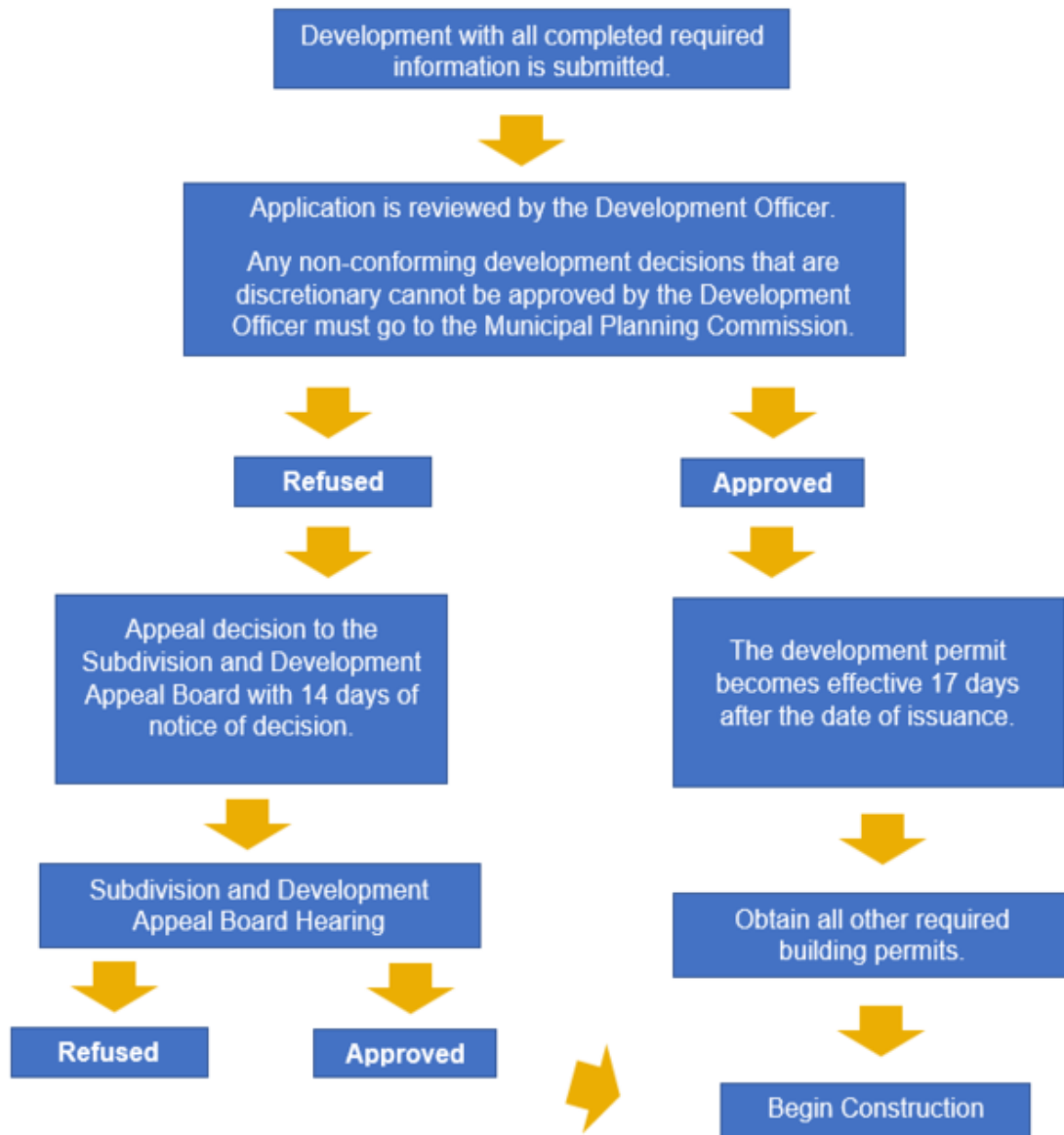


The hierarchy of documents within the Village of Waskatenau Land Use Planning Framework is established by the Municipal Government Act (MGA). The MGA requires that each level is consistent with the level above and below it, and that the policies or regulations within Planning Documents at each level may be implemented by those below them in the decision making process. The MGA provides the legislative authority for municipal land use planning and decision-making, while Land Use Policies provide broad based policy directions and principles for municipal land use planning, which are effected through statutory plans and Bylaws. The Intermunicipal Development Plan provides future direction for the development and use of lands at the fringe areas of the Village boundaries while the Municipal Development Plan provides direction for areas within the municipality. The Land Use Bylaw (LUB) regulates the use and development of land based on the policy directions of development plans, while the Subdivision and Development Regulation regulates subdivision planning in conjunction with the MGA, applicable development plans, and the Land Use Bylaw. The policies, studies, guidelines and other documents contain additional information or specific requirements outside statutory plans and the LUB documents that are considered for certain types of development permit and subdivision applications. Where there is a conflict or inconsistency between a higher-level planning document and a lower-level planning document, the higher-level planning document prevails to the extent of the conflict or inconsistency.

The Village of Waskatenau Land Use Planning Framework can be illustrated as follows:

The Development Process:



After receiving a development permit from the Village, you may require additional permits for safety codes inspections such as:

- Building Permit
- Electrical Permit
- Gas Permit
- Plumbing

To find more information on where to get these permits click here to the Safety Codes Council website: safetycodes.ab.ca

