



Town of Marathon

Official Plan and Zoning By-law Review

**Final Official Plan
Policy Directions and
Recommendations Report
November 2025**



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Town of Marathon

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1 Introduction

The Town of Marathon is undertaking the legislated review of its Official Plan (“OP”) and Zoning By-law (“ZBL”) pursuant to Sections 17, 26, and 34 of the Planning Act, R.S.O. 1990, as amended. The Planning Act is the Provincial legislation that sets out the legal framework and requirements for land use planning in Ontario. The current Official Plan was approved by the Ministry of Municipal Affairs and Housing (“MMAH”) on April 26, 2016. The current in-effect Zoning By-law No. 1873 was adopted by Town Council on May 30, 2016.

To respond to affordability challenges related to housing development, the Town applied and was successful in receiving funding from the Canada Mortgage and Housing Corporation (CMHC) Housing Accelerator Fund (HAF). A condition of the funding is to prepare a Housing Needs Assessment which provides an overview of the current state of the community, including current challenges and barriers to accessing appropriate housing and identifying housing needed to meet future demand. The Housing Needs Assessment is being prepared concurrently, and will address the HAF funding requirements, as well as inform the OP and ZBL review.

An OP is a policy document adopted by Council under the provisions of the Planning Act and reflects matters of provincial interest. An OP applies to all lands within the municipal boundary, expresses the vision and objectives for the community, and identifies land use designations to help guide and direct growth and development.

The Provincial Planning Statement, 2024 (“2024 PPS”) establishes policies that all municipalities in Ontario must be consistent with. It requires municipalities to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years. Planning for growth and development beyond 30 years is not required, as population projections and associated land needs may change over time. However, municipalities may plan for infrastructure, public service facilities, strategic growth areas (i.e., where intensification and higher-density mixed uses would be focused), and employment areas beyond 30 years (2024 PPS Policy 2.1.3). **The planning horizon for the Town’s new OP will be 25 years, to the year 2051.**

For specific areas in a municipality, Council may also adopt more detailed Secondary Plans and Community Improvement Plans which build on OP policies. The OP directs where development should be located, how infrastructure and public works are to be planned, and how cultural and natural heritage features and areas are to be protected and conserved. All public infrastructure spending and construction must conform to the OP. The use and development of individual parcels of land is influenced by the OP, which establishes specific policies related to lot creation, zoning, and Site Plan Control.

1.1 Report Overview

This OP Policy Directions and Recommendations Report (the “Report”) has been prepared to present recommendations for key policy changes that will need to be addressed as part of the OP Review. The recommendations seek to address provincial requirements, while reflecting local interests and being sensitive to the existing context and the community’s vision for the future. This Report builds on the Final Background Report (October 2025) that contains information on key matters related to:

- The new Provincial Planning Statement, 2024 (PPS) (**Appendix A** contains a detailed analysis of the policy issues to be addressed in the Town of Marathon’s new Official Plan, in order to be consistent with the PPS);
- Local municipal plans and policies completed since 2016;
- Other Acts that have come into effect since the existing OP was approved;
- Information provided through the One Window consultation meeting with the Ministry of Municipal Affairs and Housing and other Provincial ministries held on April 30, 2025; and
- Input received at the Virtual Special Meeting of Council on October 29, 2025, in accordance with Section 26 of the Planning Act, to seek Council direction to proceed with preparation of the Draft Official Plan.

Additionally, local matters relevant to the OP Review have been identified in consultation with Town staff and community members through the first Public Open House held on August 19, 2025, and through the Visioning Questionnaire, which was open for responses from August 25, 2025 to September 10, 2025. The results and findings of the Public Open House and Visioning Questionnaire are summarized in an “As We Heard It” section in the Final Background Report (October 2025), which is available for review at the Town’s project webpage.

2 Official Plan Policy Directions and Recommendations

This section provides recommendations to address key local and provincial planning issues in the new Official Plan. Proposed preliminary policy directions and recommendations are numbered and identified in **bold text**.

This Report does not address the technical changes to the Zoning By-law, which will be addressed through a subsequent report as part of the concurrent Zoning By-law Review.

2.1 Provincial Legislative Changes

The following Provincial Acts have come into force since the Town's last Official Plan Review in 2016.

- Smart Growth for our Communities Act, 2015 (Bill 73);
- Promoting Affordable Housing Act, 2016 (Bill 7);
- Building Better Communities and Conserving Watersheds Act, 2017 (Bill 139);
- The More Homes, More Choices Act, 2019 (Bill 108);
- More Homes for Everyone Act, 2022 (Bill 109);
- More Homes Built Faster Act, 2022 (Bill 23);
- Helping Homebuyers, Protecting Tenants Act, 2023 (Bill 97);
- The Cutting Red Tape to Build More Homes Act, 2024 (Bill 185);
- The Homeowner Protection Act, 2024 (Bill 200);
- Protect Ontario by Unleashing our Economy Act, 2025 (Bill 5);
- Protect Ontario by Building Faster and Smarter Act, 2025 (Bill 17);
- Protect Ontario by Cutting Red Tape Act, 2025 (Bill 46) (**Note: At the time of writing this Report, Bill 46 was ordered on June 4, 2025 and was debated on November 17, 2025, but no vote was held**); and
- Fighting Delays, Building Faster Act, 2025 (Bill 60) (**Note: At the time of writing this Report, Bill 60 was ordered for Third Reading on November 17, 2025**).

Consequently, significant amendments have been made to the Planning Act. The Town of Marathon's new OP will comply with the amendments made to the Planning Act as a result of the

new Bills. A detailed analysis on these new Bills can be found in the Final Background Report (October 2025), which is available under separate cover.

Recommendation 1 – Update Official Plan policies to reflect the legislative changes associated with the new Bills and changes to the Planning Act. It is recommended that the Town repeal its existing Official Plan and adopt a new Official Plan, with a 25-year planning horizon to the year 2051. Under the Planning Act, the new Official Plan would not be required to be reviewed for 10 years.

2.2 Vision and Community Priorities

The Official Plan will establish a vision and updated community priorities (Objectives, as noted in Section 1.3 of the in-effect Official Plan) to guide development over the next 25 years, to the year 2051. A vision is an aspirational statement that identifies what is important to the community, now and in the future. Community priorities establish focus areas based on the vision.

Through the first Public Open House and online Visioning Questionnaire, the community generally expressed a vision for Marathon which is supportive of an age-friendly community with housing affordable to all residents, local economic development and support for small businesses, improved access to community facilities, healthcare, and services, and continued environmental stewardship of the lands. Key words to describe the future of the community were provided through the community input received and efforts are illustrated in **Figure 2-1**.

Figure 2-1: Word Cloud – Imagine Marathon in 2051, Visioning Questionnaire



Recommendation 2 – Establish a new vision for the Official Plan based on community input, and informed by the Final Background Report and the Housing Needs Assessment. The vision should be centered on the theme of an accessible, caring community that is evolving to meet the needs of local residents of all ages, including seniors, youth, and young professionals.

Draft Official Plan vision:

"The Town of Marathon shall strive to provide a complete community and services for residents of all ages, that is well-positioned to welcome new industry, and support and celebrate local businesses, recreation, and connections to the surrounding natural environment and Lake Superior."

Recommendation 3 - Identify updated Official Plan community priorities that will guide the development of the new Official Plan policies. Recommended draft Official Plan community priorities include: Creating Complete Communities; Supporting Industry, Resource, and Business; and Stewardship of the Natural Environment.

2.3 Growth Management and Vacant Land Supply

As part of the Town's OP Review process, a "Population, Dwelling and Employment Trends, Historical and Projected 2001 to 2051" Report ("Projections Report") was prepared by metroeconomics in October 2025 to determine population, housing, and employment projections to the year 2051, including consideration of Ministry of Finance population projections for the Thunder Bay District and adjustment for the local Marathon context and historic trends. These projections will inform the OP and ZBL Review, as well as the Housing Needs Assessment.

The Projections Report presented two (2) sets of population, housing, and employment projections for the Town:

- **Base Case** – Based on annual historical estimates from 2001 to 2021, and annual projections to the planning horizon of the year 2051, reflecting the reality that population growth occurs when economic base jobs or commuting opportunities are growing, or when people are choosing to retire in the area.
- **High Case** – To reflect the potential impacts of the proposed Marathon Palladium-Copper Project by Generation Mining, which, if constructed, is expected to generate 400 to 450 direct jobs in the Town over the next 13 to 15 years. In addition, the Port of Marathon is expected to support more than 20 full time jobs, and to facilitate new mining and forestry operations in Northern Ontario by strengthening the supply chain. To account for this, metroeconomics created an alternative projection, which assumes the projects will create 100 new jobs in each of 2026 through 2029 for a total of 400 jobs, and the new total achieved in 2030 will be generally maintained through 2051. It is noted that the High Case projection also assumes that Generation Mining will extend their Life of Mine (LoM) projection beyond the 13-year horizon that has been publicly announced.

The Base Case scenario projects a population of 2,805 persons by 2051, representing a decrease of 453 persons from 2021. The Base Case dwelling projections forecast a **decline in the required dwellings over the planning horizon to 2051, with a total of 97 fewer dwelling units being required than in 2021**. Finally, the total number of jobs within Marathon (including economic-based (EB) and community-based (CB) jobs) is expected to **decrease from 1,325 jobs in 2021 to 1,233 jobs by 2051, representing a total decrease of 92 jobs**.

The alternative High Case projects a population of 4,845 persons to 2051, representing an increase of 1,587 persons from 2021. The High Case projections forecast the need for **an additional 779 dwelling units to the year 2051, and an increase of 815 jobs, to 2,140 jobs in 2051**, reflecting the potential impacts of the proposed Generation Mining Project.

Through discussions in June 2025, Town staff confirmed that the Base Case projections should be applied for the purposes of determining future residential and employment land needs to 2051, and for the development of the new Official Plan, for the following reasons:

- At the time of this Report, the construction of the Generation Mining Project has not been confirmed.
- If it proceeds, it is assumed that the Mine would likely propose associated work camps or workforce lodging accommodations on-site, especially in the initial years of the Mine's construction and operation. Thus, not all the projected housing growth, as per the High Case scenario, required to accommodate new employees, and potentially their families, would occur through new private residential development within the Town's Settlement Area.
- Further, the projected job growth in the High Case scenario includes jobs that would be directly accommodated at the Generation Mining Project site, and not entirely within vacant employment lands located within the Town's Settlement Area.

