<table>
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<tr>
<th>BYLAW NO.</th>
<th>PARTICULARS</th>
<th>DATE APPROVED</th>
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<tr>
<td>60</td>
<td>Amend &quot;Zoning District Map No. 1&quot; from RP to R-Residential</td>
<td>Nov 27/89</td>
</tr>
<tr>
<td>62</td>
<td>Amends the future land use map lots 1-5 BE15, Lots 10-15, BE15, and every lot 16-111 BE15 as Residential District; Sec 7.13.1.b) deleted</td>
<td>Oct 16/91</td>
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<tr>
<td>5-92</td>
<td>Amends the future land use map Lot 14, BE15 redesignated as Residential from Rec Park. The lane immediately N of Lot 14, BE15 redesign as Residential</td>
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<tr>
<td>7/99</td>
<td>MK to R property Lots 12-23, Sections 13, Lot 4, Section 14, Lots 1-5 BE22. MK to R proposed piled Y, I to R, Lots 5, 6, 601 15</td>
<td>Nov 18/85</td>
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A Bylaw of the Northern Village of Sandy Bay to adopt a Basic Planning Statement.

Whereas the Council of the Northern Village of Sandy Bay has prepared a Basic Planning Statement in accordance with Section 227 of the Planning and Development Act, 1983;

And Whereas the said Planning and Development Act provides in Section 44 that Council may by a Bylaw, adopt a Basic Planning Statement:

The Council of the Northern Village of Sandy Bay, in the Province of Saskatchewan, in open meeting hereby enact as follows:

1. This Bylaw may be cited as the "Northern Village of Sandy Bay Basic Planning Statement Bylaw."

2. The Basic Planning Statement for the Northern Village of Sandy Bay is set forth in Schedule "A" which is attached to, and forms part of this Bylaw.

3. This Bylaw shall come into force on the date of final approval by the Minister of Urban Affairs.

4. Bylaw #23, The Sandy Bay Development Plan is hereby repealed.

Introduced and read a first time this 24 day of Sept., 1986
Read a second time this 01 day of December, 1986
Read a third time and passed this 15 day of July, 1987

[Signature]
Mayor

"Certified a true copy of Bylaw No. 43 of the Northern Village of Sandy Bay"

[Signature]
Administrator

Approved by the Minister of Urban Affairs for the Province of Saskatchewan this 2nd day of November, 1987.

[Signature]
Minister of Urban Affairs
SCHEDULE "A"

BASIC PLANNING STATEMENT

FOR THE

NORTHERN VILLAGE OF SANDY BAY

1987

This is the Schedule "A" which accompanies and forms part of the Northern Village of Sandy Bay Basic Planning Statement Bylaw.

[Signatures]

Mayor

SEAL

Administrator
TABLE OF CONTENTS

1. Introduction .............................................. 1
   1.1 Purpose of the Basic Planning Statement .... 1
   1.2 Background Study .................................. 2
   1.3 Format ............................................. 2
   1.4 Scope ............................................. 2
   1.5 Legal Basis ...................................... 2

2. Implementation ......................................... 3
   2.1 Zoning Bylaw ....................................... 3
   2.2 Capital Works Program ............................ 5
   2.3 Subdivision Approval Process .................... 6
   2.4 Land Assembly Programs ........................... 7
   2.5 Council Support ................................. 7
   2.6 Other Measures .................................. 8

DEVELOPMENT OBJECTIVES AND POLICIES

3. General Socio-Economic Considerations ............ 8
   3.1 General Social & Economic Development .... 8
   3.2 Administration ................................... 10
   3.3 Economic Development ............................ 11

4. Education & Training ................................... 12

5. Community Infrastructure ............................... 13

6. Services ............................................... 14

7. Residential ............................................. 15

8. Commercial Development ............................... 17

9. Industry ................................................ 18

10. Parks & Recreation .................................... 18

11. Health ................................................. 20

12. Culture ................................................ 20

13. Future Land Use Plan ................................. 21
1. INTRODUCTION

1.1 Purpose of the Basic Planning Statement

The purpose of a Basic Planning Statement is to set down policy statements that are formulated by the Council to guide future growth and development in the community. The Statement outlines the municipality's objectives for the management and development of land within its boundaries.

