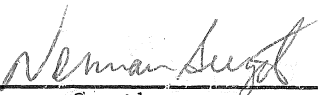
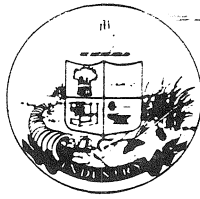


I, NORMAN SMYTH, Deputy Clerk of The Corporation of the City of Vaughan in the Regional Municipality of York, do hereby certify that the attached is a true copy of Amendment Number 443 to the Official Plan of the Vaughan Planning Area which was approved by the Ministry of Municipal Affairs, without modification, on the 11th day of February, 1994.



Norman Smyth
Deputy Clerk
City of Vaughan

DATED at the City of Vaughan
this 17th day of February, 1994.



THE CITY OF VAUGHAN BY - LAW

BY-LAW NUMBER 359-93

A By-law to adopt Amendment Number 443 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 443 to the Official Plan of the Vaughan Planning Area, consisting of the attached text is hereby adopted.
2. AND THAT the City Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs for approval of the aforementioned Amendment Number 443 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 6th day of December 1993.

"L. D. Jackson"

L. D. Jackson, Mayor
"J. D. Leach"

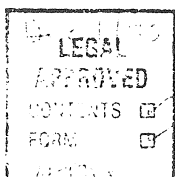
J. D. Leach, City Clerk

The seal of the Corporation of the City of Vaughan, featuring a central shield with a ship and a plow, surrounded by a circular border with the text "CORPORATION OF THE CITY OF VAUGHAN" and "1827".

**AMENDMENT NUMBER 443
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 443 to the Official Plan of the Vaughan Planning Area constitutes Amendment 443.

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



I PURPOSE

The purpose of this Amendment to the Official Plan of the Vaughan Planning Area is to set out appropriate policies and criteria for the evaluation of development applications for bingo hall uses.

II LOCATION

This Amendment applies to Commercial lands located in the City of Vaughan.

III BASIS

The decision to amend the Official Plan is based on the need to establish criteria for the evaluation of development applications for bingo hall uses in the City of Vaughan. The intent is to have applications for by-law amendment evaluated on the basis of the policies contained herein and ultimately implemented by way of a site-specific zoning by-law amendment and through site plan control, which conform to these criteria. This policy addresses the issues of site location, site access, parking, and compatibility with adjacent lands, particularly residential uses.

The policies that are contained within this document represent a commitment to appropriate development standards that work towards providing better pedestrian and vehicular movement, contributes to the visual structure and relates more harmoniously to neighbouring development. The overall goal is to ensure the appropriate siting of bingo hall uses in the City of Vaughan. This policy also ensures that a comprehensive framework is in place to uniformly and fairly evaluate future development applications.

IV BINGO HALLS

A bingo hall is not identified as a specific use in the City's Official Plan. However, given the commercial nature of this use, a bingo hall can generally be viewed as an acceptable and permissible use within most commercial designations. Accordingly, a bingo hall should be permitted in most

commercial designations, subject to meeting the stated criteria. The "Office Commercial", "Local Convenience Commercial" and "Highway Commercial" designations, due primarily to the size of the areas so designated and their specialized use, are not considered to be appropriate locations.

New bingo halls should reflect the character of the buildings in the surrounding area and/or the intended character of the area, particularly when abutting residential neighbourhoods. Compatibility may be defined by such criteria as building form, proximity to the residential area and availability of on-site parking.

