

SECTION 2.
**CONTEXT AND
INTERPRETATION**



2.1 DOCUMENT HIERARCHY

Government of Alberta

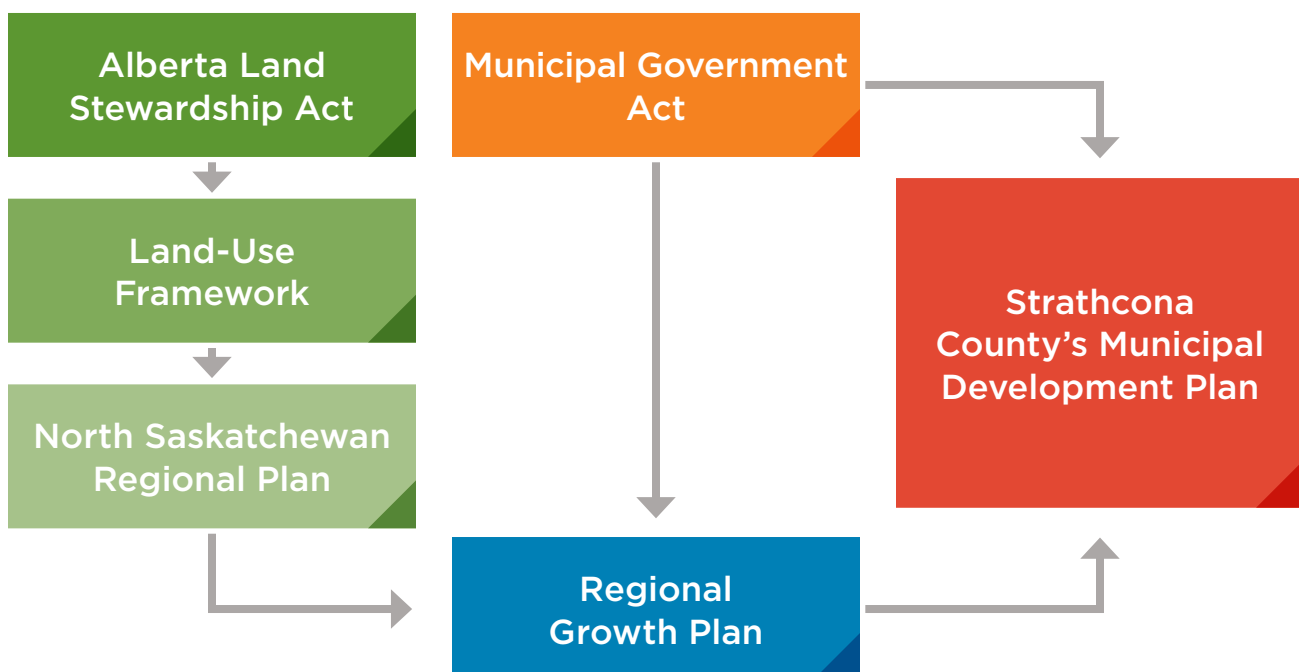
The Government of Alberta has a variety of planning documents and legislation that provide direction and requirements to municipalities regarding land use planning.

Alberta's *Municipal Government Act* is the provincial legislation that sets out the roles and responsibilities of municipalities and elected officials. The *Municipal Government Act* requires that the County adopt a Municipal Development Plan to guide long-range planning and land use. It also identifies the required and optional contents of a Municipal Development Plan. The Municipal Development Plan may be amended through a process defined in the *Municipal Government Act*.

Edmonton Metropolitan Region Board

The Edmonton Metropolitan Region Board is a board comprised of several municipalities that is established by the Government of Alberta to plan for and manage the growth of the region in a strategic, coordinated and integrated way that preserves the unique characteristics of each municipality while ensuring the long-term sustainability and prosperity of the region as a whole. This Plan is required to comply with the policies of the Regional Growth Plan. In accordance with the Edmonton Metropolitan Region Board, Strathcona County will continue to responsibly plan for its share of regional growth and maintain effective collaborative working relationships with federal and provincial governments and neighbouring municipalities.

The figure below outlines the existing provincial plans and legislation and how they relate to Strathcona County's Municipal Development Plan:



Strathcona County Land Use Planning Documents

Strathcona County has a variety of planning documents that provide direction in varying levels of detail. The Municipal Development Plan works in conjunction with all of the County's statutory planning documents. These documents should remain consistent with each other at all times. The following figure represents the Land Use Planning document hierarchy within Strathcona County:



Strategic Plan and County Master Plans

The Strategic Plan identifies a number of County-wide priority areas and long-term goals to promote Strathcona County as Canada's most livable community. As a Specialized Municipality, the County aims to work cooperatively with community, business, industry and neighbouring governments to protect the environment, invest in efficient infrastructure and quality services, preserve the area's agricultural heritage and create a vibrant, healthy and active community that is safe, connected and welcoming for people of all ages, incomes and abilities.

In collaboration with the Strategic Plan, and other County master plan documents, the Municipal Development Plan presents not only a vision of what the landscape could look like in the future, but also the means by which the County's long-term goals can be achieved through the day-to-day decision making process.

Strathcona County Policies and Standards

Strathcona County has several Council policies and standards that are used to implement the policies of the Municipal Development Plan. These documents are detailed and often technical.

PLANNING HIERARCHY



Indicates a Statutory Plan
Statutory plans must go through a public hearing and 3 readings to be adopted as a bylaw by Council.



Indicates a Document
that informs both other non-statutory plans and statutory plans and documents within the planning hierarchy.



