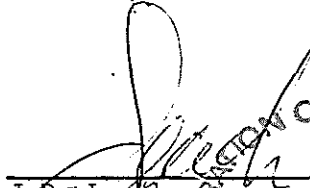
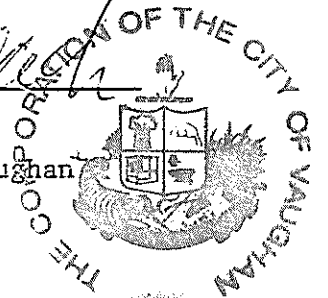


I, JOHN D. LEACH, City Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 265 to the Official Plan of the Vaughan Planning Area which was approved by the Ontario Municipal Board, with modifications, on the 18th day of October, 1990. The attached text incorporates said modifications which are typed in script.



J.D. Leach
City Clerk
City of Vaughan



DATED at the City of Vaughan
this 8th day of July, 1994.



O 890067
R 880548

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

IN THE MATTER OF Section 17(11) of
the Planning Act, 1983

AND IN THE MATTER OF a referral to
this Board by the Honourable John
Eakins, Minister of Municipal
Affairs, on requests by Jack Austin
Drugs Limited and Pro Catering
Limited for consideration of proposed
Amendment No. 265 to the Official
Plan for the Town of Vaughan
Minister's File No. O 890067

- and -

IN THE MATTER OF Section 34(18) of
the Planning Act, 1983

AND IN THE MATTER OF appeals by Pro
Catering Limited, Woodbridge Hotel,
Ideal Allfood Products (Canada) Inc.
and others against Zoning By-law 284-
88 of the Corporation of the Town of
Vaughan

AND IN THE MATTER OF appeals by Artex
Precast Limited and Woodbridge Hotel
against Zoning By-law 285-88 of the
Corporation of the Town of Vaughan
O.M.B. File No. R 880548

B E F O R E :

P. G. WILKES
Vice-Chairman

- and -

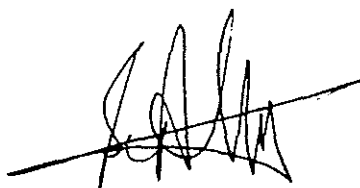
B. W. McLOUGHLIN
Member


) Thursday, the 18th day
)
) of October, 1990
)
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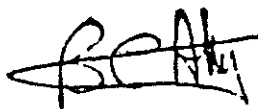
THESE MATTERS having come on for public hearing, and the Board having
reserved its decision until this day;

THE BOARD ORDERS that Amendment No. 265 to the Official Plan is
modified as set out in Schedule "A" attached hereto and forming part
of this order, and as so modified is hereby approved.

AND THE BOARD ORDERS that the appeals are allowed in part and By-laws 283-88 and 284-88 are hereby amended as set out in Schedule "A" attached hereto and forming part of this order.



 SECRETARY

ENTERED	
O. B. No.	089-1
Folio No.	103
MAR 14 1991	
	
ACTING SECRETARY, ONT. MUNICIPAL BOARD	



Ontario Municipal Board
Commission des affaires municipales de l'Ontario

Schedule "A"

to the order of
the Ontario Municipal Board
made on the 15th day of OCTOBER, 1990

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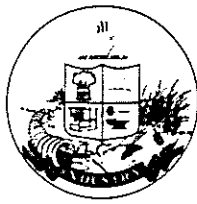
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THE TOWN OF VAUGHAN BY-LAW

BY-LAW NUMBER 283-88

A By-law to adopt Amendment Number 265 to the Official Plan of the Vaughan Planning Area.

NOW THEREFORE The Council of The corporation of the Town of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 265 to the Official Plan of the Vaughan planning Area, consisting of the attached text, and Schedule "A" is hereby adopted.
2. AND THAT the Town Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 265 to the Official Plan of the Vaughan planning Area.
3. AND THAT this By-law shall come into force and take effect on the day of the final passing thereof.

READ a FIRST and SECOND time this 13th day of July, 1988.

