



**City of Kingston  
Report to Committee of Adjustment  
Report Number COA-21-071**

---

**To:** Chair and Members of the Committee of Adjustment  
**From:** Steven Chew, Senior Planner  
**Date of Meeting:** October 18, 2021  
**Application for:** Minor Variance  
**File Number:** D13-051-2021  
**Address:** 1079 Finch Street  
**Owner:** Crystal Burgess and Antonio Silva  
**Applicant:** Tony Silva

---

**Council Strategic Plan Alignment:**

Theme: Policies & by-laws

Goal: 2.1 Pursue development of all types of housing city-wide through intensification and land use policies.

**Executive Summary:**

This report provides a recommendation to the Committee of Adjustment regarding an application for minor variance for the property located at 1079 Finch Street. The applicant is proposing to construct a 90 square metre deck in the rear yard. The purpose of the deck is to provide access and a recreation platform around a swimming pool. The back yard is steeply sloped and there are no flat areas for a swimming pool. A minor variance is required because the area exceeds the maximum area provision in the Zoning By-Law.

The requested minor variance is consistent with the general intent and purpose of both the City of Kingston Official Plan and Zoning By-Law Number 76-26. The requested minor variance is desirable for the appropriate development or use of the land, building or structure and is minor in nature. As such, the proposed application meets all four tests under Subsection 45(1) of the *Planning Act* and is recommended for approval.

October 18, 2021

Page 2 of 10

**Variance Number 1:** Maximum Area of a Deck above 1.2 metres

By-Law Number 76-26: Section 5(25)(b)  
Requirement: 30 square metres  
Proposed: 90 square metres  
Variance Requested: 60 square metres

**Recommendation:**

**That** minor variance application, File Number D13-051-2021, for the property located at 1079 Finch Street to increase the maximum permitted area of a deck above 1.2 metres from 30 to 90 square metres, be approved; and

**That** approval of the application be subject to the conditions attached as Exhibit A (Recommended Conditions) to Report Number COA-21-071.

October 18, 2021

Page 3 of 10

**Authorizing Signatures:**



---

Steven Chew, Senior Planner

**In Consultation with the following Management of the Community Services Group:**

Tim Park, Director, Planning Services  
James Bar, Manager, Development Approvals

October 18, 2021

Page 4 of 10

**Options/Discussion:**

On August 19, 2021, a minor variance application was submitted by OTTony Silva, on behalf of the owners, Crystal Burgess and Antonio Silva, with respect to the property located at 1079 Finch Street. The variance is requested to increase the maximum permitted area of a deck constructed 1.2 metres above finished grade from 30 to 90 square metres. The purpose of the deck is to provide access and a recreation platform around a swimming pool. The back yard is steeply sloped and there are no flat areas for a swimming pool.

In support of the application, the applicant has submitted the following:

- Site Plan and Deck Plans (Exhibit G)

All submission materials are available online through the Development and Services Hub (DASH) at the following link, [DASH](#), using "Look-up a Specific Address". If there are multiple addresses, search one address at a time, or submission materials may also be found by searching the file number.

**Site Characteristics**

The subject property is located at 1079 Finch Street. The property is 847 square metres in area, with 14.6 metres of frontage and is 48 metres in depth at the maximum. The property is irregular in shape and widens toward the rear yard. Approximately 5.4 metres of the rear lot line is along Collins Bay Road but the property does not have access to the road due to a 0.3 metre road reserve.

The property is a lot in a residential subdivision and abuts similar residential lots. The rear yard abuts similar rear yards on either side and obliquely faces the rear yard of another house near Collins Bay Road. The rear yards of all the houses in this area slope downward 2 metres from the back of the house to Collins Bay Road. Across Collins Bay Road, to the north-west, is the Kingston Expert Tees golf driving range, which is located 15 metres below the elevation of the road, and it is not visible to the houses. Due to the elevation changes, the rear yard overlooks the road and has a view of Collins Creek. There are no houses or buildings across Collins Bay Road.

The subject property is designated Residential in the Official Plan and zoned Residential Type 1 Zone (R1) in Zoning By-Law Number 76-26. The property abuts other similar residential lots on both sides; the rear lot line abuts back yard of another residential lot and Collins Bay Road, an arterial road.

**Application**

The review of an application for minor variance(s) is not a simple mathematical calculation, but rather a detailed assessment of whether the variance(s) requested, both separately and together, meet the four tests of a minor variance outlined in Subsection 45(1) of the *Planning Act*. The following provides this review:

October 18, 2021

Page 5 of 10

**Provincial Policy Statement**

In addition to the four tests of a minor variance detailed above, Subsection 3(5) of the *Planning Act* requires that a decision in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (the PPS). The PPS provides policy direction on matters of provincial interest related to land use planning and development which are complemented by local policies addressing local interests. The application being considered is site specific to accommodate a specific proposal and does not involve any major policy considerations and as such, the proposal conforms to and is consistent with the PPS.

**1) The general intent and purpose of the Official Plan are maintained**

The subject property and the surrounding lands were developed as a residential plan of subdivision under the Residential designation of the City of Kingston Official Plan.

In considering whether this proposed variance is desirable, the Committee of Adjustment will have regard to the nine requirements included in Section 9.5.19 of the Official Plan. The following provides these nine requirements and an assessment of how the proposal is consistent with each.

1. The proposed development meets the intent of Section 2 Strategic Policy Direction, and all other applicable policies of this Plan;

The proposed deck and swimming pool are common accessory uses to residential properties. The primary use remains residential and is meets the intent of Section 2.

2. The proposed development will be compatible with surrounding uses, buildings or structures and development standards associated with adjacent properties, and if necessary, incorporate means of alleviating adverse effects on abutting land uses as recommended in Section 2.7 of this Plan;

The proposed deck and swimming pool is located in the rear yard. The location abuts the rear yards of adjacent houses and backs onto an arterial road. No negative impacts are expected due to the extra large area of the back yard and the topography. There are several nearby properties in the general vicinity with similar pools and decks in their rear yards.

3. The ability of the site to function in an appropriate manner in terms of access, parking for vehicles and bicycles or any other matter and means of improving such function including considerations for universal accessibility;

The proposal is in the rear yard and will have no impact on access, parking for vehicles or bicycles on the subject property or any other abutting properties.

4. The conformity of the proposal to any applicable urban design policies endorsed by Council, particularly if the site includes or could impact a built heritage resource or is within a Heritage District;

October 18, 2021

Page 6 of 10

The subject lands are not a built heritage resource or within a Heritage District and those policies do not apply.

The design and location of the deck and swimming pool are in the rear yard. The subject lands slope downward from the house to Collins Bay Road approximately 2 metres. The design attempts to minimize the impact of this slope by using an above-ground swimming pool and deck. This is an appropriate method of dealing with the slope.

