

A03825  
Rosina and Robert Montesano  
Date of this Notice: October 31, 2025  
Tax Roll #: 436401001130829



# Notice of Public Meeting Committee of Adjustment

Application for an Incidental Minor Variance has been submitted by Rosina and Robert Montesano, owners of the subject lands.

Property Location: 15 Covington Blue Crescent

Public Meeting Date: Wednesday, November 19, 2025 at 2:00 p.m.

Virtual Hearing via Zoom & In-person at Town Hall (30 Lewis St.) in the Council Chambers

**What is being proposed?**

The application requests zoning relief from Section 3.3, “Yard Encroachments” and Section 6.4 “Residential Type 3 Exception” Zones of Comprehensive Zoning By-law 2003-60, as amended. Specifically, the application requests relief from the following provisions:

- Section 3.3.3 iv) – to permit an uncovered deck with a height of 0.3 metres (1.0 ft.) above finished grade to encroach into the interior side yard a maximum distance of 1.05 metres (3.44 ft.), whereas decks may project into a required interior side yard a maximum distance of 0.9 metres (2.95 ft.) provided that the deck is not more than 0.6 metres above finished grade.
- Section 6.4.14 – to permit a 7.43 square metre (80 sq. ft.) covered porch to project into a required rear yard a maximum distance of 4.87 metres (16 ft.), whereas porches and steps may project into a required rear yard a maximum distance of 2.5 metres (8.2 ft.), provided the porch is no greater than 10 square metres (107.63 sq. ft.).

The variance(s) would permit the construction of a 28.24 square metre (304 sq. ft.) uncovered deck with a proposed interior side yard setback of 0.45 metres (1.49 ft.) along the eastern property boundary, and to further permit the construction of a covered porch (attached to the uncovered deck) with a maximum height of 2.28 metres (7.5 ft.) with a proposed rear yard setback of 2.68 metres (8.79 ft.).

**OTHER APPLICATIONS:** The lands subject to this application for Minor Variance are not currently the subject of any other *Planning Act* applications.

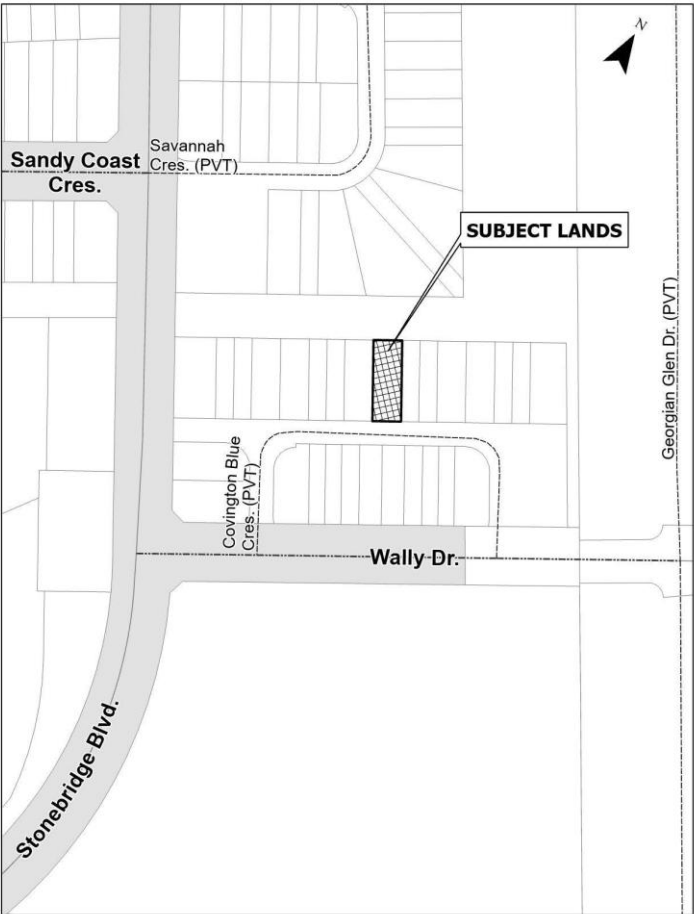
The legal description of the subject lands is PLAN 51M923 PT BLK 3 RP 51R36813 PART 11.