Should the Generation Mining Project proceed to construction, this analysis may need to be revised with additional information regarding employee housing plans, to confirm whether there will be a need for additional residential and employment lands to accommodate the growth projected in the High Case scenario.

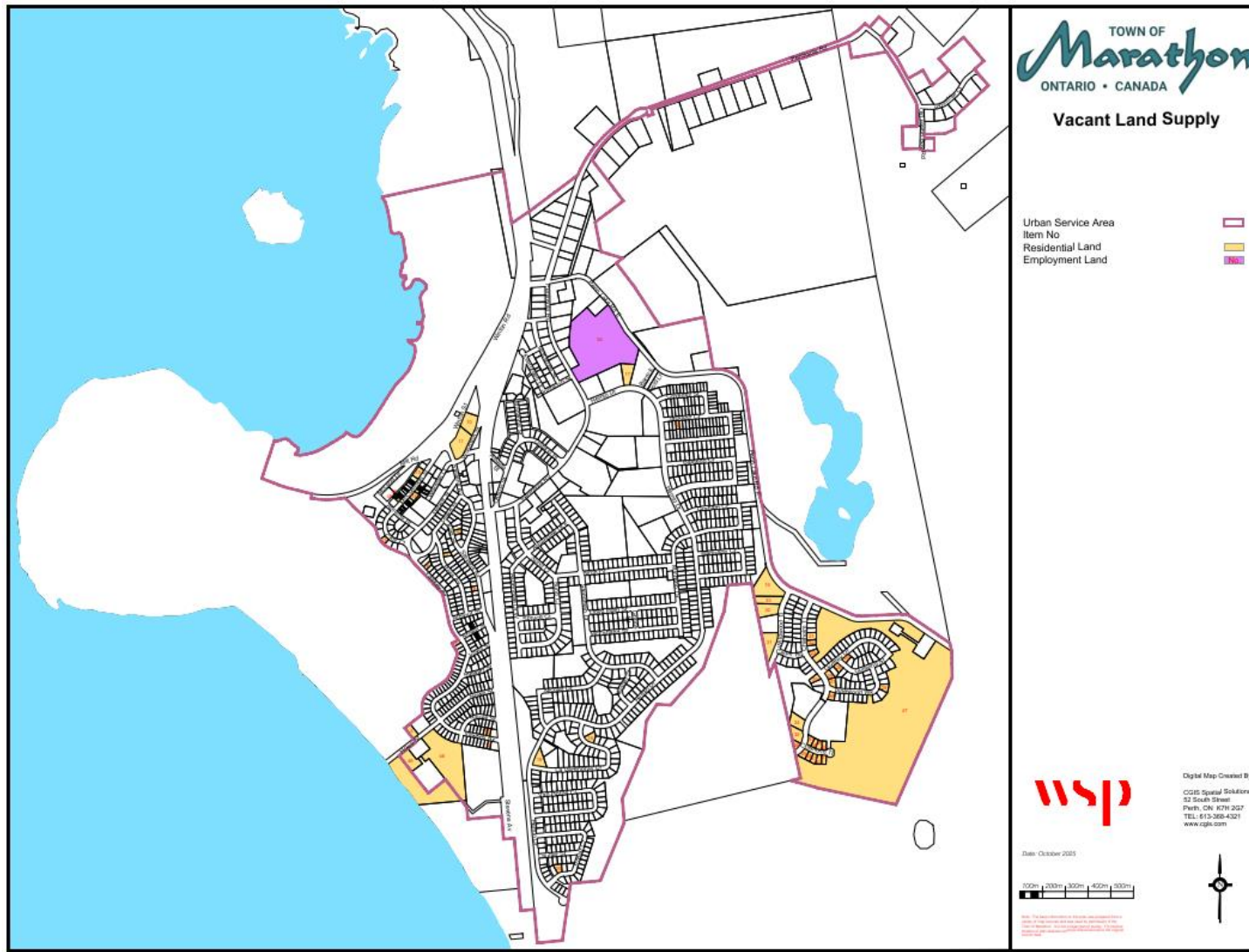
WSP prepared a Vacant Land Supply Analysis to determine whether adequate vacant land supply exists within Marathon's Urban Service Area (i.e., Settlement Area) to support the projected permanent residential and employment growth. The detailed findings of the Projections Report and the Vacant Land Supply Analysis are presented in the Final Background Report (October 2025), which is available for review on the Town's project webpage.

The Vacant Land Analysis determined that **the Town has a total of 37.65 net ha (80.8 net ac) (50.2 gross ha minus 25% gross down factor to account for roads, servicing, parkland) of available vacant lands within the Settlement Area** (see **Figure 2-2**), comprised of:

- 32.7 net ha (80.8 net ac) of available vacant residential lands (49 vacant residential properties); and
- 4.95 net ha (15.6 net ac) of available vacant employment lands (1 vacant industrial property).

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Figure 2-2: Vacant Lands Map - Residential and Employment Lands (CGIS, October 2025)



Under the **Base Case scenario**, there are no additional residential lands or additional employment lands required in the Town's Settlement Area to the year 2051. The Town has sufficient lands within the existing Settlement Area boundary to accommodate projected residential and employment needs to the year 2051. As such, **an expansion to the Town's Settlement Area is not required at this time.**

However, the Official Plan Review presents an opportunity for the Town to prepare for the likelihood of the Generation Mining Project proceeding and generating significant housing and employment growth. The anticipated growth can be supported through a Settlement Area boundary expansion to include additional vacant Town-owned lands that are a logical extension of the existing built-up area, as described in the next section.

2.3.1 Proposed Settlement Area Boundary Expansion

Based on the Vacant Land Supply Analysis, it is recognized that the Town has a considerable amount of existing vacant residential land available to accommodate future housing growth, with significant properties including:

- Planned 19-lot tiny home subdivision (1.5 gross ha); and
- Draft approved Penn Lake Subdivision – Phase 3 (34.3 gross ha), proposed on municipally-owned lands, and that could accommodate 102 new dwellings.

The PPS, 2024 directs municipalities to ensure when updating their official plan:

“sufficient land is available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years, informed by provincial guidance. Planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time horizon.”

The Town is anticipating the need to be prepared for future growth should the Generation Mining Project and the High Case scenario be realized and result in significant increased demand for housing, industrial, and commercial development within the Town's Settlement Area due to the associated population increase. While the construction of the Generation Mining Project has not been confirmed, the Project has received all required construction permits from the Province and is considered “shovel-ready”, pending funding, and a construction announcement may come at any time. As such it is prudent for the Town to prepare for a potential population “boom” and the associated demands for additional housing, commercial and social services, and the development of spin-off industries as a result of the Mine construction and operations.

The OP Review presents an opportunity for the Town of Marathon to position itself to accommodate future growth with the logical expansion of its existing Settlement Area boundary to include additional municipally-owned lands that would be designated and zoned appropriately.

Further, it is noted that the Penn Lake Subdivision – Phase 2 lands and the commercial lands along Peninsula Road that are proposed to be added to the Town’s settlement area were previously owned by Marathon Pulp Inc. (MPI), which declared bankruptcy. In 2015, the Town reached an agreement to acquire these former MPI properties. As the acquisition process was well underway during the previous Official Plan Review, the Town at that time did not wish to bring these lands into the settlement area.

The addition of the municipally-owned vacant lands presented in **Table 2-1** and **Figure 2-3** are recommended as an expansion of the existing Settlement Area boundary, as well as the addition of an existing parcel developed with the Ontario Provincial Police (OPP) Detachment facility. The addition of the proposed lands would ensure that additional vacant residential, employment (i.e., industrial), and commercial lands are available to be designated and zoned appropriately through the current Official Plan and Zoning By-law Review. These lands would accommodate future growth should the Generation Mining Project be realized and result in increased demand for housing, industrial, and commercial development within the Town’s Settlement Area.

Table 2-1: Proposed Settlement Area Expansion Lands

Property ID	Location	Lands to be Added (gross ha)	Rationale for Expansion
Residential			
1	Penn Lake Subdivision – Phase 3	43.4	<ul style="list-style-type: none"> • Municipally-owned • In proximity to existing municipal water and sewer services, with possibility of extension • Potential for future residential subdivision development • Completes the urban fabric of the Settlement Area, providing an access linkage between the southern part of the Town and the Penn Lake area, which includes the Phase 1 Subdivision (Chisholm Trail), Draft approved Phase 2 Subdivision, and Margaret Twomey Public School
2	Stevens Avenue	1.18	<ul style="list-style-type: none"> • Municipally-owned • In proximity to existing municipal water and sewer services, with possibility of extension • Town has had a Survey plan prepared • Potential for future residential development • Logical expansion of existing Settlement Area boundary, adjacent to existing residential uses

