



# Town of Marathon

Official Plan and Zoning By-law Review

Final Zoning Strategy Report  
February 2026



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Prepared for:

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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.

While the Town’s OP and ZBL are being reviewed concurrently, the ZBL cannot be adopted by Council until the OP has been approved by MMAH. The ZBL is a legal document that must conform with and implement OP policies and land use designations. It establishes a series of Zones (e.g., Residential, Commercial, etc.) and detailed development regulations (see **Figure 1-1**) for all properties in a municipality which direct how a property may be developed, including:

- Permitted uses on a property;
- Where building and structures can be located on a property;
- Requirements for lot area and dimensions (e.g., lot width, lot depth, building height);
- Parking, loading, and landscaping requirements for different uses; and
- Requirements for minimum setbacks from streets, lot lines, and waterbodies.

Figure 1-1: Examples of standards that can be regulated through a Zoning By-law



The ZBL also sets out general provisions, which apply to all properties, depending on the type of development proposed. Further, it can be used to address potential land use conflicts between uses, such as protecting sensitive land uses, like housing, from more noxious uses, like industry.

Through the ZBL Review, a new ZBL and associated Schedules will be developed, which will translate the land use policies in the Town’s new OP into detailed provisions to guide development in Marathon. The Town’s existing ZBL No. 1873 will be repealed and replaced with the new ZBL.

## 1.1 Report Overview

This Zoning Strategy Report (the “Report”) has been prepared to present recommendations for key updates to zoning provisions that will be addressed in preparing the Draft ZBL. Generally, the zoning recommendations seek to reflect local interests in Marathon and address current issues with the Town’s in-effect ZBL No. 1873 identified by municipal staff. The recommendations also address provincial requirements and the need to achieve conformity with the Town’s new Draft OP, which is currently with the MMAH for their first review.

This Report builds on the work completed in support of the OP Review, including the Final Background Report (October 2025) and Final OP Policy Directions and Recommendations Report (November 2025), both of which are available to view at the Town’s project webpage at: <https://www.marathon.ca/business-and-development/projects/town-of-marathon-official-plan-and-zoning-by-law-review/>.

## 2 Zoning Strategy Recommendations

This section of the Report forms the basis for the ZBL Review by identifying provisions and regulations within the existing ZBL No. 1873 that require updates to achieve consistency with the 2024 PPS and conformity with the new OP. **Table 2-1** sets out a series of specific recommendations to implement in preparing the new Draft ZBL.

**Please note that the proposed recommendations are not exhaustive.** There may be additional recommendations and changes proposed in the new Draft ZBL as a result of community engagement and comments received on the Draft OP from Town Council and staff, external agencies, and MMAH review. The Draft ZBL will be prepared accordingly to conform with the new OP.

## 2.1 Proposed Zone Structure

**Table 2-1** below includes recommendations to review the existing Zone structure and consider the introduction of new Zones in consultation with Town staff to reflect changes to the Draft Official Plan (January 2026). **Table 2-1** presents the proposed land use designations in the Draft OP, the existing Zones in the current ZBL which generally implement the land use designations, and recommendations for maintaining and/or modifying the existing Zones, or adding new Zones for conformity purposes. The proposed Zones in the Draft ZBL may implement the intent of more than one (1) OP land use designations.

Table 2-1: Draft Official Plan (January 2026) Land Use Designations, Implementing Zones, and Recommendations

Land Use Designations and Policy Overlays – Draft OP (January 2026)	Current Zones – ZBL No. 1873 (Adopted May 30, 2016)	Recommendation for Draft ZBL
<b>Land Use Designations</b>		
Rural	Rural (RU)	Maintain
	Rural Residential (RR)	
	Seasonal Residential (SR)	
	Tourist Commercial (TC)	
	N/A	Add a new Mineral Extraction (MX) Zone
Residential	Residential 1 (R1)	Rename Residential (R1)
	Mobile Home Residential (R2)	Maintain
	Residential Multiple (RM-1)	Rename Residential Multiple (R3)
	Temporary Accommodations (RM-2)	Affects one property; Delete and replace with Residential Multiple (R3) Exception Zone with site-specific provisions
	Seasonal Residential (SR)	Maintain
	Neighbourhood Commercial (C1)	Maintain
Institutional	Institutional (I)	Maintain
Mixed Use*	N/A	Add new Mixed Use (MU) Zone
General Commercial	Neighbourhood Commercial (C1)	Maintain
	General Commercial (C2)	
	Enterprise (E)	
Highway Commercial	Highway Commercial (C3)	Maintain

Land Use Designations and Policy Overlays – Draft OP (January 2026)	Current Zones – ZBL No. 1873 (Adopted May 30, 2016)	Recommendation for Draft ZBL
Industrial	Enterprise (E)	Maintain
	Light Industrial (M1)	
	Heavy Industrial (M2)	
Parks and Open Space	Open Space (OS)	Maintain
Environmental Protection	Environmental Protection (EP)	Maintain
Future Development*	N/A	Add new Future Development (FD) Zone
<b>Policy Overlays</b>		
Natural Hazards Overlay*	N/A	<b>To be implemented in General Provisions section</b>
Natural Heritage Overlay*	N/A	<b>To be implemented in General Provisions section</b>

\*Denotes a new land use designation or policy overlay introduced in the Draft OP (January 2026).

## 2.2 Zoning Recommendations

The following section includes numbered recommendations for updates to the Town’s new Zoning By-law. The proposed recommendations are presented in **Table 2-2**, and are grouped by theme, with accompanying details and rationale for each proposed change.

Table 2-2: Preliminary Zoning Recommendations

No.	Recommendation	Details / Rationale
<b>Document Structure and Format</b>		
1	Update the ZBL to improve accessibility and comply with the Accessibility for Ontarians with Disabilities Act (AODA). Changes may include updating fonts, colours, illustrations, and Schedules, and removing the use of italics and excessive capitalization.	<p>Accessibility improvements affect the user-friendliness of the new ZBL. Specific considerations regarding the format and layout of the ZBL and Schedules may include:</p> <ul style="list-style-type: none"> <li>● Integrating legible and consistent fonts, which include the same body font size throughout the ZBL, avoiding the use of italic font and excessive capitalization;</li> <li>● Using colours and illustrations that provide high contrast and clarity;</li> <li>● Including illustrations of certain zoning provisions to provide better clarity when interpreting zoning requirements; and</li> <li>● Ensuring legibility and clarity on ZBL Schedules, to the extent possible.</li> </ul>
2	Update the ZBL to be more user-friendly, by modernizing the format of the ZBL to help clarify provisions and regulations, enhance readability and user comprehension, and improve the administrative function of the document.	<p>Recommended formatting options for the ZBL include:</p> <ul style="list-style-type: none"> <li>● Updating digital hyperlinks in the Table of Contents;</li> <li>● Including section dividers and/or icons to promote easier navigation and wayfinding through the document;</li> <li>● Numbering provisions consistently throughout the document, as follows, which will allow for clearer references to zoning provisions in other planning documents, development applications, and staff reports: Section 1; 1. main provision; a. sub-provision; i. secondary sub-provision (e.g., Section 1.1.a.i.);</li> <li>● Limiting the number of provisions which require the reader to cross-reference other provisions in different sections;</li> <li>● Organizing lot and building requirements and performance standards (e.g., minimum setback and yard requirements) in consistent tables in each Zone;</li> <li>● Presenting zone provisions in table format, where possible, to be more user-friendly and reduce the document length; and</li> <li>● Integrating images / diagrams to illustrate certain definitions and zoning provisions to communicate requirements more clearly.</li> </ul>

