



M
THE TOWNSHIP OF
MONTAGUE
COUNTRY LIVING AT ITS BEST



**Township of Montague
Community Profile
2019**



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1.0 Municipal Profile

1.1 Community Overview

Montague Township is situated in the southeast corner of Lanark County and covers 279.5 square kilometers. The municipality is bordered on the south side by the scenic Rideau Canal and extends west from the City of Ottawa to the Town of Smiths Falls.

The main settlement is the Village of Numogate, followed by the hamlets of Nolans Corners, Rosedale and Kilmarnock (Kilnarne). The Township is a bedroom community for Smiths Falls, as well as for nearby Ottawa.

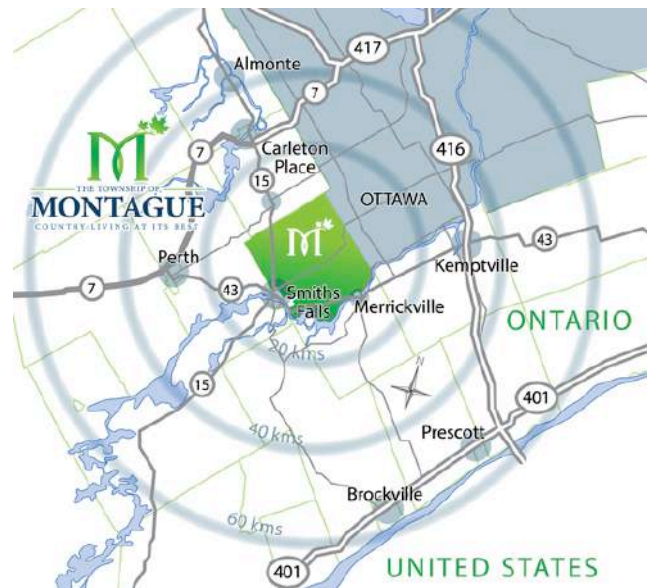
Three Rideau Canal lockstations are accessible in Montague Township and the north bank of the Rideau Canal is an ideal destination for tourists and residents alike.

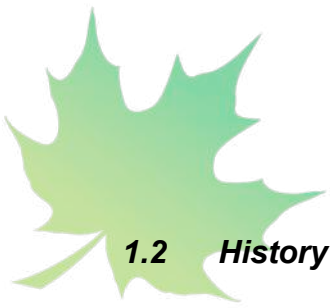
There are four levels of government within the Township:

- Township of Montague
- County of Lanark
- Province of Ontario
- Government of Canada

Another great feature of Montague is its services. With weekly garbage and recycle pickup, library agreements with neighbouring municipalities, the community hall, seniors club, boat launch and airport, there is something for everyone in Montague Township.

Township Summary	
Latitude:	44.9766° N
Longitude:	75.9467° W
Elevation:	124 m (407 feet)
Municipal Area:	279.66 sq. km
Length of roads:	158 kilometres
Settled In:	1780
Population:	3,972 (2017 StatsCan)





1.2 History

Settled by the families of Roger Stevens, William Merrick and Stephen Burritt in the late 1700's, Montague was originally known by several names (Great Falls on the Rideau, and Marlboro West to name a few) before officially being named Montague after the prominent British naval her, Sir George Montague, who was the son of Admiral John Montagu, a descendant of the first Earl of Manchester.

In late 1794, Samuel Stafford and his family, of Saratoga County, New York settled on the first lot of the first concession, land that Roger Stevens had already began clearing before his death in 1793. By the turn of the century, Stafford and his family had already built a log house and framed barn, which was undoubtedly one of the finest in Montague during that time. Stafford's family, as well as other notable families like the McCrea's and the Merrick's suggests that none of Montague's first families arrived penniless.

1.3 Location

Montague is conveniently located on Roger Stevens drive, a direct route to both Smiths Falls and Ottawa. Thus, it is only a short drive from Montague to many of the large metropolises of eastern Ontario. In fact, Montague is only 70 km west of downtown Ottawa, 60 km north of Brockville and just 1.5 hours north of the international border to the United States. This proximity allows Montague to enjoy the benefits of big city amenities while retaining its charm, which is attractive to families and businesses alike.

1.4 Education

Montague supports various schools from three of the areas school boards: the Upper Canada District School Board, Catholic District School Board of Eastern Ontario and Conseil des Écoles Publiques de l'Est de l'Ontario.