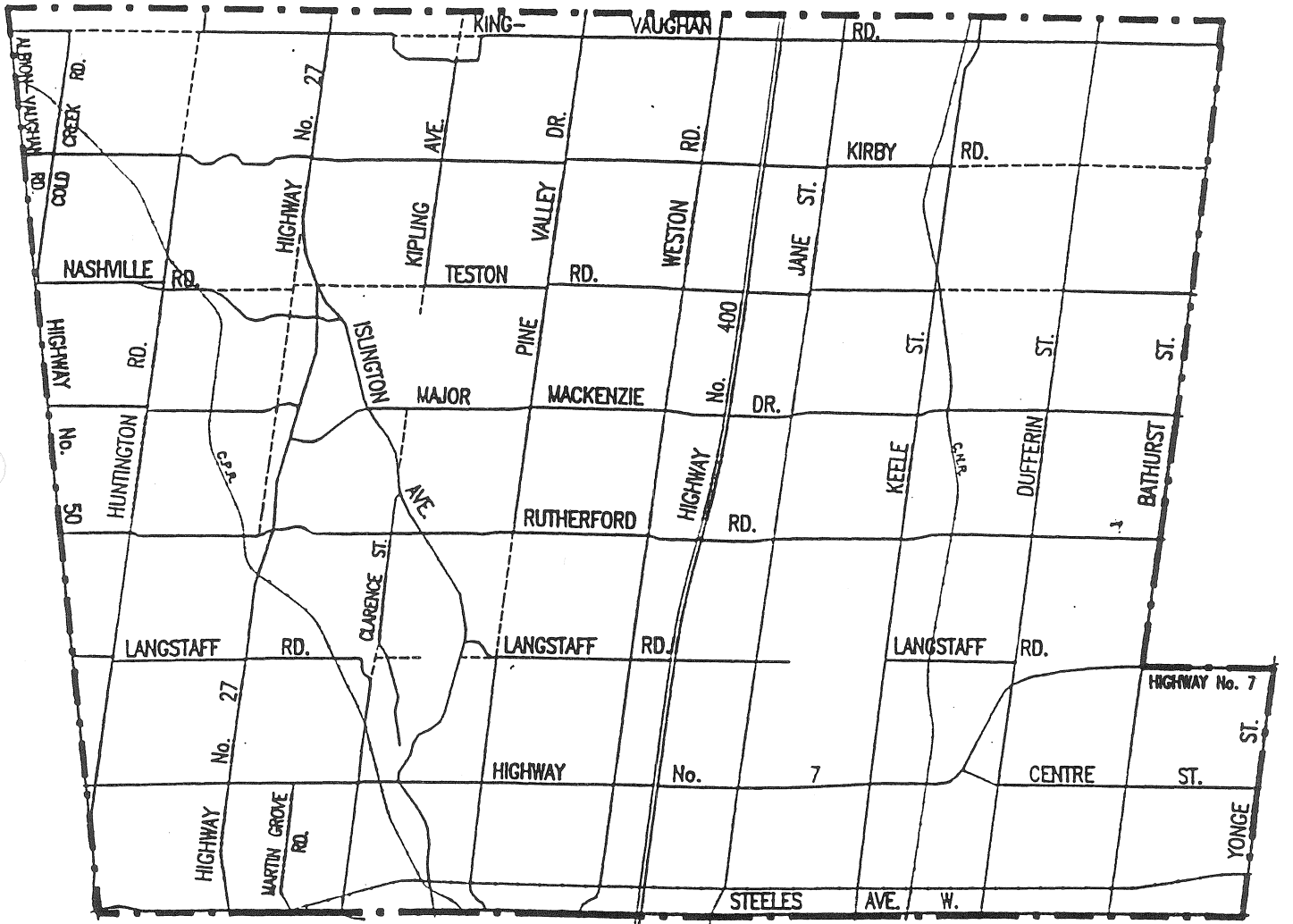
Bingo halls located in free-standing or multi-unit buildings should not impact adversely upon adjacent uses and should serve the public conveniently and safely. Concerns with traffic circulation, parking, pedestrian safety, noise, lighting and aesthetic quality, can be delineated as part of the zoning and site plan review process. The use of minimum separation distances, fencing, landscaping, buffering and other site development practices including appropriate building and site design, may be used to protect residential areas from any impacts associated with bingo hall uses.

V DETAILS OF THE ACTUAL AMENDMENT AND POLICIES RELATIVE THERETO

The Official Plan of the Vaughan Planning Area is hereby amended by the addition of the following policies:

1. Bingo hall uses may be permitted in all Commercial designations save and except the "Highway Commercial", "Local Convenience Commercial" and "Office Commercial" designations, subject to the following criteria:
 - a) In accomodating a bingo hall use on any site, access and on-site traffic circulation must allow for the proper functioning of the site and the on-site parking supply should be in accordance with by-law standards. The submission of a parking study may be required.
 - b) The design and scale of a bingo hall shall be consistent with the existing and planned character of the site and the surrounding community.

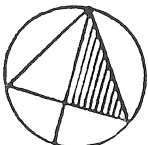
- c) It is intended that the use be compatible with adjacent uses, particularly residential uses, and that it not negatively impact upon any uses which may also be located on the site.
2. New bingo hall uses shall only be permitted by way of an amendment to the City's Comprehensive Zoning By-law 1-88, and where applicable, through site plan control, all pursuant to the Planning Act.



LOCATION MAP
 BY - LAW NO. 359 - 93



SUBJECT LANDS



FILE NO. 15.46

NOT TO SCALE

CITY OF VAUGHAN PLANNING DEPT.

APPENDIX I

On October 18, 1993, Vaughan Council considered File 15.46 (Bingo Halls) to amend the City's Official Plan and Zoning By-law in order to establish policies and standards that would regulate the location and development of bingo hall uses. At this meeting, Council resolved (in part):

"A. That a draft official plan amendment be prepared and provide for the following policies respecting the location and development of bingo halls:

1. That Bingo Halls be permitted in all Commercial designations save and except the "Highway Commercial", "Local Convenience Commercial" and "Office Commercial" designations subject to the following criteria being met:

- a) Access and on-site circulation is adequate to support the use and that the parking supply is sufficient to accommodate the bingo hall use together with all other uses on-site. The submission of a parking study may be required.
- b) The design, scale and operation of a bingo hall shall be consistent with the existing and planned character of the site and the surrounding community.
- c) The use shall be compatible with adjacent uses, particularly residential uses, and shall not be disruptive of any uses which may also be located on the site.

2. That subject to meeting the criteria outlined in the amendment, new bingo hall uses shall only be permitted by way of an amendment to the City's Comprehensive Zoning By-law 1-88, and where applicable, through site plan control, all pursuant to the Planning Act, 1983.

B. That an amendment to By-law 1-88 be prepared to provide for the following:

1. Definitions

a) That the following definition of "Bingo Hall" be added to By-law 1-88:

"BINGO HALL - Means a building or part of a building where bingo is played, which is a specific game of chance in which prizes are awarded on the basis of designated numbers or symbols on a card conforming to numbers or symbols selected at random."

b) That the definition of a "Place of Entertainment" be amended so as to exclude a bingo hall use."