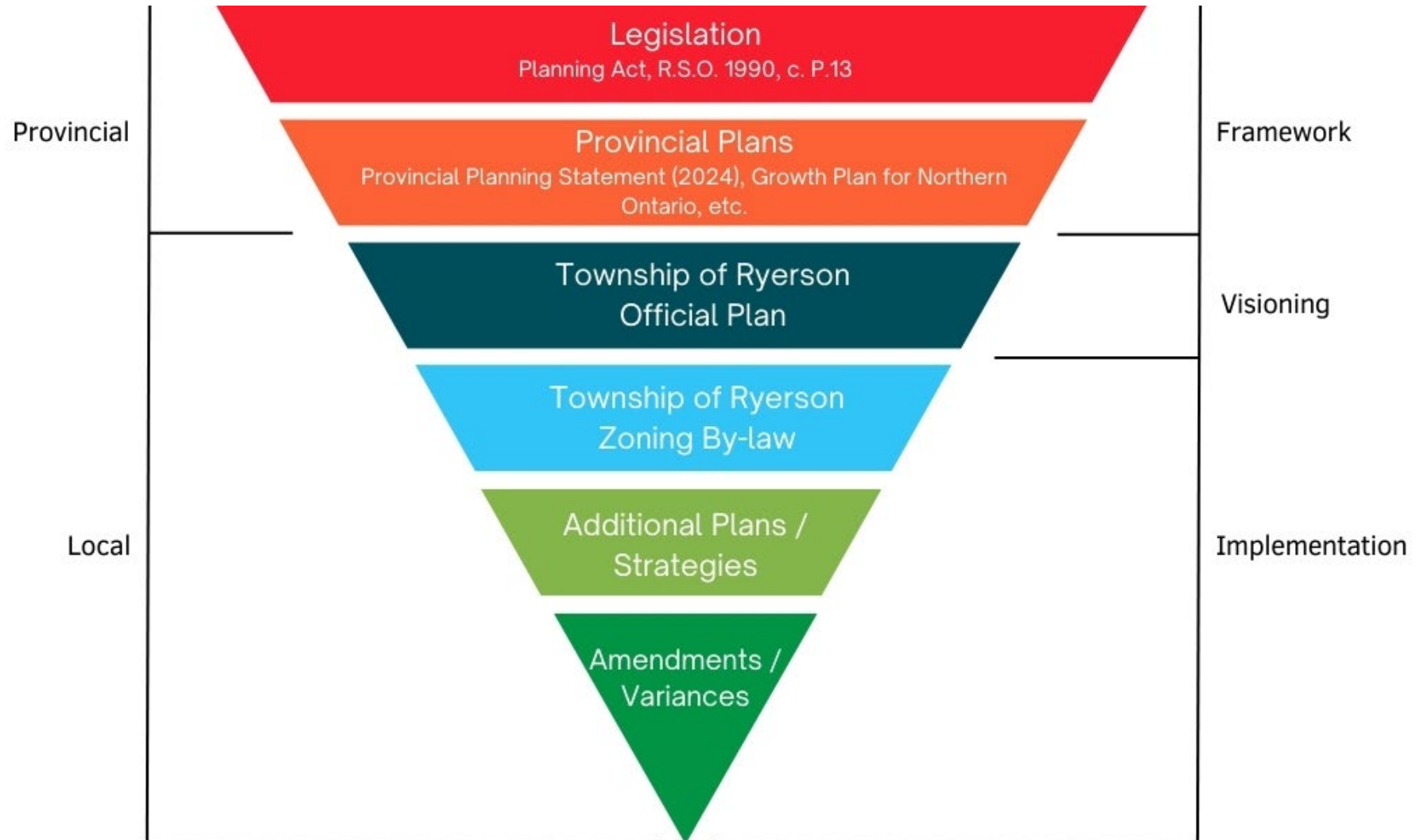


# Purpose of the Meeting

- Review the Official Plan and Zoning By-law project with Council and Residents
- Discuss the key changes between the existing Official Plan and Zoning By-law and the newly drafted documents to gather feedback and input
- Track comments and answer questions and concerns to help inform residents