Public and Separate Schools

Montague Public School	Smiths Falls District Collegiate Institute (SFDCI)
Duncan J. Schoular Public School	St. Luke Catholic High School
Chimo Elementary School	Calvary Christian High School
St. Francis de Sales Catholic School	
Calvary Christian Academy	

Community Colleges and Universities

Algonquin College of Applied Arts and Technology in Ottawa operates a regional campus in Perth, dedicated to providing quality education and training opportunities to Lanark County. The College offers various full-time and part-time study programs and accreditations as well as a many apprenticeships at local workplaces.



Other Education Skills and Learning

T.R. Leger School of Continuing Education provides programs for learners of all ages and abilities. These programs are available to assist students with achieving secondary school credits, improving language skills and preparation for post-secondary.

1.5 Business Assistance Programs

Valley Heartland

The Valley Heartland Community Futures Development Corporation offers a variety of services for entrepreneurs starting or expanding their business. They have business loans available up to \$250,000 as well as business counselling and workshops to help develop or expand a successful business. For inquiries, visit valleycfdc.com or call 613-283-7002 ext.103.

Small Business Advisory Center

Similarly, the Small Business Advisory Centre offers employee information, economic development for local regions, and offers insight into small business counselling and has a walk-in resource and training centre. The Centre also offers one on one coaching for small businesses. Visit smallbusinesscentre.ca or call 613-283-7002 ext.108 for more information.

2.0 Statistics and Demographics, Statistics Canada 2017 Information

2.1 Current Population Data

Population and Dwelling Count	
Population in 2017	3,972
Total Private Dwellings	1,489
Density per sq. km	13.4 sq. km.
Land Area (sq. km)	279.66

2.2 Labour Force Activity

Labour Force Activity	Total	Male	Female
Population 15 years and older	3,020	1,515	1,505
In the Labour Force	2,010	1,060	950
Employed	1,915	995	925



Unemployed	95	65	25
Participation Rate	66.6	70	63.1
Employment Rate	63.4	65.7	61.5
Unemployment Rate	4.7	6.1	2.6

2.3 Industry

Organization	Business Activity
Campbell's Trucking Limited	Construction
Lanark County Paramedics	Health Services
Rally Honda	Automotive Sales and Service
The Hydraulic Co.	Automotive Parts Manufacturing
LaFarge Canada	Construction
Township of Montague	Government Office/ Municipal Services
Gemmill's Garden Centre	Retail and Sales
Derbyshire's Automotive	Automotive Sales and Service
Tackaberry & Sons Construction	Construction
OPP Eastern Region Headquarters	Public Safety

3.0 Building Department Information

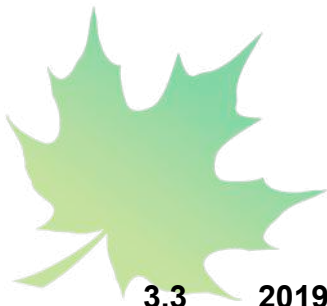
3.1 Building Permit Fees By-Law 2907-2006

The Township of Montague Council established the Building By-law 2907-2006 in regard to building permits and inspections, more specifically: construction, demolition and change of use permits. The fee schedule can be found on the next page. To receive a copy of this by-law, please visit our website at township.montague.on.ca or call 613-283-7478 for more information.



3.2 Building Permit Fees

Class of Permit	Permit Fee	Zoning
New residential living space	\$0.45 / sq. ft.	RESIDENTIAL
Addition to residential living space	\$0.45 / sq. ft.	RESIDENTIAL
Alteration / repairs to residential living space	\$0.10 / sq. ft.	RESIDENTIAL
Basements - Finished Unfinished	\$0.45 / sq. ft. \$0.20 / sq. ft.	RESIDENTIAL
Garage / Accessory building	\$0.30 / sq. ft.	RESIDENTIAL
Decks	\$0.10 / sq. ft.	RESIDENTIAL
Pool	\$50.00	RESIDENTIAL
Woodstove	\$55.00	RESIDENTIAL
Industrial - new, addition, alteration, repair	\$0.45 / sq. ft.	INDUSTRIAL
Commercial - new, addition, alteration, repair	\$0.45 / sq. ft.	COMMERCIAL
Farm building - new, addition, repairs (Farm registration number required)	\$0.10 / sq. ft.	MISCELLANEOUS
Demolition	\$50.00	MISCELLANEOUS
Plumbing	\$50.00	MISCELLANEOUS
Transfer	\$50.00	MISCELLANEOUS
Change of Use	\$50.00	MISCELLANEOUS
Conditional	\$100 +\$1000 deposit and signed agreement	MISCELLANEOUS
Surcharge for starting construction without permit or authorization	\$1000.00	MISCELLANEOUS
Substantial Revision	\$50.00	MISCELLANEOUS
Minimum Fee	\$50.00	MISCELLANEOUS



3.3 2019 Tax Rates

The Township of Montague Council strives to maintain a reasonable tax rate for all taxpayers within the Township. The Council is committed to sound long term planning to effectively manage future tax increases.

