



Township of Ignace Transitional Housing Strategy

Prepared for:
Township of Ignace

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Explorer Solutions is committed to learning from and collaborating with Indigenous peoples and Indigenous communities to ensure that future development reflects a spirit of reconciliation, inclusivity, and mutual respect.

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Executive Summary

Context and Purpose

In December 2024, the Township of Ignace contracted Explorer Solutions to conduct a transitional housing strategy for the township. The strategy aims to provide information that Ignace can use to determine its future housing needs.

Pending regulatory approvals, the Nuclear Waste Management Organization (“**NWMO**”) deep geological repository (“**DGR**”) will be located in the Wabigoon Lake Ojibway Nation – Ignace area. This infrastructure project is expected to drive significant economic growth in the area, generate hundreds of jobs, and substantially increase the demand for housing and essential services.

In order to manage the anticipated influx of temporary and permanent workers, Ignace commissioned a transitional housing strategy to assess housing needs and identify scalable solutions that align with the project’s various phases.

This report provides a comprehensive feasibility study of temporary and permanent housing requirements in response to the projected population growth linked to the DGR project. The study evaluates adaptable housing solutions (such as modular, multi-unit, and traditional detached dwellings) that can evolve in alignment with the project’s lifecycle—from initial planning and construction to long-term operations.

Additionally, this document examines the capacity of existing infrastructure and the site readiness required for transitional housing development. Key properties—including 516 Pine Street, 702 Pine Street, and the Great Lakes subdivision—may require site assessments, environmental evaluations, and potential infrastructure upgrades before any development can proceed. Understanding these requirements and timelines will help Ignace strategically plan investments, streamline approvals, and ensure long-term housing sustainability.

The strategy also considers the current availability and capacity of healthcare services, recreational activities/facilities, schools, and retail businesses. These elements are critical to supporting worker relocation and long-term community sustainability.

The purpose of this report is to provide Ignace with a strategy for housing development. The basis of the strategy is a consideration of key challenges (such as workforce availability and construction timelines) and funding options (such as federal and provincial grants and public-private partnerships). Applicable recommendations are also provided. The township can follow this strategy as it strives to ensure that appropriate accommodations are ready when needed.

Approach and Methodology

The transitional housing strategy was developed using a six-phase approach.

Phase 1: Project Initiation and Context Review. This phase began with a project kick-off meeting followed by a review of background documents and an assessment of transitional housing needs (based on the anticipated workforce influx from the DGR project).

Phase 2: Housing Supply and Demand Assessment. In this phase, the existing housing stock in Ignace was evaluated. Anticipated demands and gaps in availability were also identified.

Phase 3: Stakeholder Engagement. This phase included one-on-one interviews and a community survey to understand the housing priorities of applicable stakeholders.

Phase 4: Feasibility Analysis. This phase included assessments of suitable housing models, site availability, infrastructure capacity, and cost estimates.

Phase 5: Comparative and Strategic Analysis. This phase included an examination of case studies from similar communities. The results of this examination were used to develop targeted recommendations.

Phase 6: Reports and Action Plan. During this phase, applicable findings were consolidated into a comprehensive report. A draft version of the report was reviewed with applicable municipal staff members. The report was then updated and finalized accordingly.

Key Findings

Housing Supply and Demand Analysis

The 2021 Statistics Canada census identified 664 private dwellings in Ignace. In total, 83 per cent of those dwellings are occupied by permanent residents.

Most houses in Ignace are single-detached homes constructed between 1961 and 2000. On the positive side, Ignace has land that is zoned for residential development, and the township has developed a community improvement plan (“**CIP**”). However, Ignace has a limited supply of new housing, as well as an aging population and a shortage of homes to accommodate workers for the DGR project. Although there is the potential for developers to construct new housing options in Ignace, high construction costs and potential affordability issues may impact the township’s existing residents.

Stakeholder Consultations

The results of a community survey indicate that 39 per cent of respondents are concerned about the DGR project's impact on existing infrastructure, and 31 per cent are concerned about its impact on health care and social services.

According to the survey respondents, the top housing preferences are housing options for seniors, modular/prefabricated housing, and duplexes/triplexes. In total, 75 per cent of survey respondents believe that it is "extremely important" for Ignace to include retirement-focused housing in its future housing development plans.

Comparative and Strategic Analysis

The Ontario communities of Red Lake and Deep River, as well as Olkiluoto, Finland, each served as a host to a project that is comparable to the DGR project.

Based on those comparators, Ignace should prepare itself to accomplish the following tasks:

- Prioritize flexible housing solutions.
- Align infrastructure upgrades with long-term sustainability.
- Develop a strong workforce development strategy.
- Communicate and consult with residents.
- Secure funding from diverse sources and plan for economic diversification.

Transitional Housing Feasibility Analysis

Several vacant residential lots have been identified as potential sites for transitional housing development in Ignace. Preliminary estimates suggest that the first phase of developing the Great Lakes subdivision could support 45 dwellings and a second phase may support upwards of 112 dwellings. Preparing all priority sites for development will incur expenses for land clearing, infrastructure upgrades, potential site remediation, and associated planning and development efforts. Two additional land parcels located at 516 Pine Street and 702 Pine Street were also identified as properties that could support the temporary housing requirements of the first group of direct and indirect workers associated with the DGR project.

To attract and secure developer interest, Ignace should consider updating its CIP to ensure that funding programs and financial incentives are available to offset development costs and support new construction projects.

Recommendations

In order to support the infrastructure needs associated with the DGR project, Ignace should:

- Prioritize the completion of the infrastructure improvement recommendations outlined in the Ignace Area Infrastructure: Municipal Infrastructure Study (September 9, 2022).
- Prioritize investments in key growth areas (including identified lands that are owned by Ignace and suitable for housing development).
- Ensure that Celerity Telecom's phased implementation of fibre-optic services throughout Ignace is completed.
- Secure provincial and federal funding for housing development in Ignace.

From a planning, policy, and regulatory perspective, Ignace should:

- Expand residential land designations.
- Improve housing affordability and diversity policies.
- Integrate sustainability principles.
- Align infrastructure planning with growth expectations.
- Update zoning bylaws to introduce flexible zoning, fast-track development approvals, encourage mixed-use developments, and secondary housing solutions.

Ignace should review its Façade Improvement Grant program to ensure its alignment with the township's anticipated growth and development. Doing so may help attract new investment in the community. For instance, Ignace could offer grants for façade improvements, develop design guidelines, form public-private partnerships, and promote walkability and accessibility. Targeting developers involves leveraging networks, supporting the development process, maintaining a business-friendly approach, and addressing infrastructure considerations.

To attract developer interest, Ignace should:

- Market the township as an attractive location for development.
- Engage third-party developer networks and work with reputable developers who have experience with similar rural and northern community projects.
- Maintain a business-friendly approach and ensure that policies, bylaws, and approval processes are efficient, predictable, and designed to support development.

- Address infrastructure considerations from interested developers.

Implementation Plan

Ignace should prepare a detailed implementation plan to prepare for and manage the anticipated growth associated with the DGR project. The proposed plan should consider a range of necessary actions, such as:

- Expand building and planning department services.
- Enhance the township's quality of life amenities to support families, couples, and singles.
- Improve transportation infrastructure.

Ignace should develop a detailed "action and implementation plan" to ensure it has a strategy to accommodate population growth and attract the skilled workforce required by the DGR project. The plan should include the key steps Ignace will take in order to secure one or more qualified developers to develop the sites located at 516 Pine Street and 702 Pine Street, as well as Phase 1 of the Great Lakes subdivision.

1.0 Introduction

1.1 Context and Purpose of This Report

In the near future, the NWMO will begin constructing and operating a DGR to store spent nuclear waste. The DGR will be located at the Revell Site, which is in close proximity to the Township of Ignace. As such, Ignace wants to ensure that it is prepared for the expected population increase that will result from this planned development.

In December 2024, Ignace contracted Explorer Solutions to conduct a transitional housing strategy. This strategy assesses the current housing stock located in Ignace, as well as the available land that can be used for housing developments. The strategy also provides Ignace with recommendations that the township can use to support residential development projects in order to increase the amount of available housing within the community.

The purpose of this report is to present applicable findings that Ignace can use to guide the discussions that will take place to determine the best way to increase available housing in the township in response to the arrival of NWMO workers. Given the scale of the project, Ignace wants to assess the feasibility of providing temporary housing options to NWMO workers while also preparing for long-term population growth.

1.2 Scope, Approach, and Methodology

The transitional housing strategy for Ignace involved the following components:

- a housing supply and demand analysis to provide information on Ignace's housing stock, population demographics, and available development land
- a series of stakeholder consultations with key developers, tourism associations, and municipal representatives to gather first-hand insights and opinions about housing in Ignace
- a comparative and strategic analysis of three communities that each served as a host to a project that is comparable to the DGR project
- a transitional housing feasibility analysis to assess development costs and identify ways that Ignace can support new construction projects

This extensive list of project components ensured that the results of the transitional housing strategy provided a comprehensive perspective regarding future housing development opportunities for Ignace.

2.0 Housing Supply and Demand Analysis

2.1 Overview of Housing Supply and Demand Analysis

The housing supply and demand analysis examines the availability of housing in Ignace, as well as the township's housing needs.

The analysis also includes information about the housing supplies in neighbouring communities.¹ Along with Ignace, these communities were included in the local study area ("**LSA**") that was defined in the 2022 housing study.² While the focus of the overall transitional housing strategy (as discussed in this report) is specific to Ignace, it is important for the township to be aware of the housing situation within the LSA.

The housing supply and demand analysis included the following components:

- Assess the current housing inventory in Ignace.
 - This assessment includes an overview of the types of private dwellings that are available in Ignace, as well as a review of each building's condition and occupancy status.
- Examine housing suitability³ based on the National Occupancy Standard ("**NOS**").⁴
- Analyze the age and condition of the existing housing stock, as well as monthly shelter costs.
- Analyze the housing stock in the LSA.
- Conduct a SWOT analysis to evaluate the local housing needs in Ignace.
- Conduct a housing demand assessment based on the workforce requirements and timing of the various phases of the DGR project.

¹ The communities that were assessed include the Municipality of Machin, the City of Dryden, and the Town of Sioux Lookout.

² Ignace Area Community Studies: Economics and Finance - Housing Study (July 12, 2022).

³ Housing suitability measures whether a household has enough bedrooms based on its size and composition, as defined by the NOS. It considers factors such as age, sex, and relationships among household members. An alternative measure, persons per room, evaluates overall living space by comparing the number of household members to the total rooms in a dwelling.

⁴ Housing suitability and the NOS, on which it is based, were developed by the CMHC through consultations with provincial housing agencies.

- Conduct a housing gap analysis to identify infrastructure limitations and shortages in available housing, as well as opportunities to mitigate these challenges.

2.2 Housing Inventory Assessment

According to the 2021 Statistics Canada census, there were 664 private dwellings in Ignace. The census noted that 83 per cent of those private dwellings (which totals 554 properties) are occupied by permanent residents. Table 1 shows the type and number of occupied private dwellings in Ignace (based on the 2021 census profile).

Table 1. Type and number of occupied private dwellings in Ignace.

Type of Dwelling	Number
Single-detached house	510
Semi-detached house	10
Row house	0
Apartment or flat in a duplex	0
Apartment in a building that has fewer than five storeys	15
Apartment in a building that has five or more storeys	0
Other single-attached house	10
Movable dwelling ⁵	0

The 2021 census also states that there are 1,190 persons living in private households in Ignace, and the average household size in Ignace is 2.2 persons. Table 2 shows the number of households in Ignace by household size (according to the 2021 census).

Table 2. Number of occupants in private households in Ignace.

# of Occupants	# of Households
1 person	160
2 persons	255
3 persons	65

⁵ A “movable dwelling” includes mobile homes and other mobile places people may reside, such as trailers, houseboats, recreational vehicles, and railroad cars.

# of Occupants	# of Households
4 persons	50
5 or more persons	25
Total	550

Of the 550 private households in Ignace, 79 per cent (representing 435 households) are owner-occupied. The remaining 21 per cent are renter-occupied.

In terms of living quarters:

- Three per cent of private households in Ignace have a single bedroom.
- Thirty per cent of private households in Ignace have two bedrooms.
- Forty-five per cent of private households in Ignace have three bedrooms.
- Twenty-two per cent of private households in Ignace have four or more bedrooms.

Of the 550 private households in Ignace, 96 per cent (representing 525 households) are deemed suitable for occupancy as per the criteria of the NOS.

In terms of construction numbers in Ignace:

- There were ten dwellings constructed between 2016 and May 21, 2021.
- There were five dwellings (representing six per cent of homes) constructed between 1991 and 2000
- There were 65 dwellings (representing 12 per cent of homes) constructed between 1981 and 1990.
- There were 380 dwellings (representing 69 per cent of homes) constructed between 1961 and 1980.
- There were 60 dwellings (representing 11 per cent of homes) constructed prior to 1961.

Currently, 14 per cent of dwellings in Ignace (75 dwellings) require major repairs. (This number does not include desirable remodelling or additions).

According to the 2021 Statistics Canada census, the average monthly shelter costs for owned dwellings in Ignace is \$760. This cost is in comparison to \$790 per month for rented dwellings. The average value of dwellings in the township is \$159,000.

Tables 3 to 5 show the changing number of private dwellings in the LSA between 2016 and 2021, as well as the number of dwellings occupied and unoccupied by full-time residents.

Table 3. Total number of private dwellings in the local study area, 2016 vs. 2021.

Study Area	2016	2021	% Change
Ignace	710	664	-6.5%
Machin	600	632	5.3%
Sioux Lookout	2,260	2,647	17.1%
Dryden	3,540	3,574	1.0%
Total Local Study Area	7,110	7,517	5.7%

Table 4. Dwellings in local study area occupied by full-time residents, 2016 vs. 2021.

Study Area	2016	2021	% Change
Ignace	560	551	-1.6%
Machin	440	457	3.9%
Sioux Lookout	2,020	2,340	15.8%
Dryden	3,360	3,314	-1.4%
Total Local Study Area	6,380	6,662	4.4%

Table 5. Unoccupied dwellings in local study area, 2016 vs. 2021.

Study Area	2016	2021	% Change
Ignace	150	104	-30.7%
Machin	160	192	20.0%
Sioux Lookout	240	627	161.3%
Dryden	180	214	18.9%
Total Local Study Area	730	1,137	55.8%

As noted in the tables above:

- 15.7 per cent of private dwellings in Ignace were not occupied by full-time residents in 2021.
- 30.4 per cent of private dwellings in Machin were not occupied by full-time residents in 2021.
- 23.7 per cent of private dwellings in Sioux Lookout were not occupied by full-time residents in 2021.
- 6.0 per cent of private dwellings in Dryden were not occupied by full-time residents in 2021.

Overall, 15.1 per cent of private dwellings in the local study area were not occupied in 2021. This suggests that a number of short-term rentals and all-season recreational properties still exist in Ignace. A high concentration of unoccupied private dwellings by full-time residents is characteristic of communities that contain cottages and short-term rentals.

In total, 70 per cent of the occupied units in the LSA were owner-occupied, and the remaining 30 per cent were tenant-occupied. However, it is worth noting that 92 per cent of the rental units are located in Dryden and Sioux Lookout. The number of rental units in Ignace only accounted for 4 per cent of rental accommodations in the LSA.

When considering the housing stock and rental supply in the LSA, note that 82 per cent of those 7,110 dwellings were concentrated in Dryden and Sioux Lookout. Of those dwellings, 90 per cent were occupied by permanent residents. The remaining 10 per cent of dwellings that were unoccupied by permanent residents included all-season recreational properties and short-term rentals.

Figure 1 compares the number of private dwellings in the LSA that were occupied by full-time residents versus unoccupied by full-time residents (as of 2016).

