

STAFF REPORT:

Planning and Building Services Department



REPORT TO: Planning & Building Services
Committee
MEETING DATE: November 2, 2009
REPORT NO.: PL.09.115
SUBJECT: Adult Entertainment
Establishments Project Update
PREPARED BY: Cindy Welsh, MCIP, RPP
Senior Policy Planner

A. Recommendations

THAT Council does hereby receive Planning Staff Report PL.09.115, Adult Entertainment Establishments Project Update.

B. Background

The purpose of this report is to provide Council with an update on the status of the Adult Entertainment Establishments Project.

On January 26, 2009, Council approved the passage of Interim Control By-law No. 2009-09, which prohibits for a period of twelve months the use of any land, buildings or structures for the purposes of adult entertainment establishments and the land use issues associated therewith on lands zoned General Commercial (C1), Highway Commercial (C2), Recreational Commercial (C4), Village Core General Commercial (C5), Village Core Service Commercial (C6), Village Core Resort Commercial (C7), Local Commercial (C8), Service Industrial (M1), General Industrial (M2), Institutional (I), Private Recreational (PREC), Recreational Ski Facility (SF) and Development (D) as established and declared in the Township of Collingwood Zoning By-law 83-40, as amended, and on all lands zoned Core Commercial C1, General Commercial C2, Local Commercial C3, Recreational Commercial C4, Industrial M1 Zone and Institutional I as established and declared in the Town of Thornbury Zoning By-law 10-77, as amended.

Council further directed staff to complete a study relating to the prohibition and/or regulation of adult entertainment establishments and the associated land uses within the municipality.

The Town subsequently retained Meridian Planning Consultants Inc. to undertake the study. The purpose of the study is to identify an appropriate policy framework and structure for addressing the issue, including identification of any necessary amendments to the Town of The Blue Mountains Official Plan, incorporation of provisions into the Town's Comprehensive Zoning By-law (currently being drafted) and the adoption of a Licensing By-law.

The study consists of four phases in accordance with the Terms of Reference which include:

Phase 1 – Background

1. Meet with the Town staff to understand the current regulatory environment affecting adult entertainment establishments.
2. Review information from other municipalities and how they have addressed land use conflicts regarding adult entertainment establishments.
3. Compile and analyze information and evaluate the effectiveness of the various approaches (identified from the review process) for either prohibiting or regulating adult entertainment establishments.
4. Prepare a Background Paper based on the evaluation of different approaches, legislative basis for prohibiting or regulating land uses, possible land use concerns and present a variety of policy options.

Phase 2 – Public Consultation

1. Meet with the Zoning By-law Project Advisory Committee and the Zoning By-law Project Technical Working Group to garner their input and other Town staff as needed.
2. Hold a public information meeting to present the Background Paper and the policy options which includes input from Town staff.

Phase 3 – Policy Direction

1. Provide preliminary recommendations to Town staff.
2. Develop a draft policy framework including Official Plan Amendments, Zoning By-law Provisions (which may be included in the Zoning By-law Project work) and possible Licensing provisions.
3. In tandem with the Zoning By-law Project work, hold a formal public meeting and present draft documents to Council.

Phase 4 – Final Recommendation

1. Establish a final policy recommendation which may include Official Plan Amendments, Zoning By-law Provisions (which may be included in the Zoning By-law Project work) and possible Licensing provisions.

The end product of the Study will include Official Plan policies, Zoning By-law performance standards and licensing by-law provisions which will address adult entertainment establishment uses.

The first three tasks of Phase 1 have been completed. Meridian are currently preparing

the Background Paper based on their review of current Official Plans and Zoning By-laws to determine how Adult Entertainment Establishments are dealt with and current best practices in a number of select Ontario municipalities. This Background Paper will be presented to Planning Staff in early November for review. As part of Phase 2 of the study, Planning Staff and the consultant will be meeting the week of November 23, 2009, to discuss the Background Paper and to prepare for the Public Information Meeting which will be held in December, 2009.

From a high level review, which will be expanded upon in the Background Paper, Meridian has identified the following:

Official Plan

The majority of municipalities reviewed have provisions in their Official Plans that restrict Adult Entertainment Establishments to lands designated for industrial and/or employment. Policies included relate to separation distances from residential areas/schools, the necessity for full municipal services, buffering and restricting adult entertainment establishments to lots fronting on local roads (not County or Ministry of Transportation Roads). Few municipalities have policies that contain explicit provisions relating to adult stores (books or "toys"). Given the policy context of the Town's Official Plan, it is Meridian's recommendation that amendments to the Town's Official Plan to incorporate similar policies would be appropriate.