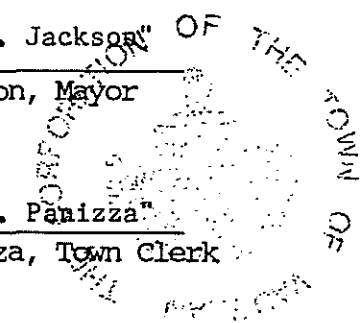
"L.D. Jackson"
L.D. Jackson, Mayor

"R.A. Panizza"
R.A. Panizza, Town Clerk

READ a THIRD time and finally passed this 13th day of July, 1988.

"L.D. Jackson"
L.D. Jackson, Mayor

"R.A. Panizza"
R.A. Panizza, Town Clerk



AMENDMENT NUMBER 265
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text and Schedule "A" to Amendment Number 265 to the Official Plan of the Vaughan Planning area constitute Amendment Number 265.

Also attached hereto but not constituting part of the Amendment is Appendix I.

I PURPOSE

The purpose of this Amendment is to permit an "adult entertainment parlour" (AEP) to be located within a portion of the area subject to Amendment Number 4, as amended, to the Official Plan of the Vaughan Planning Area.

II LOCATION

This Amendment applies to two areas in the Town of Vaughan:

- (1) Area #1 encompasses a portion of the lands located east of Keele Street and south of Langstaff Road, being part of Lots 7, 8, 9 and 10, Concession 3;
- (2) Area #2 encompasses a portion of the lands located south of Doughton Road and Killaloe Road, and east of Maplecrete Road, being part of Lots 4 and 5, Concession 4.

Areas #1 and #2 are shown on Schedule "A" to Amendment Number 265 as "Areas Subject to Amendment No. 265."

III BASIS

Areas #1 and #2 are designated as "Industrial Area" by Official Plan Amendment No. 4, as amended. In Area #1, industry, warehousing, trans-shipping facilities, and services accessory to the C.N.R. classification yards are the permitted uses.

In Area #2, manufacturing, storage and warehousing are permitted as the predominant uses; accessory recreational uses, open space uses, and minor commercial uses which primarily serve the industrial uses are also permitted.

The use of the lands in Areas #1 and #2 for the purpose of an AEP is not permitted.

There are a number of problems generally associated with AEP's:

- inadequate parking which can result in illegal parking on-street and in fire lanes, and encroachment into areas reserved for other firms' loading, deliveries and customer parking (particularly in multi-unit buildings with shared parking areas)
- presentation of a public image contrary to the one the Town wishes to promote.
- anti-social behaviour by AEP patrons which is offensive and disruptive to residents and commercial activity.
- resident concern respecting the detrimental impact of AEP's on community moral standards and family life.

The continuing operation of AEP's in Vaughan indicates that the services they provide are in demand in the marketplace. However, in view of the problems they present, there is a need to direct them to locations which are appropriate from a planning perspective, in order to minimize negative impacts and ensure compatibility with neighbouring uses.

At Council's direction, a study (i.e. the "Adult Entertainment Parlours Study") was completed in July, 1987. This study reviewed the problems associated with AEP's in Vaughan and the Toronto area and evaluated strategic options available to the Town to provide it with adequate control over AEP's. The study also proposed a set of policies based on planning considerations to govern the location of AEP's, and identified the two areas in Vaughan which meet these policy requirements.

Council has adopted the study recommendations and directed that an Official Plan Amendment be prepared to implement this Town policy. This Amendment provides a definition for "adult entertainment parlour", incorporates the policies and selection criteria pertaining to the location of such uses, and identifies the two locations where such uses will be permitted.

•IV DETAILS OF THE ACTUAL AMENDMENT AND
POLICIES RELATIVE THERETO

The Official Plan of the Vaughan Planning Area is hereby amended by adding the following paragraphs to paragraph (b) of Section 5(2) of Official Plan Amendment Number 4, as policies respecting the permitted use and location of an "Adult Entertainment Parlour" within the area designated "Industrial Area" by Amendment Number 4, as amended, to the Official Plan:

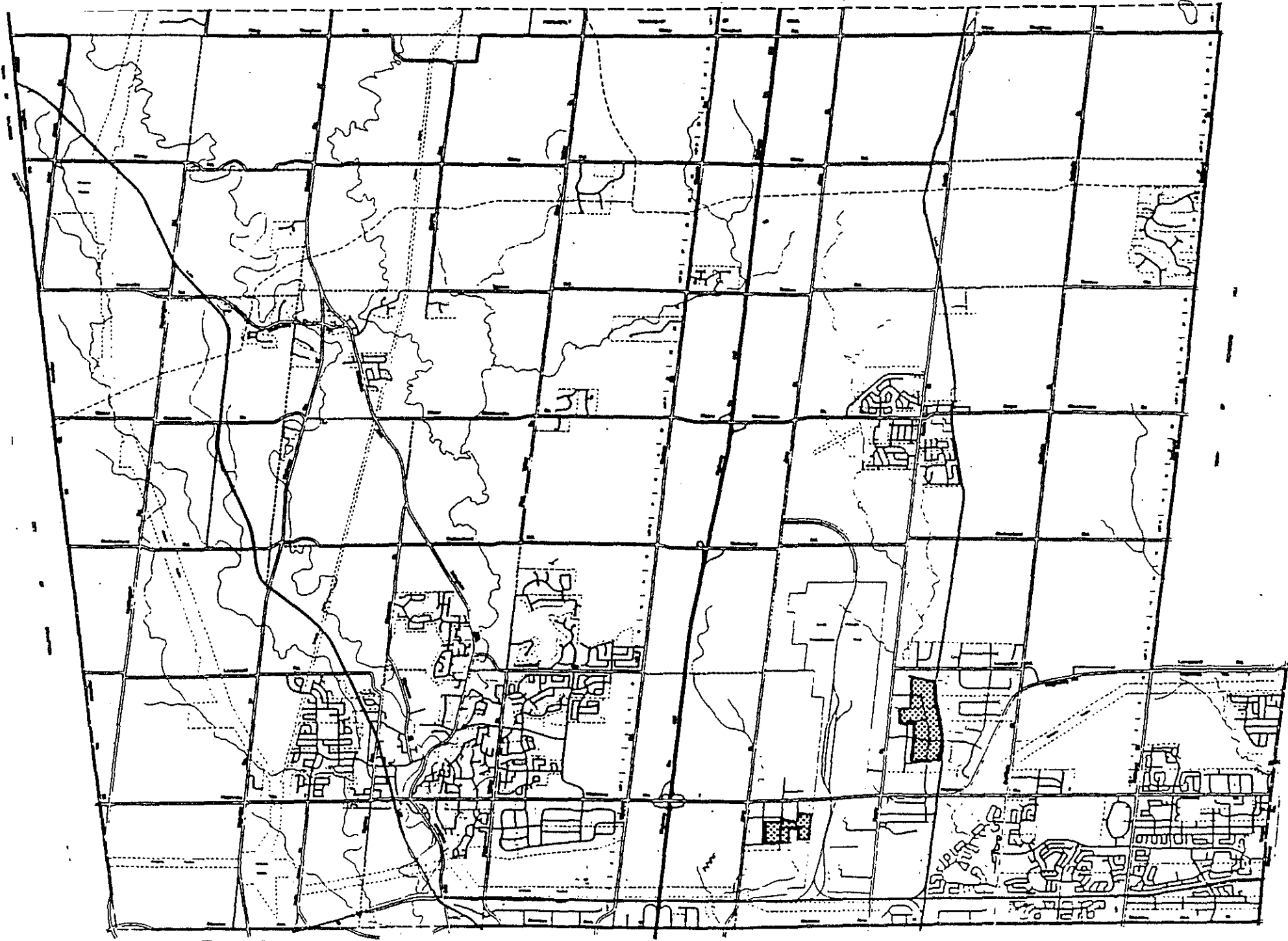
- 1.a) For the purpose of this Amendment, as amended by OPA 265, an "Adult Entertainment Parlour" means any building (or part thereof) where a business operates providing goods or services intended to appeal to erotic or sexual appetites or inclinations.

- 2.b) The adult entertainment parlour use shall be subject to the following general policy (i) and specific policies (ii) to (vi):
 - (i) A limited number of AEP's will be permitted in Vaughan provided they are confined to areas which have low visibility to the general public, are infrequently visited by families and children, and will not negatively impact other uses in the general vicinity.

