



Welcome!

Introductory Public Open House – Town of Marathon Official Plan and Zoning By-law Review and Housing Needs Assessment

Please sign in and browse the display boards
to learn more about the project.

For more information and to share your
thoughts, contact:

Tim Allen, CBO, Building Services &
Economic Development Manager

Town of Marathon
cbo@marathon.ca

Stay up to date:

www.marathon.ca/business-and-development/projects/

www.facebook.com/communityservicesandrecreation/



Project & Community Engagement Milestones

1

**Project Initiation &
Pre-Consultation**
Spring 2025

- Pre-consultation with Ontario Partner Ministries
- Town Project Webpage Launch
- Council Introduction Meeting (May 13, 2025)

2

**Background Review &
Policy Recommendations**
Spring to Fall 2025

- Background Report
- Housing Needs Assessment
- **In-person Public Open House #1** ★ We are here
- Policy Directions and Recommendations Report
- **Special Meeting of Council – Section 26, Planning Act**

3

**Draft Official Plan &
Draft Zoning By-law**
Fall 2025 to Spring 2026

- Draft Official Plan
- Zoning Strategy Report
- Draft Zoning By-law
- **In-person Statutory Public Open House and
Statutory Public Meeting (Draft Official Plan)**

4

**Revised Draft Zoning By-law
& Final Official Plan**
Spring 2026

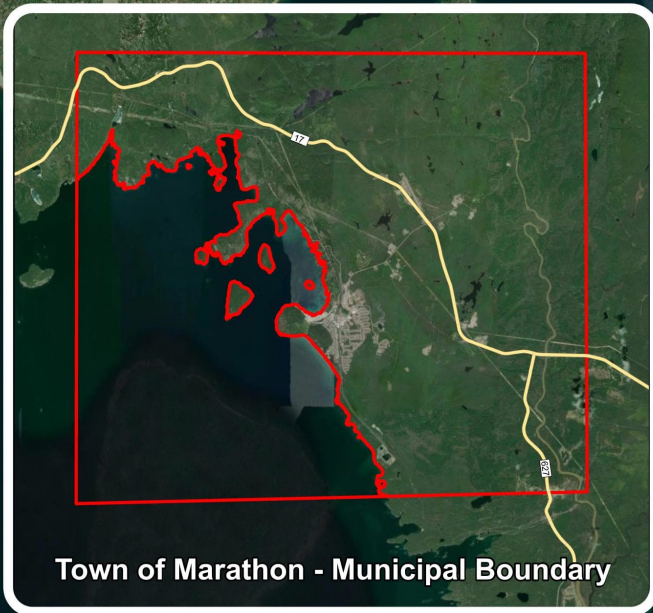
- Final Official Plan
- Council Meeting for Adoption (Final Official Plan)
- Submit Final Official Plan for Ministry Approval
- Revised Draft Zoning By-law (based on Final Official Plan)

5

**Final Approved Official Plan
& Final Zoning By-law**
Summer to Fall 2026

- **In-person Statutory Public Open House (Revised
Draft Zoning By-law)**
- Final Draft Zoning By-law
- **Statutory Public Meeting (Final Draft Zoning By-law)**
- Final Zoning By-law
- Council Meeting for Adoption (Final Zoning By-law)








Town of Marathon - Municipal Boundary



Pin the Map!

-  Use a **yellow** pin for where you **live**
-  Use a **red** pin for where you **work**
-  Use a **white** pin for where you **play**

What is an Official Plan?

A **planning policy document** that:

- Establishes a community's vision for growth and development;
- Details strategic objectives to implement the vision;
- Guides where land uses (e.g., residential, retail, office, industrial, parks) should be located;
- Directs what natural and cultural heritage features should be protected and/or enhanced;
- Identifies future vehicular and active transportation corridors, and new infrastructure; and
- Reflects Provincial and local interests and values.

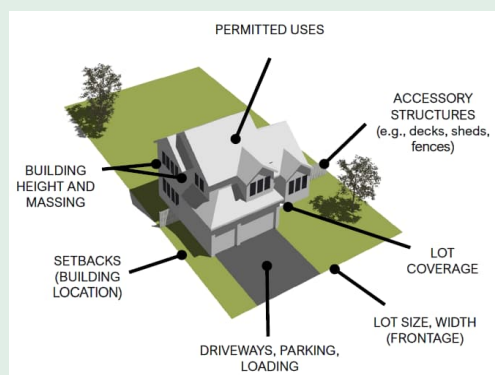


What is a Zoning By-law?

