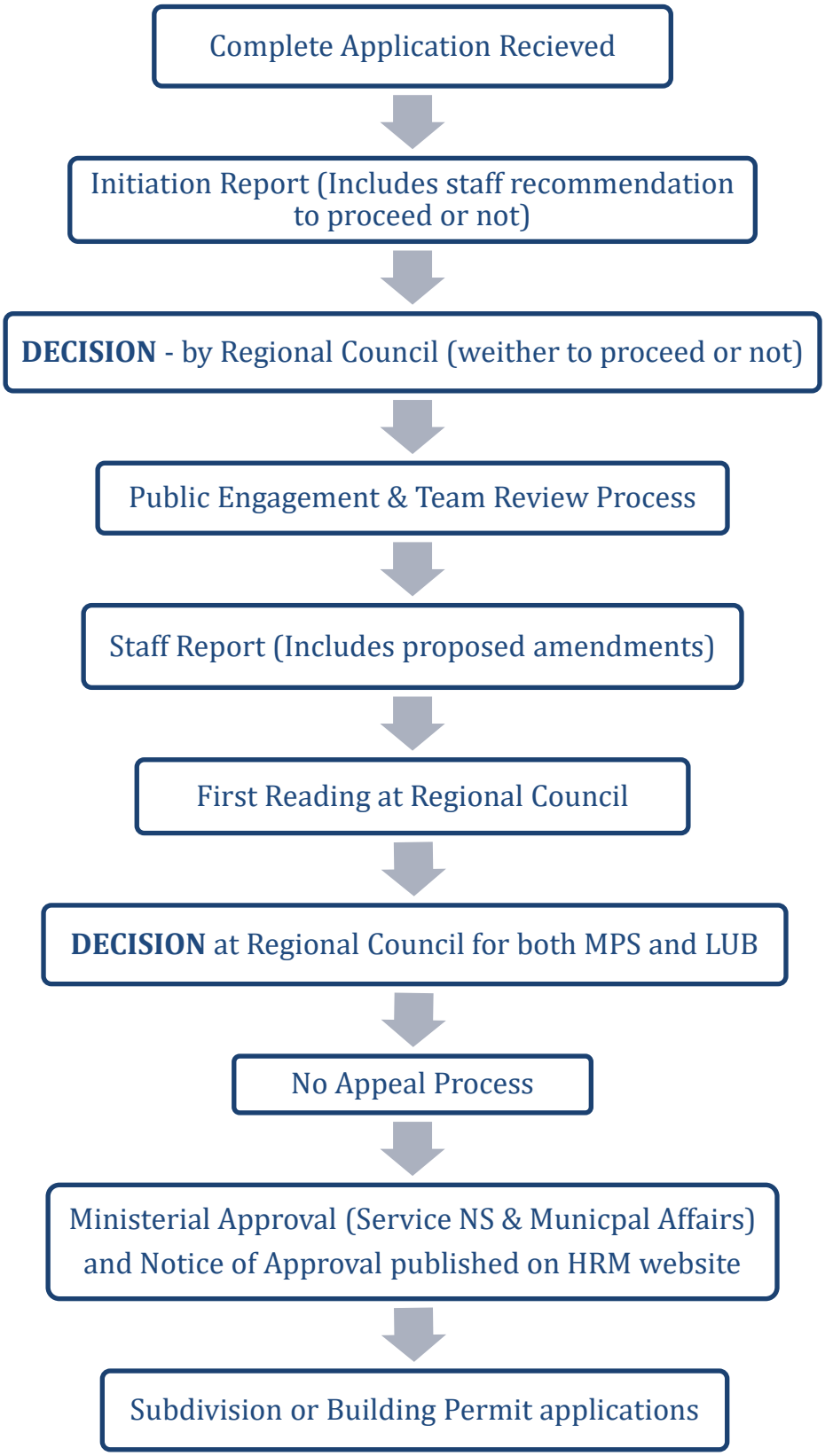MUNICPAL PLANNING STRATEGY & LAND USE BY-LAW AMENDMENT