



# Town of Marathon

## Official Plan and Zoning By-law Review

Introductory Public Open House Presentation  
August 19, 2025

Presenters:

Jill MacDonald, MCIP, RPP – WSP Project Manager

Anita Sott, MCIP, RPP – WSP Deputy Project Manager

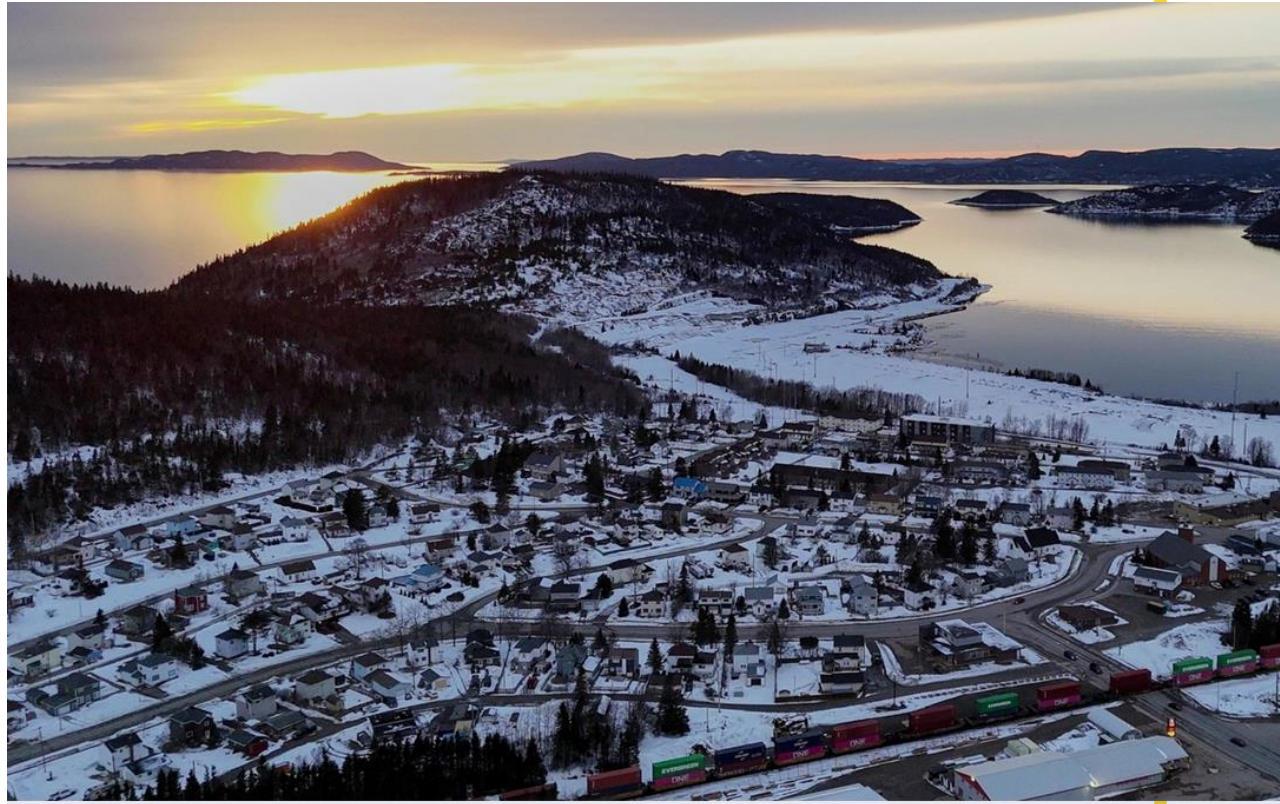


Image: Town of Marathon



# Overview and Purpose of Today's Presentation

1. Consultant Project Team Introductions
2. Project Overview
  1. Ontario Planning Framework
  2. What is an Official Plan and Zoning By-law, and why are they being reviewed?
  3. What is a Housing Needs Assessment?
  4. Project Work Plan
  5. Community Engagement Program
3. One Window Pre-consultation with Province
4. Draft Background Report Overview
5. Draft Housing Needs Assessment Overview
6. Next Steps

# Consultant Project Team Introductions

## Role

### WSP

- Project management
- Preparation of project deliverables
- Delivery of community engagement activities



