

MUNICIPALITY OF JASPER
REGULAR COUNCIL MEETING AGENDA
April 7, 2026 | 1:30 pm
Jasper Library & Cultural Centre – Quorum Room
[Municipality of Jasper Strategic Priorities 2026-2030](#)



Notice: Council members and staff are at the Jasper Library and Cultural Centre. Members of the public can attend meetings in person; view meetings through the Zoom livestream; or view archived Council meetings on YouTube at any time. **To live-stream this meeting starting at 1:30 pm, use this Zoom link:**
<https://us02web.zoom.us/j/87657457538>

1 CALL TO ORDER

2 APPROVAL OF AGENDA

2.1 Regular meeting agenda, April 7, 2026 attachment

Recommendation: That Council approve the agenda for the regular meeting of April 7, 2026 as presented.

3 APPROVAL OF MINUTES

3.1 Regular meeting minutes, March 17, 2026 attachment

Recommendation: That Council approve the minutes of the March 17, 2026 Regular Council meeting as presented.

3.2 Committee of the Whole meeting minutes, March 24, 2026 attachment

Recommendation: That Council approve the minutes of the March 24, 2026 Committee of the Whole meeting as presented.

3.3 Public Hearing meeting minutes, March 24, 2026 attachment

Recommendation: That Council approve the minutes of the March 24, 2026 Public Hearing meeting as presented.

4 DELEGATIONS

4.1 Accurate Assessment Group Ltd. – Troy Birtles attachment

Recommendation: That Council receive the presentation from Accurate Assessment Group Ltd. for information.

5 CORRESPONDENCE

6 NEW BUSINESS

6.1 Jasper Recovery Coordination Centre Progress Update attachment

Recommendation: That Council receive the report for information.

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6.2 Director’s Report – Operations & Utilities attachment

Recommendation: That Council receive the report for information.

6.3 2025 Tax Recovery Auction attachment

Recommendation: That Council approve that properties, subject to 2025 Tax Recovery Notification List be offered for sale by way of public auction; and

That the auction be held in the Council Chambers of the Municipality on Thursday, June 11, 2026, at 2:00pm MDT in accordance with the requirements of the Municipal Government Act, and that reserve bids for properties be set at their 2026 assessed values.

6.4 Jasper Skatepark Final Financing

Recommendation: That Council approve the use of Annual General Capital Reserve in the amount of up to \$42,476.66 to offset the outstanding amount owing from the Skatepark Committee.

6.5 Unsolicited Donations – Post Wildfire

Recommendation: That Council approve the transfer of \$32,625.44 in unsolicited donations received post wildfire to the Jasper Community Team Society’s Caring Community Fund.

6.6 Transit Fleet Procurement

Recommendation: That Council:

- *Amend the approved capital budget to remove the item “Transit Fleet Zero Emission Bus Purchase (3)” in the total amount of “\$2,250,000”;*
- *Amend the approved capital budget to add the item “Transit Bus Purchase” in the total amount of \$2,250,000; and*
- *Direct administration to proceed with transit fleet procurement.*

6.7 Parking Authority Bylaw attachment

Recommendation: That Council read for the third time, Bylaw #277, being a bylaw of the Municipality of Jasper in the province of Alberta to establish the Municipality of Jasper Parking Authority 2026.

6.8 Jasper Off-Site Levies Bylaw 2026 – Pending Certification attachment

Recommendation: That Council read for the third time, Bylaw #276, being a bylaw of the Municipality of Jasper in the province of Alberta with respect to the determination and collection of off-site levies for the development or redevelopment of residential and non-residential properties within the Town of Jasper.

7 NOTICES OF MOTION

MUNICIPALITY OF JASPER
REGULAR COUNCIL MEETING AGENDA

April 7, 2026 | 1:30 pm

Jasper Library & Cultural Centre – Quorum Room

[Municipality of Jasper Strategic Priorities 2026-2030](#)

8 COUNCILLOR REPORTS

9 UPCOMING EVENTS

[Jasper Pride & Ski Festival](#) Opening Ceremony & Flag Raising – 12:15pm, April 10, Commemoration Park

[Jasper Park Chamber of Commerce General Meeting](#) – 8am-10am, April 15, O’Shea’s Restaurant

[Federation Canadian Municipalities Annual Conference](#) – June 4-7, Edmonton

10 ADJOURNMENT

Recommendation: That, there being no further business, the regular meeting of April 7, 2026 be adjourned at

_____.

Please note: All regular and committee meetings of Council are video recorded and archived on YouTube.

AGENDA ITEM 3.1

Municipality of Jasper
Regular Council Meeting Minutes
Tuesday, March 17, 2026 | 1:30pm
Jasper Library and Cultural Centre, Quorum Room

Virtual viewing and participation	Council attendance is in Council chambers at the Jasper Library and Cultural Centre. This meeting was also conducted virtually and available for public livestreaming through Zoom. Public viewing during Council meetings is through both Zoom livestreaming and in-person attendance. Public participation is facilitated through in-person attendance.		
Present	Mayor Richard Ireland, Deputy Mayor Danny Frechette, Councillors Kathleen Waxer, Ralph Melnyk, Kable Kongsrud, Laurie Rodger, and Wendy Hall.		
Absent	none		
Also present	Bill Given, Chief Administrative Officer Natasha Malenchak, Director of Finance & Administration Christine Nadon, Director of Protective & Legislative Services Leanne Pelletier, Housing Manager Vidal Michaud, Utilities Manager Emma Acorn, Legislative Services Coordinator Bob Covey, The Jasper Local 10 observers		
Call to order	Mayor Ireland called the March 17, 2026 Regular Council meeting to order at 1:30pm.		
Additions or deletions to agenda	none		
Approval of agenda #108/26	MOTION by Councillor Frechette – BE IT RESOLVED that Council approve the agenda for the March 17, 2026 Regular Council meeting as presented.		
	FOR 7 Councillors	AGAINST 0 Councillors	CARRIED
Approval of Regular minutes #109/26	MOTION by Councillor Hall – BE IT RESOLVED that Council approve the minutes of the March 3, 2026 Regular Council meeting as presented.		
	FOR 7 Councillors	AGAINST 0 Councillors	CARRIED
Approval of Committee of the Whole minutes #110/26	MOTION by Councillor Melnyk – BE IT RESOLVED that Council amend the minutes of the March 10, 2026 Committee of the Whole meeting as follows:		
	<ul style="list-style-type: none">• Motion #101/26: Amend the votes to reflect a 6 to 1 vote, with Councillor Melnyk voting against the motion		
	FOR 7 Councillors	AGAINST 0 Councillors	CARRIED
#111/26	MOTION by Councillor Waxer – BE IT RESOLVED that Council approve the minutes of the March 10, 2026 Committee of the Whole meeting as amended:		
	<ul style="list-style-type: none">• Motion #101/26: Amend the votes to reflect a 6 to 1 vote, with Councillor Melnyk voting against the motion		
	FOR 7 Councillors	AGAINST 0 Councillors	CARRIED
Business arising from minutes	none		
Delegations	none		

<p>Correspondence – Habitat for the Arts - Letter of Support Request #112/26</p>	<p>Council received correspondence from Marianne Garrah of Habitat for the Arts requesting Council’s support with advocacy work undertaken by the Canadian Arts Coalition.</p> <p>MOTION by Councillor Melnyk – BE IT RESOLVED that Council authorize the Mayor to sign the letter of support as requested by Habitat for the Arts.</p>						
	<table border="0" style="width: 100%;"> <tr> <td style="text-align: left;">FOR</td> <td style="text-align: left;">AGAINST</td> <td></td> </tr> <tr> <td style="text-align: left;">7 Councillors</td> <td style="text-align: left;">0 Councillors</td> <td style="text-align: right;">CARRIED</td> </tr> </table>	FOR	AGAINST		7 Councillors	0 Councillors	CARRIED
FOR	AGAINST						
7 Councillors	0 Councillors	CARRIED					
<p>Correspondence – Jasper Pride Festival Society Flag Raising Request #113/26</p>	<p>Council received correspondence from Rowan Bell-Marusich, Co-Chair of the Jasper Pride Festival Society. The annual Jasper Pride & Ski Festival is scheduled to begin April 10th and wrap-up April 19th.</p> <p>MOTION by Councillor Frechette – BE IT RESOLVED that Council approve the flag raising request for a ‘Progressive’ Pride flag at Commemoration Park on Friday, April 10th, as requested by the Jasper Pride Festival Society; and to keep it raised for the duration of the Jasper Pride & Ski Festival.</p>						
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FOR	AGAINST						
7 Councillors	0 Councillors	CARRIED					
<p>Director’s Report – Urban Design & Standards #114/26</p>	<p>Council received a department update from Housing Manager Leanne Pelletier who was filling in for Director of Urban Design & Standards Beth Sanders. Highlights included a review of work accomplished in development planning; housing; staffing; information on service trends; and more.</p> <p>MOTION by Councillor Hall – BE IT RESOLVED that Council receive the report for information.</p>						
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FOR	AGAINST						
7 Councillors	0 Councillors	CARRIED					
<p>Capital Budget Carry Forward to 2026 #115/26</p>	<p>MOTION by Councillor Frechette – BE IT RESOLVED that Council approve the carry forward capital list of incomplete 2025 projects to the 2026 Capital Budget as presented.</p>						
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<p>Wastewater Treatment Plant Primary Clarifier Repair RFP Award #116/26</p>	<p>MOTION by Councillor Rodger – BE IT RESOLVED that Council award the Request for Proposal for the Wastewater Treatment Plant Primary Clarifier Rake Arm Replacement, for an amount not to exceed \$718,000, to Ovivo Water Inc., as the highest evaluated proponent.</p>						
	<table border="0" style="width: 100%;"> <tr> <td style="text-align: left;">FOR</td> <td style="text-align: left;">AGAINST</td> <td></td> </tr> <tr> <td style="text-align: left;">7 Councillors</td> <td style="text-align: left;">0 Councillors</td> <td style="text-align: right;">CARRIED</td> </tr> </table>	FOR	AGAINST		7 Councillors	0 Councillors	CARRIED
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7 Councillors	0 Councillors	CARRIED					
<p>Parking Authority Bylaw Update #117/26</p>	<p>MOTION by Councillor Waxer – BE IT RESOLVED that Council read for the first time, Bylaw #277, being a bylaw of the Municipality of Jasper in the province of Alberta to establish the Municipality of Jasper Parking Authority 2026.</p>						
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FOR	AGAINST						
7 Councillors	0 Councillors	CARRIED					
<p>#118/26</p>	<p>MOTION by Councillor Waxer – BE IT RESOLVED that Council read for the second time, Bylaw #277, being a bylaw of the Municipality of Jasper in the province of Alberta to establish the Municipality of Jasper Parking Authority 2026.</p>						
	<table border="0" style="width: 100%;"> <tr> <td style="text-align: left;">FOR</td> <td style="text-align: left;">AGAINST</td> <td></td> </tr> <tr> <td style="text-align: left;">7 Councillors</td> <td style="text-align: left;">0 Councillors</td> <td style="text-align: right;">CARRIED</td> </tr> </table>	FOR	AGAINST		7 Councillors	0 Councillors	CARRIED
FOR	AGAINST						
7 Councillors	0 Councillors	CARRIED					

Memorial Bench & Tree Program	Council discussed the proposed Memorial Bench & Tree Program, with CAO Bill Given answering questions on behalf of Administration.						
Recess	Mayor Ireland called a recess from 2:45pm to 2:59pm.						
Memorial Bench & Tree Program #119/26	<p>MOTION by Councillor Hall – BE IT RESOLVED that Council approve the Memorial Bench & Tree Program as amended to reflect the changes made to Schedule A.</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 33%;">FOR</td> <td style="width: 33%;">AGAINST</td> <td style="width: 33%;"></td> </tr> <tr> <td>7 Councillors</td> <td>0 Councillors</td> <td style="text-align: right;">CARRIED</td> </tr> </table> <p>The amended Schedule A is attached to the minutes.</p>	FOR	AGAINST		7 Councillors	0 Councillors	CARRIED
FOR	AGAINST						
7 Councillors	0 Councillors	CARRIED					
Jasper Municipal Housing Corporation Director Selection #120/26	<p>MOTION by Councillor Rodger – BE IT RESOLVED that Council, representing the Municipality of Jasper as sole Jasper Municipal Housing Corporation (JMHC) Shareholder, appoint the following individual, to the JMHC Board of Directors:</p> <ul style="list-style-type: none"> • For a 1-year term (March 17, 2026 to March 1, 2027): Irish Caunceran <table border="0" style="width: 100%;"> <tr> <td style="width: 33%;">FOR</td> <td style="width: 33%;">AGAINST</td> <td style="width: 33%;"></td> </tr> <tr> <td>7 Councillors</td> <td>0 Councillors</td> <td style="text-align: right;">CARRIED</td> </tr> </table>	FOR	AGAINST		7 Councillors	0 Councillors	CARRIED
FOR	AGAINST						
7 Councillors	0 Councillors	CARRIED					
Municipality of Jasper 2026–2030 Strategic Priorities #121/26	<p>Council participated in a facilitated Strategic Planning session with Tracey Lorensen of Civic Excellence in February 2026. This was the first planning session for the newly elected Council since the election in October 2025.</p> <p>MOTION by Councillor Melnyk – BE IT RESOLVED that Council adopt the amended Municipality of Jasper 2026–2030 Strategic Priorities as discussed:</p> <ul style="list-style-type: none"> • Desire to change photo • Change icon for financial stewardship • Values section - add “in a manner” • Navigating trade-offs - change to “balancing competing priorities” • Moving mobility & access to lower in the list • Climate & Emergency - add “and adaptation” • Financial Understanding - “clearly and simply communicate the facts around our finances” <table border="0" style="width: 100%;"> <tr> <td style="width: 33%;">FOR</td> <td style="width: 33%;">AGAINST</td> <td style="width: 33%;"></td> </tr> <tr> <td>7 Councillors</td> <td>0 Councillors</td> <td style="text-align: right;">CARRIED</td> </tr> </table>	FOR	AGAINST		7 Councillors	0 Councillors	CARRIED
FOR	AGAINST						
7 Councillors	0 Councillors	CARRIED					
Notices of Motion	none						
Councillor Reports	<p>Councillor Frechette attended a Communities in Bloom Committee meeting on March 10th. He also participated in online training sessions with Community Futures West Yellowhead on March 10th and 12th.</p> <p>Councillor Hall participated in a 3-day online course as part of her appointment to the Regional Assessment Review Board.</p> <p>Councillor Melnyk completed a 3-hour educational course with Community Futures West Yellowhead on March 5th.</p> <p>Councillor Waxer attended an online meeting with Family & Community Support Services Association of Alberta on Friday and later in the afternoon visited Alpine Summit Seniors Lodge.</p> <p>All of Council was present at a Transit Workshop hosted by the Operations Department this morning.</p>						
Upcoming events	Council received a list of upcoming events for information.						