No.	Recommendation	Details / Rationale
3	Include a User Guide as a non-operative section within the ZBL to help inform the reader on how to navigate the ZBL and interpret its provisions and Schedules.	<p>Elements that should be considered in a User Guide may include an explanation of the function and purpose of the ZBL, relationship to the OP and other municipal by-laws and regulations, an overview of the ZBL structure, difference between Zones and overlays, and the steps in using the ZBL, including how to:</p> <ul style="list-style-type: none"> <li>● Determine and find zoning for your property;</li> <li>● Interpret the zoning code for a property, including any suffixes;</li> <li>● Determine what uses are permitted in the Zone;</li> <li>● Determine what Zone provisions apply, and if any general provisions apply; and</li> <li>● Clarify the meaning of a permitted use or other term used in the ZBL, using the definitions section.</li> </ul>
<b>Administration</b>		
4	Update ZBL to reflect recent legislative updates (e.g., Planning Act), to be consistent with the 2024 PPS, and to implement the new Draft OP.	The new ZBL will need to identify and address updates to provincial legislation and policies in accordance with the Planning Act, which have been reflected in the preparation of the new Draft Official Plan (OP).
5	Update the ZBL to ensure it is an enforceable and easily administered document that reflects contemporary planning practices.	Updates to the ZBL will eliminate redundant / repetitive provisions, address administrative improvements and clarity, and create new regulations that reflect best practices in zoning to guide development throughout the Town.
<b>Definitions</b>		
6	Review all definitions to ensure that they are contemporary, including deletion or replacement of definitions for uses which are out of date.	A clear and comprehensive Definitions section in a ZBL is critical to ensuring that the By-law can be easily understood and implemented. Section 2 of the current ZBL contains some terms and definitions that are out of date or lack consistency/clarity.



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No.	Recommendation	Details / Rationale
7	Add new ZBL definitions to reflect contemporary terminology, all existing permitted uses in the ZBL, and any new permitted uses introduced through the new ZBL.	<p>At a minimum, the following definitions will be <b>added</b>:</p> <ul style="list-style-type: none"> <li>● additional dwelling unit;</li> <li>● agricultural-related use;</li> <li>● home industry;</li> <li>● mineral exploration;</li> <li>● on-farm diversified use;</li> <li>● port;</li> <li>● shipping containers;</li> <li>● tiny home;</li> <li>● windfarm.</li> </ul> <p>Terms for permitted uses that are referenced in the current ZBL but are not defined and should be <b>added or consolidated with similar terms</b> include:</p> <ul style="list-style-type: none"> <li>● aggregate extraction and processing;</li> <li>● ambulance station;</li> <li>● animal kennel</li> <li>● automotive parts and accessory sales;</li> <li>● blacksmith or welder’s shop;</li> <li>● boat launch and docking facilities;</li> <li>● building supply outlet;</li> <li>● bus terminal;</li> <li>● carpenter or joiner’s shop;</li> <li>● communication and satellite transmission facilities;</li> <li>● conservation area;</li> <li>● conservation use; contractor’s building and yard;</li> <li>● cultural institution;</li> <li>● electric power generation and transmission;</li> <li>● fire hall;</li> <li>● modular dwelling;</li> <li>● motor vehicle or recreation vehicle sales, leasing and storage establishment;</li> <li>● museum;</li> <li>● police station;</li> <li>● post office;</li> <li>● printing and publishing establishment;</li> <li>● pulp and paper mill;</li> <li>● propane storage and sales;</li> <li>● railway;</li> <li>● railway yard;</li> <li>● road maintenance and works yard;</li> <li>● sawmill;</li> <li>● service shop;</li> <li>● sewage treatment plant;</li> <li>● snow storage and disposal facilities;</li> </ul>

No.	Recommendation	Details / Rationale
		<ul style="list-style-type: none"> <li>● forestry management uses;</li> <li>● gardening centre;</li> <li>● government office;</li> <li>● gun club;</li> <li>● heavy equipment service and repair;</li> <li>● hospital;</li> <li>● hydro generating or distribution station;</li> <li>● library;</li> <li>● machine shop;</li> <li>● mineral exploration;</li> <li>● stable or riding academy;</li> <li>● taxi establishment;</li> <li>● tourist information centre;</li> <li>● train station;</li> <li>● trucking depot and transportation terminal;</li> <li>● undertaking establishment;</li> <li>● water treatment plant;</li> <li>● wildlife management.</li> </ul>
8	Consider illustrations for key technical definitions to assist the reader in interpreting the provisions of the ZBL.	Illustrations can add clarity to complex terms and help visualize general provisions. The only definition containing a diagram in the current ZBL is “height”, which illustrates various roof types to assist in confirming how building height is measured. Additional illustrations could be added to illustrate dwelling types, lot types, lot lines, required yards, and a sight triangle.
<b>General Provisions</b>		
9	Section 4.10 Fences – Remove section in its entirety.	Fences are regulated under the Town’s By-law No. 1975.
10	Section 4.12 Group Homes – Remove requirements for minimum setback distances between group homes.	Group homes are subject to Provincial approval or licensing as may be required. It is our recommendation that Section 4.12(c) that requires a minimum setback of 350 m between group homes be deleted as this is not in line with the Ontario Human Rights Code.
11	Section 4.29 Parking Requirements – Review provisions to address concerns	The current ZBL provisions permit the parking of recreational vehicles and similar equipment (e.g., RVs, boats, trailers, powersports vehicles, etc.) on driveways in the front

