

Tables of Policy Amendments: To permit manufactured homes in the Compact Lot District (R4)

The following tables show policy amendments to the Jasper Land Use Policy, Architectural Motif and Guidelines for the Town of Jasper, and the Area Redevelopment Plan for the Jasper Mobile Home Park. The amendments were approved by the Field Unit Superintendent of Jasper National Park on March 14, 2025, to permit manufactured homes in the Compact Lot District (R4).

Amendments to the Jasper Land Use Policy		
Previous Policy	New Policy <i>Removed text – RED Added text – GREEN</i>	Rationale
Section 3.0 Interpretive clauses		
3.2. Definitions <i>“manufactured home” means a structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used as a dwelling and includes the plumbing heating, air conditioning, and electrical systems contained therein;</i>	3.2. Definitions <i>“manufactured home” means a structure, transportable in one or more sections, ~~which is built on a permanent chassis~~ and designed to be used as a dwelling, constructed to Canadian Standard Association (CSA) standards, and includes the plumbing heating, air conditioning, and electrical systems contained therein;</i>	Removed “chassis” from the definition of “Manufactured home” to capture a wider range of home types. This definition encapsulates homes commonly referred to as mobile homes or modular homes. Updated the definition of ‘Manufactured home’ to reference Canadian Standard Association (CSA) Certification. This ensures that the expectation that new manufactured homes meet safety and quality standards of current safety codes is communicated.
Section 7.0 General development requirements		
7.3 On-Site Parking a. <i>The following shall be the on-site parking requirements for all developments:</i> <i>iii. no required on-site parking shall be permitted in the front setbacks;</i>	7.3 On-Site Parking a. <i>The following shall be the on-site parking requirements for all developments:</i> <i>iii. no required on-site parking shall be permitted in the front setbacks, excluding developments in the R4 District;</i>	Updated the regulation to be consistent with the following on-site parking requirements in Section 7.6 On-Site Parking Residential Districts: <i>a. The following shall be the parking requirements in residential districts:</i> <i>ix. with the exception of developments in the R4 District, parking stalls shall not be located within a front setback or in the case of a side yard abutting a street, only in the rear 25% of the lot.</i> The update improves clarity about parking requirements for the Compact Lot District (R4).
7.15 Replacement of Manufactured Homes a. <i>The superintendent may approve the development of a Manufactured Home on a lot to replace a destroyed Manufactured Home on the same lot subject to the following:</i> <i>i. No person shall place more than one manufactured home on any lot;</i> <i>ii. With regard to building setbacks:</i> <i>1. The rear setback is 1.2 m;</i> <i>2. The front setback is 2.7 m; and</i> <i>3. The side setbacks are 1.5 m.</i> <i>iii. 1 parking stall is provided per dwelling unit;</i>	~~7.15 Replacement of Manufactured Homes~~ ~~a.—The superintendent may approve the development of a Manufactured Home on a lot to replace a destroyed Manufactured Home on the same lot subject to the following:~~ ~~i.—No person shall place more than one manufactured home on any lot;~~ ~~ii.—With regard to building setbacks:~~ ~~1.—The rear setback is 1.2 m;~~ ~~2.—The front setback is 2.7 m; and~~ ~~3.—The side setbacks are 1.5 m.~~ ~~iii.—1 parking stall is provided per dwelling unit;~~	Removed Section 7.15 Replacement of Manufactured Homes and added manufactured home specific regulations to Section 20 Compact Lot District (R4). A specific section for the replacement of manufactured homes is no longer needed. The Compact Lot District (R4) will permit and regulate new manufactured homes that replace manufactured homes destroyed by wildfire. ‘Manufactured home’ is only a permitted use class in the Compact Lot District (R4). Moving manufactured home regulations into the Compact Lot District (R4) improves the readability of Land Use Policy and provide clarity to lessees rebuilding.