Adjournment
#122/26

MOTION by Councillor Hall – BE IT RESOLVED that, there being no further business, the Regular Council meeting of March 17, 2026 be adjourned at 3:41pm.

FOR
7 Councillors

AGAINST
0 Councillors

CARRIED

Mayor

Chief Administrative Officer



Schedule A: Fees and Pricing

Item	Price
New Bench (including plaque and 15 years maintenance)	\$4185
Concrete Bench Base (If and as required)	\$900
Bench Renewal with 15-year maintenance renewal	\$450
Plaque on a Reused Bench (New plaque and 15 years maintenance) 15-year term maximum	\$1185
Tree Deciduous (1.5 - 2-inch caliper)	\$600
Tree Coniferous/Evergreen (1.5 - 2-inch caliper)	\$700
Tree Planting Fee	\$250
Tree Plaque (Includes Stone/Rock base)	\$1000
Tree Grate - New	\$900
Tree Grate - Refurbished	\$150
Watering for the first 2 years	\$1000

AGENDA ITEM 3.2

Municipality of Jasper
Committee of the Whole Meeting Minutes
Tuesday, March 24, 2026 | 9:30am
Jasper Library & Cultural Centre, Quorum Room

Virtual viewing and participation	Council attendance is in Council chambers at the Jasper Library & Cultural Centre. This meeting was also conducted virtually and available for public livestreaming through Zoom. Public viewing during Council meetings is through both Zoom livestreaming and in-person attendance. Public participation is facilitated through in-person attendance.		
Present	Mayor Richard Ireland, Deputy Mayor Danny Frechette, Councillors Kathleen Waxer, Ralph Melnyk, Kable Kongsrud, and Laurie Rodger		
Absent	Councillor Wendy Hall		
Also present	Bill Given, Chief Administrative Officer Natasha Malenchak, Director of Finance & Administration Beth Sanders, Director of Urban Design & Standards Lucas Sherwin, Development Planning Manager Emma Acorn, Legislative Services Coordinator Bob Covey, The Jasper Local 24 observers		
Call to Order	Deputy Mayor Frechette called the March 24, 2026 Committee of the Whole meeting to order at 9:30am.		
Additions/deletions to the agenda	none		
Approval of agenda #123/26	MOTION by Councillor Melnyk that Committee approve the agenda for the March 24, 2026 Committee of the Whole meeting as presented:		
	FOR 6 Councillors	AGAINST 0 Councillor	CARRIED
Business arising from minutes	none		
Delegations	none		
Correspondence	none		
2025 Tax Recovery Auction	Councillor Rodger declared a conflict of interest; as he has close family that owns one of the properties, and left the meeting at 9:39am. Committee received a request for decision from Administration regarding unpaid property taxes. Director of Finance & Administration Natasha Malenchak and CAO Bill Given reviewed relevant legislation and next steps in the tax recovery process.		

- #124/26 MOTION by Councillor Waxer that Committee recommend Council approve that properties, subject to 2025 Tax Recovery Notification List be offered for sale by way of public auction; and
- That the auction be held in the Council Chambers of the Municipality on Thursday, June 11, 2026, at 2:00pm MDT in accordance with the requirements of the Municipal Government Act, and that reserve bids for properties be set at their 2026 assessed values.
- | | | |
|---------------|--------------|---------|
| FOR | AGAINST | |
| 5 Councillors | 0 Councillor | CARRIED |
- #125/26 MOTION by Councillor Waxer that Committee direct Administration to bring forward a list of properties to be offered for sale at public auction, along with reserve bids to the regular Council meeting of April 7, 2026.
- | | | |
|---------------|--------------|---------|
| FOR | AGAINST | |
| 5 Councillors | 0 Councillor | CARRIED |
- Councillor Rodger returned to the meeting at 9:46am.
- Jasper Skatepark
Final Financing Committee received a report regarding the final financing of the Jasper Skatepark following completion of its construction. Ms. Malenchak and Mr. Given took questions from Committee.
- #126/26 MOTION by Councillor Waxer that Committee recommend Council approve the use of Annual General Capital Reserve in the amount of up to \$42,476.66 to offset the outstanding amount owing from the Skatepark Committee.
- | | | |
|---------------|--------------|---------|
| FOR | AGAINST | |
| 6 Councillors | 0 Councillor | CARRIED |
- Unsolicited
Donations – Post
Wildfire Committee received recommendations and alternatives from Administration regarding unsolicited donations as many were received immediately following the 2024 Jasper Wildfire Complex. Committee discussed different possibilities for the funds.
- #127/26 MOTION by Mayor Ireland that Committee recommend Council approve the transfer of \$32,625.44 in unsolicited donations received post wildfire to the Jasper Community Team Society’s Caring Community Fund.
- | | | |
|---------------|--------------|---------|
| FOR | AGAINST | |
| 6 Councillors | 0 Councillor | CARRIED |
- #128/26 MOTION by Councillor Waxer that Committee direct Administration to return to a future Committee of the Whole meeting with a recommendation regarding the dishware in the Multi-purpose Hall at the Jasper Activity Centre.
- | | | |
|---------------|--------------|---------|
| FOR | AGAINST | |
| 6 Councillors | 0 Councillor | CARRIED |

#129/26	MOTION by Mayor Ireland that Committee refer the issue of the allocation of any future unsolicited donations to a future Committee of the Whole meeting.	FOR 6 Councillors	AGAINST 0 Councillor	CARRIED
Recess	Deputy Mayor Frechette called a recess from 10:47am to 10:56am.			
Transit Fleet Procurement	Committee received a request for decision regarding the transit fleet and future procurement of vehicles. Mr. Given reviewed the background and shared an update. The Municipality of Jasper received approval for the change in project scope while maintaining full eligibility to use the previously approved \$5 Million in federal funding.			
#130/26	MOTION by Councillor Melnyk that Committee recommend Council:	<ul style="list-style-type: none"> • Amend the approved capital budget to remove the item “Transit Fleet Zero Emission Bus Purchase (3)” in the total amount of “\$2,250,000”; • Amend the approved capital budget to add the item “Transit Bus Purchase” in the total amount of \$2,250,000; and • Direct Administration to proceed with transit fleet procurement. 		
	FOR 6 Councillors	AGAINST 0 Councillor	CARRIED	
Development Planning Budget	Committee received a presentation on the Development Planning Budget from Beth Sanders, Director of Urban Design & Standards and Lucas Sherwin, Development Planning Manager. Mr. Given also answered Committee questions. The full presentation from Administration is attached to the meeting minutes.			
#131/26	MOTION by Mayor Ireland that Committee receive the report for information.	FOR 6 Councillors	AGAINST 0 Councillor	CARRIED
Recess	Deputy Mayor Frechette called a recess from 12:15pm to 3:33pm. During this time a Public Hearing took place for the proposed Jasper Off-Site Levies Bylaw 2026.			
	After coming out of recess, Deputy Mayor Frechette confirmed with Committee members that there were no further motions regarding the development planning budget.			
Equalized Electricity Delivery Rate	Mayor Ireland shared his reasoning for adding this report to the agenda. Committee discussed the report amongst themselves.			
#136/26	MOTION by Mayor Ireland that Committee direct the Mayor to confirm the intent of the Municipality of Jasper to join the Fair Electricity Distribution Alliance (FEDA).	FOR 6 Councillors	AGAINST 0 Councillor	CARRIED

Motion Action List Administration reviewed the Motion Action List.

#137/26 MOTION by Councillor Melnyk that Committee approve the updated Motion Action List with the removal of the following items:

- Jasper Artists Guild Lease
- Urban Design & Standards Budget
- Jasper Skatepark Committee
- Transit Bus RFP

And date changes for the following items:

- Memorandum of Understanding to Redevelop Anglican & United Church Lands

FOR	AGAINST	
6 Councillors	0 Councillors	CARRIED

Councillor upcoming meetings

Councillor Melnyk and Councillor Frechette will be attending a Community Futures West Yellowhead Board of Directors meeting in Jasper this Thursday.

Mayor Ireland and Councillor Kongsrud have an Emergency Advisory Committee meeting on March 31st.

Councillor Kongsrud will be attending the Annual General meeting of the Jasper Yellowhead Historical Society on the evening of March 31st.

Councillor Frechette has a Communities in Bloom Committee meeting on March 27th.

Mayor Ireland will be attending a meeting of the Jasper Partnership Initiative tomorrow.

Upcoming Events Council reviewed a list of upcoming events.

Adjournment #138/26 MOTION by Councillor Rodger that, there being no further business, the Committee of the Whole meeting of March 24, 2026 be adjourned at 4:00pm.

FOR	AGAINST	
6 Councillors	0 Councillors	CARRIED

Attachment 1 – Development Planning Operating Budget 2025 (Actuals)

NOTES

Revenue:

- The date of transfer of authority was unknown during budget development. The 2025 budget anticipated permit revenue of \$391,195.
- The absence of permit revenue was ultimately off-set by \$419,866 in unbudgeted DRP (Conditional Grants) revenue.
- Transfer from Reserves less than expected.

Expense:

- Salary variance was offset by reduced expenses on benefits and reductions in contracted services compared to initial budget estimates.

Net:

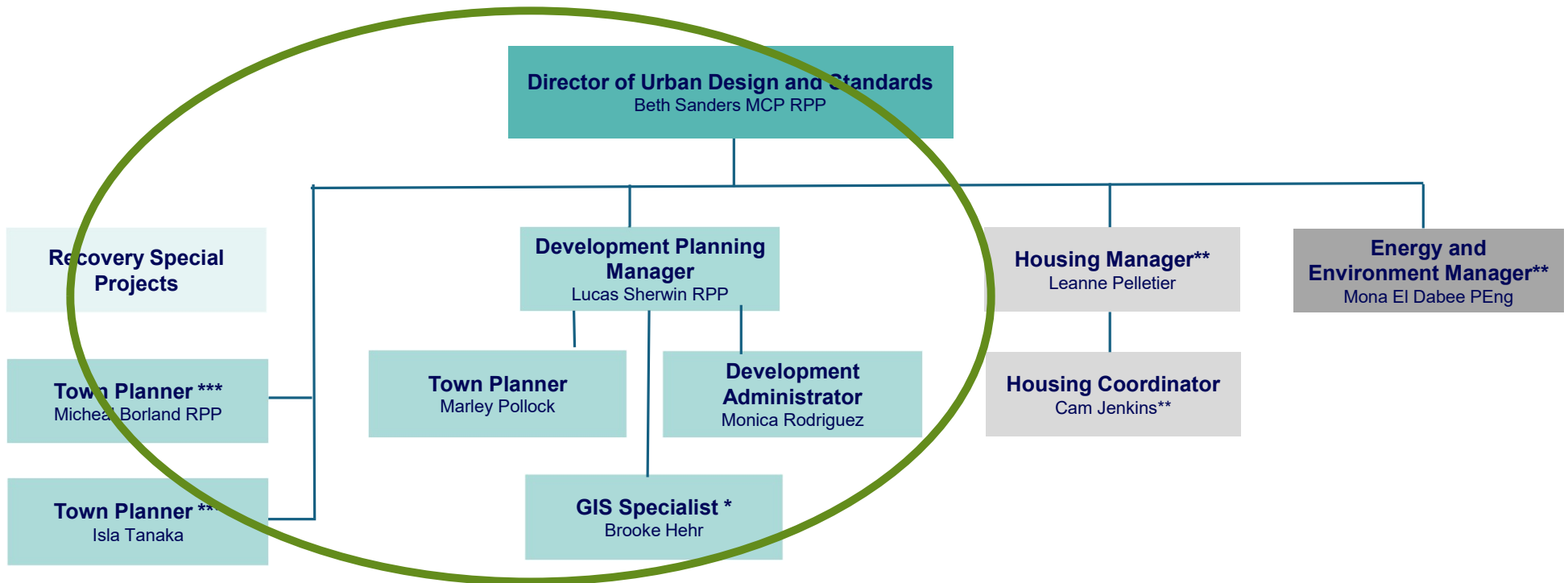
- Net Tax support required was \$14,261 as budgeted.



MUNICIPALITY OF JASPER
2025 Operating Budget
 Development Planning

For the Twelve Months Ending Wednesday, December 31, 2025

	YTD 2025 - Final	Budget	Variance
Revenue:			
Sales of Goods and Services	0.00	1,860	1,860
Rental and Permit Revenue	0.00	391,195	391,195
Conditional Grants	419,866	0.00	-419,866
Transfer from Reserves & Internal Transfer Support	197,468	356,314	158,846
	<u>617,334</u>	<u>749,369</u>	<u>132,035</u>
Expense			
Salaries	520,370	466,000	-54,370
Benefits	66,696	107,180	40,484
Contracted Services	33,198	177,450	144,252
Material, Goods and Supplies	11,330	13,000	1,670
	<u>631,594</u>	<u>763,630</u>	<u>132,036</u>
Net Surplus/(Deficit)	<u><u>-14,260</u></u>	<u><u>-14,261</u></u>	<u><u>-1</u></u>



Development Planning Budget Area (2025 and 2026)

* Parks Position 50/50 Funded by MOJ/PCA

** Two-year term position (position covered in JRCC funding area)

*** Three-year term position

Attachment 2 - Development Planning Operating Budget 2026 (Projected)

NOTES

Revenue:

- Permit revenue has been decreased reflecting the removal of development permit revenue.
- Conditional grants have increased reflecting:
 - DRP grant funding consistent with 2025 actuals.
 - Housing Accelerator Fund grant for work related to increasing housing supply.
- Transfer from Reserves remains at the same amount as the 2026 budget.

Expense:

- No change from the Approved Budget.