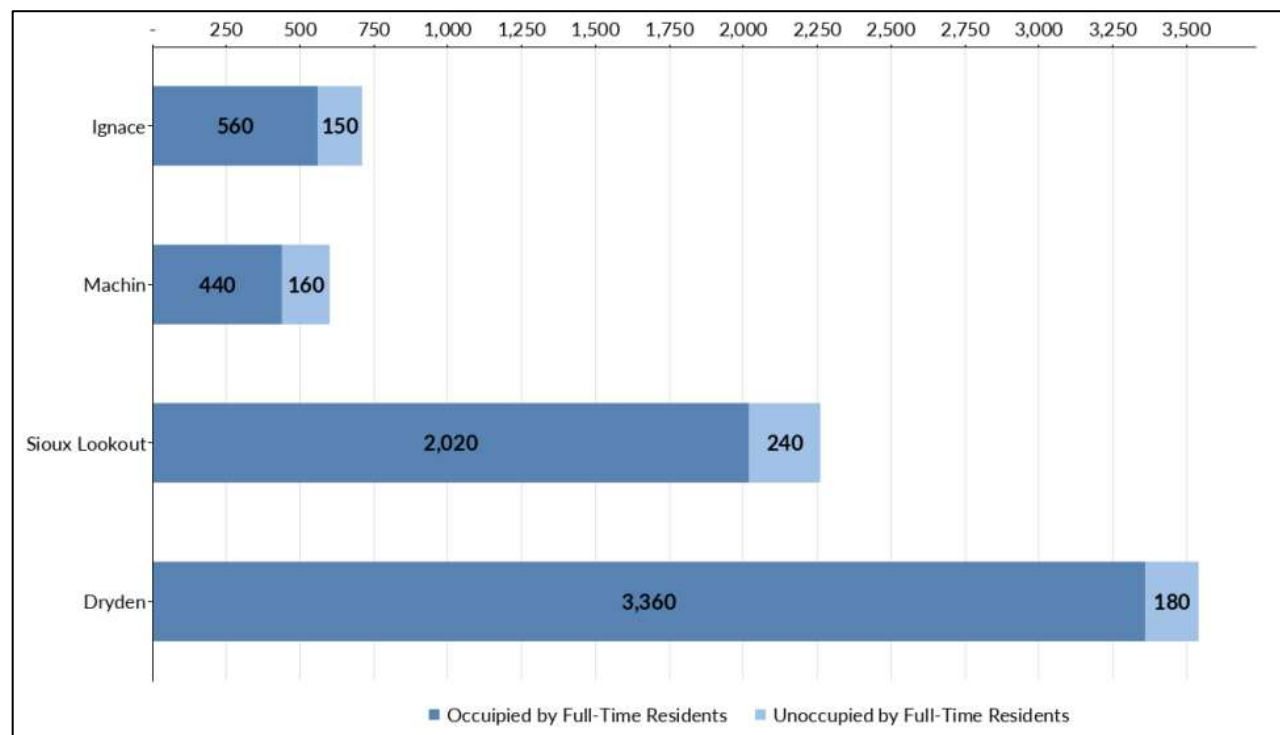


Figure 1. Local study area private dwelling occupancy information (2016).

A small number of housing units in Ignace were being used for short-term rentals and seasonal housing. These homes could potentially provide short-term accommodations for both the NWMO's direct and indirect workforce. At the time of the 2022 housing study, long-term rentals were relatively scarce in Ignace, while greater inventories were available in Dryden and Sioux Lookout.⁶

Most of the housing stock in Ignace was constructed from 1961 to 2000, and it consists primarily of single-detached homes. Between 2016 and 2021, the number of total private dwellings in Ignace went from 710 to 664 units, which is a decrease of 6.5 per cent. The bulk of that decline was a result of the 30.7 per cent decline in unoccupied private dwellings by full-time residents.

2.2.1 Accommodations Availability Assessment

It is important that Ignace understands its existing housing market in order to assess how well the township's current housing supply can meet the needs of residents and the future demand driven by the DGR project. The following tables show overviews of residential properties that are currently for sale and short-term rental units that are

⁶ Ignace Area Community Studies: Economics and Finance - Housing Study (July 12, 2022).

available in Ignace. This data provides insights into pricing, housing types, and market trends.

Table 6 provides information on the current properties for sale in Ignace as of March 2025 (according to realtor.ca).

Table 6. Residential properties for sale in Ignace.

Address	Property Type	Square Footage	Bedrooms	Bathrooms	List Price	Price per Square Foot
232 Lakeshore Drive	Single Family	720	2	1	\$299,900	\$416.53
104 Front Street	Single Family	1,144	2	1	\$259,000	\$226.40
214 West Beach Drive	Single Family	1,596	3	1	\$310,000	\$194.24
182 Balsam Avenue	Single Family	1,120	3+1	2	\$199,900	\$178.48
306 Front Street	Single Family	1,080	3+1	2	\$155,000	\$143.52
99 Balsam Avenue	Single Family	1,000	3	1	\$139,500	\$139.50
104 Willow Place	Single Family	962	2	2	\$129,000	\$134.10
248 Davies Street	Single Family	792	2	1	\$99,900	\$126.14

As shown in Table 6, available properties range in price from \$126 to \$416 per square foot, which is a significant variation in costs. Organizing these listings by price per square foot provides a clearer picture of affordability and market conditions, helping identify gaps in the housing supply—such as a shortage of entry-level homes, mid-range family housing, or investment opportunities for rental properties.

Table 7 provides information about the short-term rentals in Ignace as of March 2025.

Table 7. Listed short-term rentals in Ignace.

Listing Name	Bedrooms	Beds	Guests Permitted
Entire home in Ignace, Canada ⁷	2	4	6
Entire cabin in Ignace, Canada ⁸	1	4	12

Table 7 shows that the short-term rental market in Ignace is limited, with only two units available.⁹ This scarcity of temporary housing options could impact both newcomers seeking transitional accommodation and contract workers needing short-term dwellings. Expanding the availability of flexible housing solutions (such as secondary suites, modular housing, or purpose-built rental units) could help address this gap.

The housing numbers discussed above reinforce the need for targeted housing development strategies that balance affordability, availability, and long-term sustainability to support Ignace's growth and evolving housing demands.

The 2022 Ignace Economic Development Study identified several motels within the township that may have the capacity to fulfill the accommodation needs of both the direct and indirect workforce associated with the DGR project (subject to availability). The motels include the following:

- North Woods Motor Inn (31 rooms)
- Westwood Motel (16 rooms, 9 with kitchenettes)
- Lone Pine Inn (17 rooms)
- Ignace White Otter Inn (18 rooms)

2.3 SWOT Analysis for Local Housing in Ignace

Strengths

- Ignace owns more than 30 per cent of the available land that is zoned for residential development in the township.
- At the time of this study, Ignace has a moratorium on the sale of surplus lots. An amendment will be required once the township moves forward with implementing this transitional housing strategy.

⁷ <https://www.airbnb.ca/rooms/557317811854619948>

⁸ <https://www.airbnb.ca/rooms/1358871492242535977>

⁹ This information is based on available data. However, many rental arrangements occur informally and may not be included in the data.

- Ignace has a CIP. As per that plan, developers can fast-track the building approval process while also saving on building permit costs and other development fees.¹⁰
- According to the 2021 Statistics Canada census profile for Ignace, 86 per cent of the owner and tenant households in Ignace report spending less than 30 per cent of household income on shelter costs.

Weaknesses

- Northern Ontario has a limited supply of new housing due to high construction costs. The region also has a low demand for housing because of a low population density.
- According to the 2021 Statistics Canada census profile for Ignace, 49 per cent of the township's population is aged 55 or older. An aging population will increase pressure to have housing in place specifically for seniors.
- Aging seniors may find it difficult to remain in their homes due to mobility and health challenges. Seniors may also face financial challenges related to housing costs.
- There are not enough homes in Ignace to accommodate the number of workers that will be assigned to the DGR project.¹¹
- Many homes in Ignace are aging. Compared to housing across the province, a higher percentage of homes in Ignace are in need of repair.¹²
- Rental housing is limited in the LSA—particularly in Ignace, where most of the homes are single-family homes. Some homes are unoccupied, as homeowners may have a second home elsewhere or only occupy their home seasonally.¹³

Opportunities

- Some seniors would prefer to move to smaller, more affordable houses that have specific amenities and require less maintenance. Seniors also prefer to have access to support in the area in which they live.
- In 2018, Ignace established a CIP to pursue economic development initiatives associated with the redevelopment of commercial and residentially zoned properties that remain vacant or underutilized.

¹⁰ Township of Ignace Community Improvement Plan (2018).

¹¹ Ignace Area Community Studies: Economics and Finance - Housing Study (July 12, 2022).

¹² Ibid.

¹³ Ibid.

- Ignace has the potential to grow its housing stock and increase the types of housing it offers. In order to build more housing options, Ignace needs to issue permits, partner with developers, and build the required hard and soft infrastructure.¹⁴

Threats

- If Ignace wants to build more housing, developers will face high construction costs (due to the transportation of materials), a short construction season, higher labour costs, and challenging environmental conditions.¹⁵
- The construction costs for northern urban centres can be 33 per cent higher than the costs in Southern Ontario.
- The construction costs for northern remote communities can be 230 per cent higher than the costs in Southern Ontario.
- Within the last ten years, the cost of building a residential dwelling unit in Northern Ontario increased from \$250,000 to \$325,000. These rising construction costs are mainly driven by the shortage of trained tradespeople, according to the Canada Mortgage and Housing Corporation (“**CMHC**”).¹⁶
- In order to avoid structural issues when constructing homes, buildings often require frost-protected foundations to maintain a near-constant thermal regime of the permafrost layer.
- Many units are not designed to accommodate the needs of seniors or tenants with mobility issues. These units include two-storey buildings with walk-up designs.
- The Council of the Township of Ignace (“**Council**”) should recognize that higher residential construction costs in the north—combined with increased market demand from NWMO’s direct and indirect workforce—could make housing less affordable for existing residents. Additional high-end rental properties may result in fewer accessible housing options for vulnerable people.¹⁷
- The largest concentration of housing built in the LSA after the year 2000 is in Sioux Lookout. Together, Dryden and Sioux Lookout have the largest number of housing options that are not single-detached homes (including semis, duplexes, row houses, apartments, and movable dwellings).¹⁸

¹⁴ Ibid.

¹⁵ For instance, much of Northern Ontario is located on the Canadian Shield, which requires blasting through the bedrock by qualified personnel.

¹⁶ North at Home: Understanding Housing Conditions in Northern Ontario (2021).

¹⁷ Ignace Area Community Studies: Economics and Finance - Housing Study (July 12, 2022).

¹⁸ Ibid

- Ignace primarily contains owner-occupied single-family dwellings. These buildings were mostly constructed between 1961 and 2000, and there are few buildings used as long-term rentals.¹⁹
- During the stakeholder interviews conducted as part of 2022 housing study,²⁰ developers stated that they were wary of investing in new speculative housing projects (particularly affordable housing projects) in the LSA due to high risk, high costs, and low profit margins.²¹

2.4 Assessment of the Canadian Mortgage Housing Corporation

The CMHC has assessed the housing conditions in Northern Ontario.²² This assessment revealed the following seven concerns regarding the housing sector in the region:

1. A limited new supply, high construction costs, and a short construction season place constraints on development.
2. Lack of affordable rental housing, with few choices for low- to moderate-income tenants and mismatches in the demand and supply of social housing.
3. The poor condition of the existing housing stock, particularly in smaller communities where the cost and difficulty of maintenance and repairs are highest.
4. High energy costs that affect homeowners and tenants can lead to housing insecurity.
5. Lack of adequate housing for the growing senior population who want to remain in their communities but need more support.
6. Growing prevalence of homelessness, particularly hidden homelessness.
7. Limited supportive housing, with a growing population in need of social housing and non-profit housing without adequate resources.

2.4.1 Ignace's Proximity Advantage to the DGR Site

Out of the municipalities included in the LSA, Ignace is the closest community to the Revell Site. This proximity to the DGR site gives Ignace a strategic advantage, offering a shorter and safer commute to those working on the project. Table 8 shows the distance from each of the municipalities in the LSA to the intersection of Highway 17

¹⁹ Ibid

²⁰ Ibid

²¹ Ibid

²² North at Home: Understanding Housing Conditions in Northern Ontario (2021).

and Highway 622 (which is near the approximate location of the proposed DGR site). The table also provides the estimated travel times.

Table 8. Distance to the Highway 17 and Highway 622 intersection.

Community	Distance (km)	Duration (minutes)
Township of Ignace	33	22
City of Dryden	72	50
Municipality of Machin	116	79
Town of Sioux Lookout	112	76

As shown in the table above, Ignace is only 33 km away from the intersection of Highway 17 and Highway 622, which is an approximately 22-minute commute. This location is significantly closer than other communities in the LSA.

Figure 2 shows the 45-minute commuting range from Ignace, Dryden, and Sioux Lookout.

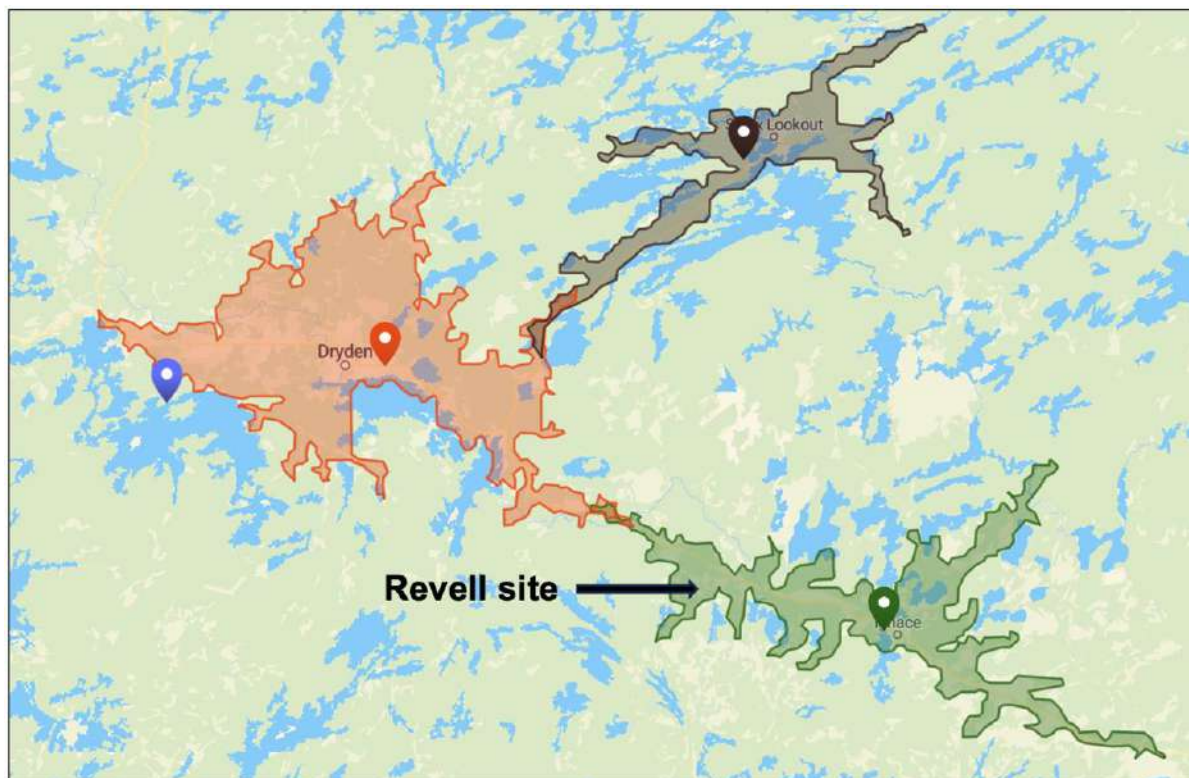


Figure 2. Commute distance of 45 minutes from Ignace, Dryden, and Sioux Lookout.

Ignace's location provides a practical place for both the direct and indirect workforce of the DGR project to live. Ignace can leverage the convenience of its location by providing

housing, services, and amenities that make the township the preferred place for DGR project workers to live. Leveraging its location will allow Ignace to play a key role in supporting project-related growth in the region, ensuring that both infrastructure and housing development align with future demand.

2.5 Future Housing Demand Assessment

The direct and indirect workforce needs for the DGR project will change across its various phases. These three phases are as follows:

1. Pre-Construction Phase: 2028 to 2032
2. Construction Phase: 2033 to 2042
3. Operations Phase: 2043 to 2088

2.5.1 Pre-Construction Phase

During the early pre-construction phase, it is estimated that the demand for temporary and rental housing will be strong. In the time leading up to this initial phase, there will need to be time to construct both rental units and permanent-owned housing. The NWMO's staff will require a place to stay while this housing is under construction.

Developers and contractors will need to come to Ignace early to build the homes. The township must take a proactive approach in order to accommodate this demand. Ignace will need to act proactively for regulatory purposes, but it is also essential for Ignace to have the correct infrastructure in place well in advance of shovels breaking ground for residential development. Hotel and motel accommodations will also be required.

2.5.2 Construction Phase

At the start of the construction phase, it is projected that the "Centre of Expertise" will be completed, and workers are likely to come to Ignace from across Northern Ontario (and other locations) to construct the DGR site. During this time, new single-family homes, townhouse units, and multi-family housing (both owned and rental) will characterize Ignace's housing stock. There may be a private sector interest in building a new hotel type of accommodation. The NWMO will also evaluate the specifics of a construction camp for housing construction workers.