### metroeconomics

- Population, Housing, and Employment Forecasts



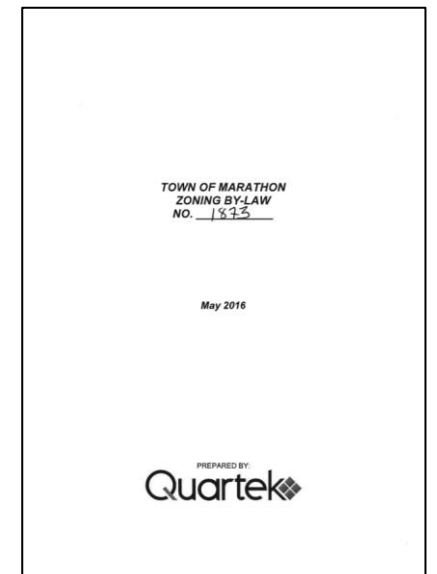
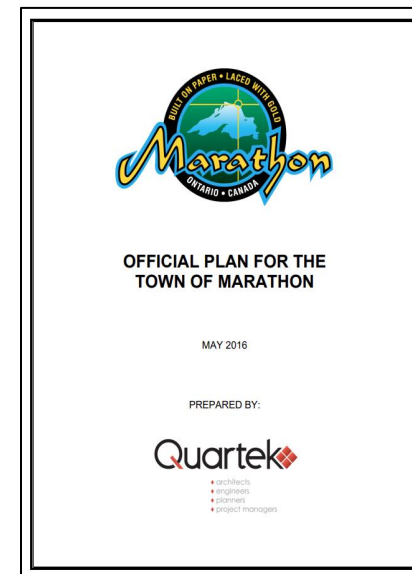
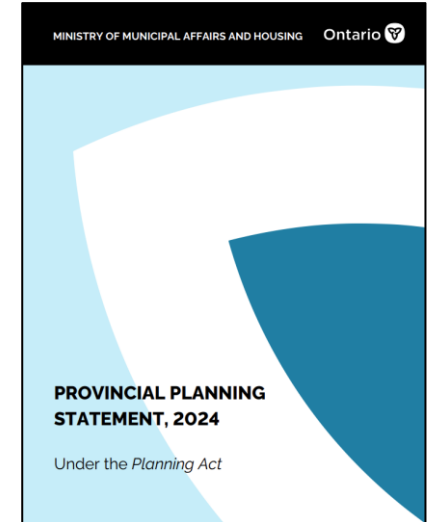
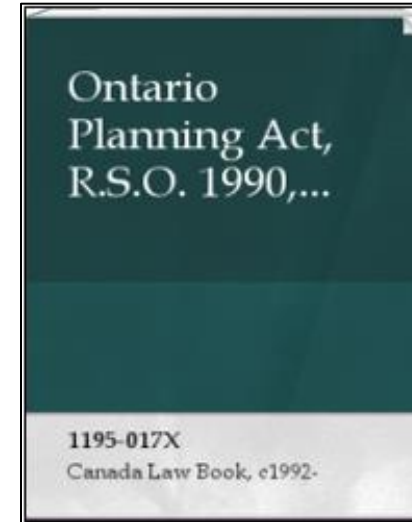
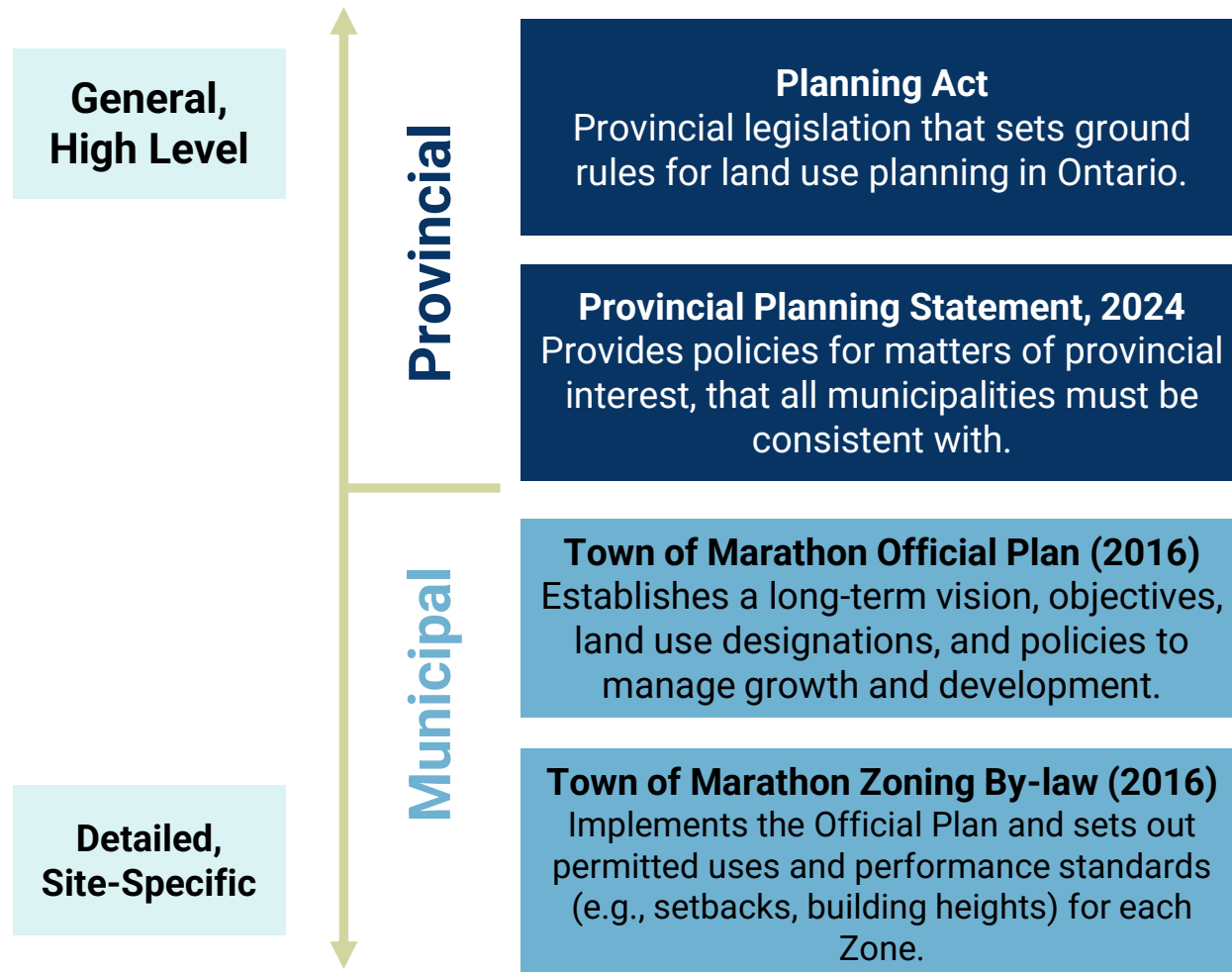
### CGIS