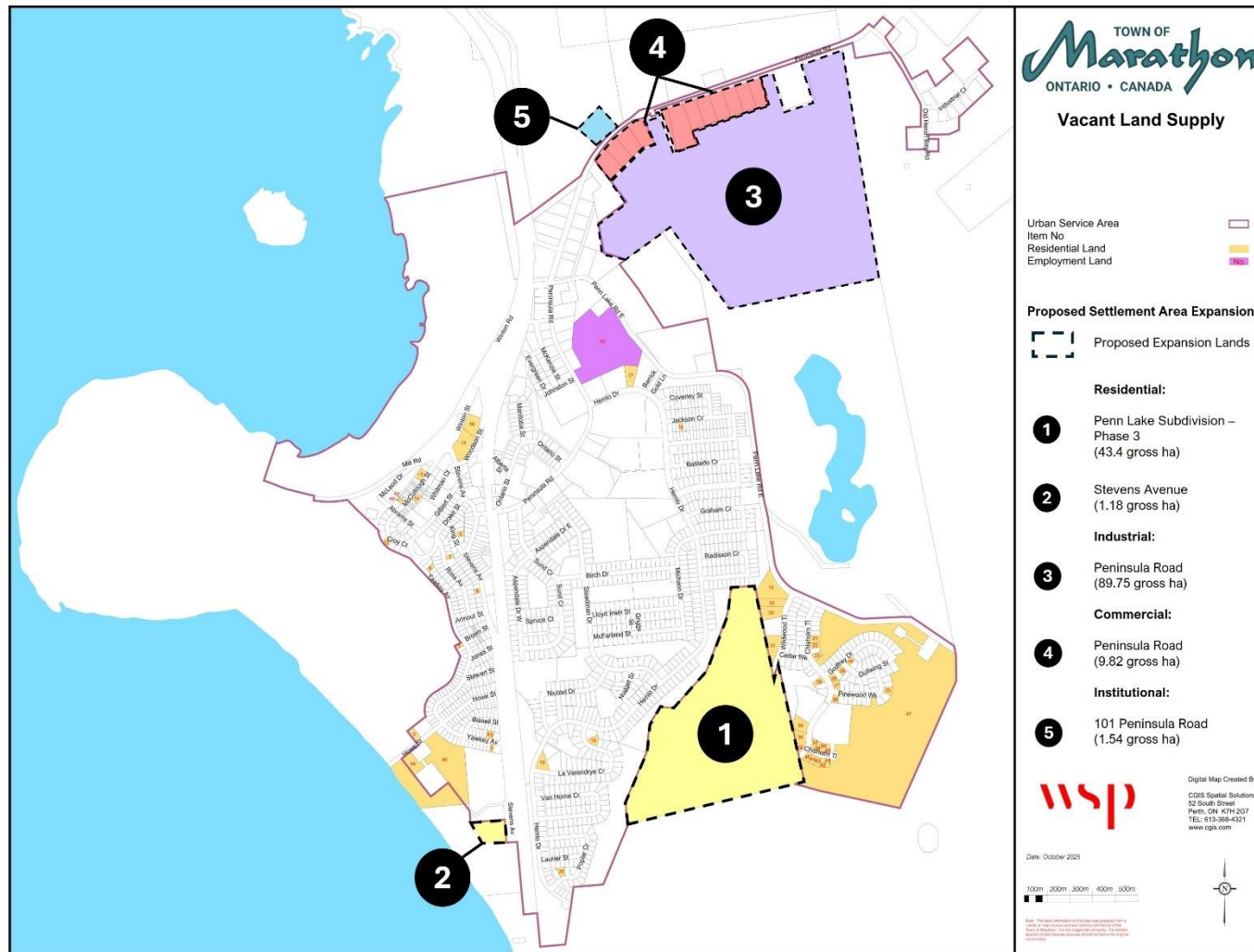
Property ID	Location	Lands to be Added (gross ha)	Rationale for Expansion
Industrial			
3	Peninsula Road	89.75	<ul style="list-style-type: none"> • Municipally-owned • In proximity to existing municipal water and sewer services, with possibility of extension • Potential for future industrial development • Logical expansion of existing Settlement Area boundary along Peninsula Road • Town has previously invested in the preparation of a Draft Plan of Subdivision and high-level costing to develop an internal road and servicing, which would be revised should demand for industrial properties arise • It is unlikely that the entirety of the property would be developed with industrial uses, but as it is one parcel, the whole parcel is proposed to be added • Proposed in lieu of an expansion to the Town's existing Industrial Park along Old Heron Bay Road / Industrial Court, which would require a Crown Land Disposition
Commercial			
4	Peninsula Road	9.82	<ul style="list-style-type: none"> • Municipally-owned • 12 parcels (comprising 11 lots) for which a Survey has been prepared • In proximity to existing municipal water and sewer services, with possibility of extension • Potential for future commercial development • Logical expansion of existing Settlement Area boundary along Peninsula Road, the Town's major commercial artery
Institutional			
5	101 Peninsula Road	1.54	<ul style="list-style-type: none"> • Existing Ontario Provincial Policy (OPP) Detachment Facility, proposed to be added to recognize existing development • To be designated Institutional



Property ID	Location	Lands to be Added (gross ha)	Rationale for Expansion
TOTAL Expansion Area		145.7 gross ha (109.3 net ha, accounting for 25% gross down factor)	

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Figure 2-3: Proposed Settlement Area Expansion Lands (CGIS & WSP, November 2025)



Recommendation 4 – As part of the Official Plan Review process, the Town should expand the Settlement Area boundary by 145.7 gross ha (109.3 net ha) as identified in Figure 2-3, as supported by the PPS, 2024, to accommodate future anticipated residential, industrial, and commercial growth as a result of the Generation Mining Project.

2.4 Redesignation of Lands

Proposed changes to land use designations are shown in **bolded text** in **Table 2-2**. The proposed changes will impact some, but not all lands in the Town. It is noted that it is anticipated that some lands in the Town will have their current land use designations maintained. The key changes are summarized as follows:

- **Establish a new Mixed Use designation:** Proposed to permit a full range of commercial uses (small to medium-scale), as well as mixed use in key areas and corridors in the Town such as the Stevens Avenue corridor as per the Draft Waterfront Master Plan. The Mixed Use designation is envisioned to have medium-higher density uses supportive of a mixed-use neighbourhood.
- **Establish a new Environmental Protection designation:** Proposed to include certain natural heritage features and areas based on updated mapping from the Ministry of Environment, Conservation and Parks (MECP) and Ministry of Natural Resources (MNR). Development may be restricted within the Environmental Protection designation depending on the feature or area, subject to an Environmental Impact Study (EIS) being completed by a qualified professional that demonstrates that there will be no negative impacts on the natural heritage feature.
- **Establish a new Future Development designation:** Proposed to apply to the Town's former industrial waterfront area to acknowledge where future development of former industrial lands is anticipated, but certain conditions such as studies, remediation of contaminated lands, and a Record of Site Condition, have to be fulfilled in order for development to proceed. An Official Plan Amendment would be required to redesignate Future Development-designated lands, subject to the fulfilment of conditions to the satisfaction of the Town and other approval authorities such as the MECP for a Record of Site Condition, and approval by Council.
- **Remove Natural Hazards designation:** The current Natural Hazards designation applies to all lands within 15 m of the top-of-bank of any watercourse or water body and to the high water mark along the Lake Superior shoreline, whichever is greater. The Natural Hazards designation does not identify permitted uses, should studies support development within this designation. It is proposed that this is removed as a designation and included as a

policy overlay representing development constraints, with associated policies, in the new Official Plan.

Table 2-2: Proposed Land Use Designations – Draft Official Plan

Current	Proposed
Land Use Designations	
Rural	Rural
Residential	Residential
Institutional	Institutional
Commercial	Commercial Mixed Use
Industrial	Industrial
Open Space – Recreation	Parks and Open Space
Natural Hazard	*Moved to Policy Overlays
N/A	Environmental Protection
N/A	Future Development
Policy Overlays	
N/A	Natural Hazards Overlay
N/A	Natural Heritage Overlay

Recommendation 5 – Redesignate lands in the Official Plan to accommodate the projected growth and land use needs, and revise or develop associated policies to ensure an appropriate range and mix of land uses are permitted to support the creation of a complete community.

2.4.1 Employment Lands

In the 2024 PPS, significant policy updates were made around permitted employment uses as per the new definition of “employment areas”. Section 2.8.2 of the 2024 PPS provides policies for Employment Areas to ensure they are preserved and protected for current and future uses and needs. Section 8 of the 2024 PPS defines “employment areas” as:

“areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.”

A review of the existing Industrial designation in the Town OP will be required to ensure that permitted uses for employment lands are consistent with the updated definition of “employment areas” in the 2024 PPS. Updates to OP policies will also be required with respect to new requirements for conversion of industrial lands and appropriate transition from sensitive land uses to industrial/employment uses.

Recommendation 6 – Review Section 3.6 Industrial to ensure that employment uses consistent with the definition of “employment area” in the 2024 PPS are permitted in the Industrial land use designation. Review and update Section 5.4 Official Plan – Amendments and Review to include revised policies for employment land conversions outside of a comprehensive review.

2.5 Abandoned Mine Hazards

At the One-Window Pre-consultation meeting held on April 30, 2025, the Ministry of Energy and Mines (MEM) identified that there are currently 524 registered mining claims, 18 Ontario Mineral Inventory (OMI) sites, and 9 known and recorded Abandoned Mines Information System (AMIS) sites in the Town of Marathon. MEM noted that the AMIS sites will need to be shown on the OP Schedules. Further, Section 2.20.2 of the current OP will need to be updated to require consultation with MEM should development be proposed within 1,000 m of an AMIS site, and that written consent of the Minister of Energy and Mines is required prior to disturbance of any rehabilitated mine hazard features.

Recommendation 7 – Update Section 2.20 Abandoned Mine Hazards in response to comments received from the MEM and update OP Schedules to include all AMIS sites in proximity to the Town.

2.6 Active Transportation

The new OP will have regard for the Town’s Energy Conservation and Demand Management Plan (2019-2024) and will include policies that support active transportation and non-motorized forms of transportation. Active transportation and recreational trails play an important role in supporting an accessible and healthy community, as well as an age-friendly community. The Energy Conservation and Demand Management Plan includes key considerations for supporting energy efficiency and sustainable development. These include the prioritization of active transportation corridors, including pedestrian and cycling networks. The Plan also suggests the implementation of zoning provisions that encourage energy-efficient street lighting and smart grid technologies.

Recommendation 8 – Establish OP policies that implement the actions and best practices of the Town’s Energy Conservation and Demand Management Plan, including policies supportive of the active transportation and trail network in Marathon.

2.7 Age-Friendly

The Town's OP should be developed through the application of an age-friendly lens to ensure that quality of life can be achieved for all ages and abilities. The OP policies need to be supportive of age-friendly initiatives, infrastructure, and facilities, including implementation of the actions and recommendations related to seniors, youth, and young professionals as detailed in the Town's Corporate Strategic Plan (2023-2026). The Corporate Strategic Plan includes recommendations for business retention and expansion with a focus on in-youth migration, ensuring that the new Official Plan and Zoning By-law are supportive of community growth and business development, and initiatives for attraction and retainment of young professionals.

Planning for an age-friendly community helps municipalities make informed future decisions regarding land development, parks and open space, transportation, and social services, and ensures that community investments and adaptations in age-friendly infrastructure and services are implemented as needed. The 2024 PPS states that strong healthy communities are sustained by accommodating a range and mix of housing types, including housing for older persons, long-term care homes, and improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society.

Recommendation 9 – OP policies, such as housing, transportation, and parks and open space, should be updated to reflect age-friendly considerations, as appropriate.

2.8 Agricultural / Rural Lands

While there are no prime agricultural areas identified in the Town, the OP Review will include a review of the existing agricultural and rural land use policies. Policies will be updated to reflect the 2024 PPS and the Ontario Ministry of Agriculture, Food and Rural Affairs Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (2016), with respect to agricultural uses, agriculture-related uses, and on-farm diversified uses. As part of the One Window pre-consultation meeting, the Province confirmed that Marathon does not have any prime agricultural land (i.e. Class 1, 2 or 3 soil types).