2.5.3 Operations Phase

In the operations phase, it is expected that there will be significantly more owned and rental housing in Ignace to accommodate the growing number of permanent workers and their families. Much of Ignace's existing housing stock is considered old and in need of renovation. New housing will continue to be constructed over the course of the project. The township must recognize that workers may also be (or choose to be) located within the LSA communities. As such, the township will have to focus on making Ignace an enticing location to attract the associated direct and indirect workers and their families.

2.5.4 Anticipated Timeline for Labour Force Requirements

As the DGR project start-up date approaches, the NWMO will continue to refine its labour force requirements. Table 9 outlines the estimated number of NWMO staff members and surface and underground trades that are anticipated to be required for each phase of the DGR project (based on information from NWMO's 2022 Community and Culture Study).

Table 9. Estimated labour requirements by project phase and labour type.

Project Phase	NWMO Staff	Surface Trades	Underground Trades	Total
Pre-construction (2028)	200	-	-	200
Construction (2033)	210	300	130	640
Operations (2043)	630	10	60	700

According to Ignace representatives, several smaller developments are in various stages of approval and development. These projects are expected to increase workforce requirements marginally. Details on these developments are currently confidential. Due to a lack of available information (such as timelines and workforce estimates), this report does not contain analyses of these developments.

In addition, the Ring of Fire project (located approximately 600 km from Ignace) is expected to generate thousands of jobs across Ontario. This project is expected to sustain up to 5,500 full-time equivalent positions annually. However, progress on the development of the Ring of Fire project has faced delays over the years due to the complexities of securing the consent of First Nations communities, as well as the need for greater investment in critical community and industry infrastructure in Ontario's far north. During the Prospectors & Developers Association of Canada's 2025 annual conference in Toronto, Premier Doug Ford delivered a message emphasizing the urgency of expediting approvals and advancing critical minerals projects, including the

Ring of Fire.²³ In March 2025, Conservative leader Pierre Poilievre pledged to approve all permits for the Ring of Fire within six months if elected as prime minister. He has also pledged to commit \$1 billion over three years to build roads, although significant regulatory hurdles remain.²⁴

Ignace is located at the intersection of Highway 17 and Highway 599, which is anticipated to be a key corridor to the project site. If Ignace becomes a hub for the project's supply chain, residential demand in the township could increase. However, due to the ongoing uncertainty surrounding project timelines and workforce specifics, these potential impacts have not been factored into the housing demand projections for Ignace.

In addition to the information about direct workforce needs listed above, the NWMO's 2022 Community and Culture Study includes estimates of the number of NWMO workers who are expected to reside in Ignace and other communities inside and outside the LSA. This data is presented in Figure 3.

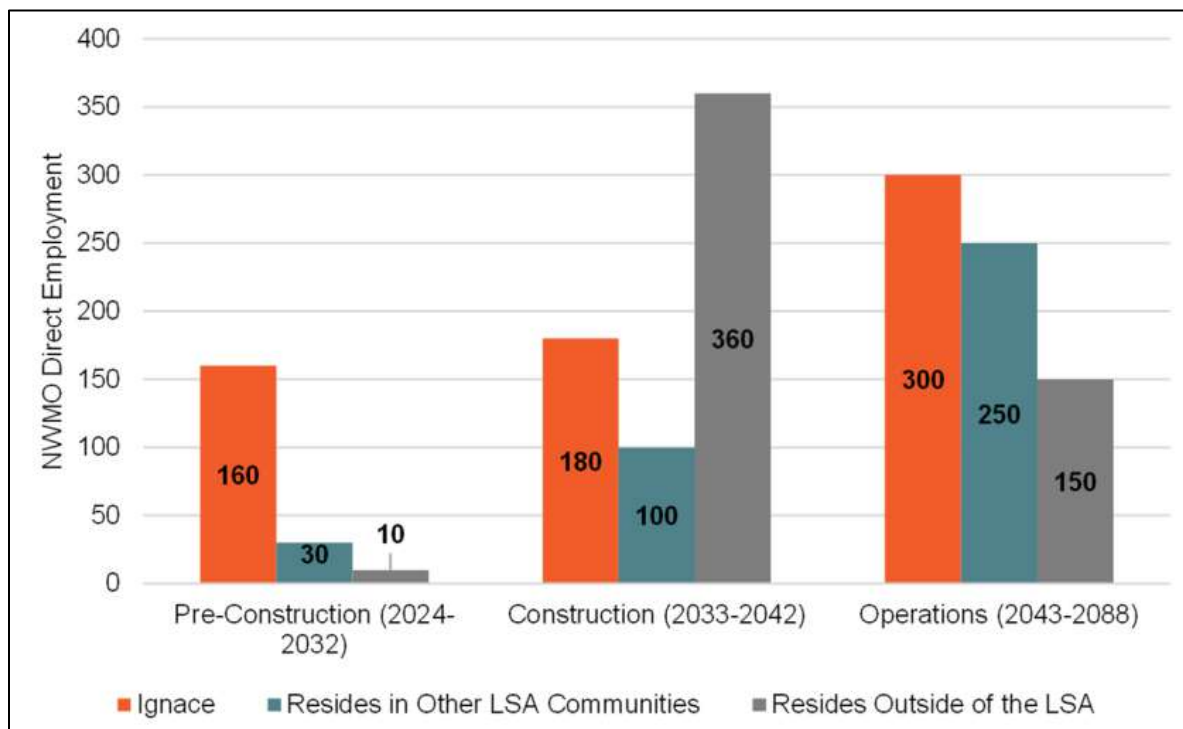


Figure 3. Project residency employment planning assumptions (2024 to 2088).

²³ <https://www.northernontariobusiness.com/regional-news/far-north-ring-of-fire/ford-sends-message-to-ottawa-on-ring-of-fire-get-out-of-our-way-10314363>

²⁴ <https://financialpost.com/commodities/mining/pierre-poilievre-fast-track-ring-of-fire-ontario>

2.6 Ignace Population Projections

Figure 4 shows population projections for Ignace from the NWMO's 2022 Ignace Area Community and Culture Study.

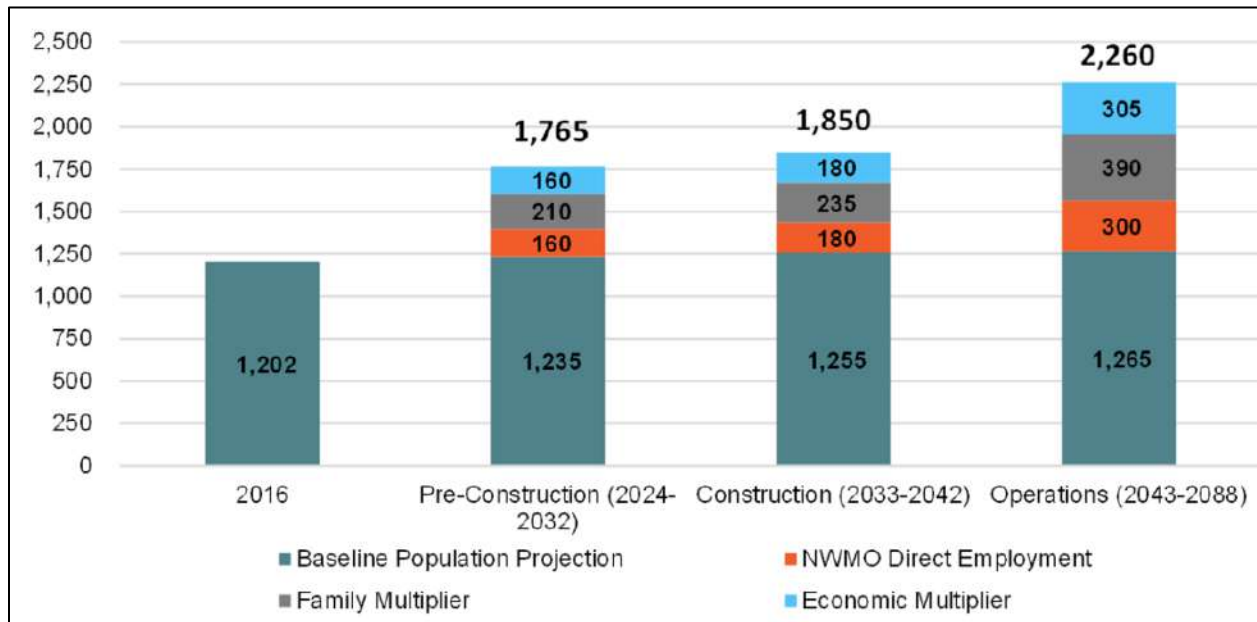


Figure 4. Ignace population projection planning assumptions (2016 to 2046).

Overall, Ignace's population is projected to nearly double, increasing from 1,202 people in 2016 to approximately 2,260 in 2046. As shown in the figure above:

- Baseline population increases account for 6 per cent of this growth (63 people).
- Direct employment by the NWMO accounts for 28 per cent of this growth (300 people).
- Family members of the NWMO workforce account for 37 per cent of this growth (390 people).
- The economic multiplier effect accounts for 29 per cent of this growth (305 people).

This study shows the effect of the DGR project on population growth in Ignace. By aligning its priorities and timelines with those of NWMO, Ignace can ensure the initial wave of DGR workers choose to live in the township.

2.7 Housing Gap Analysis

As Ignace prepares for the potential community growth that will result from the influx of direct and indirect workers associated with the DGR project, it is critical to assess whether the current housing supply aligns with anticipated demands. The following

subsections summarize the results of a housing gap analysis that identifies the following information:

- key shortfalls in available housing
- infrastructure limitations
- opportunities to address current gaps through proactive planning and policy measures

2.7.1 Current Housing Inventory and Constraints

Limited Housing Stock

The existing residential inventory in Ignace is limited. There is a predominance of single-family homes but a shortage of rental units, townhouses, and multi-residential options.

Aging Housing Supply

Much of the current housing stock in Ignace is older, and some dwellings may not meet modern expectations for incoming workers and families.

Low Vacancy Rates

Preliminary findings suggest that there is a tight rental market in Ignace, with few available units to accommodate an influx of new residents.

2.7.2 Projected Housing Demand

Workforce Housing Needs

The demand for diverse housing options will increase due to the expected arrival of the NWMO's workforce, along with indirect economic growth in supporting industries (such as retail, health care, education, and services).

Growth in Family-Oriented and Multi-Unit Housing

Ignace can expect a higher demand for townhouses, semi-detached homes, and apartments, particularly for younger families and professionals relocating to the region.

Short-Term and Transitional Housing Gaps

Temporary workers, contract employees, and individuals in transition may require short-term rental options, furnished apartments, and corporate housing solutions.

2.7.3 Infrastructure and Development Readiness

Serviced Land Availability

Some available properties in Ignace have access to water and sewer systems and utilities, but some do not.

Additional studies may be required to confirm the capacity of the township's infrastructure. By analyzing the infrastructure's capacity, Ignace can determine whether it needs to upgrade its water, sewer, utilities, or road networks.

In *Ignace area community well-being studies: A summary of key findings*, the NWMO outlines the current conditions of the infrastructure in Ignace, according to the municipal infrastructure study conducted by Urban Systems Ltd. in 2021:

“Water treatment and distribution: The water treatment plant and distribution systems are in good condition with considerable remaining life. The treatment plant has a capacity of 2,730 m³/day and was designed to serve a population of 2,400. Currently, the operational capacity of the facility is limited to serving a population of approximately 1,870 people or approximately 2,000 m³/day.

Sewage treatment and conveyance: Built in the 1980s with design capacity for a population of 2,400, the sewage treatment plant is nearing the end of its 50-year lifespan. The performance and age of the facility [have] limited its ability to achieve full design capacity, and it has limited capacity to accommodate future growth. Independent of the project, [the facility] will need upgrades or replacement over the next 10 years. For example, upgrades to its chemical storage and chemical process are currently required.

Stormwater management: There is limited documentation about these systems. Ignace currently has no stormwater management policy in place. Based on qualitative information, the existing system may be adequate for a few more decades of useful life. However, this needs to be confirmed with inspection.

Local roads: The local road network is generally underused, approximately 70 per cent of it is in fair or good condition, and approximately 60 per cent of the road network has a remaining service life of six to 10 years. Currently, the township is having difficulty keeping up with annual road maintenance. Most roads have never been touched (other than maintenance needed to fix localized potholes) since [the] original subdivision construction in the 1970s.

Solid waste management: The Township of Ignace manages its own curbside garbage collection and operates the Ignace Waste Disposal site. The current landfill has approximately 63 years of remaining capacity, assuming waste compaction is operationalized. The site is used by several adjacent unorganized

townships in the surrounding area for an estimate of approximately 5,000 resident users served by the landfill.”

Planning and Policy Adjustments Needed

Ignace will need to update its official plan and zoning bylaw in order to accommodate higher-density development, secondary units, and mixed-use residential projects.

Need for Development Incentives

In order to attract developers, Ignace should consider tax incentives, fee reductions, and streamlined approvals for projects that align with workforce housing needs.

2.7.4 Addressing the Housing Gap

Ignace is advised to take the following actions in order to meet the anticipated housing needs in the community:

- Encourage the development of rental units, townhouses, and affordable housing options by issuing zoning amendments and forming partnerships with developers.
- Work with a well-connected third-party partner to engage reputable developers and facilitate investment in workforce housing.
- Work with stakeholders to assess which municipal services and utilities require upgrades in order to ensure that the township’s infrastructure can accommodate new development.
- Coordinate housing initiatives with workforce attraction strategies to ensure sustainable, long-term growth.
- Ensure that Ignace provides essential services such as schooling, healthcare, and recreational amenities to its residents. These amenities will make Ignace an appealing place for families, couples, and working professionals to live.

By completing the tasks listed above, Ignace can position itself as a welcoming community that is capable of accommodating the DGR project’s incoming workers and their families. The township can also position itself to offer economic stability and a high quality of life for its residents.

2.8 Key Takeaways

The housing supply and demand analysis identified several challenges that Ignace must overcome in order to meet the anticipated housing needs associated with the DGR project. For instance, the current housing stock in Ignace is aging, and the township has a shortage of rental units and diverse housing options.

Going forward, Ignace should focus on the following actions:

- Diversify local housing options.
- Support developer attraction efforts.
- Expand the capacity of local infrastructure.
- Align housing initiatives with economic development.

Findings from 2022 Municipal Infrastructure Study

In addition, Ignace should address the following key findings from the Ignace Area Infrastructure: Municipal Infrastructure Study (September 9, 2022):

“Water Distribution and Treatment:

- The water treatment plant has capacity to support pre-construction and construction; however, [it] will require additional capacity to support the operations phase of the [DGR] project.
- Increased maintenance for the Water Treatment Plant will be required for both baseline and [DGR-related] population projections.
- The water distribution system will need to be expanded to reach new housing, for both baseline and [DGR-related] population; it may require replacing old pipes that are connected to new [sic].
- The water distribution system is aging (some will require replacement as they fail, regardless of the [DGR] project).
- Leak studies should be conducted on the aging water distribution piping.

Sanitary Sewers and Sewage Treatment:

- The wastewater treatment plant does not have capacity to support baseline population, nor [DGR-related] population projections.
- The wastewater treatment plant is reaching its useful life and will need replacing or major upgrades within the next 10 years (by 2032).
- The sanitary collection system will need to be expanded to reach new housing developments.
- The sanitary sewers are aging (some will require replacement as they fail regardless of the [DGR] project).

Stormwater Management:

- A stormwater system will need to be developed in new residential areas.
- Stormwater drainage studies should be completed to review potential flooding problems.
- The Township of Ignace should implement stormwater management policies for both storm runoff quantity and quality.
- Designs for new developments (residential, commercial, institutional) should include stormwater management.

Road Infrastructure:

- Road networks will need to be expanded to reach new housing.
- The road infrastructure is aging and ongoing maintenance will be required (regardless of the [DGR] project); however, increased maintenance will be required on existing roads due to increased traffic.

Solid Waste Management:

- The existing landfill site has capacity for both baseline population and APM population projections[,] provided proper compaction is achieved.
- Methods to further extend the life of the landfill include enhanced compaction methods (to 600 kg/m³), as well as waste diversion.

Power Grid & Telecommunications Road Infrastructure:

- Powerlines and fibre-optic [telecommunications lines] are continually expanding to reach new households.”