Zoning By-law

A large number of municipalities reviewed contain definitions of Adult Entertainment Establishments in their Zoning By-laws but do not list the same as permitted in any specific use district. They do contain general provisions related to Adult Entertainment Establishments, such as setbacks, buffering, parking, etc. In general, many municipalities in Ontario do not list Adult Entertainment Establishments as a permitted land use within their Zoning By-laws and consider these uses through site specific zoning by-law amendments. Provided sound policies are incorporated in the Official Plan, it is Meridian's recommendation that this would be an appropriate direction for the Town to proceed.

Licensing

Although not within the context of Meridian's work, Meridian does note that many municipalities make reference to the ability to licence Adult Entertainment Establishments pursuant to the *Municipal Act* within their Official Plans. The need and appropriateness for this will be further reviewed in the Background Paper.

Interim Control By-law

Interim Control By-law No. 2009-09 will expire on January 25, 2010, with Meridian's work pertaining to Adult Entertainment Establishments scheduled to be completed in March, 2010. Staff will be recommending that Interim Control By-law No. 2009-09, be amended to extend the time period for another year pursuant to Section 38(2) of the *Planning Act*. This will be brought forward at the December, 2009, Planning and Building Committee Meeting.

C. The Blue Mountains' Strategic Plan

1. Managing growth to ensure the ongoing health and prosperity of the community

D. Environmental Impacts

The work pertaining to Adult Entertainment Establishment is not expected to have significant adverse impacts on any element of the environment.

E. Budget Impact

Meridian has been retained at a cost of \$14,450.65 (exclusive of GST).

F. Attachments

1. Meridian Planning Consultants Inc. Memorandum dated October 27, 2009, regarding Project Update, Adult Entertainment Establishments Review.

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MEMORANDUM

To: David Finbow & Cindy Welsh, Town of The Blue Mountains
From: Nick McDonald and Mark Stone
Date: October 27, 2009
Re: Project Update
Adult Entertainment Establishments Review
Our File No: 3806

As requested, we have prepared this memorandum to provide a detailed update respecting the Adult Entertainment Establishments Review.

1.0 ADULT ENTERTAINMENT ESTABLISHMENTS REVIEW

1.1 Project Description

There are a number of distinct uses that fall under the Adult Entertainment Establishment “umbrella”. The first is the Adult Entertainment Parlour which functions as a bar/night club/restaurant and is usually found in industrial areas and away from residential areas. Other uses include Body Rub Parlours which typically operate fairly anonymously in strip malls in commercial and industrial areas. Adult Video Stores and Adult Specialty Stores typically operate wherever retail stores are permitted. In some cases, adult videos are sold in mainstream video stores in an area set aside for this purpose. Each of the above uses requires a different policy and regulatory framework. The challenge in developing the framework is to firstly determine where such uses should be located and then determine how they should be regulated.

On January 26, 2009, The Town passed Interim Control By-law No. 2009-9 and Council directed staff to complete the following studies:

- a study relating to the prohibition and/or regulation of adult entertainment establishments and the land use issues associated therewith in the municipality; and
- a study relating to the prohibition and/or regulation of drive-through facilities and the land use issues associated therewith in the municipality.

By-law No. 2009-9 will expire 1 year from the original date of passage.

According to Town Staff, there are no known Adult Entertainment Establishments in the Town. With the assistance of Town Staff, the following tasks have been completed or are ongoing:

- Start up meeting with staff to identify issues and obtain staff perspectives
- Review of current Official Plan and Zoning By-law policies and regulations with respect to Adult Entertainment Parlours, Body Rub Parlours, Adult Video Stores and other related uses
- Review of current best practices in a number of select Ontario municipalities
- Preparation of draft report (ongoing)

Based on the analysis completed to date, the following is a summary of relevant Municipal Act provisions, issues and findings respecting Adult Entertainment Establishments.