- Official Plan and Zoning By-law Schedules (Maps)

## Team Members

- Jill MacDonald, MCIP, RPP – Project Manager
- Anita Sott, MCIP, RPP – Deputy Project Manager
- Courtney Laurence, MCIP, RPP – Housing Needs Assessment Lead
- Billy Cohen – Planner
- Tom McCormack, MA Econ
- Jeffrey Dean, BES
- Brandon Tourangeau

## Ontario Planning Framework



# What is an Official Plan?

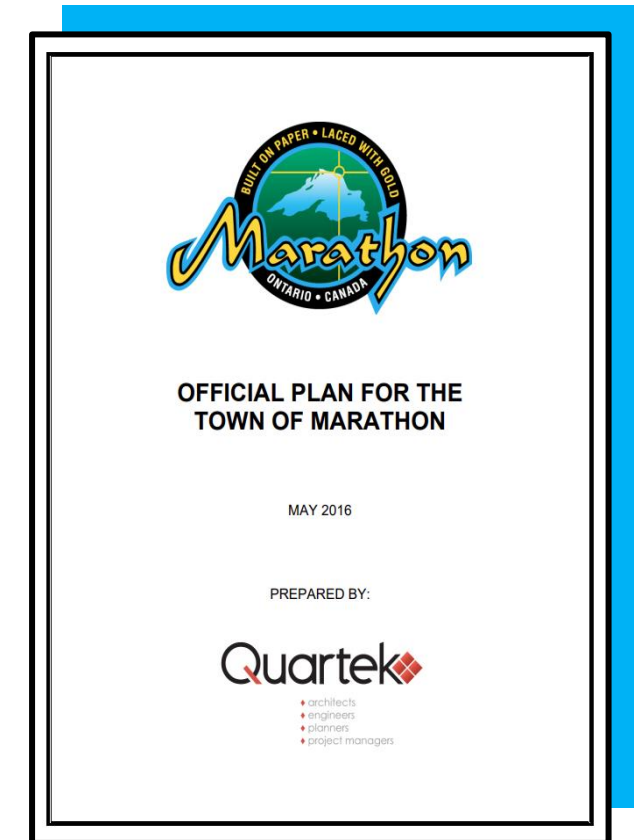
An Official Plan:



- Establishes a vision for growth and development;
- Details strategic objectives to implement the vision;
- Guides where land uses (e.g., residential, commercial, industrial, parks) should be located;
- Directs what natural and cultural heritage features should be protected and/or enhanced;
- Identifies servicing and infrastructure needs (e.g., roads, active transportation, water / sewer services); and
- Reflects Provincial and local interests and values.

# Why is the Town Reviewing its Official Plan?

- The Town's current Official Plan was last approved by the Province on April 26, 2016.
- Municipalities must review and update their Official Plans every 10 years for a new Official Plan, and every 5 years thereafter.
- The Official Plan Review will:
  - Reflect recent updates to the Planning Act and the Provincial Planning Statement, 2024;
  - Guide growth and development for 25 years, to 2051;
  - Address Marathon's local priorities and community needs; and
  - Consider input from the Town, neighbouring Indigenous communities, technical agencies, and the local community.