The Basic Planning Statement is adopted as a prerequisite to a Zoning Bylaw which establishes the land use controls. The Basic Planning Statement and the Zoning Bylaw work hand-in-hand: the Statement needs the Zoning Bylaw to implement the intent of the policies through specific land use regulations, and the zoning regulations and maps must be in conformity with the policies in the Basic Planning Statement. The policy statements serve as a framework to guide the Council in making decisions regarding any applications for amendments to the Zoning Bylaw.

The Basic Planning Statement provides a reference for the Council to follow in its day-to-day decisions regarding land use, zoning, subdivisions and development in general. Adherence to the Basic Planning Statement and Zoning Bylaw will ensure that development occurs in an orderly manner following the direction set by Council.

The general goals of this Basic Planning Statement can therefore be summarized as follows:

i) To provide for the orderly development of Sandy Bay.

ii) Promote development while minimizing the detrimental, social, environmental and economic impact.

iii) Anticipate and set out future land requirements for a variety of uses.

iv) Identify those areas of the community which require special attention or action.

v) Provide senior government, the public and developers with an outline of how the Council intends the community to develop.

vi) Provide a basis for zoning controls to implement the land use policies herein.
1.2 Background Study

The policy statements contained within this Basic Planning Statement were derived from the Sandy Bay Development Plan (1979) and updated through discussions with members of Council. The Planning Study associated with The Development Plan contains valuable information and analysis regarding the community's growth, population projections, existing land use as well as opportunities for economic development. The studies also provides some "action plans" to deal with specific land use issues in the community.

Since the policy statements were developed by Council in consultation with the public and affected government departments throughout the preparation of the background study, they are believed to truly reflect the community's thoughts regarding future development in the municipality.

1.3 Format

The policy statements in this Bylaw are grouped under general headings in which issues and concerns are identified and objectives are set. Policies are outlined which describe the course of action the Council intends to follow to attain the objectives.

1.4 Scope

No development shall be carried out in the municipality that is contrary to the Basic Planning Statement. The Basic Planning Statement is binding on the municipality and all other persons, associations or organizations. However, the Basic Planning Statement does not commit the municipality, the Province or any person to undertake any of the projects outlined or proposed in the Statement.

1.5 Legal Basis

The content of a Basic Planning Statement is set out in Section 42 of the Planning and Development Act as follows:

"A basic planning statement is required to:

a) Contain a statement of the objectives for the future development of the municipality;
1. INTRODUCTION:

1.5 Legal Basis

Continued....

b) Contain a statement of the objectives to be accomplished by a zoning bylaw;

c) Incorporate, insofar as is practical, any applicable provincial land use policies;

d) Be based on any studies and surveys that the Minister may require or that may otherwise be appropriate; and

e) Address any other matter that the Council considers advisable."

The Basic Planning Statement is adopted as a bylaw by the Council and has no effect until it is approved by the Minister of Urban Affairs. In conjunction with a Basic Planning Statement, the Council must prepare and adopt a separate Zoning Bylaw.

2. IMPLEMENTATION MEASURES

There are a number of mechanisms available to the Council to implement the policy statements in the Basic Planning Statement. The main method of implementing the policies is through the Zoning Bylaw. Other methods include the capital works program, the subdivision approval process, land assembly programs, Council support and other measures such as municipal bylaws. A brief description of each of these follows.

2.1 Zoning Bylaw

a) Description

A Zoning Bylaw establishes separate zoning districts for different land uses such as residential or commercial. These zoning districts are outlined on the zoning district maps that are included as part of the bylaw. Each zoning district has a detailed list of permitted uses as well as discretionary uses which are decided upon by Council on an individual basis. Development standards and regulations are set down for each zoning district regarding such things as minimum lot dimensions, building set-backs and off-street parking requirements. The effect of zoning controls is to separate land uses, such as residential and industrial, which are not compatible.
2. IMPLEMENTATION MEASURES

2.1 Zoning Bylaw

a) Description

A development permit system is usually established through the Zoning Bylaw. Under this system, a development permit is required before any person can carry out development within the municipality. The meaning of the term "development" includes the construction of a building or addition as well as the change in the use of the land. Development permits are issued by the municipality if the proposed development is in accordance with the Basic Planning Statement and Zoning Bylaw.

Occasionally, situations arise where a specific land use is not normally allowed in a particular zoning district, but would be acceptable under certain conditions. These are known as discretionary uses.

