

Official Plan Review

Website Community Question/Comment

1. Test Email

2. **Name:** Tom may

Comment / Question: Why not declare piney road a hamlet, the number of people living in that area are enough for it to be classified as a hamlet. Then development should be encouraged in that area. How many people does it take living in a area before the area can be called a hamlet, and who decides to classify a area a hamlet?

3. L

4. **Name:** Gilles Chartrand

Comment / Question: In it's planning the council should adopt a plan to allow mobile homes to be installed on appropriate size lots, with all the usual amenities... well, septic 1 to 1 1/2 acre lots etc. Not mobile home parks.

With the rising cost of homes young people cannot not afford the cost of homes. Mobile homes cost 1/2 to 1/3 the price of a home. The tax base can be modified to offset the lower cost of mobile homes and restriction as to types, age and condition can be applied.

If the council is unsure how to do this they should talk to the Lanark area council for information how they deal with mobile homes.

Montague is a large township and mobile homes should be welcomed as they will increase population density and tax revenues.

Designated areas could be established for individual properties.

Gilles Chartrand

5. **Name:** Maggie Kubisewsky

Comment / Question: After listening to last nights (Sept.15) meeting, I am wondering why there is a need for so many rules and regulation regarding the building of secondary homes on a private lot. If the building permit is approved, all building codes and health unit requirements are met, why is there a need to add so many more regulations? The province changed the laws to allow small homes etc. on private lots, local government should not be adding on adding all kinds of rules to make it difficult to do.

6. L

7. **Name:** ROB MORE

Comment / Question: After reviewing the official plan, I have the following comments. I do see a large discrepancy between the 4 planning goals and the list of issues. I am certainly happy to see the issues listed as I believe we will continue to fall behind our neighboring municipalities if we fail to embrace the growing development coming from the city. Issue #7 is vital to me to bring into agreement the goals and issues. I also know that Bell Fibe and other providers are focused on connecting hubs and developments. If two anchor hubs such as the Town of Smith Falls and a development of 20-30 houses appear at Roger Stevens and Boundary Road or along Burchill to Merrickville, it would be worth putting in those infrastructures.

8. **Name:** Janak Alford

Comment Question: Hello Montague,

Thank you for sharing the consultant report on the revision of the Official Plan. In general, I am very supportive of the preliminary list of activities. Several years ago I purchased land in Montague township with the goal of advancing ecologically sustainable, affordable housing options. Amongst the preliminary list that are most appealing are 2, 3, 5, and 6, all relating to development of alternative energy and housing models. I would very much like to participate in any future consultations on these topics.

For those interested in sustainable development in Montague, what are some of the next steps to determining how the Official Plan will impact sustainable development?

Thank you.

Janak Alford

9. **Name:** Norma Ford

Comment / Question: I would like to see housing in Montague open up. Tiny Houses, Accessory unattached housing, apartment buildings, row housings, lower cost housing as in mobile homes or modular homes to be allowed.

The Province has opened up regulations for more, different housing and lower cost housing and I think the township should accept the parameters the province has stated. I don't believe the township should be putting extra stipulations in housing.

As long as the building department and the Health department has passed on what an owner wants on their property, these should be the only restrictions required unless the township wants to buy the taxpayers land themselves, any restrictions should be limited to the owner, building inspector, health department (septic and well) should be all the restrictions we need.