3.0 Stakeholder Consultations

3.1 Overview of Stakeholder Consultations

This section of the report summarizes the consultation sessions that were held during the completion of the transitional housing strategy. Representatives of the following entities and business sectors participated in the stakeholder consultation process:

- Township of Ignace
- the NWMO
- developers
- tourism associations
- funding agencies
- investment thought-leaders
- community leaders

3.2 Summary of Stakeholder Engagement

The stakeholders who were consulted during the development of the transitional housing strategy provided both critical and optimistic perspectives on Ignace's current housing situation. Applicable findings are categorized into the subsections below.

3.2.1 Critical Challenges Identified

- **Severe Housing Shortages and Aging Stock:** Ignace has some of the oldest housing stock in the region. Only 2 per cent of homes in Ignace were built in the last 25 years. As such, there is a pressing need for modern, energy-efficient housing.
- **Limited Development Capacity:** The high cost of materials, shipping costs, and contractor shortages make it difficult to secure competitive bids for housing projects. These issues will slow down new development projects.
- **Lack of Senior and Supportive Housing:** There is no dedicated long-term care facility in Ignace. As such, seniors must relocate to Dryden, Kenora, or Red Lake, which further strains housing availability in those communities.
- **Insufficient Childcare Services:** As of 2023, Ignace contained 14 licensed childcare spaces. Although that number is expected to increase to 74 spaces by 2027, the current lack of childcare spaces may deter young families from moving to Ignace.

- **Limited Planning and Development Support:** Delays in municipal planning and inspection processes (which can take over 74 days) deter developers and increase project costs.

3.2.2 Opportunities and Optimistic Outlook

- **Growing Demand Can Attract Developers:** Ignace is well-positioned for residential growth, especially with the anticipated NWMO workforce demand. As such, Ignace may become an attractive market for developers—if proper incentives and streamlined processes are put in place.
- **Strategic Partnerships and Funding Solutions:** Stakeholders suggest partnering with the Kenora District Services Board, Ontario Health, and private developers to access new funding streams for affordable, workforce, and senior housing initiatives.
- **Potential for a 20-Unit Development:** A 20-unit senior housing project could be revived to help free up existing homes for families while addressing the 400+ seniors currently on waitlists for housing in the region.
- **Targeted Planning to Support Growth:** Proactively zoning land, expediting approvals, and ensuring infrastructure readiness will be critical in attracting private-sector investment.

3.2.3 Key Takeaways of the Stakeholder Engagement Process

Overall, the results of the stakeholder engagement process indicate that there is an urgent need for modern, diverse, and affordable housing options in Ignace.

In order to develop the required housing, Ignace should adopt a multi-faceted approach that includes the following components:

- Implement policy and zoning updates to accommodate new housing types (such as modular dwellings, multi-unit dwellings, and mixed-use developments).
- Introduce development incentives and streamlined approvals to attract and retain private-sector interest.
- Invest in essential services (such as healthcare, childcare, and senior housing) to make Ignace more livable for workers, families, and retirees.
- Form strategic partnerships to overcome funding barriers and ensure long-term housing sustainability.

By addressing these critical gaps while leveraging the economic opportunities ahead, Ignace can proactively shape its housing market to support both current and future residents.

3.3 Summary of Community-Wide Survey

The purpose of the community-wide survey was to collect information about the perspectives, needs, and expectations of local residents and stakeholders in Ignace. The survey received 100 responses.

The following subsections consolidate and categorize the findings of the community survey. Ignace can incorporate these findings into its future planning and decision-making processes. Doing so will help ensure that community initiatives are aligned with the priorities and aspirations of those who live and work in the area.

3.3.1 Survey Highlights: What Matters Most

- Thirty-eight per cent of respondents are concerned about the impact that the DGR project will have on existing infrastructure.
- Thirty-one per cent of respondents are concerned about the impact that the DGR project will have on healthcare services and social services.
- In terms of housing options, respondents were asked to select which options they think will best meet current needs and help support the growth caused by the DGR project. The top three choices were as follows:
 - housing for seniors (25 per cent of respondents)
 - modular/prefabricated housing (16 per cent of respondents)
 - duplexes and triplexes (15 per cent of respondents)
- Overall, 47 per cent of respondents are not willing to establish a secondary dwelling (such as a basement suite, garage apartment, or standalone unit) on their private property to help accommodate temporary or permanent workers in Ignace.
- Forty per cent of homeowners with a double lot are not willing to consider making their abutting vacant lot available for development.
- Seventy-five per cent of respondents feel that it is “extremely important” for Ignace to include retirement-focused housing in its future housing development plans.

3.3.2 Housing and Community Development

- A senior housing complex would allow aging residents to downsize while staying in the community they love. This option could free up existing homes for new families, promoting population growth.
- Ignace has a large number of older residents. As such, it is advisable to offer senior-friendly housing options in order to maintain community stability and provide housing turnover.

- Developing housing for low-income families and seniors is a priority. It is vital to ensure the needs of current residents are met before focusing on housing for incoming workers.
- Concerns were raised about building tiny homes, trailers and or townhouses. This resistance indicates a preference for high-quality, permanent housing options that support a sustainable community.

3.3.3 Creative Development Ideas

- In terms of innovative housing models, suggestions include tiny home complexes with amenities, vibrant row houses (like those in Newfoundland), and bed and breakfast opportunities along Highway 17 to attract summer traffic.
- Offering cleared lots at competitive prices might accelerate property sales and stimulate new development.
- There is a need for corporate housing for the NWMO's staff, as well as lakefront housing options.
- There is strong support for social housing/geared-to-income units to address affordability challenges.
- There is an interest in redeveloping existing areas (such as a trailer park community) rather than only focusing on new builds.
- There were suggestions about opening up more prepared building lots for future growth in areas like Davy Lake Road and the Superior/Ontario/West Street corridors.

3.3.4 Infrastructure Expansions and Enhancements

- Many areas of Ignace currently lack water and wastewater services, which can deter new development. Additionally, some shoreline properties rely on septic systems, which can limit growth potential. Therefore, infrastructure expansion is essential.
- Prioritizing the development of empty structures and the cleanup of neglected areas (such as the trailer park and old stores and motels) may boost the housing market.

3.3.5 Economic and Community Growth

- There is a call for more businesses in Ignace, including a stable banking institution and new dining options to improve local amenities.
- It is worth exploring opportunities to attract the NWMO's used nuclear fuel container manufacturing facility, which could create jobs and support economic diversification.
- There is strong support for involving local community members in the planning and construction of housing developments before engaging external contractors.

3.3.6 Aesthetic and Environmental Improvements

- Suggestions included the tearing down of derelict buildings along Highway 17, the planting of greenery, and the construction of visually appealing row houses with recreational amenities.
- Suggestions included improving the aesthetics of main thoroughfares, as this could enhance Ignace's appeal to both residents and travellers.

3.3.7 Key Takeaways of the Community Survey

Overall, the results of the community survey indicate that the stakeholders in Ignace want the township to pursue strategic planning that balances housing affordability with infrastructure investments, economic growth, and community beautification. The stakeholders believe that these initiatives may retain current residents while attracting new residents.

In order to address the concerns and opportunities identified by the stakeholders in Ignace, the township should consider the following initiatives:

- Prioritize flexible housing solutions.
- Align infrastructure upgrades (such as stormwater management upgrades) with long-term sustainability.
- Develop a strong workforce.
- Maintain community engagement and transparent decision-making.

Ignace should also secure funding from diverse sources and plan for economic diversification beyond the DGR project to ensure long-term economic stability.

4.0 Comparative and Strategic Analysis

4.1 Overview of the Comparative and Strategic Analysis

During the transitional housing study, several real-world case studies were examined in order to identify “lessons learned” that Ignace can review as it prepares for the population growth that will result from the DGR project.

The following communities and projects served as comparators:

- Red Lake, Ontario: Mining Community Expansion and Housing
- Deep River, Ontario: Nuclear Research and Skilled Workforce Development
- Olkiluoto, Finland: Deep Geological Repository and Long-Term Nuclear Management

Evaluation Criteria

Table 10 explains the evaluation criteria that was used during the comparative analysis.

Table 10. Evaluation criteria used for a comparative analysis.

Evaluation Criteria	Scope
Housing and accommodation strategies	This item was reviewed to determine how the community addressed short-term and long-term housing demands for temporary and permanent workers.
Infrastructure development	This item was reviewed to determine which investments were made to support growth (such as investments in transportation, utilities, and public services).
Economic diversification	This item was reviewed to determine which actions were taken to balance industry-driven growth with other sectors to sustain long-term economic stability.
Workforce attraction and retention	This item was reviewed to determine which strategies were used to attract, train, and retain skilled labour for the project (and beyond).
Community and social services	This item was reviewed to determine whether enhancements were made to health care, education, and recreational facilities to support an expanding population.

Evaluation Criteria	Scope
Public consultation and stakeholder engagement	This item was reviewed to determine how the communities engaged with residents and other stakeholders throughout the planning and implementation phases of the project.
Environmental and regulatory compliance	This item was reviewed to determine which approaches were used to meet environmental requirements and mitigate long-term impacts.
Investment and funding options	This item was reviewed to determine which funding sources were used to support housing, infrastructure, and economic initiatives.
Long-term planning and sustainability	This item was reviewed to determine which policies and frameworks were developed to manage growth in the post-project completion phase.
Lessons learned and challenges	This item was reviewed to identify the successes and challenges that were experienced during the project implementation phase.

4.2 Case Study for Red Lake

4.2.1 Background

The mining facility in Red Lake was acquired by Evolution Mining in April 2020.²⁵ The mine employs over 650 people and will be operational until 2040, with further operating potential.²⁶

Evolution Mining built a camp that houses 280 employees and contractors.²⁷ These accommodations are for “fly-in-fly-out” workers who work on rotation. The company hires charter planes for these employees. The flights arrive in and depart from either Thunder Bay, Ontario, or Winnipeg, Manitoba.

²⁵ <https://evolutionmining.com.au/red-lake/>.

²⁶ <https://joinus.evolutionmining.com/locations/red-lake-evolution/>.

²⁷ Ibid.

Workers are encouraged to live within the Red Lake community. Evolution Mining provides employees with temporary single accommodation while they seek permanent housing. Local residential units include single- and family-dwellings that are available for long-term renting or purchase. Housing options are available in Red Lake, Balmertown, and Cochenour.

4.2.2 Plans and Strategies

As Red Lake planned for its expected community growth, it commissioned a comprehensive review in 2011²⁸. According to that review, the municipality's population may increase by 4,553 people by 2031.²⁹ As a result, Red Lake's official plan stated that the municipality would require approximately 1,751 new dwelling units to manage the increase in population. In order for Red Lake to meet the current and future needs of its residents, the municipality will need to promote various housing options, including secondary dwelling units and garden suites.³⁰ (It was also noted that the growing number of temporary and permanent residents would increase the demands put on Red Lake's infrastructure, housing, land, business spaces, transportation, and community services.)

Several challenges related to affordable housing were identified in the Kenora District Services Board's 10-Year Housing and Homelessness Plan. In response to those challenges, the Council of Red Lake defined affordable housing and set targets for both ownership and rental units. Red Lake then worked with applicable partners (like the Kenora District Services Board) to achieve those goals.

Some of the strategies included in Red Lake's CIP³¹ are as follows:

- Construct second units in existing homes.
- Complete infill development.
- Repurpose buildings for housing.
- Redevelop non-residential sites.
- Increase the density of new developments.
- Permit rooming or boarding houses (where appropriate).

²⁸ https://doc.redlake.ca/sustainability/sustplan_reportcard2021.pdf

²⁹ <https://doc.redlake.ca/pdf/planning/2015opfm.pdf>.

³⁰ Ibid.

³¹ Ibid.

4.2.3 Best Practices and Lessons Learned

Table 11 summarizes a series of best practices and lessons learned from the case study for Red Lake.

Table 11. Best practices and lessons learned from Red Lake, Ontario.

Criteria	Lesson Learned
Housing and accommodation strategies	<ul style="list-style-type: none"> Developed modular housing for mining workers, converting the dwellings into community housing at a later date.
Infrastructure development	<ul style="list-style-type: none"> Expanded water, sewer, and road networks to accommodate a growing workforce.
Economic diversification	<ul style="list-style-type: none"> Supported local businesses to prevent economic reliance on mining.
Workforce attraction and retention	<ul style="list-style-type: none"> Partnered with colleges to offer training programs for the mining sector.
Community and social services	<ul style="list-style-type: none"> Enhanced healthcare services to support transient and permanent residents.
Public consultation and stakeholder engagement	<ul style="list-style-type: none"> Used town hall meetings to engage residents in planning.
Environmental and regulatory compliance	<ul style="list-style-type: none"> Implemented rehabilitation plans at the mine to ensure long-term land use.
Investment and funding options	<ul style="list-style-type: none"> Used funds from the mining company, as well as provincial grants, for housing and infrastructure.
Long-term planning and sustainability	<ul style="list-style-type: none"> Encouraged diversification to reduce dependence on mining cycles.
Lessons learned and challenges	<ul style="list-style-type: none"> An over-reliance on resource-based industries creates economic vulnerabilities.

4.2.4 Investment and Funding Options

Red Lake pursued the following housing, infrastructure, and economic development funding initiatives.

Funding from Mining Sector

Red Lake partnered with private developers and local mining companies (including Evolution Mining) to help fund infrastructure upgrades and the development of new residential units to accommodate workers and families.

Red Lake pursued the following funding strategies:

- Funds from Evolution Mining provided financial support and incentives to increase housing availability and quality, ensuring that workers had access to suitable accommodations.
- Funds from the Ontario Priorities Housing Initiative (through the Ontario Ministry of Municipal Affairs and Housing) were used to create affordable housing units and address local housing gaps.
- Funds from the Canada-Ontario Community Housing Initiative were used to repair existing homes, provide energy efficiency upgrades, and increase affordable housing stock.

Federal and Provincial Infrastructure Investment Programs

Red Lake secured funding through various programs to upgrade its water and wastewater systems. Upgrades to the water and wastewater systems were required to meet the demands of a growing population and upgrade aging infrastructure

Red Lake pursued the following funding strategies:

- Funds from the Investing in Canada Infrastructure Program were used to modernize water treatment facilities and enhance wastewater management capacity to support future population growth.
- The Ontario Community Infrastructure Fund provided stable, predictable funding to help the municipality upgrade and maintain its core infrastructure.
- Northern Ontario Heritage Fund Corporation (“**NOHFC**”) provided funding to support capital improvements for relevant infrastructure.

Economic Development Initiatives

Red Lake implemented a CIP to encourage downtown revitalization. The plan offered incentives for business development, property improvements, and commercial upgrades.

Red Lake pursued the following funding strategies:

- The NOHFC's community enhancement program provided financial assistance for downtown improvement projects, including façade enhancements and public space upgrades.
- The Federal Economic Development Agency for Northern Ontario provided funding to support small business growth and economic development initiatives.

Cultural and Heritage Promotion Initiatives

Red Lake accessed funding to promote its rich cultural and mining heritage. This funding supported the development of tourism-related infrastructure such as the Red Lake Regional Heritage Centre.

Red Lake pursued the following funding strategies:

- Canadian Heritage's Canada Cultural Spaces Fund supported cultural infrastructure improvements and heritage preservation projects.
- Funding from the Ontario Trillium Foundation supported community projects that enhanced tourism and economic opportunities.

Renewable Energy Feasibility Studies

Red Lake pursued feasibility studies and pilot projects to explore renewable energy initiatives that reduced energy costs and enhanced environmental sustainability.

Red Lake pursued the following funding strategies:

- Funding from the Independent Electricity System Operator supported feasibility studies and pilot projects focused on energy efficiency and alternative energy solutions.

4.3 Case Study for Deep River

4.3.1 Background

Deep River is a town of 4,500 residents situated along the shores of the Ottawa River. The town is located 19 kilometres west of the Chalk River Laboratories, which is Canada's largest nuclear research facility.³² The town was established alongside

³² <https://www.drdh.org/livingindeepriver>.

Canada’s first nuclear reactors in 1945. Over time, the residents of Deep River have held positive views toward the use of nuclear energy.³³

4.3.2 Plans and Strategies

The official plan for Deep River provides the following information about the local nuclear energy sector:

“The [Canadian Nuclear Laboratories] nuclear research facility provides a large public sector employment base with higher than average [*sic*] wages for the area; an important economic foundation and an opportunity for future growth and development.”³⁴

The official plan also outlined the Deep River’s need for more diverse housing options, which the town aims to have in place by 2036. By that time, residents will have housing options that include townhouses, multiple residential, and various housing options for seniors.³⁵ Deep River also plans to build more apartments near its downtown (within a ten-minute walk or within 750 metres).³⁶ The future subdivisions that will be built in Deep River will have smaller lot sizes, as well as higher densities, and the houses will be smaller in size.³⁷

4.3.3 Best Practices and Lessons Learned

Table 12 summarizes a series of best practices and lessons learned from the case study for Deep River.