5. If the site is designated under the *Ontario Heritage Act*, the application shall be reviewed by Heritage Kingston for approval. If the property is adjacent to a designated property under the *Ontario Heritage Act* or shown as a Heritage Area feature, or is affected by the protected views shown on Schedule 9 of this Plan, then a Heritage Impact Statement may be required to assist staff to determine if the resulting development is desirable;

The property is not designated under the *Ontario Heritage Act*. This policy is not applicable.

6. The resulting development has adequate municipal water and sewage services within the Urban Boundary, or is capable of providing individual on-site water and sewage services outside the Urban Boundary;

The subject lands are located within the Urban Boundary. Utilities Kingston has no issues with this application.

7. Whether the application and the cumulative impact of the proposed variances would be more appropriately addressed by a zoning amendment to the applicable zoning by-law;

There are no cumulative impacts with the requested minor variance. This design is due to the slope of the land which is a topographic feature particular to the subject lands.

8. The Committee of Adjustment may attach such conditions as it deems appropriate to the approval of the application for a minor variance including any reasonable requirements, recommendations of City departments, or the submission of studies as listed in Section 9.12 of this Plan that may be required to properly evaluate the application;

Adequate information has been provided to demonstrate the viability of this proposal. The construction of the deck will still require a Building Permit to ensure that it is constructed to a safe standard.

9. The degree to which such approval may set an undesirable precedent for the immediate area.

No undesirable precedent is being set with this minor variance. The design is due to the slope of the land which is a topographic feature particular to the subject lands. There are several nearby properties in the general vicinity with similar pools and decks in their rear yards.

The proposal meets the intent of the Official Plan, as the proposed deck and will not result in any negative impacts to adjacent properties or to the neighbourhood. The additional 60

October 18, 2021

Page 7 of 10

square metres of deck space in the back yard does not introduce a new use or create an incompatible activity to the subdivision. Decks are already permitted in the back yard. The extra deck area is justified for this property as the back yard of this property is 10 metres longer than a typical lot in the subdivision. This means that the back yard is 150 square metres larger than most other back yards and can accommodate the additional area of the deck. In addition, the back yard sloped down to the rear lot line, this topography will reduce and minimize any loss of privacy. The minor variance maintains the purpose and intent of the Residential designation of the Official Plan.

**2) The general intent and purpose of the zoning by-law are maintained**

The subject property is zoned “R1” in the City of Kingston Zoning By-Law Number 76-26, entitled "Township of Kingston Restricted Area By-Law", as amended. The “R1” zone permits a single-family dwelling house, a home occupation, and a public use in accordance with the provisions of Section 5(18) hereof.

The proposal requires a variance to Section 5(25)(b)

**Variance Number 1:** Maximum Area of a Deck above 1.2 metres

**By-Law Number:** 76-26 Section 5(25)(b)

**Requirement:** 30 square metres

**Proposed:** 90 square metres

**Variance Requested:** 60 square metres

The subject property is a lot in a plan of subdivision. This particular lot is 45 metre long which is over 10 metres longer than typical lots in this subdivision. Part of the reason for this extra length is due to the slope of the land and the back yard abutting an arterial road. The lot configuration also means that the back yard is much larger than other lots and only faces other back yards. The purpose of limiting deck area is to ensure that there is no loss of privacy or the creation of overlook into other back yards. The proposed deck is 60 square metres larger than permitted in the Zoning By-Law. However, the extra area of the back yard, the downward slope of the rear yard towards Collins Bay Road will not create any loss of privacy or create overlook into other back yards. The proposed deck maintains purpose and intent of the Zoning By-Law.

**3) The variance is minor in nature**

The variance is considered minor as is to accommodate the slope of lot to establish a level area for a swimming pool. The proposed deck and swimming pool are accessory uses typical of a residential use. The additional deck area does not introduce a new use to the property, nor does it add a new use to a location on the property where it is not already permitted. The back yard does not directly face any other residential houses. The extra area of the back yard, the downward slope of the rear yard towards Collins Bay Road easily accommodates the extra deck area requested without creating any negative impacts such as loss of privacy or the creation of overlook.

October 18, 2021

Page 8 of 10

**4) The variance is desirable for the appropriate development or use of the land, building or structure**

The Zoning By-Law permits a swimming pool in the back yard. For safety as well a recreational use it is desirable and appropriate to have a level access to the waters edge. The applicant has chosen a wooden deck to serve these purposes. An alternative option such as regrading the ground around the swimming pool would not require a minor variance. By comparison to regrading, the proposed deck is an appropriate and desirable option because it maintains the existing grading of the back yard, maintains the existing drainage pattern, minimizes the alteration to the property, requires less heavy equipment to construct, does not require retaining walls, creates a smaller footprint and load on the slope.

The variance is desirable and appropriate for the use of the land.

**Technical Review: Circulated Departments and Agencies**

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Building Services | <input checked="" type="checkbox"/> Engineering Department | <input type="checkbox"/> Heritage (Planning Services)            |
| <input type="checkbox"/> Finance                      | <input checked="" type="checkbox"/> Utilities Kingston     | <input type="checkbox"/> Real Estate & Environmental Initiatives |
| <input type="checkbox"/> Fire & Rescue                | <input checked="" type="checkbox"/> Kingston Hydro         | <input type="checkbox"/> City's Environment Division             |
| <input type="checkbox"/> Solid Waste                  | <input type="checkbox"/> Parks Development                 | <input type="checkbox"/> Canadian National Railways              |
| <input type="checkbox"/> Housing                      | <input checked="" type="checkbox"/> District Councillor    | <input type="checkbox"/> Ministry of Transportation              |
| <input type="checkbox"/> KEDCO                        | <input checked="" type="checkbox"/> Traffic Review         | <input type="checkbox"/> Parks of the St. Lawrence               |
| <input type="checkbox"/> CRCA                         | <input checked="" type="checkbox"/> Active Transportation  | <input type="checkbox"/> Trans Northern Pipelines                |
| <input type="checkbox"/> Parks Canada                 | <input type="checkbox"/> Eastern Ontario Power             | <input type="checkbox"/> CFB Kingston                            |
| <input type="checkbox"/> Hydro One                    | <input type="checkbox"/> Enbridge Pipelines                | <input type="checkbox"/> TransCanada Pipelines                   |
| <input type="checkbox"/> Kingston Airport             |  |  |

**Technical Comments**

This application was circulated to external agencies and internal departments for their review and comment and there were no comments or concerns raised that would preclude this application from moving forward. Any technical comments that are received after the publishing of this report will be included as an addendum to the Committee of Adjustment Agenda.