A **legal document** that:

- Regulates the use of land and built form in the community;
- Implements the land use objectives and policies of a community's Official Plan;
- Helps to manage potential conflicts between incompatible land uses; and
- Provides detailed standards for how a property may be developed (e.g., setbacks from lot lines and waterbodies).

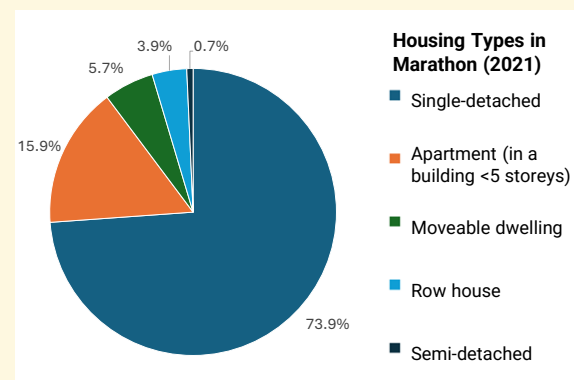
If you are interested in changing the use of your property, constructing a new building, structure, or addition, you should consult the Zoning By-law.



What is a Housing Needs Assessment (HNA)?

A **housing study** that:

- Provides a comprehensive overview of a community's current housing landscape;
- Assesses current and future housing needs based on demographic and economic trends;
- Identifies gaps in housing supply;
- Uses quantitative data from the Statistics Canada Census, local housing providers and agencies, and market data from local realtors; and
- Validates data through community input.





Why are the Official Plan and Zoning By-law being Reviewed?

Ontario Planning Hierarchy

Municipal | Provincial

Planning Act

Provincial legislation that sets ground rules for land use planning in Ontario.

The Town’s Official Plan and Zoning By-law must reflect provincial interests and recent changes to Provincial legislation, as summarized in **Section 4.4** of the Draft Background Report (August 2025).

Provincial Planning Statement, 2024 (PPS)

Provides policies for matters of provincial interest, that all municipalities in Ontario must be consistent with.

The Official Plan must be updated to be consistent with the new Provincial Planning Statement, 2024, as summarized in **Appendix A** of the Draft Background Report (August 2025).

Town of Marathon Official Plan (Approved 2016)

Establishes a long-term vision, objectives, land use designations, and policies to manage growth and development.

The Official Plan needs updates to ensure that its policies reflect the Town’s current land use objectives, needs, and priorities, to guide where growth and development should occur over the next 25 years.

Town of Marathon Zoning By-law 1873 (Adopted 2016)

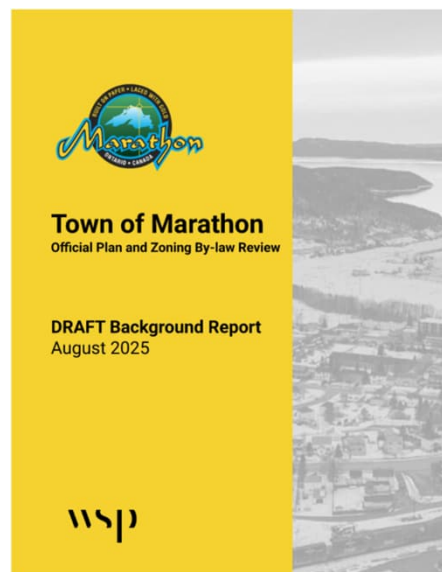
Implements the Official Plan and sets out permitted uses and performance standards (e.g., lot sizes, setbacks) for each zone.

The Zoning By-law must be updated to conform with and implement the updated Official Plan through detailed regulations, such as lot and building requirements, as summarized in **Sections 5.3 and 5.12** of the Draft Background Report (August 2025).

Draft Background Report (August 2025)

The **Draft Background Report** provides the foundation for the Town of Marathon Official Plan and Zoning By-law Review by:

- Presenting the current community profile;
- Examining the Town's existing vacant land supply available to accommodate projected population, housing, and employment growth; and
- Identifying required updates to Official Plan policies and Zoning By-law provisions based on a review of provincial requirements, local needs and development concerns, and community input.