1.2 Municipal Act

The Ontario Municipal Act permits municipalities to license, regulate and govern adult entertainment establishments. It does not allow municipalities to prohibit them. In fact by specifically referring to them in the Act, it expressly allows the existence of such businesses in any municipality. However, in a 2004 case, the Courts held up the decision of the City of Brantford to prohibit body rub parlours City-wide through the Zoning By-law. Municipalities have been unsuccessful to date in attempts to expressly prohibit Adult Entertainment Establishments in their community, as a result of court challenges. As a result, the issue has become whether or not to regulate these businesses and, if a decision is made to regulate, how to regulate effectively in good faith and in a manner that respects general community standards and expectations. To some, prohibition of these establishments may be considered an infringement of rights, but their existence, potential land use impacts and the perception of their entertainment role in the community is of concern to a large portion of society. This explains the diversity of municipal directions on regulating these types of establishments in the past. The following is a brief description of relevant Municipal Act sections:

Section 153

- *a municipality shall not refuse to grant a licence for a business under this Act by reason only of the location of the business*
- *a by-law providing for a system of licences for a business may require as a condition of obtaining, continuing to hold or renewing a licence that the business comply with land use control by-laws or requirements under the Planning Act or any other Act*
- *a municipality shall not refuse to grant a licence by reason only of the location of the business if the business was being lawfully carried on at that location at the time the by-law requiring the licence came into force so long as it continues to be carried on at that location*

Section 154

- *a local municipality, in a by-law may,*
 - *define the area of the municipality in which adult entertainment establishments may or may not operate and limit the number of adult entertainment establishments in any defined area in which they are permitted*
 - *prohibit any person carrying on or engaged in an adult entertainment establishment business from permitting any person under the age of 18 years to enter or remain in the adult entertainment establishment or any part of it*
- *Any premises or any part of them is an adult entertainment establishment if, in the pursuance of a business,*
 - *goods, entertainment or services that are designed to appeal to erotic or sexual appetites or inclinations are provided in the premises or part of the premises; or*

- *body-rubs, including the kneading, manipulating, rubbing, massaging, touching or stimulating by any means of a person's body, are performed, offered or solicited in the premises or part of the premises, excluding premises or part of them where body-rubs performed, offered or solicited are for the purpose of medical or therapeutic treatment and are performed or offered by persons otherwise duly qualified, licensed or registered to do so under a statute of Ontario.*
- *a local municipality may exercise its administrative power of entry under section 436 at any time of the day or night to enter an adult entertainment establishment.*

1.3 Town Official Plan

The Town's current Official Plan (OP) does not provide any specific policy direction with respect to Adult Entertainment Establishments. However, the OP does permit a range of undefined commercial uses in various land use designations. This is of concern as an argument could be made that the use terms are broad enough to permit Adult Entertainment Establishments in a number of designations, at least at the policy level. The following is a sample of land use designations in the Town OP and permitted uses:

- Blue Mountain Village Core - food service and licensed establishments
- Village Centre - small scale restaurants and taverns
- Thornbury Commercial - predominant land use includes all forms of retail and service commercial uses, business and professional offices, restaurants and places of entertainment, public administration buildings and other uses that would not interfere with the primary purpose of the area as a place of commerce.

Section 3.3(7) Commercial Areas of the OP does identify of a number of land use factors when considering an application for Zoning By-law Amendment for proposed commercial development including:

- (a) the adequacy of on-site parking and loading areas provided
- (c) the design, layout and massing of the development so as to blend in with adjacent development, the character of the area, and the natural environment
- (d) the adequacy of buffer plantings between commercial uses and any adjacent residential area

Section 3.3(12) of the OP states that "all new commercial development shall be subject to site plan control and shall have particular regard for and show sensitivity to surrounding residential uses as well as the visual amenities and attractions of the development".

Section 3.17 Buffering of the OP contains the following policies:

- (1) Where different land uses abut, every effort shall be made to avoid potential conflicts between such different uses. Where deemed appropriate, buffering shall be required for the purpose of reducing or eliminating the adverse effects of one land use upon the other. A buffer may consist of open space, a berm, wall, fence, plantings, or any combination of the aforementioned sufficient to accomplish the intended purpose. The use of site plan control shall be exercised, where appropriate, to ensure adequate buffering is provided and maintained.

- (2) In some cases, abutting uses which are considered incompatible may be prohibited under the Zoning By-law where buffering is considered inadequate to properly mitigate land use conflicts. Incompatible mixed uses on the same lot, such as a residence above a commercial garage, may also be prohibited.

Subsections 4.21.3 (2) and (5) of the OP states the following:

- (2) In the Highway Commercial designation, Council shall be assured that the design and appearance of the use including exterior massing, siting, location and landscaping does not detract from surrounding uses. All lighting and signing and other surface utilities shall be carefully sited and be in keeping with good design and highway safety practices to maintain the appearance and safety of the area.
- (5) Adequate natural buffering shall be provided between the Commercial use and the surrounding residential area uses to ensure the visual protection and amenity of the residential area.