**Public Comments**

At the time this report was finalized, no public comments of any kind were received. Any public comments received after the publishing of this report will be included as an addendum to the Committee of Adjustment Agenda.

**Previous or Concurrent Applications**

There are no concurrent or relevant historic planning applications on the subject property.



October 18, 2021

Page 9 of 10

**Conclusion**

The requested variance maintains the general intent and purpose of both the City of Kingston Official Plan and Zoning By-Law Number 76-26. The proposal is desirable for the appropriate structure and the requested variances is minor in nature. As such, the proposed application meets all four tests under Subsection 45(1) of the *Planning Act* and the application is being recommended for approval, subject to the proposed conditions.

Approval of this application will allow the construction of a 90 square meter deck to allow access to a swimming pool in the rear yard of a house, the deck would be 60 square metres larger than otherwise permitted in the Zoning By-Law.

**Existing Policy/By-Law:**

The proposed application was reviewed against the policies of the Province of Ontario and City of Kingston to ensure that the changes would be consistent with the Province's and the City's vision of development. The following documents were assessed:

**Provincial**

Provincial Policy Statement, 2020

**Municipal**

City of Kingston Official Plan

Zoning By-Law Number 76-26

**Notice Provisions:**

A Committee of Adjustment Meeting is going to be held respecting this application on October 18, 2021. Pursuant to the requirements of the *Planning Act*, a notice of Statutory Public Meeting was provided by advertisement in the form of signs posted on the subject site 10 days in advance of the meeting. In addition, notices were sent by mail to a total number of 22 property owners (according to the latest Assessment Roll) within 60 metres of the subject property and a courtesy notice was placed in The Kingston Whig-Standard.

Once a decision has been rendered by the Committee of Adjustment, a Notice of Decision will be circulated in accordance with the provisions of the *Planning Act*.

**Accessibility Considerations:**

None

**Financial Considerations:**

None

October 18, 2021

Page 10 of 10

**Contacts:**

James Bar, Manager, Development Approvals, 613-546-4291 extension 3213

Steven Chew, Senior Planner, 613-546-4291 extension 3273

**Other City of Kingston Staff Consulted:**

None

**Exhibits Attached:**

Exhibit A Recommended Conditions

Exhibit B Key Map

Exhibit C Public Notification Map

Exhibit D Official Plan Map

Exhibit E Zoning By-Law 76-26, Map 2

Exhibit F Neighbourhood Context (2021)

Exhibit G Site Plan and Deck Plans

## **Recommended Conditions**

### **Application for minor variance, File Number D13-051-2021**

**Approval of the foregoing application shall be subject to the following recommended conditions:**

#### **1. Limitation**

That the approved minor variance applies only to the deck as shown on the approved drawings attached to the notice of decision.

#### **2. No Adverse Impacts**

The owner/applicant shall demonstrate to the satisfaction of the City that there are no adverse impacts on neighbouring properties as a result of any modifications to on-site grading or drainage.

#### **3. Building Permit Application Requirements**

The owner/applicant shall provide to the Building Services a copy of the decision of the Committee of Adjustment, together with a copy of the approved drawings, when they make application for a Building Permit.

The drawings submitted with the Building Permit application must, in the opinion of the City, conform to the general intent and description of the approved drawing(s), including any amendments and conditions approved by the Committee of Adjustment, as stated in the decision. It must be noted that additional planning approvals may be required should further zoning deficiencies be identified through the Building Permit application process.

#### **4. Standard Archaeological Condition**


In the event that deeply buried, or previously undiscovered archaeological deposits are discovered in the course of development or site alteration, all work must immediately cease, and the site must be secured. The Program and Services Branch of the Ministry of Heritage, Sport, Tourism and Culture Industries (416-314-7132) and City of Kingston's Planning Services (613-546-4291, extension 3180) must be immediately contacted.

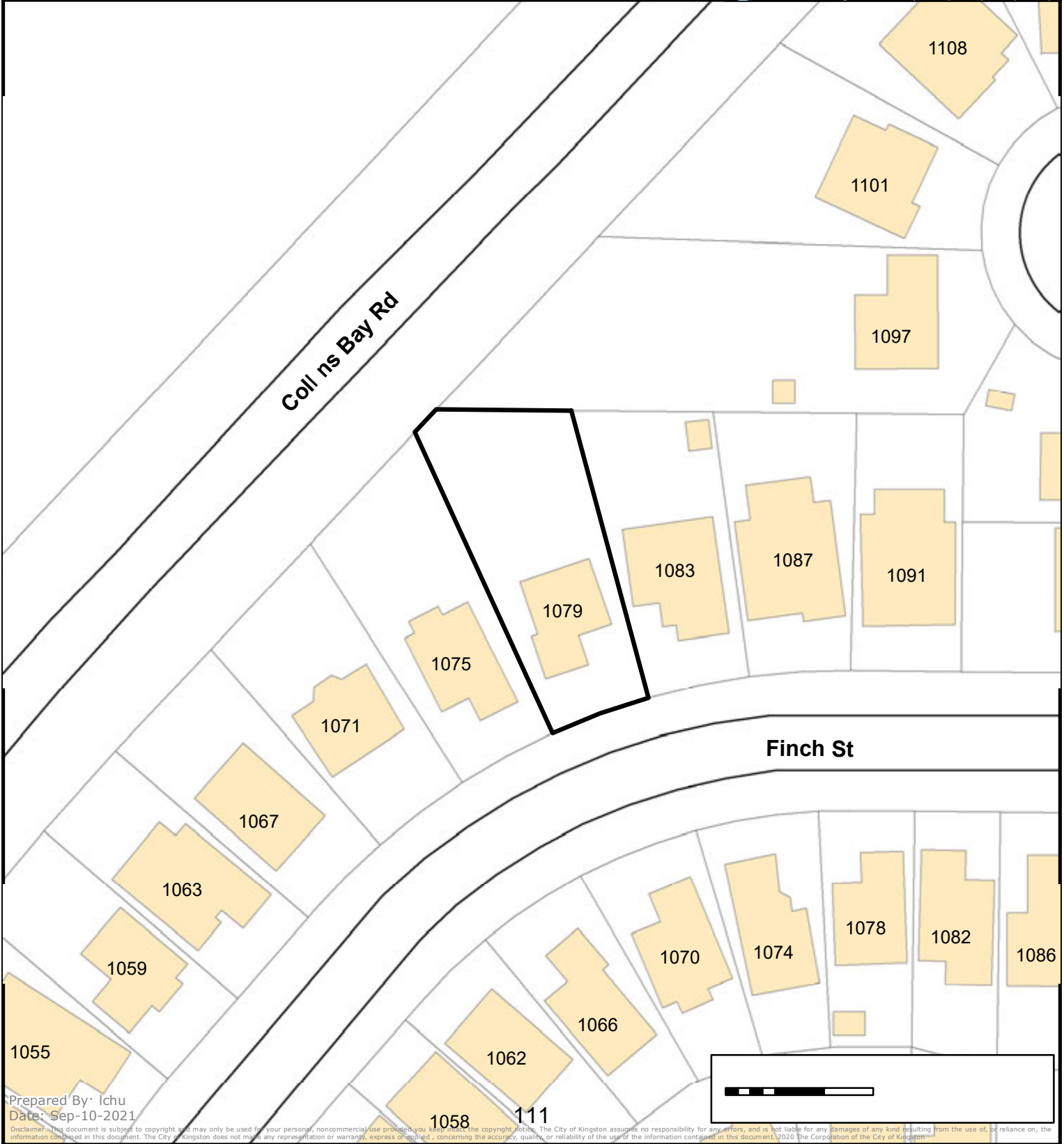
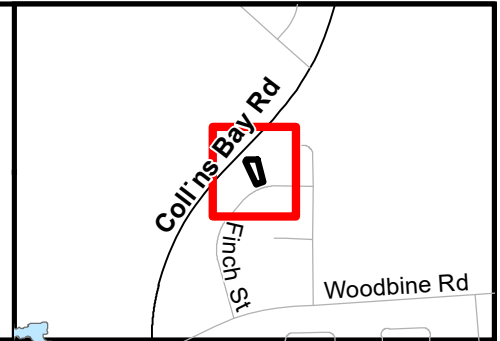
In the event that human remains are encountered, all work must immediately cease, and the site must be secured. The Kingston Police (613-549-4660), the Registrar of Cemeteries at the Ministry of Government and Consumer Services (416-212-7499), the Program and Services Branch of the Ministry of Heritage, Sport, Tourism and Culture Industries (416-314-7132), and City of Kingston's Planning Services (613-546-4291, extension 3180) must be immediately contacted.