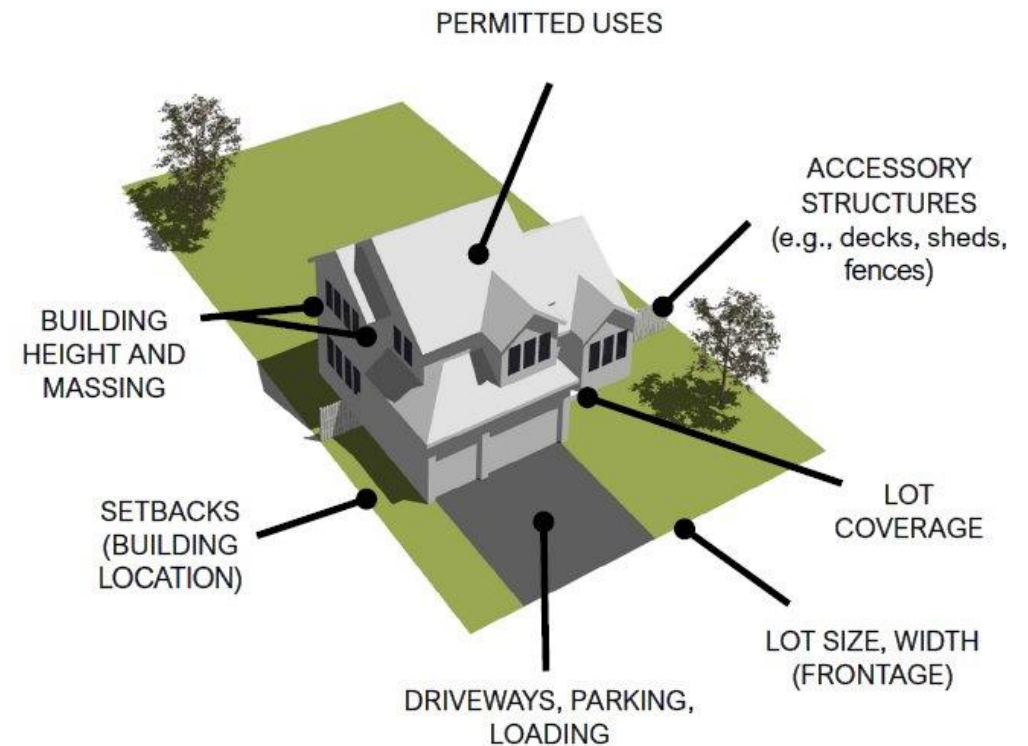




# What is a Zoning By-law?

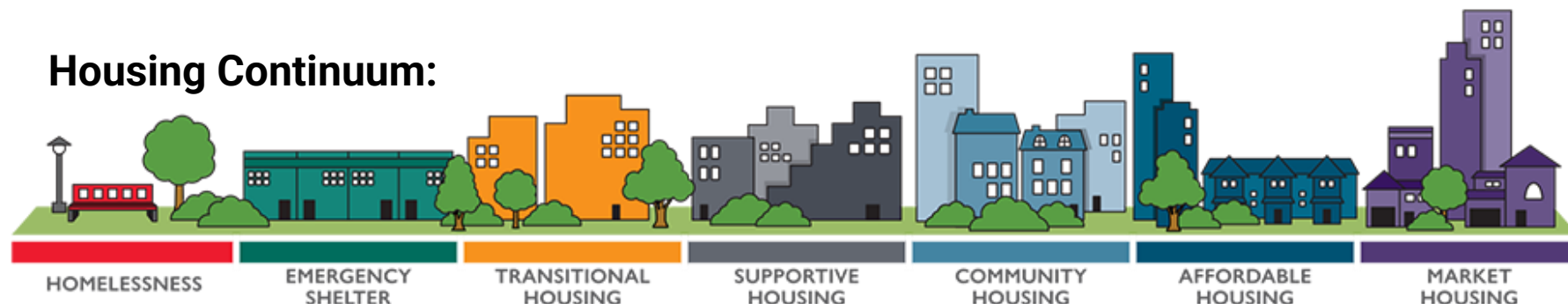
A Zoning By-law:

- A legal document that regulates the use of land and built form.
- Implements the land use objectives and policies of a community's Official Plan and helps manage potential conflicts between land uses.
- Provides detailed standards for how a property may be developed.