1.4 Town Zoning By-laws

As noted earlier in this memorandum, the two existing Zoning By-laws, Collingwood (83-40) and Thornbury (10-77), will be consolidated as a result of the Zoning By-law Review. The existing By-laws contain no specific definitions, nor list permitted/prohibited uses for any type of Adult Entertainment Use. As a result, an argument could be made that Adult Entertainment should be permitted in certain zones in the existing By-laws. The following is a summary of existing definitions and zone permissions that must be reviewed further with respect to Adult Entertainment uses:

Collingwood By-law

- Retail Store and Retail Store Convenience definitions
- Retail Store permitted in General Commercial C1 and Village Core General Commercial C5 Zones.
- Retail Uses permitted in Village Core Resort Commercial C7 Zone. Retail Uses not defined in By-law. The term Use is defined; Retail is not.
- Place of Entertainment defined and does not appear to permit any Adult Entertainment uses
- Place of Entertainment permitted in Recreational Commercial C4 and Village Core General Commercial C5 Zones

Thornbury By-law

- Commercial Club defined as “any club other than a private club”
- Commercial and Retail Store definitions
- Commercial Uses and Retail Stores permitted in General Commercial C1 Zone
- Retail Stores and Places of Entertainment permitted in General Commercial C2 Zone. Places of Entertainment are not defined.
- Places of Entertainment are permitted in Recreational Commercial C4 Zone.
- Accessory uses, buildings and structures are permitted in the C1, C2 and C4 Zones.

Given that there is a lack of policy direction and regulation in the Town’s Official Plan and Zoning By-laws, the Town does not have the ability to effectively control Adult Entertainment Uses. It is our opinion that, as the Town continues to grow, the issue will

become more pressing and the Town may face challenges if there is no policy and regulatory direction on Adult Entertainment uses.

1.5 Other Municipalities

In order to identify possible approaches to Adult Entertainment uses, Meridian has chosen a cross-section of municipalities to review. The subject municipalities are:

• Aurora	• Burlington	• Halton Hills
• Kitchener	• Meaford	• Milton
• Mississauga	• Oakville	• Ottawa

A summary of how these municipalities deal with the issue of Adult Entertainment is provided in this section and in a Table attached in Appendix 1.

Most of the municipalities reviewed have relied on the inclusion of definitions and specific criteria for location in the Zoning By-law or in both the Zoning Bylaw and the Official Plan. Thus the use is defined and included as a use or an exception in a specific location. Specific locations are normally industrial/employment areas, with a certain separation distance from residential areas, schools, arterial roads and public uses.

Many municipalities also prohibit Adult Entertainment uses along major roads and highways due to the adult orientation and destination-oriented customer base. Going further, some municipalities have included additional requirements for these businesses with respect to parking, landscaping and signage to reflect their 'destination-oriented' nature.

The following is a short summary of the trends in the Official Plans and/or Zoning Bylaws reviewed:

- Definitions of use and a general statement in the Official Plan about these uses is common;
- Definitions in Zoning By-law, normally include Adult Entertainment Parlour, Body Rub Parlour and Adult Video Store and other definitions that are incidental to these definitions. However, some municipalities will only define an Adult Entertainment Establishment, Use or Parlour;
- Many Official Plans and Zoning By-laws will specifically exclude Adult Entertainment Uses in the definitions of other non-related uses (e.g. Place of Entertainment,
- Some municipalities will identify areas and criteria for uses, but require site-specific rezoning to establish any new uses;
- Official Plan policies may require a Licensing By-law for the municipality;
- In most cases, uses are directed to locate in industrial areas/zones;
- Separation distances between Adult Entertainment Establishments and 'sensitive land uses' or zones of between 170 m and 1000 m are common. Sensitive land uses can include residential zones, institutional uses, public parks, day care facilities,
- Uses are prohibited in residential zones and major transportation corridors;

- Adult Entertainment Parlours are often permitted as a stand alone use while Body Rub Parlours and Adult Video Stores can be located in multi-occupancy buildings. However, some municipalities only permit one Adult Entertainment Use per lot and in a free-standing building;
- Floor area restrictions for Body Rub Parlours in multiple unit buildings (e.g. not permitted to occupy more than 15% of total floor area of building)
- Parking regulations for Adult Entertainment Parlours are generally similar to restaurant requirements. However, a range of standards (1 space 5 m² - 18 m²), and methods of calculation (floor area vs. capacity), are used;
- Other restrictions include minimum parking area setbacks from street lines, no mezzanines, partially or privately serviced establishments not permitted, and accessory uses not permitted; and,
- Landscaping and signage may be included but requirements vary.