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Amendments to the Jasper Land Use Policy		
Previous Policy	New Policy ~~Removed text – RED~~ Added text - GREEN	Rationale
iv. The maximum site coverage of the primary building is 32% of the site area; v. The maximum site coverage including a porch, accessory building, attached carport or garage is 45%; vi. A deck or patio may be no more than 2.5m wide; vii. One detached accessory building may be constructed on a mobile home lot. It may not encroach into setbacks and must be 1.5m from the mobile home. It may be no more than 4.5m in height with a maximum eave line of 2.5m; viii. Mobile homes and attached structures shall be skirted; ix. A minimum of one set of permanent steps and landing must be constructed for each mobile home; x. One attached enclosed landing or porch may be constructed at an entrance to the mobile home. The enclosed landing or porch structure may not encroach into setbacks and the area of the enclosed landing or porch structure is to be not more than 9.3m² with a maximum width of 2.4m; xi. One semi-open carport may be constructed on the side of the lot having the greatest side yard width. The carport must have an interior area of at least 6m in length and 3m in width and may not have an area of more than 29.7m². May share a common roof with the porch; xii. A manufactured home may not contain a secondary suite; xiii. One semi-open carport may be constructed on the side of the lot having the greatest side yard width. The carport must have an interior area of at least 6m in length and 3m in width and may not have an area of more than 29.7m². May share a common roof with the porch; xiv. A manufactured home may not contain a secondary suite; xv. no more than 90% of the required front yard shall be hard landscaped; xvi. a minimum of 55% of the site shall be landscaping, of which 25% shall be soft landscaped; and	~~iv.—The maximum site coverage of the primary building is 32% of the site area;~~ ~~v.—The maximum site coverage including a porch, accessory building, attached carport or garage is 45%;~~ ~~vi.—A deck or patio may be no more than 2.5m wide;~~ ~~vii.—One detached accessory building may be constructed on a mobile home lot. It may not encroach into setbacks and must be 1.5m from the mobile home. It may be no more than 4.5m in height with a maximum eave line of 2.5m;~~ ~~viii.—Mobile homes and attached structures shall be skirted;~~ ~~ix.—A minimum of one set of permanent steps and landing must be constructed for each mobile home;~~ ~~x.—One attached enclosed landing or porch may be constructed at an entrance to the mobile home. The enclosed landing or porch structure may not encroach into setbacks and the area of the enclosed landing or porch structure is to be not more than 9.3m² with a maximum width of 2.4m;~~ ~~xi.—One semi-open carport may be constructed on the side of the lot having the greatest side yard width. The carport must have an interior area of at least 6m in length and 3m in width and may not have an area of more than 29.7m². May share a common roof with the porch;~~ ~~xii.—A manufactured home may not contain a secondary suite;~~ ~~xiii.—One semi-open carport may be constructed on the side of the lot having the greatest side yard width. The carport must have an interior area of at least 6m in length and 3m in width and may not have an area of more than 29.7m². May share a common roof with the porch;~~ ~~xiv.—A manufactured home may not contain a secondary suite;~~ ~~xv.—no more than 90% of the required front yard shall be hard landscaped;~~	

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xvii. Projections into setbacks are permitted subject to the following: 1. eaves, balconies, bay windows, canopies, decks, and porches may project a maximum of 1.0 m over or onto a required front setback; and 2. eaves may project into a rear setback as permitted by building codes.	~~xvi. —a minimum of 55% of the site shall be landscaping, of which 25% shall be soft landscaped; and~~ ~~xvii. —Projections into setbacks are permitted subject to the following:~~ ~~1. —eaves, balconies, bay windows, canopies, decks, and porches may project a maximum of 1.0 m over or onto a required front setback; and~~ ~~2. —eaves may project into a rear setback as permitted by building codes.~~	
Section 20 Compact Lot District (R4)		
20.1 General a. All developments in an R4 District shall comply with the requirements of Section 7 and of this Section.	20.1 General a. All developments in an R4 District shall comply with the requirements of Section 7 and of this Section. b. The policy requirements established in this section represent temporary policies to facilitate rebuilding following the 2024 Jasper Wildfire. The policy requirements in this section will remain in effect until March 31 2030, with minor amendments as necessary. These policy requirements will be re-evaluated as part of the Jasper Community Plan review process.	The suggested language is intended to communicate the temporary nature of this policy amendment.
20.3 Permitted Uses a. In an R4 District, the following uses shall be permitted: i. One attached carports per primary dwelling unit or one attached garage per primary dwelling unit; ii. one-unit dwellings; iii. two-unit dwellings; iv. special needs housing; v. secondary suites, on sites which both have the primary dwelling unit on a permanent foundation and have executed a lease amending agreement removing the “owner occupancy requirement”, and vi. accessory buildings of 9.3 m2 or less.	20.3 Permitted Uses a. In an R4 District, the following uses shall be permitted: i. One attached carports per primary dwelling unit or one attached garage per primary dwelling unit; ii. one-unit dwellings; iii. two-unit dwellings; iv. manufactured home; v. special needs housing; vi. secondary suites, on sites which both have the primary dwelling unit on a permanent foundation and have executed a lease amending agreement removing the “owner occupancy requirement”, and vii. accessory buildings of 9.3 m2 or less.	Adding ‘manufactured home’ as a permitted use aligns the Compact Lot District (R4) with the Area Redevelopment Plan for the Jasper Mobile Home District (ARP) 2018 Addendum. The update removes a barrier to allow anyone on any lot in the R4 district to build a manufactured home, regardless of if the property was wildfire-affected. This enables individuals with homes built on permanent foundations destroyed by fire to rebuild with a mobile home, enables individuals with mobile homes not affected by the fire to replace their existing mobile home, and enables individuals buying a lot that had a destroyed mobile home to build a new mobile home. Previously all of these scenarios were prohibited.