# What is a Housing Needs Assessment (HNA)?

- Provides a comprehensive picture of the Town's current housing landscape, using both quantitative and community input
- Identifies current and future housing needs based on demographic trends
- Highlights gaps in current housing supply across the **housing continuum**
- Key findings of the HNA can be used to:
  - Inform land use planning and policy directions
  - Support applications for provincial and federal funding
  - Guide investments in infrastructure and services





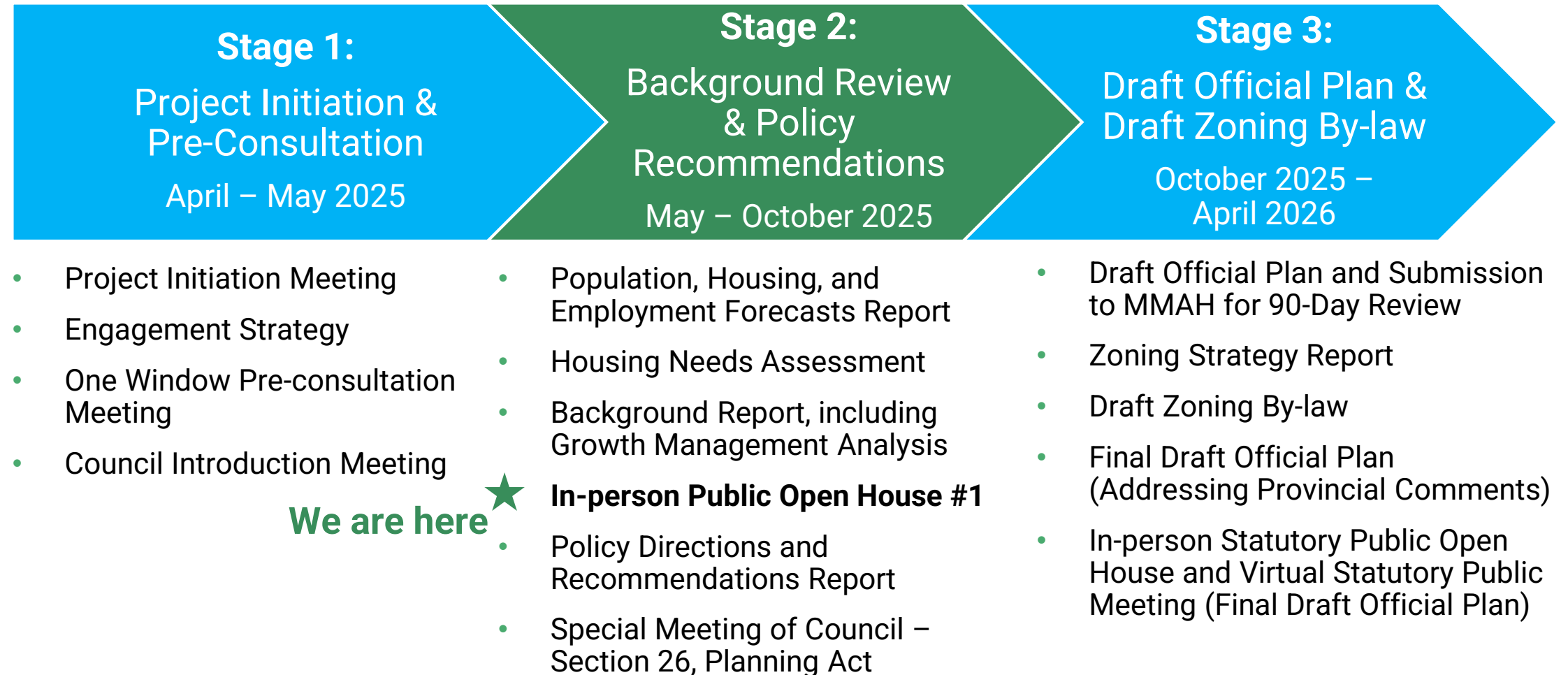


## Why is the Town Doing a Housing Needs Assessment?

- Informs updates to the Official Plan and Zoning By-law, ensuring policies support a range of housing options
- Identifies the types of housing and support services most needed in the community over the next 25 years
- Supports evidence-based planning to help Council prioritize investments and decisions based on actual needs
- Needed to meet the requirements of the Housing Accelerator Fund (HAF) program



# Project Work Plan



# Project Work Plan

## Stage 4:

Revised Draft Zoning By-law &  
Final Official Plan

May – June 2026

- Final Official Plan for Council Adoption
- Submit Adopted Official Plan to MMAH for Approval
- Revised Draft Zoning By-law

## Stage 5:

Final Approved Official Plan &  
Final Zoning By-law

June – September 2026

- In-person Statutory Public Open House (Revised Draft Zoning By-law)
- Final Draft Zoning By-law
- Virtual Statutory Public Meeting (Final Draft Zoning By-law)
- MMAH Approval of Official Plan Anticipated
- Final Zoning By-law for Council Adoption

# Community Engagement Program



## Groups to be Engaged

Town Council

Town Staff Technical  
Advisory Committee

Nearby Indigenous  
Communities

External Agencies

Community Members

## Methods of Participation

- Special Meeting of Council, Statutory Public Meetings, Staff Updates
- Review of all draft deliverables
- Meetings to review comments
- Communications and each community's preferred level of engagement
- To be circulated draft deliverables with request for comments
- 3 Public Open Houses
- 2 Statutory Public Meetings