Council will consider the discretionary uses in the zoning and bylaw on the following basis.

a) Should the use of the site be changed?
b) Is the proposed use suitable for the site?
c) Is there some other site more suitable for the proposed use?
d) Could the site be better utilized by a use permitted in the bylaw?
e) To what degree does the use affect the surrounding area?

If Council feels that a certain discretionary use is acceptable for a site, it has the option of imposing special conditions in its approval. The conditions will be designed to ensure that the discretionary use does not become a nuisance to the adjoining land owners or cause additional expense for the general public.

Other types of Zoning tools such as contract zoning, bonus zoning or use of the holding provision may also be helpful to Council in guiding community development.
2. IMPLEMENTATION MEASURES

2.1 Zoning Bylaw: Continued...

b) Objectives to be Accomplished by the Zoning Bylaw

1. To establish control by the Council over development in the community.
2. To implement the land use recommendations contained within the Basic Planning Statement.
3. To designate and reserve sufficient land to meet the expansion requirements of various uses.
4. To ensure that incompatible land uses are separated and conflicts avoided.
5. To direct development onto sites that are best suited for the purposes.
6. To prevent development from occurring on land that is incapable of supporting the development due to physical constraints or flooding hazards.
7. To maintain quality development through the application of regulations on minimum requirements such as site area, setbacks or parking.
8. To protect property value.

2.2 Capital Works Program

The capital works program identifies the capital projects such as water and sewer extensions, that the municipality plans to undertake over the next five years. The Council may review and revise the capital works program on an annual basis in order to maintain a forecast for at least five years in advance. When used with a Basic Planning Statement, the capital works program is not required to be a separate bylaw but functions as an informal guideline.

The purpose of the capital works program is to provide a decision-making tool by which the Council can make realistic choices about the priority, timing and level of capital expenditures in the community. The forecast provides a schedule against which progress can be measured. It estimates the dollar figures for capital expenditures so that available sources of funding can be matched with the projects.

The capital works program is a useful mechanism for implementation because it assists the Council in planning specific capital projects and relating these to the Basic Planning Statement and Zoning Bylaw. The proposed projects and improvements can carry out some of the development policies and correct the facility deficiencies that are noted in the background study.
2. IMPLEMENTATION MEASURES

2.3 Subdivision Approval Process

Subdivision is the process whereby land is divided into smaller legal units of lots and/or streets. When land is subdivided, a separate title may be granted for each of the new lots.

By allowing the subdivision of land for different land uses to occur only according to the policies and concept maps of the Basic Planning Statement, the municipality is able to ensure that the desired type and direction of growth takes place within the community. Because land in the expansion areas is generally Village owned land, the municipality has the responsibility of initiating the subdivision process. Plans of proposed subdivision can be prepared by a contracted planner or surveyor, or with the assistance of Community Planning Branch, Department of Urban Affairs. Whether initiated by the municipality, government agencies or private applicants, the Council has the opportunity to comment on all proposed subdivisions within its corporate boundaries or within five kilometers of its boundaries.

The Director of Community Planning, Department of Urban Affairs, is the approving authority for subdivisions in northern communities. A proposal to subdivide land is required to conform to the provisions of the Planning and Development Act, 1983 and with the local Basic Planning Statement and Zoning Bylaw. For example, the Zoning Bylaw can establish requirements for minimum lot dimensions. Since a subdivision can not be approved unless it conforms to the Zoning Bylaw, Council has the power to directly influence subdivision and development.

If the proposed subdivision is initiated by a private owner, the municipality may require that a servicing agreement be entered into as a condition for subdivision approval. The servicing agreement may require that the private developer bear the total or partial costs of on-site services such as water and sewer extensions, as well as off-site improvements to municipal utilities and facilities. This allows the Council to ensure that the proposed development does not impose any unnecessary costs on the municipality.
2. IMPLEMENTATION MEASURES

2.4 Land Assembly Programs

Continued...

In addition to the subdivision approval process, lots need to be serviced and available for development in order to meet the expansion requirements of various uses and implement the policies. A land assembly program is the procedure of changing land from its raw state into fully serviced and developed lots while having the land ownership and funding sources co-ordinated.

