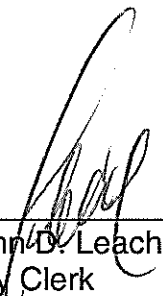


I, JOHN D. LEACH, City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 565 to the Official Plan of the Vaughan Planning Area, which was approved by the Regional Municipality of York, without modification, on the 16th day of July, 1999.



John D. Leach
City Clerk
City of Vaughan

DATED at the City of Vaughan
this 19th day of July, 1999.

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 23-99

A By-law to adopt Amendment Number 565 to the Official Plan of the Vaughan Planning Area.

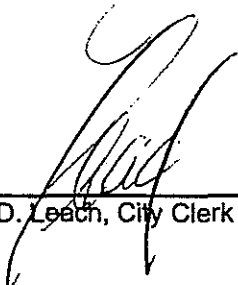
NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS as follows:

1. THAT the attached Amendment Number 565 to the Official Plan of the Vaughan Planning Area, consisting of the attached text and Schedules "A", is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Regional Municipality of York for approval of the aforementioned Amendment Number 565 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, SECOND and THIRD time and finally passed this 25th day of January, 1999.



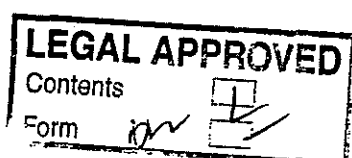
L. D. Jackson, Mayor



J. D. Leach, City Clerk

**AMENDMENT NUMBER 565
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text and Appendix 1 amend Official Plan Amendment Number 450 of the Official Plan of the City of Vaughan and constitute Amendment Number 565.



I PURPOSE

The purpose of this Amendment is to permit "body-rub parlours" to be located within a portion of the Areas subject to Amendment Number 265, as amended, to the Official Plan of the City of Vaughan.

II LOCATION

This amendment applies to two areas in the City 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 8 and 9, Concession 3;
2. Area #2 encompasses a portion of the lands located south of Killaloe Road and east of Costa Road, being part of Lots 4 and 5 Concession 4.

Area #1 and Area #2 are shown on Appendix 1 to Amendment Number 565.

III BASIS

The establishment of a number of existing body-rub parlours in Vaughan indicates that the services which they provide are in demand. Because body-rub parlours have an impact on the image and character of the areas where they locate, they should be treated in a manner consistent with the City's established policy of permitting adult-oriented businesses (ie. adult entertainment parlours, adult video stores) in areas identified as appropriate for such uses from a land use planning perspective.

At Council's direction a report has been completed by planning staff. It examined the body-rub parlour issue, including the experience of other Ontario municipalities dealing with such uses. The study recommended developing an appropriate definition for a body-rub parlour, and identifying suitable locations and planning criteria, in consideration of the impacts of such uses.

A 'body-rub parlour', as defined in Section 224 of the Municipal Act, makes a clear distinction between body-rubs 'for the purpose of medical or therapeutic treatment' (an activity specifically excluded from the definition included in this amendment), and body-rub 'in pursuance of a trade, calling, business or occupation' which are provided for pleasure and/or entertainment to an adult clientele.

A body-rub parlour is considered to have a limited land use impact on neighbouring uses in terms of parking, noise, traffic, etc., but more significant impact in terms of the character and image of the area where it is located. In the latter regard, it is similar to an 'adult entertainment parlour'. The City has previously identified

two areas in the Official Plan which are considered appropriate for uses oriented to 'adult entertainment'. Official Plan Amendment #265 was approved by the City in 1990. Subsequently, in 1997, a zoning amendment was approved which effectively directed adult video stores to the areas defined by OPA #265 for adult entertainment parlours (AEPs). The basis for OPA #265 was that: 'a limited number of AEPs 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'.

The two areas, Area #1 and #2, are designated as 'Industrial Area' by Official Plan Amendment #4, as amended. In Area #1, industry, warehousing, transportation shipping facilities, and services accessory to the CNR 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 serve the industrial uses are also permitted.

At present, a body-rub parlour is not a permitted use within Areas #1 and #2. OPA #565 defines and permits body-rub parlours within the two areas covered by Official Plan Amendment #265 where 'adult entertainment parlours'(AEPs) and adult video stores are already permitted. Note also that Areas #1 and #2 as defined by OPA #565, correspond to the same areas defined by OPA #265, with two exceptions. In OPA #565, Council directed Area #1 to be reduced due to potential conflicts with an existing banquet hall in the area south of Rivermede Road. Area #2 is also smaller because a portion of the area originally identified by OPA #265 has subsequently become subject to OPA #500, the Vaughan Corporate Centre Secondary Plan. As the Vaughan Corporate Centre is planned to become a Regional Centre reflective of the City's civic and corporate image, it is not considered appropriate to encourage or permit adult-oriented businesses to locate there.

Additional planning criteria also apply to body-rub parlours in order to limit their impact on surrounding uses and businesses. A body-rub parlour may not exceed 150 square metres in Gross Floor Area, is restricted to a maximum of one per lot, and when in a multi-unit building is also restricted to a maximum of 15% of the gross floor area of the multi-unit building.