The Vacant Land Supply Analysis found that **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).

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 to 2051)
Population	3,258	2,805	- 453
Dwellings	1,415	1,318	- 97
Jobs	1,325	1,233	- 92

2. High Case (assumes the Generation Mining Project is constructed)

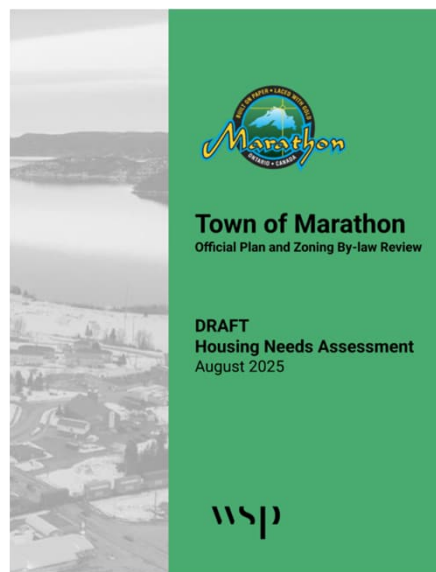
Projection	2021	2051	Change (2021 to 2051)
Population	-	4,845	+ 1,587
Dwellings	1,415	2,193	+ 779
Jobs	1,325	2,140	+ 815

Draft Housing Needs Assessment (August 2025)

The **Housing Needs Assessment (HNA)** will help to inform the housing policies within the Town of Marathon Official Plan and Zoning By-law Review.

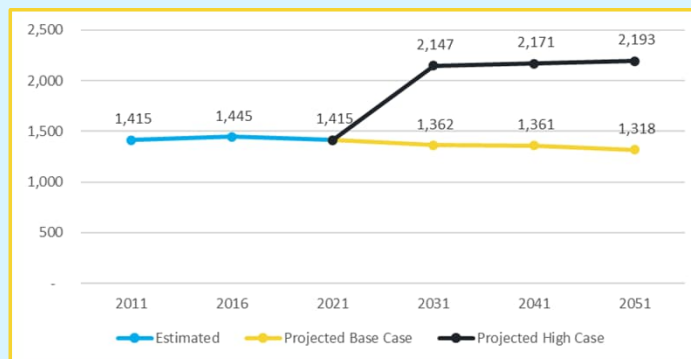
Key findings of the HNA include:

- Marathon's population is declining slightly.
- Marathon's population is aging.
- Household growth has been limited.
- Mining, retail, healthcare, and social assistance employ over 50% of residents.
- Nearly 10% of households are in core housing need.
- Marathon's housing supply is predominantly single-detached dwellings, with mostly 3+ bedroom homes, and few purpose-built rental units.
- Housing development since 2000 has been limited to just two apartment buildings and one supportive senior's facility.
- Approximately one quarter of Marathon households rent their homes.
- Emergency housing options in Marathon are limited to a 10-bed short-term shelter for victims of gender-based violence.
- There is one 36-unit supportive senior's facility and one 14-bed long-term care facility in Marathon, with waitlists of 1 to 5+ years.
- There is need for more affordable larger 2- and 3-or-more bedroom rental units that can meet the needs of lower income households.



metroeconomics projected two (2) cases for Marathon's housing needs: a **Base Case scenario** and a **High Case scenario**, reflecting the potential impacts of the proposed Generation Mining project.

Figure 1: Historical and Projected Total Housing Units (2021-2051)



Under the **Base Case scenario**, housing will remain predominantly **single-detached**, with little new housing demand.

Under the **High Case scenario**, demand for **apartments** under five (5) storeys, **moveable dwellings**, and **row houses** will increase alongside greater demand for single-detached dwellings.

In either case, Marathon will need increased supply of multi-unit dwellings, rental housing, and other diverse housing forms to provide **affordable options** that better meet the needs of lower income residents, seniors, and families.



A New Vision for the Town's Official Plan

The Town's new Official Plan will express a long-term vision and objectives for the community. It will also include land use designations and policies to guide growth and development in Marathon for the next 25 years, to the year 2051.

What is your vision for Marathon?

Write your thoughts on sticky notes and place them on the board!