The 2024 PPS encourages the establishment of near-urban and urban agriculture that support local food networks and foster a strong agri-food network. The Town's Corporate Strategic Plan highlights the possible development of a local Food Sovereignty Strategy in consultation with identified strategic partners.

Recommendation 10 – Update OP policies to support the establishment of agricultural uses, agriculture-related uses, and on-farm diversified uses in rural areas in accordance with Provincial standards. Include policies that support urban agriculture and agri-food network in appropriate land use designations to reflect the 2024 PPS.

2.9 Climate Change

Climate change is expected to result in more variable and extreme weather patterns and events such as flooding, droughts, and wildland fires, placing communities at risk for property and infrastructure damage, as well as posing public health and safety hazards. The 2024 PPS mandates local planning authorities to support climate change adaptation through land use and development decisions.

The updated OP is also required to address the risks associated with development near the presence of hazardous forest types for wildland fire, in order to be consistent with the 2024 PPS.

Recommendation 11 – The Town has adopted several plans and studies that support climate change adaptation. Policies should be added to the OP to align with the Energy Conservation and Demand Management Plan (July 2019 – June 2024), including policies that encourage mixed uses, renewable energy infrastructure, and efficient stormwater management practices. Other considerations with respect to climate change include inclusion of policies that enable the preparation of a climate change mitigation plan and delivery of emergency services, and that encourage the development of climate resilient housing.

Recommendation 12 – A new Wildland Fire Hazards Schedule is recommended to be added to implement Provincial direction and to illustrate the presence of hazardous forest types. Address wildland fire hazards as outlined in Appendix A, by:

- Including a Schedule illustrating lands within the Town which are at high risk for wildland fire; and
- Including policies which generally direct development away from lands that are unsafe for development due to the presence of hazardous forest types, unless mitigation is undertaken.

2.10 Community Improvement

A Community Improvement Plan (CIP) is a planning and economic development tool under the Planning Act and Municipal Act that enables a municipality to promote community revitalization. The Corporate Strategic Plan, Strategy #19 identifies the potential of implementing a new CIP for the Town. Through CIPs, municipalities can promote private property investment and redevelopment by establishing financial incentive programs to assist private property and business owners and their tenants with improvement projects. These programs may support affordable housing, brownfield redevelopment, façade, signage, and landscaping improvements, , among other eligible improvements under the Planning Act. CIPs can also include municipal leadership strategies for improvements to public lands and facilities (e.g., streetscape improvements). CIPs are required to conform to community improvement policies established in an Official Plan. Before a CIP can be implemented, Council must pass two (2) by-laws: to

designate a Community Improvement Project Area; and to adopt the CIP document which applies within that area and establishes available financial incentive programs. The Town's current OP, Policy 5.13.2 designates the entire townsite of Marathon as a Community Improvement Project Area, however the Town currently does not have a CIP in place.

Recommendation 13 – The OP policies should be revised to reflect new community improvement priorities and re-confirm the Community Improvement Project Area(s).

2.11 Cultural Heritage and Archaeological Resources

The Town currently does not maintain a municipal cultural heritage registry. There are no designated heritage buildings, heritage conservation districts, cultural heritage landscapes, or other properties of cultural heritage value or interest located within the Town.

Section 2.12 Archaeological and Cultural Heritage Resources of the Town's current OP includes policies that address requirements for marine archaeology surveys and reporting of marine archaeological resources to the former Ministry of Tourism, Culture and Sport (now the Ministry of Citizenship and Multiculturalism (MCM)). There may be archaeological potential for marine archaeological resources in the area given Marathon's proximity to Peninsula Harbour and Lake Superior. It is noted that marine archaeological assessments do not follow the MCM's 2011 Standards and Guidelines for Consultant Archaeologists. However, given the proposed changes to the MCM's Archaeology Standards and Guidelines under Bill 46 – Protect Ontario by Cutting Red Tape Act, 2025, this will be monitored through the Official Plan Review to determine if there are any proposed changes that would have an impact on OP policies.

Section 2.12.7 of the current OP states that archaeological zoning by-laws may be adopted under Section 34 of the Planning Act in order to prohibit land use, and the erection of buildings and structures on sites that contain significant archaeological resources. This policy will need to be reviewed and revised as it is not the role of municipal Zoning By-laws to regulate development where archaeological resources have been identified.

OP policies and terminology will also be updated to reflect the 2024 PPS and recent legislative changes, that have amended changes to the Ontario Heritage Act (OHA), which are further discussed in the Final Background Report (October 2025).

Recommendation 14 – The cultural heritage and archaeological resources policies in the Official Plan, including Section 2.12.7, should be updated to reflect the 2024 PPS, recently approved Acts, and include the required studies that are to be submitted at the time of a development application. Official Plan policies should be updated to reference marine archaeology given Marathon's location along the shoreline of Lake Superior.

2.12 Housing

2.12.1 Housing Affordability

Housing affordability has been recognized by the Town as a key priority in guiding community development in the future. The Town of Marathon Housing Needs Assessment, which has been prepared concurrently with the OP Review, also identifies the need for housing that is affordable, in particular for low income households, in order to support the diverse needs of the population of Marathon. The findings of the Housing Needs Assessment should be reflected in the policies of the new OP. In addition, to be consistent with the PPS 2024, the Town is able to establish and implement minimum targets for the provision of housing which is affordable to low and moderate-income households, and which aligns with applicable housing and homelessness plans.

Recommendation 15 – Update OP policies to reflect the 2024 PPS and the findings of the Housing Needs Assessment. Develop policies to enable development and facilitate the availability of a full range of housing types (e.g., purpose-built rental housing, rent-geared-to-income housing, housing that is accessible, deeply affordable housing, etc.), to meet a range of identified needs. This would also include policies related to partnerships and funding and grant programs to facilitate the development of non-market housing in particular.

2.12.2 Additional Residential Units

Additional residential units (formerly referred to as second units) are self-contained residential dwelling units with a private kitchen, bathroom facilities and sleeping areas, within dwellings or within structures ancillary to a dwelling. Examples include basement apartments, in-law flats, and garden suites contained within a separate ancillary structure, such as above a detached garage.

In November 2022, the Province of Ontario made changes to the Planning Act under Bill 23 – More Homes Built Faster Act, 2022, requiring municipal zoning by-laws to permit up to three (3) residential dwelling units on any parcel of urban residential land (i.e., serviced with municipal water and sewer services) that a single detached house, a semi-detached house, or a townhouse is permitted.

In December 2024, the Province of Ontario enacted changes to Ontario Regulation 299/19 to apply additional restrictions around additional residential units, which included:

- Allowing lots containing an additional residential unit to have maximum lot coverage of 45%;
- Where a Zoning By-law includes angular plane requirements, buildings with additional residential units would be exempt;
- Where a Zoning By-law includes Floor Space Index/ Floor Area Ratio requirements, parcels containing an additional residential unit would be exempt;

- All minimum lot size and lot area requirements that are specific to parcels containing an additional residential unit would need to be applied; and
- Restricting building distance separation requirements associated with any building containing additional residential units to a maximum of 4 metres.

Section 2.26 Secondary Dwelling Units in the Town's current OP allows the development of one (1) secondary dwelling unit (i.e., additional residential unit) "in addition to a principal dwelling unit, in a single-detached, semi-detached, or a townhouse, or in a building or structure ancillary to a single-detached or semi-detached dwelling, or row house" (i.e., townhouse).

Under the Town's Zoning By-law No. 1873, Section 4.36 Secondary Dwelling Units contains the following provisions:

- a) Only one secondary dwelling unit per lot is permitted, and shall be located within the main dwelling unit;
- b) A secondary dwelling unit shall only be permitted in a single-detached or semi-detached
- c) dwelling;
- d) The primary dwelling unit must be serviced by full municipal water and sewer services;

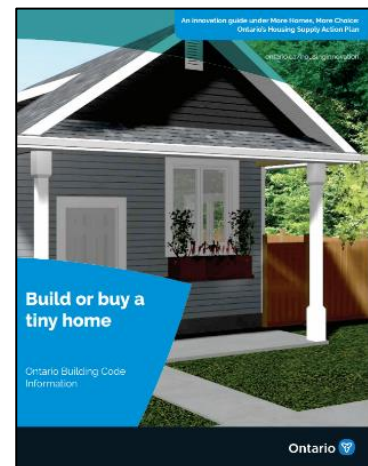
Section 4.36 of the Town's ZBL does not currently permit a secondary dwelling unit in a townhouse or in an ancillary building or structure. As such, these provisions do not conform with the Town's OP. Both the OP and ZBL require updates to comply with the Planning Act.

Recommendation 16 – Update OP policies for additional residential units, subject to relevant planning considerations and for conformity with the Planning Act and O.Reg. 299/199. Add policies that allow a wider range of housing types to facilitate increased housing options and higher densities within certain areas of the Town.

2.12.3 Tiny Homes

Tiny homes are small, private, and self-contained dwelling units with living and dining areas, kitchen and bathroom facilities, and sleeping areas, that are intended for year-round use. They are generally less than 37 m² (400 ft²), but in accordance with the Ontario Building Code, cannot be under 17.5 m² (188 ft²). Tiny homes could be developed as a single-detached dwelling or as a detached additional residential unit on a residential lot, or as part of tiny home cluster or community consisting of multiple dwellings.

Under the "More Homes, More Choice: Ontario's Housing Supply Action Plan", the Province has published a helpful resource to assist



property owners who are considering a tiny home, entitled “Build or Buy a Tiny Home” (Ministry of Municipal Affairs and Housing, 2019).

Some municipalities are seeking to encourage tiny homes as a means of affordable housing. The Town’s new OP can promote and encourage innovative housing options like tiny homes in certain land use designations or areas of Marathon, subject to servicing requirements and public road frontage. The Corporate Strategic Plan identifies as a strategy that Tiny Home Village concepts could be considered for former residential lands that are now vacant.

The Town has developed plans for a 19-lot Tiny Home subdivision (1.5 gross ha). An existing parcel on Trailer Court Road was subdivided into 19 lots and a Zoning By-law Amendment was approved to permit tiny homes, with a target of offering the tiny homes as affordable housing. The development of the subdivision is currently out for tender, and is subject to additional funding requirements. Town staff have indicated that there is general interest in tiny home development in Marathon. The Town’s current ZBL includes a definition for “Dwelling Unit, Tiny Home” and permits tiny homes in the Residential 1 (R1) Zone subject to specific zoning provisions. These provisions were adopted through By-law No. 2091 to facilitate the development of the Trailer Court Road Tiny Home Subdivision. It is noted however, that the current OP is silent on tiny homes.