# Committee of Adjustment Key Map

Address: 1079 Finch Street  
File Number: D13-051-2021

 Lands Subject to Minor Variance



Prepared By: Ichu  
Date: Sep-10-2021

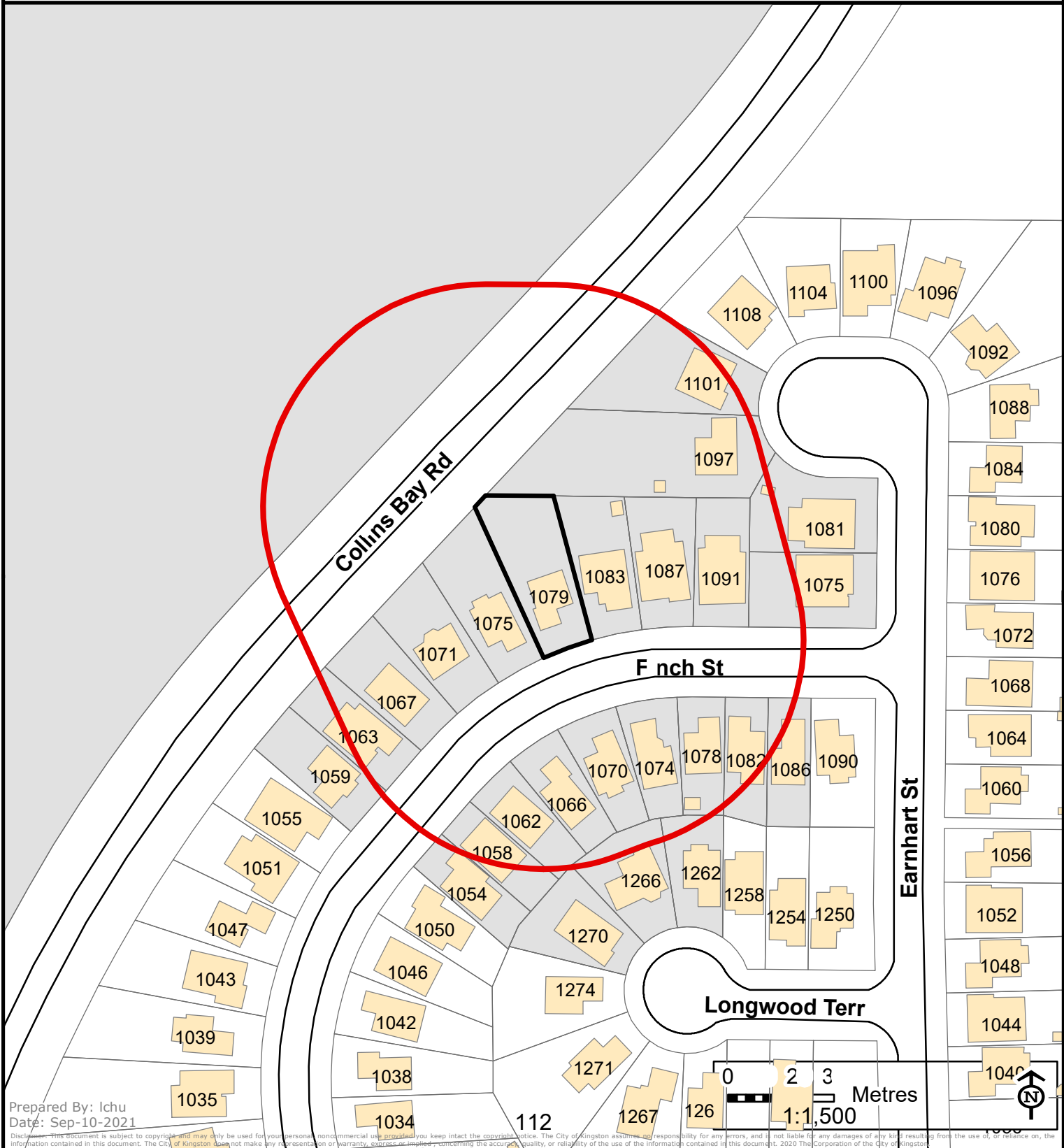
Disclaimer: This document is subject to copyright and may only be used for your personal, noncommercial use provided you keep intact the copyright notice. The City of Kingston assumes no responsibility for any errors, and is not liable for any damages of any kind resulting from the use of, or reliance on, the information contained in this document. The City of Kingston does not make any representation or warranty, express or implied, concerning the accuracy, quality, or reliability of the information contained in this document. ©2020 The Corporation of the City of Kingston.