Imagine Marathon in 2051 – What do you love about your community? What makes Marathon unique? How should Marathon evolve to meet the needs of residents, businesses, and visitors?





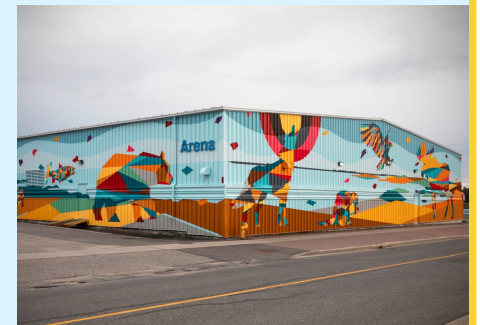
Building our Community

Great communities include neighbourhoods that meet the daily needs of their residents. They include a wide range of housing options that supports the varying needs of residents across the housing continuum, as well as amenities, schools, parks and open spaces, services, connectivity, and more.

Write your thoughts on sticky notes and place them on the board!

What is needed in Marathon's neighbourhoods to foster great communities? What housing types do you think are needed in Marathon? What challenges have you, your family or friends experienced in finding a home that meets your/their needs?

AST





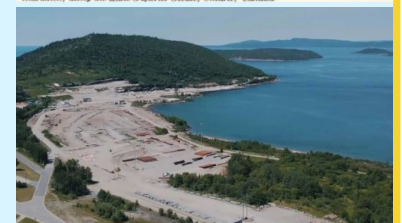
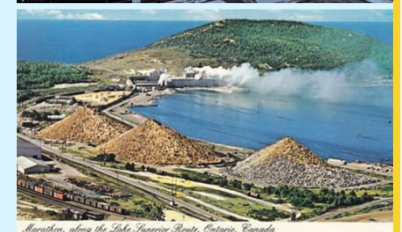
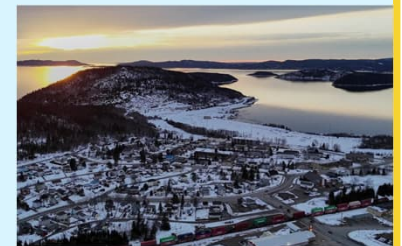
Revitalizing our Waterfront

The Town of Marathon is embarking upon a waterfront revitalization program, which envisions new and accessible public spaces for all ages and abilities, recreation and cultural destinations, connections to trails and the natural environment, a new Active Living Centre, and ongoing industrial uses – while honouring the waterfront's Indigenous heritage and industrial history.

Write your thoughts on sticky notes and place them on the board!

The majority of Marathon's waterfront is currently designated and zoned for heavy industrial uses. What specific land uses should be permitted along the waterfront and in adjacent areas (e.g., Winton St., Stevens Ave.) to support revitalization and to create spaces for residents, visitors, new development, and economic activity?

AST



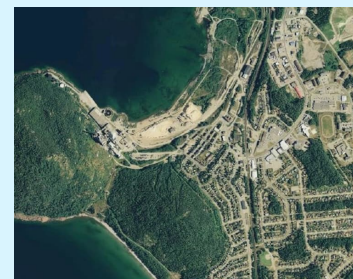
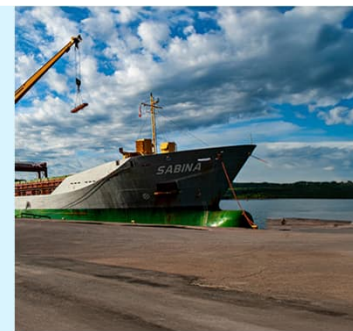


A Regional Hub North of Superior

The Town of Marathon serves as a regional hub North of Superior. It is built on a diverse economy and key partnerships, and offers a wide range of services, including healthcare and education, to its residents and nearby communities. Marathon's future economic development and prosperity requires thoughtful planning for growth in the right locations.

Write your thoughts on sticky notes and place them on the board!

What opportunities should be considered through the Official Plan and Zoning By-law Reviews in planning for Marathon as a regional hub? What challenges currently exist that impact economic development potential?