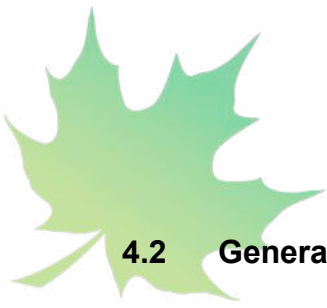
Schedule "A" Township of Montague 2019 Tax Rate Bylaw 3716-2019

Class	RTC/ RTQ	2019 Assessment	Approved Ratios	2019 Municipal Tax Rates	2019 Municipal Taxes	2019 County Rates	2019 County Taxes	2019 Education Rates	2019 Education Taxes	2019 Total Tax Rate
Residential	RT	376,247,759	1.000000	0.00720745	\$ 2,704,579.46	0.00369753	\$ 1,387,489.85	0.00161000	\$ 604,148.89	0.01251498
Commercial	CT	5,842,878	1.8205450	0.01312149	\$ 76,667.25	0.00673152	\$ 39,331.45	0.01262523	\$ 73,767.68	0.03247824
Commercial-Excess Land	CU	260,473	1.2743815	0.00918504	\$ 2,392.46	0.00471206	\$ 1,227.37	0.01073146	\$ 2,795.25	0.02462856
Commercial-Vacant Land	CX	164,875	1.2743815	0.00918504	\$ 1,514.38	0.00471206	\$ 776.90	0.01073145	\$ 1,769.35	0.02462855
Industrial	IT	588,469	2.5542010	0.01840928	\$ 10,833.29	0.00944423	\$ 5,557.54	0.01290000	\$ 7,591.25	0.04075351
Industrial-Excess Land	IU	65,514	1.6602307	0.01196603	\$ 783.94	0.00613875	\$ 402.17	0.01064250	\$ 697.23	0.02874728
Industrial-Vacant Land	IX	218,560	1.6602307	0.01196603	\$ 2,615.18	0.00613875	\$ 1,341.62	0.01064250	\$ 2,325.92	0.02874728
Landfill			1.3444550	0.00969009	\$ -	0.00497116	\$ -	0.01030000	\$ -	0.02496125
Pipeline	PT	1,064,770	2.0117530	0.01449951	\$ 15,438.75	0.00743852	\$ 7,920.31	0.01290000	\$ 13,735.53	0.03483813
Farmland	FT	17,993,528	0.2500000	0.00180186	\$ 32,422.04	0.00092438	\$ 16,632.99	0.00040250	\$ 7,242.44	0.00312875
Managed Forests	TT	1,237,317	0.2500000	0.00180186	\$ 2,229.48	0.00092438	\$ 1,143.75	0.00040250	\$ 498.02	0.00312875
Comm.-New Construction	XT	2,369,707	1.8205450	0.01312149	\$ 31,094.08	0.00673152	\$ 15,951.73	0.01030000	\$ 24,407.98	0.03015301
Comm.-New Const.-Excess Land	XU	67,319	1.2743815	0.00918504	\$ 618.33	0.00471206	\$ 317.21	0.00875500	\$ 589.38	0.02265210
Multi Residential	MT		2.2152580	0.01565778	-	0.00802451	\$ -	0.00161000	\$ -	0.02529229
New Multi Residential	NT		1.1000000	0.00792820	-	0.00406728	-	0.00161000	-	0.01360548
Commercial On Farm Business								0.00257500		
Industrial On Farm Business						0.00000000	-	0.00257500	-	0.00257500
Totals before PIL's		405,121,259			2,881,188.62		1,478,093.00		739,568.94	
Residential	RF	319,876	1.000000	0.00720745	\$ 2,306.49	0.00369753	\$ 1,182.75	0.00161000	\$ 515.00	0.01251498
Residential General	RG	821,500	1.000000	0.00720745	\$ 5,920.92	0.00369753	\$ 3,037.52	0.00000000	\$ -	0.01090498
Commercial	CF	260,125	1.820545	0.01312149	\$ 3,413.23	0.00673152	\$ 1,751.04	0.01262523	\$ 3,284.14	0.03247824
Commercial General	CG	235,500	1.820545	0.01312149	\$ 3,090.11	0.00673152	\$ 1,585.27	0.00000000	\$ -	0.01985301
Total PILs		1,637,001			14,729.75		7,556.58		3,799.14	
EXEMPT		8,927,135								
TOTALS		\$ 415,685,395			\$ 2,895,918.37		\$ 1,485,649.58		\$ 743,368.08	