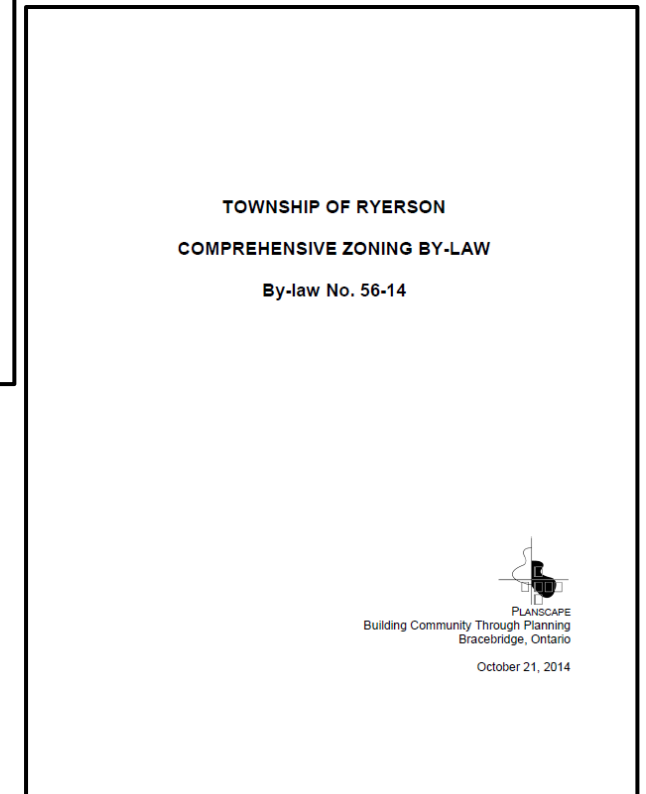


# Hierarchy of Planning in Ontario



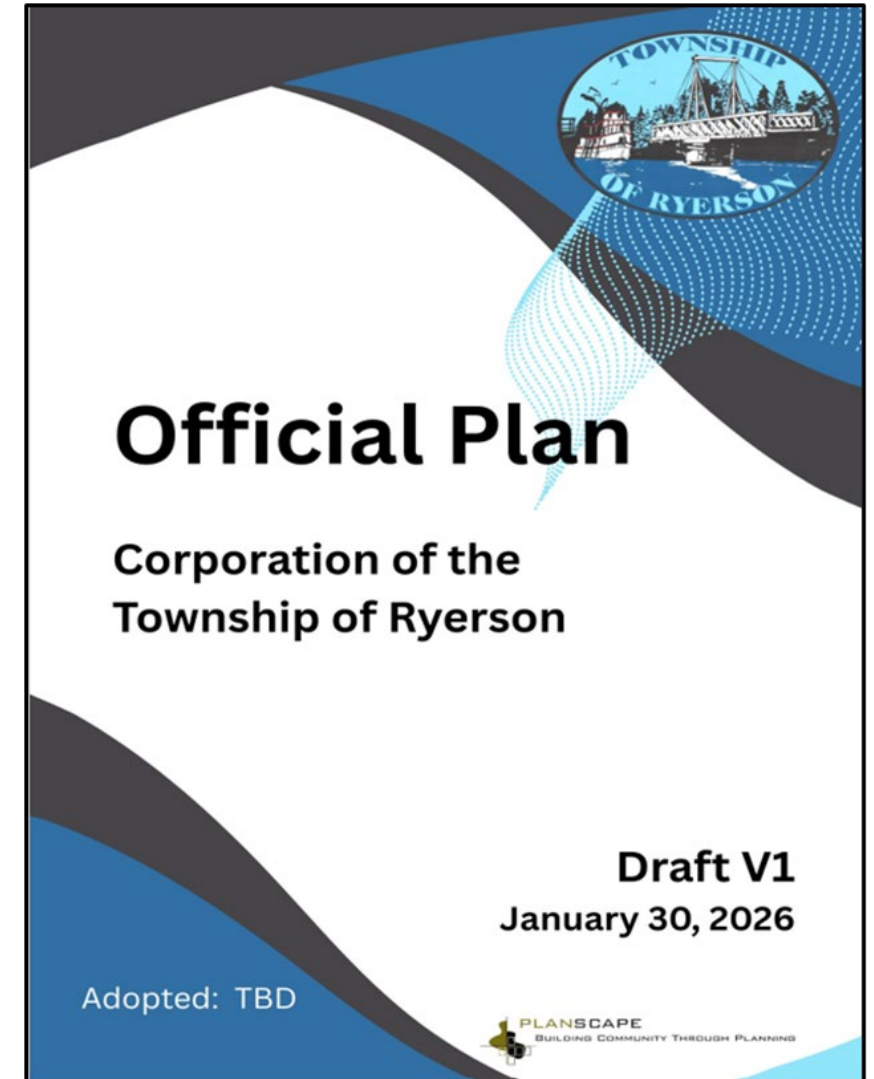
# An OP vs ZBL

- 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 policy document that sets out the community's long-term vision, principles, and objectives
  - It 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