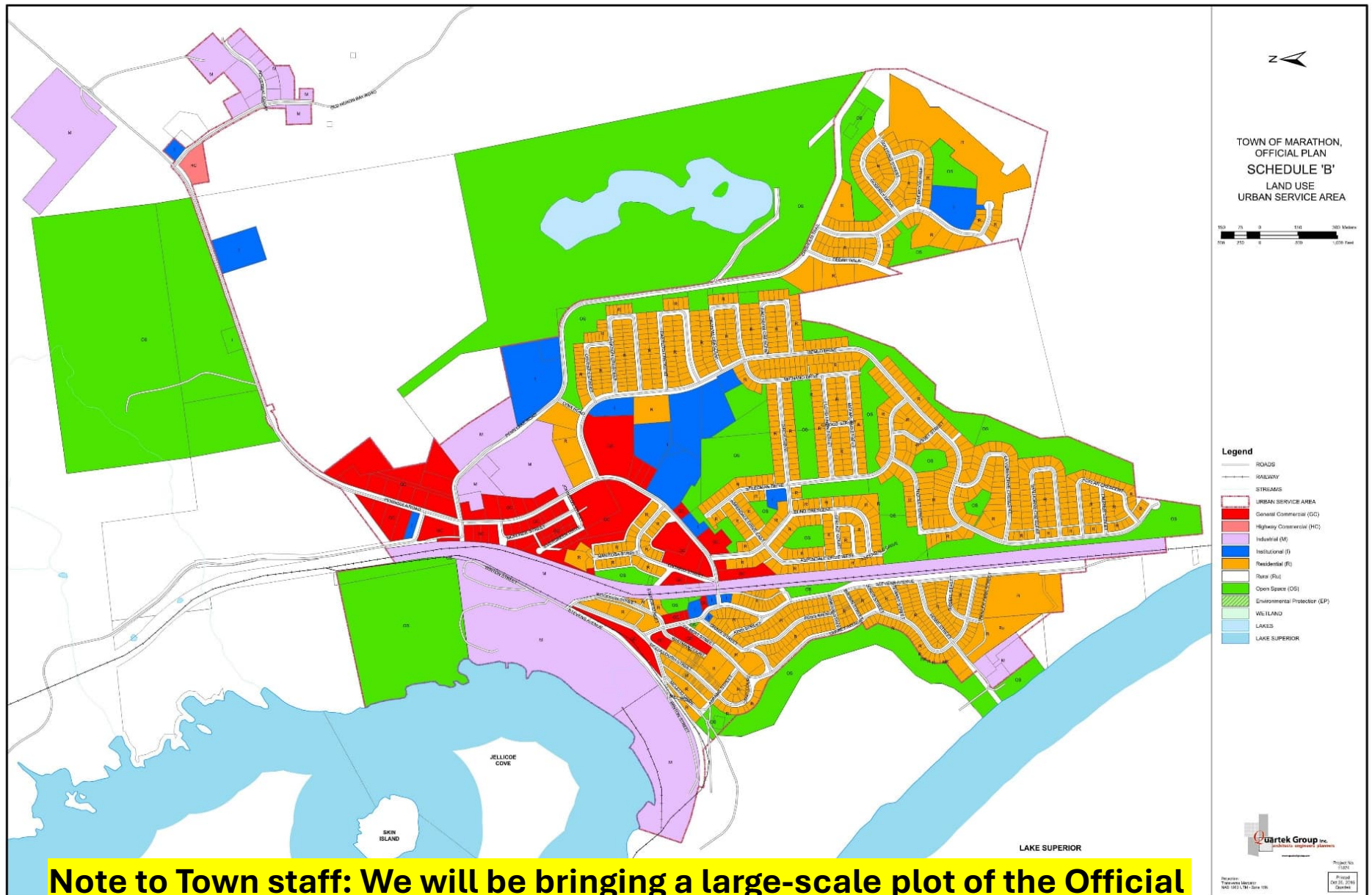
Stewardship of our Natural Environment

Marathon and the surrounding area is home to pristine natural environments, from the Canadian Shield, to the Lake Superior shoreline, to Pukaskwa National Park, and more. Marathon's natural beauty is among its strongest assets, and protecting the natural environment from adverse impacts is a top priority.

Write your thoughts on sticky notes and place them on the board!

How can the Town better protect our natural environment while enhancing access to our most beautiful natural spaces?





Note to Town staff: We will be bringing a large-scale plot of the Official Plan, Schedule 'B' that can be referred to for the visioning exercise boards.