In the pre-development stage, geotechnical investigations are often required whereby soil testing and elevation checks are able to identify problems in the proposed subdivision area. Then remedial measures such as landfill, levelling or drainage can be undertaken to correct the site problems. After the lots are surveyed, municipal services can be extended into the area including water and sewer lines, roads, power and telephone. Constructing the water and sewer extensions requires the largest expenditure in the land assembly program.

In previous years, the total cost for developing lots was largely borne by the Department of Northern Saskatchewan. Now, the responsibility lies with the municipality to undertake this process, either by itself or in conjunction with available sources of government funding. Funding sources include Saskatchewan Housing Corporation which offers financial assistance on a reimbursement basis for land assembly programs for residential purposes, and Saskatchewan Economic Development Corporation which provides assistance for industrial park development.

2.5 Council Support

A number of policies, such as those on economic development, state that the Council will "support and encourage" certain actions, programs or efforts. How does the Council do this? The best strategy will vary with the policy, but there are two basic approaches which are useful.

1) Direct lobbying with senior government through letters, resolutions and meetings may be the most effective means of implementing a policy.
2. IMPLEMENTATION MEASURES

2.5 Council Support Continued...

ii) Designating a person or establishing a committee to spearhead a project, investigate funding sources or prepare proposals could be the best way to proceed. Such a person could be a member of the Council or the administration. Alternatively, the Council could employ a community development worker to work towards implementing the proposals of the Basic Planning Statement.

2.6 Other Measures

In some situations, it would be suitable to use other municipal bylaws to implement the policy statements. Under the Northern Municipalities Act, the Council is empowered to enact a variety of bylaws in addition to the Zoning Bylaw. Some examples of other bylaws which would relate to the Basic Planning Statement are a building bylaw, a maintenance and an occupancy bylaw.

Other methods are available to Council to implement particular policy statements. For example, the Council may pursue annexation procedures to enlarge corporate boundaries. As well, Council may purchase or lease lands, re-develop a parcel or undertake new initiatives.

3. DEVELOPMENT OBJECTIVES AND POLICIES

3.1 General Social and Economic Development

3.1.1 Concerns

a. The Northern Village of Sandy Bay has been dependent for a long period of time upon the natural resource base of the region surrounding the community. It is essential to the long term well being of Sandy Bay that the natural resource base be managed for the long term benefit of the community.

b. Future major regional land use commitments may affect the community's traditional land use patterns.
3. DEVELOPMENT OBJECTIVES AND POLICIES

3.1 General Social and Economic Development

3.1.1 Concerns

c. The residents of Sandy Bay wish to maintain their cultural heritage. Regional development, undertaken without consideration of these past cultural values, could adversely affect the community's cultural stability.

d. The Peter Ballantyne Band has proposed that an area of land within the boundaries of Sandy Bay be set aside as Reserve as part of the Band's land entitlement. In light of the limited amount of developable land in the community and the high cost of servicing other areas, care must be taken to ensure that the reserve selection does not restrict the growth of Sandy Bay.

e. The Island Falls Hydro Generating Plant has had a major impact on the community over the years. The Village is concerned that they have a say in future developments at the plant.

f. Highway #135 between Pelican Narrows and Sandy Bay is of a very poor standard and is unsafe for travel.

3.1.2 Objectives

a. To ensure adequate local input in decisions affecting the long term use of the region.

b. To ensure the long term viability of the natural resource base for local utilization.

c. To work with the Peter Ballantyne Band to ensure that a Reserve Selection in the community area is acceptable to both parties.

d. To promote an improved road linkage to Pelican Narrows.
3. DEVELOPMENT OBJECTIVES AND POLICIES

3.1 General Social and Economic Development:

3.1.3 Policies

a. The Council will monitor all proposed regional development and recommend development strategies when warranted.

b. The Northern Village will continue to emphasize the importance of traditional natural land use patterns in the local economy.

c. The Northern Village will try to ensure that any future development at the Island Falls power stations provides maximum benefits to the community of Sandy Bay.

d. The Northern Village will continue to lobby the Provincial Government to improve the highway between Pelican Narrows and Sandy Bay.

3.2 Administration

3.2.1 Concerns

a. As the population of Sandy Bay grows, there will be increased pressure of municipal facilities and services.

b. The people of Sandy Bay do not always have access to government services and programs.

c. The Northern Village has not always been consulted on development within and around the community.

d. The limited space for development has created some land use problems or less than optimum site development.