4.0 Planning and Development Department Information

4.1 Development Charges By-Law 3567-2016

The Township of Montague Council established the Development Charges By-law 3567-2016 to ensure that growth within the Township will be paid for. The development charges listed below reflect the necessary costs of growth within the Township. To receive a copy of this by-law, please visit our website at township.montague.on.ca or call 613-283-7478 for more information.

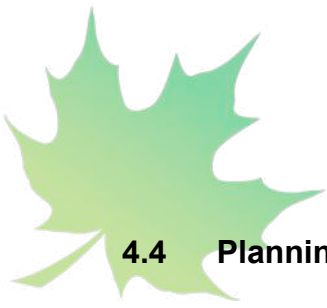


4.2 General Development Charges

Use	Category	Development Charge
Residential (per dwelling unit)	Single Detached Dwelling:	\$3,248.00
	Attached Dwelling:	\$2,979.00
	Apartment:	\$2,706.00
	Mobile Home:	\$2,569.00
Commercial/ Industrial (per M² of GFA)	Applies to all categories except enlargements of existing industrial buildings of 50% of the GFA or less. For enlargements of existing industrial buildings that are greater than 50%, a charge is applied only to the amount that exceeds 50%.	\$7.52 per M²
Institutional	Charge determined as per nature of use, i.e. Residential components charged according to class of use and other components charged as per commercial/industrial rate.	

4.3 Exceptions to Development Charges

Name of Class or Residential Building	Description of Class of Residential Building	Maximum Number of Additional Dwelling Units	Restrictions
Single Detached Dwellings	Residential buildings, each of which contain a single dwelling unit, that are not attached to other buildings	Two	The total gross floor area of the additional unit(s) must be less than or equal to the gross floor area of the dwelling unit already in the building.
Semi-Detached Dwellings or Row Dwellings	Residential buildings, each which contain a single dwelling unit, that have one or two vertical walls, but no other parts attached to other buildings.	One	The gross floor area of the additional dwelling must be less than or equal to the gross floor area of the dwelling unit already in the building.
Other Residential Buildings	A residential building not in another class of residential building described in this table.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the building.



4.4 Planning and Development Definitions

Zoning By-Law Amendments

Required to recognize a change in land use or allow development that does not meet the current zoning but complies with the intent of the Official Plan.

Official Plan Amendments

Required when a proposal does not meet the policies or designations of the Township's Official Plan.

Minor Variances

Available to provide relief to property owners from Zoning By-Law requirements they may otherwise be unable to comply with. Proposal must otherwise meet the intent of the Zoning By-Law and Official Plan, be desirable and appropriate for the neighbourhood and be minor. Applications are considered by the Township's Committee of Adjustment.

Site Plan Control

Is a site-specific process that is generally required for more complex development (commercial, industrial, multiple unit residential, etc) and for any development in or near environmentally sensitive areas or along the Rideau corridor. The site plan control agreement is registered on title and is intended to guide development on a site to ensure its compatibility with surrounding land uses.

Consents and Subdivisions

All division of land must be approved, either through the consent process (normally three or fewer new lots) or through plan of subdivision (four or more new lots). The Lanark County Land Division Committee is the approval authority for consents and subdivisions in the Township, although applicants are required to pre-consult with the Township to ensure that planning concerns are addressed.