Documents will be added to the Town's project website for review at

<https://www.marathon.ca/business-and-development/projects/town-of-marathon-official-plan-and-zoning-by-law-review/>

# One Window Pre-consultation with Province

In a meeting on April 30, 2025, the Ontario Partner Ministries identified key required Official Plan policy updates that will be addressed through the Official Plan Review:

- Policies must be consistent with the Provincial Planning Statement, 2024, including terminology and definitions therein.
- Recent updates to the Planning Act (e.g., Bills 23, 97, and 185, and O. Reg. 299/19 for Additional Residential Units) and Ontario Heritage Act should be reflected.
- Permissions for up to 3 units as-of-right on fully serviced lots containing a single detached, semi-detached, or townhouse dwelling must be added.
- Permitted housing types and associated policies should be reviewed, to ensure they meet local needs.
- Reference should be added to requirements for the Ministry of Transportation's review and approval of new highway accesses (e.g., for commercial development).
- Policies should be added to encourage the development of an Archaeological Management Plan.
- Public consultation requirements should be added, in accordance with the Planning Act.
- Schedules should be updated as needed, including to show updated abandoned mine sites.
- Further detailed written comments and mapping resources will be provided.

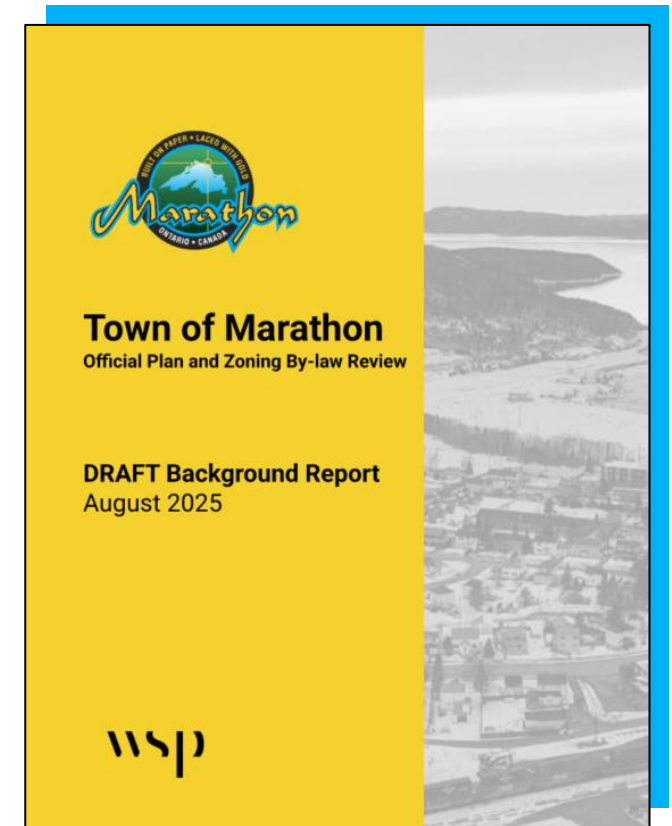
## Draft Background Report (August 2025)

The **Draft Background Report** provides the foundation for the Official Plan and Zoning By-law reviews by:

- Presenting the current community profile;
- Examining the Town's vacant land supply available to accommodate projected growth; and,
- Identifying required updates to the Official Plan and Zoning By-law based on provincial requirements, local needs, and community input.

The Draft Background Report is available for review at the Town's project webpage at:

<https://www.marathon.ca/business-and-development/projects/town-of-marathon-official-plan-and-zoning-by-law-review/>







# Draft Background Report (August 2025)

## Growth Projections to 2025

A **Population, Dwellings, and Employment Growth Projections Report** was prepared by **metroeconomics**. Two (2) scenarios are included to project future growth in Marathon to the year 2051:

### 1. Base Case

Projection	2021	2051	Change (2021- 2051)
Population	3,258	2,805	- 453
Dwellings	1,415	1,318	- 97
Jobs	1,325	1,233	- 92

### 2. High Case\*

Projection	2021	2051	Change (2021- 2051)
Population	3,258	4,845	+ 1,587
Dwellings	1,415	2,193	+ 779
Jobs	1,325	2,140	+ 815

\*assumes Generation Mining project is constructed

# Draft Background Report (August 2025)

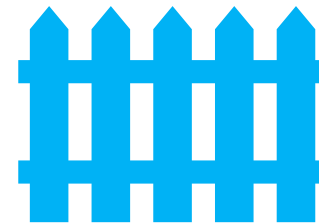
## Vacant Lands and Growth Management Analysis

- **Under the Base Case Scenario there are sufficient vacant residential lands and vacant employment lands within the Town's existing Urban Service Area** (i.e., Settlement Area) to accommodate projected residential and employment lands needs to the year 2051.
- Should the Generation Mining Project go ahead, it is assumed that workforce accommodations associated with the Mine would support housing needs for many employees.
- The Town has significant existing vacant residential land available to accommodate future housing growth within Marathon, including:
  - The planned 19-lot tiny home subdivision (15 gross ha);
  - Draft Approved Penn Lake Subdivision – Phase 2 (34.3 gross ha, 102 new dwellings);
  - Potential Penn Lake Subdivision – Phase 3 (43.4 gross ha; with potential for these lands to be included in the Settlement Area).

