



Minutes
The Township of Cavan Monaghan
Committee of Adjustment Meeting
Thursday, May 29, 2025
9:00 a.m.
Zoom

Those members in attendance remotely were:

Michael Semple	Chair
Aaron Glover	Member
Dave Grant	Member

Staff members in attendance:

Mark Froment	Deputy Clerk
Matt Wilkinson	Planner

1. Call to Order

Chair Michael Semple called the meeting to order at 9:01 a.m.

2. Land Acknowledgement

Chair Michael Semple recited the land acknowledgement.

3. Disclosure of Pecuniary Interest and the General Nature Thereof

There were no pecuniary interests noted.

4. Minutes

4.1 Minutes of the Committee of Adjustment meeting held February 13, 2025

CA-2025-04

Moved by: Glover

Seconded by: Grant

That the minutes of the Committee of Adjustment meeting held February 13, 2025, be approved as presented.

Recorded	For	Against	
Glover	X		
Semple	X		
Grant	X		
Results	3	0	Carried

5. Reports

5.1 Report – PEB 2025-25 Minor Variance Application MV-03-25, 1748 Syer Line

Matt Wilkinson, Planner, reviewed the Application. The Application applies to the property at 1748 Syer Line in part of Lot 23, Concession 8 (Cavan).

The subject property is an existing lot of record approximately 0.6 hectares (1.5 acres) in size with approximately 38 metres (125 feet) of frontage on Syer Line. There is currently a martial arts studio on the property.

The Application seeks to add a total of 140 square metres (1,500 square feet) of additional floor area to the existing martial arts studio. The proposal adds approximately 74.3 square metres (800 square feet) of interior floor area and approximately 62.4 square metres (672 square feet) of floor area for an outdoor martial arts ring.

The subject property is zoned Hamlet Residential Exception Five (HR-5) as shown on Map D-4 to By-law No. 2018-58, as amended. The property was rezoned in 2021 to permit the martial arts use in an existing dance studio. The property is currently developed with a single detached dwelling, a detached garage, swimming pool, shipping container and a detached building that is used as a marital arts studio. The property is serviced with a well and septic system. No shipping containers are permitted in the HR-5 Zone. The landowner has agreed to remove the shipping container after the addition to the studio is completed.

The purpose and effect of the minor variance is to increase the maximum floor space for the martial arts studio from 200 square metres (2,150 square feet) to 340 square metres (3,650 square feet) and increase the maximum number of employees who do not reside on site from two (2) to four (4) full time equivalent employees.

Notice of the Application was circulated by first class, prepaid mail to all assessed persons within 60 metres (200 feet) of the subject property and to all required ministries and agencies and posted on the Township Website. A sign was also posted on the Syer Line frontage of the property.

As of the date of drafting of this Report, no public comment had been received. Notice of the application was also circulated to all Township Department Directors. Township Building, Public Works and Fire Department Staff have no objection to the proposed variance. Otonabee Region Conservation Authority (ORCA) have confirmed the proposed development will not create new or aggravate any existing hazards.

5.2 Correspondence Received

Matt Wilkinson, Planner, spoke to the correspondence that was received. One comment supportive of the Application was received after the Report was published.

5.3 Questions/Comments from the Committee

Aaron Glover asked for clarification about the arrangement of the parking at the site.

Chair Michael Semple asked whether the proposed Minor Variance Application is only seeking to increase the floor space and the addition of two permitted employees in the building.

5.4 Questions/Comments from members of the Public

Mike Doherty, the applicant, was present and commented that they were in agreement with the facts presented in the report.

5.5 Consideration of the Application by the Committee

CA-2025-05

Moved by: Glover

Seconded by: Grant

That the Committee approve Application MV-03-25 without conditions.

Recorded	For	Against	
Semple	X		
Grant	X		
Glover	X		
Results	3	0	Carried

6. Adjournment

CA-2025-06

Moved by: Grant

Seconded by: Glover

That the meeting adjourn at 9:17 a.m.

Recorded

Grant

Semple

Glover

Results

For

X

X

X

3

Against

0

Carried

Michael Semple
Chair

Mark Froment
Deputy Clerk