4.5 Planning and Development Department Fees By-Law 3563-2016

The Township of Montague Council established the User Fees and Charges By-Law 3563-2016. There is a \$250 charge that is non-refundable for all applications that covers the charges incurred by the municipality to process the application. Any unused portion of the deposit collected will be returned to the applicant without interest or penalty, once the file is deemed 'closed' by municipal planning staff. The following is from By-Law 3563-2016 being



the composite fee schedule for planning matter applications:

Item/Description	Cost (+ Applicable taxes)
Zoning Certificate	\$50.00
Severance Circulation Listing	\$55.00
Minor Variance Application (Committee of Adjustment)	\$250 +\$500 deposit
Site Plan Agreements	\$250 +\$1,100 deposit
Development Agreements	\$250 +\$1,100 deposit
Subdivision Agreements	\$250 + \$3,300 deposit
Rezoning Applications	\$250 + \$1,650 deposit
Official Plan Amendment Applications	\$250 + \$2,000 deposit

4.6 Vacant Residential Land

Location	Acres	Realtor Contact Name	Contact Number	Zoning
617 McCrea Road	101.88	Lisa Ritskes	613-285-6611	Rural
1515 Burchill Road	5.25	Connie McNamee	613-223-8168	Rural
Lot 19 Weedmark Road	6.29	Rob Anderson	613-229-9800	Rural
Lot 19 Code Drive	10	Jeff McMaster	613-253-3300	Rural
701 Code Drive	150	Rob Garvin	613-283-2121	Rural
20 Weedmark Road	6	Rob Anderson	613-229-9800	Rural
1860 Burchill Road	20	Sean Jensen	613-406-4040	Rural
Montague Boundary Road	400	Clark Munro	613-256-1860	Rural
00 Sturgess Road	48.8	Rob Garvin	613-283-2121	Rural
00 Rideau River Road	6.5	Liz Wardhaugh	613-258-1990	Rural
00 Roger Stevens Drive	4.6	Jennifer McCleery	613-215-0825	Rural
Roger Stevens Drive (Recreational Lot)	25	Sheri Mahon- Fournier	613-812-1215	Rural



4.7 Vacant Industrial Land

The Township of Montague’s Business Park is located on highway 15 at industrial road. Lots are zoned rural, natural heritage and Business Park industrial. These lots are subject to Source Water Protection policies and RMO clearance. Contact the Township office at 613-283-7478 for more information.

5.0 Public Works Department Information

5.1 Department Overview

The Montague Township Public Works department is responsible for the maintenance of the 160 kilometers of road in the Township as well as drains, culverts, waste management, roadside mowing, and other general maintenance.

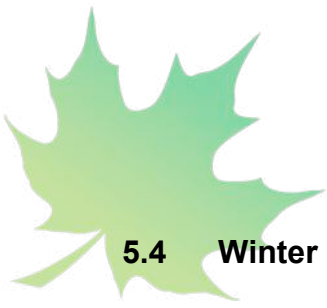
5.2 Entrance Policy

Entrance permits are required by the Township or the County depending on the road where access is required. For Township roads, please complete an entrance location inquiry form and return it to the Township. After the inquiry form is evaluated by the Township, you will be notified about continuing the process for the permit. The County permits can be found on their website.

5.3 Roads Breakdown

The Township of Montague roads have been classified (Class 3, 4, 5, 6) per Reg. 239/02 which is based on the posted/regulated speed and annual average daily traffic (AADT) in order that level of service and/or minimum maintenance standards can be set for each road class.

Type of Road	Length
Paved roads	44.59 km (centre line)
Surface Treated	4.5 km (centre line)
Unpaved (Gravel) roads	109.93 km (centre line)



5.4 Winter Maintenance

The Montague Township Roads Department winter maintenance schedule is based on weather conditions, which has a major effect on the level of service that can be provided. Our policy is consistent with the needs of a low traffic volume rural roads system during a Canadian winter. Drivers of vehicles will be expected to reduce speed to suit the weather and road conditions.

6.0 Who Do I Contact?

Name	Title	Email	Phone	Reason To Contact
Jasmin Ralph	Clerk	jralph@township.montague.on.ca	613-283-7478 ext. 210	<i>Purchasing township land, general information</i>
Jim Hunter	Chief Building Official	jhunter@township.montague.on.ca	613-283-7478 ext. 270,	<i>Building permits, general planning information</i>
Karl Grenke	Planner	kgrenke@smithsfalls.ca	613-283-4124 ext. 1116	<i>Planning applications</i>
Jamie McCarthy	Public Works Manager	works@township.montague.on.ca	613-283-7478 ext. 280	<i>Entrance permits, general roads information</i>



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6547 ROGER STEVENS DRIVE, P.O. BOX 755, SMITHS FALLS, ON K7A 4W6
 TEL: 613-283-7478 www.MontagueTownship.ca

For more information, contact: Jasmin Ralph, CAO at jralph@township.montague.on.ca