Net:

- No change from the Approved Budget.



MUNICIPALITY OF JASPER 2026 Operating Budget Development Planning

For the Twelve Months Ending Wednesday, December 31, 2025

	Approved 2026	Projected 2026	change
Revenue:			
Sales of Goods and Services	-3,720	-3,720	0
Rental and Permit Revenue	-469,195	-78,000	-391,195
Conditional Grants		-391,194	391,194
Transfer from Reserves & Internal Transfer Support	-321,314	-321,314	-0
	<hr/>	<hr/>	
	-794,229	-794,228	
Expense			
Salaries	482,310	482,310	0
Benefits	110,931	110,931	0
Contracted Services	224,326	224,326	0
Material, Goods and Supplies	17,310	17,310	0
Internal Transfers	10,877	10,877	0
	<hr/>	<hr/>	
	845,754	845,754	
Net Surplus/(Deficit)	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
	-51,525	-51,526	0

Attachment 3 - Development Planning Operating Budget Scenario (post Transfer of Authority)

NOTES

Revenue:

- Permit Revenue (\$227,500) is held at a consistent expected level for typical post-rebuild year.
- Conditional Grants (\$0) reflect that DRP funds have concluded.
- Transfer from Reserves (\$270,000) reflects a forecast of how Land Rent will be reduced on transfer of authority.

Expense:

- Salaries & Benefits decrease compared to 2026 reflecting:
 - Expected future staffing requirement.
 - Separation of the Director position consistent with the approach in other departments.

Net:

- Net Tax support required begins at ~\$80K (Year 1) and gradually increases over time to \$124K (Year 4) (assuming no application fee increases)



MUNICIPALITY OF JASPER
Development Planning as Development
Authority Annual Budget Scenario
Development Planning

Development Permit Authority	Full Year			
	Year 1	Year 2	Year 3	Year 4
Revenue				
Sale of Goods and Services	-3,700	-3,700	-3,700	-3,700
Rental and Permit Revenue	-227,500	-227,500	-227,500	-227,500
Conditional Grants	0	0	0	0
Transfers from Reserves and Internal Transfer Supp	-270,000	-270,000	-270,000	-270,000
	-501,200	-501,200	-501,200	-501,200
Expense				
Salaries	333,524	343,873	354,545	365,550
Benefits	76,710	79,091	81,545	84,076
Contracted Services	129,110	130,930	132,750	134,570
Materials, Goods and Supplies	30,900	28,150	33,400	30,450
Transfer Payments (to Reserve)	0	0	0	0
Internal Transfers	10,877	10,877	10,877	10,877
	581,121	592,921	613,118	625,523
	-79,921	-91,721	-111,918	-124,323

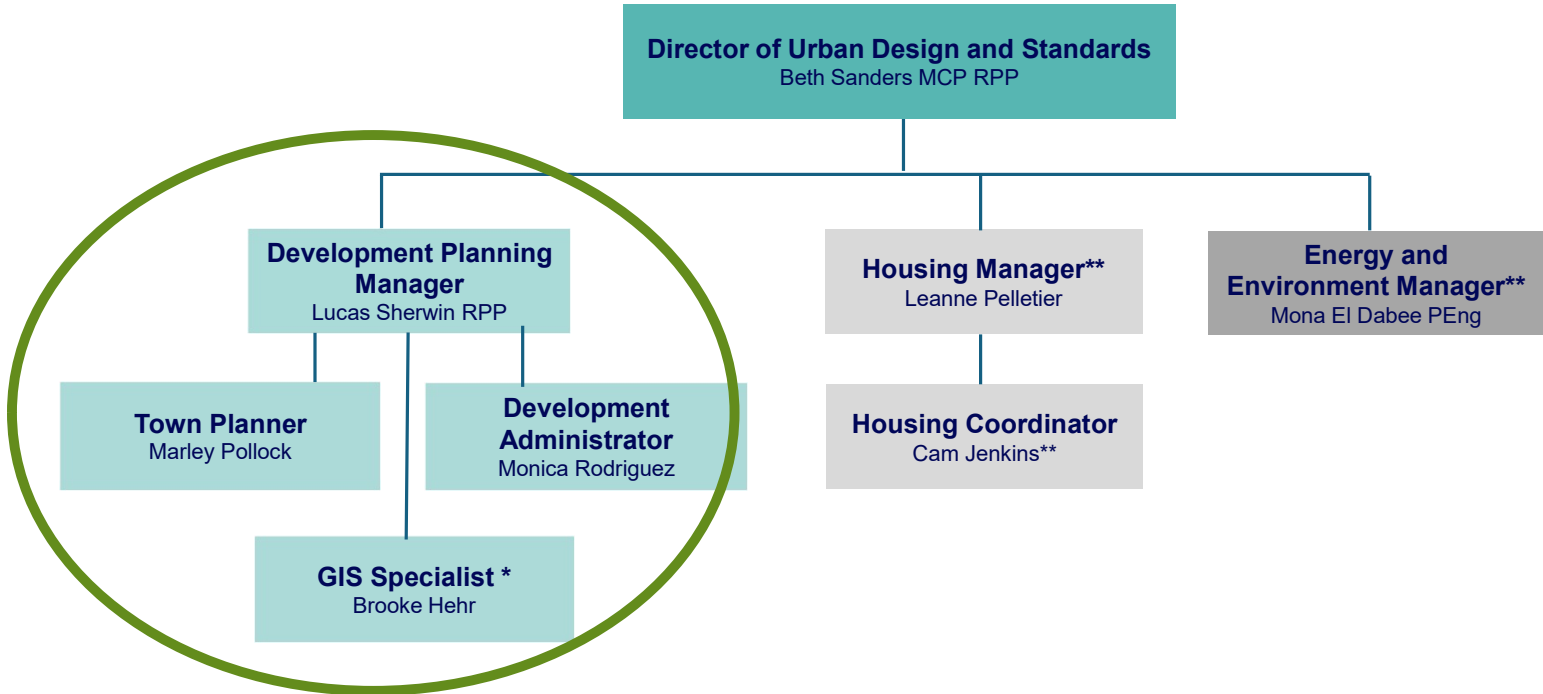
Summary of Predictable and Unpredictable Budget Elements

Budget Element	Predictable	Unpredictable
Revenue	<ul style="list-style-type: none"> • The fees we charge for service • Sidewalk seating permits (established program) 	<ul style="list-style-type: none"> • Number of development applications • Type of development applications • Revenue from development applications
Expenses	<ul style="list-style-type: none"> • The services we complete • Service standards for permit turnaround time • Number of staff • Salaries • Standard, stable expenditures 	<ul style="list-style-type: none"> • Unexpected events that require staff attention



Development Planning Service Areas and Potential Cost Recovery

Service Area	Cost Recovery Potential	Actively doing this work in 2026?
Community Planning	No: This is a service provided to the community.	With support from x2 term planner positions
Development Applications (private property)	Yes: It is commonplace to charge fees for development applications.	No
Land Management (municipal public property: roads, sidewalks, park space)	Yes: When residents, groups, businesses want to use municipal land, a fee can be charged. No: For internal projects to improve municipal practices.	Yes
Planning Advice and Support	Yes: Funds for disaster recovery cover costs in the short-term. No: As directed by Council, and within budget constraints, we work with community partners to advance initiatives that benefit the community.	Yes
Support to Other Departments	No: We do not charge other departments fees to provide service to them.	Yes



Development Planning Branch *(Future)*

* Parks Position 50/50 Funded by MOJ/PCA (contracted services)
 ** Two-year term position
 *** Three-year term position

Attachment 3 - Development Planning Operating Budget Scenario (post Transfer of Authority)

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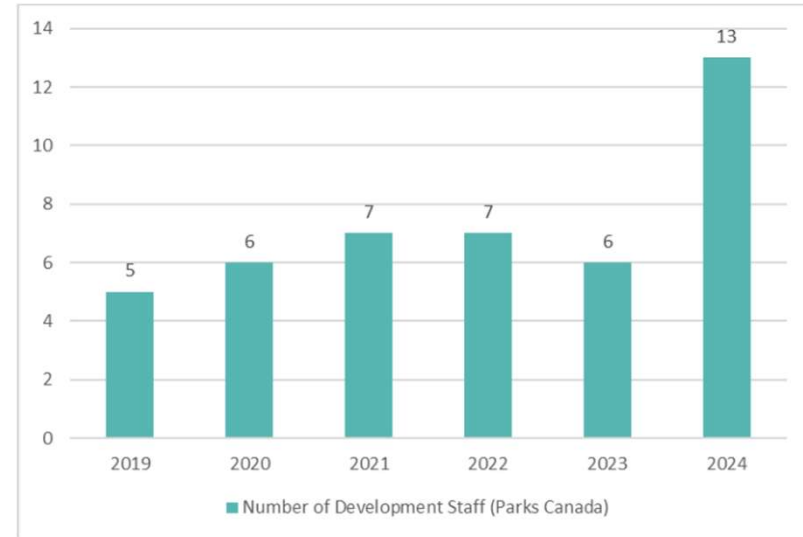
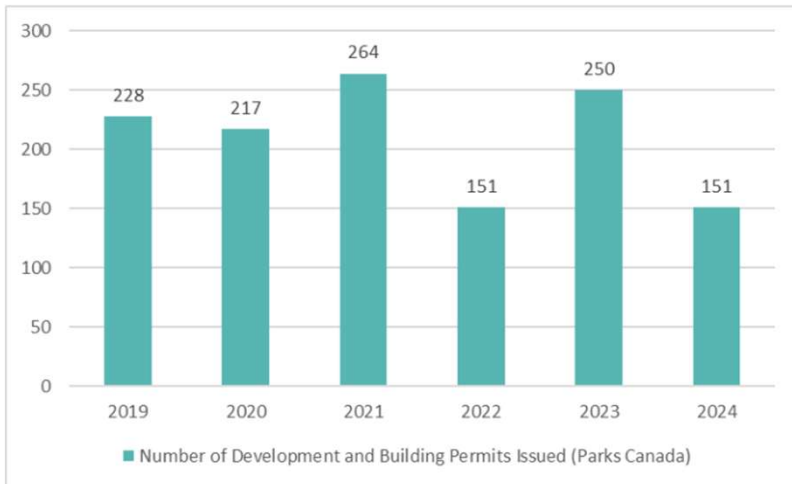


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Expense				
Salaries	333,524	343,873	354,545	365,550
Benefits	710			84,076
Contracted Serv	10			134,570
Materials, Goods	900			30,450
Transfer Paymen	0			0
Internal Transfer	677			10,877
	581,121	592,921	613,118	625,523
	-79,921	-91,721	-111,918	-124,323

Sidewalk Seating Permits Development Permits

Historic Development Activity in JNP



NOTES

- Includes Development Permits and Building Permits
- Includes permit activity in the whole Park
- Business disruption in 2022 and 2024 due to wildfires

Attachment 3 - Development Planning Operating Budget Scenario (post Transfer of Authority)

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	<u>-501,200</u>	<u>-501,200</u>	<u>-501,200</u>	<u>-501,200</u>
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	<u><u>-79,921</u></u>	<u><u>-91,721</u></u>	<u><u>-111,918</u></u>	<u><u>-124,323</u></u>

Looking Ahead to Budget 2027+

Develop the 2027 budget with specific attention on the development planning service area:

- Propose a fee schedule.
- Monitor development activity in town.
- Monitor amount of rebuilding development activity.
- Determine how to handle building permits.

Monitor cost implications of preparing for the transfer of land use planning and development authority:

- Continue to simplify the Municipality's internal development review and approval process.
- Continue to work with Parks Canada to simplify and update the Land Use Policy.

AGENDA ITEM 3.3

Municipality of Jasper
Public Hearing Meeting Minutes
Tuesday, March 24, 2026 | 1:30pm
Jasper Library & Cultural Centre, Quorum Room

Virtual viewing and participation Council attendance is in Council chambers at the Jasper Library & Cultural Centre. This meeting was also conducted virtually and available for public livestreaming through Zoom. Public viewing during Council meetings is through both Zoom livestreaming and in-person attendance. Public participation is facilitated through in-person attendance.

Present Mayor Richard Ireland, Deputy Mayor Danny Frechette, Councillors Kathleen Waxer, Ralph Melnyk, Kable Kongsrud, and Laurie Rodger.

Absent Councillor Wendy Hall

Also present Bill Given, Chief Administrative Officer
Beth Sanders, Director of Urban Design & Standards
Courtney Donaldson, Director of Operations & Utilities
Marley Pollock, Town Planner
Michael Borland, Town Planner
Emma Acorn, Legislative Services Coordinator
Bob Covey, The Jasper Local
Denise Mellett, Resident
Gilly Thomas, Resident
20 observers

Call to order Mayor Ireland called the March 24, 2026 Public Hearing to order at 1:30pm.

Additions or deletions to agenda none

Approval of agenda #132/26 MOTION by Councillor Frechette – BE IT RESOLVED that Council approve the agenda for the March 24, 2026 Public Hearing as presented.

FOR 6 Councillors AGAINST 0 Councillors CARRIED

Mayor Ireland reviewed the order of process. He also confirmed with Administration that no correspondence or feedback was received recently regarding the proposed bylaw.

Presentation by Administration Council received a presentation from Administration with Director of Urban Design & Standards Beth Sanders introducing the subject matter and team members. Town Planners Marley Pollock and Michael Borland presented a slideshow which is attached to the meeting minutes.

Public Presentations Residents were given an opportunity to speak as a delegation and ask questions. The following people shared their concerns and questions:
• Denise Mellett
• Gilly Thomas

After confirming there were no others wishing to speak, Mayor Ireland relayed the questions to Administration on behalf of the members of the public. Council also took the opportunity to clarify details and discuss implications with Administration. Ms. Sanders, Mr. Pollock, and Mr. Given worked together to address the questions and concerns.

Close the Public Hearing The public hearing was closed at 3:09pm.

Recess Mayor Ireland called a recess from 3:10pm to 3:20pm.