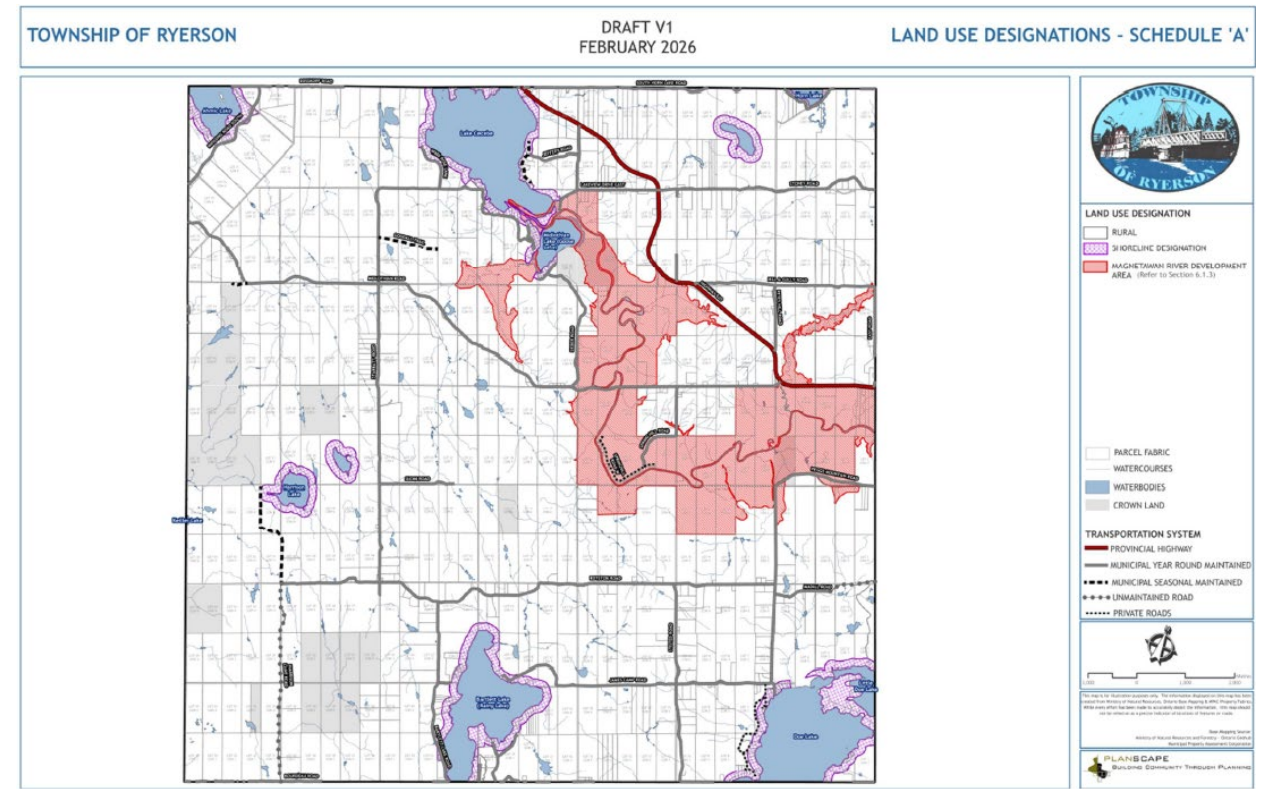
# Structure of the New Official Plan

## Appendices

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

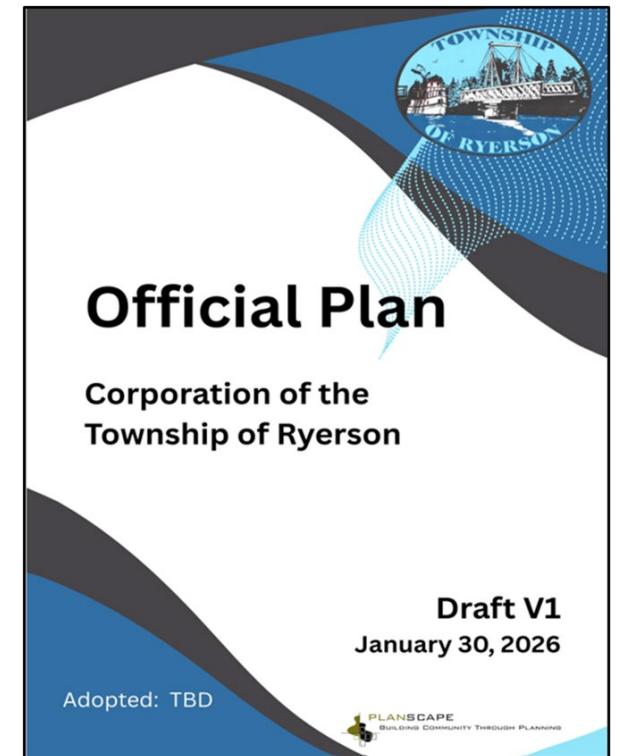
## Schedules/Maps

- A. Land Use Designations
- B. Natural Heritage
  - B1. Agricultural Overlay
- 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