**What happens at the Public Hearing?**

The public hearing is your chance to make your views about the proposal known. Information from the public will help the Committee in their decision-making process, so make sure to have your say!

**Written Comments:** You are encouraged to provide your comments or questions in writing using email or regular letter mail to the Secretary Treasurer. Written comments received before the meeting will be

**Note:** Alternative formats available upon request.



read by the Secretary Treasurer at the Public Meeting for the benefit of everyone in attendance and will be included in the record of the Public Meeting.

**Comments can be emailed to:** [coa@wasagabeach.com](mailto:coa@wasagabeach.com)

**Verbal Comments:** This Public Meeting is a hybrid meeting, allowing the public to attend the meeting in person or virtually. Those that wish to make verbal comments virtually are required to pre-register with the Secretary Treasurer, no later than 12:00 p.m. (Noon) on the Tuesday before the Public Meeting, by **November 18<sup>th</sup>, 2025.**

To participate in the hearing and/or provide comments, you must register by scanning the below QR code



Register

**Notice of Decision:**

If you wish to be notified of the decision for this application, you must make a written request by email or regular mail to the Secretary-Treasurer noted below. The written request must be received before or on the meeting date.

**Where Can I Find More Information?**

Additional information is available during regular office hours in the Planning Division of the Planning & Development Services Department at Town Hall. You may also request a copy of this notice by contacting:

Secretary Treasurer, Committee of Adjustment  
Town of Wasaga Beach  
120 Glenwood Drive  
Wasaga Beach, ON

**Hours of Operation:**

Monday-Friday 8:30am-4:30pm

**Phone:** (705) 429-3844 ext. 2281

**Email:** [coa@wasagabeach.com](mailto:coa@wasagabeach.com)

**Questions? Ask the Planner!**

**Phone:** 705.429.3844 x 2272

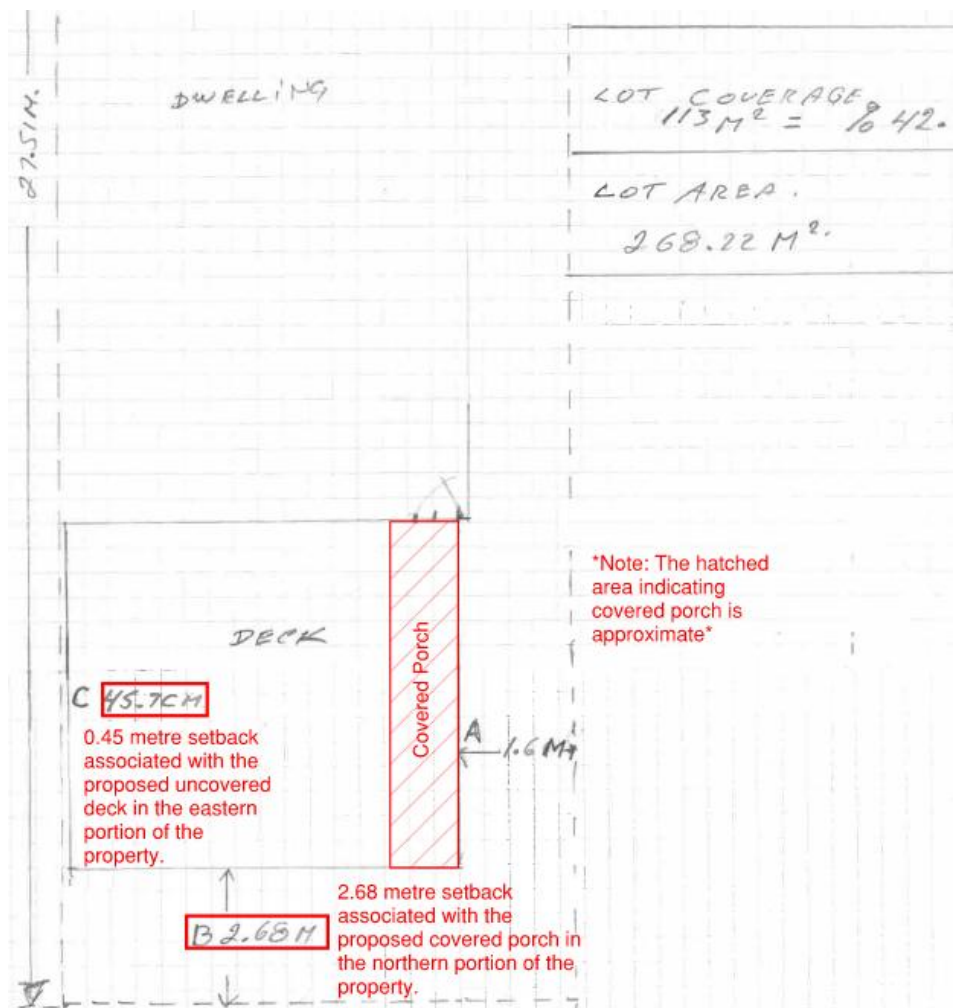
**Email:** [joel.vines@wasagabeach.com](mailto:joel.vines@wasagabeach.com)