# Committee of Adjustment Public Notice Notification Map

Address: 1079 Finch Street  
File Number: D13-051-2021

- 60m Public Notification Boundary
- Subject Lands
- Property Boundaries
- 25 Properties in Receipt of Notice (MPAC)



Prepared By: Ichu  
Date: Sep-10-2021




Disclaimer: This document is subject to copyright and may only be used for your personal, noncommercial use provided you keep intact the copyright notice. The City of Kingston assumes no responsibility for any errors, and is not liable for any damages of any kind resulting from the use of, or reliance on, the information contained in this document. The City of Kingston does not make any representation or warranty, express or implied, concerning the accuracy, quality, or reliability of the use of the information contained in this document. © 2020 The Corporation of the City of Kingston.

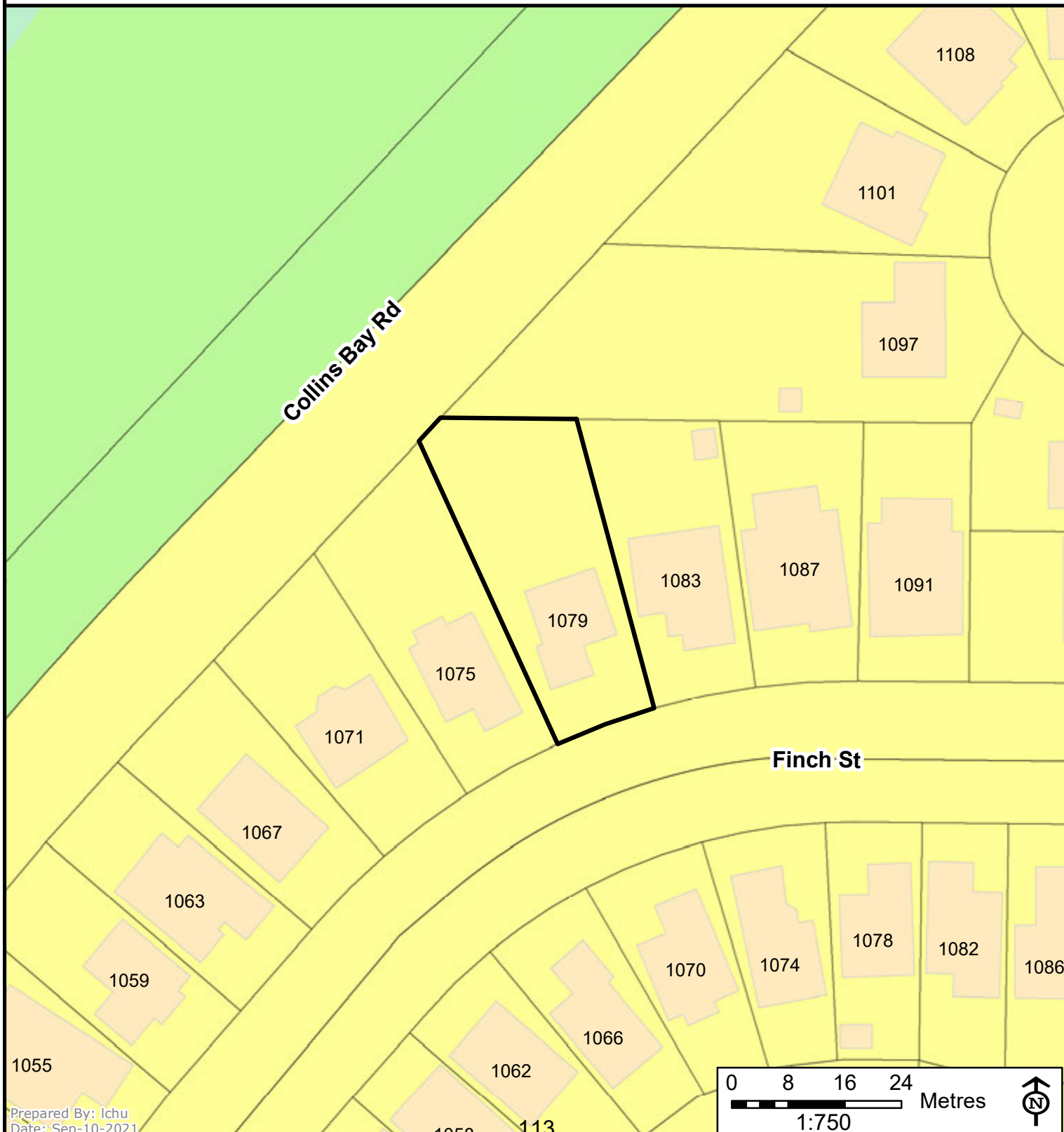


Planning Services

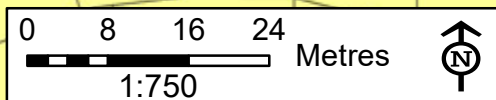
# Committee of Adjustment Official Plan, Existing Land Use

Address: 1079 Finch Street  
File Number: D13-051-2021

-  Subject Lands
-  OPEN SPACE
-  RESIDENTIAL



Prepared By: Ichu  
Date: Sep-10-2021





Disclaimer: This document is subject to copyright and may only be used for your personal, noncommercial use provided you keep intact the copyright notice. The City of Kingston assumes no responsibility for any errors, and is not liable for any damages of any kind resulting from the use of, or reliance on, the information contained in this document. The City of Kingston does not make any representation or warranty, express or implied, concerning the accuracy, quality, or reliability of the use of the information contained in this document. ©2020 The Corporation of the City of Kingston.

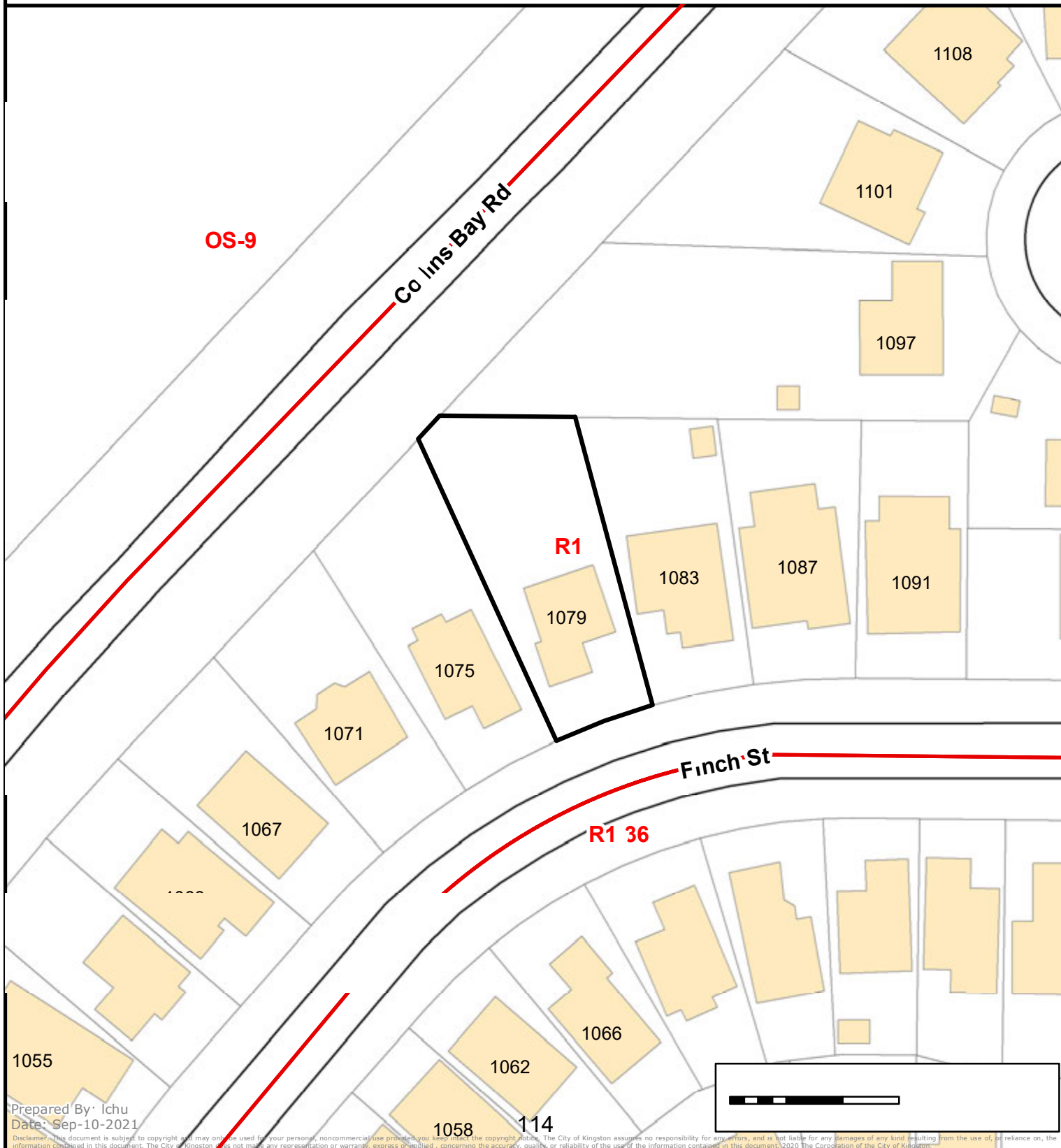


Planning Services

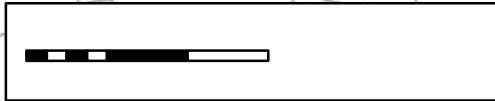
# Committee of Adjustment Existing Zoning - By-law 76-26, Map 2

Address: 1079 Finch Street  
File Number: D13-051-2021

-  Subject Lands
-  Consolidated Zoning



Prepared By: Ichu  
Date: Sep-10-2021





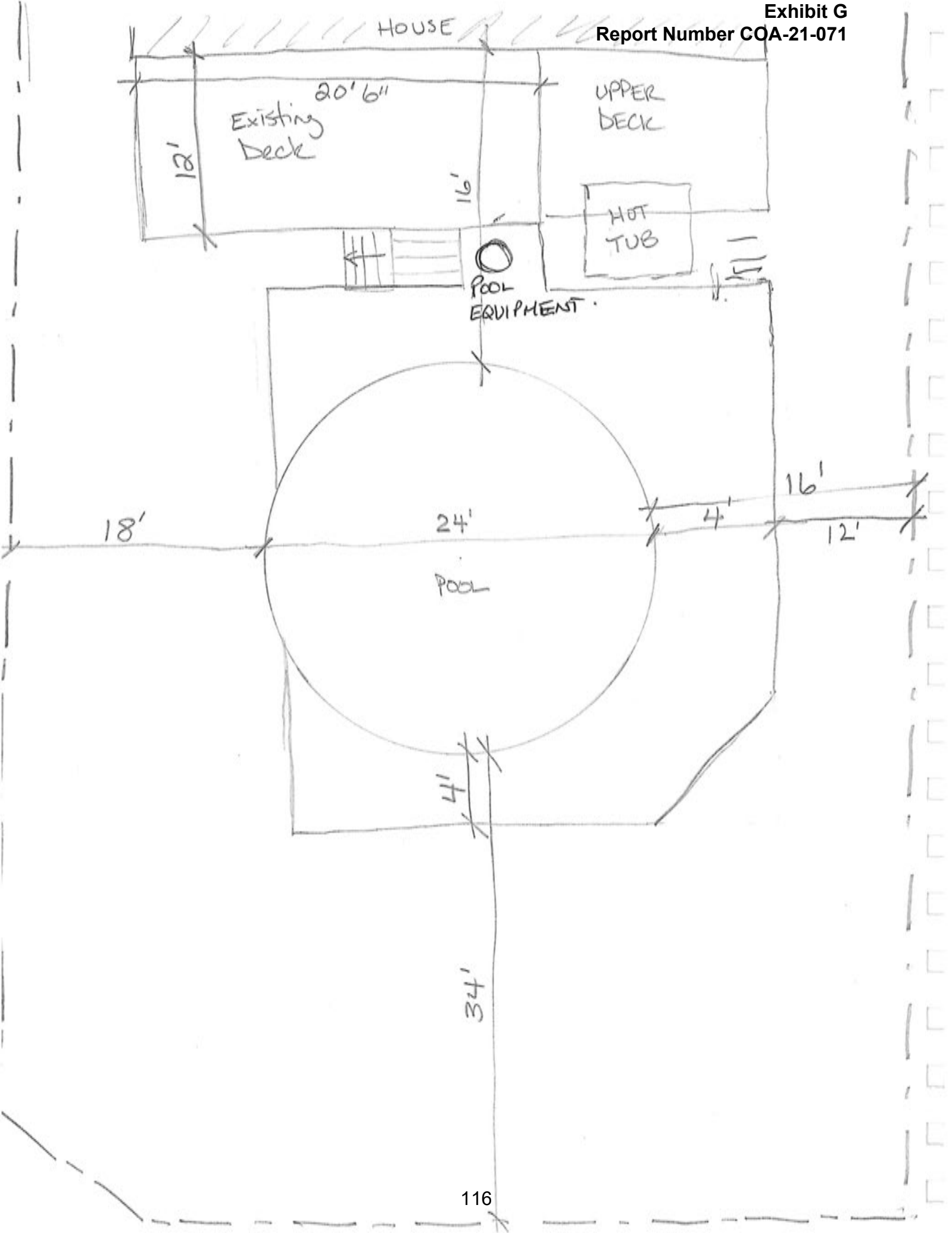
Committee of Adjustment  
**Neighbourhood Context (2021)**