Table 12. Best practices and lessons learned from Deep River, Ontario.

Criteria	Lessons Learned
Housing and accommodation strategies	<ul style="list-style-type: none">• Integrated worker accommodations into existing housing stock, reducing the strain on infrastructure.
Infrastructure development	<ul style="list-style-type: none">• Strengthened broadband and telecommunications to support knowledge-based industries.

³³ <https://smractionplan.ca/content/town-deep-river>.
³⁴ <https://www.deepriver.ca/userfiles/file/2024-02-29%20Consolidated%20Official%20Plan.pdf>.
³⁵ Ibid.
³⁶ Ibid.
³⁷ Ibid.

Criteria	Lessons Learned
Economic diversification	<ul style="list-style-type: none"> Leveraged nuclear research to attract high-tech companies.
Workforce attraction and retention	<ul style="list-style-type: none"> Developed long-term incentives for nuclear professionals to stay in the community.
Community and social services	<ul style="list-style-type: none"> Expanded school facilities and introduce STEM programs linked to the nuclear industry.
Public consultation and stakeholder engagement	<ul style="list-style-type: none"> Facilitated public forums to address nuclear safety concerns.
Environmental and regulatory compliance	<ul style="list-style-type: none"> Followed strict nuclear safety regulations, setting a precedent for similar projects.
Investment and funding options	<ul style="list-style-type: none"> Pursued the following funding strategies and programs: <ul style="list-style-type: none"> CIP incentives Ontario Priorities Housing Initiative Canada-Ontario Community Housing Initiative Investing in Canada Infrastructure Program
Long-term planning and sustainability	<ul style="list-style-type: none"> Planned for nuclear decommissioning and the repurposing of facilities.
Lessons learned and challenges	<ul style="list-style-type: none"> Maintained clear communication and long-term planning when hosting nuclear projects.

4.3.4 Investment and Funding Options

Deep River pursued the following housing, infrastructure, and economic development funding initiatives.

Community Improvement Plan

Deep River developed a CIP in 2020. The CIP provided incentives for private investment in housing and commercial development. The CIP focused on encouraging downtown revitalization and mixed-use development, offering property tax incentives, grants for building improvements, and assistance with planning and feasibility studies.

Deep River pursued the following funding strategies:

- Funding from the Ontario Ministry of Municipal Affairs and Housing supported the development of the CIP and provided guidance on accessing additional funding to implement initiatives outlined within the CIP.
- The Federation of Canadian Municipalities provided funding through its Green Municipal Fund. Deep River used the funds to research energy-efficient building retrofits and green development practices as part of implementing its CIP.

Affordable Housing Initiatives

Deep River collaborated with the County of Renfrew to secure funding for affordable housing projects. These funds were used to incentivize the development of rental housing and support seniors and low-income households in Deep River.

Deep River pursued the following funding strategies:

- Funding from the Ontario Priorities Housing Initiative was used to create and repair affordable housing units.
- Funding from the Canada-Ontario Community Housing Initiative was used for capital repairs, operational supports, and ensuring the long-term affordability of community housing assets.

Rural and Northern Immigration Pilot

Deep River participated in the Rural and Northern Immigration Pilot, which allowed the community to attract skilled workers to the region. The influx of workers helped Deep River alleviate labour shortages, allowing the town to complete the housing and infrastructure development projects necessary to accommodate its population growth.

Deep River pursued the following funding strategies:

- Funding from the Investing in Canada Infrastructure Program supported municipal infrastructure upgrades to allow Deep River to increase its housing capacity and attract new investment.
- Funding from the Connecting Canadians Program supported high-speed internet infrastructure expansion, leading to economic growth and creating opportunities for home-based businesses and remote work.

Strategic Innovation Fund

Deep River primarily secured federal and provincial funding to support nuclear research expansion. However, the resulting economic growth increased demand for housing and the need for improved local infrastructure.

Deep River pursued the following funding strategies:

- Funding from the Strategic Innovation Fund supported initiatives related to technological advancements and nuclear research, which indirectly impacted local housing and commercial growth.
- Funding from the Ontario Ministry of Economic Development, Job Creation and Trade supported workforce training and small business growth that resulted from the expansion of the nuclear industry.

Downtown Revitalization and Cultural Infrastructure Initiatives

Deep River accessed funding to support upgrades to community and cultural spaces that enhanced its downtown core, supported small businesses, and attracted visitors.

Deep River pursued the following funding strategies:

- Funding from the Ontario Trillium Foundation supported improvements to public spaces, enhancing Deep River's appeal to residents and tourists.
- Funding from Canadian Heritage's Cultural Spaces Fund supported upgrades to community and cultural spaces.

4.4 Case Study for Olkiluoto

4.4.1 Background

The Finnish company Posiva established the world's first deep geological repository for spent nuclear waste. This repository is located at the ONKALO nuclear facility. The repository reaches a depth of 430 metres, and it is accessed using shafts and an access tunnel.³⁸

The ONKALO repository will hold 6,500 tons of spent nuclear fuel in approximately 3,250 canisters. The location of the repository was tested to ensure that cracking of the bedrock and groundwater movement will not impact the integrity of the canisters that hold the spent nuclear waste.³⁹

³⁸ <https://group.vattenfall.com/press-and-media/newsroom/2023/finland-to-open-the-worlds-first-final-repository-for-spent-nuclear-fuel>.

³⁹ Ibid.

4.4.2 Best Practices and Lessons Learned

Table 13 summarizes a series of best practices and lessons learned from the case study for Olkiluoto.

Table 13. Best practices and lessons learned from Olkiluoto, Finland.

Criteria	Lessons Learned
Housing and accommodation strategies	<ul style="list-style-type: none"> Developed specialized worker accommodations near the repository, separate from residential areas.
Infrastructure development	<ul style="list-style-type: none"> Built dedicated transport routes to separate industrial and residential areas.
Economic diversification	<ul style="list-style-type: none"> Developed expertise in nuclear waste storage, creating a hub for research and innovation.
Workforce attraction and retention	<ul style="list-style-type: none"> Provided education and “upskilling” programs to retain a skilled labour force for ongoing nuclear work.
Community and social services	<ul style="list-style-type: none"> Created community integration programs to support families of nuclear workers.
Public consultation and stakeholder engagement	<ul style="list-style-type: none"> Developed one of the world’s most extensive community engagement models for nuclear waste sites.
Environmental and regulatory compliance	<ul style="list-style-type: none"> Developed world-class containment and monitoring standards for nuclear waste storage.
Investment and funding options	<ul style="list-style-type: none"> Funded through a mix of government and industry contributions, ensuring long-term financial stability.
Long-term planning and sustainability	<ul style="list-style-type: none"> Established long-term research initiatives to assess the safety and performance of the nuclear repository on an ongoing basis.
Lessons learned and challenges	<ul style="list-style-type: none"> Maintaining transparent community engagement and robust safety measures are key to obtaining public acceptance of nuclear projects.

4.5 Key Takeaways from the Case Studies

- Red Lake and Deep River pursued provincial and federal funding programs to create affordable housing, upgrade infrastructure, and support population growth.
 - Ignace can actively pursue funding opportunities through similar programs to enhance housing availability and modernize infrastructure.
- Red Lake and Deep River demonstrated that partnering with major employers (such as mining companies and nuclear industry leaders) can help secure funding and incentivize private sector investment in housing and infrastructure.
 - Ignace can engage local and regional employers to secure financing and encourage private sector investment in housing-related development projects and workforce accommodations.
- Red Lake and Deep River successfully implemented CIPs to incentivize private sector investment in mixed-use and residential developments. Both communities offered property tax incentives, grants for improvements, and funding for feasibility studies.
 - Ignace should continue to monitor its existing CIP to ensure the plan remains relevant to the township's current and future objectives.
- Ignace should prioritize flexible housing solutions (such as modular units and units that can be repurposed) to accommodate both temporary and permanent workers.
- Infrastructure upgrades must be aligned with long-term sustainability. It is important to ensure that the investments made today will continue benefiting the community beyond the timeline of the DGR project.
- Developing a strong workforce development strategy will be crucial for ensuring a stable labour market. This strategy should be developed in partnership with educational institutions.
- Communicate and consult with local residents to encourage their involvement and interest in the DGR project, keeping them informed as the project moves forward toward completion.
- Ignace should adopt a robust environmental and regulatory framework designed to ensure safety, sustainability, and long-term community confidence.
- Ignace should secure funding from diverse sources and plan for economic diversification beyond the DGR project. Doing so will help support the township's economy in the coming decades.

5.0 Transitional Housing Feasibility Analysis

5.1 Overview of the Transitional Housing Feasibility Analysis

Ignace has a large inventory of vacant residential land, with enough supply to meet the anticipated housing demands throughout the stages of the DGR project.

The transitional housing feasibility analysis assesses a range of vacant residential lots that may be suitable for development. The analysis considers the following aspects of each vacant lot:

- site suitability
- projected housing density estimates
- other relevant housing considerations

The assessment primarily focused on township-owned lands. However, there may also be opportunities for development on privately owned vacant residential lots.⁴⁰

The analysis also outlines steps that Ignace can follow to prepare the identified lands for development. A series of considerations are also provided to assist Ignace with conducting a “site evaluations and resource assessment” and the preparation of “cost and timeline considerations” on key identified sites for residential development. Additionally, some properties may require land use approvals before development can proceed.

5.2 Potential Vacant Residential Lots

Several vacant residential lots have been identified as potential sites for housing developments in Ignace. These lots include parcels within the forthcoming Great Lakes subdivision. The proposed sites were chosen based on the following considerations:

- the location of the proposed site
- the proximity of the proposed site to essential services
- the surrounding neighbourhood’s ability to support various housing types

Figure 5 shows the potential residential development sites in Ignace.

⁴⁰ This report does not examine privately owned vacant land parcels, regardless of their current residential zoning or potential suitability for residential development. However, section 6.2.6 of this report provides Ignace with recommendations related to the development of privately owned lands.

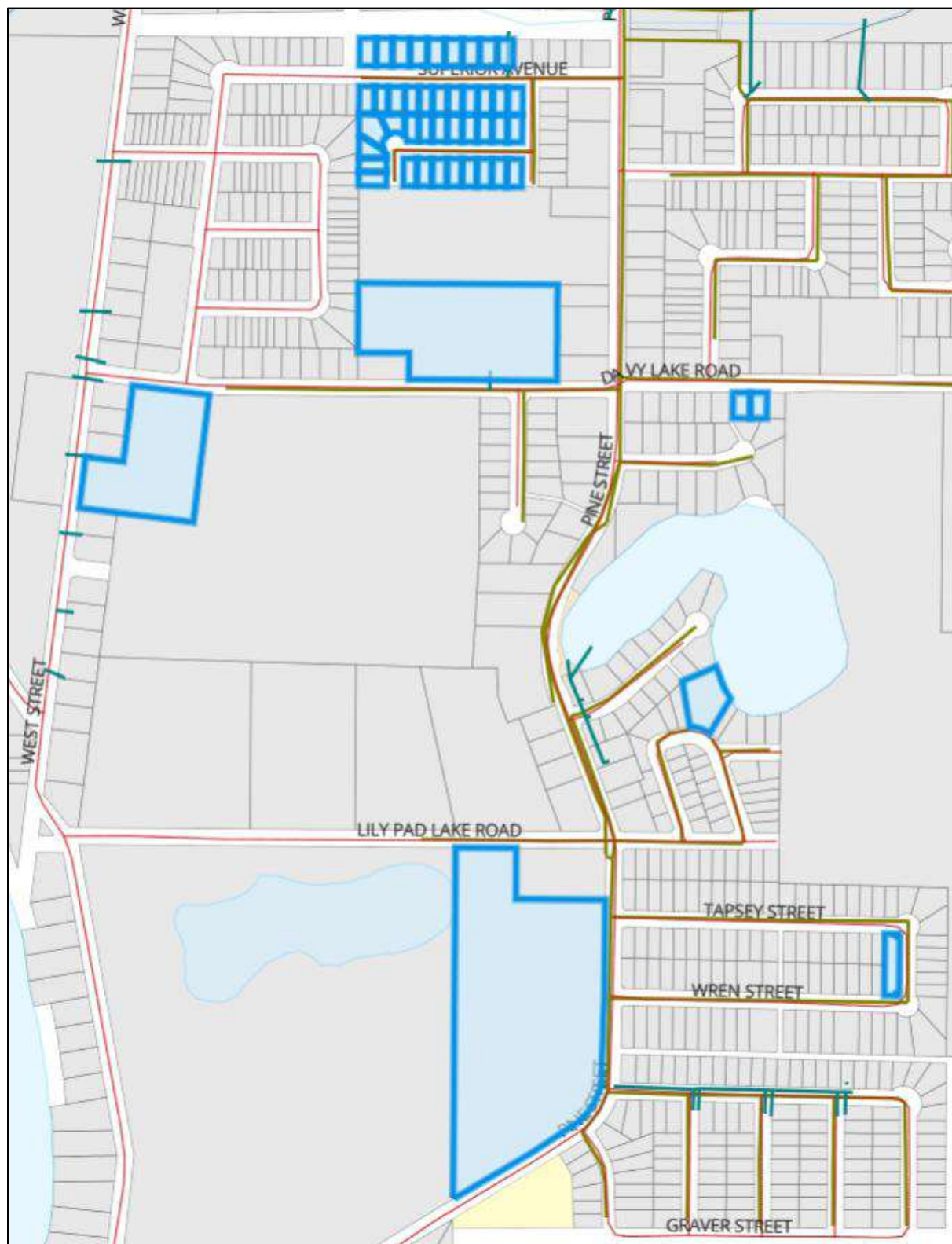


Figure 5. Proposed residential development sites in Ignace.

The following subsections provide a summary of each potential development site.

5.2.1 Potential Site #1: Great Lakes Subdivision (Phase 1)**Address:** Great Lakes Subdivision**Number of Lots:** 45**Owner:** Township of Ignace**Observations**

- There is an approved plan for this subdivision that includes defined lots and roads. There are also registered plans that outline the surveyed boundaries and dimensions of the available lots, as well as the locations and widths of right-of-way roads.
- Water and wastewater systems are currently available throughout the first phase of this planned subdivision.
- This subdivision is ideal for single-family dwellings.
- There are 45 lots available in Phase 1 of this subdivision development. These lots are situated along Ontario Street, Huron Crescent, and part of Superior Avenue. This number of lots may be attractive to a large developer.
- Ignace should consider acquiring 110 Ontario Street, as its inclusion in this development may attract developer interest, facilitating the full build-out of Phase 1 of the Great Lakes subdivision.
- This subdivision is adjacent to park spaces and Ignace Elementary & Secondary Public School.

Figure 6 shows a site diagram for this potential development area.



Figure 6. Site diagram of the Great Lakes subdivision (Phase 1).

5.2.2 Potential Site #2: Great Lakes Subdivision (Phase 2)

Address: Great Lakes Subdivision

Number of Lots: 112

Owner: Township of Ignace

Observations

- There is an approved plan for this subdivision that includes defined lots and roads. There are also registered plans that outline the surveyed boundaries and dimensions of the available lots, as well as the locations and widths of right-of-way roads.
- Water and wastewater systems are not currently available throughout the second phase of this planned subdivision.
- This subdivision is ideal for single-family dwellings.
- There are 112 lots available in Phase 2 of this subdivision development. These lots are situated along Ontario Crescent, Erie Street, and part of Superior Avenue. This number of lots may be attractive to a large developer.
- This subdivision is adjacent to park spaces and Ignace Elementary & Secondary Public School.

- Ignace should plan to extend services to support continued residential development within Phase 2 of the Great Lakes subdivision.

Figure 7 shows a site diagram for this potential development area.



Figure 7. Site diagram of the Great Lakes subdivision (Phase 2)

5.2.3 Potential Site #8: 516 Pine Street

Address: 516 Pine Street

Size: 3.25 acres

Owner: Township of Ignace

Observations

- Water and wastewater systems are available.
- This property is accessible via Davey Lake Road.
- This property is adjacent to the proposed Great Lakes subdivision development.
- Modular housing could be constructed on this property, which could be converted to multi-unit residential housing at a later date.

Figure 8 shows a site diagram for this potential development area.



Figure 8. Site diagram of 516 Pine Street.