## Draft Background Report (August 2025)

The Draft Background Report (August 2025) identifies a number of key policy and zoning issues to be addressed through the Official Plan and Zoning By-law Review:

- Permissions for additional residential units on a lot
- Permitted land uses along Marathon's former industrial waterfront
- Housing type definitions
- Front yard parking permissions
- Limits on front yard paving
- Deck and ramp encroachments
- Pre-fabricated shipping containers
- Oversized garages



# Draft Housing Needs Assessment (August 2025)

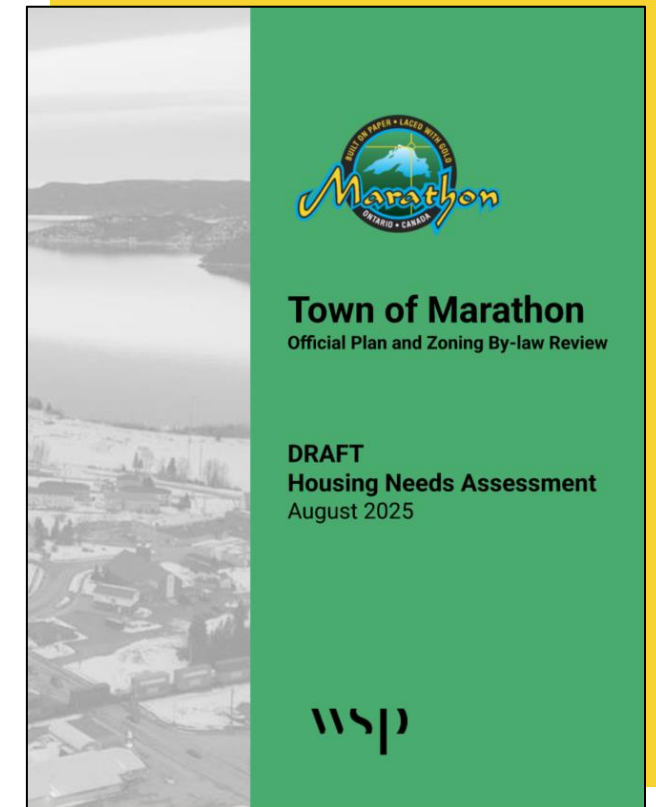
The **Housing Needs Assessment** will help inform the housing policies within the Official Plan and Zoning By-law Review. Key findings include:

- Marathon's population is declining slightly.
- Marathon's population is aging.
- Household growth has been limited.
- Nearly 10% of households are in **core housing need**.

Mining, retail, healthcare, and social assistance employ the majority of Marathon's residents.

The Draft Housing Needs Assessment is available for review at the Town's project webpage at:

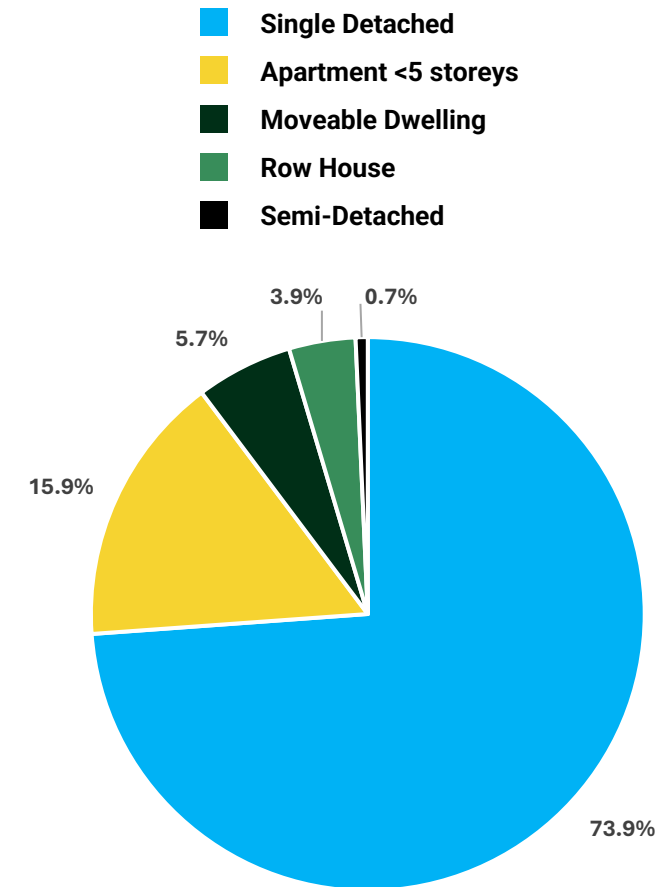
<https://www.marathon.ca/business-and-development/projects/town-of-marathon-official-plan-and-zoning-by-law-review/>