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Amendments to the Jasper Land Use Policy		
Previous Policy	New Policy ~~Removed text – RED~~ Added text - GREEN	Rationale
20.5 District Requirements a. In an R4 District i. the maximum site coverage of the primary building is 32% of the site area, whichever is the lesser; ii. the maximum site coverage of all structures including an attached carport, accessory building, or garage is 50% of the site area. b. With regard to building height i. the maximum overall building height of the primary building to the ridge line as measured from grade is 7.2 m with a maximum eave line of 3.2 m; and ii. the maximum overall building height of an attached carport or garage to the ridge line as measured from grade is 5.1 m with a maximum eave line of 2.5 m. c. With regard to a building roof: i. the primary roof slope shall fall within a plane that slopes inwards at a 45-degree angle from the maximum eave line of the building; ii. dormers may project no more than 50% beyond the building envelope of the primary building on all four sides of the building. However 1. dormers shall not be more than 50% of the building width on either the front or back elevations; and 2. dormers shall not be more than 50% of the building width on either side elevation. d. With regard to building setbacks i. the average front setback of the primary building, or attached carport or garage is 6.0 m; ii. the side setback is 1.5 m; and iii. the average rear setback is 4.5 m. e. In addition to the landscaping requirements of Section 7 (below) the following are required i. no more than 90% of the required front yard shall be hard landscaped; and ii. a minimum of 13.5% of the site shall be soft landscaped. f. In addition to the above, the following shall be required i. the primary entrance shall face the street;	20.5 District Requirements a. In an R4 District: i. the maximum site coverage of the primary building is 32% of the site area, whichever is the lesser; ii. the maximum site coverage of all structures including an attached carport, accessory building, or garage is 50% of the site area. b. With regard to building height: i. the maximum overall building height of the primary building to the ridge line as measured from grade is 7.2 m with a maximum eave line of 3.2 m; and ii. the maximum overall building height of an attached carport or garage to the ridge line as measured from grade is 5.1 m with a maximum eave line of 2.5 m. c. With regard to a building roof: i. the primary roof slope shall fall within a plane that slopes inwards at a 45-degree angle from the maximum eave line of the building; ii. dormers may project no more than 50% beyond the building envelope of the primary building on all four sides of the building. However: 1. dormers shall not be more than 50% of the building width on either the front or back elevations; and 2. dormers shall not be more than 50% of the building width on either side elevation. d. ~~With regard to building setbacks~~ One-unit dwellings and two-unit dwellings shall have the following setbacks: i. ~~the average front setback of the primary building, or attached carport or garage is 6.0 m;~~ Front setback: 4.0 m; ii. ~~the side setback is~~ Side setback: 1.5 m; and iii. ~~the average r~~ Rear setback is: 4.5 m. e. Manufactured homes shall have the following average setbacks: i. Front setback: 2.7 m; a. A manufactured home with a basement shall have an average front setback of 4.0 m.	The maximum site coverage of 50% for all structures in the Compact Lot District (R4) now includes manufactured homes. Section 7.15 Replacement of Manufactured Homes, now removed, allowed a maximum site coverage including a porch, accessory building, attached carport or garage to be 45%. The update provides an equal maximum site coverage regulation for all structures in the Compact Lot District (R4) regardless of if the primary dwelling is a one-unit dwelling, two-unit dwelling, or manufactured home. Decreased the front setback of one-unit dwelling and two-unit dwellings from 6.0 m to 4.0 m. This allows a more efficient use of land for stick-built homes while accommodating existing utility easements. It will also result in a more harmonious streetscape with stick-built homes and manufactured homes having similar front setbacks. Average front and rear setback requirements of manufactured homes are less than the required front and rear setbacks of one-unit dwellings and two-unit dwellings. This accommodates the placement of standardized manufactured homes on constrained Compact Lot District (R4) lots.