5.2.4 Potential Site #3: 702 Pine Street

Address: 702 Pine Street

Size: 14.37 acres

Owner: Township of Ignace

Observations

- Rezoning approvals and related land-use approvals will be required.
- Water and wastewater systems are available.
- The property includes a soccer field that would need to be relocated to accommodate future development.
- This property is adjacent to a large residential neighbourhood.

Figure 9 shows a site diagram for this potential development area.



Figure 9. Site diagram of 702 Pine Street.

5.2.5 Potential Site #4: McNabb Street (No Address)

Address: McNabb Street (no address)

Size: 0.32 acres

Owner: Township of Ignace

Observations

- Water and wastewater systems are available.
- The property is currently used by the township to manage snow that accumulates along its perimeter.
- This property is ideal for row housing or two lots for single-detached homes.

Figure 10 shows a site diagram for this potential development area.



Figure 10. Site diagram of McNabb Street (no address).

5.2.6 Potential Site #5: 212-214 Davey Lake Road

Address: 212-214 Davey Lake Road

Size: 0.31 acres

Owner: Township of Ignace

Observations

- Water and wastewater systems are available.
- The property is currently under lease to Celerity Telecom.

- This property is adjacent to a large residential neighbourhood.
- This property is ideal for two lots for single-detached homes.

Figure 11 shows a site diagram for this potential development area.



Figure 11. Site diagram of 212-214 Davey Lake Road.

5.2.7 Potential Site #6: 114 Robinson Crescent

Address: 114 Robinson Crescent

Size: 0.72 acres

Owner: Township of Ignace

Observations

- Water and wastewater systems available.

- This property backs onto a pond.
- This property is currently designated as green space.
- The residential density in the area may limit the amount of space that is available for development.
- This property is ideal for a three-to-four-unit building development.
- This property will require zoning approval.

Figure 12 shows a site diagram for this potential development area.



Figure 12. Site diagram of 114 Robinson Crescent.

5.2.8 Potential Site #7: Davey Lake Road

Address: Davey Lake Road (no address)

Size: 4.15 acres

Owner: Township of Ignace

Observations

- Water and wastewater systems are available.
- This property is accessible via Davey Lake Road.
- This property contains a baseball diamond and trees, both of which would need to be moved to accommodate a housing development.
- This property backs onto a baseball diamond. Ignace Elementary & Secondary Public School is on the opposite side of that baseball diamond.
- Additional consideration will be needed in order to determine whether the existing greenspace should be replaced.
- Rezoning approvals and other related land-use approvals will be required.

Figure 13 shows a site diagram for this potential development area.



Figure 13. Site diagram for Davey Lake Road (no address).

5.3 Housing Density Estimates

Table 14 provides housing density estimates for the potential residential development lots in Ignace. The estimates are based on the number of principal residential units, as well as Ignace's zoning codes and local development standards. In addition, the proposed density of each site varies depending on other factors, such as available land area, zoning allowances, and infrastructure capacity. (The types of any additional residential units built on the principal residential properties would be limited to a single-family dwelling, townhouse unit, or row dwelling only.)

Table 14. Housing density estimates of priority residential development sites.

Property	Low-Density Yield 8 dwelling units per acre (20 units per hectare)	Mid-Density Yield 15 dwelling units per acre (35 units per hectare)	High-Density Yield 25 dwelling units per acre (60 units per hectare)
702 Pine Street	110-115	200-205	340-345
516 Pine Street	25	40-45	75-80
Davey Lake Road	30-35	55-60	100-105
212-214 Davey Lake Road	1-2	Not recommended	Not recommended
114 Robinson Crescent	6	10	Not recommended
McNabb Street	1-2	Not recommended	Not recommended
Great Lakes Subdivision (Phase 1)	45	45	Not recommended
Range	218 to 230	350 to 365	515 to 530

The second phase of the Great Lakes subdivision is not included in the housing density estimates due to the planned development not currently being serviced. The second phase of the development has the capacity to support up to an additional 112 dwellings.

In addition, there are several lots included in the second phase of the Great Lakes subdivision that are more likely to accommodate smaller-scale developments (such as townhouses or row houses) due to the amount of available acreage. These sites include the lots located along Ontario Crescent between West Street and Superior Street.

5.4 Other Housing Considerations: Policy Updates

In addition to identifying potential development sites in Ignace, several broader housing considerations should be addressed.

Provincial policies and recent legislative changes encourage communities to adopt flexible zoning and development regulations to facilitate a range of housing options. As Ignace continues to plan for its future growth, the township may want to update its zoning bylaws, building regulations, and housing policies in order to accommodate changing demographics, maximize available resources, and enhance long-term housing affordability.

Examples of some of the opportunities and challenges that should be considered are as follows:

- The 2024 Provincial Policy Statement emphasizes the need to facilitate opportunities for an appropriate mix of housing options for all Ontarians. The policy statement also states that zoning and development permit bylaws should be progressive in order to support these opportunities.
- Recent provincial mandates allow for the construction of additional residential units.
- Ignace should consider suitable housing types for older adults (and follow universal design principles).
- Ignace should explore the development of barrier-free housing that supports aging in place.
- Ignace may need to amend its zoning bylaw and other building and development regulations.
- Ignace should consider reusing or adapting temporary housing as permanent housing options.
- Ignace should consider adapting existing commercial structures that are underutilized into potential housing solutions.
- As of October 2020, the Ignace Zoning Bylaw states, “a maximum of one (1) additional residential unit shall be permitted in a single-detached dwelling, semi-detached dwelling, or townhouse dwelling, where such a dwelling is permitted by this By-law.”⁴¹

⁴¹ Ignace Zoning Bylaw

5.5 Evaluation of the Transitional Housing Models

The following subsections evaluate three housing models:

- mobile and modular housing
- multi-unit housing
- single-family housing

Each option offers distinct benefits that have the potential to meet the evolving housing needs in Ignace. As the township prepares for growth—particularly with the phased development of the Great Lakes subdivision—selecting the right mix of housing types will prove essential for creating an inclusive and resilient housing strategy that remains flexible and scalable.

5.5.1 Mobile and Modular Housing Options

Mobile and modular housing options offer flexible, cost-effective, and rapidly deployable solutions for transitional housing needs. Unlike traditional site-built homes, modular units are prefabricated in controlled environments and then transported to their final location. This process significantly reduces construction timelines and costs. These homes can also be customized to meet different occupancy needs, ranging from individual units to multi-bedroom family accommodations.

Mobile and modular housing has the following advantages:

- **Speed of Deployment:** Units can be quickly installed, addressing urgent housing needs without lengthy construction delays.
- **Scalability and Flexibility:** Units can be expanded, reconfigured, or relocated as housing demand evolves.
- **Cost Efficiency:** Prefabrication reduces material waste and labour costs, making modular homes a more affordable option compared to traditional builds.
- **Sustainability:** Many modular designs incorporate energy-efficient materials and off-grid capabilities, reducing long-term operating costs.

By integrating mobile and modular housing into the transitional housing strategy, Ignace can provide immediate, high-quality shelter solutions while maintaining adaptability for future housing needs.

Figure 14 shows three examples of mobile/modular housing options.



Figure 14. Examples of mobile and modular housing options.

5.5.2 Multi-Unit Housing Options

Multi-unit housing options (such as apartments, duplexes, triplexes, and townhomes) provide efficient and scalable solutions for transitional housing needs. These developments maximize land use by accommodating multiple households within a single structure, offering a diverse range of unit sizes and affordability levels to support individuals and families.

Multi-unit housing has the following advantages:

- **Increased Housing Capacity:** Multi-unit buildings optimize available land, allowing more residents to be housed within a smaller footprint.
- **Affordability and Accessibility:** Shared infrastructure and construction efficiencies help keep costs down, making these units more economically viable for both residents and developers.
- **Supportive Living Environments:** Multi-unit housing can be designed to incorporate common spaces and on-site services, fostering a sense of community and providing access to social supports, counselling, or job training programs.
- **Long-Term Sustainability:** These developments align with smart growth principles, reducing infrastructure strain while creating walkable, well-connected neighbourhoods.

By integrating multi-unit housing into the transitional housing strategy, Ignace can provide diverse, affordable, and community-oriented housing solutions that support both short-term and long-term residential needs.

Figure 15 shows three examples of multi-unit housing options.



Figure 15. Examples of multi-unit housing options.

5.5.3 Single-Family Housing Options

Single-family housing is a vital component of a balanced transitional housing strategy. These occupancies provide privacy, stability, and a long-term investment in community development. Single-family homes are particularly well-suited for families, individuals seeking permanent housing solutions, and individuals who are transitioning from temporary accommodations. In the context of Ignace's planned growth, single-family housing will play an essential role in supporting both immediate housing needs and sustainable community expansion.

Single-family housing presents the following advantages:

- **Long-Term Stability:** Single-family homes offer greater independence and permanence, helping residents transition to homeownership or long-term rental stability.
- **Diverse Housing Types:** Development can include detached homes, semi-detached units, and secondary suites, accommodating a mix of household sizes and income levels.
- **Phased Growth in the Great Lakes Subdivision:** With two planned development phases, the Great Lakes subdivision provides an opportunity to scale single-family housing in alignment with infrastructure expansion and market demand.
- **Community Building and Attraction:** Single-family homes help contribute to a sense of neighbourhood identity. If Ignace can cultivate this perception, it may help make the township an attractive place for new families, professionals, and retirees looking for a high quality of life.

By incorporating single-family housing into its transitional housing strategy, Ignace can ensure it has a diverse housing supply that meets the needs of both short-term transitional residents and long-term community growth. Leveraging this kind of housing as part of the Great Lakes subdivision can also prepare Ignace to accommodate future demands.

Figure 16 shows two examples of single-family housing options.



Figure 16. Examples of single-family housing options.

5.6 Site Evaluations

Ignace's approach to determining the suitability of sites for transitional housing should be cost-effective and efficient. The township should first focus on evaluating the land that it owns. Rather than conducting comprehensive site evaluations itself, the township should issue a request for proposals to prospective developers. Ignace should request that proponents provide preliminary development designs and proposals that outline how respondents envision collaborating with the township.

After selecting a proponent through the tendering process, Ignace can then negotiate which site evaluations and assessments should be conducted (such as environmental and servicing analyses) in order to prepare each site for development. This negotiation process allows Ignace to leverage the professional expertise of the selected developer while ensuring the outcomes of the project align with community needs.

5.7 Cost and Timeline Considerations

Ignace will need to make significant upfront investments to prepare the identified sites for transitional housing development.

At a minimum, investments will be required for 516 Pine Street, 702 Pine Street, and the Great Lakes subdivision (the proposed Phase 1 area). These properties share several key characteristics, such as:

- the presence of large, wooded areas that need to be cleared
- the absence of road infrastructure on the properties

Water and wastewater services are already available for the two Pine Street lots, with the associated hookup costs being the responsibility of the developer. The Great Lakes subdivision site for Phase 1 of the development needs to have the water and wastewater infrastructure tested to assess structural integrity, capacity, and any potential upgrades to the infrastructure that are required.

Ignace should consider various factors and potential contingencies in order to determine an approximate cost range for preparing the Great Lakes subdivision. A sample cost-estimation timeline is presented below.⁴²

⁴² As development progresses to Phase 2 of the Great Lakes subdivision, additional tree clearing, road construction, and an extension of municipal water and wastewater services will be required. The timeline for preparing these sites can vary significantly based on site-specific factors, such as soil remediation, utility installations, and the availability of resources. Due to these variables, the costs and timelines outlined in this section may fluctuate depending on the final scope of work and project requirements.

Step 1: Initial Site Assessment and Planning

Estimated Cost Range: \$40,000 to \$50,000

This step includes preliminary environmental assessments, topographical surveys, and site evaluations. Engaging engineers and environmental consultants early will help determine potential challenges, such as the presence of hazardous materials, wetlands, or other complicating factors.

Step 2: Site Preparation (Clearing and Grading)

Estimated Cost Range: \$50,000 to \$200,000

This step can focus on the costs associated with clearing wooded areas, removing trees, and land preparation. These costs will vary based on site size, vegetation density, required machinery, and the location of qualified contractors. (The remoteness of Ignace may result in higher costs for some of these items.) Larger or more difficult-to-clear areas may also result in higher costs.

Step 3: Road Infrastructure Installation

Estimated Cost Range: \$500,000 to \$2,000,000

Road construction costs will depend on factors such as the length of roads, the type of materials used (such as asphalt vs. gravel), drainage requirements, and grading needs. More complex designs (such as multi-lane roads or elevated structures) will push costs higher.

Step 4: Water and Wastewater System Testing and Upgrades

Estimated Cost Range: \$100,000 to \$500,000

The costs associated with testing and evaluating—and potentially upgrading—Ignace's 50-year-old water and wastewater systems will depend on the infrastructure's condition, necessary repairs, as well as the required capacity upgrades. This step may also include lining existing pipes, excavating to replace them, or adding new connections.

Step 5: Contingencies and Miscellaneous Costs

Estimated Cost Range: Approximately 10 to 20 per cent of the total project cost

The costs allocated in this step can cover unforeseen issues, regulatory fees, permits, legal consultations, and unexpected changes in project scope.

Process to Determine Cost Estimates

1. Ensure planners, civil engineers, environmental consultants, and infrastructure specialists are involved early in the project to determine accurate cost estimates.
2. Solicit bids from multiple contractors to establish a competitive pricing range. These bids will be for site preparation, infrastructure, and testing.
3. Refer to similar local or regional projects for cost benchmarks. Use those benchmarks to adjust for inflation and specific local conditions.
4. Break down the budget into phases, starting with essential assessments, followed by site work and infrastructure installation. Doing so can help manage costs as the project progresses.

It is important to emphasize that the timeline for preparing a planned subdivision for development can vary significantly. Factors such as the scope of the work, site conditions, and regulatory approvals can all impact estimated timelines. For example, a project that involves clearing wooded areas, installing road infrastructure, and testing and upgrading existing water and wastewater systems could take anywhere from 12 to 24 months.

Ignace can consider the following steps as an estimate of the development stages and timelines:

1. **Legal framework (six to 12 months):** Several items will need to be confirmed. For instance, there will be a need to determine whether the lands will be developed through a public-private partnership with a developer or sold outright with conditions require legal agreements. This process may also involve confirming appropriate land designations and zoning permits, completing draft planning documents, negotiating subdivision agreements (and potentially establishing common elements condominium agreements), and ensuring that necessary securities are in place.
2. **Site preparation (three to six months):** Clearing the wooded area, removing any debris, and preparing the land for construction can take several months, depending on the size and condition of the site.
3. **Road infrastructure installation (six to eight months):** This process includes grading, paving, and ensuring proper drainage. Road construction can be complex depending on a site's topography and the weather conditions in the area.
4. **Testing and upgrading water and wastewater systems (three to six months):** The structural integrity and capacity of the 50-year-old water and wastewater systems will need thorough testing (and possibly significant upgrades). This process could be extended if major repairs or replacements are necessary. This step could be completed concurrently with step 2.

5. **Additional site works (two to three months):** This process includes final grading, site inspections, and ensuring compliance with zoning bylaws, regulations, and policies listed in the Official Plan.

Other factors can also influence the timelines listed above. These factors include permitting processes, weather delays, and contractor availability. However, a rough estimate of 12 to 24 months is typical for projects of this scope.

5.8 Assessment of Quality-of-Life Indicators

Table 15 provides a high-level assessment of the quality-of-life indicators in Ignace. This assessment strives to match those indicators to factors that influence the choice of specific groups and individuals when they are looking to relocate to a new community. These groups include families with children, couples, and single working professionals. The table also provides evidence to confirm whether or not certain quality-of-life indicators are available in Ignace.⁴³

⁴³ A full assessment of the quality-of-life indicators in Ignace and their capability to support a growing population is beyond the scope of this project.

Table 15. Quality-of-life indicators in Ignace.

Criteria	Description and Considerations	Target Audience	Examples in Ignace
Housing affordability, availability, and choice	Variety of housing options (single-family homes, apartments, rentals) at reasonable prices	Families, Couples, Singles	<ul style="list-style-type: none"> Ignace is planning develop a variety of housing types by making several vacant parcels of land available for residential development.
Capacity and supply of local schools	Public and private school options, educational programs, and extracurricular activities (such as daycare)	Families	<ul style="list-style-type: none"> Ignace Elementary & Secondary Public School École Immaculée-Conception
Employment opportunities	Access to job markets, major employers, and industries with growth potential	Singles, Couples, Families	<ul style="list-style-type: none"> NWMO will become the dominant employer locally. Public administration, tourism, and mining and forestry are the dominant industries in Ignace. A reliable broadband network will be required to support NWMO workers' spouses with remote jobs.
Public safety and police services	Safe neighbourhoods with well-resourced police and emergency services	Families, Couples, Singles	<ul style="list-style-type: none"> The Ignace detachment of the Ontario Provincial Police is in the process of expanding its physical presence (facility and staffing levels) in the township.