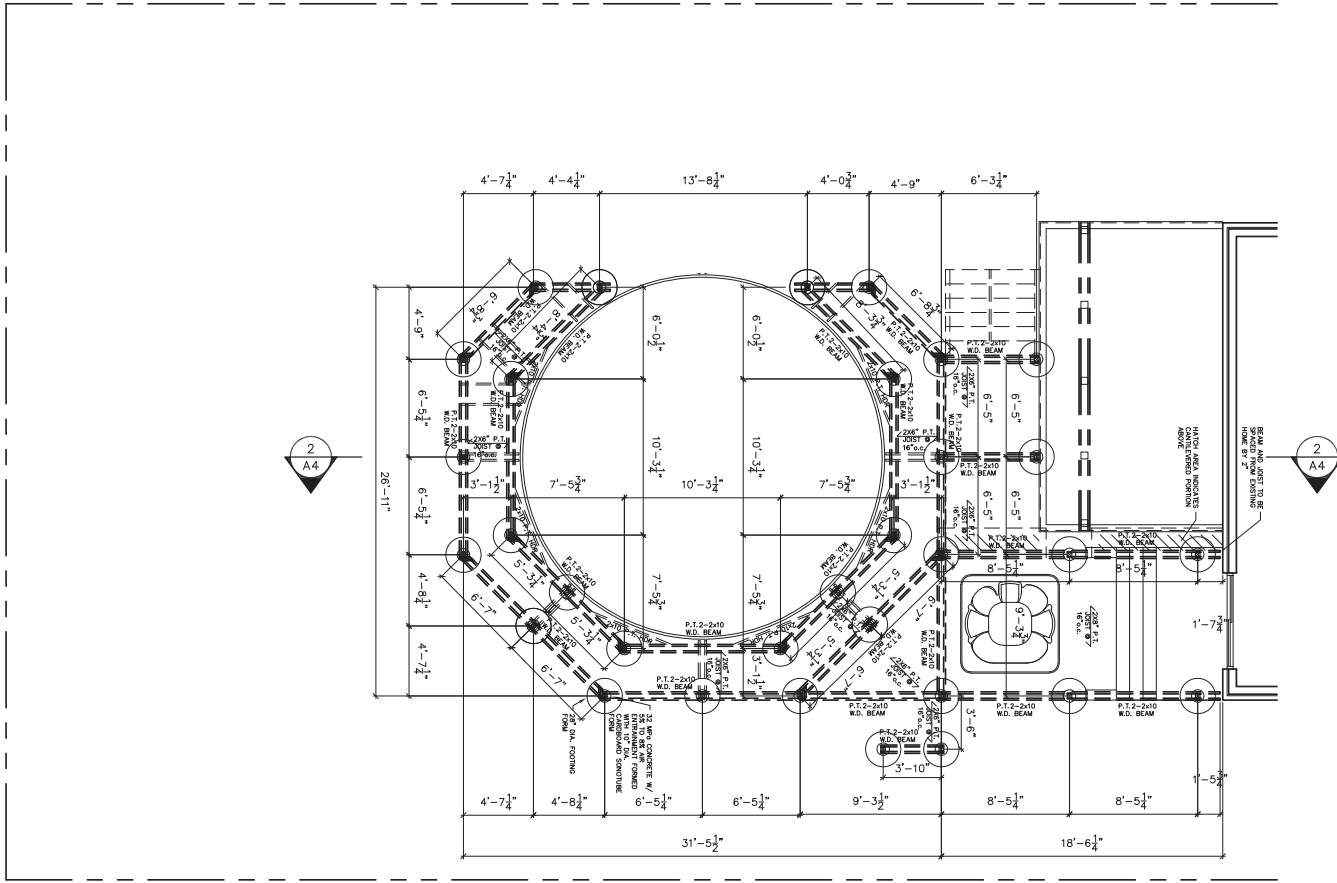
Address: 1079 Finch Street  
File Number: D13-051-2021

- Subject Lands
- Property Boundaries
- Proposed Parcels









1 FOUNDATION PLAN  
A1 SCALE: 1/8" = 1'-0"

THESE PLANS FROM THE BASIS FOR PERMIT ISSUANCE. ANY DEVIATION FROM THESE PLANS AND INSTALLATION, VENTILATION AND FINISH ELEMENTS WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING INSPECTOR DEPARTMENT.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR REPORTING ANY DISCREPANCIES BEFORE COMMENCING WORK. LATEST APPROVED DRAWINGS TO BE USED FOR CONSTRUCTION. CONTRACTOR RESPONSIBILITY TO ENGINE DRAWING REVISIONS, DRAWING SETS ARE NOT TO BE CUMULATIVE. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION AND WITH ALL ASSOCIATED MATERIAL FOR THIS PROJECT PRODUCED BY EITHER TOM M. FALCAO DESIGN STUDIOS OR THE CONSULTANTS AND ENGINEERS HAVING BEEN ASSOCIATED WITH THE PROJECT. PRINTS ARE NOT TO BE SCALED.

NOTE: THESE DRAWINGS ARE THE PROPERTY OF TOM M. FALCAO DESIGN STUDIOS AND ARE NOT TO BE REPRODUCED OR REPRODUCED WITHOUT WRITTEN CONSENT. PROJECT HAS BEEN DESIGNED UNDER THE O.S.C. CODES BY A REGISTERED DESIGNER HOLDING A VALID SON NO. AS PER O.S.C. 317.4. ANY DEVIATION FROM THE PLANS ARE TO BE APPROVED AND APPROVED BY BOTH TOM M. FALCAO DESIGN STUDIOS AND THE MUNICIPALITY HAVING JURISDICTION OVER THE PROJECT.

PLANS ARE ONLY VALID FOR SINGLE TIME USE ON THE PROPERTY / PROJECT SITED AND ONLY IF THE PERMIT IS APPLIED FOR WITH IN 30 DAYS OF THE ISSUING DATE, WITH ACCOMPANIED SON NO. INFORMATION MUST BE COMPLETED OR PLANS ARE NOT VALID FOR CONSTRUCTION OR BUILDING PERMIT ISSUANCE (ONLY ORIGINALS TO BE USED FOR BUILDING PERMIT ISSUANCE) (SIGNATURE MUST BE IN RED INK)

BUILDING NO./ STREET NAME  
1079 FINCH STREET  
MUNICIPALITY  
CITY OF KINGSTON  
REGISTERED PER. NO. 74378

I REVIEW AND TAKE RESPONSIBILITY ON BEHALF OF THE DESIGN STUDIO. I AM QUALIFIED, AND THE FIRM IS REGISTERED AS PER O.S.C. 317.4 IN THE APPROPRIATE CLASSES / CATEGORIES  
REGISTERED SON NO. 23921  
FIRM SON NO. 30703  
DATE 08/07/2021