1.6 Licensing

Although not a part of this review project, many municipalities have passed Licensing By-laws and implemented licensing procedures. Though most municipalities appear to use the Official Plan and/or Zoning By-law to define the use, the building requirements, separation distances and the limitations on zoning location, the licensing bylaws are the main regulatory tool. In essence, the Licensing Bylaw is used in conjunction with the Official Plan and/or Zoning Bylaw provisions to ensure that a comprehensive approach to Adult Entertainment uses is in place.

Licensing by-laws typically contain:

- Definitions of uses, services and service providers with respect to Adult Entertainment Establishment classifications;
- Requirements for all owners, operators and service providers to be licensed;
- Restrictions on the maximum number of licensed facilities in the municipality;
- A set of conditions that include restrictions on days and times of operation, age restrictions, inspection provisions, limitations on communication and advertising of business related items, accessibility to and within the establishment, provisions for sanitary conditions and limits on services provided; and,
- Provisions regarding annual licensing fees of up to \$5370.00 for owners/operators and service provider licensing fees of \$75.00 and up.

2.0 PROJECT TIMING

The following represents a general summary timeline for the Adult Entertainment Review project:

November

- Prepare and meet with staff to discuss options respecting Adult Entertainment (AE)

December

- Attend public information meeting respecting Adult Entertainment (AE) and Drive-through (DT) Review projects

January

- Preparation of, and meet with staff to discuss, Draft Amendments to the Official Plan and Zoning By-law)
- Council consider extension to Interim Control By-law

February

- Attend Planning Act public meetings for Zoning By-law Review, AE & DT
- Meet with staff to discuss comments received

March

- Prepare final Official Plan and Zoning By-law Amendments for Council consideration.

3.0 SUMMARY**3.1 Official Plan**

The majority of the municipalities reviewed have provisions in their Official Plans that restrict AEE's to lands designated for industrial and/or employment and include policies related to separation distances from residential areas/schools, the necessity for full municipal services, buffering, and restricting AEE's to lots fronting on local roads (not County or MTO highways). Few municipalities have policies that contain explicit provisions related to adult stores. Given the policy context of the Town's Official Plan, it is Meridian's recommendation that amendments to the Town's Official Plan to incorporate similar policies would be appropriate.

3.2 Zoning By-law

A large number of the municipalities reviewed contain definitions of AEE's in their Zoning By-laws but do not list same as permitted in any specific use district but contain general provisions related to AEE's, such as setbacks, buffering, parking, etc. In general, many municipalities in Ontario do not list AEE's as a permitted land use within their Zoning By-laws and consider these uses through site specific zoning by-law amendments. Provided sound policies are incorporated in the Official Plan, it is Meridian's recommendation that this would be an appropriate direction for the Town to proceed.

3.3 Licencing

Although not within the context of Meridian's work, Meridian do note that many municipalities make reference to the ability to licence AEE's pursuant to the Municipal Act within their Official Plans. The need and appropriateness for this will be further reviewed.