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No.	Recommendation	Details / Rationale
	related to front yard parking, including parking of multiple recreational vehicles.	<p>yard, however, Town staff have noted issues such as encroachment of parking into the required front yard and adjacent yards. Stronger provisions may be considered to:</p> <ul style="list-style-type: none"> <li>● Limit the parking of recreational vehicles and similar equipment to specific times of year;</li> <li>● Prohibit the parking and/or storage of recreational vehicles and similar equipment on vacant lots; and</li> <li>● Permit the storage of recreational vehicles and similar equipment in rear or interior side yards, subject to the setback requirements for accessory buildings and structures.</li> </ul>
12	Section 4.29 Parking Requirements – Update section with provisions for minimum and maximum driveway widths.	The current ZBL does not contain any provisions which establish minimum and maximum driveway widths and/or minimum landscaping requirements. This has resulted in situations of excessive paving on a lot and the loss of permeable area.
13	Section 4.30 Permitted Yard Encroachments – Revise provisions to address maximum permitted projections / minimum setbacks for porches, low-lying decks (which do not require a Building Permit), and accessible ramps in the front yard.	<p>The current ZBL’s provisions for permitted encroachments for porches should be reviewed for clarity, as Town staff have noted numerous minor variance applications for porch additions.</p> <p>Town staff have also noted situations of low-lying porches / decks and accessible ramps being constructed with excessive encroachments within the front yard.</p>
14	Section 4.33 Prefabricated Shipping Containers – Review permissions and related provisions for the placement of shipping containers in specific Zones.	<p>The current ZBL limits permissions for shipping containers to the Rural, Rural Residential, and Residential 1 Zones. The Town is seeking to permit the placement of shipping containers in all Zones, subject to requirements related to:</p> <ul style="list-style-type: none"> <li>● The purpose and use of the shipping containers in certain Zones;</li> <li>● Maximum number of permitted shipping containers on a lot; and</li> <li>● Screening requirements for shipping containers in certain locations (e.g., along main streets such as Peninsula Road).</li> </ul>

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No.	Recommendation	Details / Rationale
15	Review and update ZBL provisions to address permissions for a range of housing options including new housing forms in appropriate locations, in conformity with the new OP, 2024 PPS and other relevant Provincial legislative and regulatory changes.	The housing option permissions in the current ZBL will be reviewed and updated, if required, to expand permitted locations of housing options (where appropriate).
16	Section 4.36 Secondary Dwelling Units – Change terminology to “additional dwelling units”, and review and update provisions to be consistent with updates to the Planning Act.	<p>The current ZBL only permits one (1) secondary dwelling unit per lot, within a main single detached or semi-detached dwelling unit. The section must be revised to reflect recent amendments to the Planning Act to permit up to two (2) additional dwelling units on a parcel of urban residential land (i.e., a lot with full municipal services) containing a single-detached, semi-detached, or townhouse dwelling, including allowing one (1) of those additional dwelling units to be located within a detached ancillary building or structure on the lot. In the Rural Zones, it is proposed that up to two (2) additional dwelling unit may be permitted <b>subject to</b> adequate private or communal water and sewer capacity to accommodate the units. Language is proposed to be added to clarify that an additional dwelling unit shall only be permitted where adequate public or private water and sanitary services are available, as determined in consultation with the Town.</p> <p>Updated provisions would clarify that a tiny home would be permitted as an additional dwelling unit located within a detached ancillary building or structure.</p> <p>Provisions regarding required parking for additional dwelling units, as well as maximum lot coverage, will be added to comply with Planning Act requirements.</p>
17	Update provisions for home occupations and home industries in Section 4.14 Home Occupations in the current ZBL.	The current ZBL defines home occupations only. Section 4.14 of the current ZBL includes provisions for these uses. These provisions should be reviewed and updated to conform with the new OP.

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No.	Recommendation	Details / Rationale
18	Review and update Sections 4.27 through 4.29 in the current ZBL to ensure all permitted uses in the Zones have a corresponding parking space requirement. Review and update provisions related to parking requirements where necessary.	<p>Sections 4.27 through 4.29 of the current ZBL will be reviewed and updated as required. Some updates may include:</p> <ul style="list-style-type: none"> <li>● Include diagrams to illustrate certain parking regulations.</li> <li>● Review requirements for landscaped areas and buffer strips related to parking lots.</li> <li>● Review provisions related to maximum driveway width.</li> </ul>
19	Review and update Section 4.28 Parking, Accessible Requirements to ensure they meet requirements of Ontario Regulation 191/11, as amended and passed under the Accessibility for Ontarians with Disability Act, 2005 (AODA).	<p>Section 4.28 of the current ZBL contains provisions for accessible. However, these provisions need to be updated to match or exceed the standards passed under the AODA. The following provisions related to barrier-free parking:</p> <ul style="list-style-type: none"> <li>● Distinguish parking size requirements for Type A (minimum width of 3.4 m) and Type B (minimum width of 2.4 m) for an “Obligated Organization” as defined in the AODA.</li> <li>● Add definition of “Obligated Organization”.</li> <li>● Include illustrations of barrier-free parking requirements, such as parking space dimensions and required access aisles.</li> </ul>
20	Review and update Setback provisions in Section 4.40 through 4.43 of the current ZBL for special uses including sensitive land uses, development along shorelines, watercourses, etc.	<p>Establish provisions to regulate development along shorelines, including a review of setback requirements. Additional reviews/updates to setback provisions in Section 4 General Provisions of the current ZBL for the following uses may be included, as applicable:</p> <ul style="list-style-type: none"> <li>● Agricultural Uses;</li> <li>● Industrial Uses;</li> <li>● Aggregate Pits and Quarries;</li> <li>● Roads;</li> <li>● Natural heritage features, including waterbodies and watercourse; and</li> <li>● Hazard lands and top of bank.</li> </ul>

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21	Establish provisions for Agricultural Uses, Urban Agriculture, On-Farm Diversified Uses, Agricultural-Related uses, and Agri-Tourism uses for conformity with the new OP and consistency with the 2024 PPS.	<p>The current ZBL does not include a specific section related to Agricultural (and related) uses. The new ZBL will establish provisions and definitions for Agricultural Uses, Urban Agriculture, On-Farm Diversified Uses, Agricultural-Related uses, and Agri-Tourism uses. Updates may include:</p> <ul style="list-style-type: none"> <li>● Establishment of provisions related to licensing.</li> <li>● Review and establish minimum lot sizes, setbacks.</li> <li>● Revise the permitted uses in the current Rural (RU) Zone to additional permitted uses related to Agriculture uses.</li> </ul>
22	Section 4 General Provisions to be updated to include provisions that address windfarms.	Add new subsection for Alternative and Renewable Energy Systems to implement the new policy section in the new Draft OP. It is noted that the development of windfarms would require an amendment to both the OP and ZBL.
23	Section 4 General Provisions to be updated to include provisions that clarify where kennels may be permitted in the Town.	As per the new Draft OP, kennels are proposed to be permitted in the Rural and Highway Commercial designations. Kennels are currently permitted in the Rural (RU) Zone in the existing ZBL. In the Draft ZBL, a new section will be added under the General Provisions for kennels, which will establish setbacks and other requirements for this specific use. Kennels are proposed to be added as a permitted use in the Highway Commercial (C3) Zone in the Draft ZBL.
24	Review of definitions for Child Care Centre, Home Day Care, and Un-licensed Day Care, and clarify which Zones these uses are permitted in.	<p>The current ZBL defines, “Child Care Centre”, “Home Day Care”, and “Un-licensed Day Care”. These uses are currently not permitted as of right anywhere in the Town. Through the ZBL Review, the following is proposed:</p> <ul style="list-style-type: none"> <li>● Permit home day cares in the Residential (R1) Zone as home-based businesses as per the Draft OP.</li> <li>● Permit day care centres (i.e., child care centres as defined in the current ZBL) in the Neighbourhood Commercial (C1), General Commercial (C2), Mixed Use (MU), and Institutional (I) Zones. The Draft OP includes policies that permit day cares in the Residential, Mixed Use, and Institutional designations.</li> </ul>