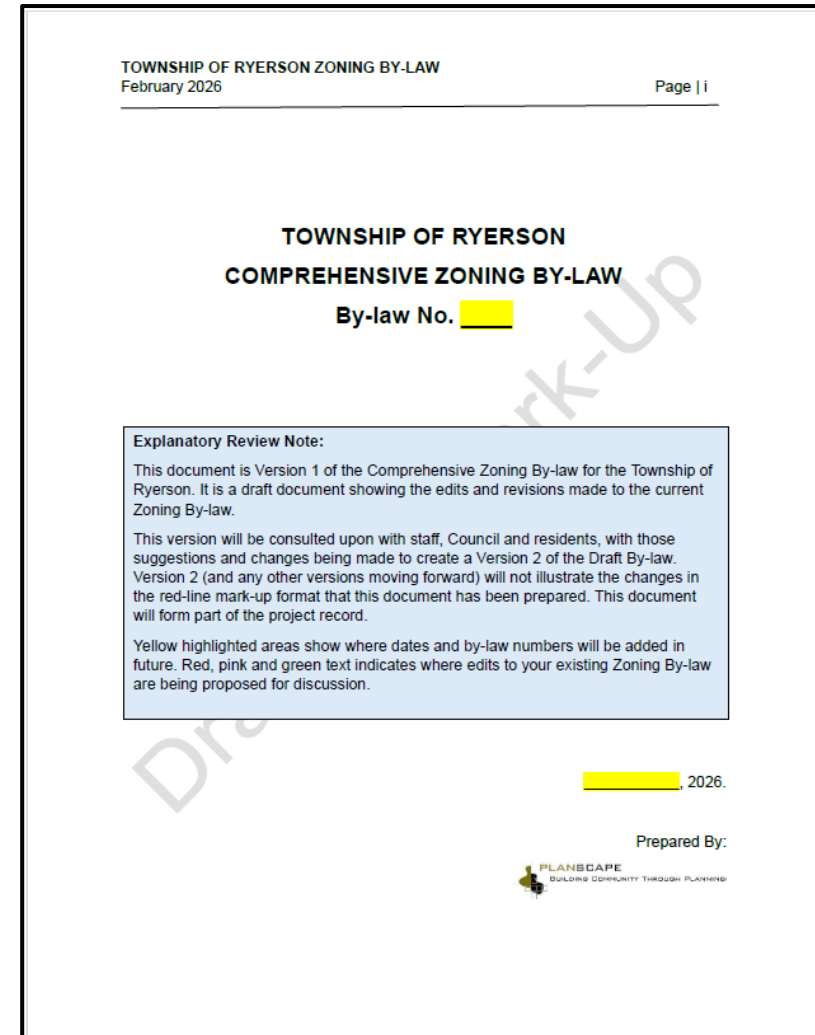
# Key OP Differences

- Reorganized Table of Contents to reflect provincial guidance and recent best practices
- Reviewed and updated OP mapping schedules with most recent layers
- Revised and updated the definitions section to align with legislation
- Addition of Agricultural Designation per legislation
- Where we could consolidate and simplify policies and directions, we have. The restructuring of was focused on changes that are intended to make the document more user friendly for readers and aligned with provincial guidance



# Structure of the Revised Zoning By-law

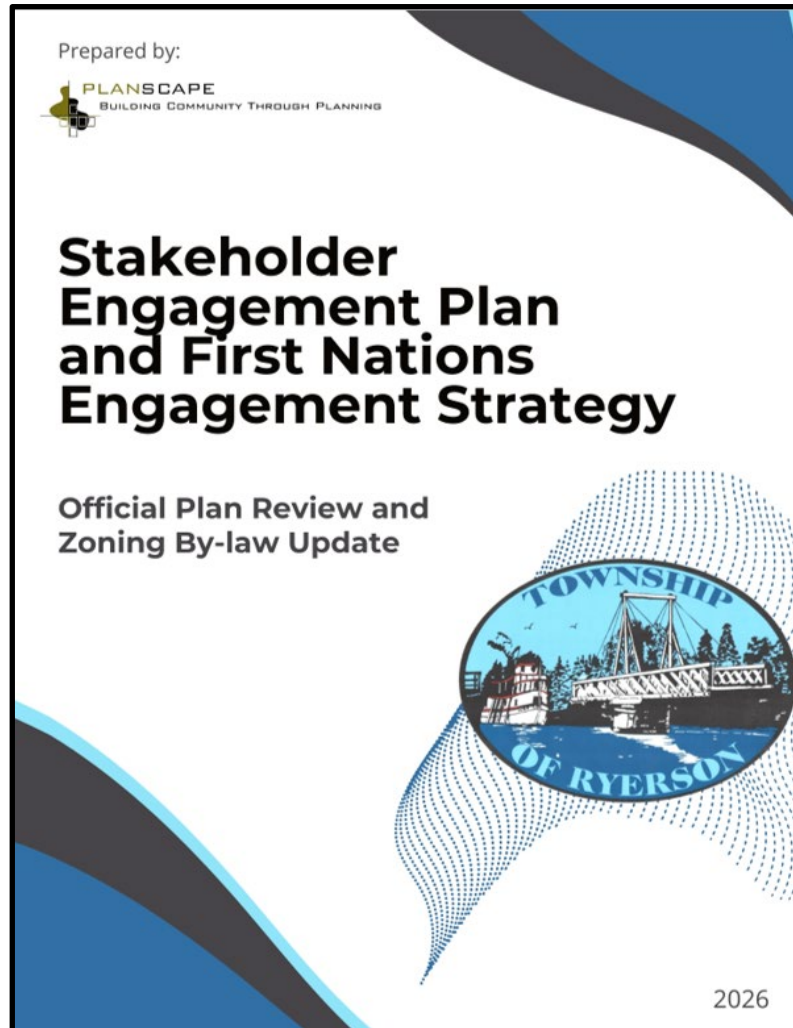
1. Interpretation and Administration
2. Definitions
3. General Provisions
4. Zone Provisions and Exceptions to Zones
5. Enactment



# Key ZBL Changes

- New Definitions:
  - Additional Residential Unit (ARUs); Agricultural Use; Agricultural-Related Uses; Agri-Tourism Uses; Cannabis Production Facility; Carport; Cemetery; Container, Shipping; Dwelling, Primary; Hunt Camp; On-Farm Diversified Uses; Prime Agricultural Land; Self-Propelled Camping Unit; Shoreline Buffer; Stored Trailer; Trailer; Trailer, Assessed; Trailer Camp, Commercial; Trailer, Park Model; Waterfront Landing
- Added a 20 meter protected shoreline buffer
- Added a section for shipping containers
- Updated to allow Gazebos in all zones
- Added Additional Residential Unit provisions
- Removed Group Home provisions
- Added Hunt Camp provisions
- Updated Accessible Parking Standards
- Added all recent Zoning By-law Amendments to Exception Zones section