- (ii) Notwithstanding the uses permitted on lands designated "Industrial Area" by Official Plan Amendment No. 4, as amended, an "adult entertainment parlour" shall be a permitted use within the lands shown as AREAS SUBJECT TO AMENDMENT NO. 265 on Schedule "A" to OPA 265 attached thereto.
- (iii) AEP's shall be located at least 100 metres from an arterial road or Provincial highway, and shall not be located on lots abutting such roadways.
- (iv) Any AEP shall be located at least 1000 metres from any other AEP.
- (v) *An AEP shall be located at least 500 metres from any lands designated in the Official Plan for residential purposes, and any residential use. This restriction shall not apply to the two existing farm dwellings located on the west side of Jane Street within Lot 4, Concession 5.*
- (vi) *An AEP shall be located only in a building where the AEP is the sole use of the building.*

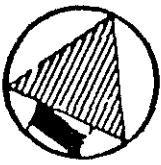
V INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area, as amended from time to time, regarding the interpretation of that plan, shall apply with respect to this Amendment.



THIS IS SCHEDULE "A"
TO AMENDMENT No. 265
ADOPTED THE 13TH DAY
OF JULY 1988.

SIGNING OFFICERS: THE
"L. Jackson"
MAYOR
A.A. Clerk
CLERK
THE CORPORATION OF THE TOWN OF VAUGHAN



AREAS SUBJECT TO
AMENDMENT NO. 265

APPENDIX I

On 2 September 1986, Council passed the following resolution:

"WHEREAS Council deems it in the public interest to undertake a study of areas in the municipality in which body-rub parlours and adult entertainment parlours as defined in Sections 221 and 222 respectively of the Municipal Act may be appropriately located;

AND WHEREAS Council deems it appropriate to enact an interim control by-law as provided for in Section 37 of the Planning Act, 1983;

BE AND IT IS HEREBY RESOLVED THAT the Council of The Corporation of the Town of Vaughan directs that a study be undertaken forthwith in respect of planning policies related to the use of land for body-rub parlours and adult entertainment parlours."

On the same date, Council enacted By-law 336-86, an Interim Control By-law to prohibit the use of lands in the Town of Vaughan for those uses for a period of one year.

On 17 August 1987, Council resolved the following:

- "1. THAT the report entitled "The Adult Entertainment Parlours Study" (July 1987) be received.
2. THAT Council resolve to extend Interim Control By-law 336-86, which expires on 2 September 1987, for an additional one (1) year period.
3. THAT Council direction be given for the scheduling of a public hearing in October 1987 to consider the report."

At a public hearing on 20 October 1987, Council resolved:

- "1. THAT the policies and strategy outlined in the Adult Entertainment Parlours Study be adopted as Town policy.
2. THAT Staff be directed to prepare amendments to the Vaughan Official Plan, pursuant to Section 17 of the Planning Act, and to Zoning By-laws 2523 and 2961, pursuant to Section 34 of the Planning Act, to be brought forward to Council.
3. THAT Staff be directed to proceed with the remaining steps (as recommended above) to implement the policy and strategy respecting adult entertainment parlours."

On 5 January 1988, a second public hearing was held to provide further opportunity for Council to receive comments from the public. Council resolved as follows:

- "1. THAT the policies and strategy outlined in the study entitled "Adult Entertainment Parlours Study" (with modifications) be received as Town policy.

2. THAT Staff be directed to give further consideration to the issues raised prior to the preparation of amendments to the Vaughan Official Plan, pursuant to Section 17 of the Planning Act, and to Zoning By-laws 2523 and 2961, pursuant to Section 34 of the Planning Act, to be brought forward to Council at a public hearing(s)."

On 8 March 1988, a third public hearing was held at which Council resolved:

- "1. THAT the policies and strategy outlined in the study entitled "Adult Entertainment Parlours Study" (with modifications with respect to parking standards, Official Plan and Zoning amendments) be adopted as Town policy.
2. THAT Staff be directed to prepare amendments to the Vaughan Official Plan, and Zoning By-laws 2523 and 2961, to implement the policies pertaining to Adult Entertainment Parlours."