

**To:** Christine Vigneault, Committee of Adjustment Secretary Treasurer  
**From:** Nancy Tuckett, Director of Development and Parks Planning  
**Date:** April 1, 2026  
**Name of Owner:** Nicolino Fiorucci  
**Location:** 20 Hudson Drive  
**File No.(s):** A015/26

---

**Proposed Variance(s) (By-law 001-2021):**

1. To permit a minimum exterior side yard of **0.6 metres** for an accessory building (shed).
2. To permit an accessory building (shed) to be located closer to the exterior side lot line than the principal building on the lot.
3. To permit an outdoor swimming pool (hot tub) to be located **1.5 metres** from the exterior side yard.

**By-Law Requirement(s) (By-law 001-2021):**

1. The minimum required Exterior Side Yard shall be **4.05 metres**. [Section 4.1.2 1. a. ii. & Exception 14.400, Figure T-36]
2. An accessory building shall not be located closer to an **exterior side lot line** than the principal building on the lot. [Section 4.1.2 2 b.]
3. An outdoor swimming pool shall be subject to the minimum required **4.5 metres** exterior side yard requirement of the principal dwelling. [Section 4.21 5]

**Official Plan:**

City of Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"

**Comments:**

The Owner is seeking relief to permit the proposed location of an existing shed and outdoor hot tub with the above noted variances.

The Development and Parks Planning Department has no objection to Variance 1 and 2, to permit a shed in the exterior side yard with a setback of 0.6 metres to the exterior side lot line, whereas a minimum setback of 4.05 metres is required. The shed is located in the exterior yard, abutting the section of fencing that provides entry to the rear yard. The shed is designed as a single-storey structure with a hip roof, with a height of 2.18 m from established grade to the midpoint of the roof. The 0.6 m setback provides adequate spatial separation from the exterior side lot line for access and maintenance. The shed is modest in size and the existing trees and proposed cedars in the front yard are anticipated to mitigate any adverse impacts on the streetscape.

The Development and Parks Planning Department has no objection to Variance 3, to permit an existing hot tub to be setback 1.5 m from the exterior side yard, whereas a minimum setback of 4.5 m is required. The hot tub is located in rear yard and the 1.5 m setback maintains the general intent of the Zoning By-law as it provides sufficient spatial separation to the exterior side lot line to maintain the function of the rear yard as an outdoor amenity space. The Development Engineering Department has reviewed the application and has no objection to the location of the existing shed and hot tub. The Owner will be required to obtain a pool permit for the existing hot tub.

Accordingly, the Development and Parks Planning Department can support the requested variances and is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

**Recommendation:**

The Development and Parks Planning Department recommends approval of the application.

**Conditions of Approval:**

If the Committee finds merit in the application, the following conditions of approval are recommended:

None.

**Comments Prepared by:**

Alesia Lamaj, Planner 1

Janany Nagulan, Senior Planner