DATE	REVISIONS

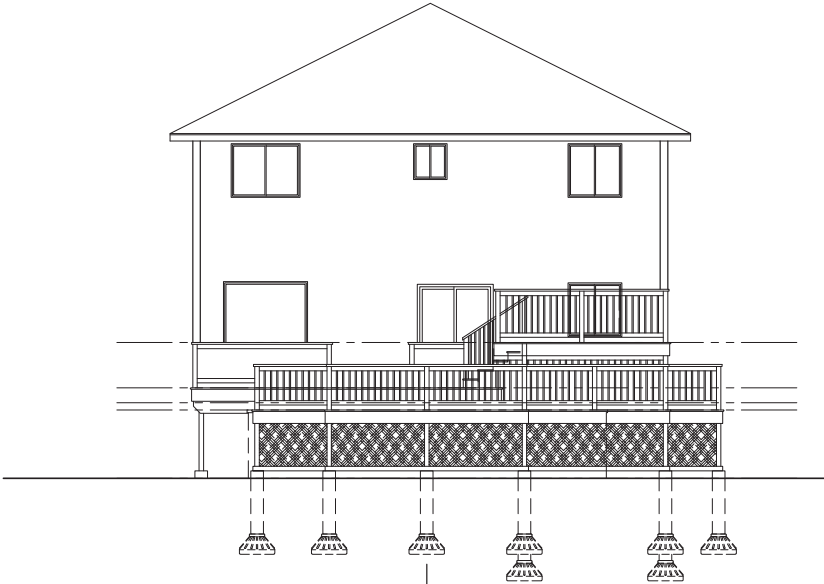
**TF**  
TOM M. FALCAO  
DESIGN STUDIOS  
1457, SIERRA AVE.  
KINGSTON, ONTARIO  
K7P 3H2 - (613) 634-3978

PROJECT NAME:  
NEW DECK  
FOR TONY SILVA

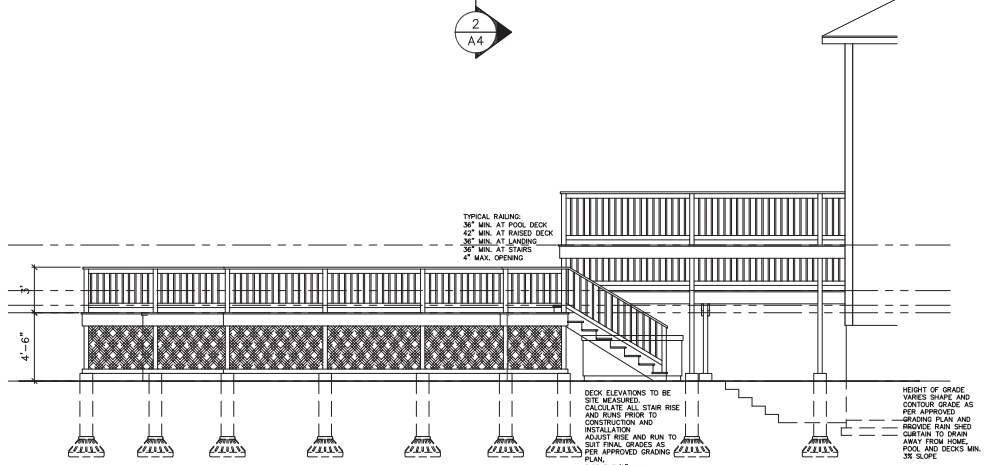
KINGSTON, ONTARIO  
DRAWING NAME:  
FOUNDATION PLAN

SQUARE FT.	
SCALE	1/8"=1'-0"
DATE	08/01/2021
PLOT DATE	08/07/2021
DRAWN BY	TOM M. FALCAO
CHECKED BY	
FILE NAME	
PROJECT NO.	DRAWING NO. A1





1 BACK ELEVATION  
 A3 SCALE: 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION  
 A3 SCALE: 1/8" = 1'-0"

"THESE PLANS FROM THE BASIS FOR PERMIT ISSUANCE. ANY  
 DEVIATION FROM THESE PLANS AND DETAILS INCLUDING IDENTIFICATION  
 SYSTEMS, RAILING SYSTEMS, FINISHES, DECKS, BALCONIES, AND  
 CLEARANCE BY THE BUILDING INSPECTOR DEPARTMENT.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE  
 RESPONSIBLE FOR REPORTING ANY DISCREPANCIES BEFORE  
 COMMENCING WORK. LATEST APPROVED DRAWINGS TO BE USED FOR  
 CONSTRUCTION. CONTRACTOR RESPONSIBILITY TO ENSURE DRAWING  
 REVISIONS, DRAWING SETS ARE NOT TO BE QUANTITY. ALL  
 DRAWINGS ARE TO BE MADE IN CONJUNCTION AND WITH ALL  
 ASSOCIATED MATERIAL FOR THE PROJECT PROVIDED BY EITHER TOM  
 M. FALCAO DESIGN STUDIOS OR THE CONSULTANTS AND ENGINEERS  
 HAVING BEEN ASSOCIATED WITH THE PROJECT. PRINTS ARE NOT TO  
 BE SCALED.

"NOTE: THESE DRAWINGS ARE THE PROPERTY OF TOM M. FALCAO  
 DESIGN STUDIOS, AND ARE NOT TO BE REPRODUCED OR REPRODUCED  
 WITHOUT WRITTEN CONSENT. PROJECT HAS BEEN DESIGNED UNDER THE  
 REGULATION OF A REGISTERED DESIGNER HOLDING A VALID REG. NO.  
 AS PER O.S.C. 137.4. ANY DEVIATION FROM THE PLANS ARE TO BE  
 FORWARDED AND APPROVED BY BOTH TOM M. FALCAO DESIGN STUDIOS  
 AND THE MUNICIPALITY HAVING JURISDICTION OVER THE PROJECT.

DATE	REVISIONS
------	-----------

**TM**  
 TOM M. FALCAO  
 DESIGN STUDIOS  
 KINGSTON, ONTARIO

TOM M. FALCAO DESIGN STUDIOS  
 1457, SIERRA AVE.  
 KINGSTON, ONTARIO  
 K7P 3H2 — (613) 634-3978

PROJECT NAME:  
 NEW DECK  
 FOR TONY SILVA

KINGSTON, ONTARIO

DRAWING NAME:  
 ELEVATIONS

SQUARE FT.	
SCALE	1/8"=1'-0"
DATE	08/01/2021
PLOT DATE	08/07/2021
DRAWN BY	TOM M. FALCAO
CHECKED BY	
FILE NAME	
PROJECT NO.	DRAWING NO. A3