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		<ul style="list-style-type: none"> <li>Remove the definition for “Un-licensed Day Care” as daycares are required to be licensed under the Child Care and Early Years Act, 2014, as amended. Unlicensed daycares will be covered under the terminology for “Home Day Care”.</li> </ul>
<b>Zone Provisions</b>		
25	Ensure that the permitted uses in the Zones in the new ZBL are aligned with the policies related to permitted uses in the new OP.	A review of the permitted uses in the existing Zones will be undertaken to ensure that they are in conformity with the permitted uses proposed in the land use designations as per the Town’s new Draft OP.
26	Residential Zones – Remove minimum dwelling unit area requirements.	The current ZBL contains provisions requiring a minimum dwelling unit area in the Rural, Rural Residential, Residential 1, Mobile Home Residential, Residential Multiple Zones, and Seasonal Residential Zones. Removing these requirements will provide increased opportunities for infill development and a diversity of housing types, including tiny homes.
27	Industrial Zones – Review of permitted uses to ensure they are consistent with the PPS 2024 definition of “employment uses”.	<p>In the 2024 PPS, the definition of “employment areas” was updated to:</p> <p>“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”.</p> <p>As such, the existing Industrial Zones will need to be reviewed to ensure that only true industrial uses as per the 2024 PPS definition of “employment areas” are permitted in Industrial Zones.</p>



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28	Add a new Mineral Extraction (MX) Zone that will permit mining operations and aggregate extraction uses only.	<p>Mining Operation is defined in the current ZBL as, “Means a mining operation and associated facilities, or past producing mines with remaining mineral development potential that has not been permanently rehabilitated to another use”. This use is currently permitted in the Heavy Industrial (M2) Zone only, and Section 18.5 establishes specific provisions for mining operations, including lot area and frontage, required yards, and buffers.</p> <p>With the PPS 2024 updated definition for “employment areas”, mining and other extractive uses are not included in this updated definition. Accordingly, mining operations and similar uses are not considered to be employment/industrial uses under the PPS. As part of the OP and ZBL Review, the Industrial designations and Zones are being reviewed to ensure that only true employment uses as per the 2024 PPS definition are being permitted, so this would include removing mining operation as a permitted use in the M2 Zone.</p> <p>With the proposed removal of Mining Operation as a permitted use in the M2 Zone, a new Mineral Extraction (MX) Zone is proposed to be established in the Draft ZBL. The existing provisions under Section 18.5 would be moved to the new MX Zone and reviewed/updated, as required. The permitted uses in the MX Zone would comprise: mining operation, mineral exploration (new use), aggregate pit (previously aggregate extraction and processing including crushing, screening, washing), and quarry.</p> <p>Existing mining operations that are currently zoned M2 will be rezoned to MX. Existing mining operations and extractive operation uses will be permitted to continue without an amendment to the OP and ZBL.</p>
29	Industrial Zones – Review minimum lot area and minimum frontage requirements.	A number of existing lots in the Light Industrial and Heavy Industrial Zones do not meet the requirements in the current ZBL for minimum lot area and minimum frontage. These requirements should be reviewed for contemporary best practices and to align with



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		adequate lot sizes and frontage requirements to accommodate the range of uses permitted within these Zones, without the need for excessively large lots.
30	Accessory Dwelling Units in certain Zones – Review where accessory dwelling units for owners / employees are permitted and maximum dwelling unit sizes.	<p>The current ZBL permits an accessory dwelling unit for an owner, manager, caretaker, or a single employee within the General Commercial, Highway Commercial, Light Industrial, and Heavy Industrial Zones. Updates should be considered to:</p> <ul style="list-style-type: none"> <li>Maximum dwelling unit sizes should be reviewed for contemporary best practices, while ensuring the residential accommodation does not encroach on the primary intended use of lands within these Zones.</li> </ul> <p>It is noted that existing accessory dwellings will be permitted to continue as non-conforming uses as of the date of passing of the new ZBL.</p>
31	Consolidate all approved Zoning By-law Amendments adopted by Council since the adoption of the current ZBL.	ZBL Amendments adopted by Council since 2016 will be included in the new ZBL and Schedules.

### 2.3 Zoning Schedule Updates

As noted in **Section 2** of this Report, the new ZBL will include updates to the Schedules (i.e., maps) to ensure conformity with the Town’s new Official Plan (OP) and to establish Zones for all lands in Marathon. The current ZBL includes two (2) Schedules ‘A’ and ‘B’, which illustrate the Zones in the rural area and the Urban Service Area, or townsite, of Marathon.

As part of the Review, overlay maps have been prepared by CGIS to identify potential discrepancies and conformity issues between the land use designations in the Draft OP (January 2026) and the Zones in the current ZBL No. 1873. It is important to note that the proposed land use designations in the Draft OP may be revised as a result of continued review by Town Council, staff, external agencies, and the Ministry of Municipal Affairs and Housing, as well as community engagement. The Schedules will be updated to correct identified discrepancies and will reflect mapping updates associated with previously approved ZBL Amendments.

Potential discrepancies are summarized in **Table 2-3**, which are based on a review of the overlay maps included in **Appendix A**. **Figure 2-1** illustrates the legend and colour-coding used in the overlay maps for the Draft Official Plan proposed land use designations, which are overlaid with the current ZBL Zone codes (e.g., Residential 1 – R1; General Commercial – C2, etc.).