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ii. a corner site may have a primary entrance on the facade facing a side street; and iii. no dwelling unit development shall be permitted which provides more than 1 kitchen for the dwelling unit.	ii. Side setback: 1.5 m; and iii. Rear setback: 1.5 m. f. In addition to the landscaping requirements of Section 7 (~~below~~) the following are required: i. no more than 90% of the required front yard shall be hard landscaped; and ii. a minimum of 13.5% of the site shall be soft landscaped. g. In addition to the above, the following shall be required: i. the primary entrance shall face the street, excluding manufactured homes; ii. a corner site may have a primary entrance on the facade facing a side street; and iii. no dwelling unit development shall be permitted which provides more than 1 kitchen for the dwelling unit.	A manufactured home with a basement requires an average front setback of 4.0 m. This is consistent with the front setback for one-unit dwellings and two-unit dwellings. The average rear setback requirement of manufactured homes is increased from 1.2 m to 1.5 m. This update aligns with the 1.5 m wide, horizontal, non-combustible surface perimeter along the outer walls of structures (see Section 7.1 General Requirements). The primary entrance of most manufactured homes is off to the side rather than the front. Requiring a manufactured home to have a primary entrance face the street may be challenging. Excluding manufacture homes from satisfying this requirement removes a barrier for lessees to rebuild.
20.6 Projections into Setbacks a. In the R4 district, projections shall be permitted within setbacks as follows: i. Front setback: 1. eaves, balconies, canopies, decks, and fire escapes may project a maximum of 1.0 m over or onto a required front setback; and 2. open porches may project a maximum of 1.8 m over or onto a required front setback. ii. Side setback: 1. eaves, balconies, canopies, decks, fire escapes, and open porches may project a maximum of 0.6 m over or onto a required side setback. iii. Rear setback: 1. eaves, balconies, canopies, decks, fire escapes, and open porches may project a maximum of 1.8 m over into a required rear setback. iv. Bay windows, chimneys, and other architectural projections may project a maximum of 0.6 m into any setback. v. Any projections above the first storey level of the building may not exceed 0.6 m.	20.6 Projections into Setbacks a. In the R4 district, projections shall be permitted within setbacks as follows: i. Front setback: 1. eaves, balconies, canopies, decks, and fire escapes may project a maximum of 1.0 m over or onto a required front setback; ~~and~~ 2. open porches of one-unit dwellings and two-unit dwellings may project a maximum of 1.8 m over or onto a required front setback; and 3. open porches of manufactured homes may project a maximum of 1.0 m over or onto a required front setback. ii. Side setback: 1. eaves, balconies, canopies, decks, fire escapes, and open porches may project a maximum of 0.6 m over or onto a required side setback. iii. Rear setback: 1. eaves, balconies, canopies, decks, fire escapes, and open porches of one-unit dwellings and two-unit dwellings may project a maximum of 1.8 m over into a required rear setback; and	Updates maintains separate projections into setbacks for one-unit dwellings and two-unit dwellings versus manufactured homes.

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Amendments to the Jasper Land Use Policy		
Previous Policy	New Policy <i>Removed text – RED Added text - GREEN</i>	Rationale
	2. <i>Eaves, balconies, canopies, decks, fire escapes, and open porches of manufactured homes may project into a rear setback as permitted by building codes.</i> iv. <i>Bay windows, chimneys, and other architectural projections may project a maximum of 0.6 m into any setback.</i> v. <i>Any projections above the first storey level of the building may not exceed 0.6 m.</i>	

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Architectural Motif and Guidelines for the Town of Jasper Amendment Table		
Previous Guideline	New Guideline ~~Removed text – RED~~ Added text - GREEN	Rationale
3.2.2.2 Roof Forms Roofs must be sloped, not flat, for residential buildings. Use steep pitched roofs with a minimum slope pitch of 6:12. A pitch of 8:12 is recommended. A minimum roof pitch of 4.12 is permitted for manufactured home developments.	3.2.2.2 Roof Forms Roofs must be sloped, not flat, for residential buildings. Use steep pitched roofs with a minimum slope pitch of 6:12. A pitch of 8:12 is recommended. ~~A minimum roof pitch of 4.12 is permitted for manufactured home developments.~~ Manufactured homes are not required to meet these minimum roof pitch requirements.	The update removes a barrier for homeowners of manufactured homes destroyed by wildfire to rebuild. The roof form regulation was not removed for custom stick-built homes within the Compact Lot District (R4) because: • The amendment would be significant and appropriate community consultation would be required; and • It would be unfair to lessees of recently constructed stick-built homes to not require new stick-built homes to meet the same roof form policies.

Tables of Policy Amendments: To permit manufactured homes in the Compact Lot District (R4)

Area Redevelopment Plan for the Jasper Mobile Home Park		
Previous Plan	New Plan <i>Removed text – RED Added text - GREEN</i>	Rationale
2.0 Residential Land Use <i>Alternative forms of construction will be permitted, however, the new installation of traditional mobile homes, where the housing unit remains on a chassis and axle assembly, will not be permitted.</i>	2.0 Residential Land Use ~~Alternative forms of construction will be permitted, however, the new installation of traditional mobile homes, where the housing unit remains on a chassis and axle assembly, will not be permitted.~~<i>As an interim measure to assist in community recovery following the 2024 Jasper Wildfire, new mobile homes will be permitted in the neighborhood. This interim policy will be in effect until March 31 2030 and will then be reviewed to determine if it should remain in effect longer as part of the development of an updated Community Plan for Jasper.</i>	This amendment communicates the temporary nature of the change.