



# DRYDEN

## Media Release

### City of Dryden Launches 30-Day Public Engagement on Draft South Van Horne Master Plan

DRYDEN, ON – August 27, 2026

The City of Dryden is inviting residents, community organizations, Indigenous communities and other interested parties to provide feedback on the Draft South Van Horne Master Plan during a 30-day City-led public engagement period.

The Draft Master Plan has been prepared in accordance with the City of Dryden Official Plan and establishes a planning framework for the approximately 30-acre South Van Horne waterfront area.

The Master Plan considers a number of important matters, including:

- the appropriate mix of residential and commercial development;
- public open space and amenity areas;
- continued public access to the Wabigoon Lake shoreline;
- connections to the City's trail system;
- protection of Wabigoon Lake and the Laura Howe Marsh;
- municipal water and wastewater servicing;
- transportation and stormwater management; and
- the future phasing and implementation of development.



The Draft Master Plan includes a reference concept of approximately 396 residential units across the broader study area. This figure is a planning benchmark only and is not an approved density or final development plan. Final development will remain subject to environmental and servicing studies, future planning approvals and decisions of Council.

Approximately 10 acres of the study area, identified as Precinct A, are currently owned by the City. The remaining approximately 20 acres, identified as Precinct B, remain in provincial ownership and their future acquisition by the City is not assured. The Draft Master Plan therefore requires the City-owned lands to be capable of functioning independently if the provincial lands are not acquired.

Public access to the waterfront is a central component of the Draft Master Plan. The Plan establishes an open-space benchmark of approximately 35 per cent of the study area and seeks to maintain public access to the Wabigoon Lake shoreline while preventing exclusive private residential frontage along the lake.

The Draft Master Plan is not a development approval. It does not approve a plan of subdivision or site plan, remove existing holding provisions, or authorize construction. Additional environmental, archaeological, servicing and planning approvals will be required before development can proceed.

## **Have Your Say**

Residents and interested parties are encouraged to review the Draft South Van Horne Master Plan and supporting materials and provide comments during the 30-day engagement period. Feedback should focus on matters such as the proposed mix of residential and commercial uses, open space and public amenities, waterfront



access, environmental protection, servicing and other matters addressed in the Draft Master Plan.

By email:

vanhornemasterplan@dryden.ca

In writing:

City of Dryden

30 Van Horne Avenue

Dryden, Ontario P8N 2A7

Deadline for comments:

Sunday, September 27, 2026

The City will also undertake Indigenous engagement in accordance with the Official Plan.

Following the engagement period, City staff will prepare a consultation record summarizing the feedback received, consider revisions to the Draft Master Plan where appropriate, and return the document to Council for further consideration.

### **For More Information**

City of Dryden - Building and Planning Department

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