Figure 2-1: Legend – Proposed Land Use Designations (Draft Official Plan, January 2026) and Existing Zone Codes (Zoning By-law No. 1873)

<b>Land Use Designations:</b>		<b>Zoning: (Zoning By-law No. 1873)</b>		
<b>(Draft Official Plan – December 2025)</b>		C1	Neighborhood Commercial	
Rural		C2	General Commercial	
Residential		C3	Highway Commercial	
Mixed Use		E	Enterprise	
Institutional		EP	Environmental Protection	
Industrial		I	Institutional	
General Commercial		M1	Light Industrial	
Highway Commercial		M2	Heavy Industrial	
Parks and Open Space		OS	Open Space	
Environmental Protection		RU	Rural	
Waterfront Land		R1	Residential 1	
Future Development		R2	Residential Mobile Home	
		RM1	Residential Multiple	
		RM2	Temporary Accommodations	
<b>Policy Overlays:</b>		SR	Seasonal Residential	
<b>(Draft Official Plan – December 2025)</b>		RR	Rural Residential	
Natural Hazard				
(Note: Please refer to				
Section 6.1 of the Official Plan)				
Natural Heritage				

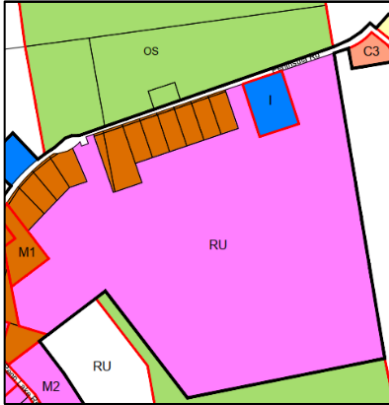
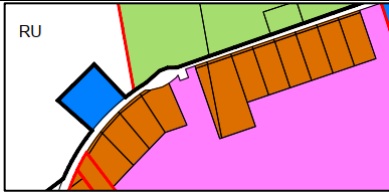
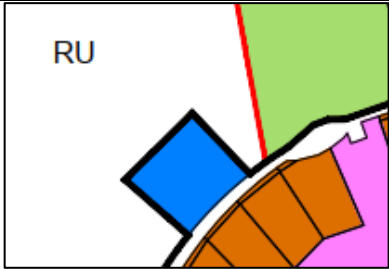


The far-right column of **Table 2-3** indicates whether a Zone change for a property may or may not be required in preparing the Draft ZBL Schedules.


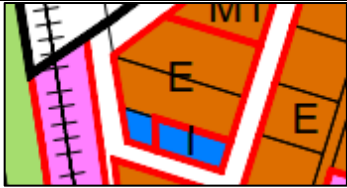
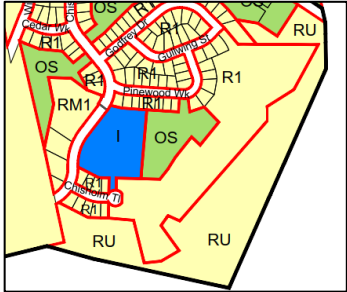
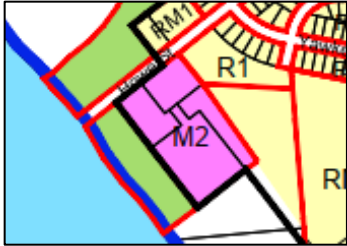
**Please note that the identified changes are considered preliminary at this stage of the Review, and additional recommendations and changes may be proposed for the new ZBL over the course of preparing the new OP.**

# Town of Marathon Official Plan and Zoning By-law Review

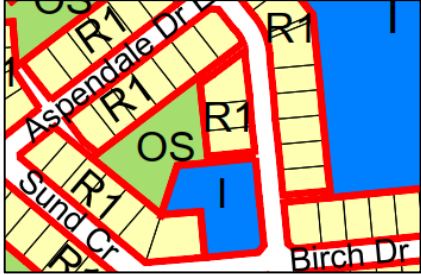
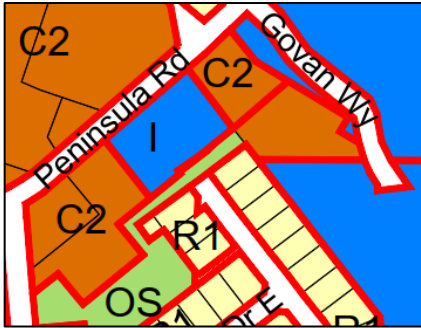

Table 2-3: Potential Mapping Discrepancies / Conformity Issues between the Draft OP and Current ZBL Schedules

No.	Subject Lands	Draft OP Designation & ZBL No. 1873 Zone / Discrepancy	Overlay Map Excerpt	Change Required
<b>Settlement Area</b>				
1	Peninsula Road, Town-owned property	<ul style="list-style-type: none"> <li>● Draft OP designation: Industrial</li> <li>● Current Zone: Rural</li> </ul>		<ul style="list-style-type: none"> <li>● Property proposed to be added to Settlement Area boundary and designated Industrial; should be rezoned Light Industrial (M1).</li> </ul>
2	Peninsula Road, Town-owned properties	<ul style="list-style-type: none"> <li>● Draft OP designation: General Commercial</li> <li>● Current Zone: Rural</li> </ul>		<ul style="list-style-type: none"> <li>● 12 properties proposed to be added to Settlement Area boundary and designated General Commercial; should be rezoned to Enterprise (E).</li> </ul>
3	101 Peninsula Road, Ontario Provincial Police (OPP) Station	<ul style="list-style-type: none"> <li>● Draft OP designation: Institutional</li> <li>● Current Zone: Rural</li> </ul>		<ul style="list-style-type: none"> <li>● Rezone Institutional (I) to reflect existing OPP Station use.</li> </ul>

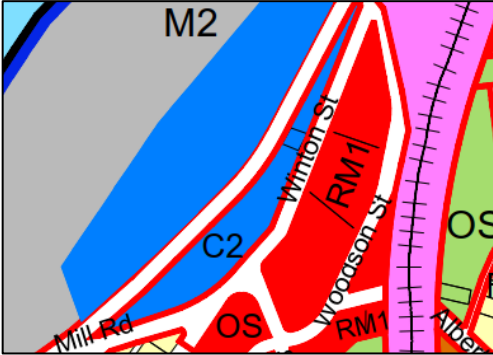
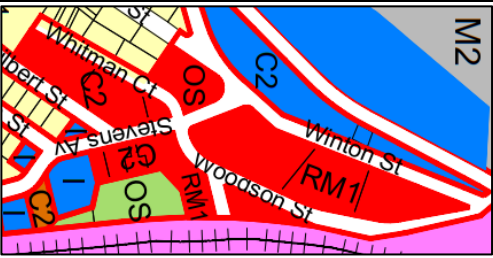
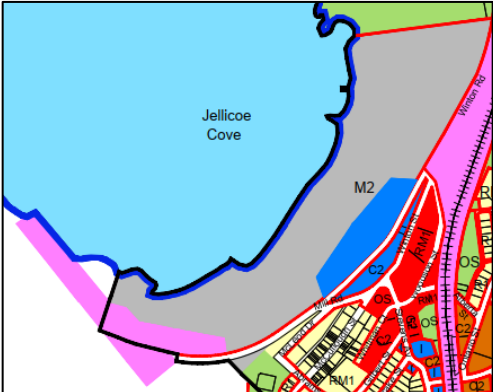
# Town of Marathon Official Plan and Zoning By-law Review