**A note about information you may submit to the Town:**

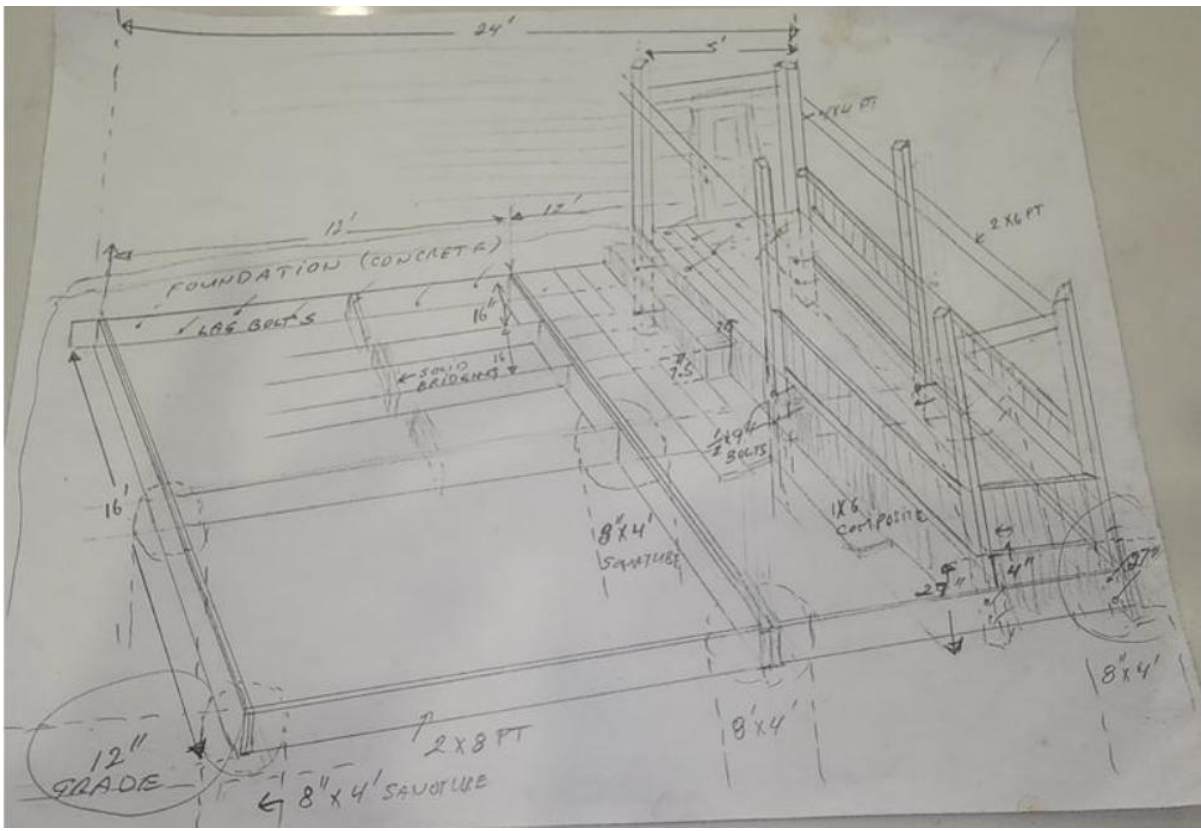
Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. All public meetings are recorded, and the information may be posted on the Town's website, and/or made available to the public upon request.

**Note: Alternative formats available upon request.**

**Applicant's Site Plan Sketch**



**Applicant's Sketch**



**Note: Alternative formats available upon request.**