3.2.2 Objectives

a. To ensure that Sandy Bay is involved in decisions on regional land use.

b. To provide for the future expansion of Sandy Bay, both physically and administratively.

c. To ensure that the Village’s municipal infrastructure is adequate to accommodate the demand put on it.
3. DEVELOPMENT OBJECTIVES AND POLICIES

3.2 Administration

3.2.3 Policies

a. Sandy Bay will establish a capital development program for long term upgrading of local facilities.

b. The Village will look into the establishment of a land use committee.

3.3 Economic Development

3.3.1 Concerns

a. At the present time, a solid, diversified economic base does not exist in Sandy Bay.

b. As the region receives further consideration for potential mining and hydro electric development, the Northern Village of Sandy Bay could receive minimal benefit.

c. The local people feel they are slowly losing their traditional hunting and fishing rights.

d. There is an inadequate number of new employment opportunities created each year.

e. Unemployment remains high in Sandy Bay.

f. Tourism is a major industry though most tourist camps are not owned by local people. There is a need for a campground.

g. There is a demand for a recreation subdivision in the area.

h. A potential exists for small scale forest product manufacturing.

3.3.2 Objectives

a. To provide long term continued employment for all residents desirous of working.

b. To provide a variety of job opportunities which are within the interest areas and skills of the local people.
3. DEVELOPMENT OBJECTIVES AND POLICIES

3.3 Economic Development

3.3.2 Objectives Continued....

c. To continue involvement in the economic development of the surrounding region.

d. To increase local involvement in the tourism industry.

3.3.3 Policies

a. A regional land use program will be developed to set out guidelines for the long term utilization of regional resources and employment strategy.

b. Commercial fishing, trapping and wild rice harvesting will continue to be treated as important economic opportunities.

c. Council will try to ensure that any future resource development in the region will provide maximum benefit to the residents of Sandy Bay.

d. Future tourism opportunities will be promoted for local resident development and operation.

4. EDUCATION AND TRAINING

4.1.1 Concerns

a. The residents of Sandy Bay have limited formal training in areas of specialization such as mechanics, skilled trades and professional employment. As a result, many desirable employment positions are occupied by "outside" personnel.

b. To acquire necessary skills, residents are often required to travel a considerable distance from the community.

c. As the community expands, the existing school facilities will become overcrowded. In addition, there exists little room for expansion of the school grounds.
4. EDUCATION AND TRAINING

4.1.2 Objectives

a. To expand the current school and training facilities at Sandy Bay.

b. To provide relevant skill training in a variety of areas.

c. To diversify current job availability of Sandy Bay residents.

4.1.3 Policies

a. A community college centre will be encouraged to provide a wide range of training opportunities.

b. The current school facility will be expanded as enrollment increases.

5. COMMUNITY INFRASTRUCTURE

5.1.1 Concerns

a. The current internal community roads are in poor condition. Furthermore street signage is absent and the streets are not well defined, thus causing a potential dangerous traffic situation.

b. The existing sewer and water system does not extend into any new development areas.

c. The present sewage lagoon is utilized beyond capacity and must be improved.

5.1.2 Objectives

a. To provide an improved road and pedestrian circulation system in Sandy Bay.

b. To expand sewer and water services to all new residential development.

c. To plan for the replacement of the existing sewage lagoon.
5. COMMUNITY INFRASTRUCTURE

5.1.3 Policies

a. All major roads will be upgraded and pedestrian circulation will be improved street signage will be installed.

b. Funds will be set aside for improvements to the sewage lagoon.

c. Sewer and water lines will be extended into new subdivisions.

6. SERVICES

6.1.1 Concerns

a. Elderly residents, requiring special care, are required to live with relatives or live outside the community in a government institution.

b. Many government services are not readily available to residents. These services are delivered out of Creighton, La Ronge and Prince Albert.

c. Since no day care facilities are available for mothers needing this service, working mothers have a difficult time maintaining their families and employment at the same time.

d. All television communication is received from Manitoba based stations. Therefore, Sandy Bay does not always receive pertinent Saskatchewan news events.