Red: Policy Level
Conceptual level
Planning & Engineering



Blue: Technical and
Regulatory Level
Detailed Planning &
Engineering

2.2 POLICY STRUCTURE

Policy Terms

Strathcona County uses specific terminology within the Municipal Development Plan policies to ensure that they have clear intentions that are designed to be achieved through actions. Specific intentions and their associated actions are colour coded throughout the document. The table below illustrates how specific terminology is used throughout the Municipal Development Plan to clearly define the three different types of policy intentions and their associated actions.

Policies **requiring** an action are compulsory and must be met in order to receive County administration support for a proposal.

In addition to the compulsory **required** policies, proposals should be consistent with all applicable **encourage** policies in order to be supported by County administration. Proposals which meet the **required** policies, but do not meet an applicable **encourage** policy, must provide justification to the satisfaction of County administration as to why the applicable **encourage** policy cannot be met.

Proposals that fall under a **consider** policy will be evaluated on a case-by-case basis in accordance with the criteria of the applicable **consider** policy and may or may not be supported by County administration based on the specifics of the proposal and how it aligns with the goals and objectives of this Plan.

POLICY TERMS			
INTENTION		ACTION	
Ensure	To make sure of a result through a requirement	Require	Is a compulsory obligation
Promote	Shows active County encouragement	Encourage	Provides direction for what is expected
Support	Shows passive County support through conditional consideration	Consider	Provides criteria for when actions may be suitable

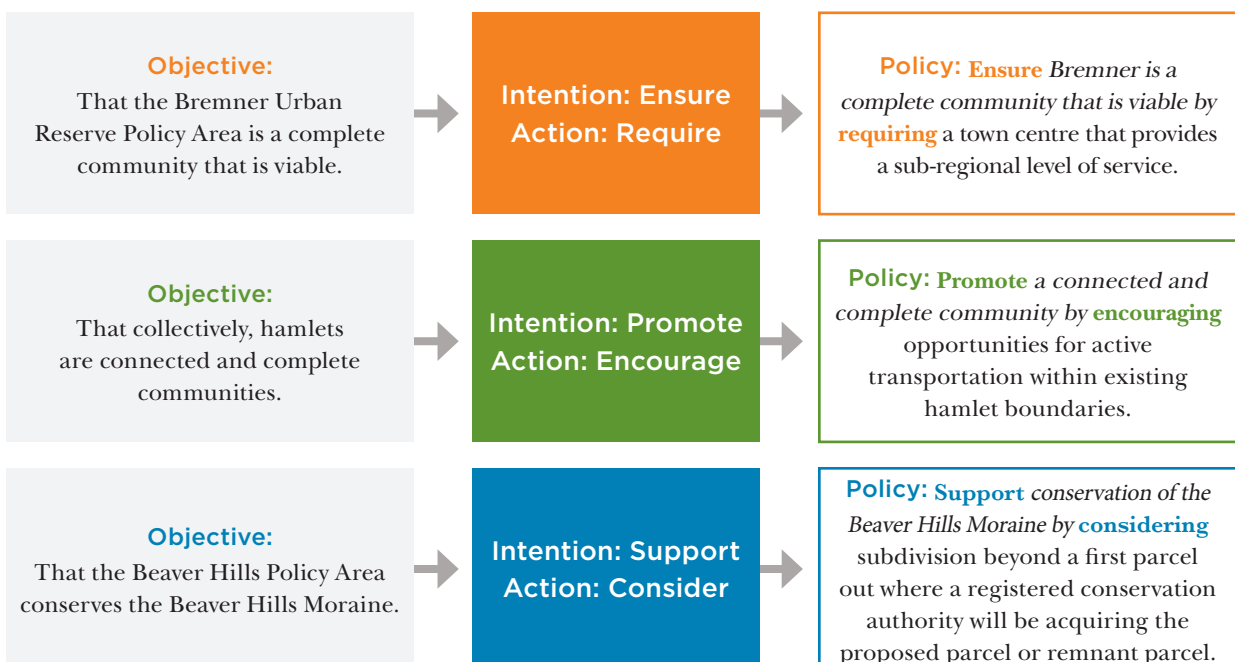
Implementation Terms

All implementation items are required to **ensure** the goals of this Plan are achieved. Therefore the intent is not listed directly within the implementation action statement. There are three types of actions that can occur through implementation of the policies.

IMPLEMENTATION TERMS			
INTENTION		ACTION	
Ensure	To make sure of a result through a requirement	Review	Review and determine what action is needed, if any
		Update	Update an existing plan, policy, document, etc
		Complete	Create a new plan, policy, document, etc

Arrangement

In order to ensure compatibility between the objectives and policies within the Municipal Development Plan, the policy statements are structured in a manner that first clarifies the intent, followed by the specific objective that is being addressed, and concludes with the action designed to achieve the intent. This structure is demonstrated below.



2.3 INTENT

Residential

When the term residential is used independently within this document it is intended to refer to high, medium and low density residential development.

Commercial

When the term commercial is used independently within this document it is intended to refer to major, business and community commercial development.

Permissive Premise

This document is intended as a permissive document. Where direction on an item is not provided, the item should not be considered.

Definitions

Terms not defined within this Plan may be given their meaning from the following documents in order of priority:

- a. Municipal Government Act;
- b. Regional Growth Plan;
- c. Applicable Area Concept Plan or Area Structure Plan; or
- d. Land Use Bylaw.

Other terms shall be given their usual and customary meaning.

Strathcona County uses specific terminology within the Municipal Development Plan policies to ensure that they have clear intentions.

