

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

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

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

Absent Councillor Wendy Hall

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

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

Additions or deletions to agenda none

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

FOR	AGAINST	
6 Councillors	0 Councillors	CARRIED

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

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

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

- Denise Mellett
- Gilly Thomas

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

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

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

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

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

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

FOR
6 Councillors

AGAINST
0 Councillors

CARRIED

#134/26

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

FOR
6 Councillors

AGAINST
0 Councillors

CARRIED

Adjournment
#135/26

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

FOR
6 Councillors

AGAINST
0 Councillors

CARRIED

Mayor

Chief Administrative Officer

Off-Site Levies Bylaw 2026

Public Hearing – March 24, 2026



Purpose of the Bylaw



**FUNDS CRITICAL
INFRASTRUCTURE**



**WATER,
WASTEWATER,
STORM SYSTEMS**



**SUPPORTS ALL
DEVELOPMENT**

Why Update Now?

Last updated in 2015

Rising infrastructure costs

Post-wildfire
redevelopment

Increased density
(duplexes, suites)

Core Principle



Money is set aside for growth related infrastructure & upgrades

Core Question



Who should pay for growth related infrastructure & upgrades?

How the Levy Works



Residential: per net new unit



Non-residential: net new gross floor area



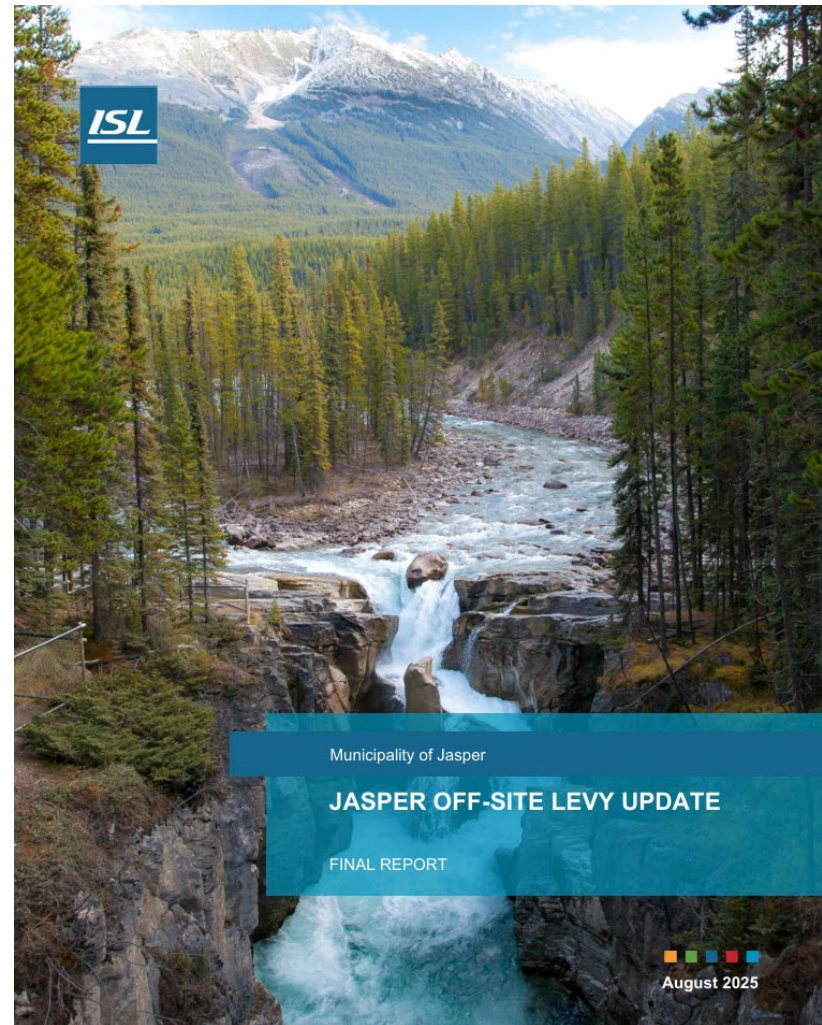
Based on net impact



No levy for like-for-like redevelopment

Where Rates Come From

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



What the Levy Funds



Water: mains, wells,
treatment



Wastewater: lift stations,
sewer upgrades



System capacity & resiliency



Real capital projects

Population Scenario

~16,000 is not a target



~16,000 is an engineering stress test



Infill-based growth scenario



Ensures system capacity

Infill Still Impacts Systems



SECONDARY
SUITES



DUPLEX
CONVERSIONS

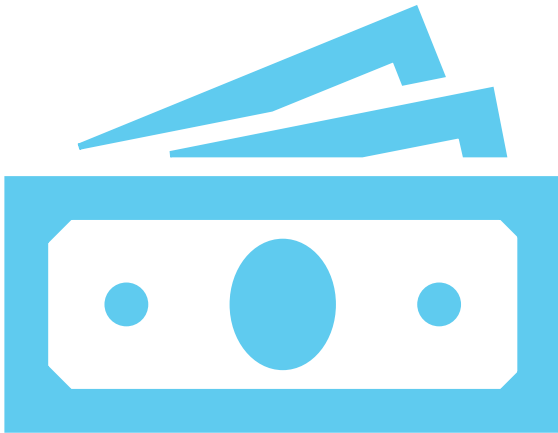


NON-
RESIDENTIAL
EXPANSION



DEMAND DRIVEN
BY USE

Fairness & Cost Allocation



Approach 1: Distribute growth related infrastructure costs across all taxpayers

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

Public Engagement Summary



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



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



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



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



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

Speaking to the Motion

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



Closing



Reliable infrastructure



Financial sustainability + transparency



Development that increases demand helps fund infrastructure



Questions?