6.1.2 Objectives

a. To provide a lobby for increased decentralization of government offices and services to Sandy Bay.

b. To explore the possibility of developing an elderly residential complex.

c. To develop a day care facility.

d. To determine the opportunity of receiving Saskatchewan broadcast items, as well as Manitoba.
6. SERVICES

6.1.3 Policies

a. A central office complex facility will be encouraged to provide more local office space for provincial and federal agencies.

b. A day care facility will be centrally located in proximity to the education complex.

c. An elderly residential complex will be constructed.

d. A hook-up with Saskatchewan television will be explored.

7. RESIDENTIAL

7.1.1 Concerns

a. As increased development pressure continues, new additional residential areas will be required to meet future demand.

b. Much of the land in close proximity to existing residential areas is not suitable for housing due to bedrock outcrops and poorly drained areas.

c. There is a limited variety of housing types available through provincial housing programs.

d. Much of the current housing stock requires repair, upgrading and increased energy efficiency.

e. Inadequate storage space within houses and upon lots often create housing and site conditions which are over crowded with vehicles and equipment.

f. Mobile homes are dispersed throughout the community.

7.1.2 Objectives

a. To promote the development of residential areas upon environmentally suitable land.
7. RESIDENTIAL

7.1.2 Objectives Continued....

b. To provide aesthetically pleasing and economically and socially desirable housing for all residents of Sandy Bay.

c. To minimize residential servicing costs.

d. To increase the energy efficiency of old and new houses.

e. To provide adequate storage space in new houses and upon new lots for traditional use requirements.

f. To undertake a major systematic repair program.

g. To concentrate mobile homes in one area of the community.

7.1.3 Policies

a. Improvement will be made to residential areas to provide upgraded streets, street lighting, drainage ditches, playgrounds and park space.

b. An occupancy and maintenance bylaw will be established for Sandy Bay.

c. Wherever possible, large lots will be encouraged for single-family residential development.

d. A major housing refurbishing program will be undertaken to upgrade all houses and increase energy efficiency.

e. Overcrowded housing conditions and obsolete housing will be eliminated and alternative housing provided.

f. The Northern Village of Sandy Bay will encourage residential cleanup and landscaping to create a more pleasant living environment.

g. A major new residential development program will be undertaken to meet new housing needs. New lot will be developed at the north end of the Village.

h. *Moose-Bay will be retained for Mobile Home use.*
8. COMMERCIAL DEVELOPMENT

8.1.1 Concerns

a. Current commercial development provides a minimal level of services. As a result, residents must travel outside the community for many purchase items.

b. The opportunity to generate internal cash flow within Sandy Bay is not realized due to the limited commercial development in the community.

8.1.2 Objectives

a. To encourage greater diversity of commercial activity.

b. To promote increased independence of Sandy Bay in the area of commercial enterprise.

c. To provide a small commercial core area for shopping convenience.

8.1.3 Policies

a. Services such as bank and bakery will be encouraged.

b. A small central commercial area will be promoted.

c. Except for local convenience type establishments, commercial development to avoid future land use conflicts.

d. Proper site design will be encouraged for all future commercial development to avoid future land use conflicts.

e. Sandy Bay will attempt to develop a stronger tourist oriented commercial base.

f. Emphasis will be placed upon the encouragement of locally operated commercial enterprises.
11. HEALTH

11.1.1 Concerns

a. Many health problems must be treated outside the community. Patients must travel great distances for health services.

b. Excessive mud conditions, due to current inadequate road surfaces, causes serious dirt problems in Sandy Bay homes.

c. The location of the lagoon places severe limitations upon future development expansion.

11.1.2 Objectives

a. To improve the health care in the community.

b. To minimize the disrupting influence of the lagoon.

11.1.3 Policies

a. A general yard clean-up program for large discarded equipment will be undertaken.

b. The Council will encourage the improvement of health care in the community and the transportation to the health centers.

c. Improve health transportation.

12. CULTURE

12.1.1 Concerns

a. There is a general feeling that traditional life-skills are being eroded.

12.1.2 Objectives

a. To provide a continual link with the heritage of the Indian people and the land.
12. CULTURE

12.1.3 Policies

a. Culture will be emphasized in the education program and local recreation program.

b. Cultural values will be viewed as an important component of regional land use policies.

13. FUTURE LAND USE PLAN

The following maps reflect the recommended future land use for Sandy Bay. The maps are intended to be general in nature. Minor amendments may be made to the accompanying Zoning Bylaw as long as they do not contravene the policies noted earlier in the Basic Planning Statement.

(See Back Pockets for Maps)