Criteria	Description and Considerations	Target Audience	Examples in Ignace
Access and quality of health care	Proximity to hospitals, clinics, specialized care, and mental health services	Families, Couples, Singles	<ul style="list-style-type: none"> Mary Berglund Community Health Centre Hub is the primary care centre in Ignace.
Transportation and commute times	Efficient public transit, walkability, bike lanes, and manageable driving commutes	Singles, Couples, Families	<ul style="list-style-type: none"> The Revell site of the DGR is located approximately 35 minutes by car from Ignace. Dryden is the closest commercial hub to Ignace. (Dryden is a roughly 60-minute commute by car.) Ignace is too small to need a public transit system, but cycling to reach local destinations is realistic.
Community amenities and services	Libraries, community centres, parks, sports facilities, and cultural institutions	Families, Couples, Singles	<ul style="list-style-type: none"> Ignace Public Library & Museum. These facilities include an arena, bowling alley, and fitness rooms. Outdoor sports amenities include tennis courts, baseball diamonds, a skatepark, and a golf course. Emmanuel Anglican/United Church, Immaculate Conception Roman Catholic Church, Faith Lutheran Church, Redemption Baptist Church, and New Life Church. There are service clubs, organizations, recreational activities, and programs in Ignace.

Criteria	Description and Considerations	Target Audience	Examples in Ignace
Proximity to family and friends	Ability to maintain personal connections	Families, Couples	<ul style="list-style-type: none"> Ignace is in a remote location, which may limit workers' connection to family and friends. Emphasis on establishing close ties with local residents. Ignace is a small community, and it may be difficult for some individuals to keep their work and personal lives separate.
Vibrant local economy	Thriving local businesses, low unemployment rates, support for entrepreneurship	Singles, Couples, Families	<ul style="list-style-type: none"> The DGR project and related developments are expected to create jobs in construction, skilled trades, retail, and services. There are a few opportunities for local businesses, retail services, and tourism-related enterprises to expand to meet growing community needs. Ignace is completing ongoing efforts to attract businesses, improve its infrastructure, and expand its housing. Ignace is located along Highway 17, which may help support transportation, logistics, and tourism-related businesses.

Criteria	Description and Considerations	Target Audience	Examples in Ignace
Dining, shopping and entertainment	Variety of restaurants, cafes, shopping centres, theaters, and nightlife venues	Singles, Couples, Families	<ul style="list-style-type: none"> Food establishments include the Northwoods Motor Inn Restaurant, Robin's Express, Subway Restaurant, The Burger Scoop, and Clooch's. Shoprite Fine Foods offers groceries, including fresh meat, deli, produce, baked goods, frozen foods, and health and beauty products. Individuals who want to visit shopping centres, theatres and nightlife venues need to travel to Dryden, Sioux Lookout, and Thunder Bay (for example). Individuals who are attracted to northern and remote locations for work are often attracted to specific lifestyles, recreational activities, and other types of experiences not often found in more urban and metropolitan areas.
Cultural and social opportunities	Museums, festivals, art galleries, live music, and community groups	Singles, Couples, Families	<ul style="list-style-type: none"> The Dennis Smyk Heritage Center Events include Kids Fest (in August), the Teddy Bear Picnic (in September), the Harvest Hoe-Down (in October), and the Christmas parade (in December).
Access to nature and outdoor spaces	Proximity to green spaces, nature reserves, lakes, beaches, and recreational areas	Families, Couples, Singles	<ul style="list-style-type: none"> Ignace has a skatepark, baseball diamond, and soccer field. There are two beaches in Ignace: West Beach Agimak Beach. Ignace Recreation Centre (arena ice surface, Bowling Alley, Ignace Fitness Centre, Community Hall, Teens in Motion, outdoor sport courts)

Criteria	Description and Considerations	Target Audience	Examples in Ignace
Education and lifelong learning opportunities	Access to higher education, vocational training, and workshops for career development	Singles, Couples, Families	<ul style="list-style-type: none"> Residents seeking post-secondary education must travel to institutions in larger cities such as Thunder Bay or Dryden. Ignace can benefit from partnerships with industrial organizations and training providers that offer programs in skilled trades, construction, and resource-sector employment, particularly in anticipation of the DGR project. Workshops, short courses, and employer-sponsored training opportunities can support workforce upskilling and career transitions (but additional investments in adult education programs could enhance local accessibility). As Ignace experiences economic growth, it has an opportunity to partner with post-secondary institutions, online learning platforms, and industry organizations.
Diversity and inclusivity	Welcoming community with cultural diversity and inclusive events for all backgrounds	Singles, Couples, Families	<ul style="list-style-type: none"> Ignace is aligned with the Accessibility for Ontarians with Disabilities Act. Community programs, goods, services, and facilities are barrier-free and inclusive for individuals with disabilities. Ignace promotes equity and participation for all residents. Ignace is a small community, but there is an opportunity to expand its programming, cultural events, and initiatives that celebrate diversity and support community connections. As the community prepares for potential population growth—particularly with the DGR project—it will be important to take proactive measures to welcome newcomers, support workforce integration, and enhance multicultural engagement.

Criteria	Description and Considerations	Target Audience	Examples in Ignace
Community engagement and involvement	Opportunities to volunteer, join clubs, and participate in local initiatives	Families, Couples, Singles	<ul style="list-style-type: none"> Ignace supports a culture of community engagement and volunteerism, providing residents with opportunities to join clubs, participate in local initiatives, and contribute to decision-making processes. The Ignace Youth Engagement Strategy emphasizes the importance of empowering young residents through leadership opportunities, volunteerism, and skill-building programs. The Ignace Willingness Engagement Team actively engaged residents in discussions about the DGR project to support inclusive and transparent decision-making.
Environmental sustainability	Green initiatives, clean air and water, recycling programs, and an eco-conscious community culture	Singles, Couples, Families	<ul style="list-style-type: none"> Ignace manages curbside garbage collection, which promotes waste reduction at the residential level. Ignace has a relatively low population density and an abundant number of natural resources. This combination contributes to clean air and water in the area. Ignace is in the process of enhancing its waste diversion initiatives. The development of the Waste Management Strategic Plan highlights an emphasis on expanding recycling services and identifying opportunities for waste reduction. The active management of waste disposal—alongside the ongoing development of sustainability strategies—helps nurture an eco-conscious community culture.

6.0 Recommendations

6.1 Overview of Recommendations

The recommendations presented in this section of the report are based on the following considerations:

- **Infrastructure Enhancements:** Ignace should address current and future needs to support sustainable growth.
- **Planning and Policy Modernization:** Ignace should update frameworks to streamline development and encourage investment.
- **Priority Development Sites:** Ignace should prioritize residential development projects at 516 Pine Street and 702 Pine Street. Ignace should also prioritize the development of Phase 1 of the Great Lakes subdivision.
- **Community Revitalization:** Ignace should improve the aesthetic appeal of the community to attract new residents and businesses.
- **Strategic Partnerships:** Ignace should target and engage developers in regard to the building of diverse housing options.

By implementing the recommendations in this report, Ignace can manage anticipated community growth and ensure it offers a vibrant, sustainable, and welcoming community for both new and existing residents.

6.2 Summary of Recommendations by Category

Where applicable, the summary notes which recommendations align with the recommendations and proposed actions suggested in the 2019 to 2024 Township of Ignace Community Strategy.

6.2.1 Strategic Prioritization of Housing Development

Ignace should prioritize the immediate development of the properties located at 516 Pine Street and 702 Pine Street to address the transitional housing needs of NWMO's workforce. As these developments progress, the township should initiate preparations for Phase 1 of the Great Lakes subdivision development. During Phase 1, Ignace should collaborate with the selected developer (or an alternate developer) to begin the planning and site preparations for Phase 2 of the subdivision development. Doing so will help ensure a seamless transition and continuity in housing supply.

Ignace should also retain ownership of smaller, one-off properties until momentum is established through the successful completion of these priority developments. Once a strong market demand is demonstrated, the township can strategically release these properties with specific building conditions in place to maintain development standards and maximize long-term benefits for the community.

6.2.2 Infrastructure

Conduct a Comprehensive Infrastructure Assessment⁴⁴

- Build upon the recommendations contained within the Ignace Area Infrastructure: Municipal Infrastructure Study (2022). Conduct any necessary infrastructure assessments to evaluate the future capacity of the water, wastewater, road, and broadband/fibre-optic networks in Ignace (as required).

⁴⁴ These recommendations align with Proposed Action B: Infrastructure Analysis & Planning (Pillar #1: Community Development Actions).

- Identify infrastructure gaps that could limit housing development and then prioritize necessary upgrades.
- As of this report, Ignace does not have a recycling program. Implementing a recycling program may extend the life of the township’s landfill.
- Ensure all local municipal infrastructure is appropriately sized to accommodate future residential growth and avoid costly reactive upgrades.

Prioritize Infrastructure Investments to Support Key Growth Areas⁴⁵

- Invest in critical infrastructure upgrades that will support both residential expansion and economic development (such as improved road networks, water treatment capacity, and stormwater management).
- Ensure that infrastructure improvements align with the demands of the forestry, mining, and commercial/retail sectors to maintain a unified approach to municipal planning.
- Work with provincial and federal funding agencies to secure investments for necessary upgrades and expansions.

Secure Provincial and Federal Funding for Housing Development in Ignace

- Meet with Ignace’s member of Parliament and member of provincial Parliament to discuss available funding programs (such as the Housing Accelerator Fund) or other initiatives that could support affordable housing development.
- Maintain regular communication to stay informed about changes to funding programs. Depending on the results of the upcoming federal election on April 28, 2025, the federal government may introduce new opportunities or modify existing programs.
- Speak with the CMHC to research funding streams that support affordable and transitional housing projects.
- Engage with the Federation of Canadian Municipalities to leverage available programs that support home-energy upgrades in communities across Ontario. These grants can help households in Ignace save money, enhance comfort, and reduce emissions while contributing to Ignace’s housing development goals. As the federally recognized coordinator for these programs⁴⁶, the Federation of Canadian Municipalities can be a strategic partner in advancing Ignace’s long-term housing initiatives.
- Consider applying for funding through the NOHFC, which supports community economic development initiatives that may align with housing infrastructure projects.
- Research Indigenous Services Canada programs that support partnerships between municipalities and Indigenous communities for infrastructure and housing-related projects. (Ignace is located near Wabigoon Lake Ojibway Nation).

⁴⁵ These recommendations align with Recommendation #4: Preparing for Investment in Forestry, Mining & Commercial Sectors within Pillar #1: Community Development Actions of Ignace’s Community Strategy 2019-2024.

⁴⁶ <https://www.canada.ca/en/natural-resources-canada/news/2023/12/federal-government-and-fcm-invest-over-12-million-to-support-home-energy-upgrade-programs-in-communities-across-ontario.html>

Enhance Broadband and Digital Infrastructure⁴⁷

- Ignace should monitor the progress of Celerity Telecom’s phased implementation of fibre-optic services throughout Ignace. The township should stay informed about Celerity Telecom’s project timelines and communicate updates to developers regarding service availability.⁴⁸

Develop a Phased Infrastructure Expansion Plan⁴⁹

- Create a phased infrastructure expansion strategy that aligns with different housing types, such as detached/semi-detached homes, multi-residential units, and housing for seniors.
- Ensure that the local water, wastewater, and road networks are adaptable to different residential densities and housing types.
- Work with developers and stakeholders to coordinate infrastructure expansion timelines with anticipated housing projects.

Secure Sustainable Funding and Cost-Sharing Models⁵⁰

- Research funding programs (such as infrastructure grants or public-private partnerships) provided by senior levels of government to minimize financial burdens on Ignace.
- Consider cost-sharing models with developers to help ensure private sector contributions help offset infrastructure expansion costs.
- Develop incentive programs for developers who incorporate sustainable and resilient infrastructure solutions into their projects.

Ensure Ongoing Maintenance and Long-Term Sustainability⁵¹

- Follow the current long-term asset management plan for Ignace to ensure that increased residential development does not strain existing infrastructure.
 - Ensure the asset management plan is updated (as needed) to remain current.
- Update the municipal service plans in Ignace on a regular basis to ensure they align with anticipated growth and evolving housing needs.
- Implement climate-resilient infrastructure solutions (such as stormwater management systems and energy-efficient utilities) to enhance long-term sustainability.

6.2.3 Official Plan

Expand Residential Land Designations

- Amend the official plan for Ignace to designate new residential development areas based on the anticipated housing demand.

⁴⁷ These recommendations align with Proposed Action B: Infrastructure Analysis & Planning within Pillar #1: Community Development Actions of Ignace’s Community Strategy 2019-2024.

⁴⁸ <https://www.celeritytelecom.net/ignace-ontario>

⁴⁹ These recommendations align with Proposed Action C: Diversified Housing Options within Pillar #1: Community Development Actions of Ignace’s Community Strategy 2019-2024.

⁵⁰ These recommendations align with Proposed Actions B and C within Pillar #1: Community Development Actions of Ignace’s Community Strategy 2019-2024.

⁵¹ These recommendations align with the Proposed Actions within Pillar #1: Community Development Actions of Ignace’s Community Strategy 2019-2024.

- Ensure Ignace pursues a mix of low-, medium-, and high-density housing options to accommodate different workforce and community needs.
- Continue to identify locations and properties for workforce housing (that align with infrastructure availability) over a long-term period.

Strengthen Housing Affordability and Choice Policies

- Introduce land use policies that encourage mixed-income and attainable housing options to prevent housing shortages and price surges.
- Support infill development and the conversion of underutilized properties for residential use.
- Ensure that various types of housing (including additional residential units and modular housing) are available to meet the community’s diverse housing needs.

Integrate Sustainability and Smart Growth Principles

- Incorporate green building standards, energy efficiency measures, and sustainable development principles into planning policies.
- Identify climate-resilient infrastructure priorities, such as stormwater management systems and renewable energy integration.

Align Infrastructure Planning with Growth Expectations

- Ensure the long-term infrastructure plan can account for growth related to the NWMO, as doing so can help prevent service “bottlenecks.”
- Establish a development strategy to align housing projects with water, sewer, and road capacity expansions.

6.2.4 Zoning

Introduce Flexible Zoning for Residential Development

- Streamline zoning regulations to allow for a broader mix of housing types, including townhouses, apartment buildings, and mixed-use developments.
- Create higher-density residential zones near key infrastructure corridors to maximize land-use efficiency.

Fast-Track Development Approvals for Key Projects

- Introduce as-of-right zoning for pre-identified residential areas, which should help reduce the need for lengthy rezoning processes.
- Implement a fast-track approval process for developments that align with Ignace’s housing goals.
- Ensure that Ignace has enough staff members to support the increased demands on the development approvals process.

Encourage Mixed-Use and Live-Work Developments

- Amend zoning bylaws to permit commercial-residential mixed-use developments, which should help promote a vibrant local economy.
- Allow the residents of Ignace to establish home-based businesses and live-work spaces to support small business growth. Doing so could benefit the spouses of workers who move to Ignace, should they wish to set up a remote office.

Allow Secondary and Alternative Housing Solutions

- Expand zoning permissions to allow residents to build additional housing units on their properties (such as secondary suites, garden suites, and tiny homes) to increase the supply of rental housing.
- Adjust lot size and parking requirements to facilitate innovative, compact housing solutions.

6.2.5 Development Charges and Incentive Frameworks

Review and Update Development Charges

- Ensure that development charges are structured to balance growth-related costs without discouraging investment.
- Explore tiered development charges to encourage density in strategic areas.

Introduce Housing Development Incentives

- Offer tax incentives or fee reductions for developers who build affordable, sustainable, or workforce housing.
- Establish a land grant or a lease program for priority housing developments.
- Entice developers to include community benefits such as affordable housing options within larger projects by using density bonusing policies.
 - As per Section 37 of the Planning Act, density bonuses allow developers to increase the density of a proposed development beyond the density allowed by zoning restrictions in exchange for community benefits.

Public-Private Partnerships for Housing and Infrastructure

- Form partnerships with developers, organizations in the private sector, and senior government agencies to fund the infrastructure upgrades that are needed for residential expansion.
- Work with the NWMO and organizations in local industries to develop employer-supported housing initiatives.

6.2.6 Encouraging Development of Privately Owned Lands

Initiate Conversations with Private Landowners

- Engage with private landowners to understand their concerns regarding developing their land.
- Consult with private landowners to ensure that they are informed of the potential benefits of developing their land.
- Provide support to landowners who decide to pursue development, such as resources on funding opportunities, incentives, or zoning adjustments (if applicable).