Recommendation 17 – Consider adding OP policies to support the development of tiny homes in Marathon and identifying the land use designations or areas of the Town where they could be permitted, including considerations for future tiny home villages.

2.13 Indigenous Engagement

Indigenous communities not only have statutory rights over Reserve lands, they also have Treaty and inherent rights in their traditional territories which must be respected and affirmed.

The Town of Marathon has a good working relationship with the Biigtigong Nishnaabeg (Pic River) First Nation, having partnered on several initiatives and development in Marathon, including the Port of Marathon, a deep water port proposed along the Town’s former industrial waterfront.

The Province directs planning authorities to undertake early engagement with Indigenous communities and coordinate on land use planning matters to facilitate knowledge-sharing, support consideration of Indigenous interests in land use decision-making and the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights. Additionally, the Province directs planning authorities to engage with Indigenous communities and ensure their interests with regards to cultural heritage and archaeological resources.

Recommendation 18 – Policies supportive of economic development and housing opportunities in collaboration with the neighbouring Indigenous communities, including Biigtigong

Nishnaabeg (Pic River) and Netmizaaggamig Nishnaabeg First Nation, among others, should be considered.

Recommendation 19 – Policies related to climate change, sustainability, natural heritage, cultural heritage and archaeology, and the environment should consider language that supports partnership with Indigenous communities.

2.14 Industrial Uses and Sensitive Land Uses

The Ministry of Environment, Conservation and Parks (MECP) D-Series Guidelines establish Provincial environmental considerations and requirements for industrial land uses and sensitive uses. The Guidelines define “sensitive land use” as:

“A building, ‘amenity area’ or outdoor space where routine or normal activities occurring at reasonably expected times would experience 1 or more ‘adverse effect(s)’ from contaminant discharges generated by a nearby ‘facility’. The ‘sensitive land use’ may be a part of the natural or built environment. Depending upon the particular ‘facility’ involved, a sensitive land use and associated activities may include one or a combination of:

- i. residences or facilities where people sleep (e.g. single and multi-unit dwellings, nursing homes, hospitals, trailer parks, camping grounds, etc.). These uses are considered to be sensitive 24 hours/day.
- ii. a permanent structure for non-facility related use, particularly of an institutional nature (e.g. schools, churches, community centres, day care centres).
- iii. certain outdoor recreational uses deemed by a municipality or other level of government to be sensitive (e.g. trailer park, picnic area, etc.).
- iv. certain agricultural operations (e.g. cattle raising, mink farming, cash crops and orchards).
- v. bird/wildlife habitats or sanctuaries”.

As noted at the Special Meeting of Council on October 29, 2025, there may be future plans to expand the Marathon Cemetery on Peninsula Road. As discussed in **Section 2.3.1** of this report, the lands abutting the cemetery are classified as vacant industrial lands and are proposed to be added to the Town’s settlement area. The cemetery is currently not considered a sensitive land use as defined by the D-Series Guidelines as there are no permanent structures erected on the property. However, should there be a need to develop a structure as part of a future expansion (i.e., mausoleum, maintenance shed, etc.), it may be prudent to identify the cemetery lands as a sensitive use through the OP Review to ensure there is appropriate separation between the cemetery and potential future industrial uses on adjacent lands.



In the current OP, Section 4.4 Sewage Disposal, Policy 4.4.2 acknowledges that minimum separation distance requirements prescribed by MECP are required for lands adjacent to the Town's sewage treatment plant. It is recommended that a broader section be added to the new OP that addresses the D-Series Guidelines and required minimum separation for all applicable industrial uses and sensitive land uses, including the cemetery.

Recommendation 20 – A new section should be added in the OP to address the MECP D-Series Guidelines and requirements for minimum separation between industrial uses and sensitive land uses. Further, as the Marathon cemetery site is designated as Institutional, it is proposed that the cemetery be identified as a sensitive use in the OP, and require that the D-Series Guidelines apply for any new industrial uses established on lands in proximity to the cemetery.

2.15 Natural Heritage

Updates to the natural heritage policies in the OP are required to ensure consistency with the 2024 PPS and the Province's Natural Heritage Reference Manual, Second Edition (2010). The OP policies should reflect the Town's desire for protection and celebration of natural heritage features and areas.

Comments received from Ministry of Natural Resources (MNR) on April 30, 2025, as part of the One-Window pre-consultation, confirmed there are no Areas of Natural and Scientific Interest (ANSIs), coastal wetlands, or Provincially Significant Wetlands identified within the Town of Marathon. However, MNR requests that the Town encourages the evaluation of wetlands and incorporates policies for coastal wetlands in the new OP due to possibility of these natural heritage features and areas being identified in the future based on the Town's location along Lake Superior.

MNR noted that the environmental protection policies in the current OP, Section 2.14, address natural heritage protections and should be carried forward in the new OP.

MNR recommended that the terminology for "adjacent lands" around significant wildlife habitat (SWH) be reviewed to confirm that this generally applies to lands within 120 metres of SWH. MNR also recommends the Town consider developing policies regarding the prevention of, and response to, invasive species.

The Ministry of Environment, Conservation, and Parks (MECP) also provided comments through the One-Window pre-consultation, which included concerns related to surface and groundwater quality and quantity in the Town. MECP recommends the Town include policies for applications for larger developments, specifically larger commercial, industrial, institutional, or multi-lot/unit residential developments, or developments close to waterfront areas, to require a stormwater management and a construction-mitigation plan. Additionally, MECP noted that municipalities are

encouraged to identify known or suspected areas of soil or groundwater contamination on the OP Schedules, as well as include policies with requirements for Records of Site Condition (RSC).

Recommendation 21 – Policies regarding natural heritage features and areas should be revised in accordance with the 2024 PPS and Ministry comments received through the One-Window pre-consultation meeting.

2.16 Shipping Containers

When used on land, the Building Code recognizes shipping containers, which typically range in area from 14.86 m² (160 ft²) to 29.73 m² (320 ft²), as structures. Per the Ontario Building Code, the construction or placement of any structure over 10 m² (108 ft²) requires a Building Permit. Building housing out of shipping containers is increasingly popular; policies and regulations directed at this building type have been adopted into Official Plans in municipalities across Ontario. Zoning By-laws can establish standards for the location and required setbacks applicable to shipping containers, in addition to provisions relating to screening requirements and the maximum number of shipping containers permitted on a single lot.

The intention for shipping containers is to provide a cost-effective building material, for housing units, storage, or other uses. Shipping containers are also referred to as “sea-can storage containers”, among other things, and can be broadly applied to truck trailers and other modular materials. Any land use (such as a residential use) must conform to existing policies and regulations of the Official Plan, Zoning By-law, Ontario Building and Fire Codes, and other regulations, regardless of their building materials.

The Town has expressed an interest in providing direction for the use of shipping containers in the Zoning By-law, and establishing clear regulations as to where they can be placed subject to zoning requirements with respect to setbacks and screening.

Recommendation 22 – Policies that address the use of shipping containers and associated design requirements related to their use for housing, storage, and commercial uses, will be considered to permit these uses in appropriate areas. In addition, requirements related to the use and placement of shipping containers in certain land use designations / zones should be considered, such as screening requirements for shipping containers placed on properties along main streets (e.g., Peninsula Road).

2.17 Waterfront Planning and Development

The Draft Marathon Waterfront Master Plan was prepared by Hapa Collaborative, in coordination with the Town of Marathon in July 2025. It outlines a vision to transform the site of the former Marathon Pulp and Paper Mill into a vibrant, dynamic, and publicly accessible waterfront. The Town seeks to reanimate the former industrial lands and shoreline as a central public gathering



space and a new beloved gathering place for local residents and visitors to Marathon. Recreational space and facilities will be provided within the proposed Active Living Centre, such as a swimming pool, skating rink, seniors room, and bowling alley.

The Concept Plan has also been prepared to consider the preservation and integration of existing industrial uses along a portion of the waterfront. The creation of a dedicated industrial area would support the development of the Port of Marathon, a deep-water port, and providing marine access and areas for light industrial uses such as storage, warehousing, and loading. This industrial area would be buffered from the surrounding public uses and open space areas.

Stevens Avenue is proposed to be reanimated as a new commercial heart of the Town. The Draft Waterfront Master Plan proposes mixed-use zoning for this area that would permit residential units to be located above active ground floor commercial uses. Finally, the Concept Plan also proposes the development of a new marina at Jellicoe Cove Marina and restoration of the Pumphouse building for use as a new museum or office space.

The Draft Waterfront Master Plan includes a proposed zoning plan (**Figure 2-4**) for the waterfront.

Figure 2-4: Proposed Zoning (Draft Waterfront Master Plan, June 2025)



The zoning recommendations in the Draft Waterfront Master Plan have been reviewed, and the following recommendations, shown in **Table 2-3**, are proposed for implementation through the Official Plan Review.

Table 2-3: Proposed OP Recommendations - Waterfront Planning and Development

Draft Waterfront Master Plan Recommendations	Recommendation for Draft OP
<p>1. Mixed Use Zone (New):</p> <p>The creation of a new Mixed Use Zone is proposed that would permit building heights of 3-4 storeys. The Mixed Use Zone would also support new mixed use development along Stevens Avenue, between Winton and Drake Street, including ground floor commercial uses.</p>	<ul style="list-style-type: none"> Establish a new Mixed Use designation that would permit higher building heights of 3-4 storeys, a range of commercial uses and mixed use development, including permitting residential uses located above or behind ground floor commercial uses. Consider designating Stevens Avenue, between Winton and Drake Street as Mixed Use in the new OP.
<p>2. Active Living Centre (ALC) Zone (New):</p> <p>A dedicated ALC Zone for the proposed Active Living Centre would facilitate the development of the new building and surrounding uses.</p>	<ul style="list-style-type: none"> Rather than establishing a new ALC designation and corresponding zone, it is recommended that the future ALC would be designated as Institutional given the nature of the community uses proposed. A review of the existing Institutional designation shall be undertaken to ensure that the permitted uses and policies will facilitate the future development of the ALC.
<p>3. Residential Multiple Zones:</p> <p>The existing residential zoning for McCullough Street and Winton Street would be maintained.</p>	<ul style="list-style-type: none"> No change.
<p>4. Institutional (I) Zone:</p> <p>The existing Institutional zoning for the Holy Saviour Roman Catholic and the Marathon District Museum is proposed to be maintained.</p>	<ul style="list-style-type: none"> No change.
<p>5. Industrial Zones:</p> <p>The western portion of the waterfront lands would maintain Industrial zoning, with permitted uses to include a deep-water port, warehousing uses, dry storage, loading facilities, and associated office uses, which would support the port and associated logistics hub. The type of Industrial</p>	<ul style="list-style-type: none"> This portion of the waterfront lands are already designated as Industrial. A review of the existing Industrial designation shall be undertaken to ensure that the permitted uses and policies will facilitate the proposed uses for the deep-water port and surrounding hub. Heavy industrial uses would be prohibited, given the proximity to future public recreation and open space.