## Draft Housing Needs Assessment (August 2025)

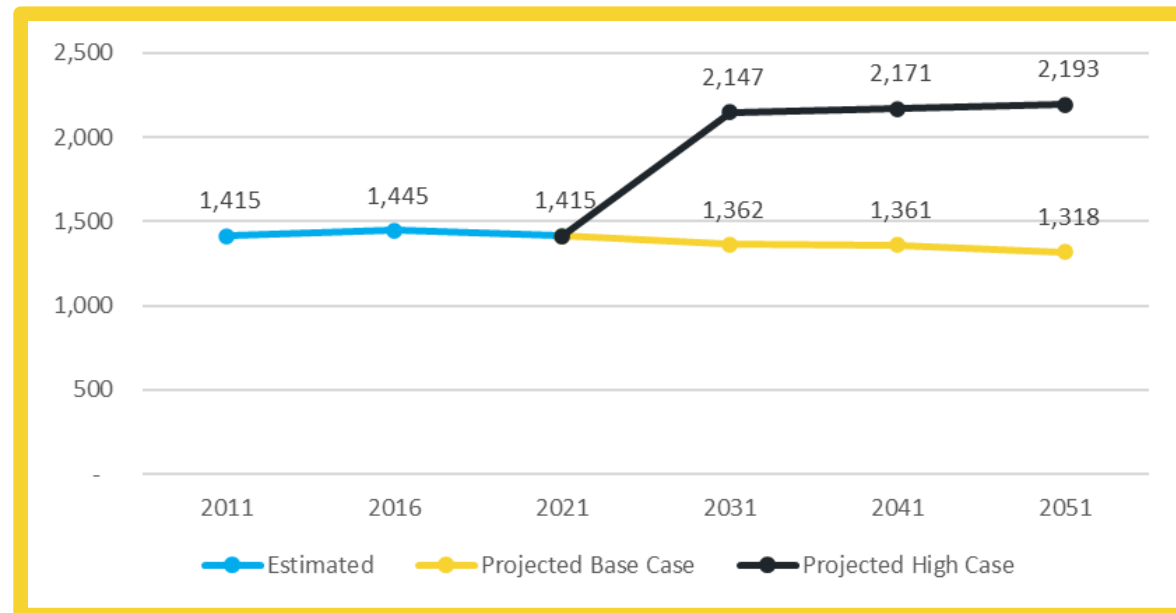
The **Draft Housing Needs Assessment** found the following information about the Town's current housing makeup:

- Single-detached homes with 3+ bedrooms are the predominant housing type in Marathon.
- Approximately one quarter of residents are renters.
- Two (2) apartment buildings and one (1) seniors' facility have been built since 2000.
- Emergency housing options are extremely limited.



# Draft Housing Needs Assessment (August 2025)

A **Population, Dwellings, and Employment Growth Projections Report** was prepared by **metroeconomics**. Two (2) scenarios are included to project future growth and housing demand in Marathon to the year 2051:



## 1. Base Case

- Little new housing demand
- Single-detached houses predominate

## 2. High Case (assumes Generation Mining project is constructed)

- Increased housing demand across all types
- New demand for apartments, moveable dwellings, and row houses

### In either case:

- Affordable rental housing is needed
- Diverse housing forms are needed





# Next Steps

## Summer 2025

- **Comments are requested on the Draft Background Report and Draft Housing Needs Assessment by August 29, 2025.**
- Finalize the Background Report and Housing Needs Assessment, including an “As We Heard It” summary of the community input received through the Public Open House and any comments received (September 2025)

## Fall 2025

- Prepare Draft Policy Directions and Recommendations Report (September 2025)
- Special Meeting of Council to present the Draft Policy Directions and Recommendations Report (October 2025)
- Finalize Policy Directions and Recommendations Report (October 2025)
- Prepare Draft Official Plan and Schedules for Town Staff Review (November 2025)

# Thank you – Questions? Comments?

## Town Staff Contact:

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& Economic Development Manager**

Town of Marathon

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Phone: 807-229-1340 ext. 2242



**For more information and future project updates, visit the Town's webpage:**

<https://www.marathon.ca/business-and-development/projects/town-of-marathon-official-plan-and-zoning-by-law-review/>