Municipal Land Development as a Catalyst

- Communicate plans to develop municipally owned lands with the community.
- Encourage private landowners to align their development activities with public development projects. By doing so, Ignace can help create a more cohesive and planned growth pattern.

Infrastructure and Services Expansion

- Develop the infrastructure (such as roads, utilities, and services) in areas that include both municipal and private lands.

- Including private lands in infrastructure development projects will reduce the cost burden on private landowners and make their lands more attractive for development.

Monitor Long-Term Development Potential

- Establish a strategic land-use plan that reflects long-term growth.
- Review the availability of land, demand for development, and level of private landowner involvement.
 - Periodically reviewing land availability will ensure that development is balanced across both public and private lands.

6.2.7 Quality of Life and Community Enhancement Policies

Expand Parks, Recreation, and Public Spaces

- Update planning documents to require green space, trails, and recreational amenities in new developments. (Ignace may also consider offering developers the option to pay a fee in lieu of including green space as part of a development.)
- Identify funding opportunities to enhance existing parks and build new gathering spaces in Ignace.

Invest in Health Care and Social Services

- Work with provincial and federal partners to prioritize expansions and enhancements to local healthcare facilities.

6.2.8 Workforce and Economic Development Alignment

Advocate for Provincial Government Support

- Contact Hon. Greg Rickford, Minister Responsible for Ring of Fire Economic and Community Partnerships, to discuss how Ignace could secure provincial support for its economic development initiatives.
 - Promote the benefits of provincial investment in Ignace, due to the township's location at the intersection of Highway 17 and Highway 599. (This intersection is anticipated to become a critical corridor within the Ring of Fire area in the near future.)

Ensure Digital Infrastructure Readiness⁵²

- Ensure that future developments are wired for smart community infrastructure in order to make Ignace more attractive to developers and remote workers.

Support Local Business Growth and Retail Sector

- Amend zoning regulations (as applicable) to allow for mixed-use commercial spaces within residential communities.
- Provide incentives for businesses that cater to new residents and workforce needs (such as childcare, healthcare, and retail services).

⁵² See section 6.2.1 for related recommendations under the heading “Enhance Broadband and Digital Infrastructure.”

6.2.9 Façade Revitalization for Community Growth and Appeal

Façade Improvement Grant Program

- Review Ignace’s Façade Improvement Grant program to ensure its alignment with the township’s anticipated growth and development.
 - Based on a related SWOT analysis from 2018, Ignace should continue to offer financial support through grants or matching funds for repairing and upgrading façades with new materials, designs, and colour schemes.

Design Guidelines and Incentives for Streetscapes

- Develop comprehensive design guidelines to ensure façade improvements maintain a cohesive and attractive streetscape but still allow for creative expression.
 - Ignace should implement guidelines that encourage consistent architectural details and styles, addressing the weakness identified in the SWOT analysis related to the lack of uniformity among façade styles and materials.
- Offer tax incentives or rebates for businesses that adopt visually appealing designs that complement Ignace’s local identity.
- Use colourful signage and architectural elements to unify items, such as colourful façade murals that reflect local heritage and pride.

Public-Private Partnership for Upgrading Streetscape

- Promote collaboration between local businesses, government agencies, and the NWMO to fund and support major streetscape revitalization efforts.
 - Ignace should organize a group of stakeholders to identify key areas for façade improvements, such as sections of Main Street that suffer from inconsistent signage and cluttered streetscapes.
- Develop a plan that prioritizes making public-facing areas and high-traffic streets visually unified and inviting for newcomers in the community, such as the NWMO’s workforce.

Promote Walkability and Accessibility

- Improve pedestrian access and encourage walking throughout the community, which may make it a more inviting place for residents, businesses, and potential workers.
- Rethink parking layouts to ensure they do not block pedestrian access to businesses.
- Enhance Main Street with wide, accessible sidewalks, green spaces, and seating areas to support a more walkable environment.
- Promote the installation of improved signage for businesses.
 - Strive to ensure the signage is clear and consistent and that it addresses the threat of further deterioration from poorly maintained or outdated signage.

Engage the NWMO Workforce in the Design Process

- Involve the NWMO’s workforce in the planning and design process, ensuring that the improvements meet their needs and expectations while also attracting them to the community.
 - Use suggestions provided by the NWMO’s workforce to guide decisions about the areas of Ignace that should be prioritized for revitalization.
 - Encourage the NWMO’s workforce to participate in volunteer opportunities aimed at beautification projects or public art installations, which may help develop a sense of community and ownership.

- Ignace should highlight how the improvements align with the values of sustainability and quality of life, which are important factors for workers considering relocation.

Heritage Preservation and Revitalization of Key Buildings

- Preserve and enhance the historical buildings in Ignace to create a unique and attractive town centre while preventing further deterioration.
 - Ignace should create a preservation and revitalization program to ensure that key buildings along Main Street and in the township’s historic district maintain their character while appealing to modern sensibilities.
 - Ignace should use these buildings as key focal points in the community, combining heritage with new design to create an inviting environment for residents and the NWMO’s employees.

Township-Wide Marketing Campaign

- Launch a comprehensive marketing campaign to promote the façade improvements and highlight Ignace as an attractive relocation destination for the NWMO workforce.
 - Ignace should use the enhanced façades as a central part of a new marketing strategy that emphasizes the township’s transformation into a vibrant, modern, and welcoming community.
 - Showcase before-and-after images of the improvements, focusing on the positive changes in appearance, walkability, and local pride.
- Highlight success stories of local businesses that have participated in the façade improvement program. Doing so may help promote Ignace as a desirable place to live and work for the NWMO workforce.

Sustainable and Energy-Efficient Building Practices

- Encourage environmentally sustainable building practices in façade upgrades, which will appeal to workers interested in eco-friendly living.
- Offer incentives for businesses that adopt sustainable, energy-efficient building techniques, such as solar panels, energy-efficient lighting, and sustainable landscaping.
 - Ignace should incorporate these practices into the façade improvement program to ensure that the township’s aesthetic transformation aligns with contemporary environmental standards.
- Provide training for local contractors on energy-efficient practices. Doing so is a further way to support the growth of green jobs in the area.

6.2.10 Targeting Developers

Leverage Third-Party Developer Networks

- Engage reputable developers who have experience with similar rural and northern community projects.
- Facilitate direct outreach and targeted discussions with interested developers to present Ignace’s housing needs, available properties, and development incentives. Alternatively, Ignace could engage a well-connected third party to identify, assess, and secure qualified developers on its behalf.
- Organize a “developer roundtable” to introduce potential projects and encourage partnerships.

Support the Development Process

- Engage a well-connected third party to act as a facilitator, guiding developers through the approval process, assisting with feasibility assessments, and ensuring projects align with the community's needs.
- Provide a “development roadmap” that outlines information regarding zoning, permits, and available municipal support. Doing so can help streamline project timelines.
- Work with key funding agencies to secure funding opportunities (such as provincial or federal grants and CMHC programs) that may reduce financial risks for developers.

Maintain a Business-Friendly Approach

- Ensure that policies, bylaws, and approval processes are developer-friendly, efficient, and predictable.
- Designate a single point of contact within Ignace to help developers navigate municipal requirements and approvals.
- Explore development incentives (such as tax abatements, fast-track permit approvals, or fee reductions) to enhance project viability.

Address Infrastructure Considerations

- Confirm whether any developers require additional studies to verify infrastructure capacity and needs (while identified properties have servicing).
- Conduct a preliminary infrastructure review to identify any gaps or upgrades required before development begins.
- Work with developers to determine whether any additional critical infrastructure investments are required. Ignace should then explore funding options to support those infrastructure investments.

Market Ignace as an Attractive Development Opportunity

- Develop a targeted marketing campaign to showcase Ignace's residential development opportunities, highlighting demand, available land, and municipal support.
- Create a developer information package that includes relevant data, maps, infrastructure details, and investment incentives.
- Highlight success stories and case studies of similar rural housing developments to build confidence among potential investors.
- Participate in conferences, forums, and trade shows to engage potential investors and developers.
 - It is appropriate for Council to use or invest the “hosting monies” received from the NWMO to support outreach efforts, including participation in trade shows and similar initiatives.
- Articulate the advantages that Ignace offers compared to larger communities nearby.
- Highlight why Ignace is the preferred choice for living, working, and investing over other communities in the region.

6.2.11 Accelerate Residential Development

Leverage Township-Owned Properties

- Expedite the residential development process by prioritizing the development of properties owned by Ignace.
 - Properties owned by Ignace have road frontage and existing municipal infrastructure.
 - The use of these properties is aligned with the township’s official plan.
 - Developing these properties will take less time and cost less money than developing properties not owned by Ignace.

Accelerate Development Approvals

- Secure development approvals for priority properties marked for residential development.
 - The process for securing development approvals for sites owned by Ignace is more efficient than the process would be for lands not owned by the township.

Urgency for Action

- Begin the development process as soon as possible to ensure that construction timelines align with the housing needs of Ignace and the DGR project.
 - Depending on the type of multi-unit housing, construction may take one to two years. Construction of temporary housing could be completed more quickly.

Compliance with Legislation

- Follow all applicable statutory processes to ensure development projects adhere to legislative requirements.
- Confirm that Ignace’s planning documents permit expedited approvals of township-owned lands.

Impact on the Community

- Consider the broader impacts of housing development on the community.

Revenue from Sales and Taxes

- Reinvest revenue from the sale of township-owned properties and increased tax revenues (due to increased property assessment values) into community infrastructure and improvement initiatives.

6.3 Action and Implementation Plan

In order to ensure a successful implementation of the recommendations in this report, Ignace should prepare an “action and implementation plan.” This plan should outline the necessary steps and anticipated timelines that Ignace can follow as it prepares for the anticipated growth associated with the DGR project.

For reference purposes, this report includes an “action and implementation plan” for Ignace to consider. The implementation plan outlined in Table 1Table 16 includes the key steps Ignace should take in order to secure one or more qualified developers to develop the sites located at 516 Pine Street and 702 Pine Street, as well as Phase 1 of the Great Lakes subdivision.

Table 16. Action and implementation plan for prioritized residential developments.

Focus Area	Action	Timeline
Servicing and road infrastructure studies (as required)	<ul style="list-style-type: none">• Conduct studies that focus on:<ul style="list-style-type: none">○ municipal water and well water systems○ municipal wastewater and septic systems○ stormwater infrastructure○ electrical infrastructure○ gas, propane, and renewable energy○ telecommunications and broadband○ road access• Ensure that all developments meet legislative standards.	Q3 2025 to Q4 2025
Enhanced due diligence studies (as required) ⁵³	<ul style="list-style-type: none">• Conduct archaeological studies.• Conduct environmental assessments.• Conduct other studies (as determined by the planning department).• Identify and mitigate development constraints.• Design roads, stormwater ponds, and other infrastructure.	Q3 2025 to Q4 2025
Establish marketing strategy and outreach collateral	<ul style="list-style-type: none">• Develop a campaign showcasing Ignace’s residential opportunities, available land, and municipal support.• Create a developer information package with key data, maps, and incentives.• Showcase success stories of similar rural housing projects to attract investor confidence.• Engage potential investors at conferences, forums, and trade shows.• Emphasize Ignace’s advantages over nearby larger communities.• Highlight why Ignace is the preferred choice for living, working, and investing.	Q3 2025 to Q4 2025

⁵³ See the Township of Ignace Final Official Plan (2020) and the Provincial Planning Statement (2024) to determine requirements.

Focus Area	Action	Timeline
Legal and survey studies	<ul style="list-style-type: none">• Conduct studies that focus on ownership, title details, and legal descriptions.• Conduct property surveys.• Focus on detailed zoning and permitted uses information.	Q4 2025 to Q1 2026
Construction-ready plans	<ul style="list-style-type: none">• Focus on utilities, servicing, roads, and developable areas.	Q4 2025 to Q1 2026
Hire more municipal staff to handle increased workload	<ul style="list-style-type: none">• Hire or contract additional building inspectors.• Increase resources available to the building and planning department.• Increase the number of clerks and customer service staff employed by Ignace.	Q4 2025 to Q1 2026
Secure qualified developers	<ul style="list-style-type: none">• Release an expression of interest to attract potential developers.• Negotiate and finalize agreements with the selected developers.• Establish clear timelines and performance benchmarks in contracts.• Provide ongoing municipal support to ensure project success.	Q4 2025 to Q1 2026
Site plans and approvals for multi-unit developments (such as condominiums and subdivisions)	<ul style="list-style-type: none">• Prepare preliminary site plan with drawings.<ul style="list-style-type: none">○ Estimated length: three to six months• Obtain site plan control approval.<ul style="list-style-type: none">○ Estimated length: three months• Submit building permit applications.<ul style="list-style-type: none">○ Estimated length: three to six months• Secure building permits.<ul style="list-style-type: none">○ Estimated length: three months• Conduct necessary land use and environmental assessments (as required).• Address conditions of subdivision or condominium approval (if applicable).	Six to 12 months after a construction-ready plan is confirmed (if applicable)
Construction and building development	<ul style="list-style-type: none">• Begin construction according to finalized plans and specifications.• Schedule building inspections at required stages.	16 to 24 months after receiving any necessary site plan, plan of condominium, or plan of subdivision approvals

The timeline presented in the table above is designed to expedite the development of Ignace’s prioritized properties. Using an implementation plan will ensure that Ignace’s development projects proceed efficiently and align with the township's growth objectives.

Land use approvals (including subdivision or condominium plans) are required under the Planning Act. The process of obtaining these approvals may involve conditions that could take up to a year to fulfill. Ignace must account for these timelines when planning the development process.

Ignace should also ensure it has enough staff to manage the land approval process effectively. This will help the township keep project timelines on track.

7.0 Conclusion

7.1 Summary of Transitional Housing Strategy

This transitional housing strategy has provided a range of information that Ignace can use to prepare itself for the anticipated growth associated with the DGR project. The main areas of focus are as follows:

- addressing housing needs
- preparing local infrastructure
- completing community enhancements

By acting proactively to leverage existing strengths and address identified challenges, Ignace can ensure that it is well-positioned to accommodate the forecasted demands on its services. The township will also position itself to maintain a high quality of life for its existing residents, as well as new residents in the community.

7.2 Recommended Next Steps

In order to ensure a successful implementation of the recommendations in this report, Ignace is advised to take the following actions:

- Create a diverse and sustainable housing market that meets the needs of a growing workforce and community.
- Enhance the capacity of local infrastructure to support residential and economic development.
- Revitalize community aesthetics to attract new residents and businesses.
- Form strategic partnerships with developers and stakeholders to drive housing development.

If Ignace takes the time to develop a coordinated plan for accommodating anticipated growth, the township can keep pace with evolving community needs. Doing so will help Ignace offer a welcoming environment with quality services that enable residents and businesses to thrive.

Overall, a proactive approach to meeting current and anticipated challenges will guide Ignace toward economic stability and long-term sustainability. Ideally, the strategies recommended in this report will enable Ignace to become—and remain—a vibrant and desirable community for generations to come.

Appendix A: List of Abbreviations

This document uses the following abbreviations and acronyms:

CIP:	community improvement plan
CMHC:	Canadian Mortgage Housing Corporation
Council:	the Council of the Township of Ignace
DGR:	deep geological repository
LSA:	local study area
NOHFC:	Northern Ontario Heritage Fund Corporation
NOS:	National Occupancy Standard
NWMO:	Nuclear Waste Management Organization

Appendix B: Image Credits

The images in section 5 of this report are taken from the following sources:

<https://www.armstrongtrailers.com/images/bungalow1-min.jpg>

<https://www.armstrongtrailers.com/images/mini-homes/mapleleaf-mini-nov-1-min.jpg>

https://trreb.ca/wp-content/uploads/images/posts/modular_housing.jpg

<https://www.mapleleafhomes.ca/multi-unit>

<https://s3da-design.com/multifamily-housing-plays-prominent-role-building-industry/>

<https://images.squarespace-cdn.com/content/v1/5e42f2f6d1650d0cadceb6bf/3b62a248-8b99-4642-a8e4-2e9556c42044/GodwinHeights.jpg>

<https://www.bankrate.com/real-estate/what-is-a-single-family-home/>

https://encrypted-tbn0.gstatic.com/images?q=tbn:ANd9GcQmDJTUxxpgaDckywGm0_P9XM7OmVN_K42PO5o3yGpgzVFhKL9hawutlZ_7vQnOSfrB6Vw&usqp=CAU