No.	Subject Lands	Draft OP Designation & ZBL No. 1873 Zone / Discrepancy	Overlay Map Excerpt	Change Required
4	Stevens Ave., Town-owned property	<ul style="list-style-type: none"> <li>• Draft OP designation: Residential</li> <li>• Current Zone: Rural</li> </ul>		<ul style="list-style-type: none"> <li>• Property proposed to be added to Settlement Area boundary and designated Residential; should be rezoned Residential Multiple (R3).</li> </ul>
5	81 Peninsula Road (Kingdom Hall of Jehovah's Witnesses)	<ul style="list-style-type: none"> <li>• Draft OP designation: Institutional</li> <li>• Current Zone: Split between Institutional fronting Peninsula Road and Enterprise at rear of property</li> </ul>		<ul style="list-style-type: none"> <li>• Rezone entire property to Institutional (I) as rear of property is the parking lot for the institutional use.</li> </ul>
6	Lands along perimeter of Penn Lake Subdivision	<ul style="list-style-type: none"> <li>• Draft OP designation: Residential</li> <li>• Current Zone: Rural</li> </ul>		<ul style="list-style-type: none"> <li>• Rezone to Open Space (OS).</li> </ul>
7	37 Howe St. (Roral Canadian Legion); Pebble Beach	<ul style="list-style-type: none"> <li>• Draft OP designation: Institutional, Open Space</li> <li>• Current Zone: Heavy Industrial</li> </ul>		<ul style="list-style-type: none"> <li>• Rezone Legion property to Institutional (I) and Pebble Beach to Open Space (OS).</li> </ul>

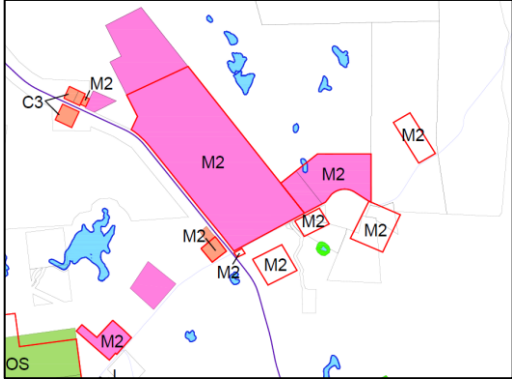
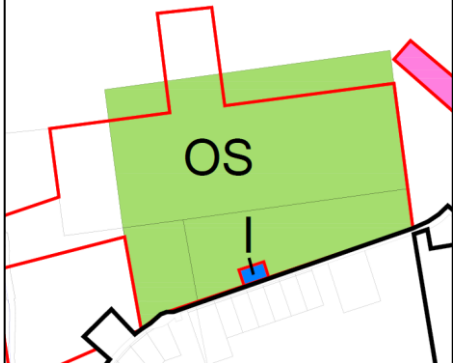
## Town of Marathon Official Plan and Zoning By-law Review

No.	Subject Lands	Draft OP Designation & ZBL No. 1873 Zone / Discrepancy	Overlay Map Excerpt	Change Required
8	13 Steedman Dr. (St. John's United Church)	<ul style="list-style-type: none"> <li>• Draft OP designation: Residential</li> <li>• Current Zone: Residential 1</li> </ul>		<ul style="list-style-type: none"> <li>• Rezone to Institutional (I) as it is part of Church property.</li> </ul>
9	22 Peninsula Road (Marathon Public Library)	<ul style="list-style-type: none"> <li>• Draft OP designation: General Commercial</li> <li>• Current Zone: Open Space</li> </ul>		<ul style="list-style-type: none"> <li>• Rezone to Institutional (I) to reflect existing uses (public library, medical offices).</li> </ul>
10	2 Stewart Street	<ul style="list-style-type: none"> <li>• Draft OP designation: Residential</li> <li>• Current Zone: Residential 1</li> </ul>		<ul style="list-style-type: none"> <li>• Rezone to Neighbourhood Commercial (NC).</li> </ul>

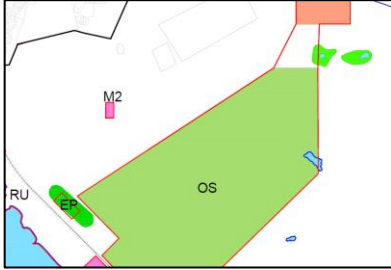
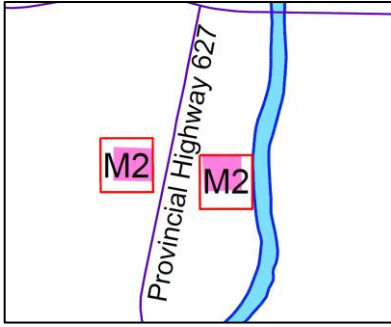
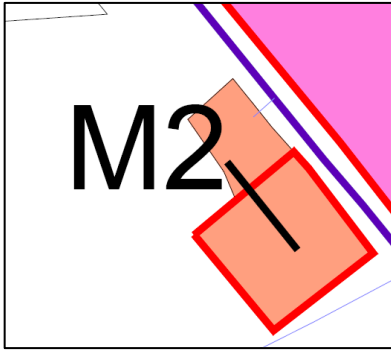
# Town of Marathon Official Plan and Zoning By-law Review

No.	Subject Lands	Draft OP Designation & ZBL No. 1873 Zone / Discrepancy	Overlay Map Excerpt	Change Required
11	Future Active Living Centre	<ul style="list-style-type: none"> <li>• Draft OP designation: Institutional</li> <li>• Current Zone: Heavy Industrial and General Commercial</li> </ul>		<ul style="list-style-type: none"> <li>• Rezone to Institutional (I) to reflect future approved use.</li> </ul>
12	Various properties along Stevens Ave. / Winton St.	<ul style="list-style-type: none"> <li>• Draft OP designation: Mixed Use</li> <li>• Current Zone: Residential Multiple, General Commercial, and Open Space</li> </ul>		<ul style="list-style-type: none"> <li>• Rezone to new Mixed Use Zone (MU) to permit a mix of residential and commercial uses</li> </ul>
13	Waterfront lands; Port of Marathon	<ul style="list-style-type: none"> <li>• Draft OP designation: Future Development, Industrial</li> <li>• Current Zone: Heavy Industrial</li> </ul>		<ul style="list-style-type: none"> <li>• Rezone Port of Marathon as Light Industrial (M1) and balance of Waterfront lands as new Future Development (FD) Zone.</li> </ul>

