

## Committee of Adjustment

### Notice of Public Meeting Minor Variance Application MV-03-25

**Take Notice** that the Council of the Township of Cavan Monaghan will hold a public meeting of the Committee of Adjustment to consider a proposed minor variance under Section 45 of the Planning Act, R.S.O. 1990, as amended.

**Date and Time:** Thursday, May 29, 2025 at 9:00 a.m.

**Location of  
Subject Lands:** 1748 Syer Line (Cavan)  
Township of Cavan Monaghan

**Property Roll Number:** 1509-010-030-177-00

The lands subject to the minor variance application are shown on the Key Map on Page 3.

#### **Purpose of the Proposed Minor Variance:**

The property at 1748 Syer Line 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.

A single detached dwelling and a martial arts studio are located on the subject property.

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 owner of 1748 Syer Line is requesting to add a total of 140 square metres (1,500 square feet) of additional floor area to the existing martial art 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 area.

988 County Rd 10  
Millbrook, Ontario L0A 1G0

[www.cavanmonaghan.net](http://www.cavanmonaghan.net)

**Phone:** 705-932-9319

**Fax:** 705-932-3458

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. All other standard regulations of the Hamlet Residential Exception Five Zone (HR-5) Zone will apply to the property.

## **Participation**

Committee of Adjustment Meetings are held electronically.

Any person may attend the electronic/virtual public meeting and make written and/or verbal submissions either in support of or in opposition to the proposed minor variance.

If you wish to speak to the application at the public meeting, please contact the Clerk by email at [cpage@cavanmonaghan.net](mailto:cpage@cavanmonaghan.net) no later than 4:00 p.m. on Wednesday, May 28<sup>th</sup>, 2025 and you will be provided with an invitation to join the meeting using your computer or phone. The Township is using Zoom for electronic meetings and it is the responsibility of the interested member of the public to have technology in place to connect to the meeting.

Although possible for members of the public to “attend” a meeting electronically, and provide verbal submissions, we would encourage you to communicate with the Committee by forwarding written comments in support or opposition to [cpage@cavanmonaghan.net](mailto:cpage@cavanmonaghan.net).

If you wish to view the public meeting in real time, but do not wish to speak to the application, the meeting will be hosted on the Township YouTube Channel at: [https://www.youtube.com/channel/UCk8cGK2GvckFWz\\_9\\_KaleQ?view\\_as=subscribe](https://www.youtube.com/channel/UCk8cGK2GvckFWz_9_KaleQ?view_as=subscribe)

The meeting will also be recorded and available after the meeting for public viewing on the same platform.

If you are aware of any person interested in, or affected by this application who has not received a copy of this Notice, you are requested to inform that person of this hearing.

If you wish to make written comments on this application, your comments must be forwarded to the Clerk by e-mail to [cpage@cavanmonaghan.net](mailto:cpage@cavanmonaghan.net) no later than 4:30 p.m. on Wednesday, May 28<sup>th</sup>, 2025.

If you fail to participate in the hearing and/or submit written comments, the hearing will proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice of the proceedings.