Draft Waterfront Master Plan Recommendations	Recommendation for Draft OP
zoning (i.e., M1, M2) is not specified in the proposed zoning plan.	
<p>6. Open Space (OS) Zone:</p> <p>Most of the waterfront, including the lands abutting the shoreline, are proposed to be rezoned to Open Space. These areas include the proposed marina, pump house, public beaches, parks and open spaces, and trails.</p>	<ul style="list-style-type: none"> It is recognized that this portion of the Waterfront Master Plan lands will be ultimately designated as Open Space. Given the need for remediation and a Record of Site Condition and the proximity of these lands to the proposed adjacent industrial uses, it is recommended that these lands be designated as Future Development until certain conditions are fulfilled to the satisfaction of the Town and approval authorities. A review of the existing Open Space designation shall be undertaken to ensure that the permitted uses and policies will facilitate the anticipated uses for the waterfront and shoreline in the Waterfront Master Plan. Should the tourist commercial uses proposed for this area not be appropriate for the general Open Space designation, the development of a special Waterfront Recreation designation may need to be considered.

Recommendation 23 – Consider implementation of the actions outlined in Table 2-3, and consider including specific policies for development along the Town’s waterfront.

2.18 Schedules – Official Plan

Five (5) land use Schedules are proposed as follows:

- Schedule A – Settlement Area: Indicating land use designations within the Settlement Area (i.e., identified as the Town’s Urban Service Area in the existing OP);
- Schedule B – Rural Area: Indicating land use designations outside of the Settlement Area;
- Schedule C – Natural Heritage and Development Constraints: Indicating natural heritage features such as wetlands, watercourses, and development constraints such as abandoned mine sites (AMIS), mineral aggregate resources, and natural hazard lands throughout Marathon;
- Schedule D – Groundwater Protection: This existing Schedule is proposed to be maintained in the new OP, and illustrates source water protection areas; and



- Schedule E – Potential Wildland Fire Hazards: Indicating areas of high and extreme potential for wildland fires throughout the Town, based on forest types and Provincial data.

Recommendation 24 – The OP should include updated Schedules with the most current mapping information available.

3 Proposed Official Plan Format

The new Official Plan format is proposed to be revised to include modern design, user-friendly and accessible graphics, best practices, and updated sections and land use policies as required.

Appendix B of this Report contains a draft Table of Contents for the Town’s new Official Plan. A draft template will be provided to the Town for review and comment.

4 Conclusion

In conclusion, the preliminary policy directions and recommendations outlined in this Report provide the foundation for revisions to existing Official Plan policies, and the inclusion of new policies based on Provincial direction and input from Town Council, Staff, external commenting agencies, and the community. The new Official Plan policies will be implemented through the Zoning By-law Review, which is being undertaken concurrently with the Official Plan Review.

The Draft Official Plan and Draft Zoning By-law will be prepared over the course of Winter 2026 and are anticipated to be ready for public review in early Spring 2026.



Appendix A

Provincial Planning Statement, 2024 Review Table

Appendix A – Provincial Planning Statement, 2024 Review Table

The Provincial Planning Statement, 2024 (2024 PPS) replaced the Provincial Policy Statement, 2020, and came into effect on October 20, 2024. It is our understanding the existing Town of Marathon Official Plan (OP) was prepared to be consistent with the Provincial Policy Statement, 2014, and was approved by the Ministry of Municipal Affairs and Housing in 2016.

The following table summarizes new and/or revised 2024 PPS policies that are relevant to the Town, and identifies applicable sections of the Town's in-effect OP.

The **bold** text in the '2024 PPS Section and Policy' column indicates significant new policy updates, as per the 2024 PPS.

The 'Issues to be Addressed' column identifies 2024 PPS policy issues to be addressed through the Town's Official Plan Review. Text identified in **red** are proposed policy issues to be addressed through the Official Plan Review.

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
Chapter 2: Building Homes, Sustaining Strong and Competitive Communities		
2.1 Planning for People and Homes		
2.1.3 At the time of creating a new official plan and each official plan update, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years , informed by provincial guidance. Planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time horizon.	Section 1.2.1 – Goals of the Plan Section 1.2.2(b) – Goals of the Plan	Update policy language, including Policy 1.2.2(b) to reflect a planning horizon of up to 25 years, as opposed to 20 years. Include OP policies related to making sufficient land available within the municipality to accommodate a range and mix of land uses to meet the Town's needs for growth over the next 25 years, to the year 2051.

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
Where the Minister of Municipal Affairs and Housing has made a zoning order, the resulting development potential shall be in addition to projected needs over the planning horizon established in the official plan. At the time of the municipality's next official plan update, this additional growth shall be incorporated into the official plan and related infrastructure plans.		
<p>2.1.4</p> <p>To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:</p> <ul style="list-style-type: none"> a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans. 	<p>Section 1.3.7 - Objectives</p> <p>Section 3.3.2 - Residential</p>	<p>Update policies, including Policy 3.3.2, that require the Town to maintain the ability to accommodate residential growth for at least 15 years, and lands with sufficient servicing capacity to accommodate a three-year supply of residential units through suitably zoned lands or in-draft approved registered plans.</p>
<p>2.1.6</p> <p>Planning authorities should support the achievement of complete communities by:</p> <ul style="list-style-type: none"> a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, 	<p>Section 2.26 Secondary Dwelling Units</p> <p>Section 2.27 Affordable Housing</p> <p>Section 3.4.1 - Institutional</p>	<p>Update policies pertaining to the achievement of complete communities. Consider including OP goals and objectives that directly speak to the creation of complete communities in the Town.</p>

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;</p> <p>b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and</p> <p>c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.</p>		<p>Update term to “additional dwelling units” per Planning Act changes.</p> <p>Update OP goals that include accessibility considerations with respect to new development. Update land use policies pursuant of supporting accessibility improvements for people of all ages and abilities.</p> <p>Review OP policies and goals/objectives with the lens of improving social equity and overall quality of life for people of all ages, abilities and incomes, including equity deserving groups.</p>
2.2 Housing		
<p>2.2.1 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:</p> <p>a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;</p>	<p>Section 1.3.7 – Objectives</p> <p>Section 2.27 – Affordable Housing</p> <p>Section 3.3 – Residential</p>	<p>Consider updating Section 2.27 Affordable Housing in the OP to include new minimum affordable housing targets as per the findings of the Housing Needs Assessment that is being completed concurrently with the OP Review.</p> <p>Update policies, including Policy 2.27.2, that address collaboration and planning for housing with local partners and Service Managers, such as the Thunder Bay District Social Services Board.</p>

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>b) permitting and facilitating:</p> <ol style="list-style-type: none"> 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3; <p>c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and</p> <p>d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.</p>		<p>Include policies that facilitate residential intensification on underutilized lands within the Urban Service Area, i.e., Settlement Area.</p> <p>Include policies that support densities for new housing, which consider increased usage of active transportation options in the Town.</p>

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
2.3 Settlement Areas and Settlement Area Boundary Expansions		
<p>2.3.1.2 Land use patterns within settlement areas should be based on densities and a mix of land uses which:</p> <ul style="list-style-type: none"> a) efficiently use land and resources; b) optimize existing and planned infrastructure and public service facilities; c) support active transportation; d) are transit-supportive, as appropriate; and e) are freight-supportive. 	Section 1.3.2 - Objectives	<p>Policy 1.3.2 states that the Town shall encourage development, which facilitates the provision of local services with minimal or no impact on local finances and shall use land, infrastructure, and public services efficiently. Update Policy 1.3.2 to further support the optimization of existing and planned infrastructure.</p>
<p>2.3.1.3 Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.</p> <p>2.3.1.4 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.</p> <p>2.3.1.5 Planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions [...]</p>	Section 3.3 – Residential	<p>Include minimum density targets for intensification and redevelopment. It is noted that the existing OP has maximum density targets only for low- and medium-density residential uses.</p> <p>Consider establishing density targets for designated growth areas within the Settlement Area in Marathon.</p>

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>2.3.1.6</p> <p>Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.</p>	N/A	<p>If designated growth areas are established within the Settlement Area, consider adding specific phasing policies to guide growth and development within these areas.</p>
<p>2.3.2 New Settlement Areas and Settlement Area Boundary Expansions</p> <p>2.3.2.1</p> <p>In identifying a new settlement area or allowing a settlement area boundary expansion, planning authorities shall consider the following:</p> <ul style="list-style-type: none"> a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses; b) if there is sufficient capacity in existing or planned infrastructure and public service facilities; [...] g) the new or expanded settlement area provides for the phased progression of urban development. 	Section 5.4.7 – Official Plan Amendments and Review	<p>The Town's existing OP identifies the Urban Service Area on Schedule B and the OP encourages growth, including infill in the Urban Service Area. Consider updating references to "Urban Service Area" in the existing OP to "Settlement Area" to be consistent with terminology in the 2024 PPS.</p> <p>An adjustment of the boundary of the Town's Urban Service Area, i.e., Settlement Area, may be explored through the OP Review, supported by a growth management strategy.</p> <p>Consider adding a new OP section that establishes the Town's Settlement Area(s) and associated policies.</p> <p>Include policy criteria for establishing a new Settlement Area or an adjustment of the boundary of the existing Urban Service Area, i.e., Settlement Area.</p>
2.3.2.2	N/A	