Consideration of
Second Reading of
the Jasper Off-Site
Levies Bylaw 2026
#133/26

MOTION by Councillor Rodger – BE IT RESOLVED that Council amend the Jasper Off-Site Levies Bylaw as follows:

- Add the word “other” before “leaseholder” in 6.5

FOR
6 Councillors

AGAINST
0 Councillors

CARRIED

#134/26

MOTION by Councillor Frechette – BE IT RESOLVED that Council give second reading to Bylaw #276, the Jasper Off-Site Levies Bylaw 2026 as amended:

- Add the word “other” before “leaseholder” in 6.5

FOR
6 Councillors

AGAINST
0 Councillors

CARRIED

Adjournment
#135/26

MOTION by Councillor Melnyk – BE IT RESOLVED that, there being no further business, the Public Hearing of March 24, 2026 be adjourned at 3:28pm.

FOR
6 Councillors

AGAINST
0 Councillors

CARRIED

Mayor

Chief Administrative Officer

Off-Site Levies Bylaw 2026

Public Hearing – March 24, 2026



Purpose of the Bylaw



**FUNDS CRITICAL
INFRASTRUCTURE**



**WATER,
WASTEWATER,
STORM SYSTEMS**



**SUPPORTS ALL
DEVELOPMENT**

Why Update Now?

Last updated in 2015

Rising infrastructure costs

Post-wildfire
redevelopment

Increased density
(duplexes, suites)

Core Principle



Money is set aside for growth related infrastructure & upgrades

Core Question



Who should pay for growth related infrastructure & upgrades?

How the Levy Works



Residential: per net new unit



Non-residential: net new gross floor area



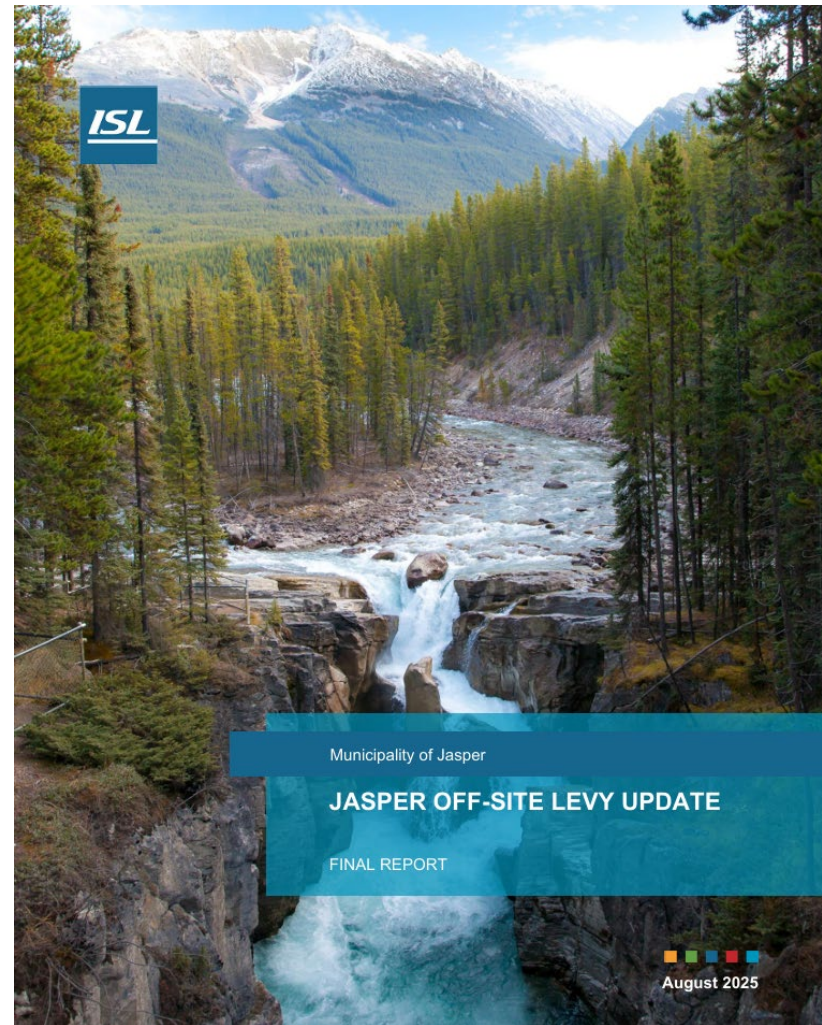
Based on net impact



No levy for like-for-like redevelopment

Where Rates Come From

- ▶ ISL Engineering analysis
- ▶ Utility Master Plan
- ▶ Off-Site Levy Update (2025)
- ▶ Evidence-based approach



What the Levy Funds



Water: mains, wells,
treatment



Wastewater: lift stations,
sewer upgrades



System capacity & resiliency



Real capital projects

Population Scenario

~16,000 is not a target



~16,000 is an engineering stress test



Infill-based growth scenario



Ensures system capacity

Infill Still Impacts Systems



SECONDARY
SUITES



DUPLEX
CONVERSIONS

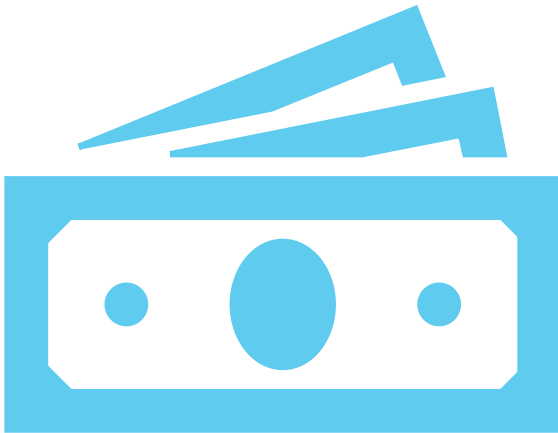


NON-
RESIDENTIAL
EXPANSION



DEMAND DRIVEN
BY USE

Fairness & Cost Allocation



Approach 1: Distribute growth related infrastructure costs across all taxpayers

Approach 2: Development contributing to increased demand contributes to the cost of growth-related infrastructure

Public Engagement Summary



Clarity on when levies apply → Now clearly tied to *net new units / floor area*



Transparency of fund usage → Stronger structure for how funds are managed



Rate calculation clarity → Standardized (per unit / per ft²) with clear references



Housing support → To be addressed through **separate incentives**



Green energy → Better suited for **separate programs**

Speaking to the Motion

- ▶ **Second Reading - Off-Site Levies Bylaw 2026**
 - ▶ Supports policy direction
 - ▶ Moves the bylaw forward
- ▶ **Next Step:** Parks Canada certification before Third Reading



Closing



Reliable infrastructure



Financial sustainability + transparency



Development that increases demand helps fund infrastructure



Questions?



Agenda



Accurate Assessment Group



The Assessment Process



Pre wildfire value vs post wildfire value



Supplementary Assessments



ACCRATE

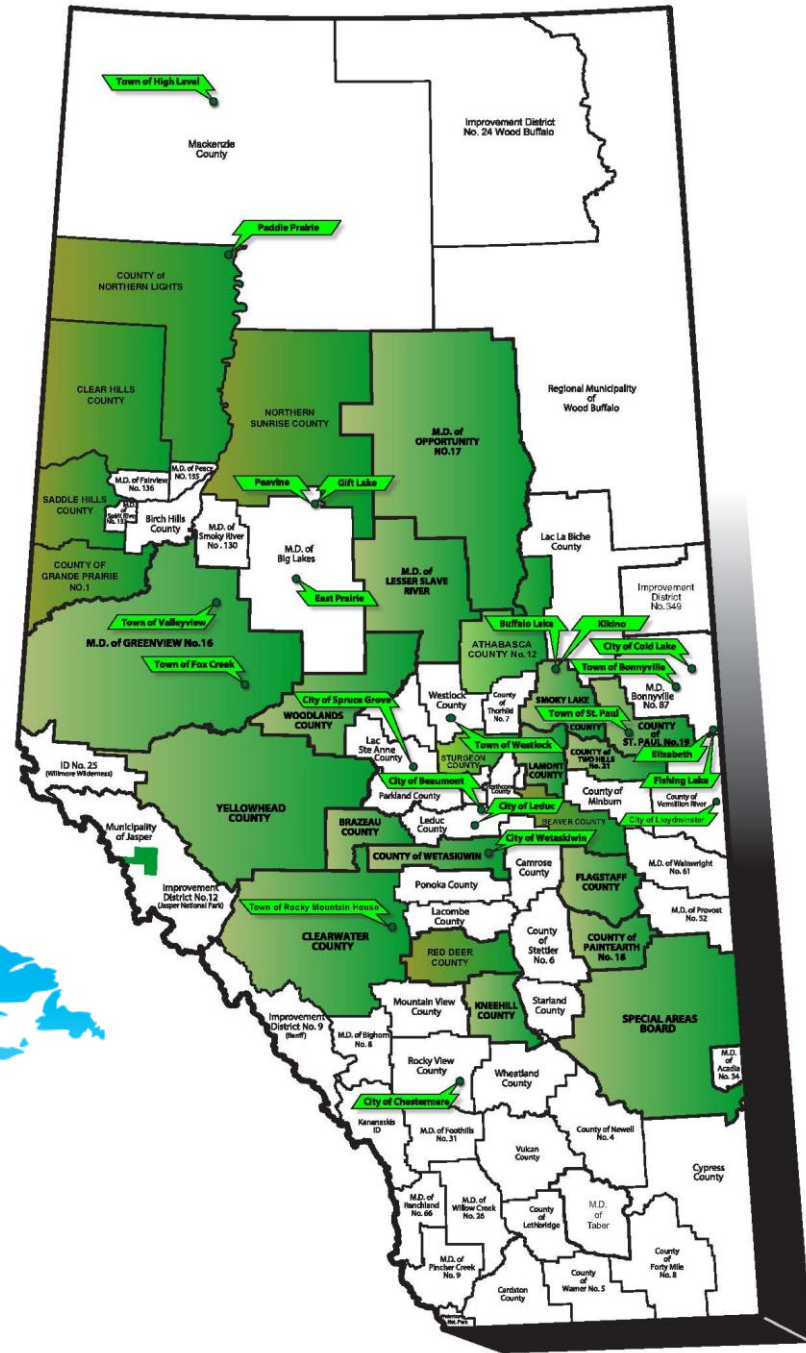
ASSESSMENT GROUP LTD.

FOUNDED IN 1997

AAG's Client Partners



- ✓ 26 Rural Municipalities (Including DIP Assessment Services in 15)
- ✓ 7 Cities
- ✓ 7 Towns
- ✓ 8 Metis Settlements
- ✓ 2 First Nations



Trusted Advisor



*At AAG, our purpose is to continuously seek improvement,
and earn the role of Trusted Advisor.*



TEAM DEPTH



Specializing in all aspects of Municipal Property Assessment

400+ Years of Combined Experience



COMMUNICATION



We connect with Rate Payers successfully

We communicate with Council, CAO's and Administration



DATA INTEGRITY



Our technology drives best practices for assessment operations.

Leaders in quality control through technology and experience



Residential



Non-Residential



Farmland

Troy Birtles, AMAA	Assessment Manager
Kris Meadows, AMAA	Property Assessor
Levi Stewart	Property Assessor
Tyler Birtles	Property Assessor
Colt Cannon	Property Assessor
Bob Daudelin, AMAA	Assessment Specialist
Kurt Hartman, AMAA	Assessment Specialist
Josh McMillan	Property Assessor
Jesse Nelson	Property Assessor
Cory Allen	Property Assessor

Property Assessment Overview

Is the process of assigning a dollar value to a property for taxation purposes. Property assessment is the method used to distribute the tax burden among property owners in a municipality.

Assessed Value * Mill Rate = Property Tax





Assessment Legislation

MGA - Municipal Government Act

MRAT - Matters Relating to Assessment and Taxation Regulation

COPTER - Community Organization Property Tax Exemption Regulation

MRAC - Matters Relating to Assessment Complaints Regulation

Mass Appraisal

Means “the process of preparing assessments for a group of properties using standard methods and ***common data*** and allowing for ***statistical testing***”

Common data may include:

- Location
- Lot size
- Age and condition
- Building size

Assessment Valuation

Assessment Class	Valuation Standard
Residential	Market Value
Non-Residential	Market Value
Farmland	Regulated
Designated Industrial Property (DIP)	Regulated

Market Value

Means the amount that a property might be expected to realize if sold on the open market by a willing seller to a willing buyer.

All transactions are reported to Alberta Land Titles as part of the legal obligations of buyers and sellers during all transactions.

All transactions are reviewed to determine if it was a true market transaction or not.

Market Value

How do we estimate Market Value?

- Determine land values using vacant land sales
- Determine improved values using improved sales
- The difference between improved sales and vacant sales is the value attributed to the improvements on each property (improvements means buildings).

Market Value

Pre Wildfire vacant land sales were very limited and only occurred once or twice every several years.

Post Wildfire has resulted in nearly 20 vacant land sales. All of these sales occurred after July 1, 2025 and therefore will be used to value the land for the 2027 Tax year.

The current land assessments are based on the limited sales of vacant land.

Market Value

The assessed value of improved residential property for the current assessment is based on 29 market related transactions occurring between July 1, 2024 and June 30, 2025.

For context, the same 1 year period used for the previous assessment cycle was based on more than 50 market related transactions.

Market Value

For illustrative purposes:

- Based on vacant land sales we determine that land is worth \$475,000 per lot.
- Based on improved sales in the same area, we determine that improved properties are worth \$975,000 per property.

Market Value

The following would be the resulting assessment of a typical property for this example.

Land Assessment	\$475,000
Improvement Assessment	\$500,000
Total Assessment	\$975,000

Note that this would be for an existing home.

Market Value

We would apply the characteristics of the buildings when allocating the value of \$500,000 for improvements.

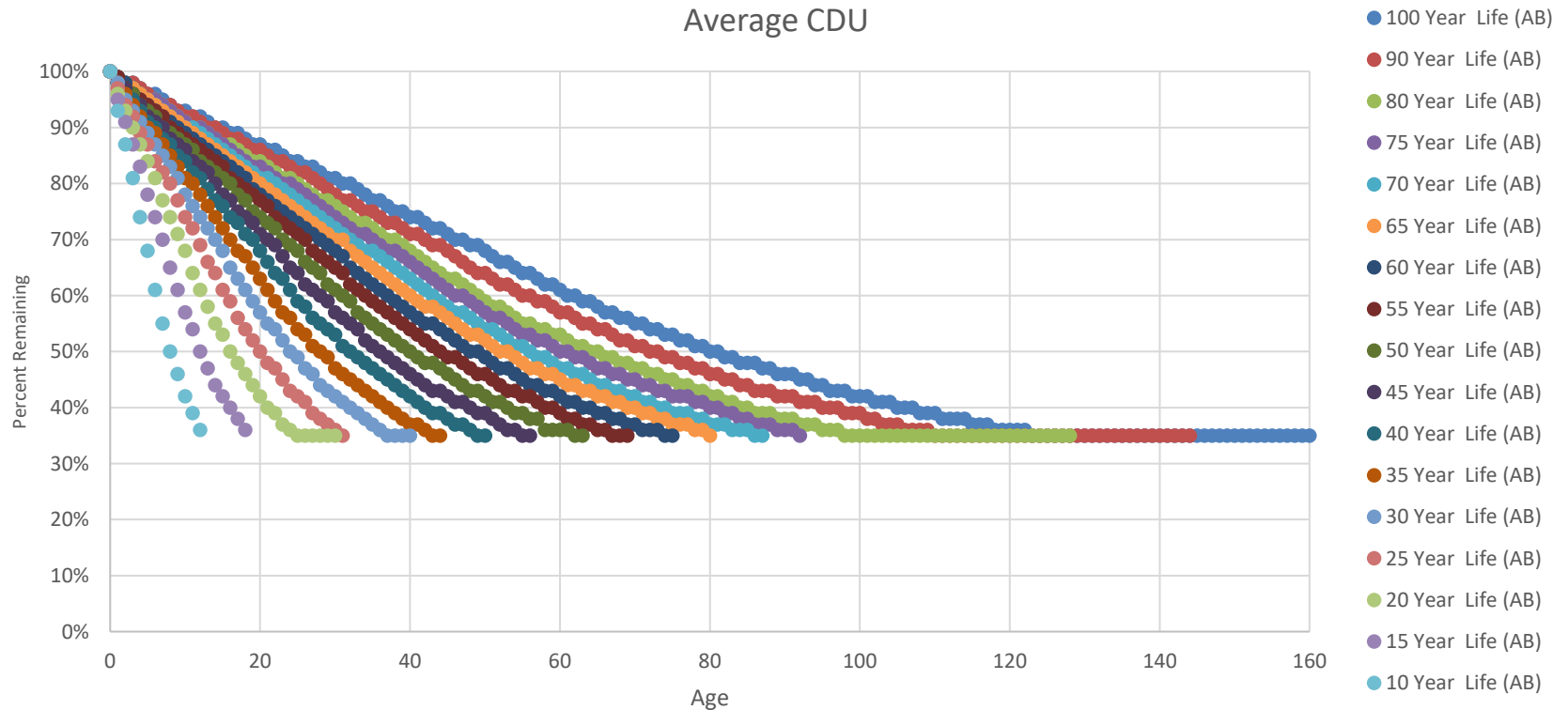
Age, condition, size, type of structure, type of construction, location, basement development, other buildings, etc would all be considered.

One major variable considered would be age – this variable helps us determine how much loss in value should be applied to account for the age of the buildings (depreciation).

Market Value

The following is a chart of depreciation rates based on various age life tables.

Alberta Age Life Tables
Average CDU



Market Value – Pre Wildfire

Based on this, a building with an age of 40 years with an age life of 60 years would have a remaining economic value of approx. 55%.

These depreciation rates bottom out at approximately 35%.

A home that is 70 years old with an assigned age life of 60 years would still have 35% of the value remaining.

As you can see, it is not a straight line depreciation as there are many homes that are older than 60 years that have several years of remaining economic life.

Market Value – Post Wild Fire

Fast forward to today, and the previous property is in the process of rebuilding. Assume the example was using a 40 year old home with a 60 year life. With everything else being the same, the new assessed value would be as follows if complete by December 31:

Land Assessment	\$475,000	
Improvement Assessment	\$500,000	\$909,000
Total Assessment	\$975,000	\$1,384,000

Market Value – Post Wild Fire

The true test as to whether or not the depreciation tables are accurately reflecting market values will be when reconstructed homes start to sell.

Note that this is for illustration purposes only, and there are other variables that will also be considered.

For example, every year we adjust for the changing market. Up to this point in the example, this is not discussed. For the purpose of this report, we will assume no change in year over year market conditions.

Market Value – Post Wild Fire

If the home is not complete by December 31 of the year prior to the tax year, the value would be adjusted based on its level of completeness. Common 'percent complete' tables are used.

Many Items from site excavation to walls and roof to trim are accounted for in the assessment, particularly when a home is under construction at the end of the year.

The following page is an example of a home that is part way through construction and assessed at 44% complete.

Market Value – Post Wild Fire

Model: 4 - SFD - After 1970			
Building #: 244114876		Floor Area: 1,981 Ft ²	
Name	Quantity	Completion	Percent of Base Rate
▶ Site/Excavation	100	2.40	2.40
Foundation	100	12.90	12.90
Base Floor	100	7.10	7.10
Base Ext. Wall	100	4.70	4.70
Partitions	100	4.70	4.70
Base Roof	100	9.40	9.40
Roof Finish	100	2.40	2.40
Soffits & Fascia	0	0.00	1.10
Basement Floor	0	0.00	4.70
Windows	0	0.00	7.10
Exterior Doors	0	0.00	3.50
Stairs	0	0.00	1.10
Exterior Finish	0	0.00	4.70
Interior Finish	0	0.00	5.90
Interior Paint	0	0.00	2.40
Interior Doors	0	0.00	4.70
Cabinets	0	0.00	7.10
Trim	0	0.00	1.10
Floor Finish	0	0.00	5.90
Electrical	0	0.00	7.10
Plumbing	0	0.00	
		44%	



Market Value – Post Wild Fire

The assessment as 44% complete as of December 31, 2025 would look as follows:

Land Assessment	\$475,000	
Improvement Assessment	\$909,000	\$400,000
Total Assessment	\$1,384,000	\$875,000

Supplementary Assessments

Municipal Government Act

314(1) The municipal assessor must prepare supplementary assessments for machinery and equipment used in manufacturing and processing if those improvements are operational in the year in which they are to be taxed under Part 10.

(2) The municipal assessor must prepare supplementary assessments for other improvements if

- (a) they are completed in the year in which they are to be taxed under Part 10,
- (b) they are occupied during all or any part of the year in which they are to be taxed under Part 10, or
- (c) they are moved into the municipality during the year in which they are to be taxed under Part 10 and they will not be taxed in that year by another municipality.

Supplementary Assessments

Using the same example, the home is complete and/or occupied as of June 1, 2026 (7 of 12 months of the year).

The supplementary assessment would be as follows:

Land Assessment	\$0
Improvement Assessment	\$909,000 - \$400,000
Supplementary Assessment	\$509,000
Pro-rated amount = 7/12 of	\$509,000 or \$297,000

Frequently Asked Questions

- I am in the process of rebuilding and all that was on my property at the end of the year was the foundation, walls, and roof – why do I have an assessment of \$300,000 for improvements when I could not live there?
- Will I receive a supplementary assessment?
- Will I receive a supplementary assessment again next year?
- What will my assessment be next year?



THANK YOU



JASPER RECOVERY COORDINATION CENTRE (JRCC)

April 7, 2026

PROGRESS UPDATE



SUMMARY OF KEY RECOVERY ACTIVITIES



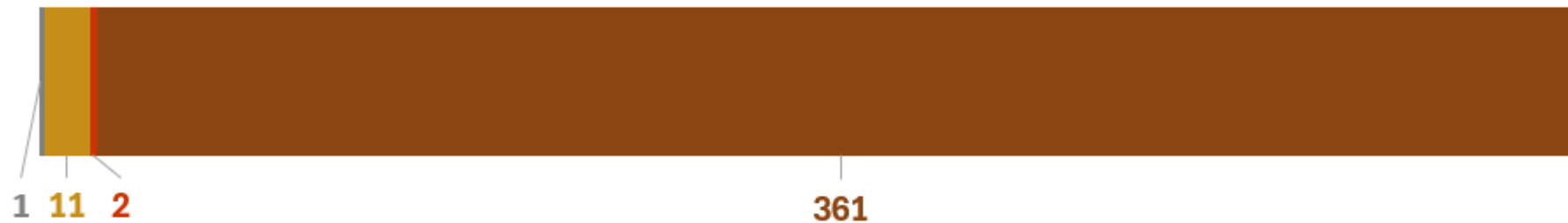
DEBRIS REMOVAL

- Total number of demolition permits issued (in and out of town): 393
 - **Certificates of Completion issued: 374**
- In Town non-commercial certificates: **335** (out of 341 properties with demolition permits)
- Certificates of completion pending review/and or sign off: 2
- Properties pending submission of confirmatory reports: 18
- Of these, **0** properties are completing additional remediation

This coordinated progress is enabling safe, timely debris removal; paving the way for rebuilding and protecting public health, safety, and the environment.

SITE PREPARATION

Site preparation status of properties impacted by the 2024 Jasper wildfire within the Municipality of Jasper only



■ Properties with debris remaining

■ Properties where soil sample reports (confirmatory sampling) need to be submitted to Parks Canada

■ Properties where soil sample reports (confirmatory sampling) are being reviewed by Parks Canada

■ Properties where the site is confirmed safe for human health and ready for rebuild

Updated: March 30, 2026 - Source: Parks Canada

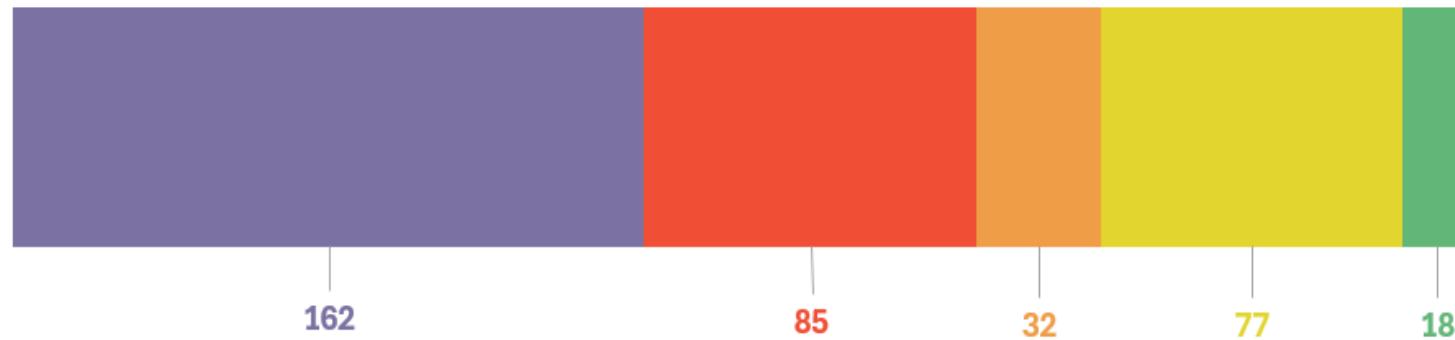
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REBUILDING HOMES AND BUSINESSES

- As the spring construction season approaches, Parks Canada is seeing a steady increase in permit applications. This is a positive sign of rebuilding activity in the community. While higher volumes may result in slightly longer turnaround times during peak periods, Parks Canada remains committed to meeting our service standards
- JRCC is hosting more Rebuild and Recovery Support Sessions on Tuesday, April 14 from 2 pm to 4 pm and 5 pm to 7 pm at the Multi-purpose Hall. JRCC will also be present at the Red Cross hosted session in Hinton on Wednesday, April 15 from 9 am to 12 pm
- The team continues to significantly outperform comparable municipalities in development permit timelines, with complete and conforming applications issued in an average of **19 business days over the last 6 months**, substantially faster than regional benchmarks
- The Municipality of Jasper conducted a public hearing for a new off-site levies bylaw on March 24, 2026. The new bylaw is expected to take effect in April 2026
- 18 rebuilding properties have now achieved occupancy
- Approximately 57% of wildfire affected leaseholders have now initiated the permitting process with Parks Canada
- Marmot Pit will reopen in May 2026

REBUILDING HOMES AND BUSINESSES

Rebuild status of properties impacted by the 2024 Jasper wildfire within the Municipality of Jasper only



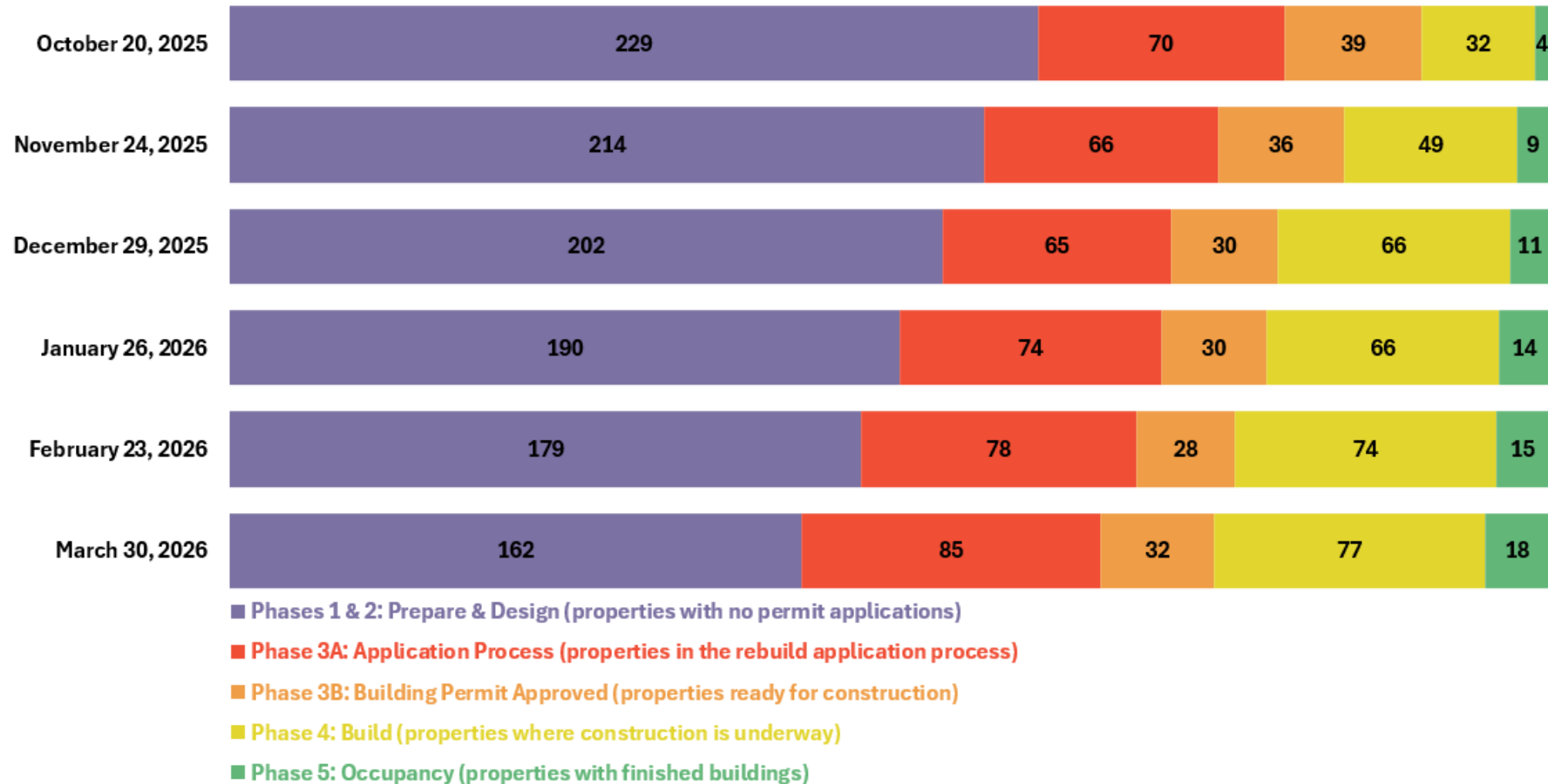
- Phases 1 & 2: Prepare & Design (properties with no permit applications)
- Phase 3A: Application Process (properties in the rebuild application process)
- Phase 3B: Building Permit Approved (properties ready for construction)
- Phase 4: Build (properties where construction is underway)
- Phase 5: Occupancy (properties with finished buildings)

Updated: March 30, 2026 - Source: Parks Canada (Phases 1&2, 3A, 3B, and 5) and Municipality of Jasper (Phase 4)

*Of the 32 properties in Phase 3B, 15 have visible signs of construction work but have not yet poured foundation

REBUILDING HOMES AND BUSINESSES

Rebuild status over time of 374 fire-damaged properties within the Municipality of Jasper



REBUILD – DWELLING UNITS

Updated March 30, 2026

Rebuilding properties in-town issued a building permit	# Dwelling units in rebuilding properties in-town issued a building permit		Rebuild dwelling units in-town complete for occupancy
127	282		16
	# Replacement Units	# Net New Units	
	208	74	

SOCIAL RECOVERY

- 100 Jasperites have now completed the Pathfinders training program. Additional trainings are taking place throughout the spring. More information can be found [here](#)
- The [Community Spiritual Circles Program](#) continues, including online offerings for displaced residents.
- A second Jasper Needs Assessment report has been drafted based on results from survey conducted in December 2025. It will be presented to council during an upcoming "Social Recovery Deep Dive" on May 5th.
- The JRCC is working with partners to provide social recovery supports and programming surrounding Emergency Preparedness Week (May 3-9, 2026).

Our work on these programs supports the wellbeing of Jasperites while advancing our objectives of providing access to recovery supports and fostering community connection.

ECONOMIC RECOVERY

Business Recovery Assessment & Planning

- JRCC outreach calls have been conducted with physically fire-impacted businesses to gather updated recovery information and identify current support needs. Key barriers to recovery identified include insurance and financial challenges, including those related to rebuild costs. A more comprehensive summary report is in development. Findings are being shared with the Economic Recovery Working Group to help inform coordinated support efforts.
- Work is ongoing to refine and improve internal processes within the Municipality of Jasper's Business Registry and Licensing System, with a focus on efficiency, consistency, and service for local businesses.
- **Interim Industrial Park**
 - Adriano Laundry achieved occupancy on Monday March 16. This enabled them to celebrate their Grand Re-opening on Wednesday, April 1. All tenants in the interim industrial park are now operating. The Interim Industrial Park has reached full occupancy and continues to support fire-impacted businesses operating in the community. The program is still accepting applications for the waitlist. More information is available [here](#)
- **Pop-Up Village**
 - Planning for the 2026 full operating season (May–October) is underway. Space is still available for eligible businesses interested in participating. More information is available [here](#)

Business Communication Tool

- The JRCC has launched the **Business Recovery Bulletin**, a tool to share business-focused recovery updates from the JRCC. Businesses can subscribe [here](#)

Through these activities, we are revitalizing Jasper's economy; supporting businesses, attracting visitors, and restoring workforce capacity.



INTERIM HOUSING

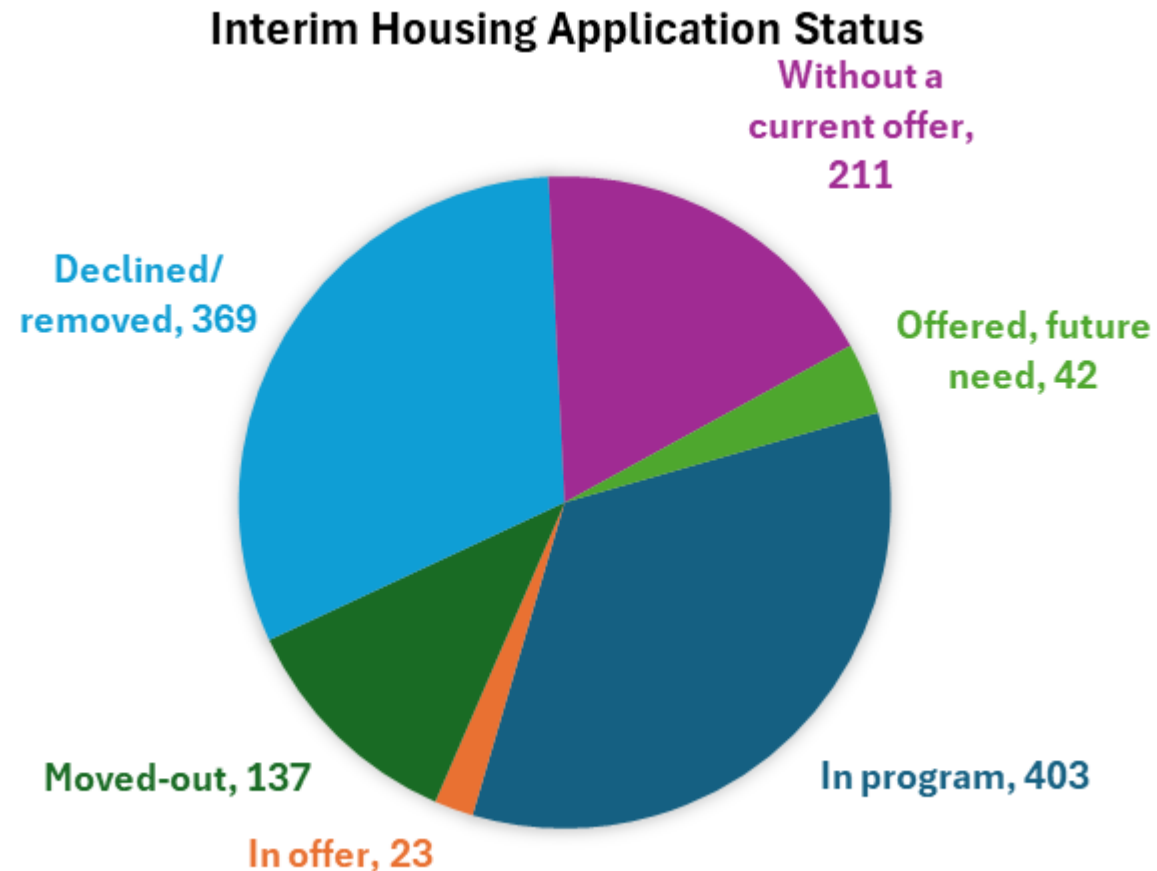
RECOVERY PRIORITY #2

INTERIM HOUSING

- 403 households (738 individuals) are currently in the program
- Residents have begun moving into units at Patricia Circle and the United Church
- All interim housing units in-town remain fully occupied or allocated. The JRCC has processed 1185 applications for interim housing and continues to receive new applications
- With a recent influx of new interim housing applications, the list of applicants who have not yet received offers of housing continues to increase. There are currently 161 applicant households that fall into that category
- 34 Jasper businesses applied to the interim housing business reservation program. 5 offers have been made and accepted.

These combined actions underscore our ongoing progress toward delivering scalable and adaptable interim housing.

INTERIM HOUSING – APPLICATION STATUS



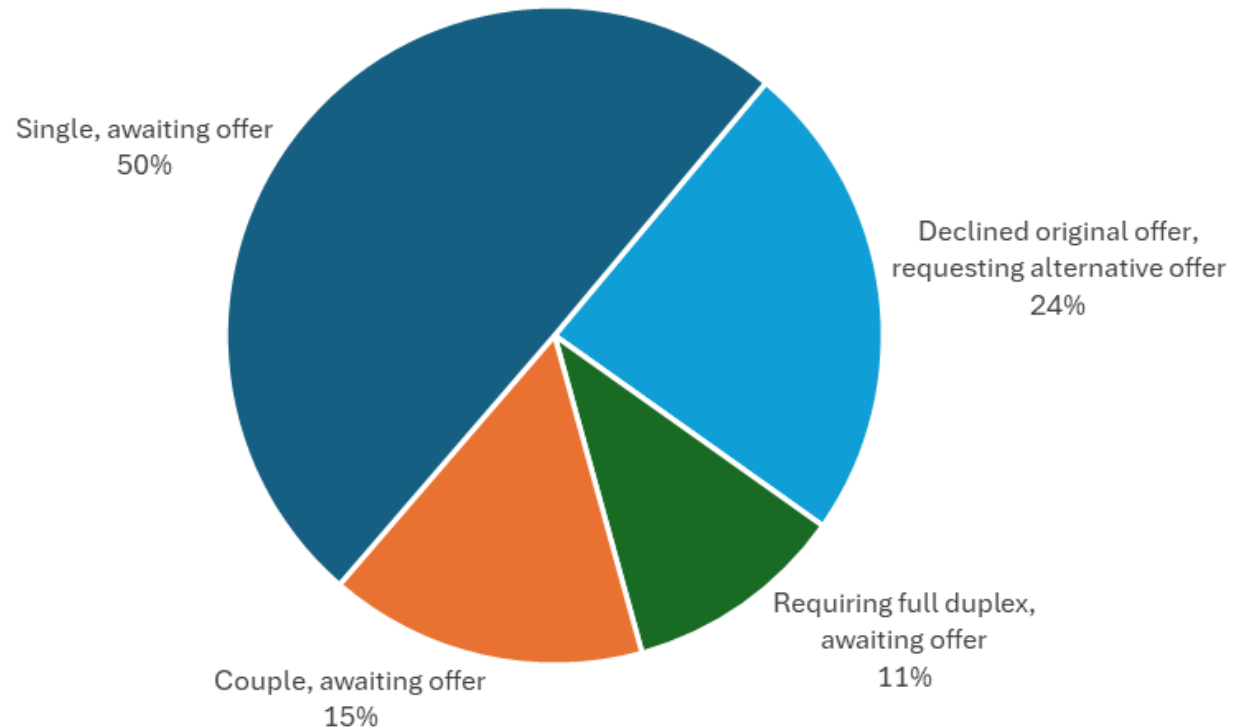
Updated: March 2026

- Demand for interim housing remains strong, with new applications coming in every week
- While processing new applications, the JRCC is also working to reallocate housing units to better meet the needs of resident households
- There are 211 households without a current offer (unmet needs)

These combined actions underscore our ongoing progress toward delivering scalable and adaptable interim housing.

INTERIM HOUSING – APPLICANTS WITHOUT A CURRENT OFFER

Status of applicants without a Current Offer

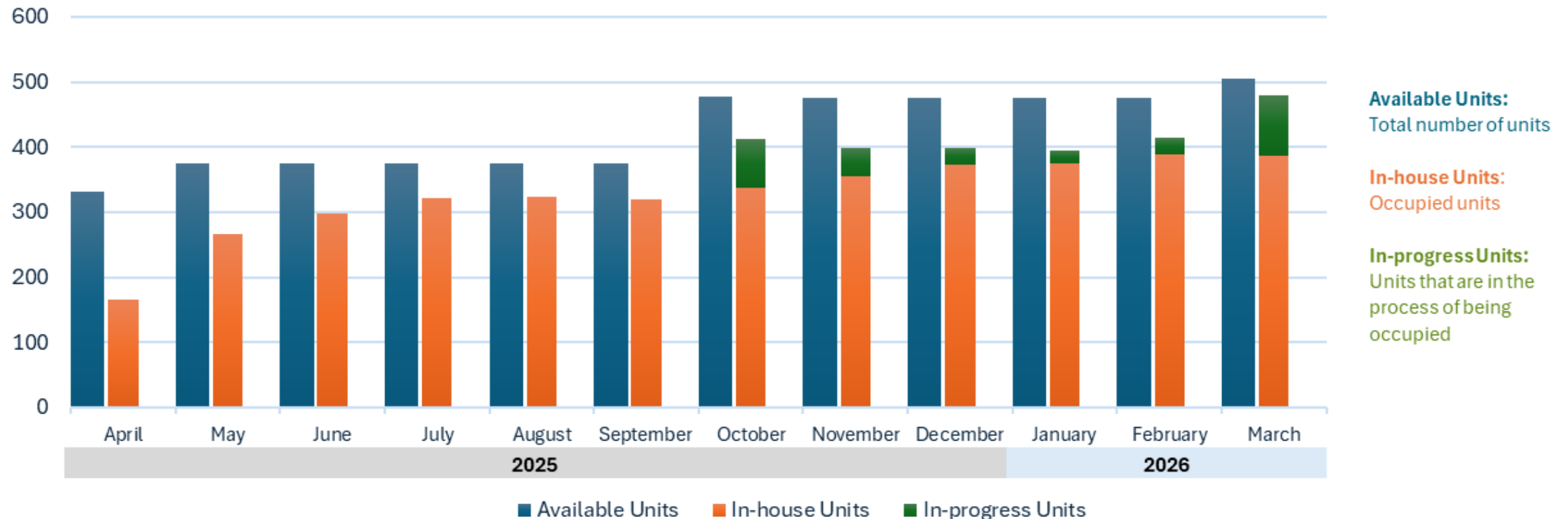


- Allocation follows an established prioritization matrix
- Units are allocated according to the best fit with household characteristics
- All units suitable for households of three or more members are currently allocated.
- Of those without a current offer, 76% are applicants awaiting their first offer.

These combined actions underscore our ongoing progress toward delivering scalable and adaptable interim housing.

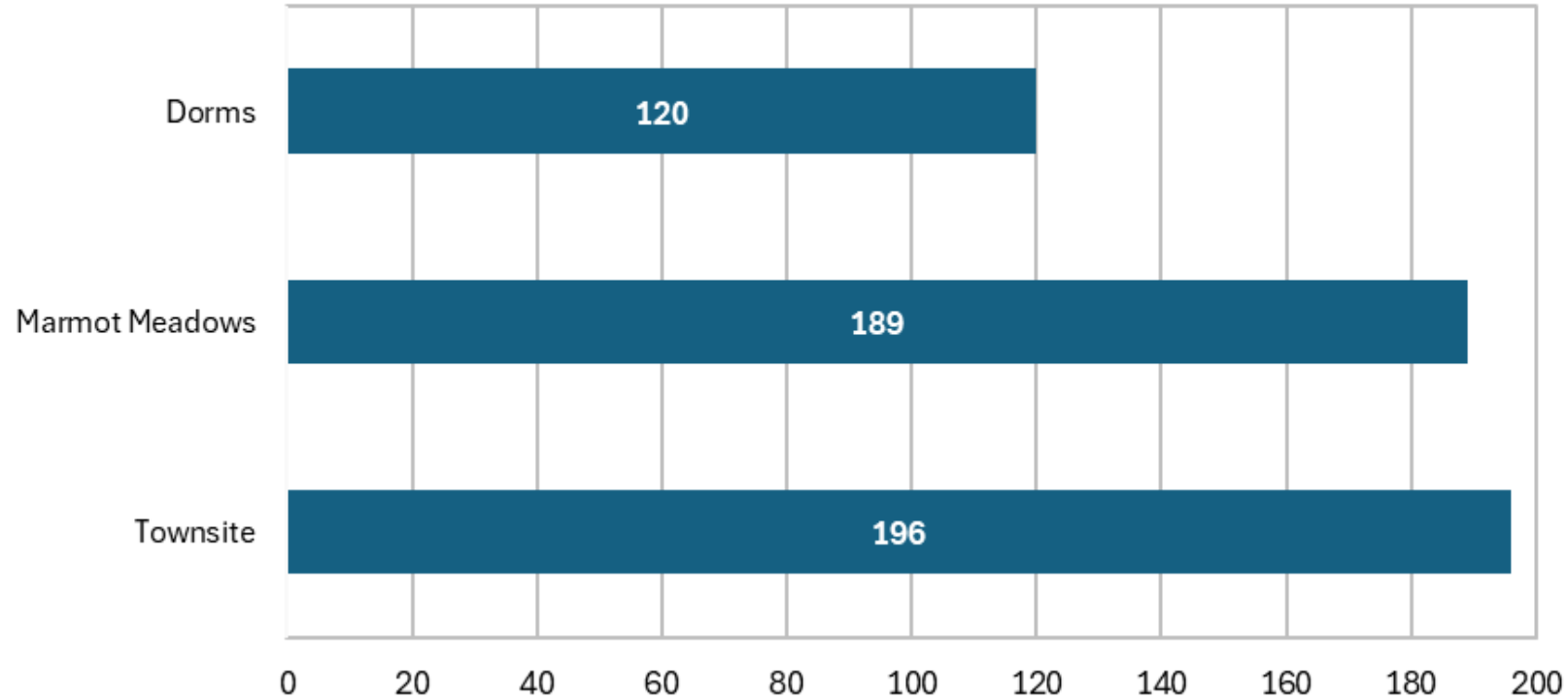
INTERIM HOUSING – SUPPLY & ALLOCATION

Available Units vs. Allocated Units



INTERIM HOUSING – UNIT AVAILABILITY

Currently Installed Units



All interim housing units are now installed:

Total units: 505

- 120 Dorms
- 189 at Marmot Meadows
- 196 in Townsite

These combined actions underscore our ongoing progress toward delivering scalable and adaptable interim housing.

INTERIM HOUSING – FUTURE FOCUS OBJECTIVES

- Livability enhancements
- Exploring additional funding to extend the program duration
- Monitoring the re-establishment of permanent housing
- Supportive communications with interim housing residents and applicants
- Phased demobilization and site restoration





AGENDA ITEM 6.2

DIRECTOR'S REPORT

Courtney Donaldson

Director of Operations & Utilities

January 15, 2026 – March 31, 2026

Major Projects

- Water Meter Replacement Project awarded and residents will have received notification and instructions in their last utility bill
- Old skatepark: Dismantling old equipment to send to Hinton
- Rebuild-related municipal water and sewer infrastructure tender has closed and evaluation underway
- Associated Engineering Capital Project Program: 19 Items - daycare expansion, activity centre Eng. report, HVAC all buildings, etc.
- McElhanney Capital Project Program: 15 Items - cemetery expansion, pickleball courts, east parking lot phase II, etc.
- WSP: 2 site servicing projects tied to recovery

Staffing

- **Operations Service**
 - 7 Grounds Operator positions (6-month term) to be posted
 - Heavy Equipment Operator I position reposted
- **Maintenance, Fleet & Assets**
 - Heavy Duty Technician (Mechanic) continues to be vacant (2+ years)
- **Utilities**
 - 2 Summer term positions have been filled successfully
- **Project Management**
 - Project Manager position posted and closed April 5th

Service Trends

- **Operations Service**
 - Roads & Grounds
 - Asphalt Patching has started; street sweeping will start the week of April 6th (weather dependent)
 - Bike racks: inventory and condition assessment complete
 - Benches: annual inspection and Inventory updated, working with Men's shed on rehabilitation of municipal benches, have ordered the first shipment of new municipal benches standard for the east activity centre parking lot project and select locations.
 - Hazardous tree removal underway
 - Traffic controls to be in place the week of April 20th near both fueling stations
- **Maintenance, Fleet, & Assets**
 - 315 maintenance work order completed; 18 open; 2 in progress; 1 on hold
- **Utilities**
 - 289 work orders completed; 35 open; 2 in progress; 2 on hold
 - Preventative maintenance completed on our storm lines this winter
 - 30 water distribution/wastewater collection inspections; 3 water/sewer installs (residential); 2 water line repairs (commercial)
 - 12 hydrant repairs with new conversion kits, including 3 that were leaking
 - 30 CC locates, opened 12 for water service, 1 CC repair (leak in the industrial park)
 - Water sampling for the last of the interim housing sites
 - Preventative sewer flushing (problem areas) and inspections
- **Transit**
 - Transit Business Plan work ongoing; continue to meet with stakeholder groups
 - Transit Storage Facility: Certificate of Completion issued by Parks Canada on March 31; Final warranty walkthrough on April 22

Communications & Engagement

- Walkthroughs and site visits with Government of Alberta Disaster Recovery Program Engineers took place on March 17 & 18
- Roundtable on March 5 with Jasper Park Chamber of Commerce members to discuss public transit
- Communities in Bloom Committee engaging with Tourism Jasper and community on 2026 initiatives including Stewardship Day

AGENDA ITEM 6.3

2025 TAX RECOVERY SALE LIST OF PROPERTIES TO BE SOLD

Roll Number	Legal Description			Address of Property	Amount Owning	Reserve Bid
	Plan	Block	Lot			
000730	4061EO	5	12&13	404 Connaught Drive	\$720,756	\$9,619,000

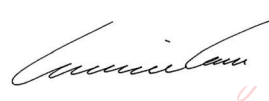


**Certification of Municipality of Jasper
Bylaw #277
Parking Authority Bylaw 2026**

I, Geneviève Caron, Field Unit Superintendent of Jasper National Park of Canada, pursuant to Article 4.4 of the Agreement for the Establishment of Local Government in the Town of Jasper (“Local Government Agreement”) have reviewed the Municipality of Jasper Bylaw #277, which received its first and second reading on the 17th day of March 2026 by the Council of the Municipality hereby certify with respect to Bylaw #277 that:

- 1) there are no impacts on the environment, or that any environmental impacts can be appropriately mitigated; and
- 2) there is no encroachment on Canada’s authority in the areas of land use planning and development.

Dated at the Town of Jasper, in the Province of Alberta, this 01st day of April 2026.

 Digitally signed by Caron, Genevieve
Date: 2026.04.01 14:00:45 -06'00'

Geneviève Caron
Field Unit Superintendent of
Jasper National Park of Canada

Municipality of Jasper Bylaw #196, the “Parking Authority Bylaw 2017 ” is recinded.

MUNICIPALITY OF JASPER
BYLAW #277

BEING A BYLAW OF THE MUNICIPALITY OF JASPER IN THE PROVINCE OF ALBERTA TO ESTABLISH THE MUNICIPALITY OF JASPER PARKING AUTHORITY 2026.

Contents

1. Citation
2. Definitions
3. Parking Authority
4. Parking Authority Contributions
5. Parking Stall Value
6. Revenues and Operations
7. Notice
8. Severance

Purpose

WHEREAS the provisions of the Municipal Government Act, R.S.A. 2000, c-M26 provide that a council may regulate and control public parking in the Municipality of Jasper;

AND WHEREAS pursuant to the Canada National Parks Act, the Parks Canada Agency may regulate, and control commercial and residential parking located on-site with new developments in the Municipality of Jasper;

AND WHEREAS the Parks Canada Agency may waive or set aside all or part of an on-site parking requirement when equal parking can be obtained by parking authority;

NOW THEREFORE, THE COUNCIL OF THE MUNICIPALITY OF JASPER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. CITATION

- 1.1 This Bylaw may be cited as Bylaw #277“Jasper Parking Authority Bylaw 2026”
- 1.2 This Bylaw rescinds Bylaw #196 “Parking Authority Bylaw 2017”.

2. DEFINITIONS

In this Bylaw:

- 2.1 “*Chief Administrative Officer*” or “*CAO*” means the chief administrative officer who is the individual duly appointed to that position for the Municipality of Jasper at any given time and includes any person authorized to act for and in the name of that individual or designate.
- 2.2 “*Leaseholder*” shall mean a grantee or a person or other legal entity holding a valid lease or licence of occupation with the federal Crown for the use or occupation of land in Jasper National Park, and shall mean Canadian National Railway in respect of lots or land parcels held by Canadian National Railway, and shall mean Jasper National Park of Canada in respect of lots or land parcels held by the Crown;
- 2.3 “*Municipality*” shall mean the Municipality of Jasper.

2.4 “*Parking Authority*” shall mean the Municipality of Jasper parking authority established by this Bylaw.

2.5 “*Development Authority*” means the body or official authorized to issue development approvals within the Municipality of Jasper.

2.6 “*Parking Stall*” shall mean a paved, asphalted, or concrete surface space intended for the temporary parking or storage of a vehicle, accompanied with adequate provision for the ingress and egress of such vehicle, accessible to members of the public, and measuring not less than 2.73m in width by 6.06m.

2.7 “*Person*” shall mean an individual, society, partnership, or corporation.

2.8 “*Vehicle*” shall mean a device in, on, or by which any person or property may be transported or drawn on land.

3. PARKING AUTHORITY

Council hereby:

3.1 establishes the parking authority,

3.2 designates the CAO to be responsible for the management and operation of the parking authority; and

3.3 authorizes the parking authority to accept contributions and to provide and maintain parking stalls, as well as other transportation infrastructure, including but not limited to transit, active transportation, and transportation demand management infrastructure within the Municipality.

4. PARKING AUTHORITY CONTRIBUTION

4.1 Every person contributing to the parking authority shall:

4.1.1 be a leaseholder or authorized applicant of lands subject to possessing a valid development approval issued by the applicable development authority,

4.1.2 have been granted as part of that development approval, a reduction, waiver, or relaxation of required on-site parking; and

4.1.3 contribute to the parking authority for each of the parking stalls specified in such waiver or relaxation, the amount specified in Schedule “A” herein.

4.2 The CAO shall issue to every person contributing to the parking authority an accounting detailing the amount of the contribution, the value of a parking stall as specified in Schedule “A” herein and, by dividing the amount of the contribution by the value of a parking stall, as specified in Schedule “A” herein, the number of stalls or parts thereof with respect to which the contribution has been made.

4.3 Notwithstanding the provisions of section 4.1, the applicable development authority or land administration authority may contribute to the parking authority:

4.3.1 on behalf of persons who have promised to contribute to the parking authority as a condition of development approval for developments completed prior to the coming into force of this bylaw;

4.3.2 in amounts calculated by multiplying the number of parking stalls specified in each promised contribution by the value of a parking stall specified in Schedule "A"; and

4.3.3 the contributing authority shall not be held liable for unpaid contributions.

4.3.4 Parking Authority contributions are in addition to any other levies, fees, or charges required as a condition of development.

4.4 Upon receipt of a contribution, the Chief Administrative Officer shall issue an accounting detailing:

4.4.1 the total contribution amount;

4.4.2 the value of a parking stall as specified in Schedule "A"; and

4.4.3 the number of parking stalls, or portions thereof, to which the contribution relates.

4.5 Parking authority contributions made pursuant to section 4.1 shall become payable by the leaseholder to the Municipality prior to the development authority issuing a building permit for the leasehold to which the levies apply or at the time specified in the approved development agreement if one is executed for the project. Parking authority contributions shall be in addition to other levies, fees or charges required by the development authority as a condition of development.

5. PARKING STALL VALUE

5.1 The value of a parking stall shall be:

5.1.1 as calculated on the best available estimate of the actual cost of provision of parking stalls as determined from time to time by Council, and including:

5.1.1.1 subgrade preparation;

5.1.1.2 paving;

5.1.1.3 lighting;

5.1.1.4 storm drainage;

5.1.1.5 associated curbs, gutters and sidewalks;

5.1.1.6 access and egress requirements;

5.1.1.7 landscaping;

5.1.1.8 parking signage, pavement markings, and traffic control devices; and

5.1.2 as specified in Schedule "A".

5.1.3 The value of a parking stall shall be adjusted annually on or about the first day of January by increasing the cost charged in the previous calendar year by a factor equal to the most recently published Statistics Canada annual "all goods and services" Consumer Price Index figure for the Province of Alberta. The revised cost shall be published by the Municipality.

6. REVENUE AND OPERATIONS

6.1 Parking authority revenues shall be used to maintain, improve, and provide transportation infrastructure in the Municipality of Jasper. Without limiting the generality of the forgoing, revenues may be used for:

6.1.1 the creation, improvement, and maintenance of parking stalls;

6.1.2 active transportation infrastructure, including but not limited to bicycle lanes, sidewalks, and pedestrian crossings;

6.1.3 roads and parking-related infrastructure maintenance, including curbs, gutters, sidewalks, painting, markings, and signage;

6.1.4 transit infrastructure and facilities;

6.1.5 any additional works, equipment, or activities reasonably required to service, operate, and maintain the foregoing.

6.2 The CAO shall place all unexpected parking authority revenues in a parking authority reserve fund.

6.3 Every parking stall provided by the parking authority shall, upon completion, become the property and responsibility of the Municipality and shall be operated and maintained to the same standards as other off-street public parking stalls in the care and control of the Municipality.

7. NOTICE

7.1 Any notice provided for in this Bylaw shall be in writing.

8. SEVERANCE

8.1 If any section of this Bylaw is found by a court of competent jurisdiction to be invalid, it shall be severed from the remainder of the Bylaw and shall not invalidate the whole Bylaw.

COMING INTO FORCE AND REPEAL

This bylaw shall come into force on the final day of passing thereof.

Bylaw #196, Jasper Parking Authority Bylaw 2017 is hereby repealed.

READ a first time this 17th day of March, 2026.

READ a second time this 17th day of March, 2026.

READ a third time and finally passed this _____ day of, _____ 2026.

Mayor

Chief Administrative Officer

SCHEDULE "A"

The value of each parking stall provided by the Jasper Parking Authority in 2026 is \$9,820.00. The parking stall value will be adjusted annually in January based on the most recently published Statistics Canada All-Items Consumer Price Index for Alberta.

AGENDA ITEM 6.8

Municipality of Jasper Bylaw #276
Jasper Off-Site Levies Bylaw 2026

MUNICIPALITY OF JASPER **BYLAW #276**

BEING A BYLAW OF THE MUNICIPALITY OF JASPER WITH RESPECT TO THE DETERMINATION AND COLLECTION OF OFF-SITE LEVIES FOR THE DEVELOPMENT OR REDEVELOPMENT OF RESIDENTIAL AND NON-RESIDENTIAL PROPERTIES WITHIN THE TOWN OF JASPER

WHEREAS in accordance with Section 5.4 of the Agreement for the Establishment of Local Government in the Town of Jasper, the Minister has agreed "... to require payment of all appropriate off-site levies by the developers to the Municipality of Jasper";

AND WHEREAS Council of the Municipality of Jasper wishes to establish off-site levies for:

- (a) new or expanded facilities for the storage, transmission, treatment or supplying of water;
- (b) new or expanded facilities for the treatment, movement or disposal of sanitary sewage, and;
- (c) new or expanded storm sewer drainage facilities

AND WHEREAS the Municipality has engaged ISL Engineering and Land Services Ltd. to prepare the Jasper Utility Master Plan dated August 21, 2025, and the Jasper Off-Site Levy Update dated August 21, 2025;

AND WHEREAS the Jasper Utility Master Plan details the water, sanitary sewage and storm sewage drainage facilities that are required to be constructed or upgraded as a result of subdivision or development or which are impacted by subdivision or development;

AND WHEREAS the Jasper Off-Site Levy Update considers the fair and equitable calculation and allocation of off-site levies for water, sanitary sewage and storm sewer drainage facilities;

AND WHEREAS based upon the information and principles set out in the Jasper Off-Site Levy Update and Jasper Utility Plan, the Council of the Municipality of Jasper wishes to adopt a bylaw to set out the object of off-site levies, set the amount of off-site levies, indicate how the off-site levies are determined and provide for the payment of off-site levies;

NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF THE MUNICIPALITY OF JASPER IN THE PROVINCE OF ALBERTA, DULY ASSEMBLY, ENACTS AS FOLLOWS:

1. Citation

1.1. This bylaw may be cited as the "Jasper Off-site Levies Bylaw 2026".

2. Definitions

2.1. In this bylaw:

- (a) "*Accessory dwelling unit*" means an independent dwelling unit on a site that is associated with a larger principal dwelling unit. This term includes secondary suites, garden suites, and garage suites.

- (b) “*Agreement for the Establishment of Local Government in the Town of Jasper*” means the Agreement for the Establishment of Local Government in the Town of Jasper signed by the Minister of Canadian Heritage on June 13, 2001;
- (c) “*Building permit*” means a document issued by the superintendent or their delegate under the Town of Jasper Land Use Policy that authorizes the construction, alteration, or demolition of a building. Where a building permit is issued by the Municipality of Jasper, it refers to the authorization granted under municipal bylaws and the Alberta Safety Codes Act for the same purposes.
- (d) “*CAO*” means the individual duly appointed to that position for the Municipality of Jasper at any given time and includes any person authorized to act for and in the name of that individual;
- (e) “*Consumer price index*” means the consumer price index published annually by Statistics Canada to reflect rates of inflation;
- (f) “*Council*” means the Council of the Municipality of Jasper;
- (g) “*Development*” means a building or an addition to or replacement of a building and includes redevelopment;
- (h) “*Development permit*” means a document issued under the Town of Jasper Land Use Policy or the Municipality’s Land Use Bylaw, as the case may be, that permits a specific development and includes, where applicable, a plan or drawings, specification or other documents;
- (i) “*Dwelling unit*” means two or more rooms connected as a separate unit in the same structure and constituting an independent unit for residential occupancy. Dwelling units include both primary and accessory units (secondary suites, garage suites and garden suites).
- (j) “*Gross floor area*” means the total floor area of all floors of a building with a clear ceiling height of 1.8 metres or more, contained within the outside of the exterior and basement walls or glazing line of windows, but excluding enclosed or open parking and loading areas and floor areas devoted exclusively to mechanical or electrical equipment servicing the development;
- (k) “*Jasper Community Sustainability Plan*” means the Jasper Community Sustainability Plan approved by the Minister of Environment and Minister responsible for Parks Canada effective September 2011 pursuant to the *Canadian National Parks Act*, as amended or replaced from time to time;
- (l) “*Minister*” means the Minister responsible for the Parks Canada Agency in accordance with the *Canadian National Parks Act*;

- (m) “*Municipality*” and “*Municipality of Jasper*” means the Municipality of Jasper in Jasper National Park in the Province of Alberta;
- (n) “*Non-residential*” means uses described in the Jasper Community Sustainability Plan, which are not residential;
- (o) “*Off-site levies*” means the off-site levies established and authorized under Section 5.4 of the Agreement for the Establishment of Local Government in Jasper or Part 17 of the Municipal Government Act (Alberta), as the case may be, and described in this Bylaw;
- (p) “*Residential*” means residential uses described in the Jasper Community Sustainability Plan including dwelling units in any form as described in the Town of Jasper Land Use Policy or the Municipality’s Land Use Bylaw, as the case may be;
- (q) “*Superintendent*” means an officer appointed under the Parks Canada Agency Act who holds the office of superintendent of a park or of a national historic site of Canada, and includes any person appointed under the Act who is authorized by such an officer to act on the officer’s behalf, and
- (r) “*Town*” and “*Town of Jasper*” means the Town of Jasper as defined in the Agreement for the Establishment of Local Government in Jasper.

2.2. The following schedules are attached to and form part of this bylaw:

Schedule “A”: Off-Site Levies

3. Purpose and Object of Bylaw

3.1. The purpose of this bylaw is to:

- (a) impose and provide for the payment of off-site levies in respect of the subdivision and development of lands in the Town of Jasper which will require or impact new or upgraded water, sanitary sewage and storm sewer drainage facilities;
- (b) set out the object of the off-site levies; and
- (c) indicate how the amount of off-site levies was determined and will be calculated.

3.2. The object of the off-site levies set out in this bylaw is to pay for all, or any portion, of the capital costs for any or all of the following:

- (a) new or upgraded water, sanitary sewage and storm sewer drainage facilities required for or impacted by subdivision or development; and
- (b) land required for or in connection with the facilities described in subsection (a).

4. Imposition of Levy

- 4.1. The Municipality of Jasper requests the Minister to require payment to the Municipality of, and if applicable Council imposes, off-site levies for development within the Town of Jasper.
- 4.2. Off-site levies shall be determined, calculated and payable in accordance with the provisions of this bylaw.

5. Determination and Calculation of Off-Site Levies

- 5.1. The off-site levies set out in this Bylaw were determined in accordance with the information and calculations from the Jasper Utility Master Plan and Jasper Off-Site Levy Update, which are incorporated into this bylaw by reference.
- 5.2. Off-site levies will be calculated as follows:
 - (a) Residential: On a per dwelling unit basis, based on the increase in the total number of dwelling units as a result of the development. For the purposes of this Bylaw, “dwelling unit” has the meaning set out in the Town of Jasper Land Use Policy or the Municipality’s Land Use Bylaw, as the case may be, and includes on-site staff accommodation units.
 - (b) Non-Residential: On a per square foot of gross floor area basis, based on the increase in the gross floor area as a result of the development as set out in Schedule “A” to this bylaw.
- 5.3. In the case of a development composed of a combination of residential and non-residential uses, off-site levies shall be calculated as the total sum of off-site levies for residential and non-residential uses for the development.
- 5.4. The determination of the increase in the total number of dwelling units or gross floor area as a result of a development shall be based on the plans and specifications found in the approved development permit for the development.
- 5.5. Off-site levies for non-residential development shall be calculated in accordance with Section 5.2 and Schedule “A” of this Bylaw, based on the gross floor area constructed as certified by the relevant authority or as otherwise determined by the Municipality at the time of issuance of an occupancy permit.
 - (a) Where off-site levies have not previously been paid, levies shall be calculated on the total gross floor area of non-residential development constructed, and;
 - (b) Where off-site levies have previously been paid, levies shall be calculated only on the portion of gross floor area that exceeds the gross floor area for which off-site levies have already been paid.
- 5.6. On March 1 of each year commencing March 1, 2026,
 - (a) the amount of off-site levies described in Schedule “A” to this Bylaw shall be altered by a factor equal to the most recently published Statistics Canada annual “all goods and services” Consumer Price Index figure for the Province of Alberta, and;
 - (b) the revised off-site levies will be published by the Municipality.

6. Payment of Off-site Levies

- 6.1. Off-site levies shall become payable by a leaseholder to the Municipality:
- (a) prior to the issuance of a building permit and after the issuance of a development permit to the leaseholder for the development for which off-site levies apply, if the development permit is approved by Parks Canada, or;
 - (b) at the time specified in the approved development permit or development agreement if the development permit is approved by the development authority for the Municipality.

and will be in addition to any other levies, fees or charges imposed as a condition of development permit approval.

- 6.2. Off-site levies shall be returned to the leaseholder with respect to any amounts of gross floor area or dwelling units for which off-site levies have been paid but which are certified by the relevant authority or determined by the Municipality as not constructed at the time of issuance of an occupancy permit for the development. No interest will be calculated or payable by the Municipality to the leaseholder.

- 6.3. Off-site levies shall be returned to the leaseholder with respect to:
- (a) any dwelling units for which off-site levies have been paid but with respect to which the building permit has expired as provided for and certified by the relevant authority or determined by the Municipality, and;
 - (b) any amounts of gross floor area for which off-site levies have been paid but with respect to which the building permit has expired as provided for and certified by the relevant authority or determined by the Municipality.

No interest will be calculated or payable by the Municipality to the leaseholder.

- 6.4. Any payment of off-site levies imposed by this bylaw that is not paid when due is a debt owing by the leaseholder to the Municipality and will be subject to interest in accordance with any policies adopted by the Municipality from time to time.
- 6.5. Parks Canada shall not be liable for unpaid off-site levies due and payable by any other leaseholder.

7. Exemptions

- 7.1. Council may, from time to time and by resolution exempt from the collection of off-site levies:
- (a) development on lands owned in whole or in part by a public body or bodies, where such development will be used in whole or in part for public service purposes, or
 - (b) the development of lands which, in the opinion of Council, will not require or impact new or upgraded water, sanitary sewage and storm sewage drainage facilities.

8. Off-site Levies Administration and Fund

- 8.1. All funds derived from the application of this bylaw shall be set up as reserve funds to pay all or part of the capital costs of all or any of the following:
- (a) new, upgraded or expanded facilities for the storage, transmission, treatment or supplying of water;
 - (b) new, upgraded or expanded facilities for the treatment, movement or disposal of sanitary sewage, and;
 - (c) new, upgraded or expanded storm sewage drainage facilities.
- 8.2. Council delegates to the CAO the power and responsibility to administer and enforce this bylaw and establish, maintain and administer the off-site levies funds in accordance with this bylaw.
- 8.3. The CAO must, at least once per calendar year, provide Council with a report detailing all off-site levies imposed under this bylaw, collections and expenditures during the previous calendar year, unpaid off-site levy amounts owing as at the end of the previous calendar year.

9. Severability

- 9.1. Each provision of this bylaw is independent of all other provisions. If any provision of this bylaw is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this bylaw will remain valid and enforceable.

10. Repeal and Effective Date

- 10.1. This bylaw comes into force and effect on the date on which it receives third reading and is passed.
- 10.2. Bylaw #187, Jasper Off-site Levies Bylaw 2015, is repealed.

READ a first time this 17th day of February, 2026

READ a second time this 24th day of March, 2026

READ a third time and passed this day of 2026

Mayor

Chief Administrative Officer

Schedule "A"
Off-site Levies

	Levy Rate	
	Non-Residential	Residential
Water	\$2.19 / square foot	\$1,693.30 / dwelling unit
Wastewater	\$3.35 / square foot	\$2,593.07 / dwelling unit
TOTAL	\$5.53 / square foot	\$4,286.36 / dwelling unit