# Engagement Plan



Township of Ryerson  
Official Plan Review and Zoning By-law Update  
Stakeholder Engagement Plan and First Nations Engagement Strategy 2026

### Table of Contents

1	Stakeholder Engagement Goals .....	3
2	Modified Stakeholder Sensitivity Analysis .....	3
3	Consultation Approach .....	4
3.1	Communication Methods .....	4
3.2	Webpage Development .....	4
3.3	Flexible Engagement Approach .....	4
4	First Nations Engagement .....	4
5	Engagement Plan / Schedule .....	5
5.1	Preliminary Schedule of Engagements .....	6

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2 | Page

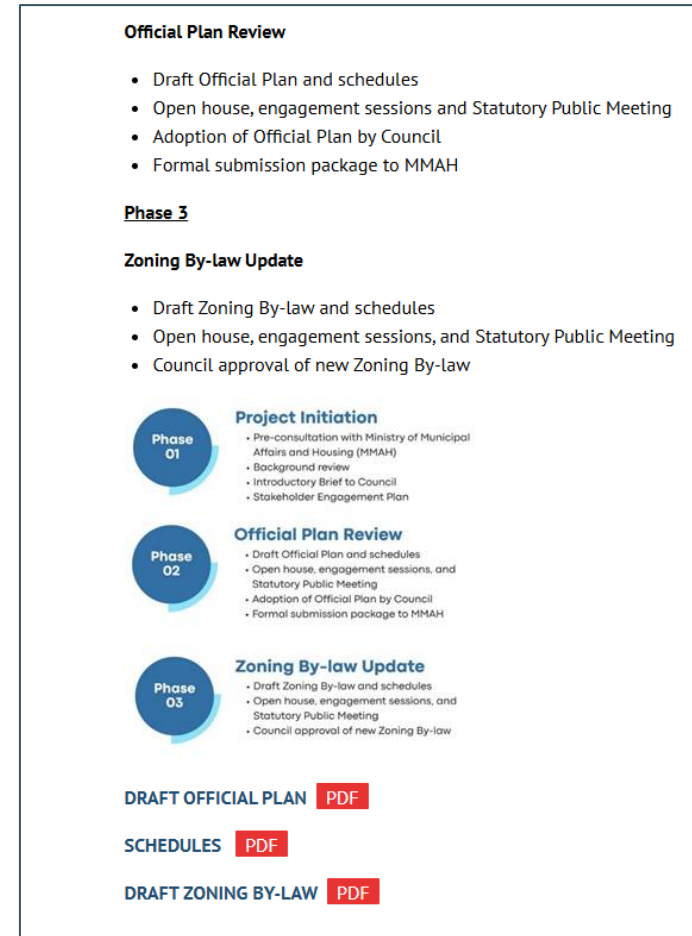
# Project Touchpoints

Date	Description of Task
January 2026	Project Kick Off Tasks: A team meeting was held with Township staff and the consultant team to review the project, deliverables, timelines, and objectives. A Project Brief was prepared to introduce the project to Council.
February 2026	Project Webpage: A project webpage was created and an overview of the project, legislative requirements, and ways to engage was uploaded.
February 2026	Public Open House and Engagement Sessions: A series of engagement sessions and an in-person open house are being held to present the drafts for comment and input from all interested groups.
Spring 2026	Update Project Webpage: The project webpage will be updated with a summary of comments heard at the public meeting. Additional engagement materials will also be uploaded.
May/June 2026	Statutory Public Meeting: Final public meeting to present the updated and draft final Official Plan and Zoning By-law to Council. Once adopted, the draft OP will be submitted to MMAH for approval.



# Project Next Steps

- Integrate comments heard from this meeting
- Submit the Draft Official Plan to MMAH for initial comment
- 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 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

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We are happy to discuss any ideas, questions or concerns relating to the OP review or ZBL update.