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
Notwithstanding policy 2.3.2.1.b), planning authorities may identify a new settlement area only where it has been demonstrated that the infrastructure and public service facilities to support development are planned or available.		
2.4 Strategic Growth Areas		
2.4.1.1 Planning authorities are encouraged to identify and focus growth and development in strategic growth areas.	Section 1.1 - Preamble Section 3.3.1- Residential	Through the OP Review, consider identifying strategic growth areas in the Town.
2.4.1.2 To support the achievement of complete communities, a range and mix of housing options, intensification and more mixed-use development, strategic growth areas should be planned: <ul style="list-style-type: none"> a) to accommodate significant population and employment growth; b) as focal areas for education, commercial, recreational, and cultural uses; c) to accommodate and support the transit network and provide connection points for inter- and intra-regional transit; and d) to support affordable , accessible, and equitable housing. 	Section 1.1	<p>Review current land use designations in the existing OP, consider identifying strategic growth areas, and undertake revisions to policies to address support the creation of complete communities in Marathon.</p> <p>Consider adding a new Community Context section in the OP that includes Marathon's community profile and sets the stage for the 20-year vision for the Town's new OP.</p> <p>Add a new section in the OP that addresses growth management per the findings of the growth management study in support of the OP Review.</p>

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
		<p>Review and update the OP's vision, goals, and objectives to support the achievement of complete communities consistent with PPS Policy 2.4.1.2 and recognize the local needs of the Town, informed by public input through initial engagement activities in support of the OP Review.</p> <p>Consider including policies that acknowledge the proposed Active Living Centre's anticipated role in facilitating new cultural, recreational activity in the Town.</p>
<p>2.4.1.3</p> <p>Planning authorities should:</p> <ul style="list-style-type: none"> a) prioritize planning and investment for infrastructure and public service facilities in strategic growth areas; b) identify the appropriate type and scale of development in strategic growth areas and the transition of built form to adjacent areas; c) permit development and intensification in strategic growth areas to support the achievement of complete communities and a compact built form; d) consider a student housing strategy when planning for strategic growth areas; and e) support redevelopment of commercially-designated retail lands (e.g., underutilized 	<p>Section 1.3 – Objectives</p> <p>Section 2.27.2 – Affordable Housing</p> <p>Section 3.1.2 – Land Use Policies, General</p> <p>Section 3.5.12 - Commercial</p>	<p>Consider opportunities for student housing for Confederation College's Northshore Campus.</p> <p>Section 3.3 of the existing OP includes policies for redevelopment. Further, Policy 3.5.6 includes design criteria for the redevelopment of commercial lands. Consider identifying specific underutilized commercial areas for residential redevelopment, if any exist.</p>

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
shopping malls and plazas), to support mixed-use residential.		
2.6 Rural Lands in Municipalities		
<p>2.6</p> <p>1. On rural lands located in municipalities, permitted uses are:</p> <ul style="list-style-type: none"> a) the management or use of resources; b) resource-based recreational uses (including recreational dwellings not intended as permanent residences); c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services; d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards; e) home occupations and home industries; f) cemeteries; and g) other rural land uses. <p>2. Development that can be sustained by rural service levels should be promoted.</p> <p>3. Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.</p>	<p>Section 1.1 - Preamble</p> <p>Section 1.2.1 – Goals of the Plan</p> <p>Section 1.2.2(d) – Goals of the Plan</p> <p>Section 1.3.5 – Objectives</p> <p>Section 2.18.2 – Forestry</p> <p>Section 2.19.3 – Aggregate and Mineral Resources</p> <p>Section 3.2 – Rural</p>	<p>Sections 3.27 and 3.28 include policies that address lot creation in the Rural area and rural plans of subdivision. Review and update these existing policies for consistency with the 2024 PPS.</p>

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>4. Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.</p> <p>5. New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.</p>		
2.8 Employment		
<p>2.8.1 Supporting a Modern Economy</p> <p>2.8.1.1</p> <p>Planning authorities shall promote economic development and competitiveness by:</p> <ul style="list-style-type: none"> a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs; b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses; c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment; 	<p>Section 1.1 - Preamble</p> <p>Section 1.3.4 – Objectives</p> <p>Section 3.6.6 – Industrial</p>	<p>Update policy language to note that “Employment Areas” includes lands designated for industrial and commercial uses. A review of the Town’s employment areas is being undertaken as part of the OP review.</p> <p>Include policies that encourage co-location of light commercial uses nearby residential uses or within mixed-use areas where such uses do not cause adverse impacts (i.e., small-scale business).</p> <p>Consider updating the OP vision , objectives, and goals to promote further exploration of strategies for economic diversification, targeted employment opportunities, and new industries.</p> <p>Consider including a new section or policies on the Active Living Centre as a strategic investment site.</p>

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and</p> <p>e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.</p>		<p>Policy 3.6.7(b) states that the impact of industrial areas on surrounding areas should be minimized. Consider including specific policies that require employment areas planned for industrial and manufacturing uses to appropriately transition to adjacent non-employment areas.</p>
2.8.2 Employment Areas		
<p>2.8.1.2 Industrial, manufacturing and small-scale warehousing uses that could be located adjacent to sensitive land uses without adverse effects are encouraged in strategic growth areas and other mixed-use areas where frequent transit service is available, outside of employment areas.</p> <p>2.8.1.3 In addition to policy 3.5, on lands within 300 metres of employment areas, development shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long-term economic viability of employment uses within existing or planned employment areas, in accordance with provincial guidelines.</p> <p>2.8.1.4 Major office and major institutional development should be directed to major transit station areas or other strategic growth areas where frequent transit service is available.</p>	Section 3.6 – Industrial	<p>Review Section 3.6.1 – Industrial land use conflict mitigation policies in relation to PPS Section 2.8.1.2 and other relevant policy.</p> <p>Should strategic growth areas be identified as part of the OP Review, include policies that permit and promote major office and major institutional development in these areas.</p>

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>2.8.2.3 Planning authorities shall designate, protect and plan for all employment areas in settlement areas by:</p> <ul style="list-style-type: none"> a) planning for employment area uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities; b) prohibiting residential uses, commercial uses, public service facilities and other institutional uses; c) prohibiting retail and office uses that are not associated with the primary employment use; d) prohibiting other sensitive land uses that are not ancillary to uses permitted in the employment area; and e) including an appropriate transition to adjacent non-employment areas to ensure land use compatibility and economic viability. 	<p>Section 3.6 – Industrial</p>	<p>Policies 3.6.2 to 3.6.5, 3.6.12, and 3.6.14 will be reviewed and updated to ensure that the permitted uses within the Industrial designation are consistent with permitted employment area uses in the 2024 PPS.</p> <p>Policy 3.6.6 permits certain commercial uses such as restaurants, banks, and service retail uses within the Industrial designation along Penn Lake Road. This policy will be deleted as the permission of these non-employment uses within the Industrial designation is not consistent with 2024 PPS updates to the definition of “employment areas”.</p>
<p>2.8.2.4 Planning authorities shall assess and update employment areas identified in official plans to ensure that this designation is appropriate to the</p>	<p>N/A</p>	<p>A review of the Town’s employment areas is being undertaken as part of the OP Review.</p>

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>planned function of employment areas. In planning for employment areas, planning authorities shall maintain land use compatibility between sensitive land uses and employment areas in accordance with policy 3.5 to maintain the long-term operational and economic viability of the planned uses and function of these areas.</p>		
<p>2.8.2.5 Planning authorities may remove lands from employment areas only where it has been demonstrated that:</p> <ul style="list-style-type: none"> a) there is an identified need for the removal and the land is not required for employment area uses over the long term; b) the proposed uses would not negatively impact the overall viability of the employment area by: <ul style="list-style-type: none"> 1. avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned employment area uses in accordance with policy 3.5; 2. maintaining access to major goods movement facilities and corridors; c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and d) the municipality has sufficient employment lands to accommodate projected 	<p>Section 3.6.1– Industrial</p> <p>Section 3.6.15 – Industrial</p>	<p>Update Section 3.6.1 of the existing OP to remove the requirement for a comprehensive review as this is outdated terminology from the Provincial Planning Statement, 2020.</p> <p>Policy 3.6.15 includes direction for the reuse of Industrial-designated land for alternative land uses in accordance with Policy 2.22.1. Policy 2.22.1 prohibits development on waste disposal sites. Consider including a new OP section that sets out criteria for removing lands from employment areas consistent with the 2024 PPS.</p>

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
employment growth to the horizon of the approved official plan.		
2.9 Energy Conservation, Air Quality and Climate Change		
2.9.1 Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that: <ul style="list-style-type: none"> a) support the achievement of compact, transit-supportive, and complete communities; b) incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities; c) support energy conservation and efficiency; d) promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and e) take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate. 	Section 2.23 – Energy Efficiency and Sustainability Section 2.24 – Air Quality and Climate Change	<p>Consider including policies to reduce or minimize the adverse impacts associated with climate change.</p> <p>Consider including a policy that enables the preparation of a Climate Change Mitigation Plan.</p> <p>Review Sections 2.23 and 2.24 and incorporate key considerations from the Town of Marathon’s Energy Conservation and Demand Management Plan.</p> <p>Consider adding a new OP section that includes policies for active transportation and other non-motor vehicle transportation within the Town.</p>
Chapter 3: Infrastructure and Facilities		
3.1 General Policies for Infrastructure and Public Service Facilities		

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
3.1.3 Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Chapter 5: Protecting Public Health and Safety.	Section 3.2.8(f) – Rural Section 3.2.20 – Rural Section 3.3.4 – Residential Section 3.8.6 Section 4.1.1 – Community Services and Facilities, General	Include policies that address and support the delivery of efficient and effective emergency management services.
3.1.5 Planning authorities, in collaboration with school boards, should consider and encourage innovative approaches in the design of schools and associated child care facilities, such as schools integrated in high-rise developments, in strategic growth areas, and other areas with a compact built form.	Section 4.7.2 – Community Services and Facilities	Should strategic growth areas in the Town be identified through the OP Review, consider including specific policies that promote the development of schools in these areas.
3.3 Transportation and Infrastructure Corridors		
3.3.5 The co-location of linear infrastructure should be promoted, where appropriate.	N/A	Include policies that encourage the development of linear infrastructure along existing corridors, where appropriate.
3.4 Airports, Rail, and Marine Facilities		
3.4.1 Planning for land uses in the vicinity of airports, rail facilities and marine facilities shall be undertaken so that: a) their long-term operation and economic role is protected; and b) airports, rail facilities and marine facilities, and sensitive land uses are appropriately	Section 2.13.3 – Land Use Compatibility Section 3.6.16 – Industrial	No changes required.