# Town of Marathon Official Plan and Zoning By-law Review

No.	Subject Lands	Draft OP Designation & ZBL No. 1873 Zone / Discrepancy	Overlay Map Excerpt	Change Required
<b>Rural Area</b>				
14	Gravel pits (various)	<ul style="list-style-type: none"> <li>● Draft OP designation: Rural</li> <li>● Current Zone: Heavy Industrial</li> </ul>		<ul style="list-style-type: none"> <li>● Mapping discrepancy identified. The parcels shown as M2 located south of the Airport, and northeast of the Airport are not included in the Town's zoning maps/records. These two (2) parcels will be zoned as RU.</li> <li>● Parcels with existing mining operations or aggregate extraction uses will be zoned MX.</li> </ul>
15	Peninsula Golf Course	<ul style="list-style-type: none"> <li>● Draft OP designation: Parks and Open Space</li> <li>● Current Zone: Open Space</li> </ul>		<ul style="list-style-type: none"> <li>● Update OS Zone boundary to be consistent with the Parks and Open Space designation boundary.</li> </ul>

# Town of Marathon Official Plan and Zoning By-law Review

No.	Subject Lands	Draft OP Designation & ZBL No. 1873 Zone / Discrepancy	Overlay Map Excerpt	Change Required
16	Environmental-designated lands, including the Hawks Ridge hiking trail	<ul style="list-style-type: none"> <li>• Draft OP designation: Environmental Protection</li> <li>• Current Zone: Environmental Protection, Rural</li> </ul>		<ul style="list-style-type: none"> <li>• Lands designated as Environmental Protection in the EP should also be zoned Environmental Protection. EP Zone boundaries to be revised.</li> </ul>
17	Properties abutting Highway 627	<ul style="list-style-type: none"> <li>• Draft OP designation: Industrial, Rural</li> <li>• Current Zone: Heavy Industrial</li> </ul>		<ul style="list-style-type: none"> <li>• Parcels are associated with MNR land use permits that are no longer in effect. Lands to be designated as Rural in the Draft OP, and zoned as RU in the Draft ZBL.</li> </ul>
18	Esso Gas Station, Highway 17 / Peninsula Road	<ul style="list-style-type: none"> <li>• Draft OP Designation: Highway Commercial</li> <li>• Current Zone: Heavy Industrial</li> </ul>		<ul style="list-style-type: none"> <li>• Parcel to be zoned Highway Commercial (C3).</li> </ul>

### 3 Conclusion

In conclusion, the preliminary recommendations outlined in this Report provide the basis for preparing the Town's new Zoning By-law, including new sections and revisions to zoning provisions and lot and building standards. The recommendations are based on the policies of the Draft Official Plan (January 2026), and informed by input from Town Council, staff, external commenting agencies, and the community.

The Draft Official Plan and Draft Zoning By-law will be prepared over the course of Winter 2026, and are anticipated to be made available for public review and presented at Statutory Public Open Houses in Spring 2026.



# Appendix A

## Draft Official Plan (January 2026) and Zoning By-law No. 1873 Overlay Mapping

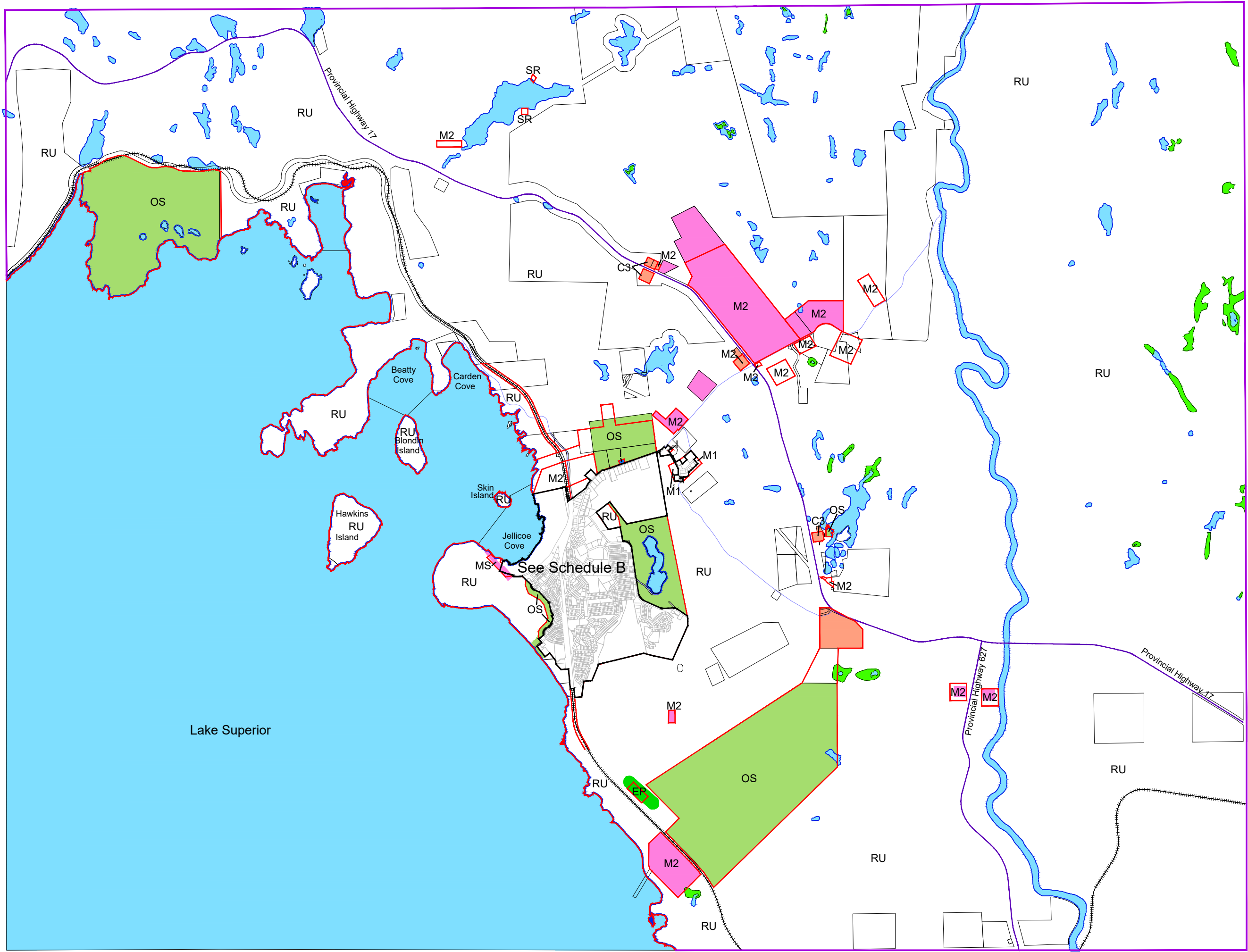
**Official Plan and  
Zoning By-Law Review  
Schedule A: Rural Area  
Overlay Map**