Sincerely,



Nick McDonald, BES, MCIP, RPP
Partner



Mark Stone, BES, MCIP, RPP
Senior Planner

APPENDIX 1 - OTHER MUNICIPAL OFFICIAL PLANS & ZONING BY-LAWS
ADULT ENTERTAINMENT ESTABLISHMENTS

MUNICIPALITY	OFFICIAL PLAN	ZONING
Aurora	Employment Areas – Adult Entertainment Uses may be permitted: <ul style="list-style-type: none"> • Subject to rezoning with adequate separation from residential areas, institutional and recreational facilities • Located a minimum of 800 metres from another AE use • Licensing By-law required to ensure adequate separation and minimal impacts to adjacent uses 	<ul style="list-style-type: none"> • No definitions or regulations pertaining to AE Uses in ZBL Licensing By-law <ul style="list-style-type: none"> • 270 m minimum setback from Hwy 404, residential zones, schools, churches, public parks, open space or day nurseries • 170 m min setback from M1 zone in Zoning By-law AE use must be only use on lot
Burlington	<ul style="list-style-type: none"> • Adult Entertainment defined • AE Parlour specifically excluded in definitions of entertainment use and recreation use • AE uses permitted in General Employment designation 	<ul style="list-style-type: none"> • AE Establishments only permitted on interior lots in specific areas identified on By-law Schedules • AE establishment specifically prohibited in commercial, mixed use corridor, downtown mixed use centre and uptown mixed use centre zones • AE Establishment not permitted as an accessory use • AE Establishment only defined term • AE uses specifically excluded from definitions of: entertainment establishment, night club, recreational establishment • Parking – 1 space/2 persons capacity • 1000 m minimum setback from property boundary of another AE use (400 m if separated by QEW) • AE use must be only use on lot
Halton Hills	<ul style="list-style-type: none"> • Adult Specialty Stores permitted in Downtown Core Sub-Area, Major Commercial Sub-Area, Secondary Commercial Sub-Area, and Mixed Use Sub Area • AE Parlours and Body Rub Parlours permitted in General Employment Area – specific setbacks from certain roads • Rezoning required for AE Parlour and must be only use on lot and setback 800 m from AE use. • Body Rub Parlours to be permitted as-of-right in ZBL and must be 500 m from other BR Parlours and in multiple unit buildings, must not occupy more than 15% of floor area or 150 m², whichever is less • Policy requiring licensing by-law • AE Use, Parlour, Specialty Store, Video Store defined in OP 	Proposed ZBL <ul style="list-style-type: none"> • Adult Entertainment Establishment, Use, Specialty Store, Video Store defined • AE use not a permitted home occupation or cottage industry use • Parking <ul style="list-style-type: none"> ○ AE Parlour 1/5.8 m² ○ Adult Specialty & Video Store 1/20 m² • Adult Specialty Store permitted in DC1, GCN1, GCN2, GCN3, SN & CC zones • Adult Video Store permitted in CC zone

Kitchener	<ul style="list-style-type: none"> • Adult Sex Film Theatres permitted in Heavy Industrial Areas – 300 m setback required from residential property, day care facility, school, religious institution • 300 m setback from other ASF Theatres 	<ul style="list-style-type: none"> • Only “Adult Sex Film Theatre” defined in ZBL and permitted in M4 Zone subject to certain criteria • ASF Theatres – 300 m setback required from residential property, day care facility, school, religious institution or other ASF Theatre • Commercial Entertainment definition specifically excludes ASF Theatres
Meaford	<ul style="list-style-type: none"> • No policies pertaining to AE uses 	<ul style="list-style-type: none"> • Adult entertainment parlour and specifically excluded in place of entertainment definition • Max floor area – 930 m² • No zoning specific zoning provisions respecting AE uses
Milton	<ul style="list-style-type: none"> • AE uses defined in OP • Industrial Area designation – AE use only permitted within Industrial Area north of Hwy 401 • Any Adult Entertainment Use must provide for the following: <ul style="list-style-type: none"> a) a lot line distance separation from residential, institutional or other sensitive land use of 500 m, and; b) a lot line distance separation from any arterial road or Provincial Highway of 100 m, and; c) Adult Video Store, Adult Specialty Store or Body Rub Parlour shall not exceed 15% of the gross floor area of any multi unit building, and; d) only one Adult Entertainment Use is permitted per lot, and; e) any Adult Entertainment Use other than an Adult Video Store, Adult Specialty Store or Body Rub Parlour must be located within a free standing building. 	<ul style="list-style-type: none"> • AE Parlour, Adult Specialty Store and Adult Video Store defined • AE uses specifically excluded in definitions of: cultural use, night club, personal service shop, place of entertainment, theatre, video retail store • Parking requirement: 1/5 m² GFA for AE parlour, video store, specialty store, body rub parlour • Parking for AE uses not permitted closer than 9 m to any street line • Video stores, specialty stores & body rub parlours – max 15% of GFA of any multi unit building • AE parlour must locate in free standing, single storey building with no mezzanine and must be sole use in building • Accessory uses not permitted with any AE use
Mississauga	No policies related to Adult Entertainment Uses.	<ul style="list-style-type: none"> • Variety of AE uses defined • Employment (E2) & Industrial (E3) - AE Establishment, Adult Video Store & Body-rub Establishment permitted • Minimum 800 m setback from residential zones for all AE uses
Oakville	Adult Entertainment Establishments are permitted uses within Light Employment land use designation.	<ul style="list-style-type: none"> • Variety of AE uses defined • AE Establishments not permitted “abutting the Highway Corridor” • AE Establishments permitted in E1 & E2 zones and must be only use on lot • Minimum setback from residential zones – 800 m • Parking requirement - 1/18 m²
Ottawa	No policies related to Adult Entertainment Uses.	<ul style="list-style-type: none"> • Site specific ZBA required • Minimum setback from other AE uses – 1000 m