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>designed, buffered and/or separated from each other, in accordance with policy 3.5.</p> <p>2. Airports shall be protected from incompatible land uses and development by: a) prohibiting new residential development and other sensitive land uses in areas near airports above 30 NEF/NEP; b) considering redevelopment of existing residential uses and other sensitive land uses or infilling of residential and other sensitive land uses in areas above 30 NEF/NEP only if it has been demonstrated that there will be no negative impacts on the long-term function of the airport; and c) prohibiting land uses which may cause a potential aviation safety hazard.</p>		
3.5 Land Use Compatibility		
<p>3.5.1</p> <p>Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.</p>	<p>Section 2.13 – Land Use Compatibility</p> <p>Section 2.19.4 – Aggregate and Mineral Resources</p>	<p>Section 2.13 Land Use Compatibility includes policies that require buffering and separation distances are required in accordance with Provincial D-Series Guidelines and requirements. No changes required.</p>
<p>3.5.2</p> <p>Where avoidance is not possible in accordance with policy 3.5.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are</p>	<p>Section 2.13 – Land Use Compatibility</p>	<p>No changes required as per the above row.</p>

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse affects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.		
3.6 Sewage, Water and Stormwater		
<p>3.6.1 Planning for sewage and water services shall:</p> <ul style="list-style-type: none"> a) accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and existing private communal sewage services and private communal water services; b) ensure that these services are provided in a manner that: <ul style="list-style-type: none"> 1. can be sustained by the water resources upon which such services rely; 2. is feasible and financially viable over their lifecycle; 3. protects human health and safety, and the natural environment, including the quality and quantity of water; and 	<p>Section 2.3</p> <p>Section 2.8.1 – Mobile Home Parks</p> <p>Section 3.2.7(b) – Rural</p> <p>Section 3.3.1 – Residential</p> <p>Section 4.4 – Community Services and Facilities, General</p> <p>Section 4.3.1 – Water Supply</p> <p>Section 4.4 – Sewage Disposal</p>	<p>Consider including policies which acknowledge potential impacts of a changing climate on the Town’s municipal services.</p>

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>4. aligns with comprehensive municipal planning for these services, where applicable.</p> <p>e) consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of municipal water services and municipal sewage services to support efficient use of these services to meet current and projected needs for increased housing supply; and</p> <p>f) be in accordance with the servicing options outlined through policies 3.6.2, 3.6.3, 3.6.4 and 3.6.5.</p>		
<p>3.6.3 Where municipal sewage services and municipal water services are not available, planned or feasible, private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety.</p>	<p>Section 4.1.4 – Community Services and Facilities, General</p> <p>Section 4.3.6 – Water Supply</p> <p>Section 4.4 – Sewage Disposal</p>	<p>No changes required.</p>

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>3.6.4</p> <p>Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.</p> <p>At the time of the official plan review or update, planning authorities should assess the long-term impacts of individual on-site sewage services and individual on-site water services on environmental health and the financial viability or feasibility of other forms of servicing set out in policies 3.6.2 and 3.6.3.</p>		<p>Include policies that direct planning authorities to assess the long-term impacts of individual on-site services.</p>
<p>3.6.5</p> <p>Partial services shall only be permitted in the following circumstances:</p> <ul style="list-style-type: none"> a) where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; b) within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts; or 	<p>Section 2.3.1(d) – Subdivision of Land</p>	<p>Review policies to include address PPS Policy 3.6.5 c), “within rural settlement areas where new development will be serviced by individual on-site water services in combination with municipal sewage services or private communal sewage services” as a permitted exception.</p>

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
c) within rural settlement areas where new development will be serviced by individual on-site water services in combination with municipal sewage services or private communal sewage services.		
3.6.6 In rural areas, where partial services have been provided to address failed services in accordance with policy 3.6.5.a), infilling on existing lots of record may be permitted where this would represent a logical and financially viable connection to the existing partial service and provided that site conditions are suitable for the long-term provision of such services with no negative impacts.	N/A	Include policies to conditionally permit infilling on existing lots of record where logical and financially viable, and where site conditions are suitable.
3.6.8 Planning for stormwater management shall: <ul style="list-style-type: none"> a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle; b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads; c) minimize erosion and changes in water balance including through the use of green infrastructure; d) mitigate risks to human health, safety, property and the environment; 	Section 2.11.5 – Shoreline Development and Lake Capacity Section 4.2.17 – Roads	Include stormwater management planning policies consistent with the PPS and address coordination and planning with any future municipal stormwater management plans prepared for the Town. Consider including a policy that enables the protection of a watershed-based source protection plan that would identify appropriate protection measures against potential threats to drinking water quality and quantity. a)

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
<p>e) maximize the extent and function of vegetative and pervious surfaces;</p> <p>f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and</p> <p>g) align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.</p>		
3.8 Energy Supply		
<p>3.8.1 Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, energy storage systems, district energy, renewable energy systems, and alternative energy systems, to accommodate current and projected needs.</p>	<p>Section 1.3.6(b)(c) – Objectives</p> <p>Section 2.23 – Energy Efficiency and Sustainability</p>	<p>No changes required as Section 2.23 addresses energy efficiency and sustainability, however references to the Ontario Green Energy and Green Economy Act will be removed as this Act has since been repealed</p>
4.0 Wise Use and Management Resources		
4.2 Water		
<p>Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches</p>	<p>Section 2.11 – Shoreline Development and Lake Capacity</p>	<p>Include a new OP section that addresses matters of water quality and water quality protection.</p>
<p>4.2.3 Municipalities are encouraged to undertake, and large and fast-growing municipalities shall undertake</p>	<p>Section 2.11.4 – Shoreline Development and Lake Capacity</p>	<p>Consider policies regarding evaluating and preparing for the impacts of a changing climate</p>

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
watershed planning to inform planning for sewage and water services and stormwater management, including low impact development, and the protection, improvement or restoration of the quality and quantity of water.	Section 2.11.5 – Shoreline Development and Lake Capacity	to water resource systems at the watershed level.
4.3 Agriculture		
4.3.1.1 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.	Section 3.2 – Rural	There are no designated prime agricultural lands in the Town, however agricultural type uses are permitted in the Rural area. Policies will need to be updated to reflect OMAFRA's 2016 Guidelines for Permitted Uses in Agricultural Areas. Update Section 3.2 – Rural to permit certain agricultural uses, agricultural-related uses, and on-farm diversified uses, as appropriate.
4.3.2.3 New land uses in prime agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.	N/A	Consider adding policies that address new agricultural uses.
4.3.6 Supporting Local Food and the Agri-food Network 4.3.6.1 Planning authorities are encouraged to support local food, facilitate near-urban and urban agriculture, and foster a robust agri-food network.	N/A	Consider adding a new OP section that supports urban agricultural uses and opportunities/partnerships in the Town.

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
4.5 Mineral Aggregate Resources		
<p>4.5.2.4</p> <p>Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing mineral aggregate operations shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act. Where the Aggregate Resources Act applies, only processes under the Aggregate Resources Act shall address the depth of extraction of new or existing mineral aggregate operations. When a license for extraction or operation ceases to exist, policy 4.5.2.5 continues to apply.</p>	Section 2.19 – Aggregate and Mineral Resources	Section 2.19 addresses mineral aggregate resources. No changes required.
<p>4.5.2.5.</p> <p>In known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if: a) resource use would not be feasible; or b) the proposed land use or development serves a greater long-term public interest; and c) issues of public health, public safety and environmental impact are addressed</p>	Section 2.19.4	No changes required.
4.6 Cultural Heritage and Archaeology		
<p>2.6.5</p> <p>Planning authorities shall engage with Indigenous communities and consider ensure their interests are</p>	<p>Section 2.12 – Archaeological and Cultural Heritage Resources</p> <p>Section 5.2 Public Participation</p>	Update OP references from “Aboriginal” to “Indigenous”.

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.		Review and update existing OP Policy 5.2.3 to be consistent with the 2024 PPS.
Chapter 5 Protecting Public Health and Safety		
5.3 Human-Made Hazards		
5.3.1 Development on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.	Section 2.19 – Aggregate and Mineral Resources Section 2.20 – Abandoned Mine Hazards	Schedule C to be updated with Abandoned Mines Information (AMIS) sites in the area. Update Policy 2.20.2 to require development applications within 1,000 m of an AMIS site to consult with the Ministry of Energy and Mines and undertake any remediation measures, as required. Update Policy 2.20.2 to note that written consent of the Minister of Energy, Northern Development and Mines is required prior to the disturbance of any rehabilitated mine hazard features, including where such a hazard is identified within 1,000 m of a proposed development site.
Chapter 6 Implementation and Interpretation		
6.2 Coordination		
6.2.2 Planning authorities shall undertake early engagement with Indigenous communities and coordinate on land use planning matters to facilitate knowledge-sharing,	Section 5.2.3 – Public Participation	Consider adding a new OP section that includes objectives and policies for engaging with local Indigenous communities and coordinating on land use matters.

2024 PPS Section and Policy	Relevant Existing OP Section	Issues to be Addressed
support consideration of Indigenous interests in land use decision-making and support the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights.		
8.0 Definitions		
Numerous definition changes.	N/A	The existing OP does not include a definitions section. It is recommended that a statement be included in the new OP, which refers to the definitions of the 2024 PPS and that they apply to the OP. The existing OP will be reviewed and updated to ensure that policies are consistent with new definitions in the 2024 PPS.



Appendix B

Draft Official Plan – Proposed Table of Contents



Town of Marathon – Draft Official Plan

Proposed Table of Contents

Note: New proposed sections are **highlighted in yellow**; other changes are **highlighted in grey**)

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9.14.3 Non-conforming Uses

9.14.4 Temporary Use By-laws



10 Interpretation (Moved from Section 5 – Implementation and Administration and organized alphabetically)

10.1 Land Use Boundaries

10.2 Agency Names, and Responsibilities, and Legislation

10.3 Land Use Boundaries

Schedules

Schedule "A" Land Use – Rural Area ~~Plan of the Town of Marathon~~

Schedule "B" Land Use – ~~Urban Service~~ Settlement Area

Schedule "C" ~~Development Resources and~~ Constraints

Schedule "D" Groundwater Protection

Schedule "E" Wildland Fire Hazards

Appendices

~~Appendix "A" Definitions~~

~~Appendix "B" Category "A", "B", and "C" Industrial Land Use that may pose a risk of contamination of the groundwater aquifer of the municipal water supply~~

~~Appendix C Background and Policy Issues / Options Report~~



wsp