- Parcel Boundary
- Municipal Boundary
- Settlement Area
- Provincial Highway
- Municipal Road
- Railway
- Water Body
- Water Course

- Land Use Designations:  
(Draft Official Plan – January 2026)**
- Rural
  - Residential
  - Mixed Use
  - Institutional
  - Industrial
  - General Commercial
  - Highway Commercial
  - Parks and Open Space
  - Environmental Protection
  - Future Development

- Policy Overlays:  
(Draft Official Plan – January 2026)**
- Natural Hazard
  - (Note: Please refer to Section 6.1 of the Official Plan)
  - Natural Heritage

- Zoning: (Zoning By-law No. 1873)**
- C1 Neighborhood Commercial
  - C2 General Commercial
  - C3 Highway Commercial
  - E Enterprise
  - EP Environmental Protection
  - I Institutional
  - M1 Light Industrial
  - M2 Heavy Industrial
  - OS Open Space
  - RU Rural
  - R1 Residential 1
  - R2 Residential Mobile Home
  - RM1 Residential Multiple
  - RM2 Temporary Accommodations
  - SR Seasonal Residential
  - RR Rural Residential



February 2026  
100m 200m 300m 400m 500m

Digital Map Created By:  
CGIS Spatial Solutions  
52 South Street  
Perth, ON K7H 2G7  
TEL: 613-368-4321  
www.cgis.com

Note: The base information on this plan was prepared from a variety of map sources and was used by permission of the Town of Marathon. It is not a legal plan of survey. For precise location of plan features, recourse should be had to the original source data.

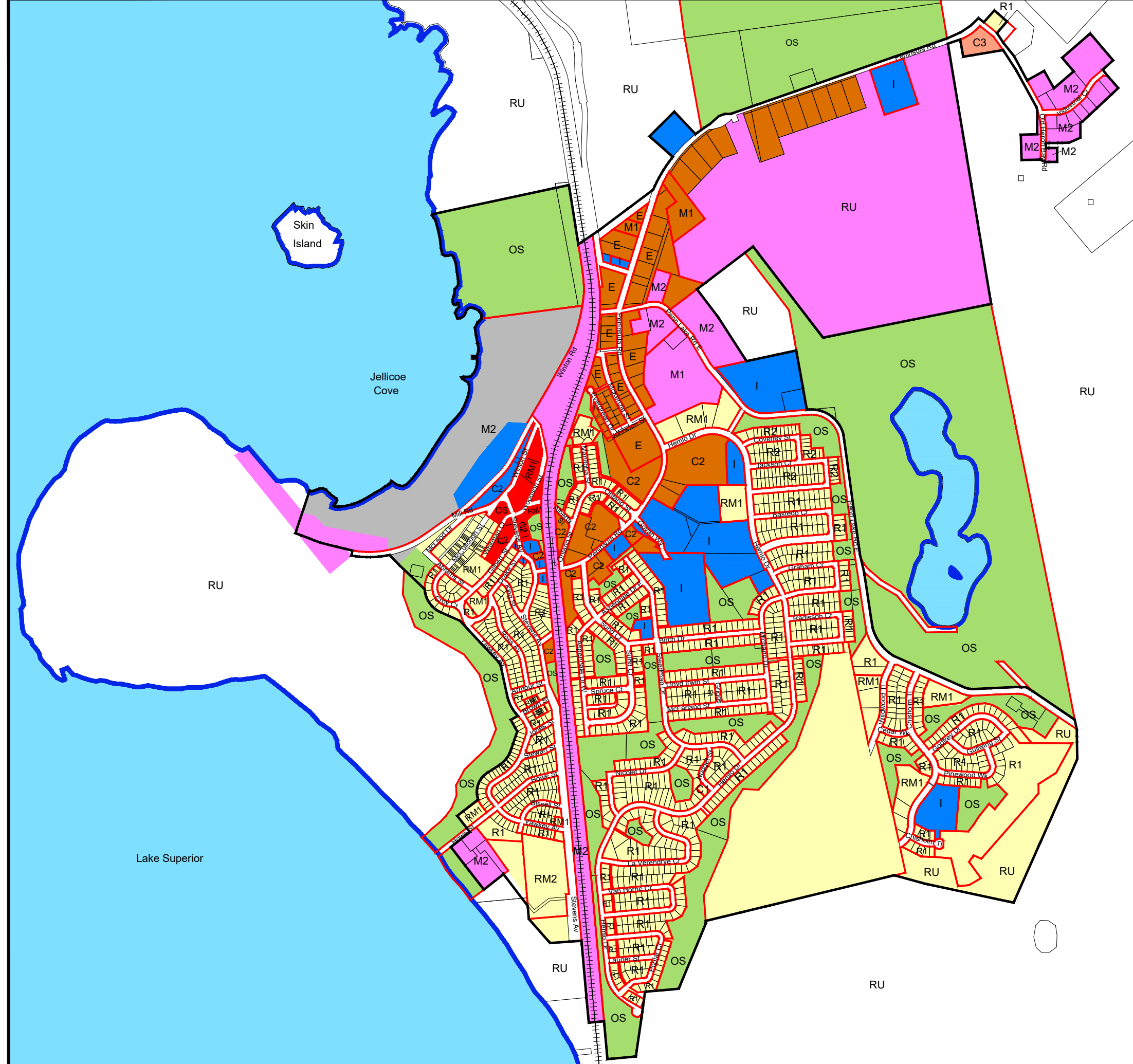
**Official Plan and  
Zoning By-Law Review  
Schedule B: Settlement Area  
Overlap Map**

- Parcel Boundary
- Municipal Boundary
- Settlement Area
- Provincial Highway
- Municipal Road
- Railway
- Water Body
- Water Course

- Land Use Designations:**  
(Draft Official Plan – January 2026)
- Rural
  - Residential
  - Mixed Use
  - Institutional
  - Industrial
  - General Commercial
  - Highway Commercial
  - Parks and Open Space
  - Environmental Protection
  - Future Development

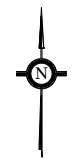
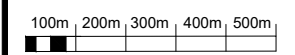
- Policy Overlays:**  
(Draft Official Plan – January 2026)
- Natural Hazard
  - Natural Heritage
- (Note: Please refer to Section 6.1 of the Official Plan)

- Zoning: (Zoning By-law No. 1873)**
- C1 Neighborhood Commercial
  - C2 General Commercial
  - C3 Highway Commercial
  - E Enterprise
  - EP Environmental Protection
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  - M2 Heavy Industrial
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February 2026



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wsp