IV DETAILS OF THE AMENDMENT

- A. Official Plan Amendment Number 450 of the City of Vaughan is hereby amended by:
- 1) deleting the heading "Adult Entertainment Parlours" in Section 2.2.7.3. and substituting "Adult Entertainment Parlours and Body-rub Parlours";
 - 2) Adding the following paragraphs to Section 2.2.7.3.:
 - c) "A "Body-rub Parlour" includes any premises or part thereof where a body rub is performed,

offered or solicited in pursuance of a trade, calling, business or occupation, but does not include any premises or part thereof where body rubs are performed for the purpose of medical or therapeutic treatment by persons otherwise duly qualified, licensed or registered so to do under the laws of the Province of Ontario.”

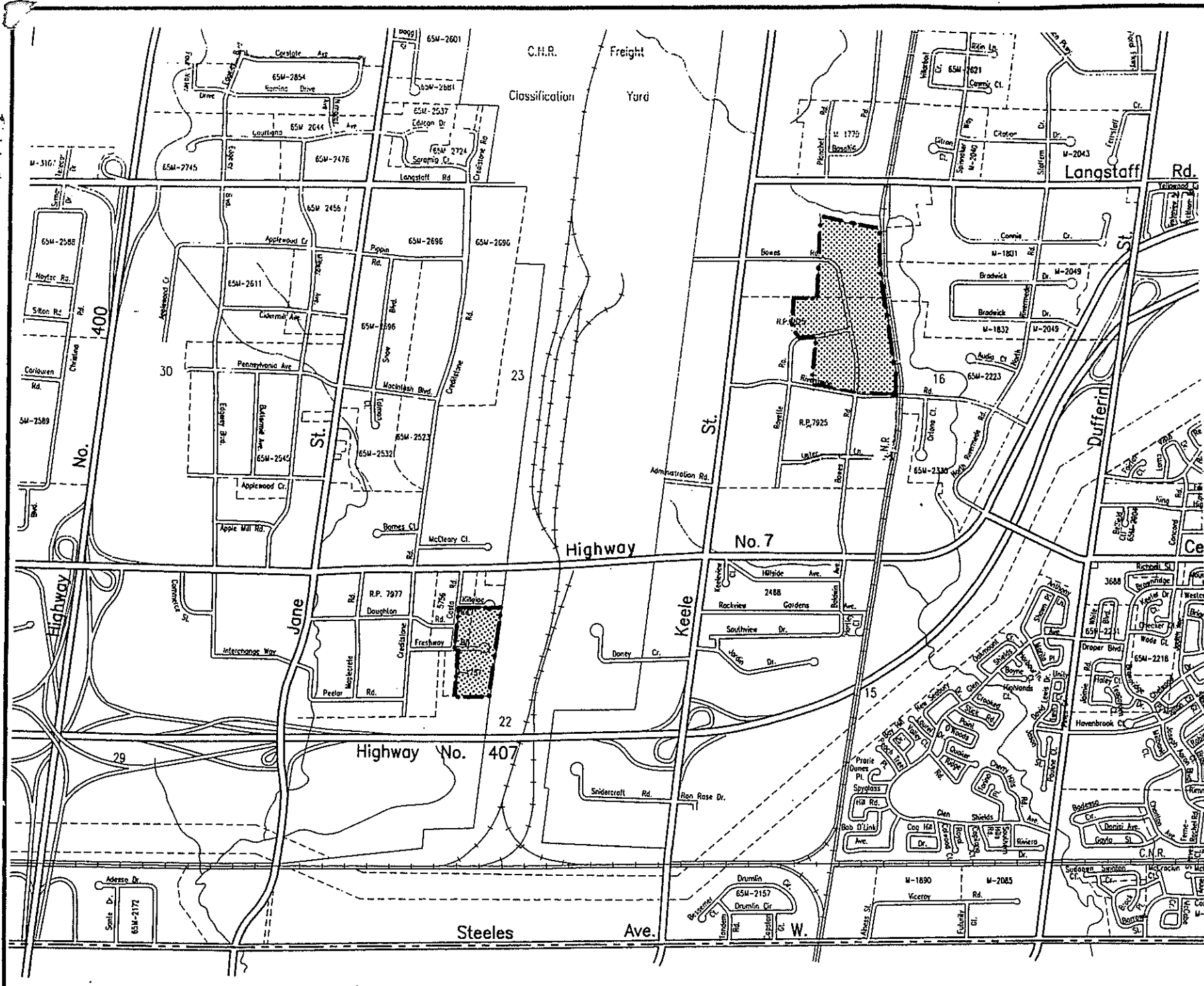
- d) Subject to the policies in this plan, a “body-rub parlour” shall be a permitted use only on the lands shown as AREA SUBJECT TO AMENDMENT NO. 565.

INTERPRETATION

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

VI IMPLEMENTATION

The provisions of Official Plan Amendment #265 shall be implemented through an amendment to the zoning by-law and site plan approval, if required.



THIS IS APPENDIX "I"
 TO AMENDMENT NO. 565
 ADOPTED THE 25th DAY OF JANUARY, 1999.

[Handwritten Signature]

MAYOR
 CLERK

 AREAS SUBJECT TO
 AMENDMENT NO. 565

SCALE:

