

MUNICIPALITY OF JASPER
REGULAR COUNCIL MEETING AGENDA
May 5, 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, May 5, 2026 attachment

Recommendation: That Council approve the agenda for the regular meeting of May 5, 2026 as presented.

3 APPROVAL OF MINUTES

3.1 Regular meeting minutes, April 21, 2026 attachment

Recommendation: That Council approve the minutes of the April 21, 2026 Regular Council meeting as presented.

3.2 Committee of the Whole meeting minutes, April 28, 2026 attachment

Recommendation: That Council approve the minutes of the April 28, 2026 Committee of the Whole meeting as presented.

4 DELEGATIONS

5 CORRESPONDENCE

5.1 President of Treasury Board & Minister of Finance Nate Horner attachment

Recommendation: That Council receive the correspondence for information.

6 NEW BUSINESS

6.1 Jasper Recovery Coordination Centre Progress Update attachment

Recommendation: That Council receive the report for information.

6.2 Director's Report – Finance & Administration attachment

Recommendation: That Council receive the report for information.

MUNICIPALITY OF JASPER
REGULAR COUNCIL MEETING AGENDA

May 5, 2026 | 1:30 pm

Jasper Library & Cultural Centre – Quorum Room

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

6.3 Day of Awareness for Missing & Murdered Indigenous Women, Girls, 2SLGBTQI+ individuals, & Two-Spirit People (MMIWG2S), also known as "Red Dress Day", Proclamation attachment

Recommendation: That Council proclaim May 5, 2026 a local Day of Awareness for Missing & Murdered Indigenous Women, Girls, 2SLGBTQI+ individuals & Two-Spirit People (MMIWG2S), also known as "Red Dress Day."

6.4 JMHC Connaught Below Market Housing Loan Guarantee Bylaw attachment

Recommendation: That Council read for the third time, Bylaw #278, being a bylaw of the Municipality of Jasper in the province of Alberta to authorize a loan guarantee for the Jasper Municipal Housing Corporation.

6.5 Jasper Water Services Bylaw 2026 attachment

Recommendation: That Council read for the first time, Bylaw #279, being a bylaw of the Municipality of Jasper in the province of Alberta to provide for the regulation of water services.

Recommendation: That Council read for the second time, Bylaw #279, being a bylaw of the Municipality of Jasper in the province of Alberta to provide for the regulation of water services.

7 NOTICES OF MOTION

8 COUNCILLOR REPORTS

9 UPCOMING EVENTS

National Day of Awareness for [Missing and Murdered Indigenous Women and Girls](#) and 2SLGBTQI+ people ([MMIWG2S](#)), also known as "[Red Dress Day](#)" – May 5

[Emergency Preparedness Week](#) – May 3-9

Emergency Preparedness Open House – 3-7pm, May 6, Fire Hall

Community FireSmart Day – May 9

[UpLift! Mural Festival](#) – May 1-10

Alberta/Japan Twinned Municipalities Association Conference – May 22 & 23, Lacombe

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

10 IN-CAMERA

10.1 Intergovernmental Matters ATIA s. 26(1)(a)(i)

11 ADJOURNMENT

Recommendation: That, there being no further business, the regular meeting of May 5, 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, April 21, 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
 Christine Nadon, Director of Protective & Legislative Services
 Doug Olthaf, Director of Recovery
 Emily Dawson, Finance Manager
 Leanne Pelletier, Housing Manager
 Lucas Sherwin, Development Planning Manager
 Marley Pollock, Town Planner
 Emma Acorn, Legislative Services Coordinator
 Ann Thomas, Resident
 Gregory Deagle, Resident
 Darrell Savage, Resident
 Troy Birtles, Accurate Assessment Group Ltd.
 Stefa Andrew, Oliver Andrew & George Andrew, Astoria Hotel
 Bob Covey, The Jasper Local
 46 observers

Call to order Mayor Ireland called the April 21, 2026 Regular Council meeting to order at 1:30pm and began with a [Traditional Land Acknowledgement](#).

Additions or deletions to agenda none

Approval of agenda #167/26 MOTION by Councillor Melnyk – BE IT RESOLVED that Council approve the agenda for the April 21, 2026 Regular Council meeting as presented.

| | | |
|---------------|---------------|---------|
| FOR | AGAINST | |
| 7 Councillors | 0 Councillors | CARRIED |

Approval of Regular minutes #168/26 MOTION by Councillor Waxer – BE IT RESOLVED that Council approve the minutes of the April 7, 2026 Regular Council meeting as presented.

| | | |
|---------------|---------------|---------|
| FOR | AGAINST | |
| 7 Councillors | 0 Councillors | CARRIED |

Approval of Committee of the Whole minutes #169/26 MOTION by Councillor Frechette – BE IT RESOLVED that Council approve the minutes of the April 14, 2026 Committee of the Whole meeting as presented.

| | | |
|---------------|---------------|---------|
| FOR | AGAINST | |
| 7 Councillors | 0 Councillors | CARRIED |

Business arising from minutes none

Delegations – Mayor’s Recognition Awards Mayor & Council were grateful for the opportunity to acknowledge community members with Recognition Awards after considering all nominations submitted by their fellow residents. Their efforts and accomplishments have made a significant contribution to the Municipality of Jasper and they are an inspiration to all fellow community members.

- Gregory Deagle – Fine & Performing Arts

- Darrell Savage – Distinguished Voluntary Service
- Ann Thomas – Distinguished Voluntary Service

Delegations – Accurate Assessment Group Ltd. #170/26 Council received a presentation from Troy Birtles of Accurate Assessment Group Ltd. detailing the 2025 assessments of properties in the Municipality of Jasper. MOTION by Councillor Frechette – BE IT RESOLVED that Council receive the presentation from Accurate Assessment Group Ltd. for information.

| | | |
|---------------|---------------|---------|
| FOR | AGAINST | |
| 7 Councillors | 0 Councillors | CARRIED |

Delegations – Stefa Andrew & Oliver Andrew As a member of the public approached the presenter’s table, Councillor Rodger declared a conflict of interest and recused himself from the meeting at 2:48pm. He has a close family member who holds a mortgage on the property referenced in Item 6.2 of today’s agenda.

Stefa Andrew and Oliver Andrew of the Astoria Hotel both spoke as delegations regarding Item 6.2 on today’s agenda. They both shared their concerns and hopes for an extension to secure financing. George Andrew was also present, but chose not to speak as a delegation today. He had spoken at the April 7, 2026 meeting regarding the same subject.

Councillor Rodger returned to the meeting at 3:08pm

Recess Mayor Ireland called a recess from 3:08pm to 3:17pm.

Correspondence none

Director’s Report – Protective & Legislative Services Council received a department update from Director of Protective & Legislative Services Christine Nadon. Highlights included a review of work accomplished in major projects for the Fire Department; staffing; service trends; upcoming Emergency Preparedness Week events; and more. The Protective Services team is leading the internal Incident Management Team engagement, training and preparedness for the 2026 hazard season.

#171/26 MOTION by Councillor Waxer – BE IT RESOLVED that Council receive the report for information.

| | | |
|---------------|---------------|---------|
| FOR | AGAINST | |
| 7 Councillors | 0 Councillors | CARRIED |

2025 Tax Recovery Auction Councillor Rodger left the meeting at 3:42pm due to a conflict of interest which was declared earlier in the meeting.

CAO Bill Given gave a brief overview of the report for this item which was first included in the April 7, 2026 Regular Council meeting agenda package. The item had to be deferred to today’s meeting due to a loss of Quorum that day.

Council continued to discuss the issue and Mayor Ireland referenced the Municipal Government Act to assist in Council’s understanding of the options available.

Recess Mayor Ireland called a recess from 4:23pm to 4:38pm.

2025 Tax Recovery Auction continued #172/26 MOTION by Councillor Melnyk – BE IT RESOLVED 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.

| | | |
|---|--|---------|
| #173/26 | MOTION by Councillor Kongsrud – BE IT RESOLVED that Council amend motion #172/26 by changing June 11, 2026 to September 17, 2026. | |
| FOR 5 Councillors | AGAINST 1 Councillor (Ireland) | CARRIED |
| #174/26 | MOTION by Councillor Melnyk – BE IT RESOLVED 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, September 17, 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 5 Councillors | AGAINST 1 Councillor (Ireland) | CARRIED |
| | Councillor Rodger returned to the meeting at 5:07pm. | |
| Jasper Off-Site Levies Bylaw 2026 #175/26 | MOTION by Councillor Frechette – BE IT RESOLVED 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. | |
| FOR 6 Councillors | AGAINST 0 Councillors | CARRIED |
| | Councillor Hall did not participate in the vote as she was absent for the public hearing for the bylaw which took place March 24, 2026. | |
| JMHC Connaught Below Market Housing Loan Guarantee Bylaw #176/26 | MOTION by Councillor Rodger – BE IT RESOLVED that Council read for the first time, Bylaw #278, being a bylaw of the Municipality of Jasper in the province of Alberta to authorize a loan guarantee for the Jasper Municipal Housing Corporation. | |
| FOR 7 Councillors | AGAINST 0 Councillors | CARRIED |
| #177/26 | MOTION by Councillor Waxer – BE IT RESOLVED that Council read for the second time, Bylaw #278, being a bylaw of the Municipality of Jasper in the province of Alberta to authorize a loan guarantee for the Jasper Municipal Housing Corporation. | |
| FOR 7 Councillors | AGAINST 0 Councillors | CARRIED |
| Wildfire Utility Repairs Phase 1: Water Service Line Valves #178/26 | MOTION by Councillor Rodger – BE IT RESOLVED that Council amend the 2026 capital budget to include the Wildfire-Affected Utility Repairs – Phase 1 project at a total budget of \$2,015,000, funded as follows: <ul style="list-style-type: none"> • Disaster Recovery Program: \$1,505,000 • Utility Capital Reserve: \$510,000. | |
| FOR 7 Councillors | AGAINST 0 Councillors | CARRIED |
| Purchase of 1249 Cabin Creek Drive #179/26 | MOTION by Councillor Frechette – BE IT RESOLVED that Council approve the purchase of 1249 Cabin Creek Drive for \$355,000 as presented. | |
| FOR 7 Councillors | AGAINST 0 Councillors | CARRIED |

Notices of Motion none

Councillor Reports Councillor Frechette attended an Early Childhood/School Age Community Conversation last week and shared that residents were concerned with the low number of educational assistants at the local schools.

Councillor Waxer was in Edmonton last week for a three-day Alberta Seniors & Community Housing Association convention. She also attended the Jasper Pride & Ski Festival VIP event on Friday night.

Upcoming events Council received a list of upcoming events for information.

Adjournment
#180/26 MOTION by Councillor Hall – BE IT RESOLVED that, there being no further business, the Regular Council meeting of April 21, 2026 be adjourned at 5:19pm.

FOR
7 Councillors

AGAINST
0 Councillors

CARRIED

Mayor

Chief Administrative Officer

| | | | | |
|------------------------------|---|--------------|--|---------|
| #182/26 | MOTION by Councillor Waxer that Committee receive the report for information. | | | |
| | FOR | AGAINST | | |
| | 6 Councillors | 0 Councillor | | CARRIED |
| SKIJORING Update | On January 27, 2026, Committee of the Whole received correspondence and a presentation from James Purdy, organizer of SKIJORING for MS, an annual fundraiser supporting MS Canada. Today, CAO Bill Given reviewed a follow-up report which was requested by Council at that time. | | | |
| #183/26 | MOTION by Councillor Hall that Committee receive the report for information. | | | |
| | FOR | AGAINST | | |
| | 6 Councillors | 0 Councillor | | CARRIED |
| Canada Day | Committee received recommendations and alternatives regarding the planning and organization of 2026 Canada Day festivities. Mr. Read reviewed past practices, budget considerations, and current resources. | | | |
| #184/26 | MOTION by Mayor Ireland that Committee direct Administration to take the lead in the planning and delivery of 2026 Canada Day events to the extent possible using existing resources; and | | | |
| | That Committee direct Administration to bring forward a report to discuss future municipal involvement in organizing Canada Day events, prior to the 2027 budget discussions. | | | |
| | FOR | AGAINST | | |
| | 6 Councillors | 0 Councillor | | CARRIED |
| Revised Water Services Bylaw | CAO Bill Given and Utilities Manager Vidal Michaud reviewed updates to the draft Water Services Bylaw. The bylaw was last reviewed at the April 14, 2026 Committee meeting. | | | |
| #185/26 | MOTION by Councillor Kongsrud that Committee recommend Council give first and second reading to the revised Water Services Bylaw as presented. | | | |
| | FOR | AGAINST | | |
| | 6 Councillors | 0 Councillor | | CARRIED |
| Motion Action List | Administration reviewed the Motion Action List. | | | |
| #186/26 | MOTION by Councillor Waxer that Committee approve the updated Motion Action List with the removal of the following items: | | | |
| | <ul style="list-style-type: none"> • Jasper Artists Guild • SKIJORING for MS | | | |
| | And date changes for the following items: | | | |
| | <ul style="list-style-type: none"> • Indigenous Relations Framework | | | |

AGENDA ITEM 5.1

From: Minister of Treasury Board and Finance tbf.minister@gov.ab.ca

Sent: Thursday, April 30, 2026 11:34:12 AM

To: Richard Ireland rireland@jasper-alberta.ca

Cc: Infrastructure Minister Infrastructure.Minister@gov.ab.ca

Subject: Statutory Limitation Period for Insurance Claims Response

Dear Mayor Ireland:

Thank you for your recent letter regarding statutory limitations periods for insurance claims. I appreciate you highlighting the significant challenges Jasper residents continue to face and I recognize the strain that ongoing recovery efforts place on homeowners, businesses, and the community.

Pursuant to the Insurance Act, Alberta's Superintendent of Insurance is responsible for regulating the market conduct of insurance companies operating in Alberta. The Superintendent is aware that many affected property owners will not have their insurance claims fully resolved before the two-year statutory limitation period ends. We have also heard from residents requesting that the Superintendent mandate a blanket 12-month extension for all outstanding claims.

Under Alberta law, neither I nor the Superintendent hold the authority to grant or require blanket extensions to statutory limitation periods. These limitation rules are established in legislation to promote fairness, certainty, and diligence for both insureds and insurers. While I understand that this may be disappointing to homeowners, it is important that government acts within its legal authority.

That said, the Superintendent expects insurers to handle claims consistent with the Guidance Conduct of Insurance Business and Fair Treatment of Customers by making every effort to keep claimants updated, and to take meaningful steps in the claims process within a timely manner, especially in circumstances as difficult as Jasper's recovery. To support homeowners, the Superintendent issued Guideline 01-2026, effective March 15, 2026, requiring insurers to review all extension requests in good faith. Where a claim is progressing well and there is meaningful movement toward resolution, insurers are expected to grant an extension.

However, where a claim has stalled due to lack of action by the homeowner or where there is a significant unresolved policy dispute, extending the limitation period is not fair to either party. In such cases, initiating legal action may be the appropriate step to move both sides toward resolution.

This approach ensures fairness to both insureds and insurers, while respecting the legal framework that governs limitation periods in Alberta. If a homeowner believes their insurer did not consider an extension request in good faith, they may contact the Superintendent and request a review. The Office of the Superintendent can be reached either by phone at 780-643-2337 or by email at tbf.insurance@gov.ab.ca.

You referenced the 2016 Wood Buffalo wildfire as an example of when government supported blanket extensions. While Jasper's situation is unique, the same principles guide us: we expect insurers to fairly consider extension requests, honour their obligations, and continue supporting residents through a difficult recovery.

The provincial government expects insurers to meet their obligations and continue supporting the recovery of Jasper residents. Insurers are contributing more than a billion dollars toward rebuilding efforts. We will continue working closely with the Superintendent and insurers to ensure homeowners are treated fairly.

Thank you again for writing. I appreciate your ongoing leadership throughout Jasper's recovery.

Sincerely,

Nate Horner

President of Treasury Board and Minister of Finance

Classification: Protected A

JASPER RECOVERY COORDINATION CENTRE (JRCC)

May 5, 2026

PROGRESS UPDATE



SUMMARY OF KEY RECOVERY ACTIVITIES



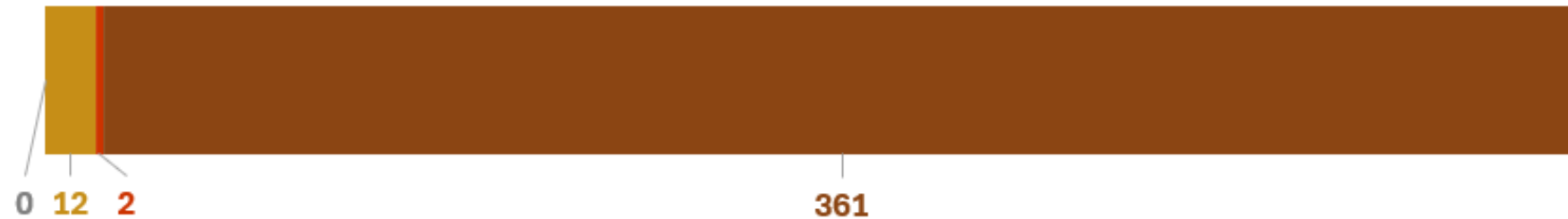
DEBRIS REMOVAL

- 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: 3
- Properties pending submission of confirmatory reports: 17
- 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: April 27, 2026 - Source: Parks Canada

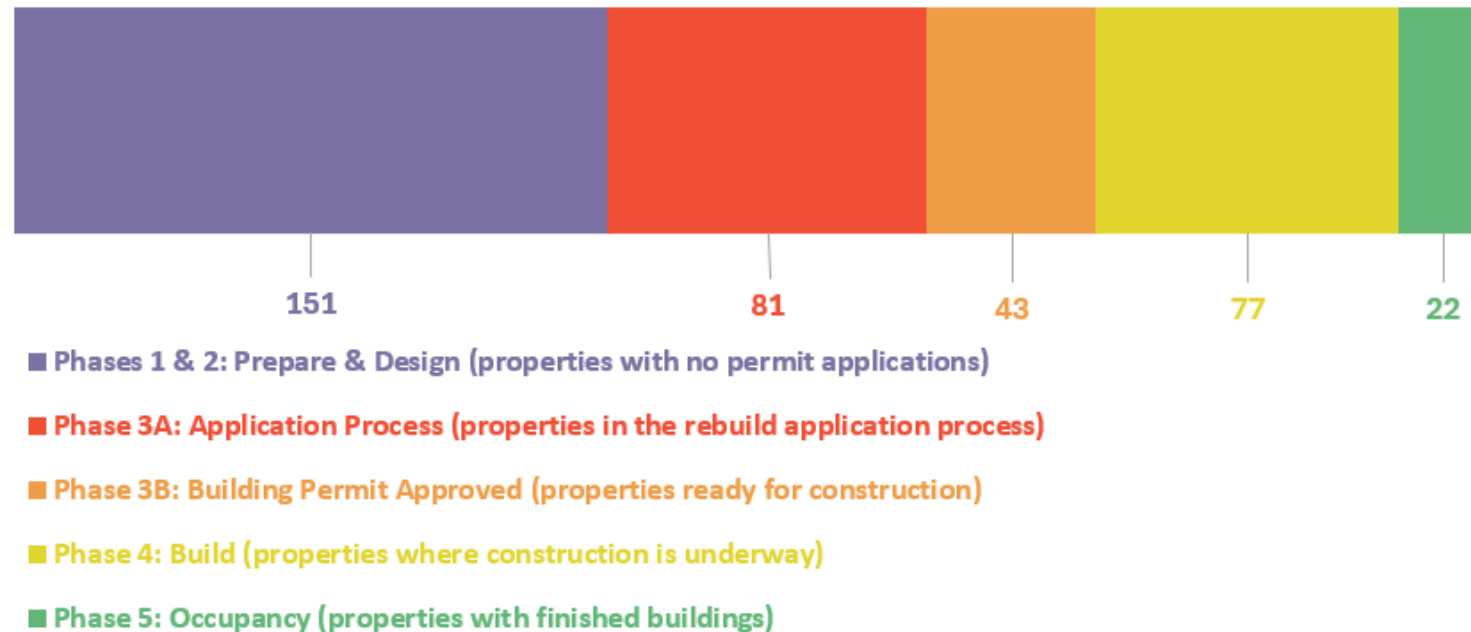
This coordinated progress is enabling safe, timely debris removal; paving the way for rebuilding and protecting public health, safety, and the environment.

REBUILDING HOMES AND BUSINESSES

- Parks Canada launched a new auto permitting online system for low-risk, in-town residential projects on April 21, 2026, and issued 13 permits under this system within the first week.
- An updated [Rebuild Guide](#) has been released for the 2026 construction season, providing step-by-step guidance, practical tips, and consolidated information to support residents and industry professionals through the rebuild process.
- JRCC hosted 3 Rebuild and Recovery Support Sessions in Jasper and Hinton on April 14 and 15, 2026. These sessions had 42 attendees, with the majority of questions focused on clarifying development policy requirements, understanding exterior material rules and distinctions between repair and replacement, and navigating the permitting and planning process.
- 22 rebuilt properties have now achieved occupancy, including the first home in Cabin Creek (3 of these were supported by the HAF ADU incentive grant program)
- Marmot Pit will reopen for clean fill dumping on May 4, 2026. Operating hours will be Monday through Thursday from 7 am to 5 pm with fees for partial cost recovery. Application forms for clean fill disposal permits [can be found here](#).
- Parks Canada provided data to the provincial Apartment Vacancy and Rental Cost Survey.

REBUILDING HOMES AND BUSINESSES

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

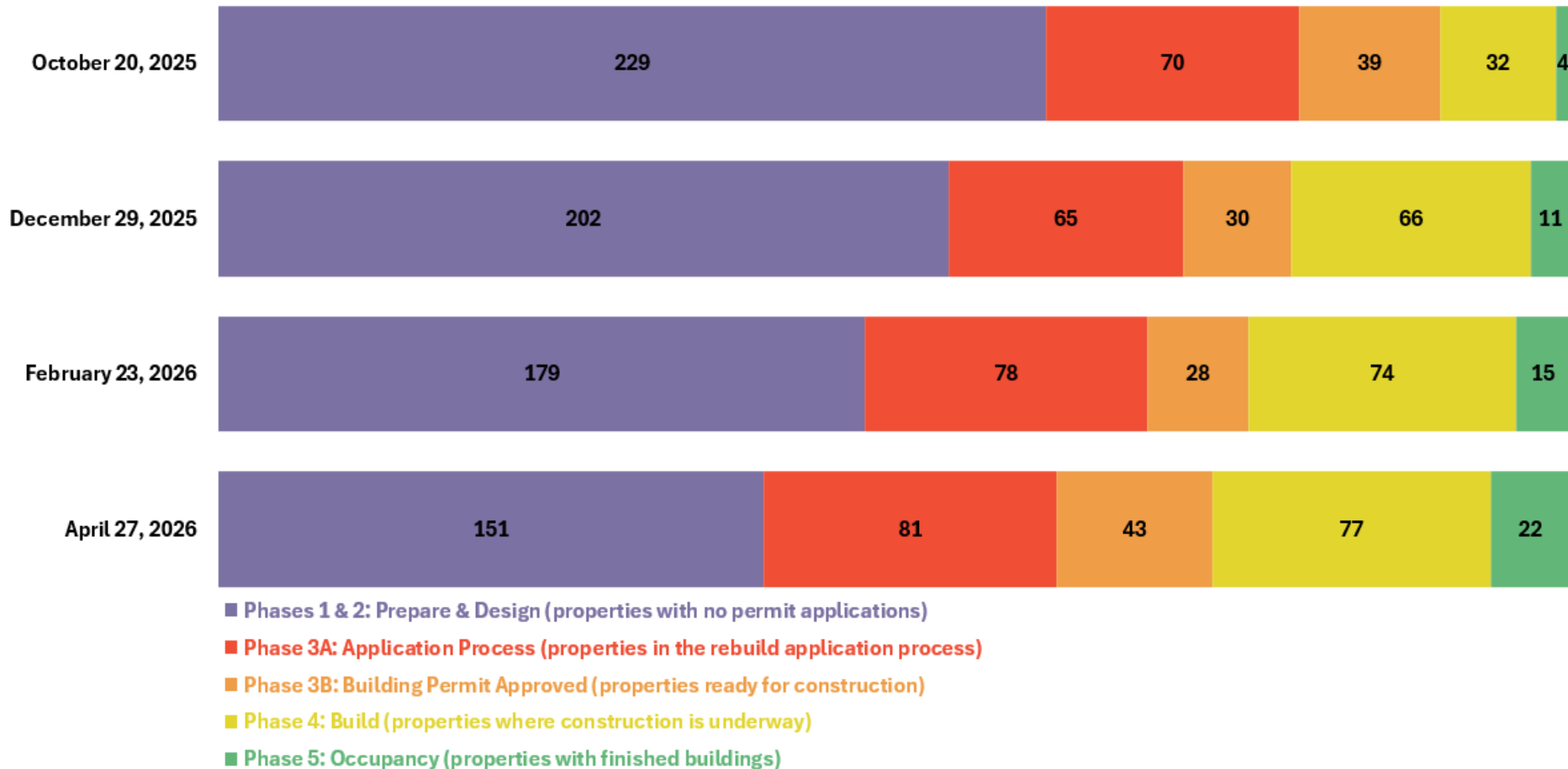


Updated: April 27, 2026 - Source: Parks Canada (Phases 1&2, 3A, 3B, and 5) and Municipality of Jasper (Phase 4)

*Of the 43 properties in Phase 3B, 23 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 April 27, 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 |
|--|--|-----------------|---|
| 142 | 312 | | 25 |
| | # Replacement Units | # Net New Units | |
| | 223 | 87 | |

INTERIM HOUSING

- 401 households (764 individuals) are currently in the program
- All interim housing units in-town continue to be fully occupied or allocated
- 8 Jasper businesses have been offered reserved spaces in Marmot Meadows dorms to aid in summer seasonal recruitment
- Landscaping and tree planting activities will take place on in-town interim housing sites in the coming months
- The application portals for long-term resident camping (Whistlers) and contractor camping (Wabasso) are live on Parks Canada's [website](#)
- The GoA has confirmed that Jasper will be included in this year's Apartment Vacancy and Rental Cost Survey

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

SOCIAL RECOVERY

- 113 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.
- The Municipality of Jasper has issued communications through multiple channels alerting residents to the impending 2-year statutory limit on insurance claims and has directed several residents to Red Cross insurance navigation supports.
- Owing to temporary capacity constraints, the Social Recovery Deep Dive and presentation of the most recent Needs Assessment report has been deferred to the next JRCC progress update in June.

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



FOCUS ON ECONOMIC RECOVERY

RECOVERY PRIORITY #5

ECONOMIC RECOVERY PRIORITIES




In the Community

Support a stable and resilient economy that is driven by businesses that contribute to the community's unique character, provides offerings for both residents and visitors, and plays a vital role in Alberta's and Canada's visitor economy.



In the Park

Offer and promote exceptional experiences in all seasons for visitors to explore the changing landscape and meaningfully connect with the cultural and natural heritage of Jasper National Park.



The Jasper Recovery Coordination Centre is a partnership between the Municipality of Jasper and Parks Canada, supporting the coordination of economic recovery alongside key recovery partners.

WHAT HAS HAPPENED SINCE JANUARY 2026

- JRCC Physically Fire Impacted Business Health Assessment work complete
- Commerce Continuity Initiative (CCI):
 - Interim Industrial Park fully operational
 - 2026 Pop-Up Village call for participants
 - Activation activities planned throughout the summer
 - Focus on business continuity, placemaking, and site activation
- Summer staff housing support options established
- Winding down of the Economic Recovery Working Group

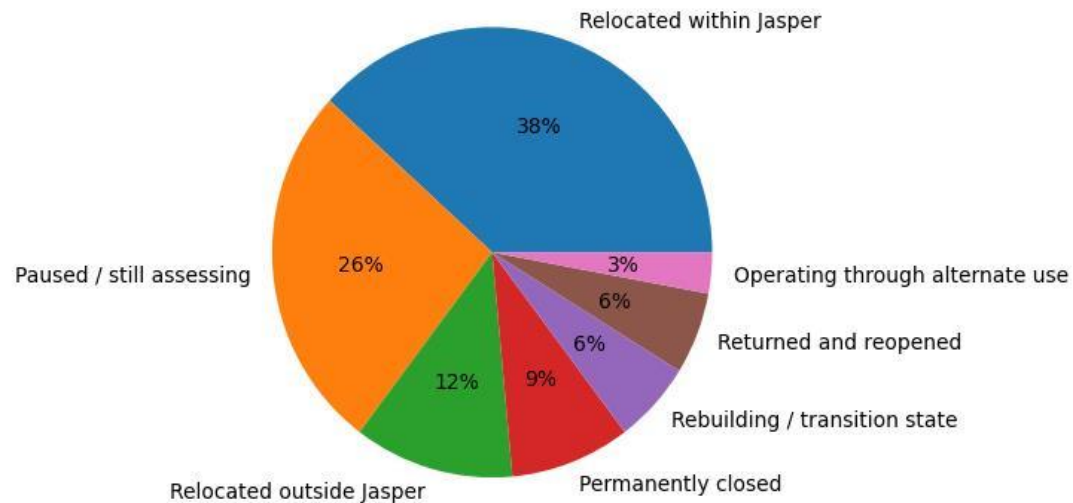
Business recovery resources available through the Municipality of Jasper website and the Business Recovery Bulletin

BUSINESS HEALTH ASSESSMENT –PHYSICALLY FIRE IMPACTED BUSINESSES

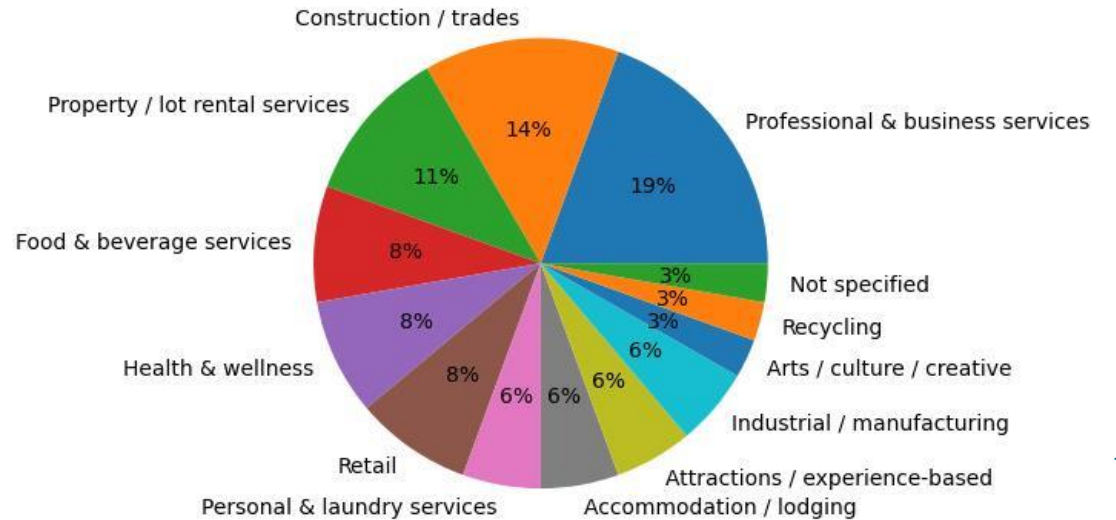
Survey Makeup

- A range of economic monitoring and assessment activities were undertaken, including outreach calls by the JRCC to approximately 100 fire-impacted businesses, which received a 38% response rate
- Of respondents, ~75% were commercial space businesses, while ~ 25% were home based businesses

Q7 Current Operating Status



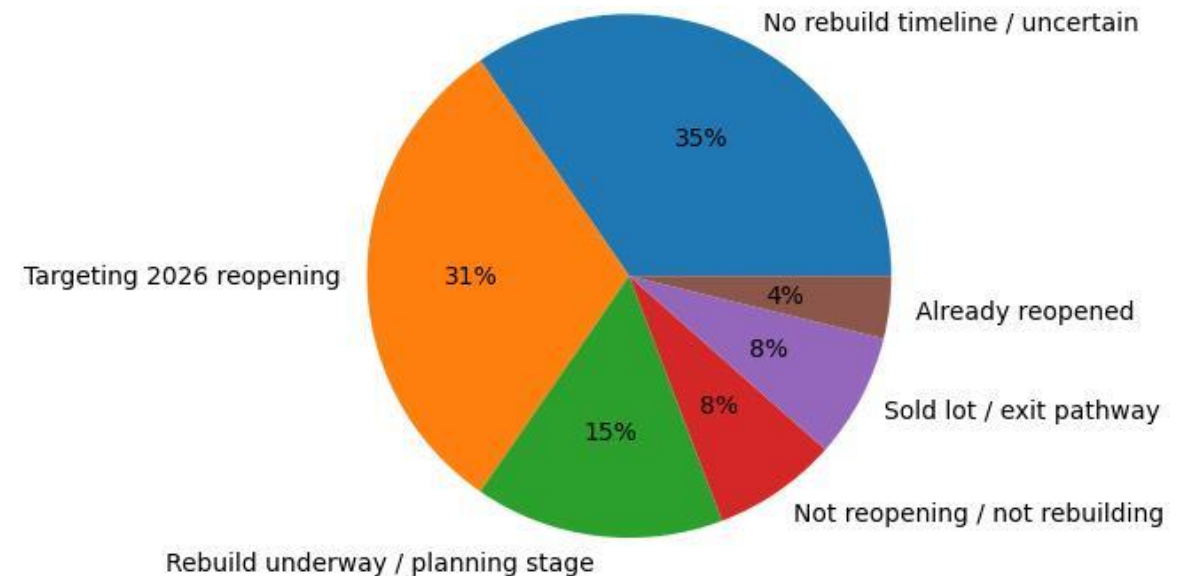
Q30 Business Sector Distribution



KEY FINDINGS

- Recovery is occurring, but stability has not yet been achieved
- Recovery has shifted into a more complex stabilization and viability phase
- Insurance is the most consistent system-wide barrier
- Prolonged transition creates a risk of delayed business loss

Q6 Anticipated Rebuild Timeline



IMMEDIATE OUTCOMES

IMMEDIATE BUSINESS SUPPORT: SHARED TARGETED RESOURCES WITH PARTICIPATING BUSINESSES BASED ON THE SPECIFIC NEEDS THEY IDENTIFIED.



USING THIS INPUT TO INFORM ADVOCACY FOR ADDITIONAL SUPPORTS.



IMPROVED COORDINATION FOR INDIVIDUAL BUSINESS SUPPORT: JRCC, THE CHAMBER OF COMMERCE, AND COMMUNITY FUTURES WEST YELLOWHEAD ARE BETTER ALIGNED ON ADDRESSING INDIVIDUAL BUSINESS SITUATIONS AND CONNECTING BUSINESSES TO THE MOST APPROPRIATE SUPPORTS.

POP UP BUSINESS VILLAGE

- 2026 Season underway (May launch)
- Placemaking and site activation work in progress
- 3 businesses signed for the 2026 season
- Seasonal programs and events running throughout the summer
- First participating business expected to re-open in its permanent location this summer



Summer occupancy
(May–September)
48% confirmed
14% in progress



INDUSTRIAL INTERIM PARK

- All businesses open and fully operational
- One tenant installed an additional structure on site, increasing the overall operational capacity of the park

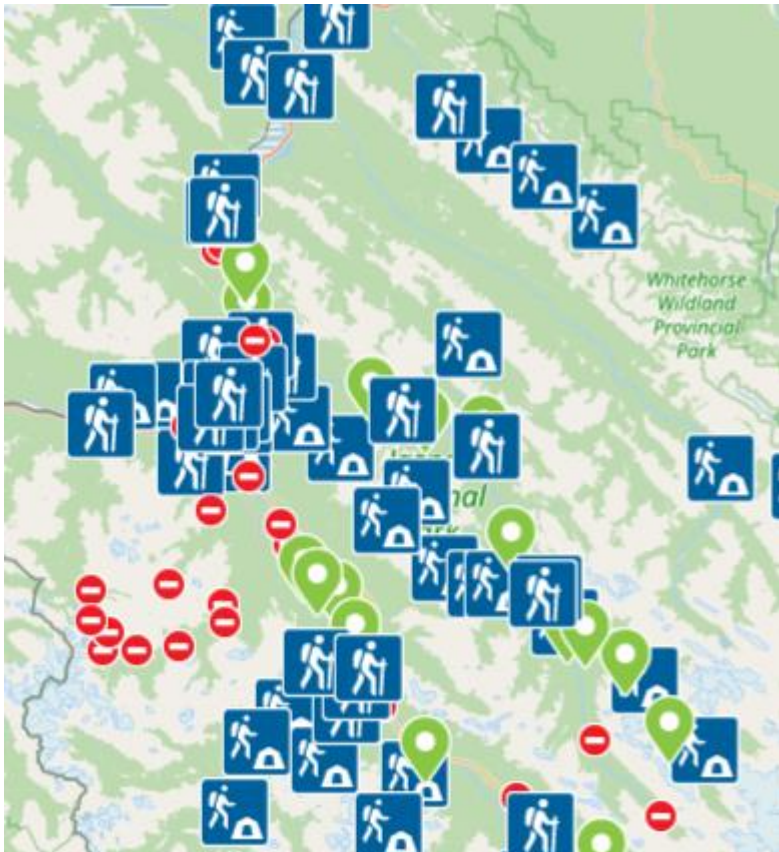
RECOVERY IN COLOUR

- 12 municipality-owned sea cans and 1 lavatory trailer painted
- Part of UpLift! Jasper Mural Festival
- Sponsored by the Canadian Red Cross

COMMERCE CONTINUITY INITIATIVE – RECOVERY MARKETING REQUEST FOR PROPOSAL (RFP)

- A RFP was issued on April 17 for Recovery Marketing Services under the Jasper Commerce Continuity Initiative (CCI).
- The Municipality is seeking a marketing partner to develop and implement a recovery-focused initiative that highlights the strength and resilience of its local business community.
- This work centers on translating Jasper's recovery into meaningful, on-the-ground engagement - encouraging visitors and residents to explore, discover, and support local businesses impacted by the 2024 wildfire.
- The marketing strategy is expected to be delivered by late June, with campaign launch to follow shortly after.

BOOSTING ECONOMIC ACTIVITY



Parks Canada operations supporting economic recovery:

- 75% frontcountry and 100% backcountry campsites open again in 2026
- Valley of the Five Lakes trail, Wabasso Lake trail, and Curator trail re-opening in summer 2026
- Regional and national campaigns supporting return of visitors
 - Canada Strong Pass

STAFF HOUSING SUPPORT

- Interim Housing Program
 - 53% of the 764 residents housed in interim housing are employed by Jasper-based small businesses and 23% are employed by larger businesses
 - The Interim housing program houses staff members of 110 Jasper businesses
- Seasonal Dorm Room Nomination Program for Jasper Businesses
 - Dorm rooms offered to Jasper businesses, providing accommodation support for seasonal workers
- 2026 Resident and Season Staff Campaign
 - 51 campsites set aside to provide long-term camping for residents and seasonal staff employed by businesses

COMMERCIAL REBUILD PROGRESS

Updated April 27, 2026

| Rebuild Status of commercial properties impacted by the 2024 Jasper wildfire within Jasper National Park and the Municipality of Jasper | | | | |
|--|--------------------------------------|---|-----------------------|---------------------------|
| Phase 1 & 2: Prepare & Design | Phase 3A: Application Process | Phase 3B: Building Permit Approved | Phase 4: Build | Phase 5: Occupancy |
| 19 | 6 | 5 | 7 | 4 |

- 46% of commercial properties remain in the prepare & design phase, and have not applied for permanent rebuild
- Many of these properties are supporting recovery in other ways, including:
 - Hosting the Interim Industrial Park
 - Operating temporary workspaces
 - Accommodating work camps

JRCC ECONOMIC FOCUS AREAS FOR 2026



CONTINUE BUSINESS RETENTION INITIATIVES, COORDINATION, AND ADVOCACY WHILE PROACTIVELY MONITORING EMERGING RISKS



ADVANCE INTERIM WORKFORCE HOUSING SOLUTIONS ALIGNED WITH COMMUNITY NEEDS



EXPAND INDIGENOUS PARTNERS' PARTICIPATION THROUGH CONTRACTING, PROCUREMENT, BUSINESS LICENSING, AND OTHER OPPORTUNITIES



SUSTAIN MOMENTUM WHILE ADDRESSING ONGOING CHALLENGES FOR BUSINESSES, RECOGNIZING THAT THERE IS STILL A LONG ROAD AHEAD



AGENDA ITEM 6.2

DIRECTOR'S REPORT

Natasha Malenchak, Director of Finance & Administration

Feb 16, 2026, to May 1, 2026

Major Projects

Information Technology

- Rolled out IT Knowledgebase/Resource Hub.
- Updated security training to include all users.
- Started in person Microsoft 365 training sessions.
- Upgraded Audio/Video in council chamber.
- Finishing Windows 10 upgrades, only a few devices remaining.
- Working on IT policies with Senior Leadership Team.

Budget and Planning

- Annual audit began on March 30th and is ongoing.
- Auditors to present findings at May 12th council meeting.
- Finance director & manager are working on grant applications for 2026 funding.
- Property tax bylaw for 2026 to be brought to Council end of May or early June.

Staffing

- Accounts Payable position is now hired as of February 24, 2026.
- Senior Finance Assistant completed recertification to act as our Assessment Review Board Clerk.
- IT Manager completed Leadership for Safety Excellence and WHMIS training.
- Finance Reception has completed Privacy Legislation and WHMIS training.
- Finance Assistant & Accounts Receivable Clerk has completed WHMIS training.

Service

Utilities-Taxes

- Utility reads have begun for March – April billing cycle.
- Contract for new metering company is now secured; residents can expect installation work to begin shortly.
- Assessment complaint deadline has now passed and we are reviewing/processing current complaints.
 - We presently have 10 assessment review board complaints.
- Taxes to be sent by June 15th.

Business Licenses & Invoicing

- Business license renewal has been in full swing since of April 1, 2026.
- 98% of the annual business licensing revenue budget has already been achieved.
- 55 new business licenses have been issued, excluding sub-trades operating under Prime Contractors.
- Invoicing under the new offsite levy bylaw has commenced.
- Sidewalk seating invoices and excavation-related deposits are being processed, reflecting increased seasonal development activity.

Payables

- Majority of 2025 invoices are processed; a small number of outstanding invoices continue to be received.

Jasper Wildfire Response

- Continue monthly meetings with HARP (previously known as DRP).
- Have reconciled just over \$30 million expenses to date.
- Exploring other funding options to aid non DRP eligible costs.

Communications & Engagement

- Reminder that we encourage enrollment for preauthorized payment plans; this ensures that payments will occur monthly.
 - Some banks are cancelling their ties to municipal taxes.
- Residents received a letter of the upcoming water meter replacement program in their last utility bill (March 20th).
- Paid parking commenced as of May 1st, locals to ensure they are renewed in the HotSpot app.



MUNICIPALITY OF JASPER
2026 Operating Budget
 Summary of All Units Budget vs Actual
 For the Four Months Ending Thursday, April 30, 2026 (33%)

| | YTD 2026 | Budget | Variance |
|------------------------------------|--------------------|-------------------|-------------------|
| Revenue: | | | |
| Finance & Administration | 358,245 | 22,516,775 | 22,158,530 |
| UrbDes | 3,130,557 | 4,537,076 | 1,406,519 |
| Jasper Recovery | 181,774 | 3,222,038 | 3,040,264 |
| Legislative & Protective Services | 308,549 | 2,517,577 | 2,209,028 |
| Operations | 1,883,431 | 11,445,015 | 9,561,584 |
| Community Development | 2,414,538 | 5,890,543 | 3,476,005 |
| Total Revenue | 8,277,094 | 50,129,024 | 41,851,930 |
| Expense: | | | |
| Finance & Administration | 776,921 | 11,098,770 | 10,321,849 |
| UrbDes | 591,972 | 4,927,612 | 4,335,640 |
| Jasper Recovery | 607,329 | 3,222,038 | 2,614,709 |
| Legislative & Protective Services | 1,317,777 | 5,079,969 | 3,762,192 |
| Operations | 4,980,355 | 15,097,325 | 10,116,970 |
| Community Development | 2,648,075 | 10,703,308 | 8,055,233 |
| | | | 0 |
| Total Expense | 10,922,429 | 50,129,022 | 39,206,593 |
| Net Surplus/(Deficit): | | | |
| Finance & Administration | (418,676) | 11,418,005 | 11,836,681 |
| UrbDes | 2,538,585 | (390,536) | (2,929,121) |
| Jasper Recovery | (425,555) | 0 | 425,555 |
| Legislative & Protective Services | (1,009,228) | (2,562,392) | (1,553,164) |
| Operations | (3,096,924) | (3,652,310) | (555,386) |
| Community Development | (233,537) | (4,812,765) | (4,579,228) |
| Total Net Surplus/(Deficit) | (2,645,335) | 2 | 2,645,337 |



MUNICIPALITY OF JASPER
2026 Operating Budget
Council

For the Four Months Ending Thursday, April 30, 2026

| | YTD 2026 | Budget | Variance |
|---|------------------|------------------|------------------|
| Expense: | | | |
| 2-11-17-00-210 Leg-All Travel & Subsistance (Council) | 13,844 | 35,000 | 21,156 |
| 2-11-18-00-110 Leg-Salaries R. Ireland | 39,059 | 110,000 | 70,941 |
| 2-11-18-00-130 Leg-Benefits R. Ireland | 2,032 | 11,500 | 9,468 |
| 2-11-20-00-110 Leg-Coun-Salaries Melnyk Hon & Meeting | 11,751 | 38,500 | 26,749 |
| 2-11-20-00-130 Leg-Coun-Benefits Melnyk Hon & Meetings | 2,701 | 8,850 | 6,149 |
| 2-11-32-00-110 Leg-Salaries W.Hall | 13,373 | 38,500 | 25,127 |
| 2-11-32-00-130 Leg-Benefits W.Hall | 2,809 | 8,850 | 6,041 |
| 2-11-33-00-110 Leg-Salaries K.Waxer | 12,321 | 38,500 | 26,179 |
| 2-11-33-00-130 Leg-Benefits K.Waxer | 2,735 | 8,850 | 6,115 |
| 2-11-33-00-197 Leg-Transfer to Restricted Computer Council | 3,500 | 3,500 | 0 |
| 2-11-33-00-199 ComServices-Hakone Exchange(Trf to restricted) | 2,501 | 2,500 | (1) |
| 2-11-34-00-110 Leg-Salaries-D. Frechette | 13,881 | 38,500 | 24,619 |
| 2-11-34-00-130 Leg Benefits-D. Frechette | 2,032 | 8,850 | 6,818 |
| 2-11-35-00-110 Leg-Salaries-K. Kongsgrud | 14,925 | 38,500 | 23,575 |
| 2-11-35-00-130 Leg Benefits-K. Kongsgrud | 2,906 | 8,850 | 5,944 |
| 2-11-36-00-110 Leg-Salaries-L. Rodger | 11,459 | 38,500 | 27,041 |
| 2-11-36-00-130 Leg Benefits-L. Rodger | 838 | 8,850 | 8,012 |
| 2-11-01-00-252 Leg-Council-Contract Mtn & Rep Comp | 4,498 | 14,400 | 9,902 |
| 2-11-17-00-214 Leg-Council-Professional Development | 0 | 20,000 | 20,000 |
| 2-11-23-00-210 Leg-Council - Council Projects | 0 | 30,000 | 30,000 |
| 2-11-02-00-217 Leg-Council Hospitality Costs | 0 | 2,208 | 2,208 |
| Total Expense | 157,166 | 513,208 | 356,043 |
| Net Surplus/(Deficit) | (157,166) | (513,208) | (356,043) |

2025 Year End Reserve Accounts

Date: 2025-01-01 2025-12-31

| Account: | | 4-01-00-00-710 | | Description: | Financial Stabilization Reserve | Beginning Balance: | - \$1,614,909.31 | Ending Balance |
|------------|----------|-------------------|---|--------------|---------------------------------|--------------------|------------------|------------------|
| Trx Date | Jrnl No. | Orig. Audit Trail | | | | Debit | Credit | |
| 2025-10-21 | 280,831 | GLTRX00076851 | Transfer to reserve as per budget | | | | \$535,405.38 | |
| 2025-12-31 | 286,077 | GLTRX00078271 | Transfer to reserve as per budget - election offset | | | \$10,114.00 | | |
| 2025-12-31 | 286,100 | GLTRX00078274 | Transfer to reserve as per budget - canada day surplus | | | | \$521.00 | |
| 2025-12-31 | 287,312 | GLTRX00078691 | Transfer as per budget - debt payment offset (reverses in 2026) | | | | \$483,037.00 | |
| 2025-12-31 | 287,364 | GLTRX00078714 | Transfer to Operating - 10% of DRP muni portion | | | \$278,136.10 | | |
| 2025-12-31 | 287,411 | GLTRX00078752 | 10% DRP and 8% Prairie Can Muni contribution | | | \$213,044.58 | | |
| | | | | | | \$501,294.68 | \$1,018,963.38 | - \$2,132,578.01 |

| Account: | | 4-01-00-00-711 | | Description: | Utility Operating Reserve | Beginning Balance: | - \$1,266,444.00 | Ending Balance |
|----------|----------|-------------------|--|--------------|---------------------------|--------------------|------------------|------------------|
| Trx Date | Jrnl No. | Orig. Audit Trail | | | | Debit | Credit | |
| | | | | | | \$0.00 | \$0.00 | - \$1,266,444.00 |

| Account: | | 4-01-00-00-760 | | Description: | Annual General Capital Reserve | Beginning Balance: | - \$3,809,354.27 | Ending Balance |
|------------|----------|-------------------|--|--------------|--------------------------------|--------------------|------------------|------------------|
| Trx Date | Jrnl No. | Orig. Audit Trail | | | | Debit | Credit | |
| 2025-10-21 | 280,829 | GLTRX00076851 | Transfer to reserve as per budget | | | | \$1,142,180.71 | |
| 2025-12-31 | 287,298 | GLTRX00078676 | Transfer for Capital as per budget | | | \$458,991.45 | | |
| 2025-12-31 | 287,408 | GLTRX00078752 | Transfer for Capital as per budget | | | \$1,202,152.05 | | |
| 2025-12-31 | 287,450 | GLTRX00078784 | Reduce transfer for Capital | | | | \$17,500.00 | |
| 2025-12-31 | 287,453 | GLTRX00078787 | Add for Transfer for Capital as per budget | | | \$44,800.00 | | |
| | | | | | | \$1,705,943.50 | \$1,159,680.71 | - \$3,263,091.48 |

| Account: | | 4-01-00-00-761 | | Description: | Utility Capital Reserve | Beginning Balance: | - \$2,866,257.51 | Ending Balance |
|------------|----------|-------------------|------------------------------------|--------------|-------------------------|--------------------|------------------|------------------|
| Trx Date | Jrnl No. | Orig. Audit Trail | | | | Debit | Credit | |
| 2025-10-21 | 280,833 | GLTRX00076851 | Transfer to reserve as per budget | | | | \$1,676,088.76 | |
| 2025-12-31 | 287,301 | GLTRX00078676 | Transfer for Capital as per budget | | | \$310,418.15 | | |
| 2025-12-31 | 287,306 | GLTRX00078676 | Transfer for Capital as per budget | | | \$12,838.10 | | |
| 2025-12-31 | 287,410 | GLTRX00078752 | Transfer for Capital as per budget | | | \$414,016.40 | | |
| | | | | | | \$737,272.65 | \$1,676,088.76 | - \$3,805,073.62 |

| Account: | | 4-01-00-00-762 | | Description: | Community Housing Reserve | Beginning Balance: | - \$321,985.56 | Ending Balance |
|------------|----------|-------------------|--|--------------|---------------------------|--------------------|----------------|------------------|
| Trx Date | Jrnl No. | Orig. Audit Trail | | | | Debit | Credit | |
| 2025-10-21 | 280,830 | GLTRX00076851 | Transfer to reserve as per budget | | | | \$149,185.20 | |
| 2025-12-31 | 287,423 | GLTRX00078759 | Transfer from reserve as per Motion to fund Spruce Servicing | | | \$114,205.22 | | |
| 2025-12-31 | | | Transfer to reserve as per RFD (May 19, 2026) | | | | \$876,185.00 | |
| | | | | | | \$114,205.22 | \$1,025,370.20 | - \$1,233,150.54 |

| Account: | | 4-01-00-00-763 | | Description: | Fixed Asset Reserve | Beginning Balance: | - \$149,035.00 | Ending Balance |
|----------|----------|-------------------|--|--------------|---------------------|--------------------|----------------|----------------|
| Trx Date | Jrnl No. | Orig. Audit Trail | | | | Debit | Credit | |
| | | | | | | \$0.00 | \$0.00 | - \$149,035.00 |

| Account: | | 4-01-00-00-764 | | Description: | Transportation & Parking Reserve | Beginning Balance: | - \$902,067.37 | Ending Balance |
|------------|----------|-------------------|--|--------------|----------------------------------|--------------------|----------------|------------------|
| Trx Date | Jrnl No. | Orig. Audit Trail | | | | Debit | Credit | |
| 2025-10-21 | 280,834 | GLTRX00076851 | Transfer to reserve as per budget | | | | \$135,000.00 | |
| 2025-12-31 | 284,953 | GLTRX00077931 | Transfer to reserve from Parking Authority | | | | \$277,170.12 | |
| 2025-12-31 | 287,388 | GLTRX00078734 | Transfer from Operating as per budget | | | \$55,628.00 | | |
| 2025-12-31 | 287,409 | GLTRX00078752 | Transfer for Capital as per budget | | | \$10,690.40 | | |
| | | | | | | \$66,318.40 | \$412,170.12 | - \$1,247,919.09 |

| Account: | | 4-01-00-00-765 | | Description: | Fleet Reserve | Beginning Balance: | - \$827,469.00 | Ending Balance |
|------------|----------|-------------------|-----------------------------------|--------------|---------------|--------------------|----------------|------------------|
| Trx Date | Jrnl No. | Orig. Audit Trail | | | | Debit | Credit | |
| 2025-10-21 | 280,832 | GLTRX00076851 | Transfer to reserve as per budget | | | | \$687,792.46 | |
| | | | | | | \$0.00 | \$687,792.46 | - \$1,515,261.46 |

Grand Totals: - \$11,757,522.02 - \$14,612,553.20

AGENDA ITEM 6.3

REQUEST FOR DECISION

Subject: Day of Awareness for Missing & Murdered Indigenous Women, Girls, 2SLGBTQI+ individuals, & Two-Spirit People (MMIWG2S), also known as "Red Dress Day", Proclamation

From: Bill Given, Chief Administrative Officer

Prepared by: Lisa Riddell, Community Development Manager

Reviewed by: Emma Acorn, Legislative Services Coordinator
Christopher Read, Director of Community Development

Date: May 5, 2026



Recommendation:

That Council proclaim May 5, 2026 a local Day of Awareness for Missing and Murdered Indigenous Women, Girls, 2SLGBTQI+ individuals and Two-Spirit People (MMIWG2S), also known as "Red Dress Day."

Alternatives:

That Council receive the report for information.

Background:

On July 6, 2021, Council adopted the [Equity, Diversity and Inclusion Policy](#). On October 12, 2021 Council adopted the 2022-2026, [Equity, Diversity and Inclusion Plan](#) which sets out how the policy will be 'actioned' by administration over the five-year period. [Recognizing May 5th in Jasper is one way that we implement that policy and plan](#). Similar to last year, a local group of residents will be organizing a Red Dress installation and learning opportunity along Patricia Street to coincide with May 5th.

Discussion:

The attached draft proclamation is easy to read and understand. This is in line with Area of Focus 12: Inclusive Communication – within the Equity, Diversity and Inclusion Plan.

Relevant Legislation:

- [Policy E-115 – Equity, Diversity and Inclusion Policy](#)

Inclusion Considerations:

The 2022-2026 Equity, Diversity and Inclusion Plan outlines broad goals to improve inclusivity within the organization and outward in our public service to the community. Inclusive Communication is Area of Focus 12 within that plan. The use of plain language is one way we make sure our communication is accessible and inclusive.

Strategic Relevance:

- **Cohesion & Belonging** - Strengthen social cohesion to reinforce community belonging.
- **Relationships** - Nurture relationships that advance the community's interests.

- **Reconciliation** - Follow a path of Reconciliation to deliver on the Truth & Reconciliation Commission of Canada Calls to Action.

Financial:

Funding to support a proclamation of May 5th is included in the approved 2026 operating budget.

Attachments:

Draft Proclamation



Proclamation

Day of Awareness for Missing & Murdered Indigenous Women, Girls, 2SLGBTQI+ individuals, & Two-Spirit people (MMIWG2S)

May 5th is recognized as the National Day of Awareness for Missing & Murdered Indigenous women, girls, 2SLGBTQI+ individuals, & Two-Spirit people (MMIWG2S), also known as “Red Dress Day.”

In Canada, settler colonialism continues to cause violence, discrimination, and marginalization towards Indigenous women, girls, 2SLGBTQI+ individuals, and Two-Spirit people. Indigenous women, girls, 2SLGBTQI+ individuals, and Two-Spirit people face disproportionate rates of discrimination, exclusion and violence, including going missing or being murdered, compared to their non-Indigenous counterparts.

MMIWG2S represents the ongoing crisis of missing and murdered Indigenous women, girls, 2SLGBTQI+ individuals, and Two-Spirit people. These individuals deserve not only recognition and respect but also access to safety, justice, and the opportunity to fully participate in all aspects of Canadian society.

May 5th serves as an important day each year to raise awareness, honor the lives lost, and advocate for justice, healing, and continued support for their families and communities.

We must come together as a community to reflect on the importance of safety, inclusion, equity, and the protection of human rights, particularly for Indigenous women, girls, 2SLGBTQI+ individuals, and Two-Spirit people, who have been, and continue to be, marginalized by colonial structures.

Now I, Mayor Richard Ireland, on behalf of Council and the Municipality of Jasper, do hereby proclaim May 5th as a Local Day of Awareness for Missing & Murdered Indigenous women, girls, 2SLGBTQI+ individuals, and Two-Spirit people.

I call on all citizens of Jasper, especially those not directly affected by this crisis, to stand in solidarity with Indigenous communities and Indigenous women, girls, 2SLGBTQI+ individuals, and Two-Spirit people.

DATE: May 5, 2026

SIGNATURE:

Richard Ireland
Mayor
Municipality of Jasper



AGENDA ITEM 6.4

**Certification of Municipality of Jasper
Bylaw #278
Jasper Municipal Housing Corporation Loan Guarantee 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 #278, which received its first and second reading on the 21st day of April 2026 by the Council of the Municipality hereby certify with respect to Bylaw #278 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 ^{1st} day of ~~April~~^{May}, 2026.

Geneviève Caron
Field Unit Superintendent of
Jasper National Park of Canada

MUNICIPALITY OF JASPER
BYLAW #278

BEING A BYLAW OF THE MUNICIPALITY OF JASPER IN THE PROVINCE OF ALBERTA TO AUTHORIZE A LOAN GUARANTEE FOR JASPER MUNICIPAL HOUSING CORPORATION.

WHEREAS pursuant to the provisions of the Municipality Government Act, RS.A. 2000, Chapter M26, Section 264, and amendments thereto, a municipality may guarantee the repayment of a loan between a lender and a Municipally Controlled Corporation;

AND WHEREAS the Municipality of Jasper ("MOJ") views the development of affordable housing in Jasper as beneficial to the community and wishes to support such development;

AND WHEREAS Jasper Municipal Housing Corporation ("JMHC") is a Municipally Controlled Corporation body duly incorporated under the laws of the Province of Alberta and established to develop and operate community housing in Jasper;

AND WHEREAS JMHC is the beneficial owner of a leasehold interest in the following lands in the Municipality of Jasper: Plan 2420744 Parcel HJ at 737 Connaught Drive;

AND WHEREAS JMHC is to build 40 residential below market rental units in as set out in the attached Schedule "A" (the "Development") at 737 Connaught Dr.;

AND WHEREAS the Canadian Mortgage and Housing Corporation ("CMHC") has committed to finance the said construction through the terms as contained in the Affordable Housing Fund Loan Agreement, as may be amended from time to time (the "Loan Agreement");

AND WHEREAS JMHC has requested assistance in its construction of the Development through the provision by the Municipality of Jasper of a forgivable and repayable loan guarantee to CMHC;

AND WHEREAS the Municipality of Jasper's debt limit is established by the provisions of section 276(2) of the Municipal Government Act, R.S.A. 2000, Chapter M-26 was \$88,002,609 as of the end of the 2024 fiscal year and the Municipality's obligations of \$23,555,013 as of the end of that fiscal year provide for it to assume up to \$64,447,596 in additional debt;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Jasper in the Province of Alberta, duly assembled, enacts:

1. CITATION

1.1 This Bylaw may be cited as the "Jasper Municipal Housing Corporation Loan Guarantee Bylaw 2026".

2. DEFINITIONS

2.1 In this Bylaw:

2.1.1 "*JMHC*" shall mean, Jasper Municipal Housing Corporation, the municipally controlled corporation, which is solely owned and controlled by the Municipality of Jasper and created to develop and operate community housing in the Municipality of Jasper and whose address is PO Box 520, Jasper, Alberta, T0E 1E0;

2.1.2 "*Chief Administrative Officer*" shall mean 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.

2.1.3 "*Council*" shall mean the Council of the Municipality of Jasper;

2.1.4 "*Loan*" means \$14,237,031 being borrowed by the JMHC from the CMHC, with \$9,221,996 of the Loan being attributable to the Repayable Loan as set forth in the Loan Agreement and \$5,015,035 being attributable to the Forgivable Loan as set forth in the Loan Agreement;

2.1.5 "*Municipality of Jasper*" shall mean the Municipality of Jasper in Jasper National Park in the Province of Alberta;

2.1.6 "*CMHC*" shall mean the Canada Mortgage and Housing Corporation of 700 Montreal Road, Ottawa, ON, K1A 0P7;

2.2 Words importing the masculine gender only, include the feminine gender whenever the context so requires and vice versa;

2.3 Words importing the singular shall include the plural or vice versa whenever the context so requires.

3. LOAN GUARANTEE

3.1 Subject to the provisions and limitations herein, Council is hereby authorized to guarantee by the Municipality of Jasper of the Loan by JMHC to the CMHC, for the Development at 737 Connaught Drive

3.2 The guarantee of the Loan authorized herein shall not exceed the combined total amount of the Forgivable and Repayable Loan administered by CMHC, which equals \$14,237,031, with \$9,221,996 being attributable to the Repayable Loan and \$5,015,035 being attributable to the Forgivable Loan.

3.3 The guarantee by the Municipality of Jasper of JMHC's Loan from the CMHC will be released by the CMHC upon JMHC achieving Stabilization, as that term is defined in the Loan Agreement.

4. INTEREST

4.1 Interest on the Loan to be guaranteed shall not exceed the 'Threshold Interest Rate for Repayable Loan' as defined in the Loan Agreement at 4.58%.

4.2 Interest shall be applicable if the Municipality of Jasper is required to repay any of the Loan as guaranteed to the CMHC.

5. FUNDING SOURCES

5.1 Should the Municipality of Jasper have to pay any or all of the Loan that is being guaranteed, the funding to repay the indebtedness shall come from the operating budget of the Municipality of Jasper.

6. LOAN GUARANTEE AGREEMENT

6.1 Council hereby authorizes the Chief Administrative Officer to grant the Guarantee of JMHC's Loan to the CMHC with provisions as set out in Schedule "B" hereto.

7. SEVERANCE

7.1 If any provision herein is adjudged by a court of competent jurisdiction to be invalid for any reason, then that provision shall be severed from the remainder of this Bylaw and all other provisions of this Bylaw shall remain valid and enforceable.

8. COMING INTO EFFECT

8.1 This Bylaw shall come into force and effect on the final day of passing thereof.

8.2 If any provision herein is adjudged to be repugnant to any federal regulation or legislation, this Bylaw shall continue in full force and effect, but any such repugnant provision shall be of no force or effect until such time as the repugnancy is removed by repeal or amendment of the federal legislation or regulation.

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

READ a first time this 21st day of April, 2026.

READ a second time this 21st day of April, 2026.

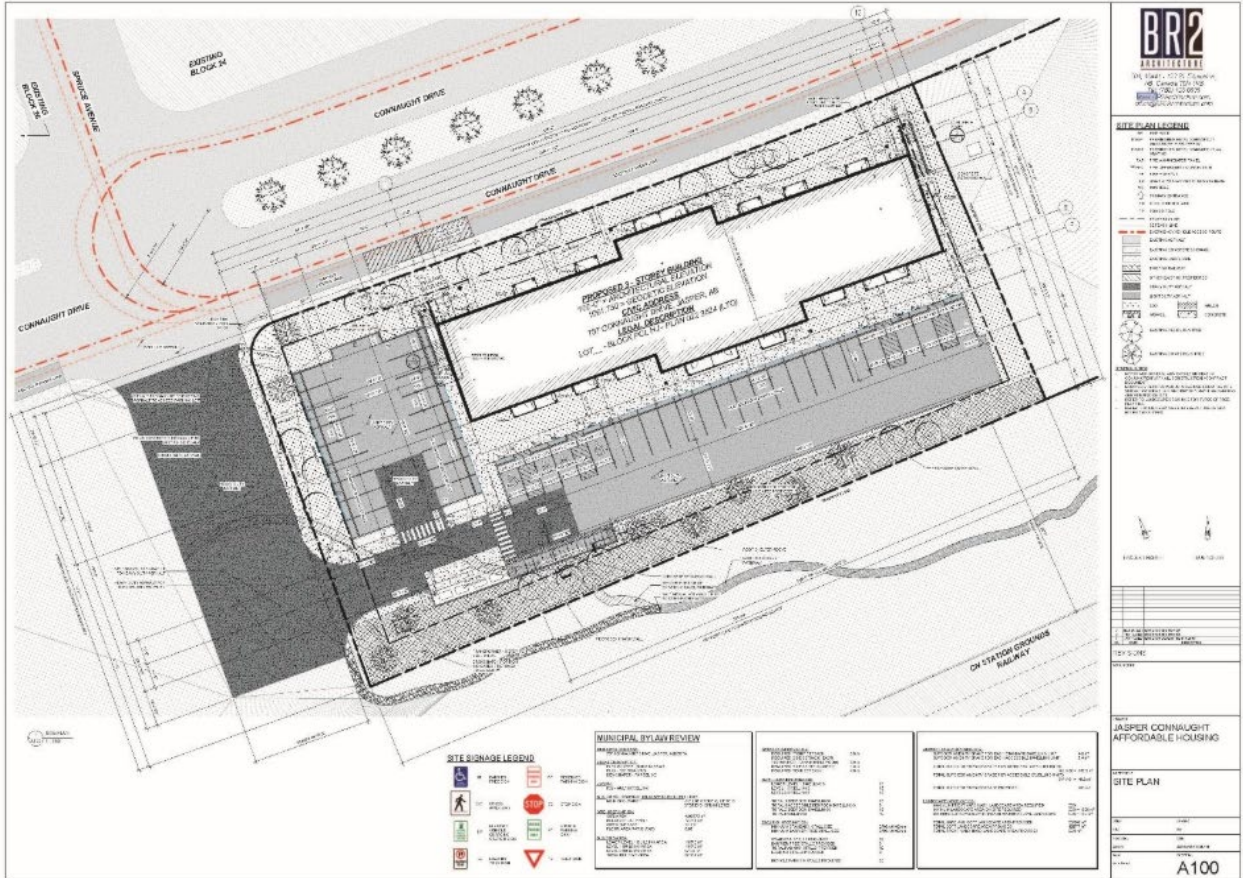
READ a third time and finally passed this _____ day of, _____ 2026.

Mayor

Chief Administrative Officer

SCHEDULE 'A'

The Development – 737 Connaught Dr.



SCHEDULE 'B'
GUARANTEE

CMHC File No.: 28115681

GUARANTEE

THIS GUARANTEE made as of _____, 20____ by **MUNICIPALITY OF JASPER** (the “**Guarantor**”) to an in favour of **CANADA MORTGAGE AND HOUSING CORPORATION** (“**CMHC**”).

WHEREAS pursuant to the loan agreement dated as of _____, 20____ by and among **JASPER MUNICIPAL HOUSING CORPORATION** (the “**Borrower**” and, to the extent more than one Person is a party to such loan agreement as a borrower, all such Persons are collectively referred to as the “**Borrower**”), the Guarantor and CMHC (as the same may be amended, restated, modified, supplemented from time to time, the “**Loan Agreement**”), CMHC has made the Loan available to the Borrower;

AND WHEREAS the Guarantor has agreed to guarantee the payment and performance of the Obligations (as defined below) and considers it to be in its best interest to provide this Guarantee;

NOW THEREFORE in consideration of the premises and for other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged), the Guarantor covenants and agrees as follows:

1.1 Definitions and Common Terms. Except as otherwise set out herein (i) the terms defined in the Loan Agreement have the same meanings when used in this Guarantee, and (ii) except as otherwise set out herein, the Common Terms form part of this Guarantee and are incorporated herein by reference, with appropriate changes to fit the context.

1.2 Guarantee. The Guarantor hereby unconditionally and irrevocably guarantees to and in favour of CMHC, by way of a continuing guarantee, the due and punctual payment and performance, whether at stated maturity, by acceleration or otherwise, of all present and future debts, liabilities and obligations, direct or indirect, absolute or contingent, of the Borrower and any other Credit Party to CMHC arising pursuant to the Loan Documents to which the Borrower or such other Credit Party, as applicable, is a party (collectively, the “**Obligations**”). The obligations of the Guarantor hereunder and the obligations of any other Person under a guarantee executed and delivered by such other Person to CMHC guaranteeing the Obligations shall be joint and several. The obligations of the Guarantor hereunder are continuing obligations and this Guarantee will continue to be effective or be reinstated, as applicable, if at any time any payment of any of the Obligations is rescinded or must otherwise be returned by CMHC upon the insolvency, bankruptcy or reorganization of the Borrower or otherwise, all as though such payment had not been made.

1.3 Recourse. CMHC shall have full recourse to the Guarantor; provided, however, that if the Obligations are in respect of a Forgivable Loan, and the Guarantor is not the beneficial owner of the Project Lands, CMHC shall have full recourse to the Guarantor only until Stabilization has occurred.

1.4 Indemnity. If any or all of the Obligations are not paid or performed by the Credit Parties, the Guarantor will, as a separate and distinct obligation, indemnify and save harmless CMHC from and against all losses, costs and expenses of CMHC arising from or in connection with (a) the invalidity or unenforceability of any of the provisions of the Loan Documents, or (b) the failure of the Credit Parties to fully and promptly pay or perform any of the Obligations.

1.5 Primary Obligation. If any or all of the Obligations are not paid or performed by the Credit Parties or CMHC is not indemnified under this Guarantee, in each case, such Obligations will, as a separate and distinct obligation, be paid and performed by the Guarantor as primary obligor immediately upon written demand to the Guarantor by CMHC.

1.6 Absolute Liability. The Guarantor agrees that its liability under this Guarantee is absolute and unconditional and shall remain in full force and effect until all Obligations have been validly, finally and irrevocably paid in full or this Guarantee has been released by CMHC. The liability and obligations of the Guarantor hereunder shall not be affected by any matter which but for this provision might operate to

affect such liability or obligations including: (a) the lack of validity or enforceability of any term of a Loan Document; (b) any contest by a Credit Party as to the amount of the Obligations or any defence, counter-claim or right of set-off available to a Credit Party; (c) any extension of time for payment or performance of the Obligations or any release, variation or indulgence granted by CMHC to a Credit Party or any extinguishment of all or any part of the Obligations by operation of law; (d) any corporate or other change affecting a Credit Party or any change in circumstance relating to a Credit Party, including any bankruptcy, insolvency, liquidation or similar proceeding (and, if applicable, any incapacity or disability) or any action taken with respect to this Guarantee by a trustee or receiver, or by a court, in any such proceeding, whether or not the Guarantor has notice or knowledge of any of the foregoing; (e) any impossibility, impracticability, frustration of purpose, *force majeure* or illegality of any of the Loan Documents or a Credit Party's performance in respect thereof; (f) the occurrence of any change in the law of any jurisdiction or by any present or future action of a Governmental Authority, or the obtaining of a court order, that amends, varies, reduces or otherwise affects, or purports to amend, vary, reduce or otherwise affect, any Obligation or the obligations of the Guarantor hereunder; (g) any dealings with any security interest held by CMHC, including the granting of releases and discharges; (h) any invalidity, non-perfection or unenforceability of any security interest held by CMHC or any exercise or enforcement of, or failure to exercise or enforce, such security interest, or any irregularity or defect in the manner or procedure by which CMHC realizes on such security interest; (i) any assignment of the benefits of this Guarantee; and (j) any other circumstance that might otherwise constitute a defence available to, or a discharge of, a Credit Party in respect of the Obligations, this Guarantee or the Guarantor's obligations hereunder. This Guarantee is not subject to any condition or agreement which could diminish the liability of the Guarantor or modify its terms.

1.7 No Releases. The liability of the Guarantor hereunder will not be released, discharged, limited or in any way affected by anything done, not done, suffered or permitted by CMHC in connection with any obligations or liabilities of any Credit Party to CMHC or any security therefor including any loss of or in respect of any security received by CMHC from a Credit Party. Without limiting the generality of the foregoing and without releasing, limiting or otherwise affecting the Guarantor's liability hereunder, without obtaining the consent of or giving notice to the Guarantor, CMHC may in its sole discretion: (a) vary the credit of the Borrower in any manner whatsoever; (b) make any change to payment terms or any other term of any Loan Document or waive the failure of a Credit Party to carry out any of its obligations thereunder; (c) grant renewals, extensions, releases and discharges to a Credit Party; (d) exercise or enforce, or refrain from exercising or enforcing, any right or security interest; (e) apply all sums from time to time received to all or part of the Obligations or change any such application in whole or in part from time to time; and (f) otherwise deal with a Credit Party and all other Persons and security interests.

1.8 No Exhaustion of Remedies. CMHC need not exhaust its recourse against a Credit Party or other Persons or realize on any security interest it may hold in respect of the Obligations before being entitled to enforce payment and performance hereunder or pursue any other remedy against the Guarantor. The Guarantor has no right of discussion or division.

1.9 Demand. Upon the occurrence of an Event of Default, CMHC will be entitled to demand from the Guarantor payment of all Obligations then due, including interest on overdue payments of principal and interest that has accrued to and including the date of such demand under the Loan Agreement (the "**Guaranteed Amount**") and the Guarantor shall pay all such amounts upon such demand.

1.10 Interest. Following demand of a Guaranteed Amount by CMHC hereunder, the Guarantor will pay interest to CMHC on any unpaid portion of such Guaranteed Amount at the rate of interest applicable to the Obligations comprising such Guaranteed Amount under the Loan Agreement, such interest to accrue from and including the date of on which such demand was made by CMHC.

1.11 Assignment and Postponement. All debts and liabilities, present and future, of any Credit Party to the Guarantor are hereby assigned to CMHC and postponed to the Obligations, and, upon the occurrence of an Event of Default, all money received by the Guarantor in respect thereof will be held in trust for, and promptly paid to, CMHC without in any way limiting the liability of the Guarantor hereunder. This assignment and postponement is independent of the Guarantee and will remain in full force and effect until, in the case of the assignment, the liability of the Guarantor under this Guarantee has been

discharged or terminated and, in the case of the postponement, until all Obligations are performed and paid in full.

1.12 Subrogation. The Guarantor will not be entitled to subrogation until the Obligations have been performed and paid in full.

1.13 Guarantor's Representations and Warranties. The Guarantor represents and warrants to CMHC that all the representations and warranties given by the Guarantor in the Loan Documents are true.

1.14 Payment of Expenses. In addition to the Guaranteed Amount, the Guarantor will pay on demand, and will indemnify and save CMHC harmless from, any and all costs and expenses (including reasonable legal fees and expenses) (a) incurred by CMHC in the administration or enforcement of this Guarantee, or (b) with respect to, or resulting from, any failure or delay by the Guarantor in performing its obligations under this Guarantee.

1.15 Amendments, Waivers, etc. No consent or waiver of any term of this Guarantee is binding unless made in writing by CMHC. This Guarantee may only be amended or otherwise modified by written agreement between the Guarantor and CMHC.

1.16 Conflict. To the extent of any conflict or inconsistency between the provisions of this Guarantee and the provisions of the Loan Agreement, the provisions of the Loan Agreement shall prevail to the extent of such conflict or inconsistency.

1.17 Independent Legal Advice. To the extent the Guarantor is an individual, the Guarantor acknowledges and agrees that (i) the Guarantor has received a complete copy of the Loan Documents and is familiar with the terms thereof, has read and understood the terms and conditions of this Guarantee, and has had the opportunity to seek, and was not prevented or discouraged by any Person from seeking, independent legal advice before signing this Guarantee or any other Loan Document to which it is a party, and (ii) if the Guarantor did not avail itself of the opportunity to seek independent legal advice before signing this Guarantee or any other Loan Document, the Guarantor did so voluntarily without any undue pressure. The failure by the Guarantor to obtain independent legal advice shall not be used by it as a defence to the enforcement by CMHC of its obligations under this Guarantee or any of the other Loan Documents.

IN WITNESS WHEREOF the Guarantor has executed and delivered this Guarantee as of the date first written above.

MUNICIPALITY OF JASPER

By:

Name:

Title:

By:

Name:

Title:

/We have authority to bind the Guarantor.

CERTIFICATE

(To be completed only if the Guarantor is an individual)

I HEREBY CERTIFY THAT:

1. _____, the guarantor in the guarantee made between _____ and Canada Mortgage and Housing Corporation, which this certificate is attached to or noted on, appeared in person before me and acknowledged that he/she had executed the guarantee.
2. I satisfied myself by examination of the guarantor that he/she is aware of the contents of the guarantee and understands it.

CERTIFIED by _____, Lawyer at _____ of _____, at _____ this _____ day of _____, 20__.

Signature

Statement of Guarantor

I am the person named in this certificate.

Signature of Guarantor

MUNICIPALITY OF JASPER
BYLAW #279

**BEING A BYLAW OF THE MUNICIPALITY OF JASPER IN THE PROVINCE OF ALBERTA TO
PROVIDE FOR THE REGULATION OF WATER SERVICES.**

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SCHEDULE A
SCHEDULE B

PURPOSE

WHEREAS the Municipality of Jasper maintains a Water System for the Town of Jasper;

AND WHEREAS the *Municipal Government Act*, RSA 2000, c M-26, authorizes a municipality to pass bylaws respecting public utilities and services provided by the municipality;

NOW THEREFORE the Council of the Municipality of Jasper in the Province of Alberta enacts:

1. CITATION

1.1 This Bylaw may be cited as the “Jasper Water Services Bylaw 2026.”

1.2 This Bylaw repeals Bylaw #178 Water Services Bylaw.

1.3 The purpose of this Bylaw is to regulate, control, and govern the supply, distribution, use, protections, and billing of water provided by the Municipality of Jasper, and to establish the rights, obligations, and responsibilities of the Municipality, Owners, Consumers, and all persons connected to or using the Water System.

1.4 This Bylaw is enacted pursuant to the authority granted to the Municipality under the Municipal Government Act, R.S.A 200, c. M-26 as amended, and in accordance with the

Agreement for the Establishment of Local Government in the Town of Jasper and any applicable agreements with the Parks Canada Agency.

2. DEFINITIONS

In this Bylaw:

2.1 “*Account*” shall mean an agreement between the Owner and the Municipality of Jasper for the supply of water.

2.2 “*Backflow*” shall mean the reversal of the normal direction of the flow of water or other substances in the Water System.

2.3 “*Backflow Prevention Device*” shall mean a device, assembly, or method approved by the CAO that prevents Backflow into the Water System.

2.4 “*Bleeder*” shall mean a device attached to a water Service for the purpose of discharging water so as to reduce the potential for freezing the line.

2.5 “*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.

2.6 “*Consumer*” shall mean a person who is not a Leaseholder and who has an Account with the Municipality for the supply of water.

2.7 “*Cross-Connection*” shall mean any actual or potential connection between the Water System and any source of contamination or pollution.

2.8 “*Freeze Protection Device*” means a thermostatically controlled recirculation device, automatic drain-back system, heat-tracing system, or other device approved by the CAO that is designed to prevent freezing of a Water Service without continuous discharge of water.

2.9 “*Leaseholder*” shall mean a grantee or a person or other legal entity holding a valid lease or license 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.

2.10 “*Lessee*” shall mean the holder of a lease or license of occupation for land in the Town of Jasper.

2.11 “*Lot*” shall mean a parcel or part of a parcel described in a certificate title or lease.

2.12 “*Municipality*” shall mean the Municipality of Jasper.

2.13 “*Owner*” shall mean the Lessee of a leasehold property in the Town of Jasper or the holder of a License of Occupation for property in the Town of Jasper.

2.14 “*Peace Officer*” means:

2.14.1 a member of the Royal Canadian Mounted Police;

2.14.2 a Community Peace officer appointed by the Solicitor General of Alberta; or

2.14.3 a person appointed as a bylaw enforcement officer pursuant to the *Municipal Government Act*, as amended;

2.14.4 a park warden appointed pursuant to the *Canada National Parks Act*, as amended, while that person is in the exercise of discharge of that person's powers or duties in a national park established under that Act.

2.15 "*Premises*" shall mean land and buildings on the land.

2.16 "*Property Line*" shall mean the legal surveyed boundary of a Lot.

2.17 "*Rates*" shall mean the tariff of charges for supply of water set out in the Rates and Fees Bylaw.

2.18 "*Redevelopment*" shall mean any construction, demolition, replacement, addition, or alteration of a building or Premises that, in the opinion of the CAO:

2.18.1 materially increases water demand;

2.18.2 changes the use or occupancy of the Premises;

2.18.3 requires a development permit or building permit under applicable municipal bylaws; or

2.18.4 involves substantial renovation, reconstruction, or replacement of a building or Water Service.

2.18.5 includes, but is not limited to, the demolition and replacement of a building, infill development, or conversion of a Premises to a different use.

2.19 "*Service*" or "*Water Service*" shall mean the water line and appurtenances extending from the water main to the building or Premises.

2.20 "*Standpipe*" shall mean a Water Service that is used only for fire protection purposes.

2.21 "*Town of Jasper*" shall mean the physical area defined as the Town of Jasper in the Agreement for the Establishment of Local Government in the Town of Jasper, dated June 13th, 2001.

2.22 "*Water Meter*" means a device designated and installed by the Municipality to measure the volume of water supplied to a Premises and includes all associated registers, transmitters, remote reading devices, wiring, fittings, valves, and related equipment used for measurement or communication of water consumption.

2.23 "*Water System*" shall mean the pumps, pipes, valves, controls, equipment, and all accessories and appurtenances thereto used for the distribution of water within the Town of Jasper and owned and operated by the Municipality of Jasper.

2.24 Where an obligation, prohibition, or liability is imposed on an Owner under this Bylaw, that obligation also applies to any Lessee, Leaseholder, Consumer, or other person in possession of or exercising control over the Premises.

2.25 Words importing the masculine gender only, include the feminine gender whenever the context so requires and vice versa.

2.26 Words importing the singular shall include the plural or vice versa whenever the context so requires.

3. ADMINISTRATION

3.1 The CAO, subject to the direction of Council, shall be responsible for the properties, systems, and works required to supply the inhabitants of the Town of Jasper with water, and of the inspection of all Premises supplied with water.

3.2 Peace Officers in the Municipality of Jasper may inspect the premises of any Owner to investigate any contravention of this Bylaw and to lay any charges or issue such summons or ticket as may be necessary to enforce the provisions of this Bylaw.

3.3 The CAO may discontinue Water Service provided by the Municipality to any Owner, Lot, property, or Premises in the event that the Owner breaches this Bylaw or any amendment thereto.

3.4 Except in cases of emergency or where immediate termination is authorized under this Bylaw, the CAO shall provide reasonable notice to the Owner and/or Consumer before discontinuing Water Service.

3.5 The CAO may delegate any power, duty, or function conferred on the CAO under this Bylaw to a municipal employee, contractor, or agent, subject to any conditions or limitations the CAO considers appropriate.

4. EXTENSION OF MAINS

4.1 No extension of water mains shall be constructed without authorization in writing from the CAO and except in accordance with the provisions of such land use agreements as may be in place between the Municipality and the Parks Canada Agency.

5. EMERGENCY RESTRICTIONS AND PROHIBITIONS

5.1 The CAO or Council may at any time make orders restricting the use of water either by all Consumers or by any particular class of Consumers and either throughout the Town or in any particular areas of the Town. The order may specify that such restricted use of water shall apply during such hours or such days of the week as may be specified in the order.

5.2 No person shall use water from the Water System in contravention of the terms of any order made by the CAO or Council.

5.3 The CAO shall take such steps as he deems necessary to publicize the terms of an order made pursuant to Section 5.1.

6. INTERRUPTION OF SERVICE

6.1 The CAO is hereby authorized to:

6.1.1 order that water be shut off without notice for such length of time as may be necessary to permit construction or repairs to the Water System; and

6.1.2 in case of fire or emergency, shut off water without notice in all or any part of the Town as required.

6.2 No Owner or Consumer shall have a claim against the Municipality for any loss, damage, cost, or inconvenience arising from the interruption, reduction, or failure of water supply, including but not limited to interruptions caused by construction, repairs, maintenance, frozen mains, mechanical failure, power outages, or other cause beyond the Municipality's control, except where such loss or damage is caused by the negligence of the Municipality.

6.3 The Municipality shall not be responsible for any loss or damage to any Premises, equipment fixtures, or piping, including pressure vessels, resulting from fluctuations in water pressure, interruption of water supply, or any other condition of the Water System, except where such loss or damage is caused by the negligence of the Municipality. No deduction from water bills shall be made in respect of such interruption or failure of service.

6.4 In all cases where boilers are supplied with water from the Water System, the owner of the boilers shall apply a safety valve, vacuum valve, or other proper device to prevent danger from collapse or explosion when the water supply is interrupted.

6.5 All components of the Water System, including water mains, valves, hydrants, Standpipes, Water Meters, and appurtenances supplied or installed by the Municipality, remain the property of the Municipality. Water is supplied on an as available basis and the Municipality does not guarantee the quantity, quality, pressure, or continuity of water supply.

7. HYDRANTS AND VALVES

7.1 No person shall open, close, or interfere with any hydrant or valve of the Water System without the permission of the CAO.

8. SERVICE CONNECTIONS

8.1 General Requirements:

8.1.1 No person shall tap, connect to, alter, or interfere with any water main or other part of the Water System without the written permission of the CAO.

8.1.2 A Lot shall be considered serviced once a connection has been made from the Water System to the Property Line.

8.1.3 All Service installations requested by the Owner or necessitated by demolition, excavation, renovations, or other works shall be paid for in full by the Owner.

8.2 Location and Alignment of Service

8.2.1 Unless otherwise authorized in writing by the CAO, only 1 (one) Water Service connection shall be permitted per Lot; however, the CAO may authorize multiple Services for:

8.2.1.1 condominium developments;

8.2.1.2 multi-unit residential buildings;

8.2.1.3 multi-tenant commercial or institutional buildings; or

8.2.1.4 phased developments.

8.2.2 Water Services shall be installed below the minimum frost penetration depth in accordance with the most current version of the *City of Edmonton Design and*

Construction Standards and any applicable guidelines published by Alberta Environment and Protected Areas, as adopted by the Municipality, and in accordance with municipal engineering standards designed to minimize the need for Bleeders.

8.2.3 A Service valve shall be installed at or near the Property Line within the Municipal right-of way or a utility easement.

8.3 **Application and Installation**

8.3.1 An Owner requiring Water Service shall apply in writing and pay the applicable fee set out in Schedule D of the Rates and Fees Bylaw

8.3.2 A site plan showing size and location of the Service shall be provided by the Owner.

8.3.3 No Service shall be backfilled until inspected and approved by the Municipality.

8.4 **Owner Responsibilities**

8.4.1 The Municipality is responsible for maintenance to the outer edge of the discharge side of the Service valve at or near the Property Line.

8.4.2 The Owner is responsible for maintenance from the outer edge of the discharge side of the Service valve into the Premises.

8.4.3 The Owner shall bear all costs associated with upgrades, relocation, or alteration of the Service.

8.4.4 Where there is a reasonably foreseeable risk of damage to the Water System which has been caused by an Owner, no person, other than the Municipality, shall undertake the work required to rectify or mitigate the risk to the Municipal portion of the Service, including any work on the Service from the water main to the outer edge of the discharge side of the Service valve at or near the Property Line. All costs of such work undertaken by the Municipality shall be the responsibility of the Owner.

8.5 **Demolition and Termination**

8.5.1 No building connected to the Water System shall be demolished or removed until:

8.5.1.1 application is made to terminate Service;

8.5.1.2 required permits are provided;

8.5.1.3 termination fees are paid; and

8.5.1.4 the Service has been disconnected.

8.6 **Service Valve Box Accessibility**

8.6.1 The Service valve and valve box located at or near the Property Line shall remain visible, accessible, and unobstructed at all times.

8.6.2 No person shall cover, bury, pave over, landscape over, obstruct, or otherwise impede access to a Service valve or valve box.

8.6.3 Without limiting subsection 8.6.2, no person shall:

8.6.3.1 pour concrete, asphalt, or other permanent surface material over a valve box;

8.6.3.2 place landscaping materials, including rocks, planters, retaining walls, or structures over or around a valve box; or

8.6.3.3 alter the grade of land in a manner that prevents ready access to the valve box.

8.6.4 Where a valve box has been covered, obstructed, or rendered inaccessible, the Owner shall, upon written notice from the Municipality, restore access at the Owner's expense within the time specified in the notice.

8.6.5 If the Owner fails to restore access within the specified time, the Municipality may undertake the work and recover all associated costs from the Owner.

8.7 Redevelopment Requirements

8.7.1 Where a Premises is subject to Redevelopment, the Municipality may require the Owner to upgrade or replace the existing Water Service.

8.7.2 Without limiting subsection 8.7.1, the CAO may require that a new Water Service connection be installed from the water main to the Premises, notwithstanding that an existing Service connection extends only to the Property Line.

8.7.3 All costs associated with the installation of a new connection to the water main, including abandonment of the existing Service, shall be the responsibility of the Owner.

8.7.4 Any new or replacement Service required under this section shall comply with current municipal engineering standards and this Bylaw.

9. CROSS-CONNECTION CONTROL

9.1 Establishment of Program

9.1.1 The Municipality shall establish and maintain a Cross-Connection Control Program to protect the Water System and public health.

9.1.2 The CAO may adopt and amend Cross-Connection Control procedures consistent with the most current editions, as amended from time to time, of:

9.1.2.1 the National Plumbing Code of Canada;

9.1.2.2 CSA B64 standards;

9.1.2.3 applicable provincial regulations.

9.2 Prohibition

9.2.1 No person shall create, maintain, or permit a Cross-Connection unless protected in accordance with this Bylaw.

9.2.2 No person shall remove, bypass, alter, or render inoperable a required Backflow Prevention Device.

9.3 Hazard Classification

9.3.1 The CAO may classify Premises as:

9.3.1.1 low hazard;

9.3.1.2 moderate hazard; or

9.3.1.3 high hazard

9.3.2 The CAO may require installation of an approved Backflow Prevention Device appropriate to the hazard classification.

9.4 **Installation and Testing**

9.4.1 Required Backflow Prevention Devices shall:

9.4.1.1 be installed at the Owner's expense;

9.4.1.2 comply with applicable codes and standards; and

9.4.1.3 be installed by a qualified person.

9.4.2 All testable Backflow Prevention Devices shall be tested:

9.4.2.1 upon installation;

9.4.2.2 after repair; and

9.4.2.3 at least once every 12 (twelve) months.

9.4.3 Testing shall be performed by a certified Backflow Prevention Assembly Tester.

9.4.4 Written test reports shall be submitted to the Municipality within 14 (fourteen) days of testing.

9.5 **Non-compliance**

9.5.1 Where a required test report is not submitted, a device fails testing, or a device is removed or bypassed, the CAO shall issue written notice of non-compliance.

9.5.2 The Owner shall have 30 (thirty) days from the date of notice to correct the deficiency.

9.5.3 Failure to correct within 30 (thirty) days may result in:

9.5.3.1 issuance of a penalty under Schedule B; and

9.5.3.2 suspension of Water Service until compliance is achieved.

9.5.4 Where, in the opinion of the CAO, a Cross-Connection poses an immediate risk to the Water System or public health, Water Service may be discontinued without notice.

10. **FREEZE PROTECTION AND BLEEDERS**

10.1 **General**

10.1.1 No person shall use direct current to thaw a frozen Service.

10.1.2 An Owner may install a Freeze Protection Device at the Owner's expense, and subject to written approval of the CAO.

10.1.3 Where a Service becomes frozen, the Owner shall use one or more of the following methods, subject to approval of the CAO:

10.1.3.1 mechanical thawing from within the Premises using steam or hot water injection equipment operated by qualified personnel;

10.1.3.2 ground-thawing equipment designed for buried services;

10.1.3.3 excavation and physical repair or replacement of the frozen section;

10.1.3.4 temporary above-ground supply authorized by the Municipality; or

10.1.3.5 such other method as approved in writing by the CAO.

10.1.4 All costs associated with thawing a Service are the responsibility of the Owner unless the freeze is determined by the Municipality to be located on the Municipal portion of the Service.

10.1.4.1 the "Municipal portion of the Service" means the portion of the Service for which the Municipality is responsible as set out in subsection 8.4.1;

10.1.4.2 the location of the freeze shall be determined by the Municipality acting reasonably, based on inspection, testing, or operational evidence; and

10.1.4.3 where the location of the freeze cannot be reasonably determined, the Service shall be deemed to be frozen on the Owner's portion of the Service.

10.1.5 The use of electrical current thawing from private plumbing systems into the municipal Water System is strictly prohibited due to risk of damage to Water Meters, service lines, and municipal infrastructure.

10.2 **Bleeder Installation Requirements**

10.2.1 No person shall install or operate a Bleeder without written approval of the CAO.

10.2.2 A Bleeder shall:

10.2.2.1 be located downstream of the Water Meter;

10.2.2.2 terminate in an aperture not exceeding 1/8 inch;

10.2.2.3 incorporate a shut-off valve allowing complete cessation of flow; and

10.2.2.4 discharge through an air gap in accordance with the National Plumbing Code of Canada and any applicable CSA standard to prevent backflow.

10.2.3 No Bleeder shall be activated for the first time until inspected and approved by the Municipality.

10.2.4 The Owner shall ensure that the Bleeder remains accessible for inspection at all times.

10.3 **Annual Registration**

10.3.1 No Bleeder shall be activated unless:

10.3.1.1 it is registered annually with the Municipality;

10.3.1.2 the annual registration fee set out in Schedule D of the Rates and Fees Bylaw has been paid; and

10.3.1.3 it has been inspected and approved by the Municipality.

10.3.2 Registration shall expire annually on a date determined by the CAO.

10.4 **Operational Limits**

10.4.1 No Bleeder shall discharge water between May 1 and February 1 unless otherwise authorized.

10.4.2 A maximum discharge rate of 1 (one) liter per minute shall be eligible for credit.

10.4.3 Any water consumption exceeding 1 (one) liter per minute shall be billed to the Owner at applicable Rates.

10.4.4 The Municipality may require flow verification testing at the expense of the Owner.

10.5 **Long-Term Freeze Mitigation Objective**

10.5.1 All new or replacement Services shall be constructed to minimize the likelihood of freezing without the reliance on Bleeders.

10.5.2 The Municipality may adopt engineering standards prescribing minimum burial depth, insulation requirements, pipe materials, or alignment requirements specific to local soil and climatic conditions.

10.5.3 Bleeders shall not be permitted for new Service unless the CAO determines that site conditions make freeze protection through burial depth alone impractical.

10.6 **Existing Services**

10.6.1 Existing Services currently relying on Bleeders may continue to operate in compliance with this Bylaw.

10.6.2 Where a Service is replaced, upgraded, or substantially reconstructed, it shall comply with current engineering standards intended to eliminate the need for Bleeders.

10.6.3 The Municipality may undertake long-term infrastructure planning to evaluate the financial and environmental costs associated with Bleeder operation compared to accelerated replacement of Services or mains.

10.7 **Thawing of Frozen Services**

10.7.1 Where the Municipality attends at a Premises to thaw a frozen Service, all associated costs shall be allocated in accordance with subsection 10.1.4.

10.7.2 The Municipality may impose:

10.7.2.1 a minimum service call charge;

10.7.2.2 an hourly labour rate;

10.7.2.3 equipment charges; and

10.7.2.4 any material or excavation costs incurred.

10.7.3 Charges shall be set out in Schedule D of the Rates and Fees Bylaw or, where not specified, at actual cost.

11. WATER METERS

11.1 Ownership and Installation

11.1.1 All Water Meters and appurtenances supplied by the Municipality remain the property of the Municipality.

11.1.2 A Water Meter shall be installed on each Water Service for the purpose of measuring water volume.

11.1.3 The Owner shall, at the Owner's expense, install a Water Meter on each Water Service in accordance with the specifications, standards, and location requirements prescribed by the Municipality.

11.1.3.1 The Water Meter and all associated appurtenances shall be subject to inspection and approval by the Municipality prior to being placed into service.

11.1.4 Except as permitted under subsection 11.1.3, no Owner shall install, remove, relocate, or tamper with a Water Meter or related appurtenances without the prior written approval of the CAO. All installations shall be carried out at the Owner's expense and in accordance with the requirements of this Bylaw.

11.1.5 Any installation or relocation of a Meter requested by the Owner shall:

11.1.5.1 comply with engineering and technical standards set by the Municipality;

11.1.5.2 be paid for by the Owner; and

11.1.5.3 be inspected and approved by the Municipality before being placed into service.

11.2 Protection and Maintenance

11.2.1 The Owner shall, at the Owner's expense, ensure that the Water Meter and all related piping remain protected from damage or freezing, and remain visible and readily accessible at all times.

11.2.2 The Owner shall be responsible for the cost of repairs or replacement resulting from damage caused by the Owner, tenant, or any person on the Premises.

11.2.3 The Municipality shall maintain, repair, and calibrate Water Meters as necessary to ensure accurate measurement, except where damage or tampering is the result of the actions of the Owner, in which case, such costs of maintenance, repair, and calibration shall be the responsibility of the Owner.

11.2.4 The Owner shall not enclose, cover, obstruct, drywall over, panel over, bury, or otherwise restrict access to a Water Meter or related piping without the prior written approval of the CAO.

11.2.5 The Water Meter shall be installed in a location that provides safe, unobstructed access for inspection, reading, testing, maintenance, and removal.

11.2.6 The Owner shall ensure that the Municipality has access to all piping related to the Water Meter from the time the Water Meter is installed.

11.2.7 Where a Water Meter or related piping has been rendered inaccessible, the Owner shall restore access at the Owner's expense upon written notice from the Municipality.

11.2.8 Where access is not provided or has been obstructed, the Municipality may undertake such work as necessary to gain access and recover all associated costs from the Owner.

11.3 **Meter Access and Reading**

11.3.1 The Owner or occupant shall provide the Municipality and any authorized employee, contractor, or agent of the Municipality with safe and unobstructed access to the Premises for the purpose of installing, inspecting, reading, testing, repairing, replacing, or removing a Water Meter or related equipment.

11.3.2 Access shall be granted during reasonable hours upon prior notice, except in emergency situations where immediate access is required.

11.3.3 Refusal or obstruction of access may result in the Municipality discontinuing Water Service until compliance is achieved.

11.3.4 Where access to the Water Meter is located within a building or enclosed space, the Owner or occupant shall ensure that an adult is present at the Premises at the scheduled appointment time to permit entry.

11.3.5 Where the Municipality is unable to access the Water Meter due to the absence of an adult occupant, inaccessible meter location, unsafe conditions, or other obstruction, the Municipality may charge a service fee as set out in Schedule D of the Rates and Fees Bylaw.

11.4 **Testing and Verification**

11.4.1 Water Meters shall be certified accurate upon installation and after repairs.

11.4.2 Certification shall be performed by qualified personnel approved by the Municipality.

11.4.3 Written test results shall be submitted to the Municipality within 14 (fourteen) days of testing.

11.4.4 The CAO may require additional flow verification testing if accuracy is in question, at the expense of the Owner.

11.5 **Operational Limits and Billing**

11.5.1 All Water Meters shall measure water flow to the Premises, including Bleeder devices, and be used to determine billing according to the Rates and Fees Bylaw.

11.5.2 A maximum discharge rate of 1 (one) liter per minute from Bleeders shall be eligible for credit; any usage above this rate shall be billed to the Owner.

11.5.3 The Municipality may adjust water consumption records and bills based on Meter testing or verification results.

11.6 Tampering and Non-Compliance

11.6.1 No person shall tamper with, bypass, or alter a Water Meter or associated appurtenances.

11.6.2 The Municipality shall issue written notice of non-compliance where tampering, removal, or Water Meter failure occurs.

11.6.3 The Owner shall correct the deficiency within 30 (thirty) days from the date of notice.

11.6.4 Failure to correct within the specified period may result in:

11.6.4.1 penalties under Schedule B; and

11.6.4.2 suspension of Water Service until compliance is achieved.

11.6.5 Where tampering or non-compliance poses an immediate risk to the Water System or public health, the CAO may discontinue Water Service without notice.

11.7 Temporary Disconnection and Special Services

11.7.1 Temporary disconnection of a Water Service or Water Meter may be authorized by the CAO for construction, repair, or other municipal purposes.

11.7.2 Any temporary Meter installation, such as for Standpipes or fire protection services, shall be approved in writing by the CAO and comply with all operational and testing requirements.

11.7.3 Owners of temporary or special service devices shall pay all applicable fees, including installation, inspection, and use charges.

11.8 Meter Isolation Valves

11.8.1 The Owner shall ensure that operable shut-off valves are installed on the water service piping immediately upstream and downstream of the Water Meter.

11.8.2 All valves located on private plumbing, including shut-off valves before and after the Water Meter, shall be installed, maintained, repaired, and replaced at the Owner's expense.

11.8.3 Where required shut-off valves are missing, damaged, seized, or otherwise inoperable, the Municipality may refuse to install, repair, or replace the Water Meter until the deficiency has been corrected.

11.8.4 All costs associated with repairing or replacing such valves shall be borne by the Owner.

11.9 Water Meter Replacement Program

11.9.1 The Municipality may, at its discretion, replace any Water Meter or related equipment for the purposes of system maintenance, accuracy verification, technological upgrades, lifecycle replacement, or operational requirements.

11.9.2 The Owner shall permit the Municipality and any authorized employee, contractor, or agent of the Municipality access to the Premises for the purpose of installing, replacing, or upgrading a Water Meter.

11.9.3 Routine replacement of Water Meters as part of a municipal replacement program shall be performed at the Municipality's expense unless replacement is required due to damage, freezing, tampering, negligence, or failure to protect the meter as required under this Bylaw.

11.9.4 Where the Municipality is unable to complete a scheduled meter installation or replacement due to inoperable valves, inaccessible meters, unsafe conditions, or other deficiencies on the Owner's Premises, the Owner shall correct the deficiency prior to the work being completed.

11.9.5 Failure to provide access for meter replacement within a reasonable time after written notice may result in:

11.9.5.1 additional service charges as set out in Schedule A;

11.9.5.2 estimated billing in accordance with Section 14 of this Bylaw; or

11.9.5.3 discontinuation of Water Service until access is provided.

11.9.6 The Owner is responsible for ensuring that all private plumbing connected to the Water Meter is in safe operating condition. The Municipality shall not be responsible for damage to private plumbing systems, fixtures, or piping that occurs as a result of normal Water Meter installation, removal, replacement, or operation where such damage results from defective, deteriorated, or improperly installed plumbing on the Owner's Premises.

11.10 Records and Reporting

11.10.1 The Municipality shall maintain records of all Water Meter installations, tests, repairs, replacements, and inspections.

11.10.2 Owners may be required to submit reports or permit access for monitoring water usage or verifying Meter operation.

12. SERVICE UPGRADES

12.1 Where an existing Water Service is inadequate to supply the volume of water required for the Premises, the Owner may apply in writing for a Service upgrade.

12.2 All costs associated with upgrading, upsizing, or modifying a Water Service shall be borne by the Owner.

12.3 The size and specifications of any upgraded Service shall comply with applicable engineering standards and be approved by the CAO.

13. NEW SERVICE CONNECTION COSTS

13.1 Where a new Service connection is requested, the Owner shall:

13.1.1 pay the fee set out in Schedule D of the Rates and Fees Bylaw; and

13.1.2 pay either:

13.1.2.1 the fixed connection fee where applicable; or

13.1.2.2 the estimated cost of installation as determined by the CAO.

13.2 Where installation costs are estimated, the Owner shall pay the estimated amount in advance. Upon completion:

13.2.1 any overpayment shall be refunded; or

13.2.2 any shortfall shall be paid by the Owner within 30 (thirty) days.

14. METER FAILURE AND ESTIMATED BILLING

14.1 Where a Water Meter fails to register or is determined to be inoperative, the Municipality shall estimate consumption based on:

14.1.1 the same billing period in the previous year; or

14.1.2 a reasonable estimate determined by the CAO where prior data is unavailable or conditions have materially changed.

14.2 The applicable Rates in effect during the billing period shall apply.

14.3 Where testing determines a Meter to be inaccurate by more than 3% (three percent), the Municipality shall adjust the most recent billing period to reflect the degree of inaccuracy.

14.4 An Owner may request one Meter accuracy test per calendar year. Where the Meter is found accurate within 3% (three percent), the cost of testing shall be borne by the Owner.

15. REMOVAL OF MUNICIPAL EQUIPMENT

15.1 Where Water Service is discontinued, the CAO may enter the Premises at reasonable times to remove Water Meters, Service connections, or other Municipal property.

15.2 The Owner shall pay all costs associated with disconnection or removal.

16. ACCOUNTS AND COLLECTION

16.1 All charges imposed under this Bylaw are due and payable on the date specified on the Account.

16.2 Accounts not paid by the due date may be subject to interest at a rate established by Council.

16.3 An Owner may dispute an Account by submitting written notice to the CAO within 30 (thirty) days of the invoice date. Undisputed amounts remain payable.

16.4 Where an Account remains unpaid for more than 60 (sixty) days, the CAO may:

16.4.1 discontinue Water Service; and

16.4.2 require payment of all arrears and applicable reconnection fees prior to restoring Service.

16.5 Where an Owner is in arrears under the Sewer Bylaw, the CAO may discontinue Water Service in accordance with applicable legislation.

16.6 Unpaid charges may be added to the tax roll in accordance with applicable legislation.

16.7 Where Water Service is discontinued at the request of the Owner and the Premises is vacant, sewer service charges shall be adjusted in accordance with the Sewer Bylaw and the Rates and Fees Bylaw.

17. RIGHT OF ENTRY

17.1 The CAO or authorized agent may enter upon land or Premises at a reasonable time for the purpose of:

- 17.1.1 inspection;
- 17.1.2 maintenance;
- 17.1.3 enforcement of this Bylaw;
- 17.1.4 protection of the Water System.

17.2 Where entry is required to perform maintenance or other work on the Water System, the CAO or authorized agent shall provide prior notice to the Owner or occupant of the land or Premises where reasonably practicable, except in the case of an emergency.

18. ENFORCEMENT AND OFFENCES

18.1 Any person who contravenes this Bylaw commits an offence.

18.2 Where a contravention is designated in Schedule B of this Bylaw, a Peace Officer may issue a violation ticket specifying the minimum penalty set out in Schedule B of this Bylaw.

18.3 The specified penalty set out in Schedule B of this Bylaw is the minimum amount payable for the voluntary payment of the violation ticket.

18.4 Each day that a contravention continues constitutes a separate offence.

18.4.1 Where a Person is convicted of the same offence under this Bylaw more than once within a 12 (twelve) month period, the Person shall be liable to the increased penalties specified in Schedule B for repeat offences.

18.5 In addition to any penalty imposed under this Bylaw, the Municipality may discontinue Water Service, remedy a contravention, and recover associated cost from the Owner in accordance with this Bylaw and applicable legislation where an Owner has contravened this Bylaw.

18.6 Except where caused by Municipal negligence, the Municipality shall not be liable for indirect or consequential damages arising from interruption, reduction, or termination of Water Service.

18.7 Appeal of Administrative Decisions

18.7.1 An Owner may request a written review of a decision of the CAO under this Bylaw within 14 (fourteen) days of receiving notice of the decision.

18.7.2 Upon receipt of a request for review, the CAO or designate shall confirm, vary, or rescind the decision.

18.7.3 Nothing in this section limits the rights of a person to dispute a Violation Ticket in Provincial Court.

19. SEVERABILITY

19.1 If any provision of this Bylaw is declared invalid for any reason by a Court of competent jurisdiction, then that provision shall be severed from the remainder of this Bylaw, and all other provisions of this Bylaw shall remain valid and enforceable.

COMING INTO FORCE

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

READ a first time this ____ day of _____, 2026.

READ a second time this ____ day of _____, 2026.

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

Mayor

Chief Administrative Officer

SCHEDULE "A"

Service Fees

| Description | Amount |
|---|-------------------------|
| Fee upon application for water supply | \$25.00 |
| Fee upon application for water supply with meter installation | \$100.00 |
| Supply termination fee | \$25.00 |
| Failure of Consumer to attend or provide access for a scheduled service appointment | \$90.00 |
| Water turn-off | \$25.00 |
| Water turn-on | \$25.00 |
| Annual Bleeder registration | \$50.00 |
| Flow verification testing (where required) | as per individual quote |
| Temporary Meter installation | \$125.00 |
| Other unspecified service | as per individual quote |

SCHEDULE "B"
Penalties

| Section | Description | Amount |
|----------------|--|------------------------------|
| 5.2 | Use water from the Water System in contravention of a restriction or prohibition order made by the CAO or Council | \$200 plus water used |
| 7.1 | Open, close, or interfere with any hydrant or valve of the Water System without the permission of the CAO | \$200 |
| 7.1 | Open, close, or interfere with any hydrant or valve of the Water System in a way that causes damage or inter affecting operation of the Water System | \$1,000 plus costs |
| 8.1.1 | tap, connect to, alter, or interfere with any water main or other part of the Water System without the written permission of the CAO. | \$500 plus water used |
| 8.6.2 | Failure to maintain the metallic valve box in an accessible condition | \$200 |
| 9.2.1 | create, maintain, or permit a Cross-Connection unless protected in accordance with this Bylaw | \$1,000 |
| 9.2.2 | remove, bypass, alter, or render inoperable a required Backflow Prevention Device | \$1,000 |
| 10.1.1 | No person shall use direct current to thaw a frozen Service | \$500 |
| 10.1.5 | Use electrical current thawing from private plumbing systems into the municipal Water System | \$750 |
| 10.2.1 | install or operate a Bleeder without approval of the CAO | \$300 |
| 10.2.2.4 | Failure to install or maintain a Bleeder with a proper air gap to prevent backflow | \$300 |
| 11.2 | Obstruct or render inaccessible a Water Meter or related piping | \$300 |
| 11.1.3 | The Owner shall not install, remove, relocate, or tamper with a Water Meter or related appurtenances without the written approval of the CAO | \$750 |
| 11.6.1 | tamper with, bypass, or alter a Water Meter or associated appurtenances | \$1,000 |
| | Contravention of any provision of this Bylaw not otherwise specified in this Schedule | \$500.00 |
| | Second offence of the same provision of this Bylaw within 12 months of the first offence | Double the specified penalty |
| | Third or subsequent offence of the same provision within 12 months | Triple the specified penalty |